



Application for Conditional Use Permit

Applicant Name: Tyra Jones

Address: 1111 Jackson Place City: Mt. Pleasant

State: WI Zip: 53404

Telephone: 262-977-0929 Cell Phone:

Email: tjonesturner@gmail.com

Agent Name: Estelle Barlow

Address: City: Racine

State: WI Zip: 53405

Telephone: 262-504-9450 Cell Phone:

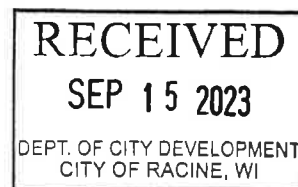
Email: estellebarlow@yahoo.com

Property Address (Es): 1313 High St.

Current Zoning: B2

Current/Most Recent Property Use: Daycare

Proposed Use: Daycare





DEPARTMENT OF CITY DEVELOPMENT



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;

The facility will be operating as a daycare.

- (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;

It will not be unsafe to operate as a daycare in that vicinity

- (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;

No.

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

yes

- (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;

Yes parents will be parking into parking lot. Also staff.

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

No.

- (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.

Yes

plan of operation is attached.





DEPARTMENT OF CITY DEVELOPMENT



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks 	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
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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: _____

Applicant Signature (acknowledgement): J. Jones Date: 9/15/23



PLAN OF OPERATION
BIZZY BEES BEEHIVE CHILDCARE CENTER
1313 HIGH STREET
RACINE, WI 53404

NAME OF BUSINESS:

BIZZY BEES BEEHIVE CHILD CARE CENTER is independently owned and operated.

BUSINESS LISCENSE:

In process, Applying for State of Wisconsin Childcare license through the Wisconsin Department of Children and Families

ACCREDITATION:

After the 1st year of operation an application will be submitted to the National Association for the Education of Young Children (NAEYC) because quality is our priority. We will adhere to the standards set forth by this accrediting organization.

PROPOSED BUSINESS USE:

Quality Childcare/Learning Center for ages 4wks to 13 yrs. old

PRIMARY CONTACT PERSON: Tyra Jones (262) 977-0929

SECONDARY CONTACT PERSON: Estelle Barlow (262) 504-9450

THIRD CONTACT PERSON: Breeana Gails (262) 497-0217

OPERATING HOURS:

5:00am – 12 am, 12am-7:30am (1st, 2nd, 3rd shifts)

OPERATING DAYS:

Monday – Friday; if the need to provide weekend services exists, Weekend hours will be from 5:30am - 6pm (Saturday and Sunday)

NUMBER OF ENROLLED CHILDREN:

Approximately 30 per shift

NUMBER OF EMPLOYEES:

Approximately 6 full time staff. Additionally, a qualified Center Director or Owner will be on site during all scheduled open hours.

BIZZY BEE'S GOALS:

BBBCC first purpose is to provide affordable and trustworthy childcare in the community. The center seeks to provide a spiritual environment with Christian leadership to help children grow and develop into mature responsible individuals.

Secondly, the center seeks to provide an environment where parents can feel comfortable and secure leaving their children, knowing they will receive excellent care in home away from home.

Thirdly, the center seeks to provide opportunities for children to grow and develop through exploration and experimentation with various learning materials and activities; activities that are stimulating, age-appropriate, and enhance spiritual, social-emotion, physical, and intellectual development. We believe each child has unique talents and interests.

MISSION STATEMENT:

Our mission at BBBCC is to provide a warm, safe, loving environment that will inspire children's, spiritual, physical, educational, emotional, and social growth. We believe a whole child is a happy child. Children will find a spiritually rich, nurturing environment where learning is fun, the curriculum grows as skills increase, and passionate teachers will turn every learning moment into a positive experience.

DAILY ACTIVITIES – See ATTACHED**OUTDOOR PLAY SPACE:**

Current measurements are 1,995 sq feet. we will be allowing 30 students' access at one time. We currently have playground equipment in accordance with the State of Wisconsin Licensing.

CLIENT PICK UP AND DROP OFF:

This location has a loading zone outside of the main entrance. The loading zone will be used for all (Parents and center provided transportation) client drop off and pick up including Center owned vehicle drop off and pickups. The center will request that all 1st shift childcare clients can arrive as early as 5:30am, but no later than 10am. and second shift can arrive as early as 1pm but no later than 4pm. Those utilizing centers that provide transportation will adhere to the same policy. We will take all efforts to keep traffic down to a minimum. BBBCC will own 1 passenger van. Van will have the center name and contact information on it. We will provide a second van at a latter time once enrollment is to a maximum limit.

