

THAT THE REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT BY VIVIAN AND ANTHONY MERLO FOR THE ADDITION OF A PARKING LOT BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That approval of this conditional use shall be contingent upon the approval of the amendment of the Comprehensive Plan for the City of Racine: 2035 – Land Use map, and approval of the re-zoning from R-3 Limited General Residence to B-2 Community Shopping District.
- b. That approval shall be based on the site plan dated May 13, 2012 as prepared by Nielsen, Madsen, and Barber S.C., and the landscape plan as prepared by Milaeger's dated May 20, 2012, and subject to the conditions contained herein.
- c. That a copy of the recorded Certified Survey Map shall be provided to the Department of City Development by July 31, 2012. If not received, the Map shall be considered void and a new application for the land division shall be required to create the lot configuration as required per the Conditional Use, Re-Zoning request, and Comprehensive Plan amendment request. If this is not completed, all approvals shall become void.
- d. That the new parking lot shall be connected to the storm water system as proposed and outlined in the site grading and erosion control plans approved by the City. This connection shall commence no later than October 1, 2012. If not completed by May 31, 2013, a financial surety shall be secured with the Department of City Development in an amount to be determined by estimates provided by the applicant.
- e. That the parking lot surfacing, curbing, wheel stops, striping, and landscaping shall commence by no later than October 1, 2012. If not completed by May 31, 2013, a financial surety shall be secured with the Department of City Development in an amount to be determined by estimates provided by the applicant.

That the indoor contractor storage facility addressed as 1530 Romaine Avenue (located on the same lot addressed as 2504 Douglas Avenue) shall provide the following information and adhere to the following requirements, or apply to amend the conditional use, by no later than August 15, 2012 (Note: All references to financial sureties shall be subject to the City's standard guidelines for financial sureties, including being reviewed and approved as to format and dollar amount by the Department of City Development; issued in the City's favor; be in effect for one year from the date of issuance or be extended beyond the expiration if deemed necessary by the City of Racine). Failure to adhere to the requirements below will result in enforcement action:

1. A Certificate of Occupancy shall be obtained from the Building Department.
2. The business operator and/or property owner shall provide written documentation from City Engineering indicating whether the rear portion of the lot is required to connect to the storm water system. If required, a financial surety shall be secured with the Department of City Development in an amount to be determined by estimates provided by the applicant.
3. All gravel piles shall be removed from the exterior of the premises.
4. All gravel along the fenceline on the north property line shall be removed. It shall be the responsibility of the business operator and/or property owner to remove any gravel which has spilled onto adjacent properties, with the authorization of said property owner(s).

5. Plans to modify the building to meet all codes for inside storage of motor vehicles shall be submitted to the Building Department. If these improvements have been completed, documentation acceptable to the Building Inspection department shall be provided prior to issuance of an occupancy permit. If not, all motorized construction equipment shall be removed from the site (i.e.: bobcats, etc.), until the required building modifications have been completed. If renovations are not completed by December 1, 2012, a financial surety shall be secured with the Department of City Development in an amount to be determined by estimates provided by the business owner/property owner.

Should the owner/applicant not choose to make the changes required for said storage, an amendment to the conditional use shall be submitted by the August 15, 2012 deadline. Should said amendment not allow the outdoor storage of equipment, none shall be stored at the site unless the building is modified to allow for it.

6. All junk metal items shall be removed from the site. No additional items or materials shall be brought to the site and stored anywhere outside on the grounds. The weeds and debris shall be cleared and maintained as necessary to keep the area clean and slightly.
- g. That all codes and ordinances be complied with and required permits acquired.
  - h. That by operating under this Conditional Use, the applicant gives permission to the City to enter upon the property for the purposes described herein.
  - i. 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.
  - j. That this Conditional Use permit is subject to review by the Plan Commission for compliance with listed conditions.