

Conditional Use Permit Application Submission – 701 Durand Avenue

Applicant Information

- **Applicant Name:** Scott Dooley
 - **Address:** 6858 100th Place Unit D
 - **City / State / Zip:** Pleasant Prairie, WI 53158
 - **Phone:** 818-441-8543
 - **Email:** dooley917@gmail.com
 - **Property Address:** 701 Durand Avenue, Racine, WI 53405
 - **Zoning District:** B2 General Commercial District
 - **Current/Most Recent Use:** Storage for heavy equipment
 - **Proposed Use:** Car storage facility
-

Written Description of Project

a. Hours of Operation

- Monday to Friday: 9:00 AM – 8:00 PM
- Saturday: 9:00 AM – 5:00 PM
- Sunday: Closed

b. Anticipated Delivery Schedule

Vehicle drop-offs and pick-ups will occur during normal business hours. No commercial deliveries or semi-truck traffic are anticipated for this use.

c. Maintenance Plan

- Weekly garbage pickup
- Biweekly lot sweeping and trash removal
- Winter snow removal
- Monthly building systems inspections
- Secure and organized parking arrangement to ensure safe vehicle storage

d. General Use of the Building and Lot

The building and lot will be used exclusively for **short-term and long-term car storage**. The business will not perform automotive repairs or maintenance on-site. No structural, layout, or exterior changes are planned. Vehicles will be stored in an orderly manner with no overflow into drive lanes or public right-of-way.

Justification for Conditional Use (Per Section 121-324)

1. Public Health, Safety, and Welfare

The storage facility will operate safely, with secure parking practices and compliance with all local regulations. No hazardous materials or automotive fluids will be handled on-site.

2. Compatibility with Nearby Uses and Property Values

Car storage is a low-impact commercial activity and fits well within a B2 commercial district. It is expected to have no negative impact on surrounding property values.

3. Impact on Development in the Area

The use activates an existing commercial building without increasing noise, traffic, or environmental impact. It supports economic utilization of the property while maintaining compatibility with surrounding uses.

4. Infrastructure (Utilities, Drainage, etc.)

Car storage has minimal utility demands. No changes to drainage, water, sewer, or electrical service are required.

5. Traffic and Access Management

Traffic impacts will be minimal, limited primarily to customer vehicle drop-offs and pick-ups. No modifications to the existing access points or parking areas are proposed.

6. Consistency with Land Use Plan

The use supports the City's goal of productive commercial utilization along Durand Avenue and aligns with permitted uses in the area.

7. Zoning Conformity

Car storage is conditionally permitted in the B2 zoning district and the existing site meets the necessary zoning parameters.

Item-by-Item Submittal Checklist

3. Site Plan

No changes to the site layout are proposed. All buildings, driveways, parking areas, and enclosures remain unchanged.

Label all elements as "Existing."

4. Zoning Analysis Table

No changes are proposed. Existing zoning compliance remains unchanged.

5. Landscape Plan

No changes to landscaping are planned. All existing plantings and screens remain intact.

6. Lighting Plan

No exterior lighting changes are proposed.

7. Floor Plan

No interior renovations or new construction are proposed.

8. Engineering Plan

No changes to grading, stormwater, or traffic patterns are proposed.

9. Signage Plan

Existing signage will be retained. No new signs are planned.

10. Building/Site Elevations

No exterior modifications are proposed.

11. Building Material Samples

Not applicable – no new materials are proposed.

