



## Legislation Text

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**File #:** Res.0157-18, **Version:** A

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Alderman Meekma

1100 N. Main Street

Resolved, that the request from Dariel Taylor of Roots Residential seeking a conditional use permit to allow a group daycare center at 1100 N. Main Street is approved subject to the following conditions:

- a) That the plans presented to the Plan Commission on May 9, 2018, 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.
- c) The southernmost access driveway on N. Main Street be closed and the driveway on Dodge Street closed. The pavement removed and that grass seed be planted or the area be sodded and curbing meeting city requirements be installed. This shall be completed by October 31, 2018.
- d) Submission and approval to the City Development Director of plans for a decorative fence (not chain link) or wall, to be installed around the playground area to ensure children do not have access to the parking areas or roadways. This shall be completed by October 31, 2018.
- e) Submission and approval to the City Development Director of plans for the trash storage area which shows that all trash and recycling be kept in closed containers which are completely screened from public view and includes a gate on the trash storage area. This shall be completed by October 31, 2018.
- f) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “c, d and e” 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.
- g) All drop-offs, pickups, loading and parking shall occur on the subject property and not in any right-of-ways.
- h) That hours of operation are 24 hours per day, Monday to Friday.
- i) That commercial vans, buses and any other vehicle associated with the operation be parked in the

northernmost lot, owned by the applicant.

j) That an exception from the requirement in Racine Ordinance section 114-448(9)a. Requiring that the subject location not be located closer than 250 feet to a signalized intersection, or at the intersection of major streets, be granted with this Conditional Use.

k) That all codes and ordinances are complied with and required permits acquired.

l) That no minor changes may be made from the conditions of this permit without approval of the Plan Commission, and no major changes may be made from the conditions of this permit without the approval of the Common Council.

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

Fiscal Note: N/A