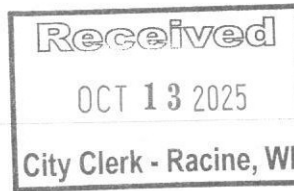




DEPARTMENT OF
CITY DEVELOPMENT

CK# 0001075596



725-3533



20184088-6

Application for Conditional Use Permit

Applicant Name: Brilliant and Beyond Childcare

Address: 11050 Russet St City: Racine

State: WI Zip: 53405

Telephone: _____ Cell Phone: 414-792-0414

Email: Brilliantandbeyondchildcare LLC@gmail.com

Agent Name: Audreona Johnson

Address: 3719 N 52nd St City: Milwaukee

State: WI Zip: 53214

Telephone: _____ Cell Phone: 414-792-0414

Email: Johnson.Audreona@gmail.com

Property Address (Es): 11050 Russet

Current Zoning: RC

Current/Most Recent Property Use: limited general residence

Proposed Use: Licensed childcare Center



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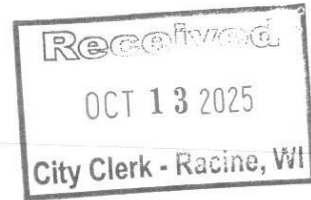
The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (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 childcare will provide a safe, nurturing environment for children and support working families with extended hours. We will comply with all Wisconsin DCF 251 childcare licensing requirements and safety codes.
- (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;
Daycares are common neighborhood amenities and often increase property desirability. The building will remain in professional use with supervised children and staff on site.
- (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;
The proposed use is consistent with neighborhood growth and does not prevent other nearby properties from developing under current zoning.
- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
The site already has utilities in place. Parking and drop off/pick up will be clearly designated to ensure safety and accessibility.
- (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;
Establishing a safe traffic flow for drop off and pickup minimizing congestion. Staff will park separately to free up spaces for families.
- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and
Supporting childcare facilities as a community need, aligning with goals of supporting working families and accessible services.
- (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.
We will comply with all zoning, fire, health and building regulations as required by the City of Racine and State of Wisconsin.





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		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot		10/13
3. Site Plan (drawn to scale), including: 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		
4. Zoning Analysis Table 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		
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.		





DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	☐	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	☐	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	☐	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	☐	
10. 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	☐	
11. Building Material Samples (if making exterior changes)	☐	
12. Review Fee	☐	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

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):

Rev. Stanley Hunter for

Date: 10/10/25

Applicant Signature (acknowledgement):

Date: 10-04-25



(262) 636-9151



citydevelopment@racine.wi.gov



730 Washington Avenue, Room 107
Racine, Wisconsin 53403



Facebook | Twitter | LinkedIn



Required Submittal Item	Applicant Submitted	City Received
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Owner Signature (acknowledgement and authorization): _____ Date: _____

Applicant Signature (acknowledgement):  _____ Date: 10-06-25





2025 DEVELOPMENT REVIEW SCHEDULE

PRE-SUBMITTAL CONFERENCE RECOMMENDED:

To schedule or speak with a staff member about your proposal, Contact the Department of City Development, Division of Planning at **262-636-9151** or by email at cdvplanning@cityofracine.org to speak with a staff member.

2025 FEE STRUCTURE

All fees are adopted as part of the City's Operating Budget and are required to be paid when turning in a completed application for consideration. All fees are nonrefundable once an application has been processed for consideration.

