

THAT THE REQUEST FROM JOHN ELICSON OF ELICSON ARCHITECTURE & ILLUSTRATION, REPRESENTING RICHARD LARSEN OF RACINE MONTESSORI SCHOOL, FOR AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR A CLASSROOM ADDITION AND REMODEL AT 2317 HOWE STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on March 12, 2014 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 a detailed landscape plan describing size, location and species be submitted for the review and approval of the Director of City Development prior to the issuance of a building permit, and that the landscaping be installed prior to the issuance of an occupancy permit.
- d. That if, prior to the issuance of an occupancy permit, landscaping is not completed, a financial surety shall be provided to the City in an amount equal in value to the required improvements, subject to the following terms:
 1. Financial surety 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 plans(s) and draw on the financial security for the cost of implementation if required improvements are not completed by the time of the issuance of an occupancy permit, 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 the owner or shall be imposed as a special charge against the real property in accordance with applicable statute.
- e. 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.
- f. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- g. That all codes and ordinances be complied with and required permits acquired.