

THAT THE REQUEST BY ROBERT PARKER SEEKING A CONDITIONAL USE PERMIT FOR AN AUTO REPAIR FACILITY WITH AUTO SALES AT 3430 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plan presented to the City Plan Commission on February 8, 2017 be approved subject to the conditions contained herein.
- b. That a revised parking layout be presented to City Development for review and approval prior issuance of an Occupancy Permit.
- c. That prior to issuance of an Occupancy Permit, the parking lot shall be repaired, sealed and striped in accordance with the approved plans, and wheel stops installed along the eastern and southern edges of the parking and display areas.
- d. That prior to issuance of an Occupancy Permit, a cross access and parking easement for 3430 and 3440 Douglas be recorded with the Racine County Register of Deeds, with a copy to be provided to the Department of City Development.
- e. That all vehicles shall be parked in an orderly fashion and in a manner that does not hinder access to the building or restrict vehicle movements on this or the adjacent property.
- f. That no more than 20 vehicles may be on site for repair or sales at a given time.
- g. No string flags, pennants, lights, or streamers; or balloons or other inflatables are allowed at any time.
- h. That exterior loudspeakers are prohibited.
- i. That all applicable ordinances be complied with and permits applied for.
- j. That the hours of operation for the facility shall be 9:00 a.m. – 5:00 p.m., Monday through Saturday.
- k. That in relation to the vehicle repair operations:
  1. The storage of vehicles awaiting repair shall be conducted in designated areas along the south property line, and for no more than 10 days.
  2. Vehicles towed to the property shall be immediately parked in spaces designated along the south property line or within a repair bay.
  3. The only vehicles to be repaired at this location shall be cars, light truck, sport utility vehicle and non-commercial passenger vans.
  4. Any tow truck/s used to pick-up or deliver vehicles may not be parked at the site overnight.
  5. That there be no outside storage of any vehicle parts or equipment.
  6. That no vehicular work may take place outside of the building, and the overhead doors shall remain closed during work hours.
  7. That no painting shall take place at this location.
  8. That noise and vibration emissions shall be kept to a minimum.

- I. That in relation to the vehicle sales operations:
  - 1. Sale vehicles must be parked in an orderly fashion in areas designated for sale vehicles.
  - 2. Any signage on vehicles shall be displayed inside vehicle windows only.
  
- m. That all trash and recyclables be stored in closed containers and screened from view. Specific plans for location and screening shall be approved by the Department of City Development prior to issuance of an Occupancy Permit.
  
- n. That a landscape plan be presented to City Development for review and approval prior to issuance of an Occupancy Permit. All landscaped areas shall be maintained in a healthy state and in accordance with the approved plans.
  
- o. That a sign plan be submitted for the review and approval of the Director of City Development prior to installation or granting of sign permits.
  
- p. That all signs be professionally made and installed.
  
- q. That if required improvements are not completed prior to request for an occupancy permit, a financial surety shall be provided by the applicant. Said surety shall be in an amount to be determined for any outstanding work, shall be made payable to the City of Racine, shall be valid for no less than one year, and shall meet all requirements for document format and content as required by the City Attorney.
  
- r. That no major changes be made from the conditions of the amendment without the approval of the Plan Commission and minor changes be made without the approval of the Director of City Development.
  
- s. That this permit is subject to Plan Commission review for compliance with the listed conditions.