CUSTOMER/PARENT/GUARDIAN PARKING:

Parking will be left available for customers/parents/ and guardians in the parking lot northwest of the front door.

EMPLOYEE PARKING:

Employees will park in the parking lot on the northwest side of the building on the opposite side of parking lot away from customers, approximately 12 slots are available in the northwest side (of High St. entrance) about 4 parking spots will be available for center owned vehicles/management.

OUR TRANSPORTATION:

BBBCC will have 1 van that will be licensed, insured transportation vehicles for transporting children to and from home and to and from school as well as occasional center –sponsored field trips. All drivers will participate in special defensive driver's course training and later undergo annual refresher training; as part of our driver qualification process, driving records will be reviewed annually. Additionally, transportation drivers will be tested initially, then randomly, for substance/alcohol use.

Transportation will be provided for students who can be safely transported in center vehicles. Car seat regulations will be strictly followed. Our staff will be prohibited from transporting any child in their private vehicles.

DELIVERIES:

When we will receive deliveries and/or pick-ups one to two days out of the week delivery pickups loading and unloading activities will occur in the front (northwest) side of the building. Loading, employee and customer vehicles will enter, leave, and park in the front (northwest) side of the building.

- There will be 4 anticipated drop off and pick-ups each day. Center provided transportation.
- Drop off and pickups will be in the front (northwest) side of the daycare.

EMERGENCY SITUATIONS EVACUATION PLANS AND OUR ENVIRONMENT:

To maintain a safe environment, we will make every attempt to be prepared for potential emergency situations. We will regularly 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.

BBCC will promote a safe, orderly, caring, and supportive environment. Each child's self-esteem is fostered by a 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 and lightning 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 Pathogen, CPR, and other required training.
- Coordinate with community groups and residents to keep the neighborhood safe.
- Encourage policing strategies that offer Community of Heavens Touch Christian Learning 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.
- "Establishing a distinctly child-oriented environment within a federally controlled facility. The impression created by the design should be the antithesis of a typical institutional setting. In other words, the center should "feel like home" for the child".
 - Adding green and flowering plants to improve curb appeal.
 - Engaging Heavens Touch Christian Learning Center administrators, staff, children including parents and community members.
 - Daycare 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 and finally our outdoor space will be a continuing lesson in respecting and taking pride in the environment.

SNOW REMOVAL:

Snow removal, grass cutting, and garbage removal will be done by a contracted agency. Contract bids still out and to be selected soon. Snow 1-2" or less will be cleared by onsite maintenance personnel. Litter will be picked up daily by onsite maintenance personnel.

BBBCC LEARNING CENTER:

Where everyday a story is waiting to be told. We believe a whole child is a happy child. Here, children will find a rich, nurturing environment where learning is fun, the curriculum grows as skills increase, and passionate teachers will turn every learning moment into a positive experience. In short, it's a place where parents can be confident that their child will thrive.

CENTER MANAGEMENT:

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

OUR TEACHERS:

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

PROFESSIONAL DEVELOPMENT:

Every year, we set aside time for developing and elevating our employees' professional skills. We strongly believe training allows our teacher to better assist parents and their child(ren). 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, spiritually, physically and intellectually.

Children thrive when the process of discovery is lovingly encouraged and gently reinforced. All children need opportunities to be responsible, to make choices, and to be treated with respect. Our program encourages children's growth and development with early learning experiences that will build a strong foundation for children's social, emotional, spiritual, physical and intellectual skills.

We believe that each child has unique talents and interests. Our teacher will honor those differences by providing children with customized attention and activities that enable them to learn and grow at his or her own pace and in their own way. Our hands-on approach, combined with our balanced curriculum, will encourage children to become confident, happy, self-aware and productive community members.

UNDERLYING PRINCIPLES:

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

ASSESSMENTS:

We will use a variety of methods and tools – including observations, portfolios, and developmental checklists – to continuously monitor and support children’s development. We understand that constant monitoring is the key.

PARENT – TEACHER CONFERENCE:

Two or more times a year, we’ll 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 any questions or relevant information either the parent or teacher would like to discuss.

