



Legislation Text

File #: Res.0258-18, **Version:** A

Alderman Meekma

1819 State Street

Resolved, that the request from Felisha Edwards of Epic Minds Childcare, seeking a conditional use permit to allow a group daycare center at 1819 State Street is approved, subject to the following conditions:

- a) That the plans presented to the Plan Commission on May 30, 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) That all of the following occur by September 30, 2018:
 - 1. The north, west and south walls be painted an earth toned color as to limit attention to non-primary elevations on the building and to blend in with the neighborhood.
 - 2. Installation of bollard(s) in front of entry doors and wheel stops in front of all parking spaces prevent vehicles blocking the building access walk.
 - 3. Striping of parking spaces and resealing of the parking lot to the south of the business.
 - 4. Pavement of at least three parking spaces at the far west of the lot for the dwelling unit on the property.
 - 5. Submission and approval to the City Development Department 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.
 - 6. Provide fencing plan for the playground area to include fence and gate(s) where applicable and between the playground and house.
 - 7. Removal of the obsolete tenant signage above the northernmost entrance of the building on State Street.
 - 8. Removal of debris and cleanup of the site, properly disposing of all rubbish and debris.
 - 9. All outstanding violations on the property are remedied prior to building occupancy

- 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 seven days a week from 5:00 AM - 11:59 PM.
- f) All drop-offs and pickups be conducted from private lots, not the right-of-way.
- g) That an exception from section 114-470 (b) requiring screening to the south and west of the building be granted with this conditional use.
- h) That an exception from section 114-1188 of six 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