



Application for Conditional Use Review

Applicant Name: Roots Residential AFH, LLC

Address: 1100 N. Main St. City: Racine

State: WI Zip: 53402

Telephone: (262) 631-3668 Cell Phone: _____

Email: Rootsresidentialafh@gmail.com

Agent Name: Daniel Taylor

Address: 2034 Dodge Ave City: Evanston

State: IL Zip: 60201

Telephone: 262-880-3847 Cell Phone: _____

Email: danielmtaylor@gmail.com

Property Address (Es): 1020 Washington Ave

Current Zoning: B-3

Current/Most Recent Property Use: OIC of Racine County

Proposed Use: Early School / Group Childcare





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (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;
- (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;
- (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;
- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and
- (7) 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.





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11” x 17” size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application		
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 		
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are “Existing” or “Proposed” e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks 		
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 		
5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 		





Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input type="checkbox"/>	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: _____

Applicant Signature (acknowledgement):  OR Date: 07/07/20



Executive Summary

Little Roots Early School is a full-service early education child development center that provides curriculum based early childhood services to the children of employees of Roots Residential AFH LLC (1100 N. Main St) Racine, WI and surrounding community.

This mid-sized child care facility serves children from ages 6 weeks to twelve years of age with a primary focus on 18mos-5years. Little Roots Early School will be staffed by education professionals trained in early learning programs and curricula. Our program will support the numerous initiatives enacted by Governor Tony Evers to address equity & inclusion in children's access to quality preschool in Wisconsin.

Given our team's professional training, credentials, and distinguished experience, we will offer equivalent or greater quality of care, services, programs, and accreditations – as the larger well known less inclusive centers that exist within the city today, at lower more affordable costs.

We have a tentative center launch date of January 1st, 2021.

The Market

The state of Wisconsin has identified challenges of equity and inclusion statewide and Racine is no exception. Little Roots Early School addresses concerns regarding accessibility, quality, affordability and workforce that many families face when searching for access to quality preschool. The state of Wisconsin has identified 2023 as the year by which all Wisconsin families will have access to high-quality, affordable, local early care and education opportunities. Presently, 54% of our state is considered a childcare desert, which means; within any given zip code there are 30 children, and only 1 available preschool slot for every 3 children. Little Roots Early School will help support equity and inclusion here in Racine.

Little Roots will employ a variety of strategies to differentiate themselves and maximize parental choice. The first of which is pricing structure, many families have great challenges with affordability, costs for infant/toddler care is often greater than most in state tuition! Little Roots services will be priced less than the larger commercial run facilities. Next, Little Roots will be curriculum based programming with a focus on the Reggio - Emilia Approach to project based learning. Classes schedule will include:

- Creative Arts
- Technology
- Early Writing
- Early Reading
- Listening & Speaking
- Math
- Science
- Social Studies

Services

Little Roots offers Racine, WI equity & excellence in African American and other minorities children's access to quality preschool.

Little Roots will:

- Maximize learning for every child
- Tend to social & emotional well-being of children
- Provide safe learning and work environment

Little Roots offers a low teacher to student ratio, (1:5 average) custom facilities, and innovative learning programs. Little Roots plans to offer the flexibility and support needs of the staff of Roots Residential AFH LLC primarily. Secondly we will seek to provide community services in Teen Pregnancy Prevention. In addition to TPP, Little Roots Early School plans to staff a clinical therapist will help provide mental health and counseling services to the families of the center, TPP program participants, and wherever available, the community at large.

The Customers

Little Roots will be concentrating on two primary target customer segments. The first is full-time Roots Residential AFH LLC staff members. This group is forecasted to account for 80% of Little Root's business within the first year. This group is growing at a rate of 25% and there are over 100 children in Racine WI whose parents currently express concerns with child care quality and reliability. Secondly, we expect to offer Teen Pregnancy Prevention services and have identified a plan to support teen parents within the community.