SCHOOL AGE HOMEWORK CENTER:

School homework is an important activity, and our teachers will be available to help. It will not be mandatory, but help will be available for any school age child. The homework center will be equipped with materials and supplies to support children’s needs, and we will use a Homework Log to track children’s participation. We will provide guidance while allowing the child to complete his or her own assignments. This will not be used to replace Parents involvement or their role in the homework process/ instead, we will support it. As its best when staff, children and families have a clear understanding of one another’s roles and expectations, we ask that the parent and child discuss what homework was done during the program.

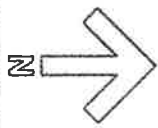
DAILY SCHEDULE

- **Infants:**

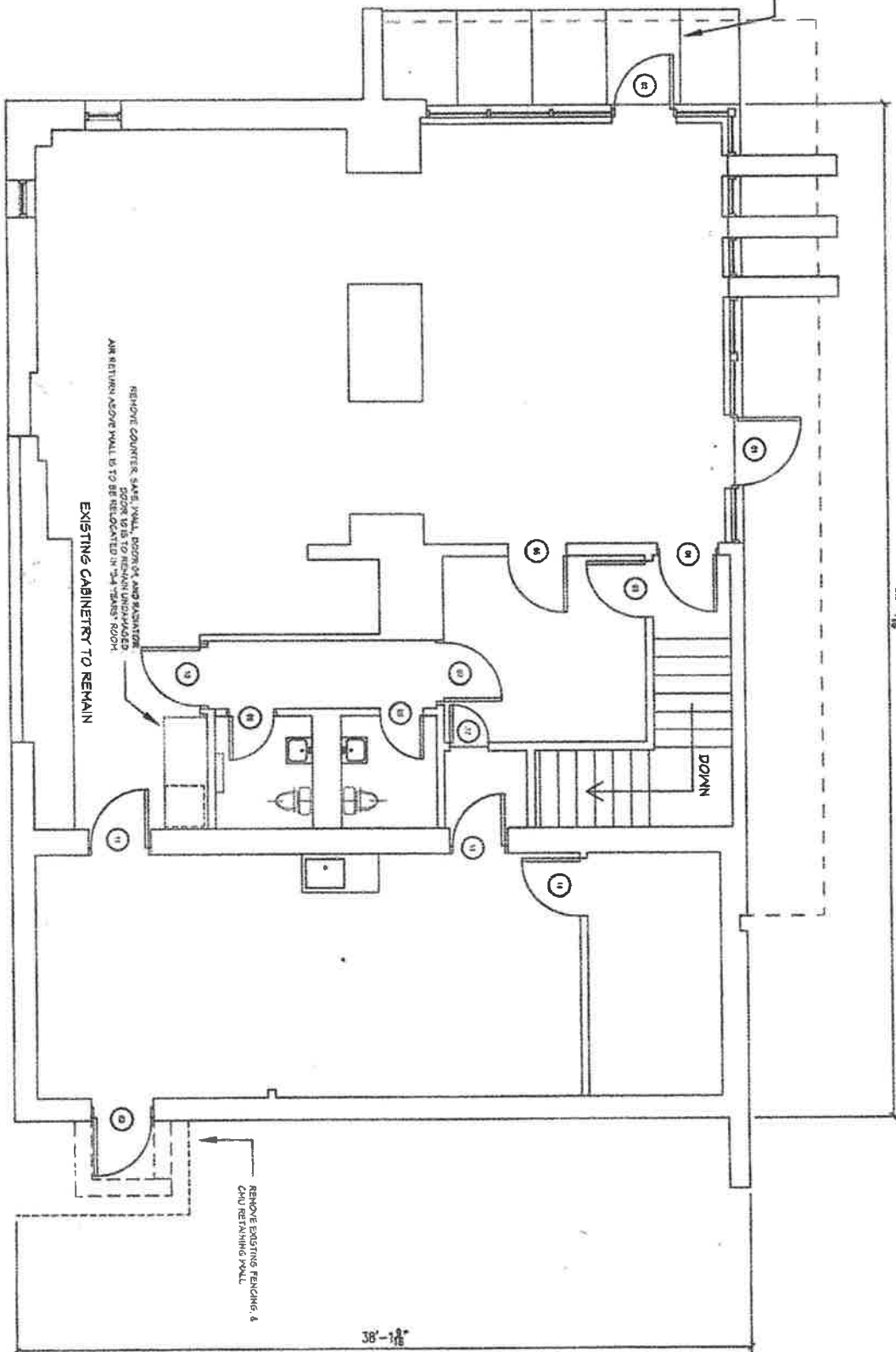
1. Individual activity plans for each child
2. Group interaction to spark curiosity and socialization.
3. Focus on genitive and motor skills through play time and activities.
4. Regular communication between teachers, child and parent.
5. Nap time: as need
6. Mealtime: eat as needed

