

Village of Mukwonago  
**REGULAR PLAN COMMISSION MEETING**  
Notice of Meeting and Agenda  
***Tuesday, February 9, 2016***

Time: **6:30 p.m.**  
Place: **Mukwonago Municipal Building/Board Room, 440 River Crest Court**

1. Call to Order
2. Roll Call
3. Approval of minutes for the January 12, 2016 regular meeting

4. Public Hearing

*All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Plan Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking. The sign-in sheet is available on the table located at the back of the room.*

- A. Conditional use permit requested by Jessica L. Ballard, Tri Skill Community Day Program, to allow for an adult day care program on the property located at 231 Roberts Drive, known as MUKV1974906

5. New Business

*Discussion and Possible Action on the Following Item*

- A. Recommendation to Village Board regarding conditional use permit requested by Jessica L. Ballard, Tri Skill Community Day Program, to allow for an adult day care program on the property located at 231 Roberts Drive, known as MUKV1974906

6. Planner's Report

*Discussion on the Following Item*

- A. Report regarding status of the Comprehensive Plan Update and Potential Meeting Schedule for Steering Committee

7. Adjournment

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Clerk's Office, 440 River Crest Court, (262) 363-6420, Option 4.

## MINUTES OF THE REGULAR PLAN COMMISSION MEETING Tuesday, January 12, 2016

### Call to Order

Chairperson Fred Winchowky called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

### Roll Call

Commissioners present: Joe Hankovich  
Sterling Fairchild  
John Meiners  
Ken Werner  
Mark Penzkover  
Joe Abruzzo  
Fred Winchowky

Also present: Bruce Kaniewski, Planner  
Judith Taubert, Deputy Clerk-Treasurer

### Minutes

Motion by Penzkover/Werner to approve the December 8, 2015 regular meeting minutes as presented carried. Hankovich abstained.

### Public Hearings

The public hearing to consider an Amendment to conditional use permit requested by Cynthia Eggleston, Mukwonago Food Pantry, to allow for the construction of a kitchen for the purposes of creating a classroom for vocational training of food preparation and classroom space focusing on nutritional information and other food values on the property located at 225 Eagle Lake Ave, known as MUKV1974009 was opened at 6:31 p.m.

Cynthia Eggleston explained the reason for the kitchen.

There were no comments from the public.

Public hearing closed at 6:35 p.m.

### New Business

#### Food Pantry Kitchen

Motion made by Penzkover/Werner to recommend the Village Board approve the amendment to the original conditional use permit requested by Cynthia Eggleston, Mukwonago Food Pantry, to allow for the construction of a kitchen for the purposes of creating a classroom for vocational training of food preparation and classroom space focusing on nutritional information and other food values on the property located at 225 Eagle Lake Ave, known as MUKV1974009. Term D shall be amended to read as follows, "Kitchen facilities are allowed on the site for the purpose of a classroom for vocational training of food preparation and a classroom focusing on nutritional information and other food values for clients of the Food Pantry, pursuant to the plan of operation and other information dated November 5, 2015 and January 5, 2016 submitted by Cynthia Eggleston, Executive Director, Mukwonago Food Pantry/MFP Resource Center, and also pursuant to the presentation by Ms. Eggleston at the

January 12, 2016 public hearing. No kitchen facilities are allowed on the site for the processing and/or preparation of food for distribution and/or sale beyond the use of the above allowed classrooms, the plan of operation and other submitted and stated information.” An additional conditional shall be added to read as follows, “This use shall be operated in conformance with the information submitted by the applicant.” The findings and all other conditions as stated in the original conditional use permit shall be in force. Motion carried.

### **GS Global Resources, Inc. CSM**

Motion made by Penzkover/Werner to recommend the Village Board approve the certified survey map, requested by John Thornton, GS Global Resources, Inc., for the property located at 926 Perkins Dr., known as MUKV1969988004 and MUKV1969988005 subject to the conditions listed in the Village Planners letter dated January 6, 2016 and the Village Engineers letter dated December 31, 2015 and approval from the Fire Department carried.

1. Prior to placement of Village signatures on the CSM, applicant shall present information to the Village Clerk that the ownership represented on the CSM for signatures is correct.
2. Prior to placement of Village signatures on the CSM, the Village Engineer shall confirm that revisions have been made to CSM pursuant to the December 31, 2015 from Bruce K. Cross of the Village Engineer’s office.

