



Legislation Text

File #: Res.0072-18, **Version:** A

Alderman Wiser

Recreation Building at 3801 Blue River Avenue

Resolved, that the request from David Yandel of Harbor Park Crossfit, seeking a conditional use permit to allow a recreation building at 3801 Blue River Avenue, is approved subject to the following conditions:

- a. That the plans presented to the Plan Commission on February 28, 2018, be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. Submission and approval to the City Development Director of a trash storage plan by which shows that all trash and recycling be kept in closed containers which are completely screened from public view and includes a gate on the trash storage area.
- d. Restriping of parking spaces which do not meet length requirements and ensuring required minimum is met.
- e. Submission to and approval from the City Development Director of a landscaping plan, prior to obtaining occupancy for the building. The plan shall include plantings on the site, focused on, but not limited to, the Blue River frontage. Elements from approved plan shall be installed no later than August 31, 2018.
- f. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “c, d and e” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- g. That hours of operation are from 5:30 a.m. to 8:00 p.m. on weekdays and 8:00 a.m. to noon on weekends.
- h. That an exception to the requirement that off street parking across from a residence district be screened and setback (Sec. 114-737) be granted with this conditional use.
- i. That all codes and ordinances are complied with and required permits acquired.

j. 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.

k. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A