- **Toddlers, Preschoolers and School Agers:**

1. Daily whole group instruction (8:00 am – 10:00 am)
2. Balanced attention to Play time (10:05-10:45 am) and (5:20 to 6:45pm)
3. Balance attention to nutrition (11:15-11:45 am) and (6-6:30pm)
4. Development of child’s confidence, self-esteem through music and art (2:15-3:00pm) and (6:45-7:15)
5. Learning area focus on dramatic play, creative arts, language, and sensory exploration (3:00 – 4:00pm) and (7: 20 – 7:45pm)
6. Regular communication between parents (4:15-5:30pm) and as children get picked up or dropped off.
7. Rest (11:50 am – 1:45 pm) and (8:00pm till pickup or drop off)



1 Existing/ Demo Floor Plan
3/16" = 1'



A2.0

Conditional Use for Day Care Facility

1313 High Street,
Racine WI, 53404

Scale: 3/16" = 1'

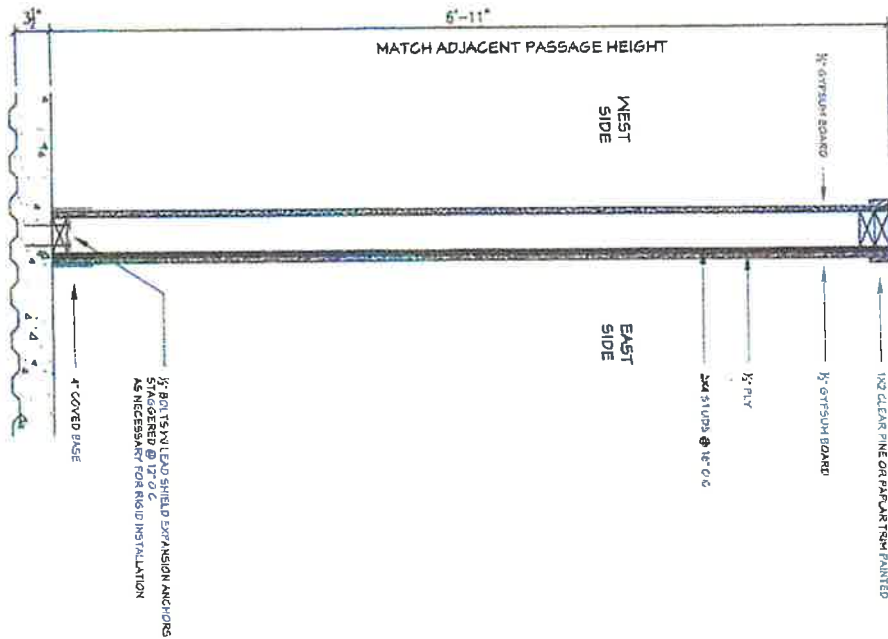
Date:

Drawn by: ARC

ARC Architectural Group LLC
546 State Street P 262-637-6100
Racine, Wisconsin 53402 F 262-637-6105

PRINT FILE '1313 HIGH STREET_DAY CARE CENTER'

1 Mail Section



DOOR SCHEDULE

MARK	DOOR				GLAZING		WD		HGT		NOTES	
	WD	HGT	THK	MATL								
01	3-6	6-8	1 1/4"	Glass							Aluminum Frame	EXISTING
02	3-0	6-8	2"	Wood	Single	6"			18"		Aluminum Frame	EXISTING
03	3-0	7-0	1 1/4"	Metal							Door & Frame	EXISTING
04	3-0	6-8	1 1/4"	Wood								EXISTING
05	3-0	6-8	1 1/4"	Wood	Single	24"			30"			EXISTING
06	3-0	6-8	1 1/4"	Wood								EXISTING
07	3-0	6-8	1 1/4"	Wood								EXISTING
08	2-3	6-8	1 1/4"	Wood								EXISTING
09	2-3	6-8	1 1/4"	Wood							Remove	EXISTING
10	3-0	6-8	1 1/4"	Wood								EXISTING
11	3-0	6-8	1 1/4"	Wood								EXISTING
12	2-0	6-8	1 1/4"	Wood								EXISTING
13	3-0	6-8	1 1/4"	Wood								EXISTING
14	3-0	6-8	1 1/4"	Wood								EXISTING
15	3-0	6-8	1 1/4"	Wood								EXISTING
16	3-0	6-8	1 1/4"	Wood								EXISTING
17	3-0	6-8	1 1/4"	Wood								EXISTING
18	3-6	6-8	2"	Metal							Steel Door & Frame	EXISTING
19	3-0	6-8	1 1/4"	Wood							New Door & Frame Match Typical	NEW

