

THAT THE REQUEST BY HEATHER HAMMOND, REPRESENTING LANDMARK DEVELOPMENT, SEEKING A CONDITIONAL USE PERMIT FOR A MIXED USE DEVELOPMENT AT 3101 – 3121 WASHINGTON AVENUE E APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Access Corridor Development Review Committee on January 22, 2009, and the Plan Commission on January 28, 2009 be approved subject to the conditions contained herein.
- b. That the boundaries of the development shall include those lands illustrated on the document entitled "WEST RACINE/LANDMARK DEVELOPMENT, Racine, WI, 1.1 & 1.2" as submitted on January 15, 2009.
- c. That overall land use within the boundaries in the above described document shall be governed by illustration 1.2 of the document described above.
- d. That the floor area per use shall be maintained within +/- 10% of the following limits: Residential = 52,181 sq. ft.; Commercial = 6,246 sq. ft., Community = 1,078 sq. ft. Total floor area of the entire development shall be maintained within +/- 10% of 66,288 sq. ft.
- e. That 10% variations as described above shall be reviewed by the Access Corridor Development Review Committee. All other variations shall be treated as either a major or minor change to this conditional use permit.
- f. That all business establishments shall be retail or service establishments (excluding auto repair) dealing directly with consumers. All goods produced on the premises shall be sold for retail on the premises where produced.
- g. That the following shall be accomplished prior to the issuance of any and all applicable permits:
 1. Submit the following materials to the Director of City Development for review and approval by the Access Corridor Development Review Committee: Detailed site, lighting, landscaping, architectural and signage plans.
 2. _____

 3. _____

- h. 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.
- i. That this permit is subject to Plan Commission review for compliance with the listed conditions.