



Legislation Text

File #: 1054-18, **Version:** A

Subject: (Direct Referral) A request from Barb Waltman, Dan Oakes as agent, of Sekao Inc. seeking a conditional use permit to operate an automobile vehicle sales facility, including a garage for the storage and servicing of motor vehicles, at 6000 - 21st Street. (PC-18) (Res. 0324-18)

Recommendation of the City Plan Commission on 10-10-18: That based on the findings of fact, the request from Barb Waltman, Dan Oakes as agent, of Sekao Inc. seeking a conditional use permit to operate an automobile sales facility, including a garage for the storage and servicing of motor vehicles, at 6000 - 21st Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 10, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy unless otherwise noted:
 1. Site be landscaped and maintained as required by Sec. 114-735 in accordance with a plan to be submitted by applicant. Plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
 2. A transitional yard of no less than 6 feet be installed along the northern lot line and wall, fence, or densely planted compact hedge, not less than five feet nor more than eight feet in height along the lot line as required in Sec. 114-470; and
 3. Specifications for trash enclosure required by Sec. 114-740 as shown on the site plans be submitted to and approved by City Development prior to installation. Privacy slats in a chain link fence shall not be utilized on the enclosure; and
 4. Specifications for lighting fixtures be submitted to and approved by City Development Department as required by Sec. 114-742; and
 5. Submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed prior to occupancy.
 6. A site plan showing all easements on the property be submitted to the City Joint Plan Review Team prior to the issuance of a building permit. The building shall be at least 10 feet from the existing water main.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "b" 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 (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. All changes to plans as required from the Joint Plan Review Team project review letter occur.
- e. That sales of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or vehicles with more than two axles.
- f. That all codes and ordinances are complied with and required permits acquired.

g. 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.

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

Fiscal Note: N/A