



Legislation Text

File #: Res.0324-17, **Version:** A

Alderman Shakoor

Greenspan Home Health Care, LLC Personnel Office at 2124 Sixteenth Street

Resolved, that the request from Nina Yates, representing Greenspan Home Health Care, LLC, seeking a conditional use permit to operate a personnel office at 2124 Sixteenth Street is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on September 13, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That no loitering in or around the building shall be permitted.
- d. That the hours of operation shall be 9 a.m. - 4 p.m., Monday thru Friday.
- e. That street parking standards be enforced per the description provided:
 1. Each office employee, including Registered Nurses, shall park at least one block away from the facility.
 2. Personal care workers are free to park near the building.
 3. When a personal care worker or registered nurse is scheduled for training they too will abide by the standard of parking at least one block away from the facility.
- f. That, if an agreement for parking is made to allow parking at the neighboring parcel, the agreement be provided to the Director of City Development.
- g. That, prior to building permits or occupancy permits being issued, an exterior renovation plan be submitted for the review and approval of the Director of City development, and implemented prior to occupancy.
- h. That, if exterior renovation cannot be completed before the issuance of and occupancy permit, then the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, cash, or other recognized assurance. An estimate of the cost of completing the exterior renovation is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete items. The financial assurance shall be kept on file with the Department of City Development, with the content and format of said assurance subject to review

and approval of the City Attorney. All exterior renovations shall be completed by October 1, 2018.

i. That all signs shall be professionally made and comply with all zoning ordinance requirements, and be approved by Director of City Development.

j. That all codes and ordinances are complied with and required permits acquired.

k. That no minor changes be made from the conditions of this permit without 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 conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A