

PARCEL NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. 220716  
REVIEW DATE: \_\_\_\_\_

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT** *pl*  
Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

*Judy Moncree*  
APPLICANT: Oneness Child Care Center  
ADDRESS: 509 B Superior<sup>AV</sup> E-MAIL: jmoncree@gmail.com  
PHONE: (414) 418-8665 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Oneness Child Care Center  
ADDRESS OF PROPERTY AFFECTED: 509 B Superior AV 53081  
LEGAL DESCRIPTION: Brick flat 2 Door Exit  
1350 sq ft Area for Daycare  
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: offices  
For pharmacy (closed in 2020)  
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Daycare Center  
No changes to building needed  
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: None - outdoor fencing  
needed for designated play area

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? Daycare is A Service

That is needed in The Area Currently Waiting  
List of 250 Families in Sheboygan

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? None

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? There

Are Already preschool / Daycare / church school  
in The Area so it will Blend right in well.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. Yes

**4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)**

OWNER OF SITE: Lee properties LLC (414) 779-7519

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

ARCHITECT: N/A

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

CONTRACTOR: N/A

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**5. CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Judy Monce  
APPLICANT'S SIGNATURE

03/18/2022  
DATE

\_\_\_\_\_  
PRINT ABOVE NAME

**To: Sokolowski, Steve**

**Sent: Thursday May 5<sup>th</sup> 2022**

**Subject: Condition Use Permit (for Daycare)**

**From – Oneness Child Care Center**

**509 Superior Ave Sheboygan, WI 53081**

**(Additional Info)**

**Needed (\$250.00 fee)(Paid)**

- 1) No existing use (Building was empty)**
- 2) Activities onsite – site will be prepared/sections classrooms for 30/40 children to be used for math, reading, writing, exercise, eating, nap**
- 3) Services provided for children ages 3wks-12yrs.  
Computer room for ages 10yrs-12yrs.**
- 4) Kitchen alternate eating 10 kids each  
Seating table and chairs – meals prepared on site  
Breakfast, Lunch, Dinner, Snacks**
- 5) Business Hours of Operation  
open (5am – 11pm) Monday – Friday**
- 6) Service is needed for 250 families in the Sheboygan Area according to Children and Families of Sheboygan (waiting list)**

Conditional Use Permit (Continued)

- 7) There are 3 schools in direct area. Within 1 block area radius, and 2 offer before and after services
- 8) No new parking needed. Building has its own parking lot. Approx.(15,000 sqft.)
- 9) Fencing area (12x12 area located along the back of side building. NE side. Include (Hill) from building, No connect to (any) adjoining properties (Google Earth Attached)
- 10) Will begin operation as soon as approved Summer (June) 2022 of ?
- 11) Site was selected because of area, price, and convenience for customers
- 12) Indoor/Outdoor activity will include walking, swings, play area (refer google earth) toys, houses, bikes, etc.
- 13) Site should be considered because area is already children friendly and parent convenience
- 14) No overnight sleeping (cots provided for each child)(approx. 30-35 children and 10-20 babies (alternating/sharing allowed)) 1 per cot at a time (sanitation performed before/after each use)

Conditional Use Permit (Continued)

- 15) Purpose of business – to provide a desperate needed service for families on waiting list
- 16) Daycare Employees
  - 4-6 Licensed Teachers
  - 1 – Director (Day to Day operations)
  - 1 – Bookkeeper/Secretary
  - 2 – Van Drivers
- 17) Next door to daycare is a service company that provides elderly care in home services - 517 Superior Avenue. Will not interfere with Daycare Parking or services we provide/playground
- 18) Director operates sites 24 hours a day (7 days a week) 10-8 hrs on site and 4-10 hrs off site
- 19) Other permits/licenses (from state of Wisc.) determined by conditional use being approved
- 20) Size of Daycare (2,000 Sqft.)
  - service 30-40 Children per shift
  - Will run 1<sup>st</sup> and 2<sup>nd</sup> shift
  - 5:00AM – 11:30PM Monday – Friday
  - 6AM – 9PM Saturday – Sunday

Conditional Use Permit (Continued)

- 21) No architectural services needed
- 22) No electrical signage will be used
- 23) Area is used to noise from children  
There are 2 church schools in the area (1 block radius) and 1 private school (1 block radius from proposed Daycare)
- 24) Building was previously in front (pharmacy) is unoccupied, and Public Defenders Offices on the south east, and a Doctors Office as well all on the other side away from Daycare.
- 25) Sign plastic will be posted on top front of side of building and sign top of entrance of front of Daycare
- 26) Will pass out notifications to residents informing of Daycare an will invite all interested in coming to meeting (date determined by permit committee)