1.1 Mission

Little Roots Early School will offer equity and excellence in early education. Little Roots will provide top tier technology and curriculum. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel will be hired to ensure each child has the proper education while in our care.

1.2 Keys to Success

Keys to success for the preschool will include:

1. Accessibility
2. Quality care
3. Affordability
4. Highly trained Workforce

Company Location and Facility

Little Roots Early School, located at 1020 Washington Ave. Racine, WI- former site of community staple Opportunities Industrialization Center (OIC) building, vacant for nearly 15 years, Little Roots offers renewed vibrancy and opportunity to an area that has traditionally been underemployed and undereducated. Little Roots Early School is a newly renovated 5,500 sq ft facility located in Racine's uptown with easy access to the beachfront, public library, outdoor play area and other local activities. Little Roots will offer services 1-3rd shift, shifts of the Roots Residential AFH LLC staff. The children will be exposed to a wide range of age appropriate activities including arts and crafts, yoga, theatre and dramatic play, questioning, cognitive development, socialization, technology, muscle group activities, and general learning.

2.1 Company Ownership

This business will begin as a simple partnership, owned by its founders. As the operation grows, the owners will consider re-registering as a limited liability company or corporation, whichever best suits the business needs.

Little Roots is a start-up managed by Dariel Taylor (licensee) in conjunction with Tasia White (Administrator). Mrs Taylor holds a BA from Concordia University; has extensive experience in the care industry, and has maintained an excellent reputation in this same industry. In addition to Dariel's expertise in care she will oversee the sales/management and finance/administration areas, respectively. Mrs. White is an alumni of University of WI-Parkside and Alverno College where she

earned her Bachelors of Psychology and Masters in Education respectively. She is a proud native of Racine, WI and is passionate about giving back to her community. She is always eager to share a message around the concept that power is knowledge and will be active in day to day operations.

2.2 Traffic Management Strategy

1020 Washington Ave. will yield approximately 23 parking spaces. This will accommodate onsite staff and parental drop-in needs; with preferred staff parking at rear to minimize congestion. The projected student:staff ratio per shift is:

1st (100 : 25)

2nd (100 : 25)

3rd (50 : 10)

Based on the annual daily traffic in the area, it is anticipated that Little Roots Early School will have the modest traffic implications, with peak traffic hours as follows:

Morning Peak 7-9AM

Afternoon Peak 4-6PM

The proposed traffic configuration does limit the number of access points to minimize traffic conflicts and prevent driveway blockage. The site plan does maintain adequate spacing between adjacent streets and driveway intersections.

Washington Avenue is a critical commercial corridor for the neighborhood and is a destination for many trips within the area. Little Roots Early School is in support of all speed controls and compliance to optimize safety; the site will be marketed heavily with billboards, flyers, special signals to notify drivers of an Education campaign.

There is clear and growing evidence that motorists tend to drive faster through areas that are stark, seedy, poorly maintained, or otherwise show a lack of pride, investment and community ownership. In the same way that many people will not walk in an area they feel is unsafe, many motorists will drive faster in areas where they do not feel it is safe to stop, or linger. Thus, transportation approaches to bringing back the life and vitality of a neighborhood need.

Improved walkability in Washington area is essential. The area's sidewalk system keeps pedestrians from having to walk on roadways. This increases the safety and comfort for all pedestrians especially children, seniors and people with disabilities.



PETITION TO THE RACINE CITY COUNCIL, COUNTY BOARD OF SUPERVISORS, PLANNING & ZONING COMMISSION

Subject Matter: Roots Residential AFH LLC 1100 N. Main St is seeking a conditional use permit for a Group Child Care Center/Early School. 1020 Washington Ave is the intended location of the prospective Early School.