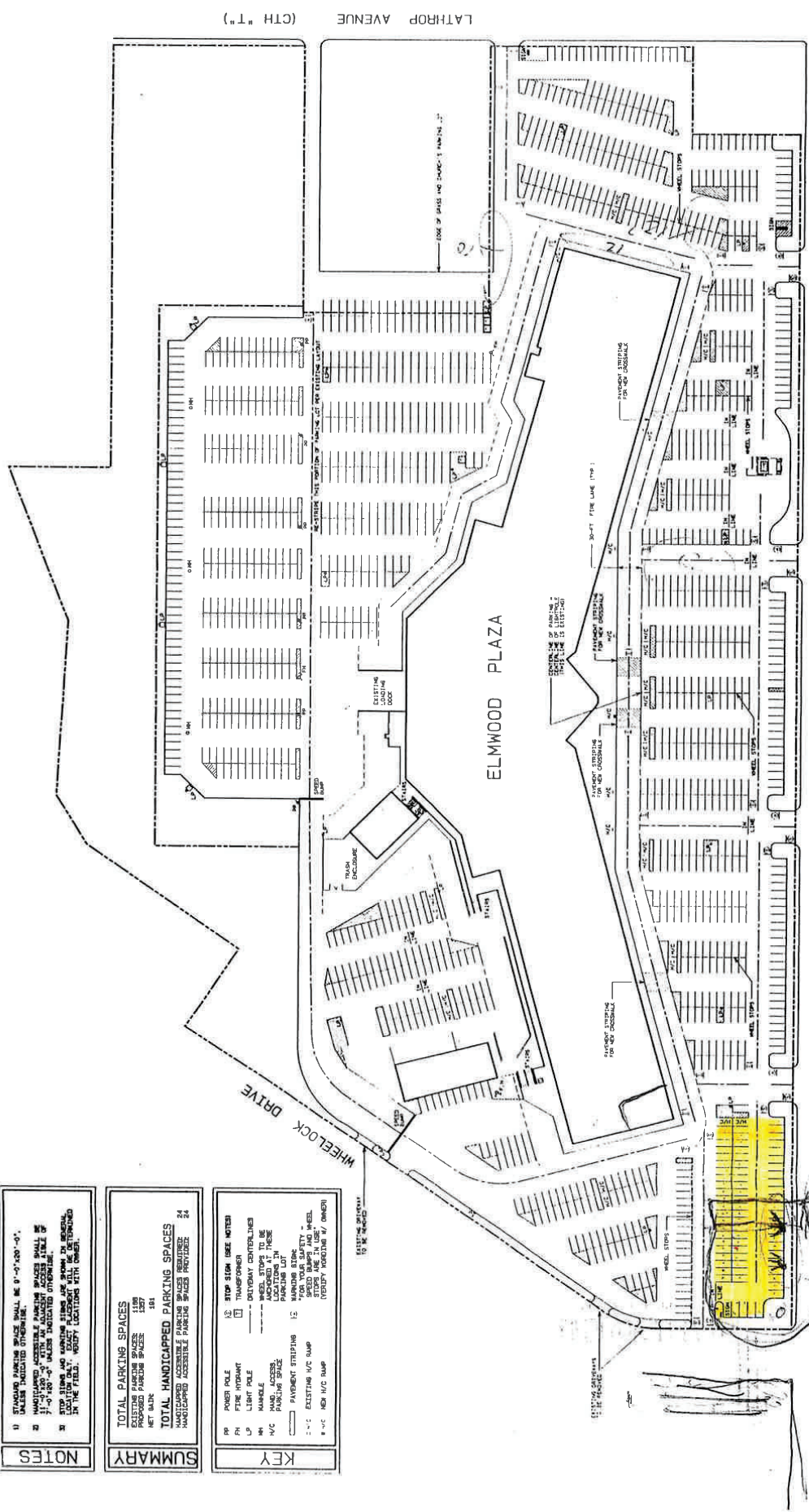
12. Review Fee

Will be included with the submission.

- 1) STANDARD PARKING SPACE SHALL BE $9'-0" \times 20'-0"$, UNLESS INDICATED OTHERWISE.
- 2) HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE $11'-0" \times 20'-0"$ WITH AN ADJACENT ACCESSIBLE WHEEL-UP SPACE OF $5'-0" \times 20'-0"$ UNLESS INDICATED OTHERWISE.
- 3) STOP SIGNS AND WARNING SIGNS ARE SHOWN IN GENERAL LOCATION ONLY. EXACT PLACEMENT WILL BE DETERMINED IN THE FIELD. WOOLLY LOCATIONS WITH OWNERS.

TOTAL PARKING SPACES		TOTAL HANDICAPPED PARKING SPACES	
EXISTING PARKING SPACES	11,090	HANDICAPPED ACCESSIBLE PARKING SPACES	24
PROPOSED PARKING SPACES	11,090	HANDICAPPED ACCESSIBLE PARKING SPACES	24
NET BALANCE	181		

10	POWER POLE	11	STOP SIGN (SEE NOTES)
11	FIRE HYDRANT	12	TRANSFORMER
12	FLY LIGHT POLE	13	DELIVERY CONTROLS
13	HANDLE	14	WHEEL STOPS TO BE LOCATED AT THESE SPACES IN PARKING LOT
14	HAND, ACCESS, PARKING SPACE	15	FOR YOUR SAFETY - SPEED BRAKE AND WHEEL STOP MUST BE VERIFIED BEFORE ANY DRIVER
15	PAYMENT STANDING		
16	EXISTING 1/2 RAMP		
17	NEW 1/2 RAMP		



DURAND AVENUE (S.T.H. 11)