Application Type	Required Fee (in US Dollars)	Final Review Body
Preliminary Subdivision Plat	300.00 + 15.00 per parcel	Common Council
Final Subdivision Plat	200.00 + 15.00 per parcel	Common Council
Certified Survey Map	170.00 + 50.00 per parcel	PHDC*
New Conditional Use Permit or Major Amendment	795.00	PHDC
Conditional Use Permit – Minor Amendment	400.00	PHDC
Transfer of Existing Conditional Use Permit Same use and same parcel, different owner (not hotel)	150.00	City Development
Conditional Use Permit – Remedy for noncompliance after the fact	1,445.00	PHDC
Rezoning	830.00	Common Council
Comprehensive Plan Amendment	1,200.00	Common Council
Administrative Review and Access Corridor Review	150.00	City Development
Variance	500.00	BZBA
Design or Historic Review	No Fee	PHDC

*If dedicating easements or Right-of-Way to the City, Common Council approval is required

Commission Abbreviations:

PHDC – Planning, Heritage and Design Commission

BZBA – Building and Zoning Board of Appeals

Note: Properties that are delinquent on property taxes will not have any applications processed or considered.



CITY OF RACINE

174578

Racine, WI,

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25

RECEIVED OF

Brilliant + Beyond Childcare

ADDRESS

1650 Kusset St.

THE SUM OF

DOLLARS (\$ 830.00)

FOR

Charitable Use Permit CR #0001075596

CITY OF RACINE

By

Officer's Signature

City Clerk Dept.

Site Plan



- Property boundary – dimensions showing total 5,576 sq ft
- Building footprint – 40 ft × 80 ft (~3,200 sq ft), “Ex
- Setbacks – Front ≈ 20 ft; Side ≈ 5 ft; Rear ≈ 15 ft.
- Drop-off / pick-up – Front curb only. Mark as No On-Site Parking.
- Trash / recycling area – indicate location and materials of enclosure.

Zoning Analysis Table

Zoning Standard	Requirement	Proposed
Lot Area	—	5,576 sq ft (0.61 ac)
Building Area	—	~3,200 sq ft
Setbacks	per district	Front ≈ 20 ft; Side ≈ 5 ft; Rear ≈ 15 ft
Floor Area Ratio (FAR)	—	0.57 (3,200 ÷ 5,576)
Lot Coverage	≤ 70 % typical	57 %
Building Height	Max 35 ft	~15 ft, 1 story
Greenspace	≥ 20 % typical	~22 % landscaped
Parking Spaces	1 per staff + 1 per 10 children	Off-street curb parking only; no on-site spaces

Landscape Plan

No changes

Lighting Plan

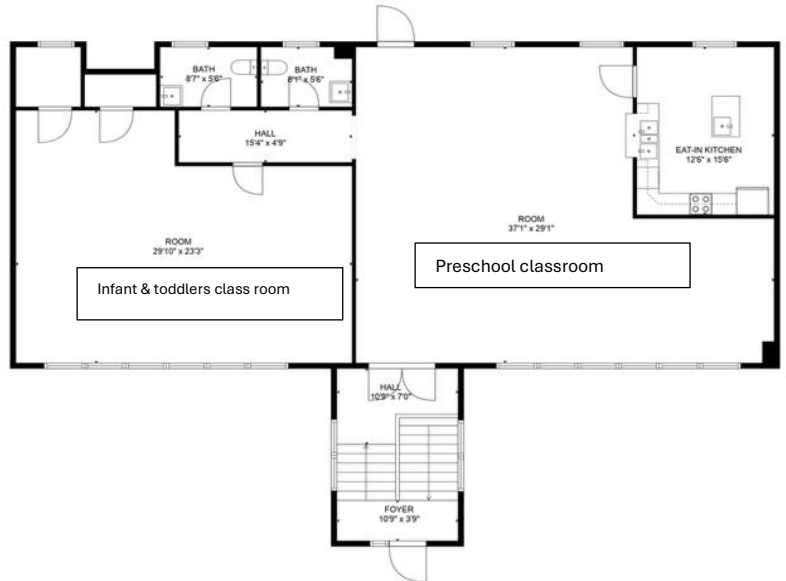
No changes

Floor Plan (Preliminary)