Hello Steve, This Email Is In Response To Your Concerns For Fencing, And Daycare Occupancy, The Rules For The State Of Wisconsin That, In Order To Open A Daycare In The State You Must 1) Own Or Rent A Commercial Area Large Enough For 9 Or More Children, And Before Your Building, Or Stores/Offices Area Can Be Licensed, You Must Have The Entire Area Set Up As Though You Are Operating A Daycare, Though You Are Not Yet Opened, My Rented Area Has Been Set Up For Over 1 Year Now, And I'm Not Opened, and Can't Open The Doors To My Business Until, All Permits From Your Department, As Well As The State Are Met, Yours Has To Be Satisfied, And Turned Over To The State First, While All Of This Is Going On And Time Consuming, I Still Have To Pay Rent On This Area Of The Building I'm Occupying Every Month, So The Only Area Around The Entire Building Safe Enough, And Close Enough The Grassy Area, Next To The Daycare, Now As I've Tried To Explain To You In Previous Photos, And Google Earth The 110x 200 Square Foot Area Will Be Fenced In By A Industrial Strength 10 Foot Chain Link Fence Across The Back Side Of The Alley From The Building Across To The Neighbors Garage Cutting Off Any Drive Thru Traffic Onto The Parking, The Rest Of The Area Squaring Off On The Parking Lot Will Be Structured By Securing Into The Parking Lot Area 3 Foot Car Blockers Surrounding That Area Chosen For Play Area, Please Keep In Mind That I Have 6 Months After Opening, To Have The Area Secured According To The State Of Wisconsin Rules, And Regulations, Until Then I Do Have The Option Of Utilizing The Area Parks, And Or Making Agreements With Other Area School's, And Or Other Children Play Areas In The Vicinity, Hopefully This Answers Any Further Questions Concerning Play Areas For The Proposed Center, The Most Important Pressing Problem For Me Now Is That I Get Opened, The Play Area Is Not A Requirement On The Premises, In Other Words I Can Use Other Playgrounds Indefinitely, Thanks For Your Time.

On Tue, Jun 14, 2022, 5:00 PM Sokolowski, Steve <[Steve.Sokolowski@sheboyganwi.gov](mailto:Steve.Sokolowski@sheboyganwi.gov)> wrote:

Judy:

It appears that you submitted some additional information for your conditional use permit to operate Oneness Childcare Center. The conditional use permit will be placed on the Tuesday, June 28, 2022 City of Sheboygan Plan Commission meeting. The meeting will be held at 4:00pm in the 3<sup>rd</sup> Floor Council Chambers of City Hall located at 828 Center Avenue.

A couple of comments:

- You should be aware that City staff is very concerned about the outdoor playground location you are proposing in the parking lot adjacent to the alley. You have provided minimal information about the fence to be installed (location, height, design, materials, colors, etc.). How will the fence you are proposing to install will ensure that these young children will be protected from any unforeseen safety concerns, especially with vehicles driving in the parking lot and alley. The Department of City Development has previously informed you of this safety concern and that it shall be appropriately addressed in order for the daycare to potentially operate from this site.
- Based on the photos, it appears you may be occupying this space already. You may not occupy this space until you have received a conditional use permit allowing a daycare to operate from this tenant space and until such time as you have received an "Occupancy Permit" that state the building has met all building code requirements to operate a daycare

