



Legislation Text

File #: Res.0206-18, **Version:** A

Alderman Meekma

2829 Durand Avenue

Resolved, that the request from Changing Lives Ministries, seeking a major amendment to an existing conditional use permit which allows a group daycare center at 2829 Durand Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on June 13, 2018, is 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. That all of the following occur by October 31, 2018, unless otherwise noted:
 1. That the pylon sign on the property be brought down to a height of no more than 15 feet.
 2. Submission to and approval by the Department of City Development of plans, including amount and type of plantings, for landscaped areas along the northern property line and the western yard as indicated to the Plan Commission and included in the meeting report on June 13, 2018. Landscaping along the northern property line shall be installed no less than 12 months from the completion of the State Highway 11 (Durand Avenue) reconstruction project adjacent to this property.
 3. Removal or reversal of the sign panels of the obsolete tenant signage on the property.
- 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 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 AM to midnight Monday-Friday and 5:30 AM to 6:00 PM on weekends.
- f. All drop-offs and pickups be conducted from private lots, not the right-of-way.
- g. That an exception from Racine Ordinance section 114-470 (b) requiring screening to the south of the building and along the southern 240 feet of the western property line be granted with this conditional use.
- h. That an exception from Racine Ordinance section 114-1188 of 25 parking spaces be granted with this conditional use.
- i. That all codes and ordinances are complied with and required permits acquired.
- j. That no minor changes be made from the conditions of this permit without approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common council.
- k. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A