### **Phantom Ranch Bible Camp Extraterritorial CSM**

Motion by Hankovich/Werner to recommend the Village Board approve the extraterritorial certified survey map, requested by Olen Johnsen, Phantom Ranch Bible Camp, for the property located at W309S10910 Cty Rd I in the Town of Mukwonago, known as MUKT2007988002, MUKT2007988003, and MUKT2007999001 carried.

### **Robert C. and Wanda Gene Thompson Joint Revocable Trust Extraterritorial CSM**

Motion by Fairchild/Penzkover to recommend the Village Board approve the extraterritorial certified survey map, requested by Robert C. and Wanda Gene Thompson Joint Revocable Trust for the property located at S100W31476 CTH LO in the Town of Mukwonago, known as MUKT1982999 subject to the Town of Mukwonago approving the CSM carried.

### **Espresso Love Café’ Sign Color Change**

Motion by Hankovich/Penzkover to approve the Historic Preservation review requested by Espresso Love Café to change colors of the wall sign for the property located at 105 N. Rochester St. as presented carried.

### **Amend Chapter 100 of Municipal Code (zoning)**

Motion by Abruzzo/Fairchild to recommend the Village Board abstain from any amendments to Chapter 100 of Municipal Code (zoning), specifically Section 100-152, the B-2 General Business District; Section 100-154, the B-3 Community Business District, Section 100-155, the B-4 Commercial Business Design District; Section 100-156, the Planned Business and Light Industrial Development District; and Section 100-157, Permitted and Conditional Uses of Business Districts, regarding the allowance of mixed use development within business zoning districts including associated amendments to business districts standards until such time as the Comprehensive Plan is amended such as the mixed use development is potentially incorporated into the Comprehensive Plan in order to make the proposed amendments carried.

**Public Participation Plan to Update Comprehensive Plan 2035**

Motion made by Penzkover/Fairchild to recommend the Village Board adopt a Public Participation Plan including a committee of 11 members to update the Comprehensive Plan 2035 for the Village of Mukwonago as outlined in the Village Planners report dated January 6, 2016. The membership of the committee as outline in 2.a. shall be amended to read as follows, "Five citizen members with the goal of getting representation from each of the following geographical areas of the Village: (1) downtown area; (2) north/northwest area; (3) northeast area; (4) southwest area; and (5) southeast area. The Village President will make his best effort to appoint a member from each of the five identified geographic areas, however, this is not a mandate. If there is an insufficient pool of candidates from one or more of the five identified geographic areas, the Village President will appoint a member(s) from one of the other areas." Motion carried.

**Amend Comprehensive Plan & Create Alternative Multi-family Zoning District**

Consideration of proposal to amend Comprehensive Plan and create alternative multi-family zoning district. Information only. No action taken.

**Adjournment**

Meeting adjourned at 7:56 p.m.

Respectfully Submitted,

Judith A. Taubert  
Deputy Clerk-Treasurer

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO PLAN  
COMMISSION TO CONSIDER AN APPLICATION FOR A CONDITIONAL USE PERMIT  
REQUESTED BY JESSICA L. BALLARD, TRISKILL COMMUNITY DAY PROGRAM, FOR  
AN ADULT DAY PROGRAM AT THE PROPERTY LOCATED AT 231 ROBERTS DRIVE**

Please take notice that there will be a public hearing before the Plan Commission of the Village of Mukwonago in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Tuesday, February 9, 2016, commencing at 6:30 p.m., to consider the following matter(s):

<b><u>PUBLIC HEARING:</u></b>	<b><u>Conditional Use Permit – Adult Day Program</u></b>
<b>TAX KEY/ADDRESS:</b>	MUKV1974906, 231 Roberts Drive
<b>LEGAL DESCRIPTION:</b>	PT NE1/4NW1/4 SEC 26 T5N R18E 3.10 AC VOL 674/612 DEEDS EX THAT SOLD VILLAGE
<b>OWNER:</b>	First Congregational
<b>APPLICANT:</b>	Jessica L. Ballard, Tri Skill Community Day Program
<b>MATTER:</b>	Applicant seeks Conditional Use permit to provide educational, and vocational opportunities for both young adults transitioning out of school as well as adults with disabilities at the property located at 231 Roberts Dr. The property is zoned “R-2” Single-family Village Residential District. Sec. 100-102 (3)(e) lists Public, Parochial, and private elementary and secondary schools and churches as a conditional use.

At this time all interested persons will be afforded a hearing. Information regarding the above noticed hearing(s) may be obtained in the Clerk’s Office.