THIS CHECK IS VOID WITHOUT A TWO-TONED COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW



Roots Residential AFH LLC
1100 N. Main Street
Racine, WI 53402

JPMORGAN CHASE

12068

7/2/2020

PAY TO THE ORDER OF City of Racine

\$**795.00

Seven Hundred Ninety-Five and 00/100***** DOLLARS

City of Racine
730 Washington Ave
Racine, WI 53403

VOID AFTER 90 DAYS

MEMO

Little Roots conditional use permit

SECURITY FEATURES INCLUDED. DETAILS ON BACK

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈0 12068⑈ ⑆07 10000 13⑆ 25897603 1⑈

Roots Residential AFH LLC

CHECKOMATIC.COM - (800) 555-6374

12068

City of Racine

7/2/2020

Little Roots conditional use permit

795.00

Chase Current

Little Roots conditional use permit

795.00



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WE, THE UNDERSIGNED HEREBY PETITION THE RACINE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT FOR 1020 WASHINGTON AVE WITH THE INDEED USE OF GROUP CHILD CARE CENTER (EARLY SCHOOL). AS A ROOTS RESIDENTIAL EMPLOYEE, I INTEND TO SUPPORT THIS CENTER AND HAVE A SCHOOL AGED CHILD THAT WILL ENROLL.

PRINT NAME	PRINT ADDRESS	SIGNATURE
Eric Pfitman	1821 Chatham	Eric Pfitman
Elanda Kidd	1214 Erie St upper	Elanda Kidd
DARRELL RILEY	1619 EDGEWOOD AVE.	Darrell Riley
Lehecha Turner	1941 Howe St	Lehecha Turner
Lizee Liggins	1900 mead st	L Liggins
Keith Pennie JR	400 7th St	Keith Pennie Jr
Raymond Turner	1720 S Marquette	Raymond Turner
Jarriel Barry	1801 Taylor	Jarriel Barry
Cherokee Jordan	1924 U-Howe	Cherokee Jordan
Stephanie Reynolds	2924 West High	Stephanie Reynolds
Brian Sanders	13 1914 Erie upper	Brian Sanders
Camery Jordan	1541 Grace Ave	Camery Jordan
Tiffany Placencia	4240 N. Main Street	Tiffany Placencia
Donita Reynolds	720 S Marquette	Donita Reynolds



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PRINT NAME	PRINT ADDRESS	SIGNATURE
Stasius Barnes	1920 St. Patrick	<i>Stasius Barnes</i>
Darion Baker	815 8 th St. #M15	<i>Darion Baker</i>
D'Carlos Farmer	11014 Albert street	<i>D'Carlos Farmer</i>
D WRIGHT	4621 Blue Run	<i>M. P. Wright</i>
Joe Culberson	2822 Arlington	<i>Joe Culberson</i>
David Fletcher	1101 2323 Hansen Ave	<i>David Fletcher</i>
Sedale Lockridge	2944 Chicago Rd	<i>Sedale Lockridge</i>
Jamie Barnes	1117 Hartman CT	<i>Jamie Barnes</i>
Demontae Collins	4015 Erie St. #107	<i>Demontae Collins</i>
Raymond Smith	2700 Center St	<i>Raymond Smith</i>
Jayten Baylin	2500 Russet St	<i>Jayten Baylin</i>
Angela Weatherpoon	928 Racine St.	<i>Angela Weatherpoon</i>
Ashley Jordan	1541 Grange Ave	<i>Ashley Jordan</i>
Jessiah Dilliang	524 Hayes Ave	<i>Jessiah Dilliang</i>