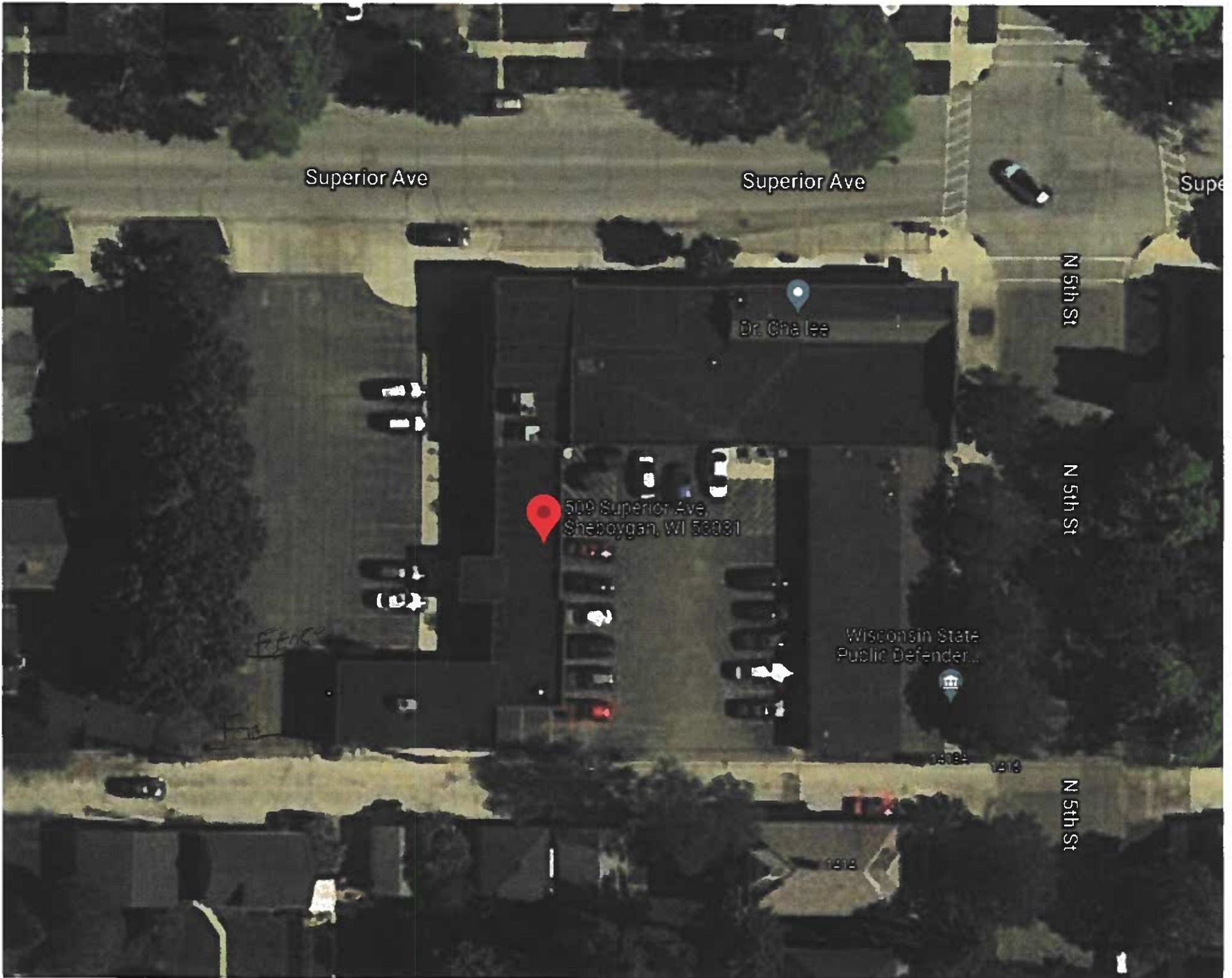
from this site. You will eventually need to speak to Building Inspector Jeff Lutzke about the required occupancy permit at (920) 459-3481.

- Please provide any information you presently have from the State of Wisconsin with regards to your potential daycare license.

I may have additional questions as I review your application.

Sincerely,

Steve Sokolowski



Superior Ave

Superior Ave

Superior Ave

N 5th St

N 5th St

N 5th St

Dr. Challe

509 Superior Ave,  
Sheboygan, WI 58881

Wisconsin State  
Public Defender...

