

11-28-18 V.1

POTENTIAL CONDITIONS OF APPROVAL

THAT THE REQUEST FROM SETH RAYMOND, REPRESENTING THE EPISCOPAL DIOCESE OF MILWAUKEE, SEEKING A MAJOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT WHICH ALLOWS FOR A HOSPITALITY CENTER AT 614 MAIN STREET TO ADD ADDITIONAL DAYS AND HOURS OF OPERATION, FULL MEALS, AND SERVE AS A HOMELESS DAY SHELTER, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on November 28, 2018 be approved subject to the conditions contained herein
- b. That all conditions of approval contained in Common Council resolution Res.12-2987 remain in effect and compliance thereto is required unless modified herein.
- c. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- d. That the days and hours of operation be limited to Monday, Tuesday, Thursday and Friday from 7:30 a.m. until 1:00 p.m., and holidays as needed.
- e. That in addition to services authorized by Res.12-2987, the following new services are authorized:
 1. Full meals in addition to light snacks and beverages.
 2. Homeless day center.
- f. The following compliance plan is put in place to outline steps that Hospitality Center (Center) staff and volunteers will take during operational hours in order to meet the guidelines provided by the Conditional Use Permit adopted by the Common Council through Res.12-2987 and those contained herein:
 1. To address loitering, from 7:30 a.m. until 1:00 p.m. a Center staff person or volunteer shall be assigned as an active monitor of the outdoor areas surrounding the St. Luke's property, including the north, south and east sides. The active monitor will:
 - a. Be visible and identifiable by wearing a nametag, vest, or other Center labeled clothing.
 - b. Be continuously present outdoors in 30 minute shifts from 7:30 a.m. to 1:00 p.m.
 - c. Conduct a walking sweep of the block at each shift change, with focus on areas directly surrounding the Center.
 - d. Direct guests who are smoking to do so on the south side of the building.
 - e. Guests who are loitering (as defined in City of Racine Municipal Code Section 66-106) shall be asked to move indoors or move along.
 - f. Direct volunteers and Center staff to not monopolize parking spaces in front 610 Main Street or 201 Sixth Street.
 2. To address noise, the active monitor will ask guest to refrain from yelling across the street or from the street into the Center.
 3. To address signage, the Center will:
 - a. Affix a "No Loitering" sign to its current signage and to the building to be visible during the Center's operational hours.
 - b. Post a sign to the entrance to the main gathering space regarding loitering, smoking, noise and behavior expectations.
 4. To address the use of the porch, the Center will:
 - a. Store guests bicycles on the porch.
 - b. Have active monitors enforce a prohibition of loitering and smoking.

- g. An updated operations, procedures and policies plan shall be approved by, and kept on file with, the Director of City Development, be considered an integral part of this Conditional Use Permit, and be amended only upon written notification to the Plan Commission.
- h. That all signs be professionally made, comply with zoning ordinance requirements, and be approved by the Director of City Development.
- i. That all trash and recyclables be stored in closed containers and screened from view in a manner to be approved by the Director of City Development. Trash and recyclables set out for curbside pick-up shall be properly bundled or containerized.
- j. 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 to the conditions of this permit without the approval of the Common Council.
- k. That it is the intention of the Plan Commission to monitor the performance of the Hospitality Center for full and sustained compliance to the conditions contained herein and those of Res.12-2987 on or before June 30, 2019.
- l. That upon successful completion of the monitoring period, if it has been determined by the Plan Commission that full and sustained compliance has been achieved, the Plan Commission may consider the expansion of uses and operations upon the filing of an application by authorized representatives of the Hospitality Center for a major amendment to this approval and to Res.12-2987.