

ISABELLA COUNTY
Application for Special Use Permit

Applicant:

Name Ashley Wheelock Owner/Agent/Other interest
Address 8524 S. Summerton Rd Shepherd MI 48883
Phone 231-388-2493 (cell) Email blma.daycare@gmail.com

Property Owner: (if different from applicant)

Name _____
Address _____
Phone _____

Property Location:

Township Lincoln Section 13 Zoning District _____
Address 8524 S. Summerton Rd Shepherd MI 48883
Property Tax I.D. Number 10-013-40-001-04

Description of Project and Proposed Use (Attach additional pages if necessary):

see attached document

Ashley Wheelock
Signature of Applicant

6-12-26
Date

Optional: I hereby grant permission for members of the Isabella County Planning Commission and Zoning Administrator to enter the above-described property for the purposes of gathering information related to this application.

Ashley Wheelock
Signature of Applicant

6-12-26
Date

NOTE: All information received by this department is subject to the Freedom of Information Act. Under this Act, persons are allowed to request copies of said information. This includes, but not limited to, all copyrighted drawings/blueprints.

Office Use Only

File No. PSUP260002 Fee \$350.00 Check # 1075 Receipt No. 17890
Date Application Received 6-15-26 Application Received By [Signature]
Legal Description Attached? YES NO 11 Site Plan Copies Attached? YES NO
Applicable Ordinance Section(s) 12.05 T

SPECIAL USE PERMIT APPLICATION

In-Home Daycare: Bloom & Learn with Ms. Ashley

Applicant: Ashley Wheelock

Location: In-Home Childcare

Facility Date: June 12, 2026

Statement of Purpose

The purpose of this application is to request approval for a special use permit to operate a licensed in-home daycare within my residence under the name Bloom & Learn with Ms. Ashley. This project is intended to expand access to high-quality childcare services for children ages 0–5 in a community experiencing a significant shortage of available childcare options. The daycare will be open from 7:00 AM to 5:30 PM Monday through Friday and will be available for up to 12 children. The goal is to provide a safe, nurturing, and developmentally appropriate early childhood environment while maintaining the residential character of the property.

With over 10 years of experience working with children ages 0–5, four years of preschool teaching experience, and a bachelor's degree in Early Childhood and Learning, I am committed to providing care that supports early development, school readiness, and family stability. This in-home daycare will offer a structured yet home-like setting that emphasizes individualized attention, learning through play, and social-emotional growth.

Project Description

The proposed project consists of converting and preparing the existing full basement within my residence into a dedicated childcare space for children ages 0–5. The basement will be intentionally designed and organized to support daily daycare operations, including designated areas for infant care, toddler activities, preschool learning, quiet/rest time, and supervised play.

The space will be modified to create a safe, functional, and welcoming environment that meets applicable childcare licensing, building, and safety requirements while maintaining compatibility with the residential nature of the home. The daycare will operate as a small, home-based program intended to provide dependable childcare and early learning opportunities for local families.

Outdoor Play Area

The daycare will include a designated outdoor play area located on the residential property to support physical activity, gross motor development, and outdoor learning experiences for children ages 0–5. This space will be used for supervised play and will be age-appropriate, secure, and structured to ensure child safety.

Outdoor time will occur during daytime hours and weather permitting, with continuous supervision in accordance with licensing requirements. Efforts will be made to minimize disruption to neighboring properties through structured scheduling and appropriate supervision.

Noise / Neighborhood Compatibility

The daycare will operate in a manner consistent with a residential neighborhood and will be designed to minimize noise and disruption. Activities will primarily occur within the basement childcare space to reduce sound impact.

Outdoor play will be limited to daytime hours and structured to ensure appropriate behavior and reasonable noise levels. The operation will remain small in scale and consistent with residential use, supporting a respectful relationship with surrounding neighbors.

Safety & Egress Plan

The daycare will operate in compliance with all applicable childcare licensing and safety requirements. The basement childcare space will include clearly defined and unobstructed exits that provide safe egress to the exterior of the home.

