

That based on the findings of fact, the request from Dan Scholz of DDJR LLC seeking a conditional use permit to allow a mixed use development at 1705 Douglas Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on April 24, 2019 be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy:
 1. Building exterior be cleaned and painted as required by Sec. 114-Article VII, Division 6, selected colors and proposed locations to be submitted for review through Douglas Avenue Access Corridor prior to application. Building shall not be sandblasted to remove paint.
 2. Windows, screens, and storm windows be repaired and/or replaced so that no portion thereof is broken or otherwise in disrepair.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in b, above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That LED string lights or other similar products not be placed in windows or doors, or as a building accent.
- e. That servicing or repair of any kind to automobiles, trucks or motorized vehicles be prohibited without a major amendment to this Conditional Use Permit.
- f. That at no time shall automobiles being stored in the garage or transported to the garage be parked on the street except for loading and unloading.
- g. That any sleeping quarters or household living occur on upper floors and not on the first floor at any time.
- h. That a security cameras be installed and the passageway along the northern part of the building be illuminated. Plans and specifications be provided to the Department of City Development for review and approval prior to installation.
- i. That operating hours for the businesses on the property be from 10:00 AM -10:00 PM
- j. That at no time shall live entertainment or parties for guests occur on the premises.
- k. That semi-trucks and/or trailers not be used in the loading or unloading of vehicles at this location.
- l. That building occupancy shall not exceed the limits set by the Building Code and valid Occupancy Permit.
- m. That all codes and ordinances are complied with and required permits acquired.

- n. 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.
- o. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.