

THAT THE PLANS SUBMITTED BY MATT KRANICH OF RACINE HOME INSULATORS, LLC, FOR CONDITIONAL USE APPROVAL FOR AN INDOOR CONTRACTOR STORAGE FACILITY AT 920 S. MEMORIAL DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 29, 2011 be approved, subject to the conditions contained herein.
- b. That all applicable codes and ordinances shall be complied with and occupancy permits be obtained from the Building Inspection Department.
- c. That the hours of operation shall be Monday through Saturday, from 7:00 a.m. – 5:00 p.m.
- d. That the parking area and drive aisle shall be re-surfaced, and the parking area striped and wheel stops installed, prior to issuance of an occupancy permit.
- e. That the brick and block portions of the building shall be re-painted and the boards covering the windows shall be removed prior to issuance of an occupancy permit. If the windows require repair or replacement, this shall also be completed prior to issuance of an occupancy permit.
- f. That all items currently stored in the parking and yard areas of the site shall be removed from the premises prior to the issuance of an occupancy permit.
- g. That there shall be no outside storage of any building materials or equipment, except for box trucks and employee vehicles, on the site. All materials are to be stored inside the building, and any assembly that occurs shall be done inside the building.
- h. That no signage is approved with this Conditional Use. Signage shall be reviewed separately and require a separate permit. Additionally, any proposed modifications to the two billboards at the site shall require separate review by the Department of City Development and the Building Department, and are not considered as part of this Conditional Use approval in any way.
- i. That an opaque dumpster enclosure, 6-feet in height, be constructed where indicated on the site plan prior to issuance of an occupancy permit.
- j. 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.

- k. That no minor changes be made to the conditions of this permit without the approval of the Plan Commission, and no major changes be made without the approval of the Common Council.
- l. That this conditional use permit is subject to review by the Plan Commission for compliance to the listed conditions.