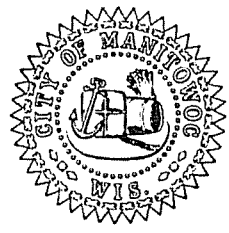


LP I
11-17-14

14-2423

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



November 7, 2014

To: Mayor and Common Council
From: Manitowoc City Plan Commission

Subject: PC27-2014: Manitowoc Baptist Church / The Peanut Gallery Group Childcare Facility; Request to Operate a Child Day Care Center at 2411 Wollmer Street Under Section 15.230(3)c for up to 72 Children

Dear Mayor and Common Council:

At the regular November 5, 2014 meeting of the Manitowoc City Plan Commission the Commission held a public informational hearing on a request from Rev. Ronald O'Bryon from the Manitowoc Baptist Church on behalf of Jackie Kiesow from the The Peanut Gallery Childcare facility to operate a 72 child daycare facility. The Peanut Gallery will lease from the Baptist Church 5 of the 6 rooms which are located on the first floor of the former St. Paul's Catholic Elementary school.

The Commission notes that the Peanut Gallery would need to acquire all the necessary licenses and permits from the Department of Children and Families and other local and state agencies prior to the business opening. The Peanut Gallery is an existing business and is relocating to the 2411 Wollmer Street location because the building is more suitable for the varying ages of children. The location also provides at least 52 off-street parking spaces which will prevent any congestion on the adjacent streets.

The Commission unanimously recommended that the Council approve the CUP request for a maximum capacity of 72 children, subject to the attached conditions.