A4.1

Conditional Use for Day Care Facility

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Scale: AS SHOWN

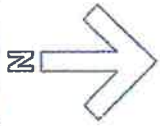
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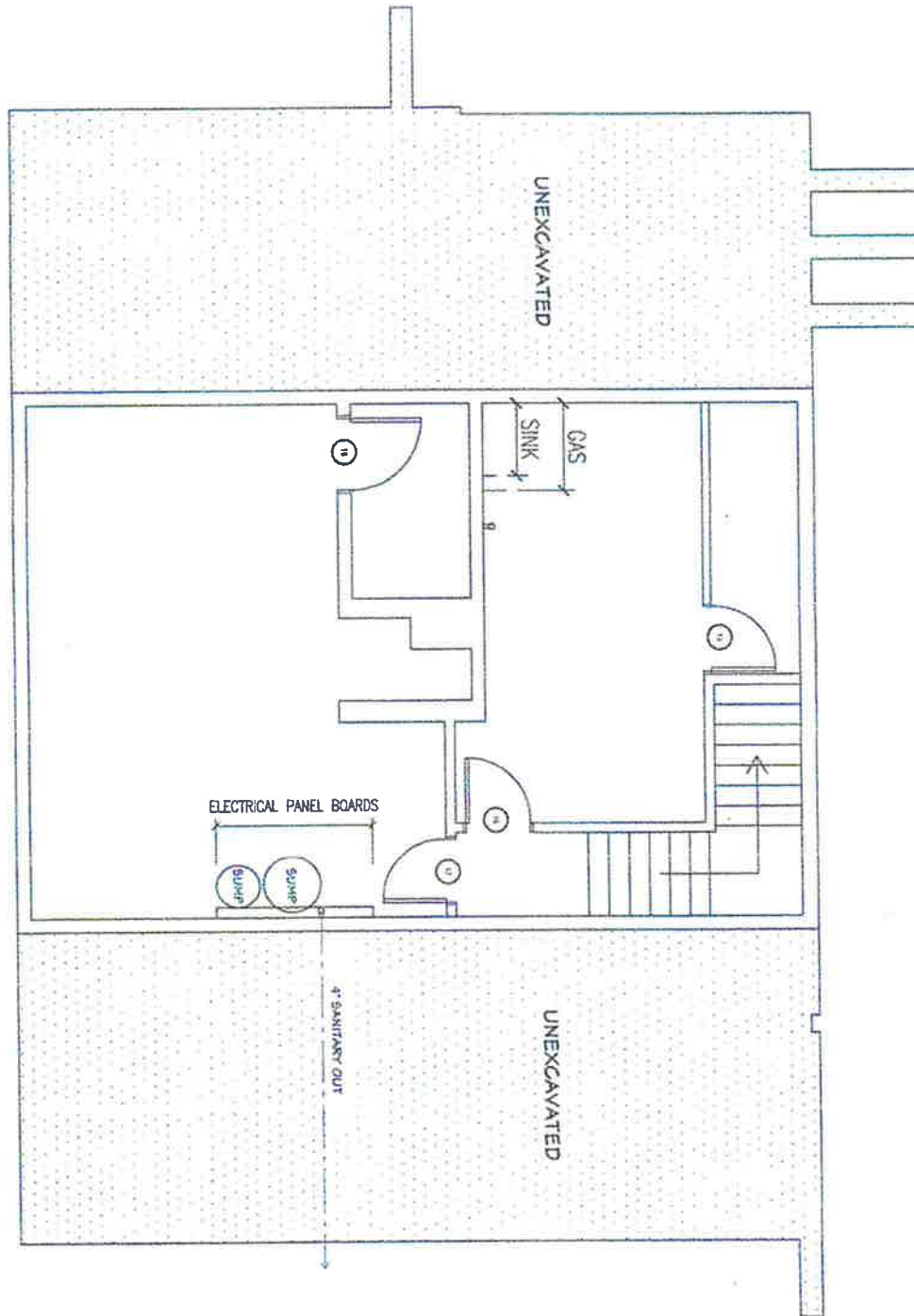
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1 Existing Basement Floor Plan