FFOC

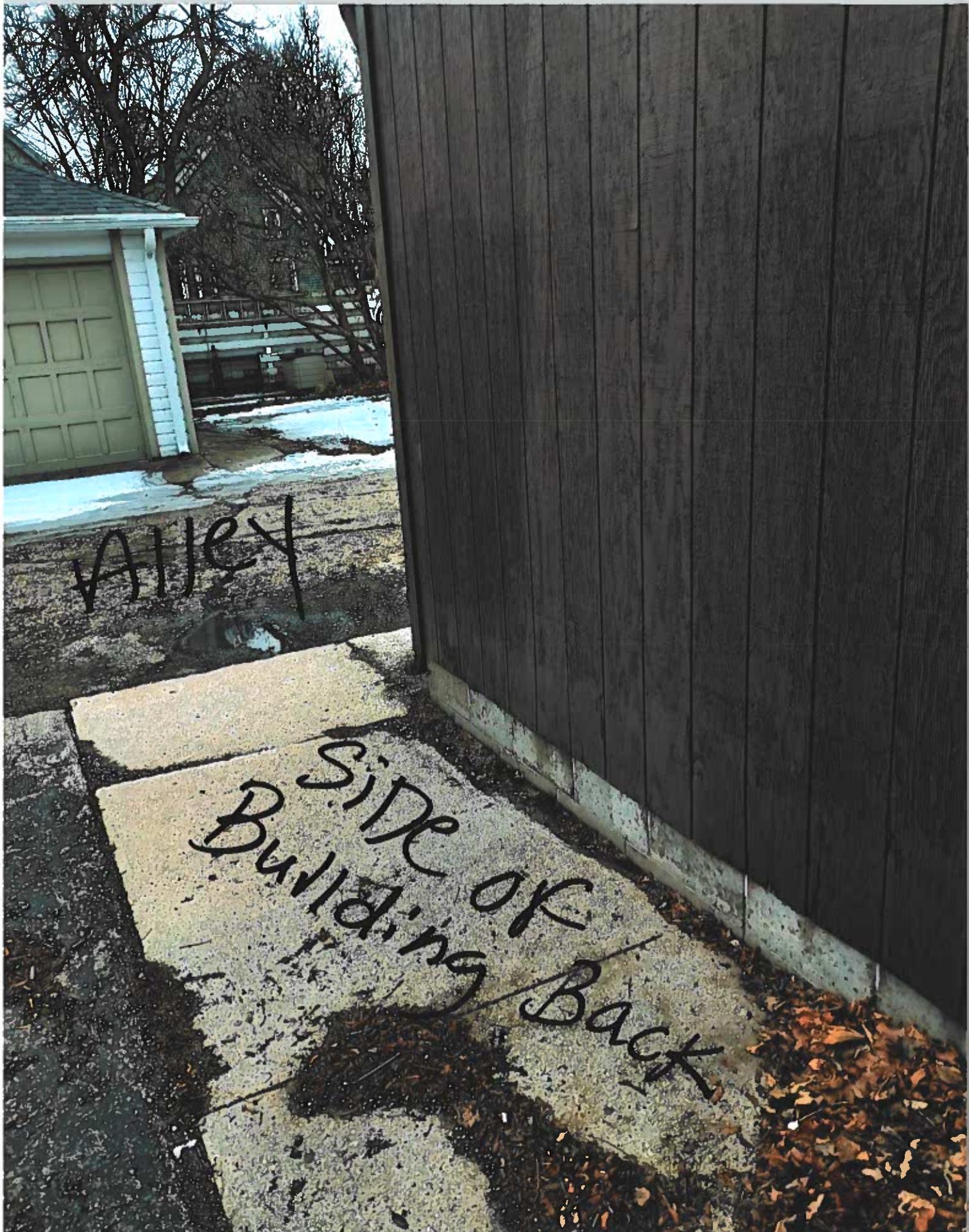
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1818

