



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/26/2018
Common Council Item Number: PC18-0122	Date: 9/26/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Public Hearing: Little Learners University Child Care, 821 Meadowbrook Road – Conditional Use Permit	

Details: The applicant is seeking a Conditional Use Permit to operate a daycare in a tenant spaces at the shopping center at 821 Meadowbrook Road. The daycare has been operating in that location since 2015, and it is now moving to a larger space. It previously occupied the space without a Conditional Use Permit. The applicant and city staff would like to fix the mistake as part of the new occupancy.

The daycare operates from 6:00 AM to 5:30 PM on weekdays. It has space for up to about forty children, from six weeks to seven years old. The exact maximum number will be set by the licenser from the Wisconsin Department of Children and Families. The shopping center has a total of 675 parkings spaces available. Spaces are shared with the grocery store and other tenant businesses. The closest residential use is over 500 feet from the shopping center, and the daycare center has not received any noise complaints in the past.

The outdoor play area is a fenced in space on the edge of the rear parking lot, near the loading dock and dumpster enclosure areas for the shopping center. The applicant plans to keep the play area as it is, but would also like to add a smaller play area for infants near the back door of the new tenant space at some point in the future. The applicant has worked out a system for safely walking children to the play area, and the system has been approved by the state regulator.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff Recommends approval of a Conditional Use Permit for Little Learners Child Care at 821 Meadowbrook Road with the following conditions:

- Applicant must receive and maintain a Commercial Child Care Operator License from the Wisconsin Department of Children and Family and all employees must maintain any necessary certifications.
- Applicant must operate according to the approved business plan.
- Applicant must submit a separate Sign Permit Application for any sign changes.
- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.