



Application for Access Corridor Review

Building owner:

Business:

Applicant Name: DMC Homes, LLC ; Growing Tree Child Development

Address: 2400 Lathrop Ave City: Racine Center, LLC

State: WI Zip: 53405

Telephone: 262-880-1873 Cell Phone: 262-880-1873

Email: cconner@theracineoffice.com

Agent Name: Courtney Conner

Address: 2400 Lathrop Ave City: Racine

State: WI Zip: 53405

Telephone: 262-880-1873 Cell Phone: 262-880-1873

Email: cconner@theracineoffice.com

Property Address (Es): 3333 Douglas Ave

Current Zoning: R-3 Residential District

Current/Most Recent Property Use: R-3 (Church and Salon)

Proposed Use: Daycare Facility



DEPARTMENT OF
CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
8. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
9. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	

Acknowledgement and authorization signatures

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: 09/17/2020

Applicant Signature (acknowledgement):  Date: 09/17/2020

Department of City Development

Growing Tree Child Development Center, LLC

The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;**

This operation will be used for a child development center. This establishment will help promote a safer environment and foster high-quality standards for the general public health, safety, morals, comfort, and general welfare. The establishment will help teach children how to act with the upmost respect while safely integrating within the public and neighborhood setting.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

This operation will promote health, safety, and high quality childcare services to the neighborhood. The property will be updated and maintained regularly.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

This operation will improve the surrounding areas with a fresh look and bring positive activity to this area.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;**

The property has multiple access options, the operation has plans to utilize them to ensure safety for traffic and people.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;**

The operation plans to have the entrance on Douglas Ave to operate as a one way entrance. The exit from the parking lot is to leave the entrance way on Douglas ave or via

the back of the property through the two alley ways. This will reduce the possible hazards during high traffic time on Douglas Ave. There will be no parking/standing/stopping in the front of the property. All access will be available via the rear of the building.

(6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city;

The operation does not deter from the current land use. The use will be for a child development center.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

The operation will work with the commission to bring a high-quality child-development center to Douglas Ave. Creating a better look to the property and creating a positive, bright, and attractive space to this location on Douglas Ave.

PLAN OF OPERATION

GROWING TREE CHILD DEVELOPMENT CENTER

3333 DOUGLAS AVE

RACINE, WI 53402

NAME OF BUSINESS:

GROWING TREE CHILD DEVELOPMENT CENTER (independently owned and operated)

BUSINESS LICENSE:

In the process of applying for a State of Wisconsin Group Childcare license through the Wisconsin Department of Children and Families

ACCREDITATION:

After the first year of operation, we will apply to the Association of Early Learning Leader for the National Accreditation Commission (NAC). With quality being our priority, we will adhere to the standards designed by the NAC accrediting organization.

PROPOSED BUSINESS USE:

Safe quality childcare and learning center for children ages four weeks to 12 years old.

PRIMARY CONTACT PERSON: Stephanie Kober (262) 221-7802

SECONDARY CONTACT PERSON: Courtney Conner (262) 880-1873

OPERATING HOURS: 6:00 am – 6:00 pm

OPERATING DAYS: Monday - Friday

NUMBER OF ENROLLED CHILDREN:

Growing Tree Child Development Center will have the capacity to hold 50 children.

NUMBER OF EMPLOYEES:

Growing Tree Child Development Center will have an owner, qualified center director, six to eight full time teachers, two to four part time teachers, and one cook during business hours of operation.

OUR PURPOSE: Growing Tree Child Development Center, GTCDC is a program created for the community of Racine. GTCDC will offer a high quality, state licensed, childcare program to the Racine community.

MISSION STATEMENT: The mission of GTCDC is to provide a safe, developmentally appropriate environment for children. Our focus is to provide a stimulating early care and education experience which promotes each child's social/emotional, physical, and cognitive development. We will be a support for the families in our care. We will serve as a model early childhood program which is available for academic, curricular, and research purposes, including student training, field work, and observation.

