

THAT THE REQUEST BY KEITH BUISSE OF WHEELS SMALL ENGINE REPAIR FOR A CONDITIONAL USE PERMIT TO OPERATE A SMALL ENGINE REPAIR SHOP AT 3625 SIXTEENTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on December 11, 2013, 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 all applicable state and federal laws and codes, and all applicable local codes and ordinances be complied with and required permits acquired.
- d. That this approval is only for a facility conducting small engine repair and servicing for equipment such as lawn mowers, snow blowers and chain saws, power trimmers and leaf blowers, and equipment and vehicles with an engine size no greater than 300 cc's such as wood grinders, mulchers, ATV's, motor scooters/mopeds, outboard marine engines, generators and compressors.
- e. That this approval is not for a facility that repairs or services automobiles, vans, trucks, boats, motorcycles, motor homes, campers, snow mobiles, or other equipment or vehicles not listed in condition "d." herein.
- f. That prior to the issuance of an occupancy permit the following shall be submitted for the review and approval of the Director of City Development:
  1. Landscaping plan indicating the location, size and type of planting to be installed along Sixteenth Street and West Lawn Avenue.
  2. Outside storage area screening plan indicating type of fencing to be used and method of screening from view indicating location, materials, colors, design.
  3. Trash and recyclable storage area enclosure indicating location, materials, colors, design.
  4. Signage plan indicating size color, placement, materials, and method of illumination.
- g. That by June 1, 2014 the following shall be accomplished in accordance with the approved plans:
  1. Landscaping.
  2. Outside storage screening.
  3. Trash and Recyclables enclosure.
  4. Parking lot sealed and striped, and wheel stops or curbing installed.
- h. That at this location, the following activities are prohibited:
  1. The conduct of work between the hours of 5:00 p.m. to 9:00 a.m. Monday through Saturday, and all of Sunday.
  2. Storage of boats, construction equipment, recreational vehicles or other. This site shall be used solely for the repair and servicing of small engine equipment and vehicles as indicated in condition "d." herein.
  3. The repair and servicing of equipment and vehicles outdoors.
  4. Vehicle painting and/or body work.
  5. Equipment and vehicle salvage or sales.
  6. The storage of equipment and vehicle outside the approved screened storage area.
  7. The conduct of work on equipment or vehicles outside of the building, or on the streets.
  8. Storage of customer or employee vehicles for more than 20 days.
  9. Sales of equipment or vehicles.

- i. That the hours of operation shall be from 9:00 a.m. to 5:00 p.m., Monday through Saturday, with no hours on Sunday.
- j. That if by June 1, 2014 the site improvements required and described in conditions "g." herein are 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 surety.
  - 2. The City is authorized by the Conditional Use permit to enter the site, implement the plan(s) and draw on the financial surety for the cost of implementation of work 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 surety shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with 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.
- k. 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.
- l. That this permit is subject to Plan Commission review for compliance with the listed conditions.