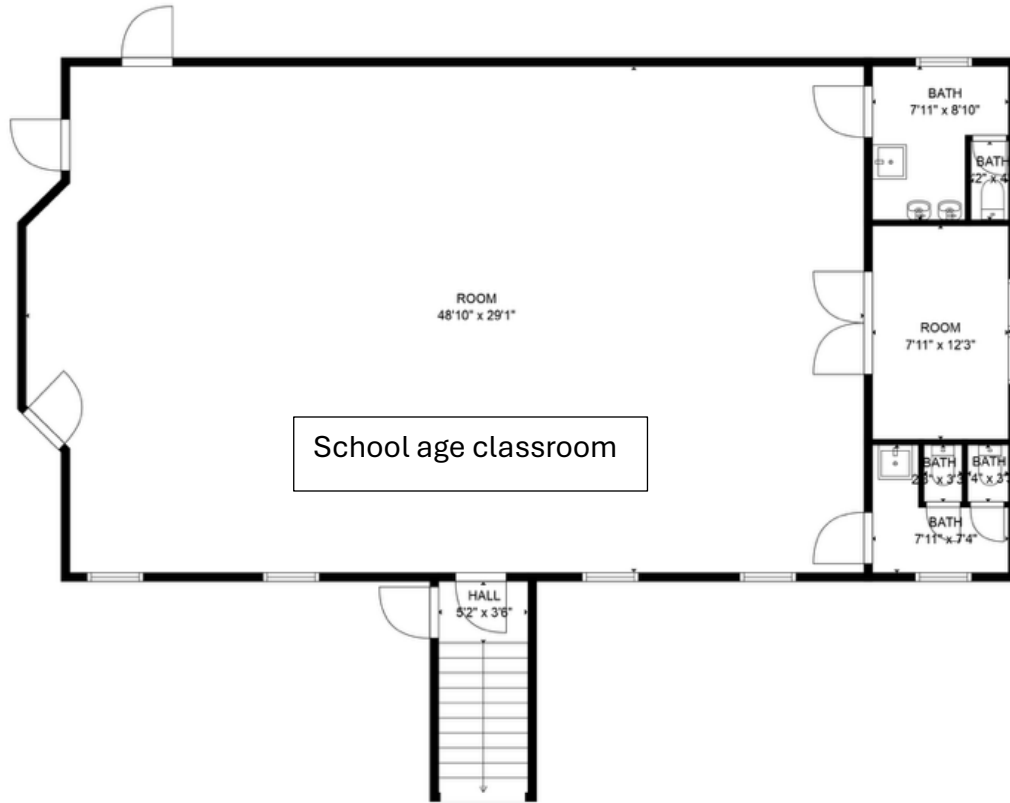
Total GLA: 2231 sq. ft | Total: 4020 sq. ft
 Floor 1: (Excluded areas 1789 sq. ft)
 Floor 2: 2231 sq. ft

FLOOR PLAN CREATED BY CUBICADA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Total GLA: 2231 sq. ft | Total: 4020 sq. ft
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FLOOR PLAN CREATED BY CUBICAGA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

- All bathrooms and hallways clearly identified.

Engineering Plan (if required)

No changes

Signage Plan

35" W 20" H



Building Elevations

Existing elevations to remain.

PROGRAM DESCRIPTION

Beyond Brilliant Childcare is a high-quality, community-centered childcare program committed to providing safe, nurturing, and developmentally appropriate care for children ages 6 weeks to 12 years old. Located in Racine, Wisconsin, our center operates Monday through Friday from 6:00 AM to 10:00 PM, offering extended-hour care to support the diverse scheduling needs of working families, including those working first shift, second shift, and non-traditional hours. Weekend care may be offered based on community need and staffing availability.