We have committed ourselves to:

- Basing our work with children on knowledge of child development including social/emotional support.
- Appreciating and supporting the close ties between the child and the family.
- Recognize that children are best understood and supported in the context of family, culture, community, and society.
- Respecting the dignity, worth, and uniqueness of everyone.
- Helping children and adults achieve their full potential in the context of relationships that are based on trust, respect, and positive regard.

PROGRAM GOALS: GTCDC believes there are four important goals to be a successful program. They include children, families, staff, and community.

Children--To provide a safe, stimulating, and developmentally appropriate learning environment in conjunction with a quality educational curriculum that assists the social, emotional, physical, and intellectual growth of all children.

Families--To create a supportive environment that accepts and promotes all parents as equal contributors to their child's education and to the program. To communicate, educate, and partner with families by providing parent orientation, training, referrals, parent conferences, and family events that foster the family-school connection.

Staff-- To provide a healthy, positive, and optimal team-teaching work environment which respects each employee's contributions to operate successfully. To advocate for a living wage, benefits and compensation that is based on education, experience, and responsibility.

Community--To exemplify and model a quality group childcare program within the local community. To advocate for children and families based on the premise of how important early learning is for individual future success and for the society. To collaborate in community partnerships that build strong support systems for all involved in the program.

OUTDOOR PLAY SPACE:

The outdoor play area is approximately 1,800 sq. ft. This space is sufficient to accommodate 50 students. This space will include an area with playground equipment that complies with the State of Wisconsin licensing guidelines. This area will have a state required 4ft fence enclosure. The outdoor space will have at least 12 inches of surface underneath any play equipment. Along with the possibility of a grass area.

CLIENT PICK UP AND DROP OFF:

This area is located near the back of the facility next to the enclosed playground. There is a concrete walkway and gate for safe entry for children, parents, and all staff etc. This area will be safely used for all vendor equipment and supply deliveries. The entry will have a camera and entry system installed for security purposes.

CUSTOMER, PARENT, AND GUARDIAN PARKING:

There are eight parking slots available for staff and parents with an additional six parking slots located at 3343 Douglas Ave (This is a shared parking lot owned by the same owner). There will be at least three 10 minute drop off/pick up slots available.

EMPLOYEE PARKING:

There are eight parking slots available for staff and parents with an additional six parking slots located at 3343 Douglas Ave (This is a shared parking lot owned by the same owner).

OUR TRANSPORTATION:

Not provided at this time.

DELIVERIES:

This area is located near the back of the facility next to the enclosed playground. There is a concrete walkway and gate for safe entry for all vendors. This area will be safely used for all vendor equipment and supply deliveries.

EMERGENCY SITUATION EVACUATION PLANS AND OUR ENVIRONMENT:

To maintain a safe environment, we will make every attempt to be prepared for potential emergency situations. We will schedule and practice emergency evacuations as required by our state childcare licensing regulations. In addition, an emergency plan and list of procedures will be posted in each classroom.

Growing Tree Child Development Center will promote a safe, nurturing, caring, and supportive environment. Each child's self-esteem is fostered by positive relationship with the child and staff. We strive to have our parents, staff, and community members actively involved in our children's learning.

- Utilize physical design to promote a safe environment which includes adequate and a safe facility with lighting in compliance with the city code
- Promote fire and structural safety through prevention and education
- Maintain a "Fire and Tornado Log"
- Maintain emergency policies and procedures
- Emergency evacuation plans will be developed, posted, and routinely practiced
- Provide professional development in Blood Borne Pathogens, CPR, and all other required training
- Coordinate with community groups and residents to keep neighborhood safety
- Encourage policing strategies that offer Growing Tree Child Development Center more visible and personal contact with officers when needed
- Work with law enforcement and neighborhood groups to promote social programs which will be conducive for the child's growth academically and socially, to make them into active and productive citizens
- Adding landscaping to improve curb appeal, along with a business sign on Douglas Ave,
- Engaging Growing Tree Child Development Center administrators, staff, children, parents, and community members

- 48 children depending on licensing= 16 infant/toddler, 12 two's, 20 three's, and possible school age
Staff-Director, Program Lead, 7 Teachers, 1 Center Float, and a Cook
- Childcare play space will offer opportunities for fun and physical activity while serving as an important educational tool to help promote healthy living as well as being a place of pleasure and recreation. Our outdoor space will be a continuing lesson in respecting and taking pride in the environment

SNOW REMOVAL and LANDSCAPING:

Snow removal, lawn care, landscaping, and garbage removal will be completed by a contracted agency. All maintenance and grounds keep will be completed by the property owner's property management team.

