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10-6-14

14-2064

\$250 paid

Manitowoc Baptist Church, Inc.

Rev. Ronald O'Bryon

September 30, 2014

The Honorable Justin Nickels  
The Honorable Common Council  
Manitowoc City Hall  
900 Quay Street  
Manitowoc, WI 54220

RECEIVED  
OCT 1 2014  
CITY CLERKS OFFICE

**RE: Request for Conditional Use Permit**

Dear Mayor and Councilmembers:

This letter is to request a conditional use permit to use our educational building at 2411 Wollmer Street for a State licensed day care for up to 72 children. The space is located on the first floor, and the space was formally occupied for and unchanged from that purpose. The building is zoned B-1 which already permits the use of the building for a day care, but for only 15 children.

The space has already been inspected and cleared for use by Ms. Jane Drager. See the attached Inspection Report. Additional inspections will be performed by the Department of Child and Family Services before licensure is granted. The space encompasses nearly all of the first (main) floor of approximately 5,400 square feet.

The day care would be leased to and run by an existing, successful day care in Manitowoc looking for a larger and improved space. We have reached an understanding with this particular day care to occupy by December 1, 2014 after obtaining the necessary approvals, including a conditional use permit.

The day care is a for-profit business resulting in the leased space, which is now exempt from real estate tax, being put back on the tax roll. This day care has requested anonymity until this would be heard by the Planning Commission.

The neighborhood around our church and school building has continued to see a positive turn-over of households reflecting younger families with children who could be benefited by this day care.

Enclosed, please find the fee for this request. Thank you for your consideration.

Sincerely,



Rev. Ronald G. O'Bryon

Enclosures:

1. Inspection Report
2. Permit Request Fee: \$250