

Town of West Bend - Washington County, Wisconsin
APPLICATION for ZONING CHANGE

Name of Property Owner: OIGES & ONIONS LLC

Address: 5190 S 18th Ave West Bend WI 53095

Phone: 262 709 1308 **Email:** gregs.knotworkingllc@gmail.com

Name of Applicant (if different from Property Owner): Fields & Flowers Child Care LLC

Address: 5190 S 18th Ave West Bend WI 53095

Phone: 262 707 4679 **Email:** morganh@fieldsandflowerschildcare.com

Property Description:

Tax Key #(s) T13-0890400 **Current Zoning:** R-1R

Proposed Zoning (check one):

☐ No change

☐ R-1N

☐ R-1R

☐ R-1S

☐ R-1S / MU

☐ SRO

☐ B-1

☐ B-2

☐ SMCO

☐ M-1

☐ SMO

☐ C-1

☐ C-2

☐ P-1

☐ SPRO

Property is currently used for the following purposes: Daycare

Reason for Zoning Change: to allow ~~less~~ more efficient parking. 1:3 ratio is a very heavy ratio.

Specify the Proposed Use: to allow a 1:6 ratio for parking - reasons attached in letter.

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Is the proposed use fully compliant with the Town of West Bend Comprehensive Plan?

Yes _____ No _____

Is a new parcel being created? Yes _____ No X

If yes, how many new parcels (check one)? ___1___ ___2___ ___3___ ___4___ ___5 or more

If yes, has a Certified Survey Map or Plat been prepared? Yes _____ No _____

Anticipated Timeframe for Project: _____

Additional Comments _____

Application Checklist:

(This Application shall be completed in full. The Town of West Bend shall not accept any Application for Zoning Change until all of the information below, as required under Chapter 17.5.03 of the Zoning Ordinance, is submitted as attachment to this Application. Please confirm inclusion of the required information by checking each item below).

N/A Plot Plan drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent Zoning Districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.

N/A Owners Names and Addresses of all properties lying within 200 feet of the area proposed to be rezoned.

N/A Additional Information as may be required by the Plan Commission, Zoning Secretary, or Zoning Administrator.

letter attached

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Application Fee:
(\$500.00)

Check Number: 1126

Amount: \$500

Applicant Signature: Morgan Hump Date: 7/8/26

Town Clerk Signature: Julie Schlenker Date: 7/8/2026

Professional Services Fee:

The Town of West Bend has determined that whenever the services of the Zoning Administrator, Building Inspector, Town Engineer, Town Attorney, or any other Town staff, as well as outside legal, planning, engineering, and other professional and technical advice results in a charge to the Town for professional time and services, the Town Clerk shall charge such services fees incurred by the Town to the property owner even if the request is not approved.

I have been advised that if the Zoning Administrator, Building Inspector, Town Engineer, Town Attorney, or any other Town staff provides services to the town because of my activities, or outside legal, planning, engineering, and other professional and technical advice is required, whether at my request or the request of the Town, I shall be responsible for the fees incurred by the Town, even if my request is not approved.

Owner Signature: Morgan Hump Date: 7/8/26

Morgan Hemp

Fields and Flowers Child Care LLC

5190 S 18th Ave

West Bend, WI 53095

262-707-4679 | morganh@fieldsandflowerschildcare.com

July 2, 2026

Town of West Bend Plan Commission

Attn: Zoning Administrator

6355 County Highway Z

West Bend, WI 53095

RE: Petition to Amend Off-Street Parking Requirements for Child Care Facilities — Chapter 17, Zoning Ordinance

Dear Plan Commission Members:

I am writing on behalf of Fields and Flowers Child Care LLC, a licensed child care center located at 5190 S 18th Ave in the Town of West Bend, to formally petition the Plan Commission to consider an amendment to the Town's off-street parking requirements as they apply to child care facilities.

Under the current Zoning Ordinance, child care and daycare uses are required to provide one off-street parking stall for every three (3) children of licensed capacity (a 1:3 ratio). We are requesting that the Commission consider amending this standard to one off-street parking stall for every six (6) children of licensed capacity (a 1:6 ratio) for facilities of this use type.

Basis for the Requested Amendment

We believe the current 1:3 standard significantly overstates the actual parking demand generated by child care facilities, for the following reasons:

- Staggered arrival and departure. Child care drop-off and pick-up occur across an extended morning and afternoon window rather than at a single peak hour, so vehicles turn over quickly and do not accumulate on site simultaneously.
- Short dwell time. The typical parking event for a drop-off or pick-up lasts only a few minutes, unlike employment or retail uses where the 1:3-style ratios were originally calibrated for longer-duration parking.
- Staff-to-child ratios reduce vehicle count, not increase it. State-mandated staff-to-child ratios (which drive licensed capacity) do not translate into a proportional number of parent vehicles on site at any given time, since siblings and multi-child households are commonly dropped off and picked up in a single vehicle.
- Operational experience at Fields and Flowers. Fields and Flowers is licensed for up to 60 children. Based on our two years of day-to-day operation, actual peak on-site parking demand — including staff and simultaneous parent drop-offs — runs well below the number of stalls required under the current 1:3 formula.

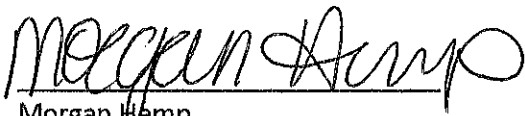
- Consistency with peer municipalities. The City of West Bend, immediately adjacent to the Town, already applies a 1:6 parking ratio for child care facilities. Aligning the Town's standard with the City's would create consistency for operators and families across the greater West Bend area and reflects that a 1:6 ratio has already been found to be adequate for this use type in a comparable, closely situated community.

Requested Action

We respectfully request that the Plan Commission place this matter on a future agenda to consider amending the relevant parking provisions of Chapter 17 (Zoning Regulations) to reduce the required parking ratio for licensed child care facilities from 1 stall per 3 children to 1 stall per 6 children. We are happy to provide additional operational data, site parking counts, or any other information the Commission would find useful in evaluating this request.

Thank you for your time and consideration. Please feel free to contact me at 262-707-4679 or morganh@fieldsandflowerschildcare.com with any questions or to discuss this petition further.

Sincerely,

A handwritten signature in black ink, appearing to read "Morgan Hemp", written over a horizontal line.

Morgan Hemp
Fields and Flowers Child Care LLC