Steven A. Braatz, Jr.  
Village Clerk

Pub: January 20 and 27, 2016



**DATE:** February 4, 2016  
**TO:** Village President Fred Winchowky and Plan Commission Members  
**FROM:** Bruce Kaniewski, Village Planner  
**RE:** TriSkill Community Day Program/Request for Conditional Use

Jessica Ballard is requesting a conditional use to operate an adult day program within First Congregational Church of Mukwonago, 231 Roberts Drive. The program will provide activities to individuals with disabilities. An average of five to ten participants per day is anticipated, working with two to three staff members. The subject property is zoned R-2, Single Family Village Residential District.

Please see the information submitted by Ms. Ballard in support of the application, including a Plan of Operation.

### **Recommendation**

Pending the outcome of the public hearing, and pursuant to comments of the public and the information presented by the applicant, if the Commission feels the public health, safety and welfare will be protected (the basic standard for granting of a conditional use), then I encourage the Commission to recommend approval of the conditional use to the Village Board.

Below please find suggested findings in support of the proposal and terms of approval.

### **Findings:**

1. The use of the structure is in accordance with the purpose and intent of the R-2, Single Family Village Residential District.
2. The use of the structure is found not to be hazardous, harmful, offensive or adverse to the environment or value of the neighborhood and the Village of Mukwonago.
3. The use of the structure does not change the character of the neighborhood.
4. The use of the structure supports a public community purpose.

### **Terms of Approval:**

1. The use within First Congregational Church of Mukwonago, 231 Roberts Drive, by TriSkill Community Day Program shall be operated in strict conformance with the petitioner's public hearing presentation, and the information submitted on the Request for a Conditional Use Application, especially the description of the use.
2. The conditional use is granted solely to the TriSkill Community Day Program operated by Jessica Ballard, and is not transferrable, as a private school allowed as a conditional use in the R-2 zoning district of the Village of Mukwonago, allowed within a church that is also a conditional use in the R-2 zoning district. Nothing in this conditional use shall prohibit another owner to petition the Village for a new conditional use should a change in ownership occur.

3. The use of the building for TriSkill Community Day Program shall be limited to the class room space on the 1<sup>st</sup> floor (handicapped accessible) portion of the building. Should other levels of the building become handicapped accessible, nothing in this conditional use shall prohibit a petition to the Village for an amended conditional use for utilization of another level.
4. The use of the building for TriSkill Community Day Program is not to be a place of assembly.
5. No part of the site or structure shall be utilized as residential or overnight sleeping quarters or accommodations.
6. The conditional use shall be renewed by the Plan Commission and the Village Board within one (1) year of approval, with a second one (1) renewal, and then subsequent five (5) year renewals. Renewal of the conditional use shall be granted if the use of property and structure are found to be operation in accordance with terms of approval of this conditional use. Findings of nonconformance shall be grounds for termination of this conditional use.
7. The use of the structure shall conform at all times with building codes and fire safety codes. The use shall be subject to periodical inspections by the Mukwonago Fire Department and Village of Mukwonago Building Inspection and/or Zoning Administrator staff.
8. The use of the structure shall conform at all times with federal, state and local laws.

I appreciate the opportunity to assist the Village with this matter. Should any questions arise, please feel free to contact me.

Sincerely,



Bruce S. Kaniewski, AICP  
Mukwonago Village Planner

Cc: John Weidl, Village Administrator (via email)  
Steve Braatz, Village Clerk (via email)  
Joe Hankovich, Supervisor of Inspections/Zoning Administrator (via email)  
Bob Harley, Code Officer (via email)  
Aaron Kramer, Economic Development Intern (via email)  
Mark Blum, Village Attorney (via email)  
Jeff Stien, Fire Chief (via email)  
Kevin Schmidt, Police Chief (via email)  
Jessica Ballard, Applicant (via email)

## FORM 1: STANDARD APPLICATION

- The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Board of Building and Zoning Appeals, and/or the Plan Commission and Village Board of the Village of Mukwonago.

