

REQUEST FROM SHARIF MALIK, REPRESENTING DASADA PROPERTY MANAGEMENT, LLC,
FOR A NEW GAS STATION AND CONVENIENCE STORE AT 600 THREE MILE ROAD BE
APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 31, 2011 be approved, subject to the following conditions.
- b. That all applicable building and occupancy permits be applied for.
- c. That the maximum hours of operations be 5:00 a.m. to 11:00 p.m. daily. These maximum hours shall also apply to the operation of any ATM, vacuum, and fuel pumps.
- d. That there shall be no outside storage or display of products, equipment or materials.
- e. That prior to the issuance of a building permit, the property owner shall submit the following detailed plans to the Director of City Development for review and approval:
 1. Landscaping: Said plan shall also include a landscaping maintenance plan.
 2. Exterior lighting: Said plan shall indicating fixtures to be used on the building, canopy and pole lights. All light fixtures shall be flush mounted and/or provide no side casting of light.
 3. Signage: No box-type signs shall be permitted on the building or canopy. Internal or halo/back-lighted channels letters, or routed opaque panels are preferred signage types. All signage shall be professionally made and conform to zoning ordinance allowances for size, number and placement as permitted for this location.
 4. Rooftop mechanicals screening.
 5. Dumpster enclosure: Indicate at a minimum, the height of the enclosure walls and the composition of the gate. A concrete dumpster approach and pad is preferred.
- f. That if the applicant desires occupancy prior to fully implementing all improvement required by this approval, the applicant or owner shall provide the City with a letter of credit, bond, or other financial security found to be acceptable by the City, equal in value to the required improvements, and subject to the following terms and conditions:
 1. The financial security documents shall be submitted for the review and approval of the Director of City Development, shall be issued in the City's favor, shall be in effect for one year from the date of issuance, shall be extended beyond the expiration date if deemed necessary by the City of Racine, and shall require that the issuer give a 90 day notice to the Department of City Development prior to the expiration of said financial security.
 2. The City is authorized by this conditional use permit to enter the site, implement the plan(s) and draw on the financial security for the cost of implementation if required improvements are not implemented by August 1, 2012. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with the applicable statute.
 3. By operating under this conditional use, the applicant and owner give permission to the City to enter upon the property for purpose hereby described.
- g. That all trash and recyclables be stored in closed containers and screen from view.
- h. That all loose trash garbage and debris be picked up and properly disposed of on a daily basis.

- i. That the building, grounds and landscaping be maintained in a professional manner and on a daily basis.
- j. That all codes and ordinances be complied with and required permits acquired.
- k. 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.
- l. That this approval is subject to Plan Commission review for compliance with the listed conditions.