



BOBOT LAW OFFICE

VINCENT J BOBOT

October 13, 2020

City of Racine
Honorable Cory Mason
730 Washington Avenue
Racine, WI 53403

RE: Little Roots Early School
Jerodd Taylor
1020 Washington and 1023 Pearl,
Racine, WI

Dear Mayor Mason:

I have been retained by Jerodd Taylor to represent him in his efforts to renovate and utilize the building located at 1020 Washington as a childcare facility which would be occupied by children 6 weeks to 12 years of age. Presently, the zoning ordinance classifies this group daycare center for children as permissible in the B-3 General Commercial Zone District upon issuance of a conditional use permit (144-488).

The B-3 general commercial district is intended to accommodate those commercial activities which may be incompatible with the predominately retail uses permitted in other business districts; and whose service area is not confined to any one neighborhood or community.

Currently, the property is 230 feet away from a signalized intersection, but city ordinance requires 250 feet. An exception to allow the 20-foot shortfall was recommended by the City Development Department, Division of Planning and Redevelopment, Division Manager – Matt Sadowski and Jeff Hintz, Case Manager.

Apparently, the Racine City Attorney's Office informed local officials that the ordinance mandated access to the property be at least 250 feet. Yet, there are at least three other locations, namely, Nesting Place, Moe's Learning Academy, and Mayer's Home School that do not comply with said ordinance requirement. Citing the City of Racine, Department of City Development – Staff Report in their recommendation for approval, "the spirit and intent of the rule is being met as this location is a mid-block location and will not create congestion at an intersection".

Mr. Taylor is an individual committed to the Racine community. He has invested in the City of Racine and desires to do so in the future. Mr. Taylor has restructured access to the property which would place access to the property well beyond 250 feet. People would now have to enter the building off of the Pearl Street lot and use the rear portion of the building as the main entrance. The relocation of the main entrance would also dramatically reduce traffic flow on Washington Avenue.

Mr. Taylor respectfully requests that the City of Racine approve the revised plan, or have it sent back to the PHDC for their consideration. Our request is for you to advocate for someone on the Racine Common Council to make a motion to accomplish our request with subsequent approval by said legislative body.

We appreciate your time and attention to this matter. A copy of this letter has been sent to all members of the Racine Common Council urging them to approve our zoning request.

Very truly yours,



Vincent J. Bobot
Attorney at Law
State Bar No. 1020732

CC'd to All Common Council Members