Date Submitted <b>1-5-2016</b>	Tax Key (s) <b>MUKV1974906</b>	Project Name <b>TriSkill Community Day Program</b>	
Location of Project <b>First Congregational Church, 231 Roberts Drive, Mukwonago, WI 53149</b>			
Request (check all that apply)	Form	Fee Schedule	Fee
<input type="checkbox"/> Annexation Review (up to 10 acres)	6	\$200.00	\$ _____
<input type="checkbox"/> Annexation Review (10.01 acres or more)	6	\$200.00 plus \$20.00/acre	\$ _____
<input type="checkbox"/> Attachment Review (up to 10 acres)	6	\$300.00	\$ _____
<input type="checkbox"/> Attachment Review (10.01 acres or more)	6	\$300.00 plus \$20.00/acre	\$ _____
<input type="checkbox"/> Certified Survey Map (Minor)	3	\$150.00	\$ _____
<input type="checkbox"/> Certified Survey Map (3-4 Lots)	3	\$250.00 plus \$16.00/lot	\$ _____
<input type="checkbox"/> Change of Zoning	1	\$300.00	\$ _____
<input type="checkbox"/> Conceptual Land Division Review	4	\$200.00 plus \$11.00/lot	\$ _____
<input checked="" type="checkbox"/> Conditional Use Permit Request	8	\$450.00	\$ <b>450.00</b>
<input type="checkbox"/> Conditional Use Permit Request – Home Occupations	8	\$200.00	\$ _____
<input type="checkbox"/> Conditional Use Permit Request – Professional Home Offices	8	\$250.00	\$ _____
<input type="checkbox"/> Extraterritorial Review	1	\$200.00	\$ _____
<input type="checkbox"/> Final Plat Review	5	\$250.00 plus \$11.00/lot	\$ _____
<input type="checkbox"/> Planned Unit Development (PUD) Review	2	\$185.00 plus \$25.00/unit	\$ _____
<input type="checkbox"/> Preliminary Plat Review	4	\$250.00 plus \$16.00/lot	\$ _____
<input type="checkbox"/> Site Plan Review - Minor (Buildings less than 600 sq. ft.)	2	\$135.00 plus \$.02 per sq. ft.	\$ _____
<input type="checkbox"/> Site Plan/Architectural Review - Conceptual	2	\$200.00 plus \$.02 per sq. ft.	\$ _____
<input type="checkbox"/> Site Plan or Architectural Review	2	\$250.00 plus \$.02 per sq. ft.	\$ _____
<input type="checkbox"/> Unspecified Use Permit Request	7	\$450.00	\$ _____
<input type="checkbox"/> Variance Request	7	\$450.00	\$ _____
<input type="checkbox"/> Re-submittal of Any Plans		\$200.00	\$ _____
<input type="checkbox"/> Other _____			\$ _____
<b>Fee Total</b>			<b>\$ 450.00</b>

Change of Zoning Property Information		
Present Zoning	Requested Zoning	Anticipated Date of Construction
Present Use	Intended Use	
Extraterritorial Review Information		
Town Property is Located In	Zoning of Property	
Town Official Contact Name	Town Official Contact Phone Number	
Type of Review	<input type="checkbox"/> Certified Survey <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____	
Purpose of Request		

**Applicant**

Name Jessica L. Ballard (Triskill Community Day Program-Director)			
Company Triskill Community Day Program			
Address 7005 W. Lincoln Ave.	City West Allis	State WI	Zip 53219
Daytime Phone 414-469-2242	Fax 414-386-4634		
E-Mail jballard@triskill.org			

**Property Owner**

(Note: If not the legal owner of the property, please state name, position, and title in relation to the lot of interest. An Offer to Purchase, with written acknowledgement of the current owner is required with this application.)

Name HARLAN PETERSEN <i>Harlan Petersen</i> Head Trustee			
Company FIRST CONGREGATIONAL CHURCH OF MUKWONAGO			
Address 231 Roberts Drive	City Mukwonago	State WI	Zip 53149
Daytime Phone 262-363-7249	Fax N/A		
E-Mail fccmukwonago@gmail.com			

**Secondary Property Owner**

Name N/A			
Company			
Address	City	State	Zip
Daytime Phone	Fax		
E-Mail			

**Agent**

(Person representing applicant to be notified of meetings and given copies of reports)

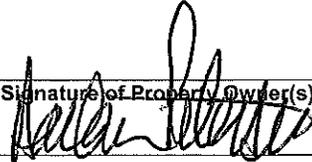
Name Same as "applicant"			
Company			
Address	City	State	Zip
Daytime Phone	Fax		
E-Mail			

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

Signature of Applicant <i>Jessica L. Ballard, TriSkill Community Day Program</i>	Signature of Property Owner(s)  Head Trustee
Exceptions	

FOR OFFICE USE ONLY			
Date Paid	Receipt #	Date(s) Notice Published	Date Notices Mailed
1-11-2016	2213		
Public Hearing Date	Plan Commission Date(s)	Village Board Date(s)	Ordinance/Resolution Number
Plan Commission Disposition			
Village Board Disposition			
Board of Building and Zoning Appeals Disposition			

# FORM 8: REQUEST FOR A CONDITIONAL USE PERMIT APPLICATION

Request for Plan Commission Review and Public Hearing

**Fee - \$450.00**

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Plan Commission and Village Board of the Village of Mukwonago.

