

File Number: Res. 0079-20

Agenda Date: 02/19/2020

File Type: Resolution

2911 Durand Avenue

Resolved, that based on the Findings of Fact, the request from HTC Learning Center LLC seeking a conditional use permit for a group daycare center at 2911 Durand Avenue is approved, subject to the following conditions:

- a. That the plans presented by the Plan Commission on February 12, 2020 be approved subject to 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 are met or exceeded at all times.
- c. That all of the following occur prior to occupancy being granted unless otherwise noted:
 1. Submission to the Department of City Development of a valid operator's license from the State of Wisconsin for this facility to run a daycare
 2. That the pylon sign on the property be brought down to a height of no more than 15 feet.
- 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 (1) 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 5:00 a.m. – midnight Monday – Friday and 5:30 a.m. – 6:00 p.m. on weekends.
- f. That all codes and ordinances are complied with and required permits acquired.
- g. That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage, and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- h. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A