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ALLEY

SIDE OF  
BUILDING BACK



Fencing thru  
NO MORE TRAFFIC

1511

No more thru  
traffic

Play  
ground

fencing





Office

Computer Room

Play Area



stove

Office



Signage



Parking

Sleeping  
cots



Bath room

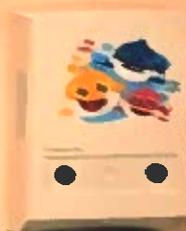


Fresh  
brush  
with  
mint

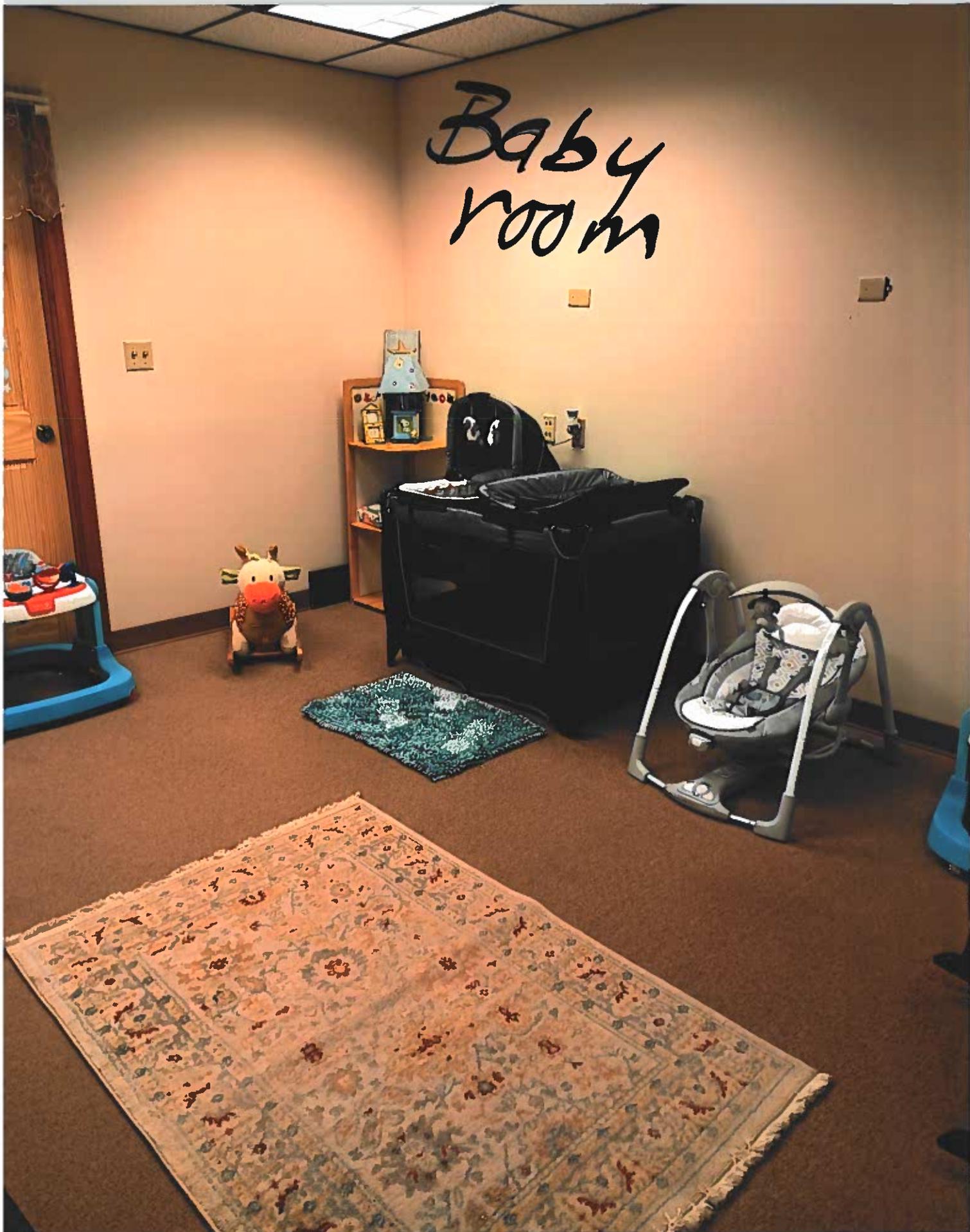
WASH  
YOUR  
HANDS

So  
fresh  
and  
so  
clean

Hand  
Dryer



Baby room





Baby room

Cots  
Sleep

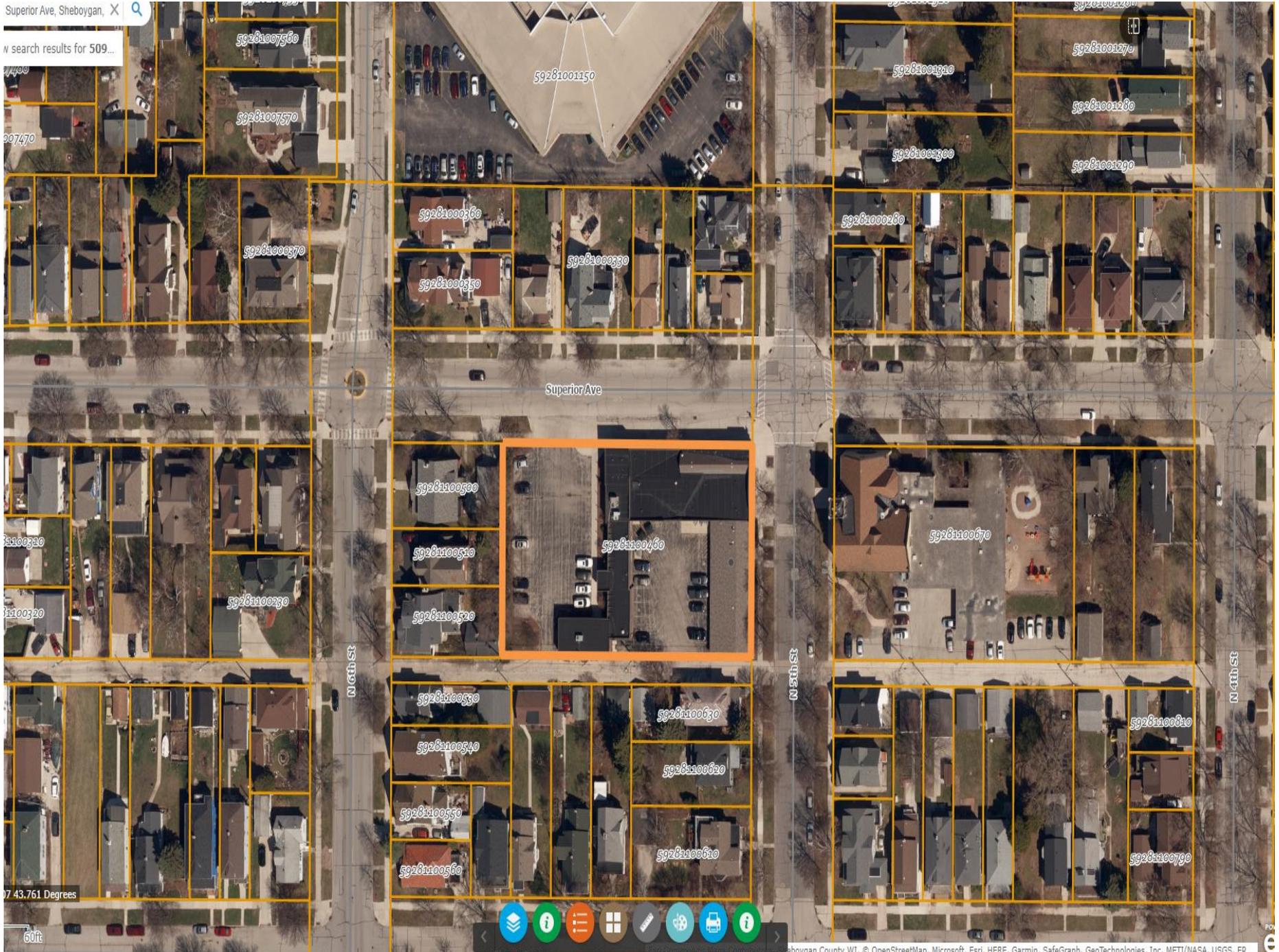
Play N  
Learn  
Area

Teacher  
Desk



WILD





Google  
Street View - Jul 2019

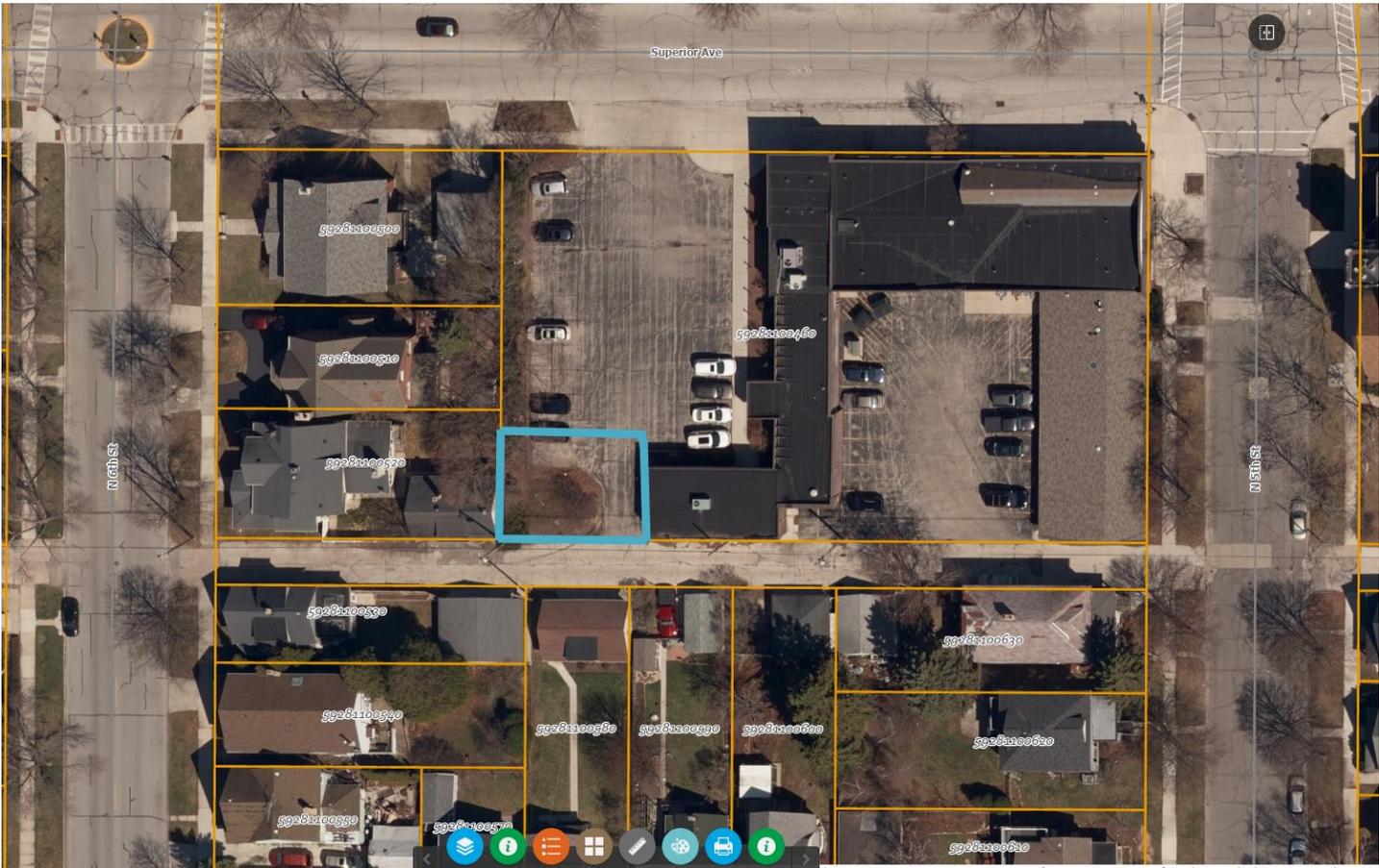


Sheboygan, Wisconsin  
Google  
Street View - Jul 2019









# A Guide to Bollard Spacing and Site Planning

View this page [en français](#)

## *Proper spacing for a range of bollard applications*



Bollard spacing standards vary depending on the function of the bollard. Whether to calm traffic, protect assets, or create visual perimeters around landmarks, bollards are functional, decorative posts used in everyday environments. Bollards come in a wide variety of aesthetics, from shiny stainless steel to traditional cast iron, or can be finished with vibrant powder coating to add a pop of color.

