



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Legislative Report

File Number: Res. 00558-20

Agenda Date: 11/12/2020

File Type: Resolution

1020 Washington Avenue

Resolved, that based on the findings of fact, the request from Roots Residential AFH LLC, seeking a conditional use permit to operate a group daycare center for children at 1020 Washington Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on October 28, 2020, 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; the staffing levels for a daycare center as required by the State of Wisconsin are met or exceeded at all times.
- c. That all of the following occur prior to occupancy, unless otherwise noted:
 1. That a valid operator's license from the State of Wisconsin for a daycare center be submitted to the Department of City Development.
 2. That a plan for operations in accordance with Safer Racine Order be submitted to and approved by the City of Racine Health Department.
 3. That striping of the lot occur as required by Racine Ordinance Sec. 114-Article XI by March 31, 2021.
 4. That a sign and pavement arrow indicating right turn only be installed on the southernmost driveway and visible to all exiting vehicles from the site.
 5. That a mechanical or sensory operated gate or device be reviewed and approved by City Development and subsequently installed on the southernmost driveway at or within three feet of the property line indicating "Do Not Enter and Exit Only" to face Washington Avenue and be mounted on said gate or device.
 6. That the northernmost driveway be closed, the driveway apron removed and a curb installed, totally eliminating access from Washington Avenue for vehicles.
- d. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "c" 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.

- e. That hours of operation are 24 hours daily.
- f. That an exception from the requirement of Racine Ordinance Sec. 114-448(9) (a) be granted, to allow the location of 220 feet from a signalized intersection instead of 250 feet and from Racine Ordinance Sec. 114-1148(9)(d) to allow a location within 1,000 feet of another entrance as outlined in Criterion 7 of the staff report.
- g. That all codes and ordinances are complied with and required permits acquired.
- h. 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.

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

Fiscal Note: N/A