



CITY OF MANITOWOC

WISCONSIN, USA
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October 29, 2014

NOTICE

As a property owner within 200 feet of the property located at 2411 Wollmer Street in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will hold a public informational hearing regarding a request by the Petitioner for the granting of a Conditional Use Permit (CUP) for the operation of a group child care center for a maximum of 72 children, at the **Wednesday, November 5th, 2014** regular **6:30 P.M.** meeting in the Common Council Chambers, First Floor, City Hall, 900 Quay Street.

Petitioner is: PC 27-2014: Manitowoc Baptist Church; Request for a Conditional Use Permit (CUP) for Operation of a Group Child Care Center at 2411 Wollmer Street Pursuant to Section 15.230(3)(c) of the Manitowoc Municipal Code.

You are invited to attend this informational session in order to voice your opinions on the proposed Conditional Use Permit (CUP) request.

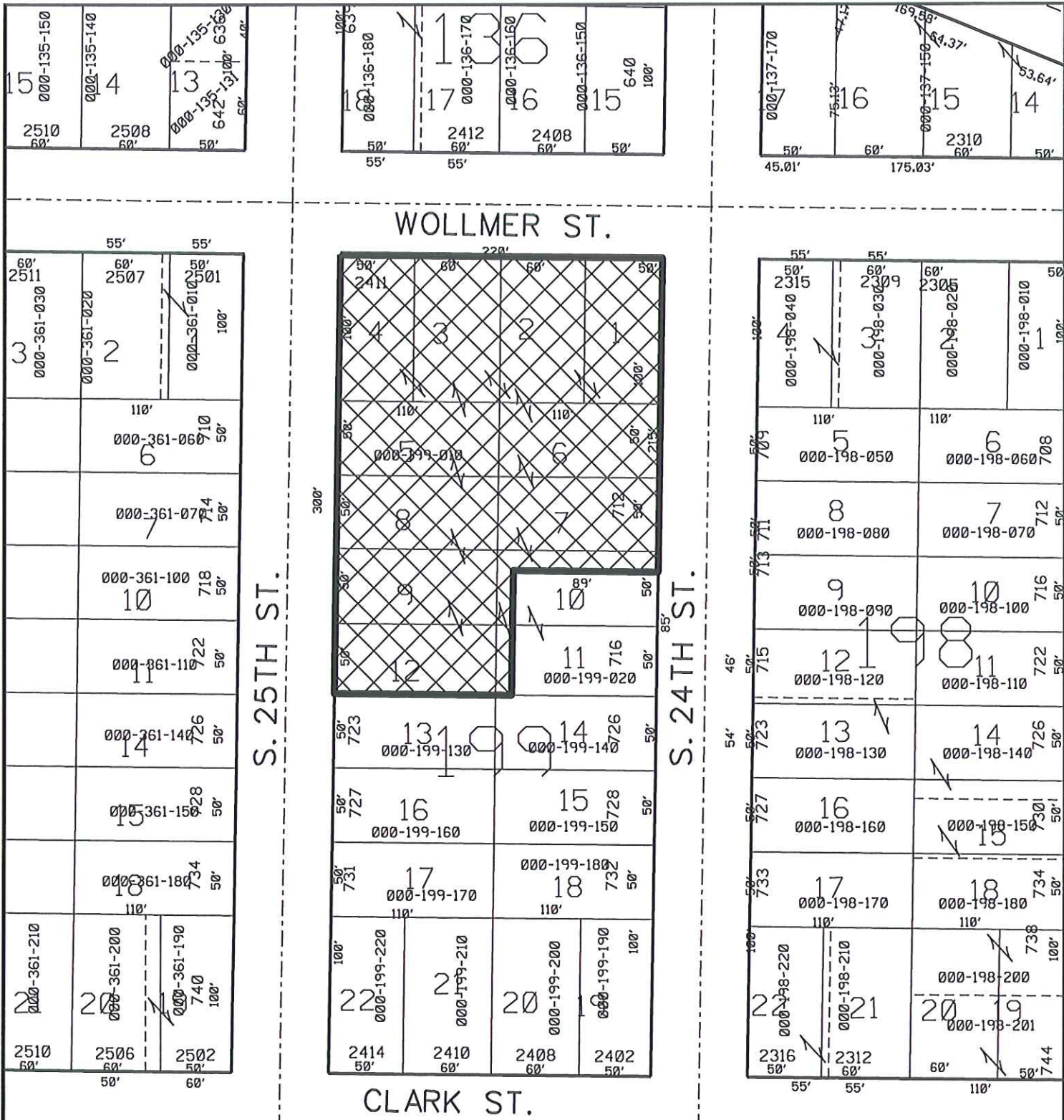
If you wish, you can at your convenience, call (920) 686-6930 or visit the Community Development Department, 1st Floor, City Hall, and we will be glad to discuss the proposed development with you.

Respectfully Submitted,

Paul Braun, City Planner
pbraun@manitowoc.org

Enclosure:



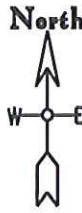


CONDITIONAL USE PERMIT

CITY OF MANITOWOC, WI



AREA OF CONDITIONAL USE
PERMIT FOR A DAYCARE CENTER
UP TO 72 CHILDREN



September 30, 2014

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

RECEIVED
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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