A2.2

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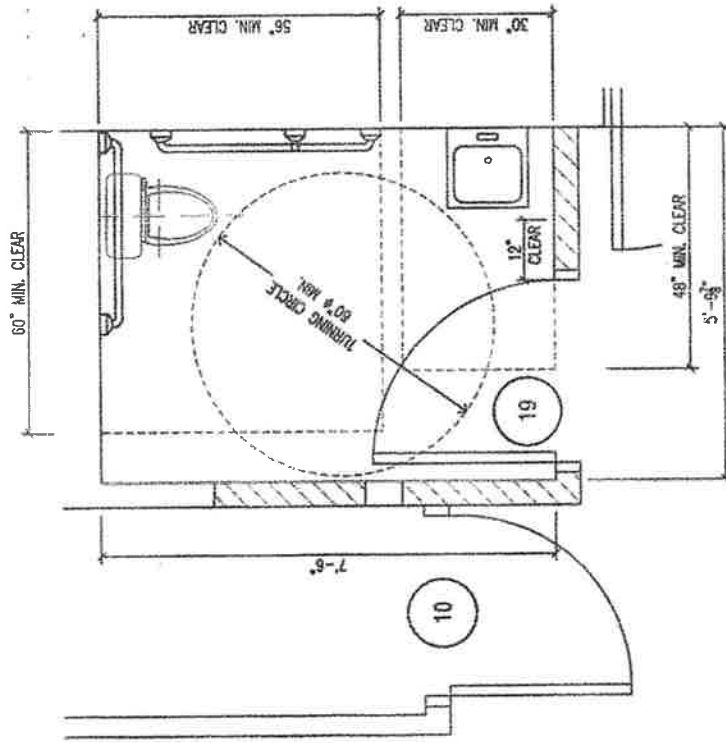
Scale: 3/16" = 1'

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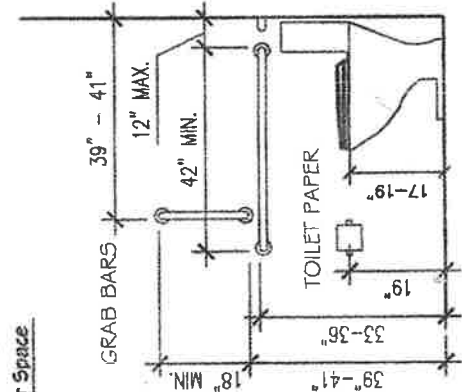
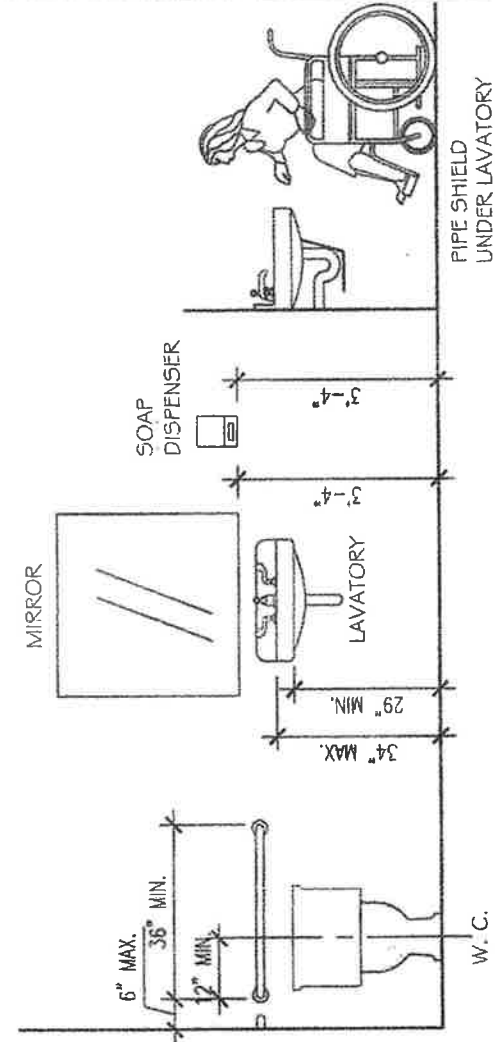
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ALL FIXTURES & ACCESSORIES SHALL COMPLY W/
 REQUIREMENTS OF THE A.D.A. GUIDELINES / ANSI 117.

