

Village of Wauwatosa Conditional Use Submittal.

7229 W Center GENTLE CARE LEARNING CENTER

6-05-2024

1 OF 5

PLAN OF OPERATION

Address of premises	7229 W Center
Name of business	GENTLE CARE LEARNING CENTER
Type of business	Child daycare
Detailed description of the proposed operation <i>This description should explain, in detail, how the proposed use will be operated. The description should state what activities are to occur on site.</i>	<p>The proposed use is for a child daycare facility where children have supervised activities throughout the day.</p> <p>See the attached daily activity sheet</p>
Hours and days of operation	6:00am to 11:59pm M-F 6:00am to 6:00 pm S-S
Number of employees	4 supervisors at ant one time
Does your location provide on-site parking?	<div>Yes</div>
a. If yes, how many parking spaces are available to customers and employees?	<div>1</div>
b. Where is the on-site parking located?	<div>The single parking space will be at the rear of the building.</div>
Will you receive at your location vehicles that make deliveries or pick-ups?	<div>Yes</div>
a. How many deliveries and/or pick-ups do you anticipate each day?	<div>There are no material deliveries are anticipated trough the week. Trash will be removed bt contract service 1 per week.</div>
b. Where will deliveries, pick-ups, loading and unloading activities occur?	<div>Trash removal will be at the rear of the building near the alley.</div>

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Additional information for Day Care Centers and Schools

How many children/adults will be cared for per shift?	45-50
What are the ages of the children/adults?	4 Wks to 14 Years
Please provide the estimated number or percentage of children/adults brought to your center by each of the following modes of transportation: a. Parent's personal vehicle b. Day care center van service c. County or School Bus d. Walking	 80% 0% 20%
If children/adults are picked up by personal vehicle, van or bus, please explain where loading and unloading will occur.	All loading and unloading will be directed to occur on N Lefebvre Ave.
Please provide the location of parking for employees and parents. a. How many parking spaces are available for this purpose?	Parent parking for a period of time will be directed to occur W Center street 3 employee parking spaces will be on W Center for longer than 2 hrs.
Describe the location of the outdoor play area. a. What is the length and width of the play area? b. How many children/adults utilize the play area in one day?	The 4ft high opaque fence will be 20ft x 20ft Depending upon age, 5 to 10
Please provide a contact name and number that can be reached 24 hours a day	Shirleen Williams Williams.shirlee@gmail.com 414-998-9360
On a separate sheet of paper, please provide a list of daily activities for the children/adults.	

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<p>Describe the land uses next to the property and on the same block.</p> <p><i>This description should explain what businesses and/or uses are located in the area around your proposed location.</i></p>	<p>Multifamily housing to the North Single family to the South Church activities to the West Commercial activities to the EastNo</p>
<p>Describe who your business will serve.</p> <p>a. For churches, please provide the number of members</p> <p><i>This description should explain who your business will serve and where your customers, clients, or congregants come from.</i></p>	<p>No</p>
<p>Are you the only occupant on the premises? If not, please list all other occupancies currently at the property.</p>	<p>Yes</p>

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- 1. Protection of Public Health Safety and Welfare.** The use will be designed, located and operated in a manner so that the public health, safety and welfare are protected. A geographic concentration of establishments of this type may be evidence, in certain circumstances, that the public health, safety and welfare will not be protected.

In writing, explain how your project will be operated in a way that will make certain that the public health, safety and welfare are protected. You might want to discuss how the general well being of the public at-large would be provided for at this location.

The loading / unloading with some front parking for parents works with the existing village traffic patterns.

Outdoor playground activities will be behind a an opaque 4ft fence.

On-site parking will be no different than originally provided.

The front and side existing landscaping is mature and well designed to compliment the building.

The building is well maintained and features soffit lighting on all sides of the building.

CCTV camera's will be soffit mounted for additional security

- 2. Protection of Property.** The use, value and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use. A geographic concentration of establishments of this type may be evidence, in certain circumstances, that the proposed use will substantially impair or diminish property values.

In writing, explain how your project will not have a negative affect on your neighbors or the neighborhood in general. You might want to discuss any possible negative impacts that your project will cause and how you plan to mitigate those impacts. Or, if you do not anticipate any adverse impacts, you may state how that will be achieved.

This use is well suited for the existing building and requires no modification of the building so the neighborhood's perception of the building will be the same as before.

The activity levels of vehicle and sidewalk activities will be greater than the current use levels at some times of day but quite for most of the day.

No deliveries will disturb the neighborhood.

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3. **Traffic and Pedestrian Safety.** Adequate measures have been or will be taken to provide safe pedestrian and vehicular access.

In writing, explain how your plans have taken into consideration not only how vehicles will access the site, how traffic circulation will occur, and where the vehicles will park, but also demonstrate in writing that the same considerations have been made for pedestrians — can pedestrians safely access the site?

Parents will be instructed to understand an established, daily loading / unloading procedures.

Vehicular traffic and pedestrian traffic does not cross.

Building mounted lighting will illuminate the patches of entry / exiting after dark.

3 employee parking spaces will be required on W Center.

4. **Consistency with Comprehensive Plan.** The special use will be designed, located and operated in a manner consistent with the city's comprehensive plan.

In writing, explain how your plans have taken into consideration the plan for the area in which the use is proposed. Is your proposal consistent with that plan? To find the plan for your area, go to: <http://city.milwaukee.gov/Plansandstudies.htm>

The proposed use is consistent with the current local use in that it is a low intensity activity that is a well suited buffer between the existing Commercial Strip on W Center and the residential to the south.

Gentle Care Learning Center**Policy Effective Date: June. 1st, 2024**

6:00 am - 7:00 am	Wash Hands/Arrival/Breakfast
7:00 am - 7:45 am	All Centers Open, Table Toys, Puzzles
7:45 am – 8:00 am	Bathroom Break/Wash Hands
8:00 am – 8:30 am	Circle Time
8:45 am – 9:00 am	Bathroom Break/Wash Hands
9:00 am – 9:15 am	Am Snack
9:15 am – 9:45 am	Small Group Activity
9:45 am - 10:00 am	Arts and Crafts
10:00 am – 11:00 am	Outdoor Play
11:00 am – 11:15 am	Bathroom Break/Wash Hands
11:15 am – 11:45 am	All Centers Open, Table Toys, Puzzles
11:45 am – 12:00pm	Bathroom Break/Wash Hands
12:00 pm – 12:30 pm	Lunch/Wash Hands
12:30 pm – 12:45 pm	Bathroom Break/Wash Hands
12:45 pm – 1:00 pm	Story Time
1:00 pm – 3:15 pm	Nap Time
3:15 pm – 3:45 pm	Bathroom Break/Wash Hands/ Snack
3:45 pm – 4:00 pm	Bathroom Break/Wash Hands
4:00 pm – 4:30 pm	Pm Snack/Wash hands
4:30 pm – 5:30 pm	Outdoor Play
5:30 pm – 5:45 pm	Reading
5:45 pm – 6:15 pm	Literacy skills
6:15 pm – 6:45 pm	Bathroom Break/Wash Hands/Dinner
6:45 pm – 6:55 pm	Bathroom Break/Wash Hands
6:55 pm – 8:30pm	Small group activities
8:30 pm – 9:00pm	Late night Snack
9:00pm – 9:15 pm	Bathroom Break/Wash Hands
9:15 pm – 9:45 pm	Quiet Time
9:45 pm – 11:59	Nap time/Departure/Wash Hands/Snack