Conditional use applications require a public hearing. To ensure the public hearing will be properly advertised, the application must be submitted **at least 30 days prior to the meeting** in which the Plan Commission will hold the public hearing (second Tuesday of every month).

*(Please Print or Type Information Requested)*

<b>Address of the Subject Property</b> 231 Roberts Drive, Mukwonago, WI 53149	<b>Tax Parcel Number(s)</b> MUKVI974906	<b>Present Zoning Classification</b> R2
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- Page 2 – Property and Project Information
- Page 3 – Procedural Checklist for Conditional Use Review and Approval
- Pages 4-5 – Justification of the Proposed Conditional Use
- Page 6 – Application certification
- Page 5 on Form 1 – Agreement for Reimbursable Services

## SUBMITTAL REQUIREMENTS:

Materials listed on page 3 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100-354 and other pertinent sections of Village ordinances, WI Stats. 62.23, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Plan Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

### Applicant/Agent

<b>Name</b> Jessica L. Ballard (Triskill Community Day Program Director)			
<b>Company</b> Triskill Community Day Program			
<b>Address</b> 7005 W. Lincoln Ave.	<b>City</b> West Allis	<b>State</b> WI	<b>Zip</b> 53219
<b>Daytime Phone</b> 414-469-2242	<b>Fax</b> 414-386-4634		
<b>E-Mail</b> jballard@triskill.org			

### Property Owner (if different than applicant/agent)

(Note: If not the legal owner of the property, please state name, position, and title in relation to the lot of interest. An Offer to Purchase, with written acknowledgement of the current owner is required with this application.)

<b>Name</b> HARLAN PETERSEN Harlan Petersen Head Trustee			
<b>Company</b> FIRST CONGREGATIONAL CHURCH OF MUKWONAGO			
<b>Address</b> 231 Roberts Drive	<b>City</b> Mukwonago	<b>State</b> WI	<b>Zip</b> 53149
<b>Daytime Phone</b> 262-363-7249	<b>Fax</b> N/A		
<b>E-Mail</b> fccmukwonago@gmail.com			

## PROPERTY AND PROJECT INFORMATION

- A. I/We request a conditional use permit for: TriSkill Community Day Program's use of space within First Congregational Church of Mukwonago
- B. The property is presently used as: a place of worship & assembly (by congregation as well as community groups/organizations).
- C. Name of Architect, Professional Engineer, or Contractor:  
N/A - no work needed (please see attached email correspondence with Mr. Steve Gothard, WIDSPS Bldg. Inspector)  
(property remains unchanged)
- D. Project Timetable: Start Date: N/A Completion Date: N/A  
\* TriSkill plans to begin meeting at FCC in June, 2016.
- E. All of the Proposed Use(s) of the property will be:  
Principal Use The nature of the property's use remains unchanged; it will still remain a place of assembly. The only change is TriSkill Community Day Program using the space as well as the congregation  
Secondary Use Unchanged  
Accessory Use Unchanged
- F. I/We represent that I/we have a vested interest in this property in the following manner:  
 Owner  
 Leasehold, length of lease: \_\_\_\_\_  
 Contractual, nature of contract: Facility Usage Agreement between TriSkill Com. Day Program & First Congregational Church  
 Other, explain: \_\_\_\_\_



# TriSkill Community Day Program

*Trying new things, learning new skills, contributing to our community*



Phone: 262.682.0433

Fax: 414.3386-4634

www.triSkill.org

## JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

A. How is the proposed conditional use (the use in general, independent of it's location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under construction pursuant to official notice by the Village?

Triskill Community Day Program would provide educational, vocational and recreational opportunities for both young adults transitioning out of school as well as adults with disabilities within our community. Encouraging organizations to provide such programming is a critical component of economic development within Mukwonago's Comprehensive Plan. Additionally, having this service provided locally retains both residents as well as commerce. Finally, TriSkill's mission is to help it's participants develop their skills to be more independent within our community.

