

BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM RACINE REVITALIZATION PARTNERSHIP, SEEKING A CONDITIONAL USE PERMIT FOR A MINI-PLANNED DEVELOPMENT, AT 1107 12TH STREET AND 1204 HIGHLAND AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on January 9, 2019 be approved subject to the conditions contained herein.
- b. That the plans submitted with this application serve as the Preliminary Plan as required by Sec. 114-173 and also serve as the Final Plan as required by Sec. 114-174.
- c. That prior to issuance of buildings permits, the approved plan be recorded with the County Register of Deeds as required by Sec. 114-175.
- d. That a drainage plan as required by Sec. 114-739 be submitted prior to construction.
- e. That a landscaping plan for the development as required by Sec. 114-743 be submitted to City Development for approval and installation prior to occupancy.
- f. That a lighting plan as required by Sec. 114-742 be submitted to City Development for approval and installation prior to occupancy.
- g. That all codes and ordinances are complied with and required permits acquired.
- h. That an exception from the yard requirements and lot size requirements of Sec. 114-Article V, Division 2, Subdivision IV. R3 Limited Residence District be granted with this Conditional Use Permit. Lot sizes and setback lines as proposed by the attached site plan shall be allowed in this Mini-Planned Development.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.