Licensing & Program Capacity

Our facility is licensed by the Wisconsin Department of Children and Families (DCF) to care for up to 50 children daily. Our thoughtfully designed classrooms support age-appropriate learning and development across multiple age groups. We serve:

- Infant Room (6 weeks - 12 months): 1:4 staff-to-child ratio
- Toddler Room (12 months - 3 years): 1:6 to 1:8 staff-to-child ratio
- Preschool Room (3-5 years): 1:10 to 1:13 staff-to-child ratio
- School-Age Program (5-12 years): 1:15 to 1:18 staff-to-child ratio

Our thoughtfully designed classrooms support age-appropriate learning and development, with each space equipped with developmentally appropriate furniture, learning materials, and resources that encourage exploration, creativity, and skill development. Our spacious outdoor play area provides opportunities for physical activity, nature exploration, and social interaction in a secure, supervised environment.

All staffing ratios meet or exceed Wisconsin DCF 251 requirements, ensuring individualized attention and high-quality interactions throughout the day.

Staffing & Qualifications

Beyond Brilliant Childcare employs a dedicated team of experienced, qualified early childhood professionals who are passionate about child development and family support. Our staffing structure includes:

- Lead Teachers with minimum 2 years of childcare experience and Early Childhood Education credentials or CDA certification
- Assistant Teachers with minimum 1 year of experience and ongoing ECE coursework
- Support Staff trained in all aspects of child safety, emergency procedures, and positive guidance

All staff members undergo comprehensive background checks through the Wisconsin Caregiver Background Check system, FBI fingerprinting, and reference verification. Every team member holds current CPR, First Aid, and AED certification and participates in a minimum of 20 hours of professional development annually, including mandatory training in:

- Child abuse and neglect recognition and reporting
- Emergency preparedness and response
- SIDS risk reduction and safe sleep practices
- Medication administration and allergy management
- Positive behavior guidance techniques
- Cultural competency and inclusive practices

Staffing levels always meet or exceed DCF 251 required ratios, ensuring individualized attention, meaningful interactions, and consistent supervision throughout the day.

Curriculum & Educational Philosophy

Beyond Brilliant Childcare follows a play-based, child-centered curriculum that recognizes each child as a unique individual with their own strengths, interests, and learning styles.

Our educational approach integrates:

- Developmentally appropriate practices aligned with Wisconsin Model Early Learning Standards
- Hands-on learning experiences that encourage exploration, creativity, and problem-solving
- Social-emotional skill development through positive guidance and conflict resolution strategies
- Emergent literacy and early math concepts woven into daily activities and routines
- STEM exploration through science experiments, building activities, and technology integration

- Creative arts including music, movement, dramatic play, and visual arts
- Cultural diversity and inclusion through multicultural materials, books, and family involvement

Daily schedules balance structured learning activities with free play, outdoor time, meals, and rest periods appropriate to each age group. School-age children receive homework support, enrichment activities, and opportunities for leadership and independence.

Health, Safety & Facility Maintenance

The health and safety of every child is our highest priority. Beyond Brilliant Childcare maintains a comprehensive health and safety program that includes:

Daily Operations:

- Visual health screenings upon arrival
- Strict illness exclusion and return-to-care policies
- Hand washing protocols enforced throughout the day
- Sanitization of toys, surfaces, and equipment after each use
- Separate diapering and food preparation areas
- Temperature-controlled, well-ventilated classrooms

Facility Maintenance:

- Daily cleaning and sanitization schedules documented and maintained
- Weekly deep cleaning of all classrooms and common areas
- Frequent inspections of indoor and outdoor play equipment for safety hazards
- Quarterly safety audits of facility, materials, and emergency supplies
- Annual inspections by health department, and DCF licensing specialist
- Ongoing monitoring and replacement of worn or damaged toys, furniture, and materials

Professional Services:

We partner with licensed and insured professionals for all facility maintenance needs, including:

- HVAC system maintenance and repair (seasonal inspections)
- Plumbing and electrical systems (as needed and during annual inspections)
- Building repairs and structural maintenance
- Pest control services (monthly preventive treatment)
- Fire safety equipment inspection and testing (annual)
- Playground equipment inspection and certification (annual)