B. How is the proposed conditional use, in it's specific location, in harmony with the purposes, goals, objectives, policies and standards of the Village of Mukwonago Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under construction pursuant to official notice by the Village?

The FCC property is currently zoned R-2, and one of the conditional uses within this district includes schools and churches. TriSkill's educational mission and its alignment with FCC's ministry as a church qualify it as a natural fit within this location. Additionally, the Village of Mukwonago's Comprehensive Plan maintains this community's longstanding commitment to providing economic development opportunities using financially responsible and fiscally conservative methodology, and by supporting TriSkill's program location at FCC's already existing, ready to use facility, you eliminate service delays and maximize benefits to Mukwonago families.

C. Does the proposed conditional use, in it's proposed location and as depicted on the required site plan result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic-factors, parking, public improvements, public property or rights of way or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under construction pursuant to official notice by the Village or other governmental agency having jurisdiction to guide development?

There will be no change to the current property, building, parking lot or traffic patterns, and so there will be no adverse impacts on any of the above mentioned plans.

D. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

The land and physical environment will remain unchanged. Since much of TriSkill's work happens out in the community, we will frequently be out of the building. Additionally, we do not use any major equipment, etc., and so we will have minimal impact on building utilities.



## TriSkill Community Day Program

*Trying new things, learning new skills, contributing to our community*



Phone: 262.682.0433

Fax: 414.3386-4634

[www.triSkill.org](http://www.triSkill.org)

E. Is the proposed conditional use located in an area that will be adequately served by and will not impose undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the property?

TriSkill will in no way interfere with the worship, fellowship or ministry/outreach efforts already in place at FCC. TriSkill's mission aligns with the purpose and ministry efforts of FCC and this conditional use provides added opportunities for ministry and community service at this location. Additionally, there are no other public agencies providing the service that TriSkill provides in the area at this time.

F. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use, after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

With no changes to the physical structure/environment whatsoever, allowing TriSkill to meet at FCC to provide daily living/vocational skills training and community integration support to individuals with developmental disabilities benefits local families by establishing a Mukwonago-based provider of this service, and local community businesses benefit by having TriSkill's participants patronize these local establishments during our community integration outings.

**Applicant hereby certifies that:**

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding conditional use permits. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met.

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

Signature of Applicant	<i>Jessica L. Bauard, Triskill Community Day Program Director</i>
Signature of Property Owner(s)	<i>HARLAN PETERSEN Harlan Petersen Head Trustee</i>

**FOR OFFICE USE ONLY**

**RECEIVED:** (Staff: Check each individual box as information is confirmed. If not applicable, mark N/A.)

- Application
- Agreement for reimbursable services
- Survey of the property
- Landscape plan
- Parking plan
- Lighting plan
- Proposed location and connection to the sanitary sewer and water mains
- Drainage plan
- Building Elevations
- Floor plan
- Plan of operation/proposal
- Overview of the adjoining lots and list of parcel identification numbers for all properties within 300 feet of the subject property
- Additional information

<b>Date Filed</b>	<b>Public Hearing Date</b>
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<b>Disposition</b>
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# TriSkill Community Day Program

*Trying new things, learning new skills, contributing to our community*



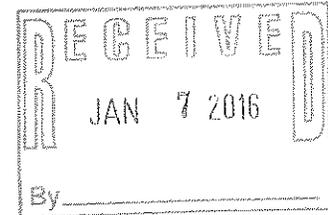
Phone: 262.682.0433

Fax: 414.3386-4634

www.triSkill.org

January 6, 2016

Village of Mukwonago  
Attn: Village Planner  
P.O. Box 206  
Mukwonago, WI 53149



Dear Mr. Bruce Kamiewski,

My name is Jess Ballard, and I am respectfully submitting these application materials and reference documents on behalf of TriSkill Community Day Program to request a conditional use permit concerning the First Congregational Church building. Our hope is to utilize the meeting space at this church for our adult day program, which will serve local individuals with disabilities as well as their families and provide a service in our area that many families must currently travel outside of our community to receive.

I believe that I have included all of the required documentation; however, if there is anything else that the Village Plan Commission needs in order to proceed with this request, please let me know. I have been working with Joe Hankovich and Bob Harley for almost a year through this process, and their input has been most helpful.

Thank you in advance for your review of these materials and petition and your consideration on this matter. I look forward to working with the Plan Commission and our meeting on February 9, 2016.

