

THAT A REQUEST BY JEFF AND JOANNE RAFFINI FOR A CONDITIONAL USE PERMIT FOR A CONTRACTOR'S STORAGE FACILITY AT 1824 CHARLES STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 24, 2015 be approved, subject to the conditions contained herein.
- b. That all applicable codes and ordinances shall be complied with and required permits obtained from the Building Inspection Department.
- c. That no outdoor storage of materials or equipment is allowed except in the area directly to the west of the building. Said areas are to be fenced and screened prior to its use as such. All other materials/equipment are to be stored indoors, and any work taking place at this location shall be done indoors.
- d. That the hours of operation of the construction storage facility shall be Monday through Saturday, 7:00 a.m. to 8:00 p.m.
- e. That there shall be no outdoor storage of the following: construction debris or refuse, recreational vehicles or other vehicles and equipment not related to the customary day-to-day operation of a construction company, junked or inoperable vehicles.
- f. That prior to the issuance of an occupancy permit, the following shall be submitted for the review and approval of the Director of City Development:
 1. To-scale and scaleable detailed landscaping plan
 2. To-scale and scaleable parking lot sealing and striping plan.
- g. That by September 1, 2015 items listed in condition "f." herein shall be implemented.
- h. That the façade be renovated in substantially the same manner as depicted in the façade renderings, subject to the review and approval of the Redevelopment Authority, if applicable. The façade renovation shall be completed by October 1, 2015.
- i. If any improvements listed in condition "f." and "h." cannot be completed prior to the times specified, then the applicant or owner shall provide the City with a letter of credit, bond, or other acceptable financial surety, equal in value to the required improvements, subject to the following:
 1. The 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 the financial assurance.
 2. The City is authorized by this conditional use permit to enter the site, implement the plan(s) and draw on the financial surety for the cost of implementation if required improvements are not implemented by the dates stated. Any costs incurred in excess of the value of the financial surety 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.

- j. That no signage is approved with this Conditional Use. Any proposed future signage shall be reviewed by the Department of City Development prior to issuance of any sign permits.
- k. That no minor changes be made to the conditions of this permit without the approval of the Plan Commission, and no major changes be made without the approval of the Common Council.
- l. That this conditional use permit is subject to review by the Plan Commission for compliance to the listed conditions.