[Bollards](#) may be high or low impact resistant. Some are meant to stand strong against vehicles, while others are non-abrasive, bending upon impact and function only as visual barriers. Bollards serve to protect pedestrians and infrastructure, as well as

control traffic flow. Each of these bollards have important, yet very different, purposes. Consider first the type of bollard, and then the site, to determine recommended installation practices and spacing for common bollard applications.

## **Bollard Installation Types**

Bollard applications are versatile and can be fixed or [removable](#), high or low impact. A few common installation methods exist for bollard applications in commercial and industrial settings. The first consideration is whether the bollard will be fixed and permanent, or used for changing access control. It is up to the installer to select the best [installation method](#) depending on the bollard's requirements.

### **Fixed, crash-rated or high-impact mountings**

Engineered [crash-rated bollards](#) or [security bollards](#) made of steel-and-concrete are installed to protect against vehicle impact. Crash-rated bollards have been tested to confirm their level of stopping power when installed as instructed. The impact resistance of security bollards is dependent on installation and the local substrate. Both types are embedded deep into the concrete substrate to become sturdy, fixed devices. Decorative bollard covers can be placed over top of these security posts for aesthetic enhancement. However, the bollard cover itself will not add to the level of impact resistance provided. For building security and pedestrian protection in areas vulnerable to vehicular traffic, this installation is one of the most reliable. These bollards are always sited near traffic and should be spaced accordingly.

### **Fixed, low-impact mountings**

To permanently install bollards into new or existing concrete, mounting hardware such as threaded rods, anchor castings, or concrete anchors are used. Bollards may also be directly embedded into new concrete. When bollard applications are installed using these methods, they are primarily decorative, creating visual barriers around landscapes or monuments. They are without security features and have little impact resistance. They may be spaced to prevent human access.

