

STAFF RECOMMENDATION

THAT THE REQUEST FROM EUGENE BEAL OF U.S. AUTO SHOP LLC FOR A CONDITIONAL USE PERMIT FOR AN AUTOMOBILE REPAIR AND TRAINING FACILITY AT 2309 LATHROP AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on February 8, 2012 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 the hours the establishment is open to the general public, and the conduct of repair operations (repair and training operation) be from 8:00 a.m. – 5:00 p.m., Monday through Friday, Saturday from 8:00 a.m. to 1:00 p.m., with no Sunday hours. These hours and days of operation shall be adhered to without exception.
- d. That the following items or activities are prohibited in relation to this facility:
 1. Working on or painting of vehicle bodies and parts.
 2. Vehicle display and sales.
 3. Outdoor activities such as: parking of more than thirteen vehicles; parking or storage in the rear yard; 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.
 4. Offsite customer and employees parking.
 5. Street storage of vehicles, parts, equipment, material or products.
 6. Vehicle towing operations or the storage of towing vehicles.
 7. Sounds, fumes or vibrations that adversely impact area properties.
 8. Opening of eastern overhead door while work is being conducted on vehicles and equipment.
 9. Vehicle salvage and disassembly.
 10. Repair or servicing other than that of private passenger automobiles and personal trucks or vans.
 11. Repair or servicing of semi trucks, tractor –trailers or other commercial vehicles.
- e. That the following shall be accomplished prior to the issuance of an occupancy permit:
 1. Removal of all obsolete signage.
 2. Removal of the pole sign overhanging the sidewalk, and its support structures.
 3. Removal of all trees and brush adjacent to the building and along the fence line.
 4. Repair of the northern fence.
- f. That the following shall be accomplished by September 1, 2012:
 1. Repair and painting of the entire building exterior. Colors chips and color scheme are to be presented to the Director of City Development for review and approval.
 2. Installation of landscaping in accordance to the approved plan.
 3. Resealing or repaving of the parking lot, and restriping of the parking lot in accordance with the approved plan.
 4. Repair of repaving of the concrete apron in front of the western overhead doors.
 5. If there is to be one, installation of the dumpster enclosure in accordance with the approved plans. Brochure or drawings illustrating the enclosure fencing and materials shall be submitted to the Director of City Development for review and approval.

- g. That all signs shall be professionally made, comply with zoning ordinance requirements and plans submitted for the review and approval of the Director of City Development prior to installation.
- h. That with regards to training activities, should they be initiated, they shall be operated in accordance with all conditions contained herein.
- i. 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 September 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.
- j. That all trash and recyclables be stored in closed containers and screened from view.
- 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. That this permit is subject to Plan Commission review for compliance with the listed conditions.