

THAT THE REQUEST BY TEDRA CLARK TO OPERATE A 24/7 CHILD CARE FACILITY AT 1313 HIGH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented at the October 12, 2016 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 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.
- d. That the Commission authorizes this facility to operate 24 hours a day, 7 days per week.
- e. That the applicant shall provide details related to property security and surveillance to the Department of City Development for review prior to issuance of an occupancy permit.
- f. That the parking lot shall be treated for weeds and striped according to the site plan, with any missing wheel stops, striping and markings, handicapped signage, etc. shall be completed prior to issuance of an occupancy permit.
- g. That the area presented for storage for trash and recyclables will be further reviewed. If the area proposed is inadequate, the applicants agree to work with Staff on an alternative location and to provide proper screening to meet the screening development standards. This issue shall be addressed and rectified prior to issuance of an occupancy permit.
- h. That further review of all fencing and screening areas installed shall take place for legality concerning permits as well as appropriateness and appearance. The applicants agree to work with Staff on this issue, and agree to make modifications determined to be necessary by code and for enhanced appearance for the site.
- i. That the curb-cut off Charles Street be designated as "Entry Only", and the curb cut along High Street be designated as "Exit Only" prior to issuance of an Occupancy certificate.
- j. That Staff shall further review the lighting information provided for completeness, and the amount of lighting within the site for appropriateness. The applicant agrees to work with Staff on the issue of lighting, and will provide additional information if needed. Further, the applicants agree to remove and/or fully shield fixtures if it is determined the lighting is excessive for the use and intrusive to neighboring process. This shall commence and be completed prior to issuance of an occupancy permit.
- k. That landscaped areas shall be cleaned out and maintained, and a landscaping plan shall be presented to the Department of City Development for review and approval for those areas identified as needing new or additional plantings, prior to issuance of an occupancy permit.
- l. The teller islands under the canopy shall be removed prior to issuance of an occupancy permit.
- m. That if, prior to the issuance of an Occupancy Permit, required site improvements have not been or cannot be completed due to weather, 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.
- n. 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.
- o. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.