

THAT THE REQUEST TO REINSTATE APPROVAL OF THE CONDITIONAL USE PERMIT FOR AN ADULT DAY CARE FACILITY AT 2051 MEAD STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans submitted and reviewed by the Plan Commission on February 11, 2015, be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and that all required permits, inspections, and licenses be obtained.
- c. That a maximum of 15 individuals, including clientele and staff, may be on-site at any time. Should State or Building Code requirements have stricter occupancy limitations, said limitations shall apply.
- d. That all required State licenses and certificates for Adult Day Care be obtained. The applicant shall provide copies of said documents to the Department of City Development within 30 days of obtaining an occupancy certificate.
- e. That handicapped access into the building meeting all City and ADA requirements shall be provided at the building entrance, prior to issuance of an occupancy permit.
- f. That a hold harmless agreement be obtained from the City Attorney's office for the signage extending over the City right-of-way prior to issuance of an occupancy permit.
- g. That approval of the loading zone for pick-up and drop-off of clientele be obtained prior to the issuance of an occupancy permit. If said approval is not granted, the applicant shall provide alternative parking arrangements, subject to review and approval by the Department of City Development.
- h. That the Plan Commission grants an exception to allow 3 parking spaces for this use as an Adult Day Care center where 4 spaces are required.
- i. That the building trim, window trim, and front door/entryway be re-painted. Color selection shall be subject to review and approval by the Department of City Development. Painting shall be complete prior to issuance of an occupancy permit.
- j. That the parking area located at 2101 Mead Street shall be constructed as per the plans provided and approved by the Village of Mt. Pleasant dated January 26, 2015, prior to issuance of an occupancy permit.
- k. That if required improvements are not completed prior to request for an occupancy permit, a financial surety shall be provided by the applicant. Said surety shall be in an amount to be determined for any outstanding work, shall be made payable to the City of Racine, shall be valid for no less than one year, and shall meet all requirements for document format and content as required by the City Attorney.
- l. That the hours of operation shall be from 6:00 a.m. - 6:00 p.m., Monday through Saturday.
- m. That the site shall be maintained free of trash and debris, and that all storage of trash shall be indoors until the scheduled pick-up day.

- n. 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.
- o. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.