

## Attachments 0352-16

### Recommendations: 0352-16

#### Recommendations of the Plan Commission on 4/27/2016:

That a request by Beatrice Johnson of Greater Works International, represented by Karen Sorenson, for consideration of a conditional use request to allow an adult care and religious services facility at 1034 West Boulevard be approved, subject to the following conditions.

- a) That the plans presented to the Plan Commission on April 27, 2016 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 the hours of operation shall be from 6:00 a.m. – 6:00 p.m., Monday-Friday; and Sundays from 9:30 a.m. – 1:30 p.m.
- d) That the panels presented for replacement in the existing pole sign are approved. Any additional signage shall require review and approval by the Department of City Development prior to installation and issuance of any sign permits.
- e) That the exception allowing for 13 on-site parking spaces where 15 are required is approved. Should parking demand become a concern due to the amount of traffic generated by the site uses, the parking situation may be re-evaluated.
- f) That the following shall be accomplished prior to the issuance of an occupancy permit:
  1. Power-wash the building exterior.
  2. Install landscaping along the West Boulevard building frontage in accordance with plans submitted for the review and approval of the Director of City Development.
  3. Seal and stripe the parking lot. Provide the Department of City Development the re-striping plan.
  4. Present and implement a proposal for shielding existing exposed building lights away from adjacent properties.
  5. Add wheel stops to the parking spaces fronting the alleyway.
  6. Install dumpster and required screening, in accordance with plans to be submitted for the review and approval of the Director of City Development.
- g) That, if prior to occupancy, the requirements in condition f. 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 f. 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.
  - h) 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.
  - i) 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.
  - j) That this permit is subject to Plan Commission review for compliance with the listed conditions.