

STAFF RECOMMENDATION

THAT THE REQUEST FROM NICK FATTAH, AGENT FOR SUHER MOHAMED, SEEKING A CONDITIONAL USE PERMIT FOR AN ASSISTED LIVING FACILITY AT 1419 SUPERIOR ST. BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 8, 2011 be approved, subject to the conditions contained herein.
- b. That codes and ordinances be complied with and all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That this facility be in full compliance with applicable State licensing requirements.
- d. That this residential facility be limited to no more than 15 male residents categorized as Developmentally Disabled and Advanced Age. No persons of other categories shall be served at this facility.
- e. That the facility be professionally staffed 24 hours per day, seven days per week with no less than two qualified staff members present at all times.
- f. That all staff and visitor parking be contained on site.
- g. That no resident shall be allowed to have personal vehicles at this location.
- h. That prior to the issuance of an occupancy permit, the following shall be accomplished:
 1. The following shall be submitted to the Director of City Development for review and approval:
 - i. Visitor screening policies.
 - ii. Plan for an advisory board of neighborhood residents.
 - iii. Landscaping and grounds maintenance plan.
 - iv. Pavement plan for all parking and drive areas.
 2. The following shall be submitted to the Access Corridor Development Review Committee for the review and approval:
 - i. Exterior upgrade plan addressing painting, siding, roofing, fencing repair or replacement, and landscaping refreshing.
 - ii. Signage plan if signage is desired. Said signage shall be professionally made, and comply with zoning ordinance requirements.
 3. That security cameras and lighting be installed on the outside of the building and inside the main entrance and that they be maintained in good working order and operational 24 hours per day.

4. That a telephone number be established, disseminated, and maintained on a 24-hour basis so that municipal staff and neighborhood residents can contact the facility.
 5. That alarms be installed on all facility egress doors to monitor access to and from the building.
- i. That all trash and recyclables be stored in closed containers and screened from view.
 - j. That the required improvements outlined in conditions “h.1” through “h.5” of these conditions shall be implemented prior to the issuance of an occupancy permit, or a financial security shall be provided to the City in an amount equal in value to the required improvements, under the following terms:
 1. The financial security 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 implemented by August 1, 2011. 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 purpose hereby described.
 - k. 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.
 - l. That this permit is subject to Plan Commission review for compliance with the listed conditions.