

THAT THE REQUEST FROM RICHARD AND JOHN COURY SEEKING TO AMEND AN EXISTING CONDITIONAL USE PERMIT FOR THE RENOVATION OF, AND ADDITION TO, THE SENIOR LIVING FACILITY AT 5111 WRIGHT AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 29, 2012 be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and required permits acquired, unless otherwise permitted herein.
- c. That the building offset/yard areas as illustrated in the plans shall constitute the ordinance required offsets/yards areas as only applicable to this location.
- d. That the public sidewalk shall be extended and connected by the developer along the entire frontage of Ostergaard Avenue prior to the issuance of an occupancy permit for the renovated existing building.
- e. That an exception to provide 43 off street parking spaces, representing a seven (7) space deficit, is acceptable given the operational characteristics of the facility as described in the application materials; a 30 unit residential care apartment complex with an attached 30 resident capacity community based residential facility, both for senior citizens.
- f. That exceptions to the spacing requirements, aldermanic district resident limit, and the increase to a 60 resident facility are acceptable given the operational characteristics of the facility as a residential care apartment complex and a community based residential facility for senior citizens, as described in the application materials, and in light of the past use of the subject property as a housing complex for 56 senior citizens.
- g. That prior to the issuance of a building permit for the building addition, detailed site, building, lighting, landscaping, and signage plans be submitted for the review and approval of the Director of City Development. At a minimum, plans shall illustrate and describe dimensions, colors, design, placement and textures of the building and all exterior building materials and fixtures along with product samples and/or specification sheets for each. At a minimum, landscaping plans shall illustrate species, size and placement.
- h. That only one driveway be permitted out to Ostergaard Avenue and that the driveway be aligned with the center line of Highwood Drive.
- i. That all site lighting consist of box type cut-off fixtures and be positioned so as not to cause glare on neighboring streets or properties.
- j. That prior to the issuance of an occupancy permit for the building addition, the landscape and site lighting plan be implemented as approved.
- k. That if prior to the issuance of occupancy permits the requirements in conditions "d" and "j" are not completed then a financial surety shall be provided to the City in an amount equal in value to the required improvements described in condition "d" and "j" 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 the 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.
 - l. That all signs be professionally made, comply with the zoning ordinance, and be submitted to the Director of City Development for review and approval prior to installation.
 - m. That all curb cuts be approved by the Commissioner of Public Works.
 - n. 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.
 - o. That this permit is subject to Plan Commission review for compliance with the listed conditions.