Sincerely,

*Jessica Ballard*

Jessica Ballard, M.Ed.

Program Director - TriSkill Community Day Program, LLC

[jballard@triskill.org](mailto:jballard@triskill.org)

[www.facebook.com/triskilldayprogram](http://www.facebook.com/triskilldayprogram)

**Attachments:**

Forms 1 & 8: Standard Application & Request for Conditional Use

Agreement for Reimbursable Services

TriSkill Program Proposal

Property Aerial – outlining parking accommodations

Building Plans – first & ground floors (PDFs attached; full & legal sized copies delivered in person)

First Floor – illustrating TriSkill's proposed meeting plan

Accessible Restroom – detailed plan

Overview of Adjoining Lots with Property Parcel Number List

Email Documentation of Plan for Site Use Approval by State Building Inspector



# TriSkill Community Day Program

*Trying new things, learning new skills, contributing to our community*



Phone: 262.682.0433

Fax: 414.3386-4634

www.triSkill.org

## **TriSkill Community Day Program Proposal Description**

TriSkill Community Day Program (TriSkill) is requesting conditional use of the First Congregational Church building (MUKV1974906), 231 Roberts Drive, Mukwonago, WI 53149 as a location for an adult day program.

TriSkill's adult day program would serve individuals with disabilities who no longer receive supervision and activity planning through the school system and who are not yet ready to be independent in a home or work setting. Waukesha County has other adult day programs (examples are Easter Seals and ACAP); however, these programs are 20 minutes or more from Mukwonago. Given that the participants of these programs typically do not drive, this distance is a significant impediment for their access to these services. TriSkill is proposing a local adult day program to serve the needs of individuals living in this area, which would greatly benefit both the participants themselves as well as their families, who would now have a supervision and training option for their loved one while they continue to work, etc. Please see the *Lake Country Now* article entitled "New Mukwonago adult day program teaches life skills" for additional information (included).

TriSkill meets the Wisconsin Department of Health & Human Services' and funding programs' requirements for the provision of adult day services, which include approved staffing ratios. TriSkill anticipates a revolving attendance, as families' needs change. However, while it is hard to predict the future, TriSkill anticipates having an average of approximately 5-10 participants per day, working with 2-3 staff members.

Anticipated hours of general operation are during first shift hours Monday through Friday. TriSkill will not be open for ongoing programming during weekends, as that would interfere with FCC facility usage. Additionally, TriSkill's operation would not interfere with any other current use of the facility, and other public groups/organizations will still be able to use the building per any agreements they make with FCC.

TriSkill plans to utilize a meeting room on the first floor of the First Congregational Church (FCC) building. This room has convenient access to both the main entrance/walkway of the building as well as the accessible restroom. Participants' families could easily pull up to drop them off and pick them up and continue to either park or exit using the circle driveway directly in front of the main entrance.

Parking stall counts and layout is depicted on the "Parking Lot View and Traffic Flow" (included). Since the program's participants do not typically drive themselves, there will not be a large number of vehicles parked *anywhere*. Furthermore, because TriSkill is a *community-based* program, much of our time is spent out *in* the community; therefore, we will not be in the FCC building all day, every day. As an example, please see the "Sample Summer Calendar," which was exactly what our trial session last summer did (included). We were out of the building just about every single day.

Finally, both the Village and the State Building Inspection team determined, based upon the nature of TriSkill's programming, that we most closely operated as an educational program, housed in a church, and felt that this would be considered included within the acceptable activities allowed within FCC's current zoning classification. Additionally, since we are meeting on the first/main floor of the building, both felt that ADA compliance was met.