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PRINT NAME	PRINT ADDRESS	SIGNATURE
QUANETTA JOHNSON	2200 CENTER ST Racine, WI 53403	<i>[Signature]</i>
Kennyn Conneeley	524 Hayes Ave	<i>[Signature]</i>
Samantha Soens	1419 Shoreland Dr	<i>[Signature]</i>
Ollie Kidd	2229 Shoop St.	<i>[Signature]</i>
Verbsie William	1650 Acme Blvd	<i>[Signature]</i>
Hermany Breyer	134 Wisconsin Main St APT-201	<i>[Signature]</i>
Shaton Edwards	4219 Durand Ave APT 28	<i>[Signature]</i>
Michael Creeg	HTS 282 college Ave	<i>[Signature]</i>
Shantel Whitnell	1000 Pearl st	<i>[Signature]</i>
Dyll Wright	4621 Blu Raven	<i>[Signature]</i>
Lyon Perkins	1715 W Casalte	<i>[Signature]</i>
Toni Liggins	1900 Mead St	<i>[Signature]</i>
Joshua Plouffe	1512 West St	<i>[Signature]</i>
Brandon Lee	2229 Shoop St	<i>[Signature]</i>



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PRINT NAME	PRINT ADDRESS	SIGNATURE
Jhnguna Beadles	1233 Carlisle	Jhnguna Beadles
DeAsia Kidd	2224 Shore St	DK
Cameo Powell	1812 W 6th St.	Cameo Powell
Ishijae Hubbard	210 9th	Ishijae Hubbard
Terrance Johnson	1321 villa lower	Terrance Johnson
Charmelle Weathers	1701 Renaissance	COMO
Jalynn Blue	928 Racine street	Jalynn Blue
Jalynn Kobl	945 Grand Ave Apt 2	Jalynn Kobl
David Clark	2336 Gilson	David Clark
Shaquille Carter	255 N Memorial	Shaquille Carter
Swain Holland	1220 South Memorial	Swain Holland
Darnell Neithur	1106 Irving Place	Darnell Neithur
Martines Gats	1120 Oakwood Rd	Martines Gats
Arel Strug	900 17th	Arel Strug



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PRINT NAME	PRINT ADDRESS	SIGNATURE
Karen Fields	1219 10th St.	<i>Karen Fields</i>
Demetrius	943 10th St	<i>Demetrius Carrao</i>
Raabe Reed	950 Marquette dr	<i>Raabe Reed</i>
Kimber Larson	2200 Center St	<i>Kimber Larson</i>
Cobi Collins	1328 Kawaunee St	<i>Cobi Collins</i>
Byron Beadles	4120 Taylor Ave	<i>Byron Beadles</i>
Iyana Keys	1645 Flett Ave	<i>Iyana Keys</i>
Tyreull King	1418 William St	<i>T. King</i>
Darshane Anderson	921 Villa St #7	<i>Darshane Anderson</i>
Nina Gutierrez	1219 1/2 Arthur Ave	<i>Nina Gutierrez</i>
Nautica Canady	2050 Carlisle Ave	<i>Nautica Canady</i>
Alexis Gamore	1713 Center St.	<i>Alexis Gamore</i>
Jordan Collins	3304 Victory Ave	<i>Jordan Collins</i>
Marcus Edwards	2620 Gilson St	<i>Marcus Edwards</i>



**PETITION TO RACINE CITY COUNCIL, COUNTY BOARD OF SUPERVISORS,
PLANNING & ZONING COMMISSION**

PETITION SUMMARY AND BACKGROUND	<p>Roots Residential AFH LLC (representative: D. Taylor) 1100 N. Main St. is seeking a conditional use permit for a Group Child Care Center/Early School. 1020 Washington Ave is the intended location of the prospective Early School. Conditional use is required for ordinance violations:</p> <ul style="list-style-type: none"> *1000ft of existing group child care center *250ft traffic signal. 			
ACTION PETITIONED FOR	<p>We, the undersigned, hereby petition the Racine City Council to grant a conditional use permit for 1020 Washington Ave with the intended use of Group Child Care Center (Early School).</p> <p>We state or believe that Little Roots Early school will:</p> <ul style="list-style-type: none"> *Operate a unique non-conflicting business model. *Maximize learning opportunity for underserved community. *Improve Kindergarten readiness and academic achievement post graduation. *Increase available resources to community with inclusion of add'l programming (TPP) *Revitalize neighborhood and underscore successful AA business growth in Racine County. 			
PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
C. L. Boyd 1056		1208 10TH Racine Wis		6-25-20
Shantez Phillips		4114 Maryland Ave	PRV	6-25-20
Jennifer Ford		915 Racine St		6-23-20
M ARK COMAN		910 RACINE ST		6-25-20
Narazeeh Cunningham		900 Racine St		6-25-20
Temeka Cunningham		900 Racine St		6-25-20



