

RECOMMENDATION:

THAT THE REQUEST FROM RICHARD SCHEEL SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOBILE REPAIR FACILITY AT 2835 LATHROP AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plan submitted to the Plan Commission on July 27, 2011, be approved subject to the conditions contained herein.
- b. That all applicable permits be obtained from the Building Inspection Department.
- c. That a minimum 6' tall cedar (or similar wood) fence be installed from the point of the front of the building, along the southern property line to the rear of the property prior to issuance of an occupancy permit.
- d. That the entire drive aisle be re-surfaced with asphalt and the area adjacent to the building be striped accordingly for 6 parallel parking spaces prior to issuance of an occupancy permit.
- e. That all parking spaces shall be paved and wheel stops installed.
- f. That the 20' ingress/egress easement mentioned in various documents be recorded for the property at 2835 Lathrop Avenue prior to issuance of an occupancy permit.
- g. That all weeds and debris, particularly along the rear of the building and along property lines, be cleared and maintained prior to issuance of an occupancy permit.
- h. That if the required improvements are not completed at the time of occupancy, a financial security shall be provided to the City in an amount equal in value to the required improvements.

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.

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 completed by September 1, 2011. 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.

By operating under this Conditional Use, the applicant and owner give permission to the City to enter upon the property for the purposes described herein.

- i. That all trash, debris, tires, equipment, or any other items related to the business be stored inside the building and trash and debris removed on a weekly basis.
- j. That there be no painting or bodywork allowed at this site, and that all repair work be done inside the building.
- k. That there be no outside storage of junk vehicles, tires, pallets, vehicle parts, or other similar items be allowed, and that no outdoor displays be allowed (such as tires, vending, sale items, etc.).

- l. That the hours of operation be Monday through Friday, 8:00 a.m. – 6:00 p.m., and Saturdays from 8:00 a.m. – 3:00 p.m.
- m. That all signage be professionally made, comply with all zoning ordinance requirements, and be submitted to the Director of City Development for review and approval prior to installation.
- n. That all codes and ordinances be complied with and required permits acquired.
- o. 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.