Emergency Preparedness:

- Comprehensive written emergency procedures for fire, tornado, lockdown, and medical emergencies
- Monthly fire drills and quarterly tornado drills documented and reviewed
- Emergency supply kits maintained with first aid materials, flashlights, emergency contacts, and food/water
- Staff trained in emergency response protocols and child evacuation procedures
- Communication systems in place for immediate parent notification during emergencies (bright-wheel application)

Nutrition & Meal Service

Beyond Brilliant Childcare provides nutritious meals and snacks that meet USDA Child and Adult Care Food Program (CACFP) guidelines. Our weekly menus include:

- Breakfast served daily for children arriving before 8:30 AM
- Hot lunch served daily with protein, whole grains, fruits, and vegetables
- Afternoon snack provided for all children
- Evening snack and dinner available for children in extended evening care (after 5:30 PM)

All meals are prepared on-site in our licensed kitchen following strict food safety protocols. We accommodate documented food allergies and dietary restrictions with physician authorization. Menus are posted monthly for parent review and reflect cultural diversity and child preferences when possible.

Family Engagement & Communication

We believe that strong partnerships between families and caregivers are essential to children's success. Beyond Brilliant Childcare fosters family engagement through:

- Brightwheel app for real-time updates, photos, daily reports, and direct messaging
- Open-door policy welcoming parents to visit or observe at any time
- Biannual parent-teacher conferences to discuss developmental progress and goal-setting
- Monthly newsletters featuring curriculum themes, upcoming events, and parenting resources
- Family events including cultural celebrations, literacy nights, and parent education workshops
- Community partnerships connecting families to local resources and support services

YoungStar Participation & Continuous Quality Improvement

Beyond Brilliant Childcare is committed to participating in Wisconsin's YoungStar quality rating and improvement system. Through YoungStar, we demonstrate our dedication to:

- Ongoing professional development for all staff members
- Implementation of research-based curriculum and assessment practices
- Maintenance of high health and safety standards
- Creation of enriching learning environments
- Strong family engagement and partnership practices
- Continuous program evaluation and quality enhancement

Our participation in YoungStar reflects our commitment to transparency, accountability, and excellence in early childhood education. We regularly review program data, seek feedback from families, and implement improvements based on best practices in the field.

Community Impact & Mission

Beyond Brilliant Childcare serves as a vital resource for working families in the Racine community. Our extended operating hours (6:00 AM - 10:00 PM) address a critical gap in childcare availability for families working non-traditional schedules, including healthcare

workers, manufacturing employees, service industry professionals, and other second-shift workers who have historically struggled to find quality care during evening hours.

By providing reliable, high-quality care that supports children's development and parents' employment stability, Beyond Brilliant Childcare strengthens families and contributes to the economic vitality of our community. We are committed to:

- Accepting Wisconsin Shares (W-2) and other childcare subsidy programs to serve families of all income levels
- Maintaining affordable tuition rates without compromising quality
- Creating an inclusive environment that welcomes families of all backgrounds
- Supporting children with special needs and partnering with early intervention services
- Building relationships with local schools, libraries, and community organizations
- Serving as a model of excellence in early childhood education

Our Promise

Through extended hours, experienced and caring staff, research-based curriculum, rigorous safety standards, and a genuine focus on both child development and family support, Beyond Brilliant Childcare provides a dependable, nurturing, and uplifting environment where every child can grow, explore, learn, and shine. We are honored to partner with families during these crucial early years and committed to making a positive, lasting impact on the children and community we serve.

For more information or to schedule a tour, contact:

Beyond Brilliant Childcare: 1650 Russet St Racine, WI 53405

Phone: (262) 341-1996

Email: brilliantandbeyondchildcarellc@gmail.com

Hours: Monday-Friday, 6:00 AM - 10:00 PM

Licensed by the Wisconsin Department of Children and Families | DCF License 50