Childproofing measures will include secured storage for hazardous materials, outlet covers, safety gates where appropriate, and age-appropriate furnishings. Emergency procedures, including evacuation plans and fire drills, will be implemented and maintained at all times.

Community Need Statement

There is a significant need for additional childcare options within the community, particularly for infants and young children. Many families face limited availability and long waitlists, creating barriers to employment and stability.

This in-home daycare will help address the shortage by providing a small, high-quality, relationship-based childcare setting that supports early learning and development while increasing local childcare capacity for working families.

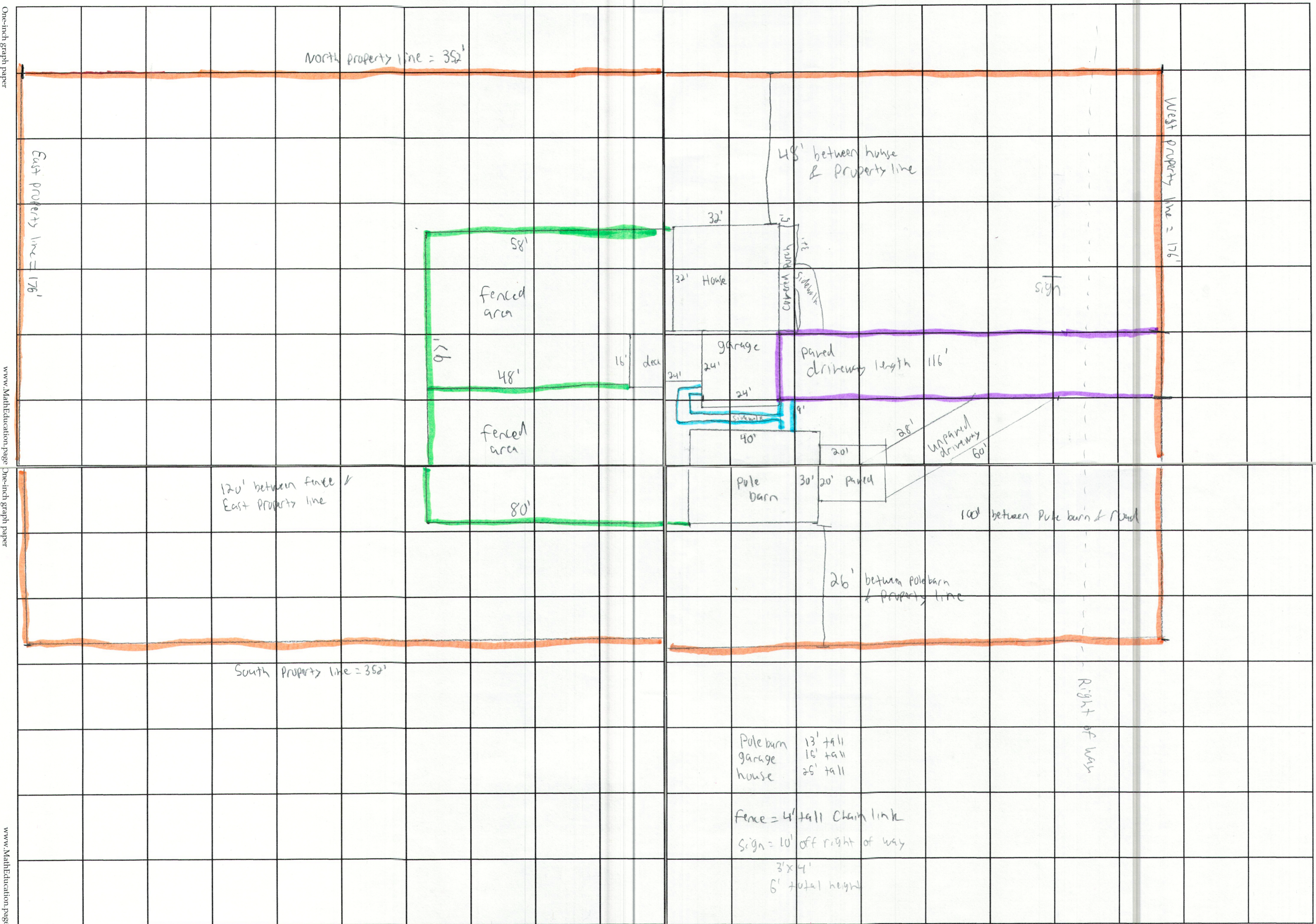
Conclusion

This proposed in-home daycare represents a responsible effort to provide essential childcare services in a residential setting. The project has been designed to comply with applicable regulations while maintaining compatibility with the surrounding neighborhood and supporting community childcare needs.

Scale: 1" = 20'

8524 S Summerton Rd
Shepherd, MI 48883

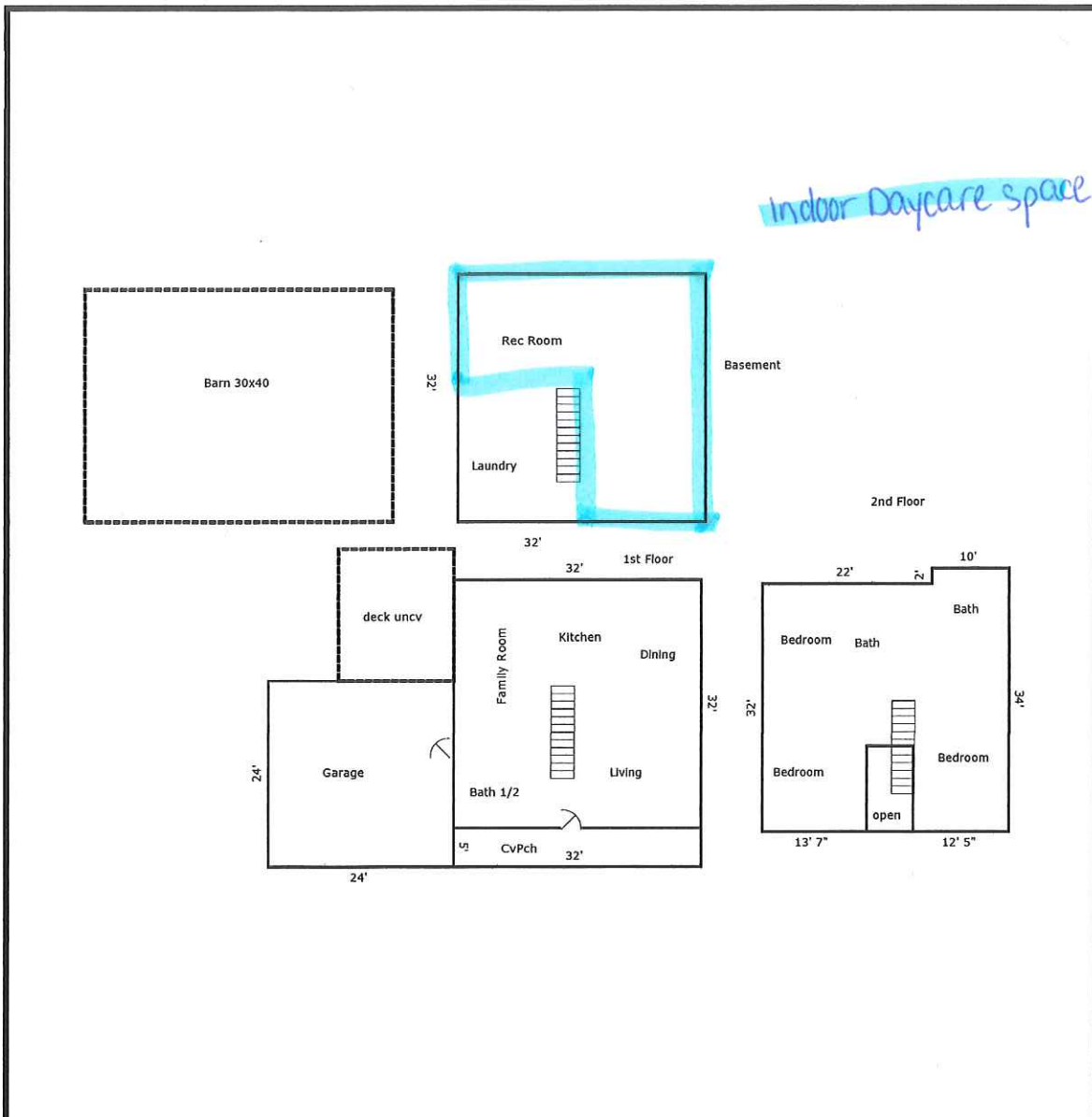
Dustyn & Ashley Wheelock
Site Plan by Dustyn Wheelock