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PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
KAREN FEROS	<i>Karen Feros</i>	1219 10 th St.	Accepting of this project	6-25-2020
SANTOS NADRID	<i>Santos Nadrid</i>	930 RACINE ST.		6-25-20
Serrano Wethy	<i>Serrano Wethy</i>	928 Racine St		6-25-20
Nadene Winston	<i>Nadene Winston</i>	926 Racine St		6-25-20
Fahjeem Moore	<i>Fahjeem Moore</i>	2700 Bate St.		6-25-20
Damonshay Pitt	<i>Damonshay Pitt</i>	505 Owen Ave		6-25-20

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PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
Wanda Joffin	<i>Wanda Joffin</i>	4320 Kennedy Dr		6-26-20
Masha Gordon	<i>Masha Gordon</i>	709 17th St		6/24/20
Shantika Gordon	<i>Shantika Gordon</i>	1544 Phillips Ave		6-24-20
Earl Brown	<i>Earl Brown</i>	1548 Phillips Ave		6-26-20
Masha Gordon	<i>Masha Gordon</i>	709 17th St		6/24/20
Lacelle Clay	<i>Lacelle Clay</i>	1008 10th St		6-24-20
Daron Hayden	<i>Daron Hayden</i>	941 Villa St		6-24-20
Allen Williams	<i>Allen Williams</i>	1427 S. Wisconsin Ave		6-26-20
Donald Compton	<i>Donald Compton</i>	1427 S. Memorial Dr, Racine W.I.		6-26-20

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PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
Lela Still	Lela Still	1046 Pearl St.		6/26/20
Thomas Cobbs	T. Cobbs	1046 Pearl St.		6-26-20
Patricia Wright	Patricia Wright	1224 11th st		6/26/20
Tina Hinds	Tina Hinds	1222 11th st		6/26/20
Shawn cook	Shawn cook	1222 11th st		6/26/20
Phillie Kidd	Phillie Kidd	945 Grand Ave	We need this	6/30
Melvin Kidd	Melvin Kidd	945 Grand Ave		6/20
Arneica wilson	Arneica wilson	254 Jones	we want this	
Elijah mosley	Elijah mosley	254 Jones		
Roger shields	Roger shields	709 1/2 10th		
Laquita Gordon	Laquita Gordon	709 10th st.	we need this	6-26-20
Demetria Khimber	Demetria Khimber	3617 Monarch PR,	we need this	6-26-20
Pita Williams	Pita Williams	1916 Linden Ave	We need this for our children	6-26-20

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PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
Tiffany Carter	Tiffany Carter	11002 Winslow St		6-25-20
Erica Carter	Erica Carter	3025 REPUBLIC AVE		6-25-20
Michael Lewis	Michael Lewis	Michael Lewis		6-25-20
Jasmine Tisley	Jasmine Tisley	Jasmine Tisley		6-25-20
Diane Taylor	Diane Taylor	Diane Taylor		6/25/20
Joshua Williams	Joshua Williams	1206 Chattman		6/25/20
Calvin Snoddy-Moore	Calvin Snoddy-Moore	623 Royal Park Rd.		6/25/20
UAKA	UAKA	1111 1/2 Racine St.		6/26/20
Angela Tellez	Angela Tellez	1008 10th St.		6-26-20
Lexus Gordon	Lexus Gordon	1011 10th St		6/26/20
Kristina R. King	Kristina R. King			
Alta Shor	Alta Shor			
Linda Wilson	Linda Wilson	709 10th St		6/26/20

