

THAT THE REQUEST BY PRIMITIVO REYNOSO, REPRESENTING TIVO'S ROOFING, GUTTERS AND SIDING, SEEKING A CONDITIONAL USE PERMIT TO OPERATE A CONTRACTOR'S STORAGE FACILITY AT 2220 NORTHWESTERN AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans as presented to the Plan Commission on May 9, 2011 be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and required permits acquired.
- c. That the owner of the property shall cooperate with City staff in the formulation of a redevelopment plan for the entire property, know as the "Horlick/Haban and Racine Unified properties", that includes, but is not limited, to changes to existing zoning classifications and property access.
- d. That all activities associated with this contractor's facility be confined to the areas as depicted on the approved site plan.
- e. That access to and from Summit Avenue is allowed between the hours of 7:00 a.m. to 6:00 p.m.
- f. That this operation shall generate no odors or fumes.
- g. That all trash and recyclables be stored in closed containers and screened from view.
- h. That all signs be professionally made, comply with all applicable ordinances and standards, and be presented to the Director of City Development for review and approval.
- i. That other than snow plow equipment, two pick-up trucks and four trailers, all the outside storage of equipment and materials is prohibited.
- j. That all outside storage areas shall be screened from view with privacy slats or landscaping.
- k. The applicant or owner shall provide the City with a letter of credit, bond, or other acceptable financial security, equal in value to the required improvements listed in condition "h".

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.

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 October 31, 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.

By operating under this conditional use, the applicant and owner give permission to the City to enter upon the property for purpose hereby described.

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