

THAT THE REQUEST FROM AUSTIN POTRIKUS & LINDSEY KENNEDY SEEKING A CONDITIONAL USE PERMIT FOR A MIXED-USE FACILITY AT 1626 DOUGLAS AVENUE HAVING THREE USES: (1) AUTO REPAIR, MAINTENANCE AND RESTORATION, (2) VEHICLE STORAGE, (3) RETAIL AND/OR OFFICE SPACE, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the site information and plans presented to the Plan Commission at the March 8, 2017 meeting be approved.
- b. That this approval is for only for AMPdmotors LLC.
- c. That prior to the issuance of an occupancy permit the following shall be accomplished:
 1. Submit a to-scale revised site plan that depicts the entire property along with the building outline, a minimum of 17 indoor and outdoor parking spaces.
 2. The building be painted in a unified manner with paint colors and the paint scheme to be submitted for the review and approval of the Director of City Development.
 3. All other uses shall have their proposal submitted for Access Corridor review and approval, and all conditions satisfied prior to occupancy.
 4. Striping of all off street parking spaces, indoor and outdoor, for a minimum of 17 spaces. Offsite parking for 21 vehicles shall be identified and agreements with respective owner shall be submitted to the director of City Development for review and approval.
 5. Submit a landscape plan or planter placement and plantings plan to the Director of City Development for review and approval for the Douglas Avenue frontage.
- d. That the outside long and short term storage of junked vehicles, vehicle parts, materials and equipment is prohibited.
- e. That all aspects of the operation of this business be conducted indoors.
- f. That the sale of vehicles and the painting of vehicles be prohibited at this location.
- g. That all signage be presented to the Director of City Development for review and approval, prior to installation.
- h. That the maximum hours of operation for AMPdmotors LLC be Monday thru Friday 9:00 a.m. to 8:00 p.m., Saturday 9:00 a.m. to 1:00 p.m., and Sundays by appointment . Other uses hours and days of operation are subject to Access Corridor administrative review.
- i. That all trash, recyclables, dumpsters, and discarded parts be stored indoors in the dumpster areas depicted on the site and building plan.
- j. That if an occupancy permit is requested prior to the completion of items in c.1., c.2. c.4. above, then 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.
- k. That all codes and ordinances be complied with and required permits acquired.
- l. 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.
- m. This approval shall be reviewed in twelve months to determine if modifications to the permit are necessary to better accommodate customer and employee parking.