

THAT A REQUEST BY JEFF GUSTIN, REPRESENTING VETERANS OUTREACH OF WISCONSIN, SEEKING APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A TRANSITIONAL LIVING FACILITY WITH DETACHED ROOMING UNITS AT 1624 YOUT STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on November 9, 2016 be approved subject to the conditions contained herein.
- b. That all applicable building, occupancy, health and other permits be obtained from the appropriate City departments and divisions.
- c. That this facility shall be required to obtain (annually) a Rooming House Permit and will be subject to pre-inspection and annual inspection by the City Public Health Department. All requirements of the City's Rooming House Ordinance, particularly the sanitation requirements, must be met.
- d. That residential facilities and grounds are intended solely for the use of homeless military veterans residing at 1624 Yout Street, and for related transitional living services such as meals, support groups, counseling, personal hygiene and recreation.
- e. That there will be resident on the grounds serving as the onsite representative of Veterans Outreach of Wisconsin.
- f. That there shall be no more than 15 detached rooming units on this property and each unit is subject to the following conditions:
 1. Each unit shall have a working smoke detector.
 2. Each unit shall not have toilet facilities.
 3. Each unit shall not have kitchen facilities (refrigerator, freezer, hot plates, micro waves, cooking facilities or other similar appliances).
 4. Occupancy in each unit shall not exceed one person.
- g. That the central service building shall be configured and used in the following manner:
 1. There shall be four toilet rooms with four accompanying water closets.
 2. There shall be four shower facilities.
 3. There shall be individual lockable doors to each shower facility and said doors shall be visible from the common area.
 4. The janitor room shall be located adjacent to the kitchen/shower/laundry areas.
 5. The kitchen facilities shall comply with City of Racine, Municipal Code, Chapter 22, Article 21 for storage facilities.
 6. That the Veterans Outreach of Wisconsin offices will be located in the central service building as well as a food pantry and clothing distribution services, all for the benefit of homeless military veterans and their immediate family members.
 7. The central service building shall be accessible to residents of the facility 24 hours daily.
- h. That the hours of that the central service building may be open to the general public are from 8:00 a.m. to 5:00 p.m., Monday through Friday.
- i. That quiet time on the grounds shall be from 10:00p.m. until 6:00 a.m., Sunday through Thursday, and 11:00p.m. until 6:00a.m. Friday and Saturday.
- j. That there shall be no visitors on the grounds during the designated quiet times.
- k. That all other aspects of the use and operation of this facility shall conform to the document titled "Veterans Outreach of Wisconsin, James A. Peterson Veteran Village Policy and Procedure Manual".
- l. That trash and recyclables shall be stored in closed containers and screened from view.

- m. That resident and staff shall be responsible for site, building and and grounds keeping.
- n. That the parking, drive and service drive areas be paved and/or sealed and striped.
- o. That a detailed signage plan shall be submitted to the Director of City Development for review and approval prior to installation.
- p. That the following shall be accomplished prior to the issuance of an occupancy permit:
 - 1. Parking, drive and service drive areas shall be paved and/or sealed and striped.
 - 2. Landscaping, fencing and other grounds improvements shall be installed in accordance with the site plan as approved by the Plan Commission, and as may be modified by the landscaping plan that has been submitted to the Director of City Development for review and approval.
 - 3. Dumpster enclosure is installed.
 - 4. Painting of the building in accordance with a color scheme that has been submitted to the Director of City Development for review and approval.
- q. That if, prior to the issuance of an occupancy permit, improvements in condition "o" are not completed, a financial surety shall be provided to the City in an amount equal in value to the required improvements, 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 plans(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.
 - 3. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or the owner or shall be imposed as a special charge against the real property in accordance with applicable statute.
 - 4. That by operating under this Conditional Use, the owner gives permission to the City to enter upon the property for the purposes described herein.
- r. That this approval is subject to the resolution of all technical discrepancies, comments and concerns that may be expressed by City staff and officials as they may relate to the review of this conditional use permit, the implementation of approved plans and the successful operation of the facility and grounds.
- s. That all codes and ordinances shall be complied with, and required permits acquired.
- t. 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.
- u. That this permit is subject to Plan Commission review for compliance with the listed conditions.