1 Toilet Room Clear Space
 1/2" = 1'

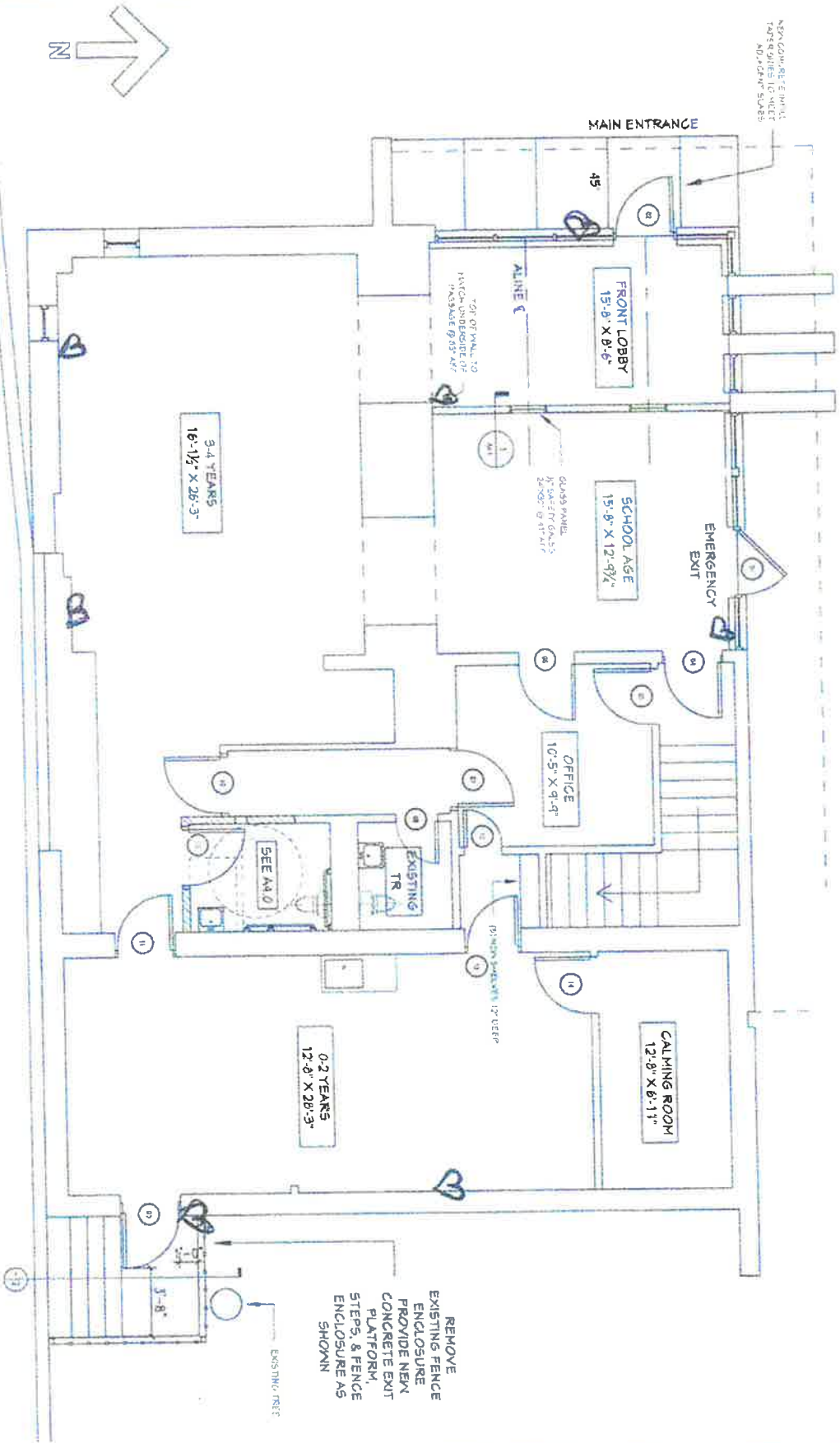


2 ADA Guidelines
 1/2" = 1'

Cameras = 

7 Cameras total

1 Proposed Floor Plan
A3.0



A3.0

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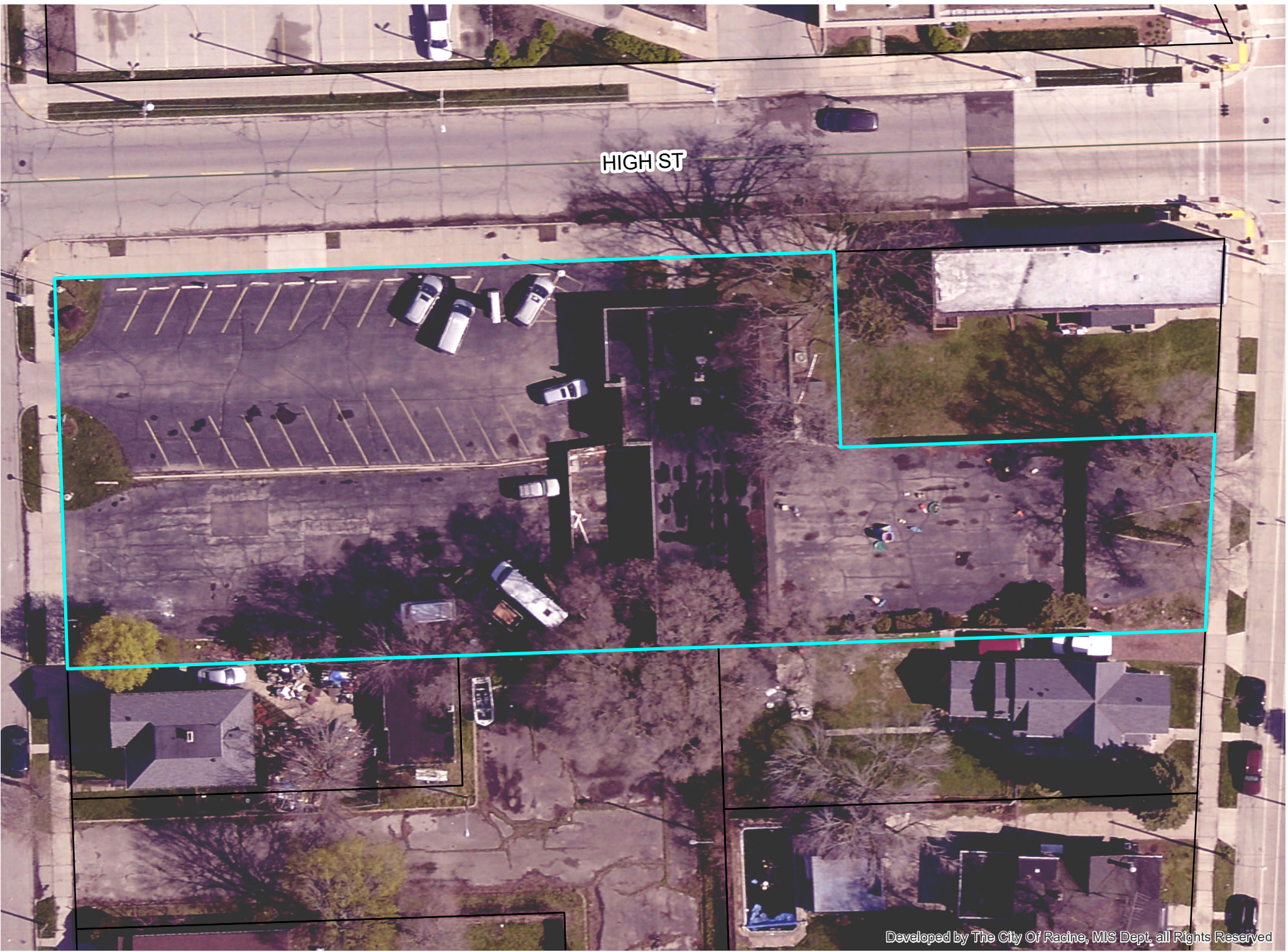
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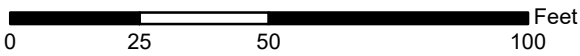
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HIGH ST

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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): Cynthia Christensen Date: 10/3/2022

Applicant Signature (acknowledgement): J. Jones Date: 9/15/23