

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER: 776-17

APPLICANT NAME: Miles of Smiles Academy

AGENT NAME: Eihab Atout

ADDRESS OF PROPERTY IN QUESTION: 1816 Sixteenth Street

CURRENT / MOST RECENT USE: Former Dino's restaurant

PROPOSED USE: Daycare

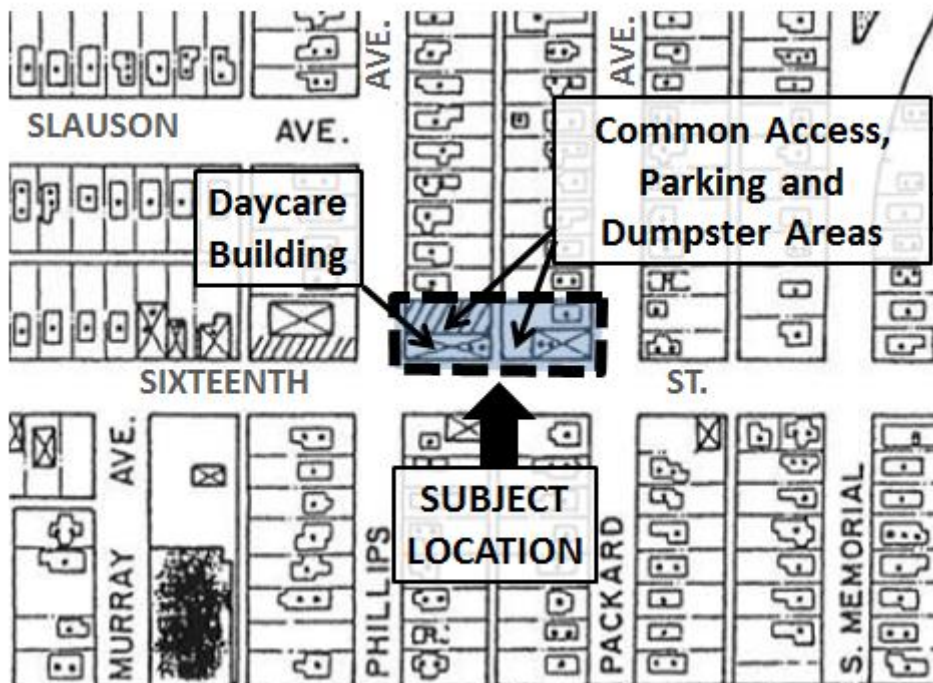
CURRENT ZONING: B-2

PROPOSED ZONING: No change sought

ATTACHMENTS:

SUMMARY:

Eihab Atout, agent for Miles of Smiles Academy, is seeking a conditional use permit for a daycare center in the building at 1816 – 16th St., to be operated in accordance with applicable State and local requirements. Depending on need, up to ten qualified staff will be available to provide daycare services for up to 85 children from ages 6 weeks through 12 years old throughout the day, Monday through Friday from 6:00 am to 8:00 pm. Drop off and pick up of children will be conducted in the parking lots at 1512 Phillips Ave. and 1812 – 16th St. A dumpster area will be shared with the Twins Food Mart on the property at 1812 - 16th Street.



DENSITY (114-Article V: Article VII, Div. 5&8) N/A Existing

SETBACKS (114-Article V: Article VII, Div. 6) N/A Existing

DRAINAGE (114-739 & Consult Engineering Dept.) N/A Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility) N/A Existing

ARCHITECTURE (114-Secs. 735.3 & 736) N/A Existing

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: No parking exists on site, however, shared parking and access exists on parcels directly adjacent to the north (14 spaces) and east (4 spaces) of the site. Parking and access agreement is needed to be submitted formalize the this arrangement.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

Former garden area west of the building will be incorporated into playground and activity area. Possibility for landscaping exists along parking areas adjacent to 16th Street and Phillips Ave sidewalks. Landscape plan needed that incorporates play area and parking lot landscaping along sidewalks.

SIGNAGE (114-Article X) No signage proposed at this time.

EXTERIOR LIGHTING (114-Sec. 742) Existing lighting fixtures will be redirected so as not to glare onto adjacent property. Inoperable fixtures must be removed or repaired.

FIRE/POLICE (Consult Fire, Police, and Building Depts.) Property is directly east of the 16th Street COP house.

OUTSIDE STORAGE (114-Article V & 114-740) No outside storage has been proposed other that combined dumpster facility.

OPERATIONS

HOURS: Monday through Friday from 6:00 am to 8:00 pm.

NUMBER OF EMPLOYEES: FULL-TIME: 10 PART-TIME: 10

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No conditional use shall be recommended by the plan commission unless such commission shall find that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

Should meet this criterion if operated in accordance with the approved conditions.

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Should meet this criterion if operated in accordance with the approved conditions.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Should meet this criterion if operated in accordance with the approved conditions.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided. **Existing.**

5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

Should meet this criterion if operated in accordance with the approved conditions.

6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.

Should meet this criterion if operated in accordance with the approved conditions.

The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Should meet this criterion if operated in accordance with the approved conditions.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST BY EI HAB ATOUT, AGENT FOR MILES OF SMILES ACADEMY DAYCARE AT 1816 SIXTEENTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plan presented at the August 9, 2017 Plan Commission meeting be approved, subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and all required permits be obtained.
- c. That the Commission authorizes this facility to operate 6:00 a.m. through 8:00 a.m. , Monday through Friday.
- d. That any exterior signage shall be submitted to the Director of City Development for review and approval of design and/or placement prior to a request for a sign permit. All signage shall comply with zoning ordinance requirements.
- e. That all vehicular drop-off and pick-up of children be conducted in the parking areas at 1512 Phillips St. or 1812 – 16th St.
- f. That the playground be maintained in a safe and working order.
- g. That within (30 days of final approval), the applicant shall provide copies of State permits authorizing the facility to operate at this location for the hours requested to the Department of City Development.
- h. That all employees hired are properly certified and have all necessary licenses before obtaining an occupancy permit.
- i. That prior to the issuance of an occupancy permit, the following shall be submitted to the Director of City Development for review and approval, and/or accomplished:
 1. A landscape plan illustrating initial placement of play apparatus, fencing treatment, landscape buffer along the parking spaces adjacent to the sidewalks on 16th Street and on Phillips Ave, and dumpster enclosure location and design.
 2. Design of fencing and wheel stops along north lot line.
 3. Joint access, parking and dumpster agreement between property at 1512 Phillips Ave., 1812 – 16th St and 1816 – 16th St.
 4. Sealing and striping of the parking lots.
 5. Adjustment of exterior lighting fixtures to eliminate glare onto adjacent lots, and removal or repair of inoperable fixtures.
 6. A written security and safety plan including a timeline for its implementation.
- j. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “i” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance.
- k. That no major 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 review by the Plan Commission for compliance with the listed conditions.