



Legislation Text

File #: Res.0278-17, **Version:** A

Alderman Shakoor

1816 Sixteenth Street

Resolved, that the request by Eihab Atout, agent for Miles of Smiles Academy, for a conditional use permit to operate a daycare at 1816 Sixteenth Street is approved, subject to the following conditions:

- a. That the plan presented at the August 9, 2017 Plan Commission meeting be approved, subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and all required permits be obtained.
- c. That the Commission authorizes this facility to operate 6:00 a.m. through 8:00 p.m., Monday through Friday.
- d. That any exterior signage shall be submitted to the Director of City Development for review and approval of design and/or placement prior to a request for a sign permit. All signage shall comply with zoning ordinance requirements.
- e. That all vehicular drop-off and pick-up of children be conducted in the parking areas at 1512 Phillips Ave. or 1812 - 16th St.
- f. That the playground be maintained in a safe and working order.
- g. That within 30 days of final approval, the applicant shall provide copies of State permits authorizing the facility to operate at this location for the hours requested to the Department of City Development.
- h. That all employees hired are properly certified and have all necessary licenses before obtaining an occupancy permit.
- i. That prior to the issuance of an occupancy permit, the following shall be submitted to the Director of City Development for review and approval, and/or accomplished:
 1. A landscape plan illustrating initial placement of play apparatus, fencing treatment, landscape buffer along the parking spaces adjacent to the sidewalks on 16th Street and on Phillips Avenue, and dumpster enclosure location and design.
 2. Design of fencing and wheel stops along north lot line.
 3. Joint access, parking, and dumpster agreement between property at 1512 Phillips Ave., 1812 -

16th St. and 1816 - 16th St.

4. Sealing and striping of the parking lots.
 5. Adjustment of exterior lighting fixtures to eliminate glare onto adjacent lots, and removal or repair of inoperable fixtures.
 6. A written security and safety plan including a timeline for its implementation.
- j. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “i.” 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.
- 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.
- l. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A