

THAT THE REQUEST FROM BRENDA TORRES REPRESENTING R&B LATIN CLUB INC. SEEKING A CONDITIONAL USE PERMIT FOR A TAVERN AT 1600 DOUGLAS AVENUE. BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on July 10, 2013, 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 and days the facilities is open to the general public for regular business be Monday through Thursday 4:00 p.m. – 12:00 a.m.. Friday and Saturday 4:00 p.m. – 2:00 a.m., and Sunday 11:00 a.m. to 12:00 a.m.
- d. That the events accommodated by this facility may include business meetings, private parties, fund raisers, senior citizen card games, and other similar activities.
- e. That the following conditions shall apply to all events:
 1. Events shall begin no earlier than 5:00 p.m. and run no later than 12:00 a.m.
 2. Events shall only be accommodated on Friday and Saturday.
 3. Live music and/or D.J. music shall begin no earlier than 5:00 p.m. and run no later than 12:00 A.M.
 4. Live music and D.J. music shall be limited to the inside of the premises with doors and windows closed.
 5. The facilities shall remain closed at the same time after an event and or music ends.
- f. That live music and/or D.J. music not associated with an event shall be limited to Friday and Saturday evenings, and shall be conducted in accordance with condition “e.4.”
- g. That the following shall be accomplished **prior to the establishment opening** for regular business,
 1. Replace obsolete signage in accordance with a plan provided to the Director of City Development for review and approval.
 2. Screening of trash and recycling containers in accordance with a plan provided to the Director of City Development for review and approval.
 3. Submittal of an illustrated exterior color scheme for the painting of the building.
 4. Install decorative “cut-off” exterior light fixtures in accordance with plans or specifications provided to the Director of City Development for review and approval.
 5. Install an operational security camera system in accordance with plans submitted on June 10, 2013 and as may be modified by condition “g.6.”
 6. Install an operational security camera at 1614 Douglas Avenue, linked to the system at 1600 Douglas Avenue, if it is determined from site analysis that cameras on the west side of the building at 1600 Douglas cannot adequately monitor the western/rear parking are at 1614 Douglas. Such site analysis shall be conducted by a security professional and submitted to the Director of City Development for review and approval.
- h. That the following shall be accomplished **by October 1, 2013**:
 1. Paving and striping of the on-site off-street parking area at 1600 Douglas Avenue, and striping of off-site parking spaces at 1614 Douglas Avenue in compliance with plans to be submitted to the Director of City Development for review and approval. Parking spaces shall not block the east facing overhead doors or their drive isle.
 2. Tuck pointing of the building.
 3. Painting of the building in a color scheme to be approved by the Director of City Development.
- i. That within 30 days of the establishment opening, four (4) additional off-street parking space shall be secured. Evidence of this additional off-street parking shall be submitted to the Director of City Development for review and approval.
- j. That, if by October 1, 2013 the site improvements required and described in conditions “h.” are not completed, the establishment shall close for all general business and events until such time as a financial

surety 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 surety. All
 2. The City is authorized by the Conditional Use permit to enter the site, implement the plan(s) and draw on the financial security for the cost of implementation of work if required improvements are not completed by June 1, 2014, or by an earlier date as may be required. 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 applicable statute.
 3. By operating under this Conditional Use, the applicant and owner give permission to the City to enter upon the property for the purposes described herein.
- k. 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.
- l. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.