

THAT THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A DAYCARE CENTER IN BUILDING 5 AT 3131 TAYLOR AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on October 30, 2013 be approved subject to the conditions contained herein.
- b. That by approving this conditional use permit, it is acknowledged that an exception is being granted to the Zoning Ordinance, Section 114-428.(4)d., in that this daycare will be located within 1,000 feet of an existing daycare operation, located on the same campus.
- c. That all codes and ordinances be complied with and that all required permits be obtained.
- d. That all staff members providing care be properly trained and licensed as required by the State of Wisconsin.
- e. That all grounds be maintained on a daily basis.
- f. That the hours of operation be from 5:30 a.m. through 11:30 p.m., Monday through Saturday.
- g. That the loading and unloading of children shall be conducted on-site and not block any driveways or parking areas within the site, including access to any of the other buildings.
- h. Any proposed signage shall be submitted to the Director of City Development for review and approval prior to issuance of building permits
- i. That the following shall be accomplished:
 1. The parking lot be sealed and restriped by June 1, 2014.
 2. That all trash and recyclables be stored in closed containers and screened from view. The design and location of such trash enclosure shall be presented to the Director of City Development for review and approval prior to installation. Said trash enclosure shall be installed by December 1, 2013.
- j. That, if by June 1, 2014 the site improvement required and described in conditions "i.1" is not completed, a financial surety shall be provided to the City in an amount equal in value to the required improvements, subject to the following terms:
 1. Financial surety documents shall be submitted for the review and approval of the Director of City Development, shall be issued in the City's favor, shall be in effect for one year from the date of issuance.
 2. Shall be extended beyond the expiration date if deemed necessary by the City of Racine, and shall require that the issuer give a 90 day notice to the Department of City Development prior to the expiration of said financial surety.
 3. The City is authorized by the Conditional Use permit to enter the site, implement the plan(s) and draw on the financial surety for the cost of implementation of work if required improvements are not completed by June 1, 2014, or by an earlier date as may be required. Any costs incurred in excess of the value of the financial surety shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with applicable statute.
 4. By operating under this Conditional Use, the applicant and owner give permission to the City to enter upon the property for the purposes described herein.
- k. 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.

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