

THAT THE REQUEST FROM ANTHONY FERRO AND BRADLEY HOFFMANN, REPRESENTING ASSOCIATED BANK, SEEKING A CONDITIONAL USE PERMIT FOR 5205 WASHINGTON AVENUE TO REMODEL AN EXISTING BUILDING INTO A BANK AND RETAIL SPACE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on January 8, 2014 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That the hours of the operation shall be: LOBBY: Monday – Friday 9:00 a.m. – 6:00 p.m. and Saturday 8:00 a.m. – 1:00 p.m.
- d. That the applicant shall adhere to all requirements contained in the loan policy, including use of easements and agreements, at all times.
- e. That the Associated Bank Facilities department shall be responsible for all site maintenance, including trimming, pruning, grass cutting, removal of debris, and overall maintenance of the site.
- f. That signage is not approved with this review, and the applicant shall obtain the approval of the Department of City Development and pull all required permits for signage prior to installation.
- g. That the landscaping as shown on the landscape plan shall be in place prior to issuance of an occupancy permit.
- h. That any proposed future tenant wanting to occupy the vacant retail space shall be required to obtain an amendment to this conditional use.
- i. That if, prior to the issuance of an occupancy permit, the site improvements described herein are not completed, a financial surety shall be provided to the City in an amount equal in value to the required improvements, subject to the following terms:
  1. Financial surety 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 plans(s) and draw on the financial security for the cost of implementation if required improvements are not completed by the time of the issuance of an occupancy permit, or by an earlier date as may be required herein. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or the owner or shall be imposed as a special charge against the real property in accordance with applicable statute.
- j. That no minor changes be made from the conditions of this permit without the 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 permit is subject to Plan Commission review for compliance with the listed conditions.
- l. That all codes and ordinances be complied with and required permits acquired.