

THAT THE REQUEST FROM HARRY KOFFMAN SEEKING TO AMEND A CONDITIONAL USE PERMIT AT 1717 WASHINGTON AVENUE TO ALLOW THE ADDED USE OF GENERAL AUTO REPAIR BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on July 25, 2012, be approved subject to the conditions contained herein.
- b. That all conditions contained in Common Council Resolution No. 2807 of November 2, 1999 remain in full force unless otherwise modified herein.
- c. That this conditional use permit shall be non-transferable and is for the exclusive use of Harry Koffman.
- d. That there shall be no more than three vehicles parked outdoors awaiting repair or pick-up, and such parking shall be confined to the site's eastern parking area.
- e. That vehicles awaiting repair or pick-up shall be parked on site for no more than 20 days.
- f. That all codes and ordinances shall be complied with and required permits acquired.
- g. That the hours of operation shall be from 7:00 a.m. – 8:00 p.m., Monday through Saturday.
- h. That any signage requested shall be subject to review and approval by the Director of City Development prior to installation.
- i. That the following items or activities are prohibited in relation to this facility:
 1. Working on or painting of vehicle bodies and parts.
 2. Outdoor activities such as: parking of more than three vehicles; repair, servicing and testing activities; storage of parts, equipment, materials or products; storage of junked or inoperable vehicles; display or sales of products; vending machines.
 3. Offsite customer and employees parking.
 4. Street storage of vehicles, parts, equipment, material or products.
 5. Vehicle towing operations or the storage of towing vehicles.
 6. Sounds, fumes or vibrations that adversely impact area properties.
 7. Vehicle salvage and disassembly.
 8. Repair or servicing other than that of private passenger automobiles and personal trucks or vans.
 9. Repair or servicing of semi trucks, tractor –trailers or other commercial vehicles.
- j. That prior to the issuance of an occupancy permit the following shall be accomplished:
 1. The resealing and striping of the fenced parking area.
 2. The submittal for the review and approval of the Director of City Development of a landscape plan for the northwest corner of the property. Said plan shall be implemented by October 1, 2012.
- k. Financial surety shall be provided to the City in an amount equal in value to the required improvements described above, subject to the following terms:
 1. 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.

2. 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 October 1, 2012 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 owner or shall be imposed as a special charge against the real property in accordance with the applicable statute.
3. 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.
 - l. That all trash and recyclables be stored in closed containers and screened from view.
 - m. That this permit is subject to Plan Commission review for compliance with the listed conditions.
 - n. That no minor changes shall be made from the conditions of this permit without the approval of the Plan Commission, and no major changes shall be made from the conditions of this permit without the approval of the Common Council.