

THAT THE REQUEST FROM JOHN KLEINSCHMIDT TO OPERATE A REPAIR FACILITY FOR SEMI TRUCKS AND TRAILERS AT 1913 MELVIN AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That plans presented to the Plan Commission on October 9, 2013 shall be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection department.
- c. That review and approval of the proposal shall be obtained from the Young Industrial Park Board prior to issuance of an occupancy permit.
- d. That there be no more than 11 semi truck and trailers on-site at any one time based on parking and repair bay spaces available.
- e. That the eastern most entrance along Melvin Avenue be a maximum of 40 feet in width, unless otherwise authorized by the City Engineering department.
- f. That all aspects of repair shall be contained indoors, including the storage of any parts or equipment.
- g. That the asphalt will be re-sealed prior to occupancy permit.
- h. That the hours of operation be Monday – Friday from 7:00 a.m. – 5:00 p.m., and Saturdays from 8:00 a.m. – 12:00 p.m.
- i. That no vehicle sales shall be conducted at this location.
- j. That the applicant shall submit a landscape plan, subject to review and approval by the Department of City Development, prior to occupancy permit.
- k. That the speaker box located at the entrance into the property be removed.
- l. That a dumpster be provided and appropriate screening in place prior to occupancy.
- m. If any of the improvements listed cannot be completed prior to the request for an occupancy permit, that the applicant/owner shall provide the City with a letter of credit, bond, or other acceptable financial security, equal in value to the required improvements, subject to the following:
 1. 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 the financial assurance.
 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 implemented by the dates stated. Any costs incurred in excess of the value of the financial security shall be paid by the applicant/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/owner give permission to the City to enter upon the property for purpose hereby described.
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- n. That no minor changes be made from the conditions of this approval without the approval of the Director of City Development, and no major changes be made from the conditions of this permit without the approval of the Plan Commission.