GROWING TREE CHILD DEVELOPMENT CENTER:

CENTER MANAGEMENT:

Management will be available to answer questions, discuss concerns, help with the educational, and development needs at any time the center is open.

OUR TEACHERS:

Each of our teachers will go through the same rigorous hiring process to ensure their dedication, passion, ability to meet the developmental, and emotional needs of our children. We will validate all professional references, conduct background checks, and national fingerprint background checks. Each member of our staff will meet or exceed the qualification requirements set by state law. Staff will also complete a full orientation and attend a comprehensive training program. We are committed to providing a community center of excellence.

PROFESSIONAL DEVELOPMENT:

Every year we implement professional development and skills training to increase staff's ability to better assist children and parents. This will be a continued commitment to our own education that will allow us to continue to provide outstanding quality care in our community.

OUR EDUCATIONAL PHILOSOPHY:

Learning is meant to be a natural, joyful experience. Our goal is to help children develop socially, emotionally, physically, and intellectually. Our main philosophy is that children learn through play. Play will be prevalent throughout our daily schedule and curriculum.

Children thrive when the process of discovery is lovingly encouraged and gently reinforced. All children need opportunities to be responsible, make choices, and to be treated with respect. Our program encourages child's growth and development with early learning experiences that will build a strong foundation that is aligned with the Wisconsin Early Learning Standards (WMELS). This will focus on the five domains: Health & Physical, Language &

Communication, Cognitive & General Knowledge, Social and Emotional, and Approaches to Learning.

We will celebrate and explore the diversity of our staff and families. We will have respectful two-way exchange of information and multiple ways to communicate. We will place family needs and the families input in all programming. We will collaborate with families through events and activities that match families' strengths, interests, and skills. Our hands-on approach, combined with a balanced curriculum will encourage children to become confident, happy, self-aware and a productive community member.

UNDERLYING PRINCIPLES:

1. Children learn through PLAY
2. Children initiate their own learning
3. Learning takes place through open-ended experiences
4. Adults are facilitators of children's learning

CHILD DEVELOPMENT OUTCOMES:

We will use track children's outcomes and foster their development through assessments, portfolios, observations, and developmental screenings. We will create parent partnerships to monitor and support children's development.

PARENT / TEACHER CONFERENCE:

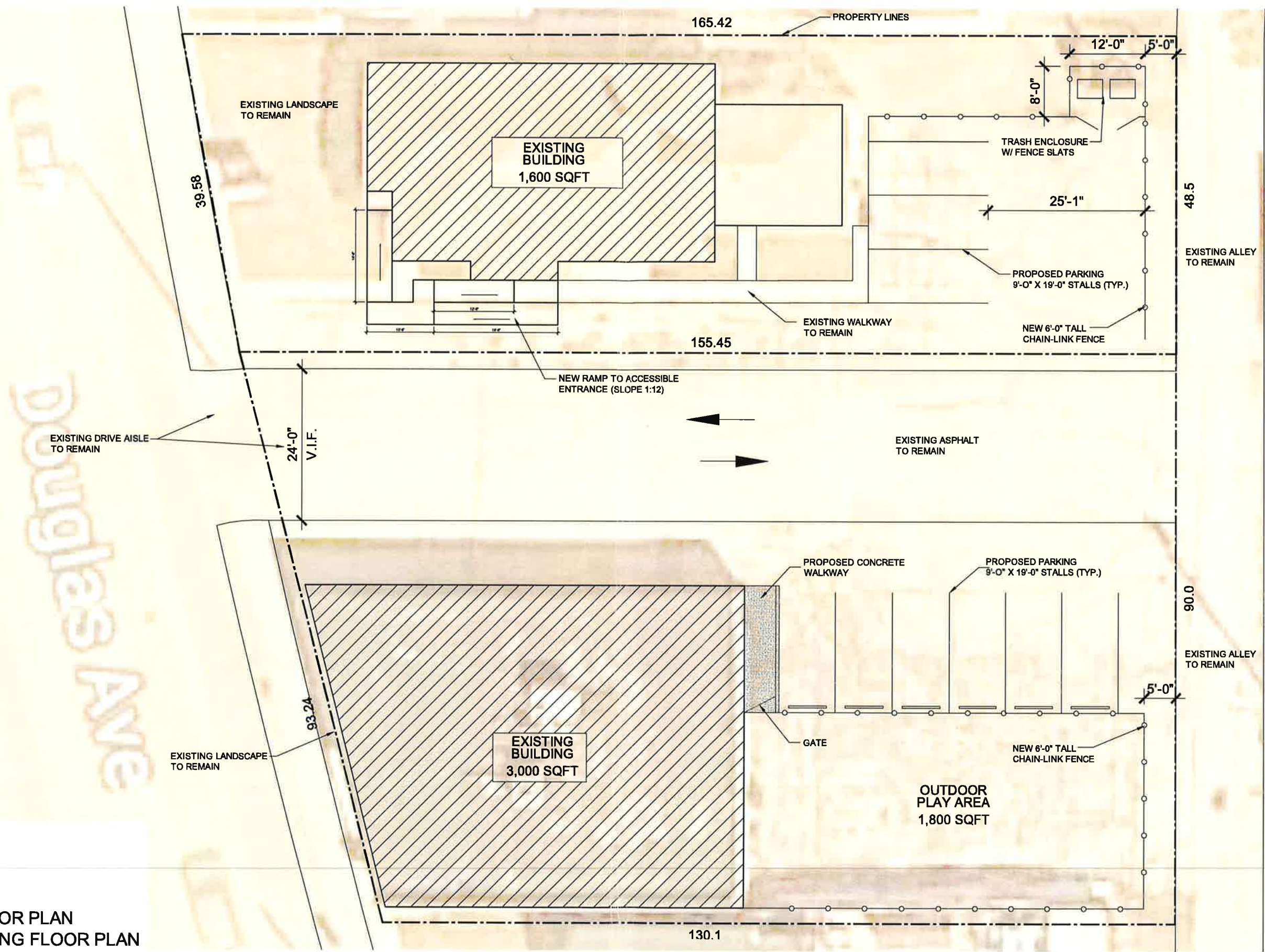
Parent communication will happen daily. Every time a child assessment is completed, teachers and parents will communicate to ensure monthly goals. At least two times a year, we will sit down with parents and talk about their child's achievements and accomplishments in the classroom. This will also be a time to partner with parents and ask for their observations about their child's development as well as address any questions or relevant information parents or teachers would like to discuss.

DAILY SCHEDULE:

- Infants
 - Individual activity plans for each child
 - Group interaction to spark curiosity and socialization
 - Focus on social & emotional skills, and motor skills through play, nurturing, and activities.
 - Regular communication between teachers, child, and parents
 - Nap time as needed
 - Mealtime as needed

- Toddlers, Preschoolers, and School Ageds
 - Monthly lesson plans aligned to the Wisconsin Early Learning Standards and each child's individual developmental goal.

- Free Choice Time to freely explore interest/learning centers throughout the classroom.
- Nutritional meals. Breakfast, Lunch, and afternoon Snack.
- Music and Art appreciation daily
- Interest centers open at all times for exploration. (Dramatic Play, Blocks, Art, Manipulatives, Library, Science, Math, & More)
- Daily drop off and pick up conversation with family. (No cell phone policy)
- Daily rest and quiet times.



