

**VALDERS VILLAGE BOARD MEETING MINUTES  
MARCH 21, 2019**

Followed by the Pledge of Allegiance and roll call; a special meeting of the Valders Village Board was called to order by President Schneider at 5:30PM at the Valders Village Office 207 S. Liberty Street. Trustees present: Marcus Bartelme, Devan Schneider, Donald Schuh & Lyle Schwoerer. John Regan absent & excused.

MEETING CONVENED  
AND ROLL CALL

Motion by Bartelme, second by Schuh to adopt the agenda as presented. Motion carried.

AGENDA APPROVED

Schneider opened the Public Hearing for a petition for Conditional Use Permit under Valders Zoning Code 17.15. The petition is for the existing property 315/319 South Adams Street, owned by Robert & Michelle Schwoerer; and proposed buyers AJK Investment currently under Zoning Code 17.07, Single and Two Family Residence District (R2), under the conditional use qualification subsection 17.07(2)(j) Family Daycare, to allow the future operation of a daycare/learning center.

PUBLIC HEARING FOR  
CONDITIONAL USE  
PERMIT PETITION

Jackie & Andrew Kiesow, spoke as the petitioners of AJK Investment Properties. Jackie currently leases and operates a center in Manitowoc and would like to purchase a facility and feels this location is an ideal fit; as it was previously a daycare/learning center in 1999 through 2007. Since 2008 only the living quarters of the building has been rented out and the daycare portion of the building has been vacant. They would like to utilize the entire building using the current living quarters for staff and office areas, storage and additional daycare rooms. They also plan to make the current parking area along side of the building for staff parking larger and create a better area for parent/child drop off and pick up in the front yard of the building for better safety of the children. The facility would be a licensed for up to fifty children. They currently have infants through 4 year old preschool. The hours of operation would be about 4:45AM – 7PM, Monday through Friday.

Michael Siewert, owner of Valders Buses, which is adjacent to the proposed daycare center, posed various questions relating to safety of the children and hours of operation due to the bus traffic at specific hours of the day. Siewert's questions were addressed with the plans to expand staff parking and improve parent drop off/pick up areas.

Being no one else present for the hearing motion by Schuh, second by Bartelme to close the hearing. Motion carried.

The Board discussed and utilized the following to determine to allow or disallow the petition:

1) Unique Property Limitations: Physical characteristics of the existing building design and layout were originally constructed and utilized as an owner occupied living quarters and daycare/learning center which occupies more than 65% of the building. The daycare/learning center has not been utilized since 2008 and only the living quarters have been rented since then. To allow a conditional use permit utilizes the property as originally intended when it was constructed under the R2 zoning code.

2) No Harm to Public Interests: Granting of this conditional use permit does not harm public interest. This building is a buffer zone between business and single family residential homes. A zoning change to business zoning code rather than a conditional use permit granted under the R2 zoning code could provide future permitted uses for another type of business that could potentially be undesirable to neighboring single family residences.

3) Unnecessary Hardship: Unnecessary hardship is present because the physical characteristics of the existing property do not allow for use under the R2 code without major remodeling of the daycare portion of the existing facility.

The board then reviewed if approved; would any special conditions need to be applied. It was found that none of the Board felt anything should be applied. Motion by Schneider, second by Schwoerer to approve a Conditional Use Permit to operate a daycare & learning center to AJK Investment Properties, Andrew and Jackie Kiesow, should they purchase the aforementioned property. Motion carried. The approved permit would remain effective until said center would no longer be in operation under the aforementioned applicant.

CONDITIONAL USED  
PERMIT APPROVED

Motion by Schneider, second by Bartelme to adjourn the meeting at 5:59PM. Motion carried.

MEETING ADJOURNED

Respectfully submitted,  
VILLAGE OF VALDERS

Lori Bruckner  
Village Clerk/Treasurer

3/21/2019 MINUTES