



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Legislative Report

File Number: Res. 0098-19

Agenda Date: 03/19/2019

File Type: Resolution

Spanish Immersion Montessori School at 1407 S. Memorial Drive

Resolved, that based on the findings of fact, the request from Mildred Zamorano-Perry seeking a conditional use permit to operate a Spanish Immersion Montessori School at 1407 S. Memorial Drive is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on January 23, 2019, be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. Parking lot spaces be striped in accordance with the sizing requirements of Sec. 114-Article XI; this shall be accomplished by August 1, 2019.
 2. Site be landscaped and maintained as required by Sec. 114-743. Existing vegetation trimmed and specifications for any new plantings and organic materials to be submitted to the Department of City Development and approved prior to installation. Stone or rocks are not allowed.
 3. Submission to and approval by the Department of City Development of plans for the trash storage area which meet all requirements of Sec. 114-740 and shows that all trash and recycling be kept in closed containers which are completely screened from public view and includes a gate on the trash storage area. A chain link fence with privacy slats shall not fulfill this requirement.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in b, 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 year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That hours of operation 8:30 a.m., to 12:30 p.m., Mondays through Friday, and 12:45 p.m., to – 3:45 p.m., Monday through Friday, if there is enough demand for an afternoon section.
- e. That any fencing be decorative in nature and not chain link and that any changes to the proposed fencing on site be submitted to and approved by the Department of City Development prior to installation.
- f. That this operation shall be monitored for potential sustained negative traffic impacts on Washington Avenue related to pick-up and drop-off times, and if sustained negative impacts are observed, an alternative pick-up and drop-off patterns may be required.

- g. That the applicant work with City staff to determine the proper verbiage for cautionary traffic signage to be installed on the site.
- h. That all codes and ordinances are complied with and required permits acquired.
- i. 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.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A