



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

September 25, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 25-2025: Muddy Boots Daycare LLC; Request for a Conditional Use Permit for the Operation of a Child Day Care Center at 4801 Expo Drive.**

At the September 24, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the issuance of a Conditional Use Permit to Muddy Boots LLC for the Operation of a Child Day Care Center per the attached conditions and map.***

Applicant:  
Muddy Boots LLC  
Attn: Jean Drossart  
2213 S 22<sup>nd</sup> Street  
Manitowoc, WI 54220

Property Owner:  
4801 Expo LLC  
Attn: Alex Allie  
100 Maritime Drive - Suite 3C  
Manitowoc, WI 54220

Granicus #: 25-0682  
Attachments – Conditions and Map

REQUIREMENTS FOR A  
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR  
MUDDY BOOTS DAY CARE LLC  
LOCATED AT 4801 EXPO DRIVE  
10/20/2025

Re: PC25-2025:       The CUP is granted exclusively to Muddy Boots Daycare LLC (hereinafter referred to as "Daycare"), located 4801 Expo Drive, (parcel #052-835-102-031.00); the Daycare is required to comply with the following conditions:

- A.     The CUP shall not become effective and binding until the: (1) Common Council approves the CUP as outlined herein, and (2) the Community Development Department is provided written documentation evidencing the issuance of a license to the Daycare by the State of Wisconsin for a ***maximum capacity of up to 100 children.***
- B.     The CUP shall not be assignable or transferrable without the written approval of the Manitowoc City Plan Commission and Common Council.
- C.     Compliance with all state and local regulations and licensing requirements.
- D.     The hours of operation for the Daycare shall be from 5:00am – 6:00pm, Monday – Friday.
- E.     The CUP shall automatically terminate effective the date any license granted to the Daycare by the State, is closed, denied, revoked, or terminated.
- F.     Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.

R-4

SW 1/4  
Sec 26  
T19N, R23E

City of  
Manitowoc

SE 1/4  
Sec 26  
T19N, R23E

I-1

TR 6.1

4716

TR 4.1

4810

4712

Section Line

EXPO DR.

*Request for a Conditional Use  
Permit for the Establishment  
of a Child Daycare*

RANDOLPH CT.

B-3

S. RAPIDS RD.

C-1

R-1

1/4 Section Line

NW 1/4  
Sec 35  
T19N, R23E

NE 1/4  
Sec 35  
T19N, R23E

TR 1.11

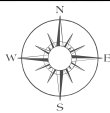
TR 1.12

TR 2.1

TR 3.1

# CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 100 200 Feet

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org

Map Plotted: 9/16/2025

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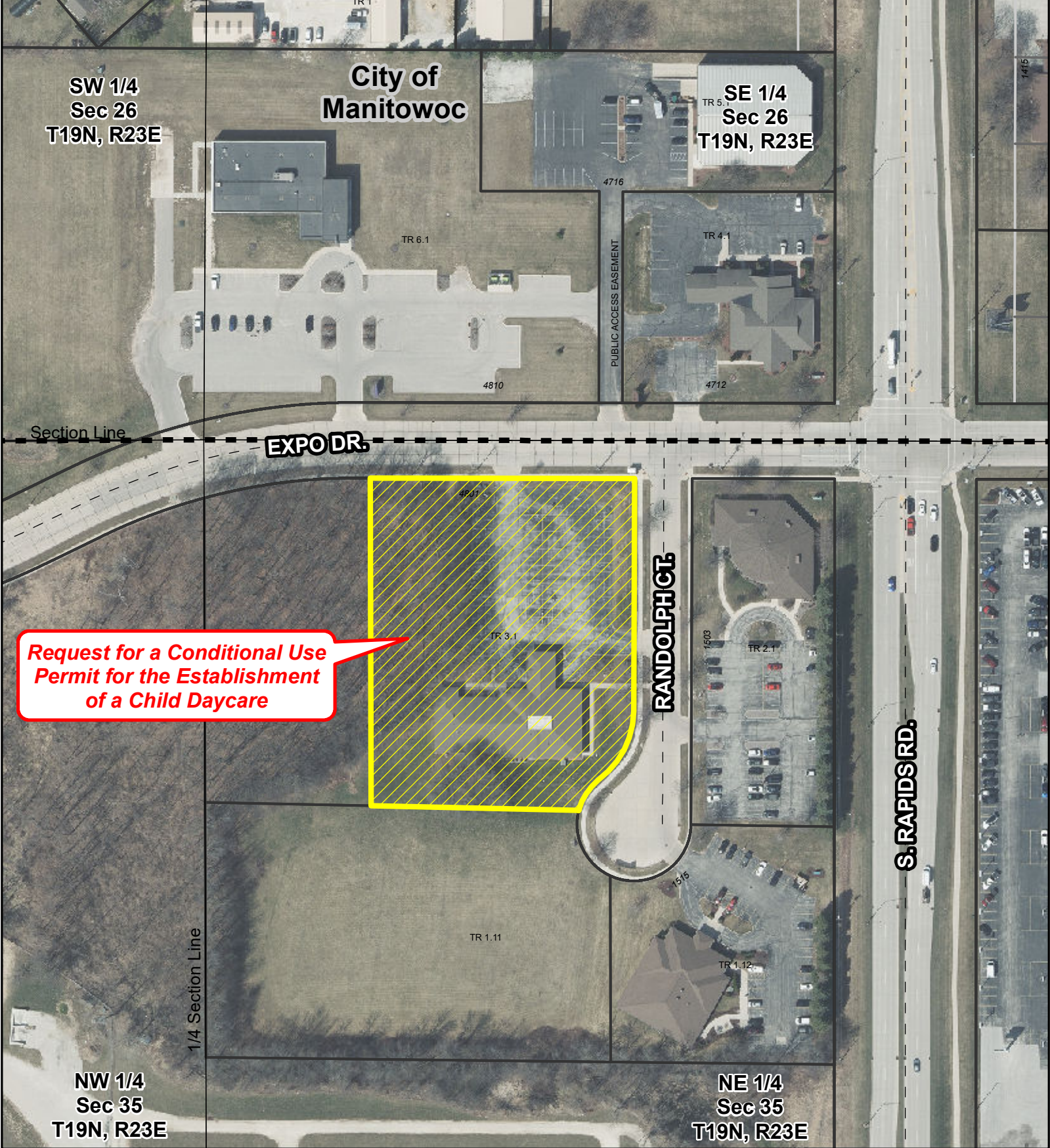


Conditional Use Permit Area  
for the Establishment of a  
Child Daycare

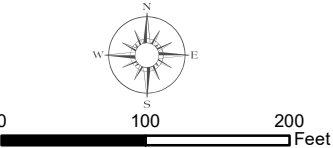
PC 25-2025  
4801 Expo Dr.

Manitowoc City Plan Commission





**Request for a Conditional Use Permit for the Establishment of a Child Daycare**



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# CONDITIONAL USE PERMIT

City of Manitowoc, WI



Conditional Use Permit Area  
for the Establishment of a  
Child Daycare

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4801 Expo Dr.  
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