DRAWING SET

- A1 SITE PLAN
- A2 DAYCARE FLOOR PLAN
- A3 ASSISTED LIVING FLOOR PLAN
- A4 DAYCARE ELEVATIONS
- A5 DAYCARE ELEVATIONS
- A6 ASSISTED LIVING ELEVATIONS
- A7 ASSISTED LIVING ELEVATIONS

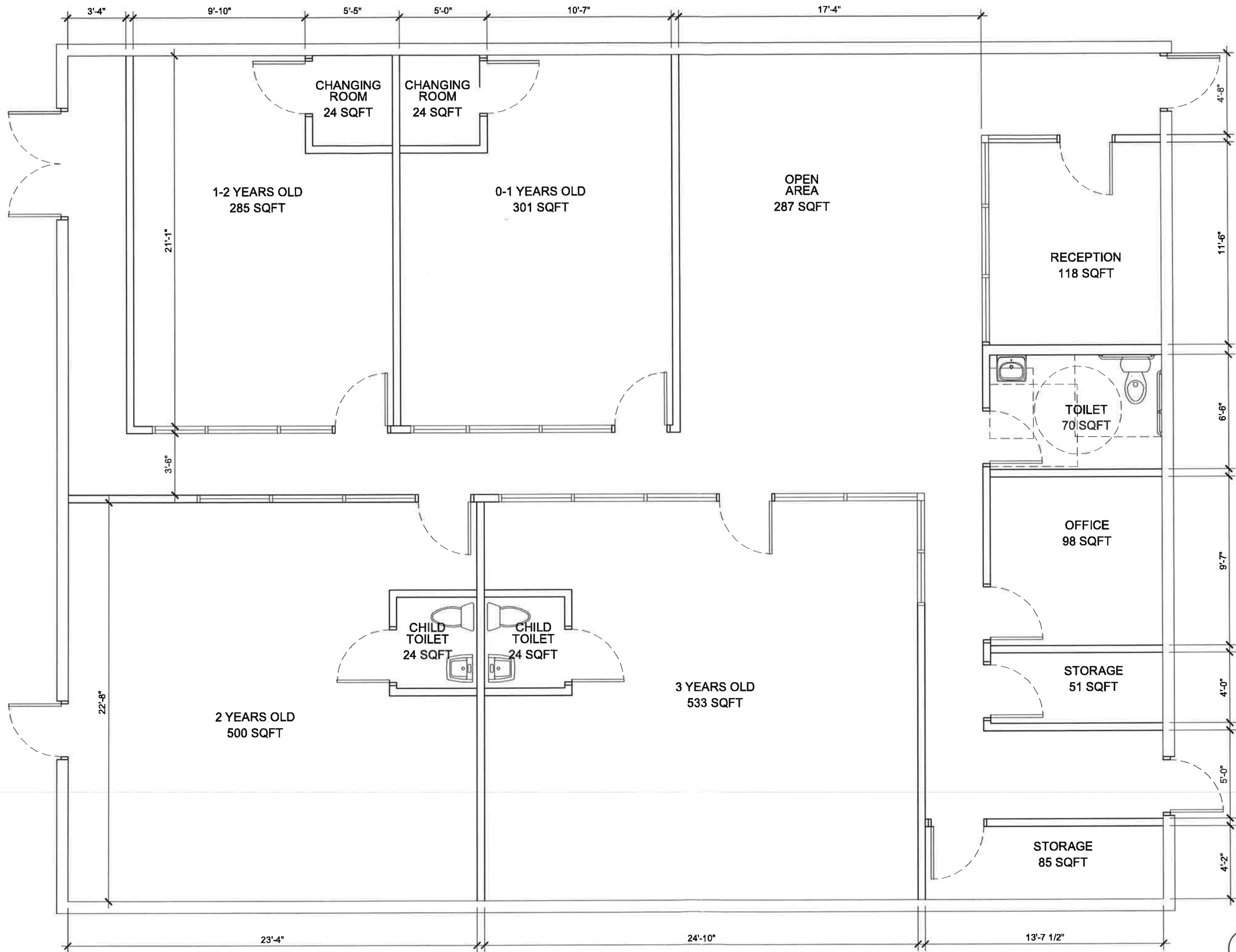


1 SITE PLAN
SCALE: 1/16" = 1'-0"

