

THAT THE REQUEST BY ABDUL MOTLANI FOR A CONDITIONAL USE PERMIT TO OPERATE AN OIL CHANGE FACILITY AT 3101 RAPIDS DRIVE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission at their December 9, 2015 meeting be approved subject to the conditions contained herein.
- b. That all applicable codes and ordinances shall be complied with and permits acquired.
- c. That the applicant shall work with Staff to address the rear buffer requirement to comply with or meet the intent of the requirement in a sensible attractive manner prior to issuance of an Occupancy Permit.
- d. That the addition of a “no left turn” or “right turn only” sign at the exit onto Rapids Drive shall be reviewed and approved for size, appearance, and location by the Department of City Development prior to installation.
- e. That entrance to the facility shall be from Golf Avenue, and the exit from the facility shall be via a right-turn only onto Rapids Drive.
- f. That any required repair to existing curbs or curb cuts shall be identified by City Engineering, and if required, repairs made prior to issuance of an occupancy permit.
- g. That all building and parking lot lighting shall be shielded downward to prevent spillage onto adjoining properties. Screening detail shall be provided to the Department of City Development for approval.
- h. That the area along the east side of the building shall have signage or a barrier installed to prohibit vehicular traffic from traveling in this area. Said signage or barrier shall be approved by the Department of City Development prior to installation.
- i. That no outdoor overnight parking shall be allowed.
- j. That no vehicle repair, other than quick-lube services, shall occur at this site.
- k. That, other than the recently paved concrete areas, the remainder of the lot shall be resurfaced as identified upon site inspection, and upon completion all parking areas shall be striped with wheel stops installed, prior to issuance of an occupancy permit.
- l. That all painted ground-markings for directing vehicles through the site and facility as shown on the site plan shall be in place prior to issuance of an occupancy permit.
- m. That all overgrowth of trees and weeds shall be cleared from the site. Landscaping as proposed, as well as upgrades to dead or severely damaged landscaping plantings shall be addressed with Staff for final approval of the proposed landscaping prior to installation or issuance of an occupancy permit.
- n. That the dumpster and enclosure location shall be determined and installed prior to issuance of an occupancy permit.
- o. That signage is not approved with this plan. All signage shall be reviewed and approved by the Department of City Development prior to issuance of sign permits. The applicant shall provide colored, dimensioned, scaled renderings of all proposed signage for review, including the square footage proposed for all signs.
- p. That if, prior to the request for an occupancy permit, required site improvements are not completed a financial surety shall be provided to the City in an amount equal in value to the required improvements, subject to the following terms:
 1. Financial surety 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 plans(s) and draw on the financial security for the cost of implementation if required improvements are not completed by the time of the issuance of an occupancy permit, or by an earlier date as may be required herein. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or the owner or shall be imposed as a special charge against the real property in accordance with applicable statute.

- q. That no outside storage of materials, tires, vending machines, or other materials is permitted at any time.
- r. That all work shall take place inside the building, no work shall take place outdoors.
- s. That no minor changes be made to this conditional use without the approval of the Plan Commission, and no major changes be made to this conditional use without the approval of the Common Council.
- t. That this conditional use permit is subject to review by the Plan Commission for compliance with listed conditions.