

## **RECOMMENDATION**

THAT A REQUEST BY JOE TIKOTZKY REPRESENTING VILLA HEALTHCARE SYSTEMS SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT FOR A BUILDING ADDITION AND SOUTHERN FAÇADE CANOPY REMODEL PROJECT FOR THE VILLA AT LINCOLN PARK, 1700 C.A. BECKER DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS.

- a. That the plans presented to the Plan Commission at the April 13, 2016 meeting be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and required permits acquired.
- c. That any dumpster stored along C.A. Becker Drive frontage shall be contained in a dumpster enclosures. The location and design of the dumpster enclosure(s) shall be presented to the Director of City Development for review and approval. Said dumpster enclosures shall be erected prior to the issuance of an occupancy permit for the building addition.
- d. That if, at time Occupancy is requested the requirements outlined in the conditions above are not complied with, that a financial surety shall be provided to the City in an amount equal in value to the required improvements described, and 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 amount of the surety shall be based on cost estimates for materials and labor for each outstanding incomplete item. All estimates are to be provided by the applicant or their assigns, and shall be reviewed and approved by the City prior to acceptance of any surety.
  3. 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.
  4. 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.
- e. That no minor changes be made from the conditions of this permit without the approval of the Access Corridor Development Review Committee, and no major change be made from the conditions of this permit without the review of the Plan Commission and approval of the Common Council.
- f. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.