ASSISTED LIVING and DAYCARE

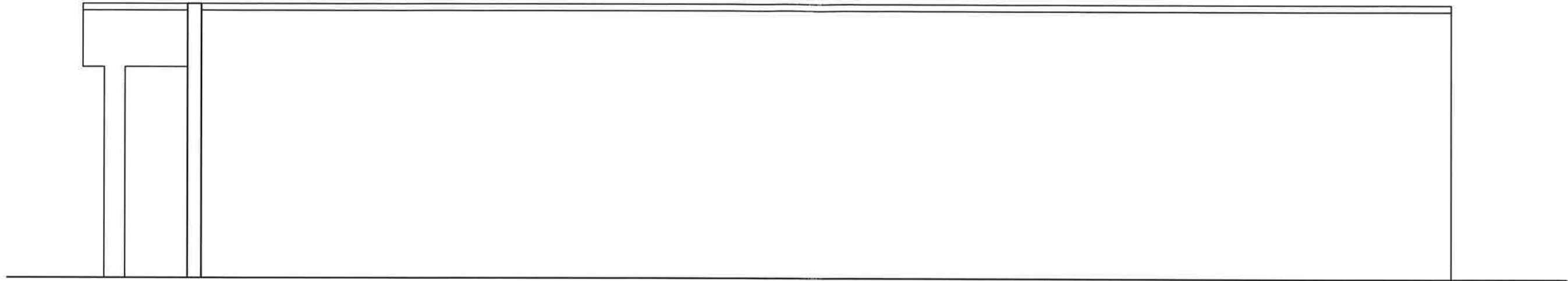
3333 and 3433 DOUGLAS AVE. RACINE, WI 53402

DRAWN BY	SHEET
ARP	A1
DATE	SCALE
12/20/19	AS NOTED



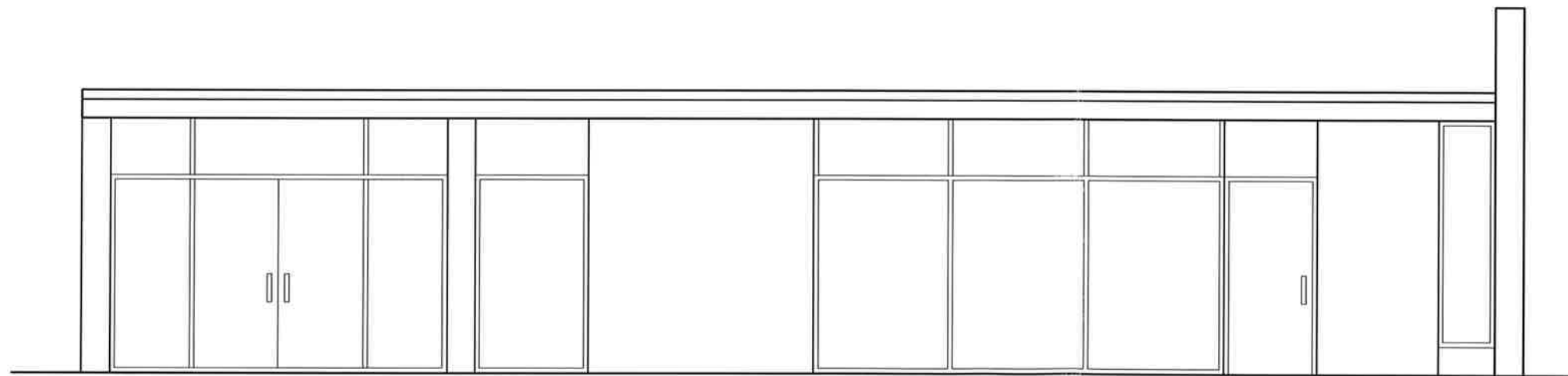
DAYCARE FACILITY	ARP	A2
	3333 DOUGLAS AVE. RACINE, WI 53402	

