

That based on the findings of fact, the request from Nathan Knutsen of Tooth Town Dentistry seeking a conditional use permit to operate a professional office in an existing building designed for commercial use at 3801 Washington Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on April 24, 2019 be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy:
 1. Submission to and approval by the Department of City Development of plans for the trash storage area which meet all requirements of Sec. 114-740 and shows that all trash and recycling be kept in closed containers which are completely screened from public view and includes a gate on the trash storage area. A chain link fence with privacy slats shall not fulfill this requirement. If using municipal collection and containers, an enclosure is not required.
 2. That signage be illuminated through external means only and follow requirements of Sec. 114-1064.
- c. That no LED string lights or other string lights be used a window, door or building accents.
- d. That if, prior to the issuance of an Occupancy Permit, required development standards listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- e. That all codes and ordinances are complied with and required permits acquired.
- f. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- g. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.