

THAT THE REQUEST FROM DAVID CECCHINI, REPRESENTING MARK PORCARO, FOR A MOTORCYCLE SALES AND REPAIR OPERATION AT 512 AND 522 SIXTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on January 28, 2015, 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 of operation shall be from 8:00 a.m. – 8:00 p.m., Monday through Saturday.
- d. That there be no painting done, except by hand as minor touch-up work, at this location.
- e. That there shall be no storage, display or placement of repair equipment, materials, or other parts or equipment outside of the building any time.
- f. That all repair work shall occur indoors with repair bay door/s closed.
- g. That an alternative location for the dumpster shall be provided, subject to review and approval by the Department of City Development. Detail on the materials and appearance of the dumpster enclosure shall also be submitted for Department of City Development review and approval, prior to issuance of a building permit.
- h. That the parking lot shall be re-sealed and striped per the approved plans prior to issuance of an occupancy permit.
- i. That the north building elevation shall be painted in a shade comparable to the east building elevation prior to issuance of an occupancy permit. The color shall be submitted to the Department of City Development for review and approval prior to application.
- j. That ingress or egress from the surface parking lot to/from Park Avenue may not continue until proof of authorization or an ingress/egress easement from 512 Park Avenue is provided. Said information shall be provided to the Department of City Development prior to issuance of an occupancy permit.
- k. That signage is not approved with this plan. All signage shall require review and approval by the Department of City Development and the Downtown Area Design Review Commission prior to issuance of sign permits.
- l. That if all required site improvements are not complete prior to request for an occupancy permit, a financial surety shall be provided by the applicant. Said surety shall be in an amount to be determined for any outstanding work, shall be made payable to the City of Racine, shall be valid for no less than one year, and shall meet all requirements for document format and content as required by the City Attorney.
- m. That all codes and ordinances be complied with and required permits acquired.
- n. 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.
- o. That this permit is subject to Plan Commission review for compliance with the listed conditions.