12/05/19 AS NOTED



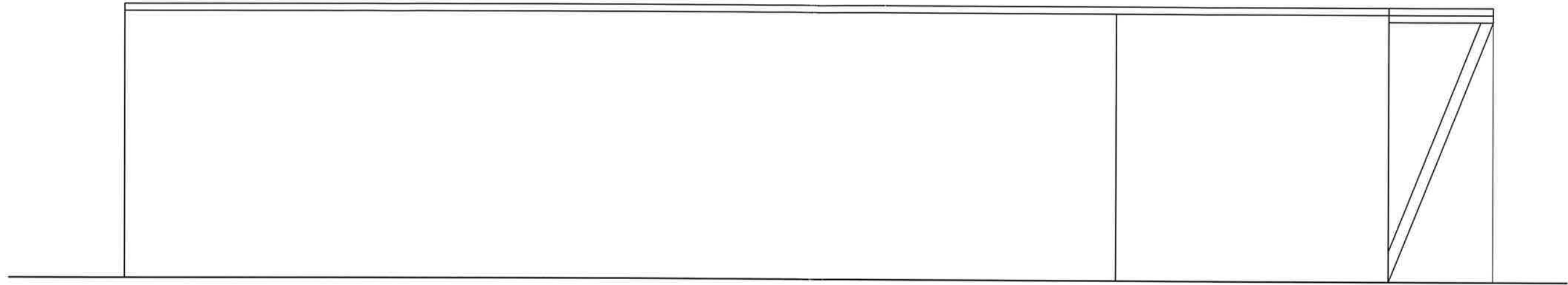
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING ELEVATION MATERIALS AND FINISH TO REMAIN



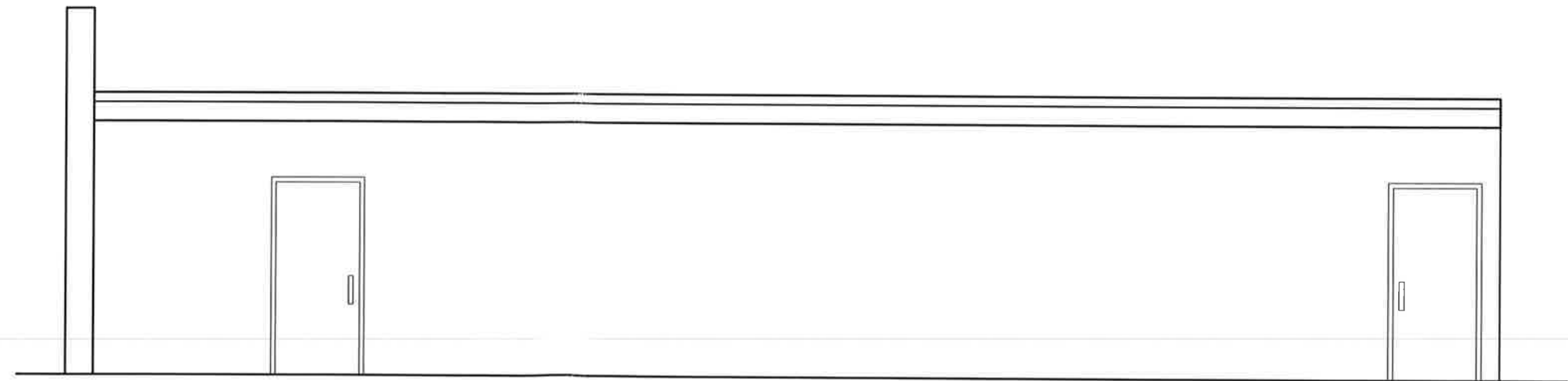
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

DAYCARE ELEVATIONS	DRAWN BY	SHEET
	ARP	A4
3333 DOUGLAS AVE. RACINE, WI 53402	DATE	SCALE
	12/05/19	AS NOTED



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING ELEVATION MATERIALS AND
FINISH TO REMAIN



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

DAYCARE ELEVATIONS		DRAWN BY	SHEET
		ARP	A5
3333 DOUGLAS AVE. RACINE, WI 53402		DATE	SCALE
		12/05/19	AS NOTED