

THAT THE REQUEST BY REV. DARYN CRENSHAW SEEKING A CONDITIONAL USE PERMIT FOR A HEALTH AND WELLNESS CENTER, AND A CHURCH AT 1034 WEST BOULEVARD BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 27, 2012 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 flex space will be utilized for wellness center exercise space and church purposes in accordance with approved plans and the conditions contained herein.
- d. That in association with the wellness center there shall be a wellness store stocked with the latest books, magazines and other material on health and wellness, and computers with internet access for searching for health and wellness related information.
- e. That the wellness center shall be operated Monday through Wednesday, 11:00 a.m. to 8:00 p.m. and Friday and Saturday from 9:00 a.m. to 6:00 p.m.
- f. That church related activities shall be conducted on Thursdays from 6:30 p.m. to 7:30 p.m., and on Sundays from 9:30 a.m. to 11:00 a.m.
- g. That all signs be professionally made, comply with zoning ordinance and design standards requirements, and be submitted to the Director of City Development for review and approval prior to installation.
- h. That the following shall be accomplished prior to the issuance of an occupancy permit:
  1. Power-wash the building exterior.
  2. Paint the canopies above the main entrance and West Boulevard windows in a color that has been submitted for the review and approval of the Director of City Development.
  3. Install landscaping in accordance with plans submitted for the review and approval of the Director of City Development.
  4. Seal and stripe the parking lot.
  5. Install dumpster screening in accordance with plans submitted for the review and approval of the Director of City Development.
- i. That if prior to occupancy the requirements in condition h. are not completed than a financial surety shall be provided to the City in an amount equal in value to the required improvements described in condition h. above, 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 plan(s) and draw on the financial security for the cost of implementation if required improvements are not completed by 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 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 the purposes described herein.
  - j. That the applicant shall provide written agreement with a neighboring property owner illustrating that there will be at least an additional 11 off-street parking spaces provided.
  - k. That failure to maintain operational and activities standards establish by this permit may result in the initiation of enforcement and/or revocation proceedings, the issuance of fines, or both.
  - l. 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.