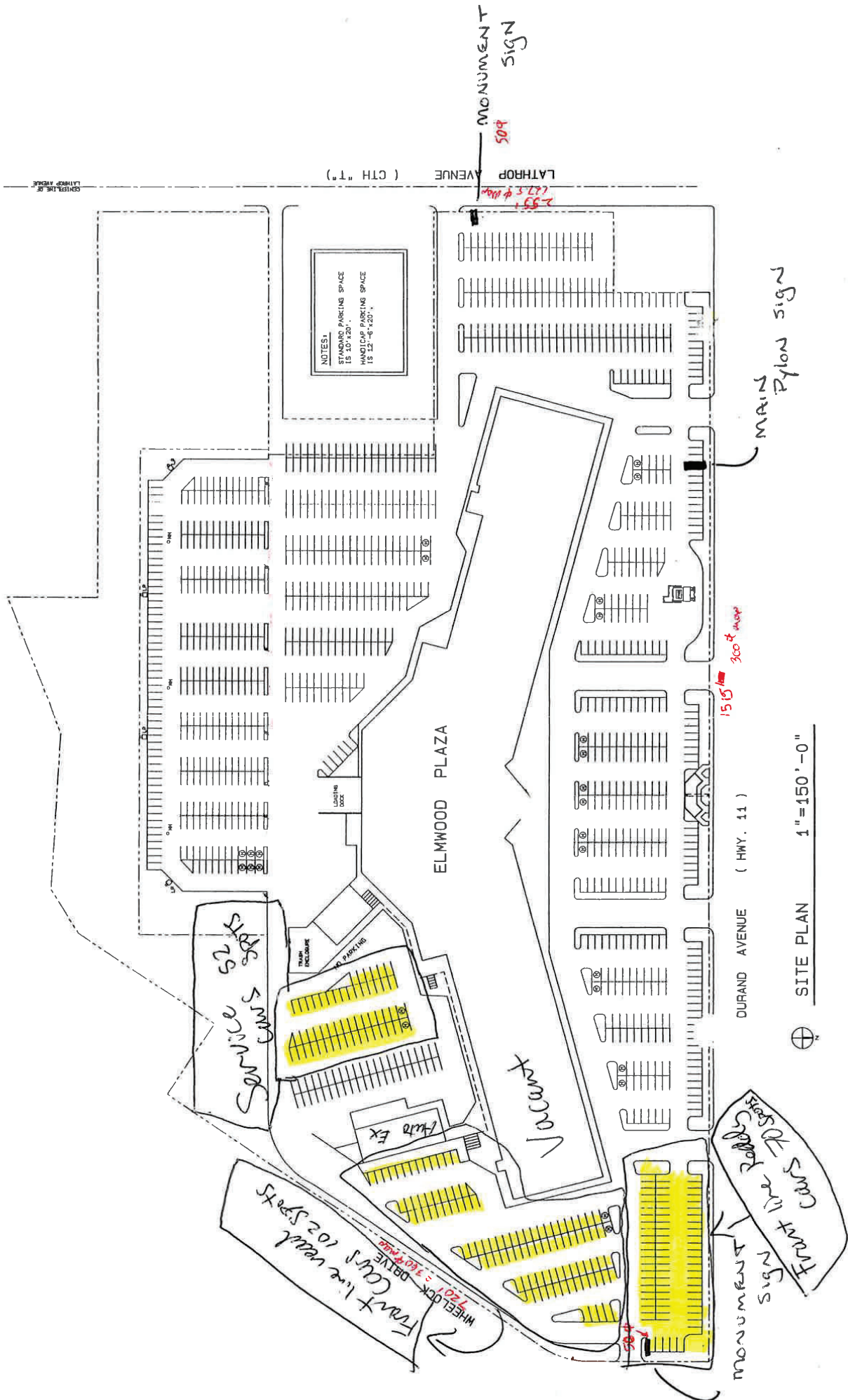


PARKING LOT LAYOUT PLAN



**PARKING LOT RENOVATIONS
FOR
ELMWOOD PLAZA
3701 DUPOND AVENUE
RACINE, WISCONSIN 53405**

PROJECT: 9371 DATE: 08/24/00 SHEET:



NOTES:
STANDARD PARKING SPACE
IS 10'-0" x 20'-0"
HANDICAP PARKING SPACE
IS 12'-0" x 20'-0"

ELMWOOD PLAZA

Front line walk stalls
WHEELLOCK DRIVE
1720' x 160' x 160'

Service area
52 stalls
102 stalls

Vacant

MONUMENT sign
Front line walk stalls
MAIN Pylon sign

DURAND AVENUE (HWY. 11)

1" = 150' - 0"



MONUMENT sign
50' x 10'

MAIN Pylon sign

15' x 10' x 10'

LATHROP AVENUE (CTH "1")