



Legislation Text

File #: Res.0277-17, **Version:** A

Alderman Shakoor

1701 Twelfth Street

Resolved, that The Nations Incorporated conditional use permit to operate a community outreach facility at 1701 Twelfth Street is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on August 9, 2017 be approved subject to the conditions contained herein.
- b. That all applicable license and permit requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That the hours of operation be daily from 10 a.m. to 7 p.m.
- d. That all signs shall comply with zoning ordinance requirements, and be approved by the Director of City Development prior to issuance of a sign permit.
- e. That prior to the issuance of an occupancy permit, the following shall be accomplished:
 1. Existing pavement in the parking lot be removed and the lot repaved and striped, or the parking lot be repaired, sealed, and striped.
 2. A final landscape plan shall be submitted to the Director of City Development for review and approval. The approved landscaping be installed by June 1, 2018.
 3. That an exterior renovation and/or preservation plan be presented to the Director of City development for review and approval. Said plan shall be implemented by June 1, 2018.
- f. That if items listed under condition "e" above cannot be completed before the issuance of an occupancy permit or the installation and implementation dates, then the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, cash or other recognized assurance. An estimate of the cost of completing said items is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete items. The financial assurance shall be kept on file with the Department of City Development, with the content and format of said assurance subject to review and approval of the City Attorney. In no case shall the items under condition "e" be implemented later than June 1, 2018.
- g. That an exception to the zoning ordinance for the temporary outdoor storage of materials and goods shall be allowed, subject to the following conditions:

1. Such storage shall be permitted only if associated with an upcoming event.
2. Such storage shall be located only under the canopy/"car hop" area.
3. Outdoor storage shall be allowed no sooner than seven days prior to the event and all shall be removed within seven days following the event.
4. In no case shall the duration of outdoor storage of materials and goods be more than 15 days.
- h. That all codes and ordinances be complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- j. That this conditional use permit is subject to Plan commission review for compliance with the listed conditions.

Fiscal Note: N/A