

THAT THE REQUEST FROM ARTHUR REID JR. SEEKING A CONDITIONAL USE PERMIT AT 1910 TAYLOR AVENUE TO RE-ESTABLISH A FUNERAL HOME BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on September 14, 2011 be approved, subject to the conditions contained herein.
- b. That all codes and ordinances shall be complied with and required permits acquired.
- c. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- d. That the hours of operation be from 8:00 a.m. to 11:00 p.m., daily.
- e. That prior to the issuance of an occupancy permit, the following be accomplished:
 1. Submit a signage plan for the review and approval of the Director of City Development and that signage comply with zoning ordinance requirements.
 2. Submit a landscaping plan for the review and approval of the Director of City Development.
- f. That landscaping improvements, site clean-up, parking lot sealing and striping, and garage door painting be accomplished within the 60 days of the date of approval of this permit.
- g. That if the item addressed in condition "f." cannot be addressed in the allotted time period, the applicant or owner shall provide the City with a letter of credit, bond, or other financial security found to be acceptable by the City, equal in value to the required improvements, and subject to the following terms and conditions:
 1. The financial security 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 plan(s) and draw on the financial security for the cost of implementation if required improvements are not implemented by May 1, 2012. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with the applicable statute.
 3. By operating under this conditional use, the applicant and owner give permission to the City to enter upon the property for purpose hereby described.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.

- i. That no minor changes shall be made from the conditions of this permit without the approval of the Plan Commission, and no major changes shall be made from the conditions of this permit without the approval of the Common Council.