### **Fixed, surface mountings**

Surface mounting uses bolts and concrete anchors to secure bollards into existing concrete. No digging or pouring of concrete is necessary for this method. Although this installation does not offer much impact protection, they are helpful in protecting inventory from carts and other unpowered vehicles in warehouse spaces and grocery stores. This installation method also works well for bollards used to mark perimeters, such as separating lanes in a parking lot or to mark the end of a parking stall.

### **Removable mountings**

By using removable mountings, bollards can be temporarily removed to allow access. Removable bollards are installed using special mounts into new or existing concrete. Lock pins and padlocks are used to secure the bollards to these mounts. However, this

installation method offers little impact resistance. Removable bollards are an excellent way to changeably prevent and allow vehicle access into certain roads or event spaces. Their adaptability is also an excellent option for areas that need increased security during non-operating hours, such as at the entrance of a warehouse's loading dock or public park.

## Bollard spacing

Bollards can be spaced differently depending on their use. To prevent cars from driving through them, they should be no farther apart than 5". However, bollards are used as storefront and building protection, campus security, sidewalk safety, around utilities, near loading docks, and to protect landmarks and plantings. These various sites may require different spacings.

Very often, bollards are installed in a row, for increased visual awareness and to guard a larger perimeter. In these cases, how far apart should bollards be from one another, and from the curb? Read on to learn how site requirements directly impact bollard spacing.

This information was provided from Reliance Foundry website:

<https://www.reliance-foundry.com/blog/guide-to-bollard-spacing>

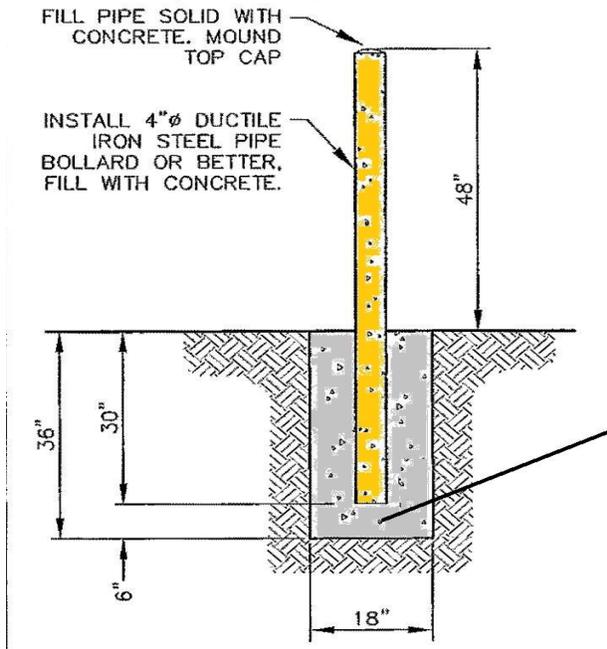
## Create Safe Playing Areas

Install bollards around the perimeter of the playground to keep it safe from oncoming traffic. Permanent bollards provide effective guards against wayward traffic, something fencing alone cannot provide. And since most fences surrounding playgrounds are chain link, bollards provide an excellent second safety layer that makes it clear to children where they should stay.

Bollards not only protect children at play and the teachers supervising them, but they also shield thousands of dollars' worth of playground equipment from vehicular damage.

<https://www.1800bollards.com/3-ways-bollards-keep-playgrounds-safe/>

## EXAMPLE PROTECTIVE PIPE BOLLARD SPECIFICATIONS



### NOTES:

1. BOLLARDS SHALL BE 4" DIAMETER DUCTILE IRON POSTS SET IN 36" OF CONCRETE AT LEAST 18" IN DIAMETER. THE INSIDE OF POSTS SHALL ALSO BE FILLED WITH CONCRETE WITH SMOOTH MOUND AS TOP CAP.
  2. BOLLARDS SHALL BE LOCATED AT LEAST 2' IN FRONT OF HYDRANT, 5' APART.
  3. BOLLARDS SHALL EXTEND ABOVE GROUND TO A MINIMUM OF 4'.
  4. BOLLARDS SHALL BE OF SUFFICIENT NUMBER TO PROTECT THE HYDRANT, MINIMUM OF 2.
  5. PAINT BOLLARDS RED WITH TOP 8" PAINTED WHITE.
- EMBED D.I. PIPE 30" INTO 18"Ø CONCRETE BASE WITH 6" PUNCH PAD

ADAPTED from Bellingha WA fire hydrant bollard specifications cited & discussed at [InspectApedia.com](https://inspectapedia.com)

<https://inspectapedia.com/plumbing/Protection-Bollards.php>