Respectfully Submitted,
Paul Braun
Paul Braun
City Planner

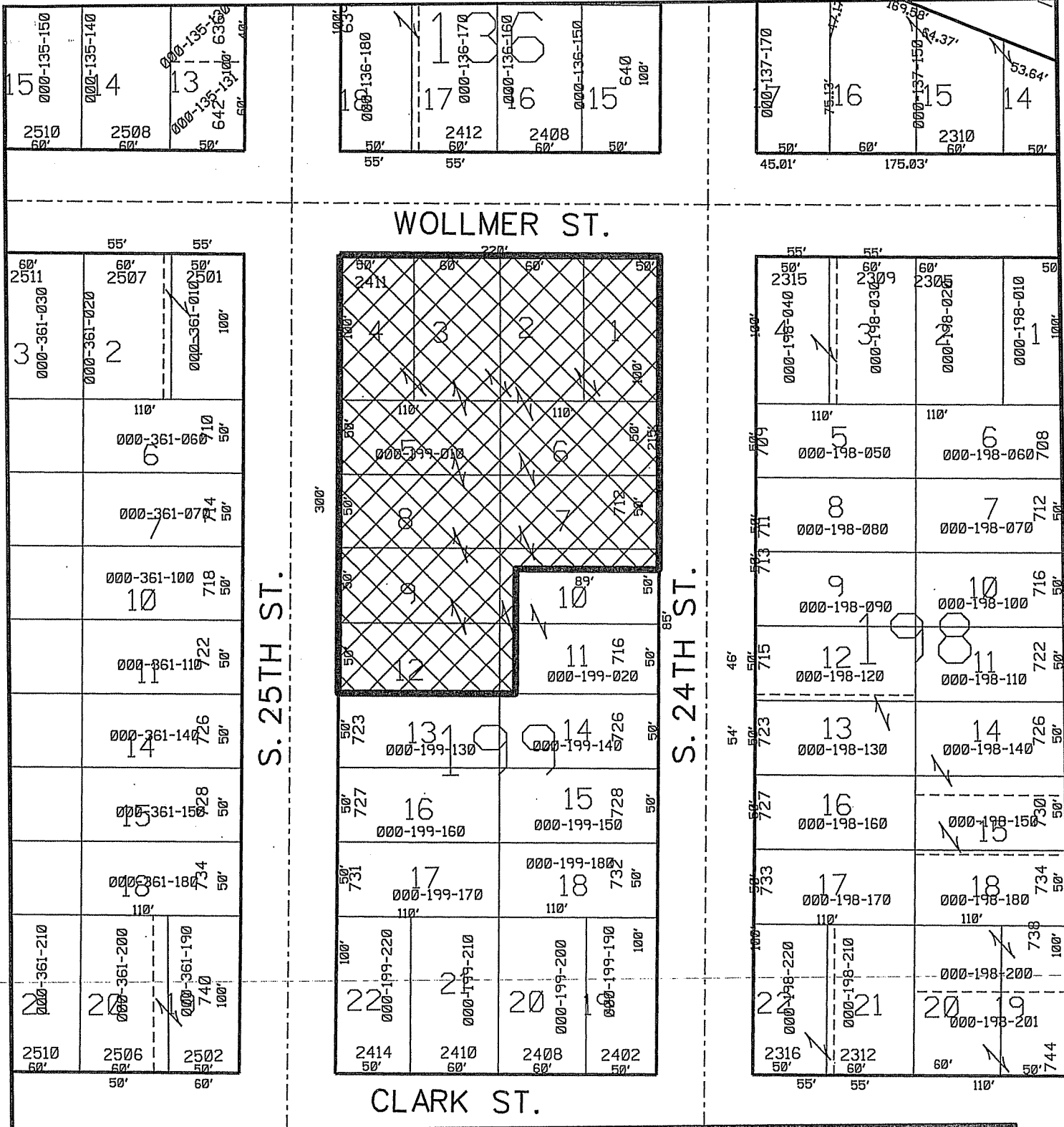


REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
JACKIE KIESOW d.b.a THE PEANUT GALLERY CHILDCARE
AND LEARNING CENTER

11/5/2014

Re: PC27-2014: The CUP is granted exclusively to Jackie Kiesow, d/b/a The Peanut Gallery Childcare and Learning Center (hereinafter referred to as “Peanut Gallery”), and the Peanut Gallery are required to comply with the following conditions:

- A. The CUP shall not become effective and binding until the latest date that: (1) Common Council approves the CUP as outlined herein, (2) the City Planner is provided written documentation evidencing the issuance of a license to the Peanut Gallery by the Wisconsin Department of Children and Families (DCF) for a day care at 2411 Wollmer Street for a *maximum capacity of 72 children*, and (3) the City Planner is provided written documentation evidencing that the Manitowoc Fire Department has verified that the fire alarm and other safety systems have met the required codes. ***In the event the three (3) activities identified under this section A. are not completed on or before midnight on February 28, 2015, the authorization for this CUP by the Common Council shall automatically terminate unless extended by written communication from the Plan Commission and Common Council.***
- B. The CUP shall not be assignable or transferrable without the written approval of the Manitowoc City Plan Commission.
- C. Compliance with all state and local regulations and licensing requirements.
- D. The hours of operation for the Peanut Gallery shall be from 5:00am – 6:00pm, Monday – Friday.
- E. All employees shall be required to park in the off-street parking lot that is south of the school building.
- F. The CUP shall automatically terminate effective the date any license granted to the Peanut Gallery by DCF, or any DCF-approved license which is assigned or transferred to a City-approved assignee or licensee for the group day care operation at 2411 Wollmer Street is closed, denied , revoked, or terminated by the Peanut Gallery or DCF.
- G. 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.

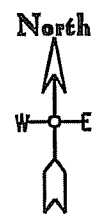


CONDITIONAL USE PERMIT

CITY OF MANITOWOC, WI



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



10-6-14
J.I.

Manitowoc Baptist Church, Inc.

14-2064

\$250 paid
Plan
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.

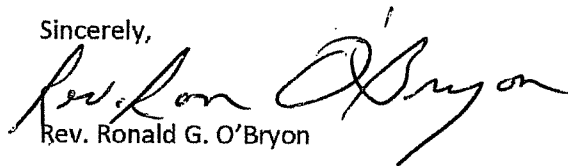
The day care would be leased to and run by an existing, successful day care in Manitowoc looking for a larger and improved space. We have reached an understanding with this particular day care to occupy by December 1, 2014 after obtaining the necessary approvals, including a conditional use permit.

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