One-inch graph paper
www.MathEducation.page
One-inch graph paper
www.MathEducation.page

Building Sketch

Borrower	Dustyn Wheelock				
Property Address	8524 S Summerton Rd				
City	Shepherd	County	Isabella	State	MI
Zip Code	48883				
Lender/Client	United Wholesale Mortgage				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	1024 Sq ft	32×32	= 1024
Second Floor	-66.38 Sq ft	11.06×6	= 66.38
Second Floor	977.62 Sq ft	13.58×11.06	= 150.27
		20.94×19.58	= 409.98
		12.42×32	= 397.36
		2×10	= 20
Total Living Area (Rounded):	2002 Sq ft		
Non-living Area			
Wood Deck	255 Sq ft	15×17	= 255
Concrete Patio	160 Sq ft	5×32	= 160
2 Car Attached	576 Sq ft	24×24	= 576
Basement	1024 Sq ft	32×32	= 1024



Document # 202600060285 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 06/02/2026 10:23 AM
OR LIBER 1917 PAGE 4663

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Kathleen M. Schaefer
Treasurer of Isabella County

STATE OF
MICHIGAN

Isabella County
06/02/2026
202600060285



REAL ESTATE
TRANSFER TAX
\$423.50 CO
\$2,887.50 ST
TTX# 08844
BW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **David E. Feger**

Whose address is 8524 South Summerton Road, Shepherd, MI 48883

Convey(s) and Warrant(s) to **Dustyn Kole Wheelock and Ashley Artie Wheelock, husband and wife**

Whose address is 516 Yale Ave., Alma, MI 48801

the following described premises:

Land situated in Lincoln Township, Isabella County, Michigan to-wit:

Part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Town 13 North, Range 4 West, Lincoln Township, Isabella County, State of Michigan, described as: Beginning South, along the East Section line, 2636.73 feet from the Northeast corner of said Section 13; thence continuing South, along said East Section line, 170.41 feet; thence North 89°01'26" West, parallel to the East-West 1/4 line, 368.16 feet; thence North, parallel to said East Section line, 170.41 feet to the East-West 1/4 line; thence South 89°01'26" East, along said East-West 1/4 line, 368.16 feet back to the place of beginning.

Tax Parcel No.: 37-10-013-40-001-04

For the Sum of Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)

Subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

The grantor grants to the grantee the right to make ALL division(s) under section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967.

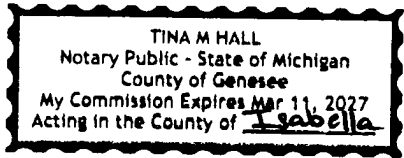
This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated: 5-29-2026

[Signature]
David E. Feger

STATE OF Michigan)
COUNTY OF Isabella)SS

On this 29 day of May 2026 before me personally appeared David E. Feger to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



[Signature]
Tina M. Hall, Notary Public
Genesee County, MI
My Commission Expires: 3-11-27
Acting in the County of: Isabella

Instrument Drafted By:
David E. Feger
8524 South Summerton Road
Shepherd, MI 48883

Assisted By:
Alma Abstract & Title
310 N. State Street
Alma, MI 48801
File #26-455815

Return to:
Dustyn Kole Wheelock
516 Yale Ave.
Alma, MI 48801