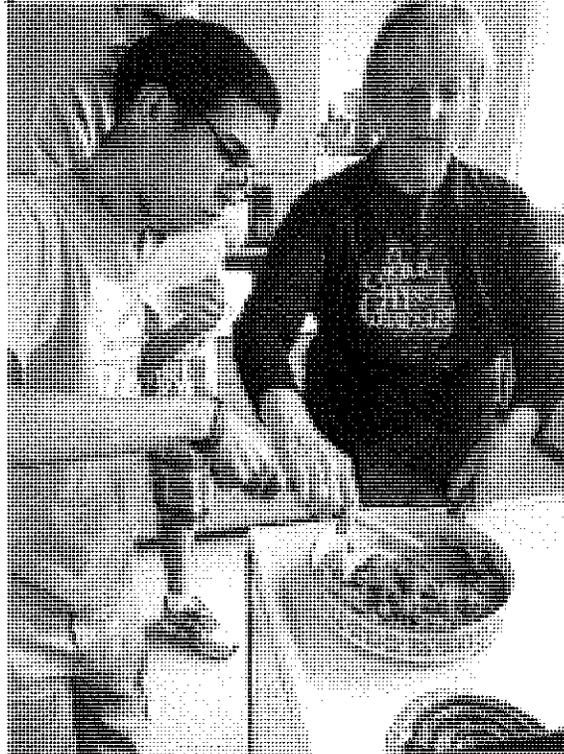
LAKE COUNTRY

# NOW

LAKE COUNTRY • MUKWONAGO • JEFFERSON

## Mukwonago Chief

### New Mukwonago adult day program teaches life skills TriSkill Community Day Program housed at First Congregational Church



*TriSkill member Victor LeBourgeois, 20, works with Linda Zemanovic to make dinner for his family on June 25 at TriSkill Community Day Program. The new program is located at First Congregational Church on Roberts Drive in Mukwonago. Submitted photo by Jess Ballard*

By Carol Spaeth-Bauer July 7, 2015

If money was no object, what would you do? When Jess Ballard's husband asked that rhetorical question, she was quick to respond — an adult day program. Then the idea kept popping back in her head, keeping her up at night. After months of research and hard work, TriSkill Community Day Program opened on June 22, in First Congregational Church, 231 Roberts Drive, a pilot summer program dedicated to providing meaningful and enjoyable day program services for individuals of all ability levels in the Lake Country area.

Ballard has taught students with special needs for six years at Mukwonago High School, building their social and vocational skills. Yet, when those students turn 21 and leave the school, that individualized support is diminished — at least for those living in western Waukesha County, Walworth County as well as northern Racine County.

"Most people look forward to turning 21," Ballard said. "Many of these families are dreading it."

With more than 10 years experience working with adult group home residents as well as students ages 9 through adulthood, Ballard has worked in residential treatment facilities, adult family homes, therapeutic day school, along with her public school experience. However, jumping into the world of owning a business was foreign and somewhat unnerving.

"I knew that the uncertainty that I felt was nothing compared to what these families and students were feeling," she wrote on the TriSkill website.

## Program history

According to its website, TriSkill was originally created to meet the day programming needs of young adults exiting the education programs they had been a part of for the majority of their lives. Working with families, Ballard kept hearing parents' concerns about what the students would do when school ends.

"I did not have an answer to give, so I decided to change that," Ballard said.

Keeping in touch with families of students, Ballard learned many were "just hanging in there," or "just surviving." With no known adult group homes in the Lake Country area, most of the young adults end up living at home with their parents, Ballard explained.

"Those parents, they don't get many breaks," Ballard said. "I respect the parents of these families so much." Ballard researched and visited various adult day programs in Waukesha, Walworth and Milwaukee counties to determine parameters for a day program, as well as talking with families.

"I have done my best to combine the educational, therapeutic, social, vocational, spiritual, artistic and mental needs for balance and expression that we all universally share while planning this program," Ballard explains on the website.

Ballard added: "My educational background really, really helped me. I know what students and parents have experienced coming out of a school environment." Yet she didn't know what to expect in the business world of policies, insurance, Medicaid, and long-term care options such as IRIS (Include, Respect, I Self-Direct). Ballard became a "polite pest," to gain the approvals needed from agencies to provide a day programming option for these families.

"It boggles my mind that families often have to fight for that support," Ballard said. "I will keep doing that."

## TriSkill's philosophy

With help from Linda Zemanovic, who Ballard works with at the high school, Ballard created a program that includes service learning, supports social skills and fosters independence for participants. "People, our participants included, need to recognize that individuals of all ability levels are perfectly capable of pitching in with home life, in community life," Ballard said. "Every week there is a service component."

In the first week, participants went grocery shopping for items to make dinner for their families. "We handle the shopping, the cooking and the mess — you just send a container so we can package/send home a meal that your TriSkill team member has helped to make," a note to parents explained. "Independence never tasted so good."

TriSkill members also did laundry, where they brought one load of dirty laundry that they would take to the laundromat, wash, fold and take home. They checked out library materials. They can participate in art and exercise activities, as well as exploring the lakefront, the Milwaukee Public Museum and the county fair, among other outings.

From Make a Difference Monday, to Thinking of Others Thursday, each week incorporates a service learning activity. "A fundamental component of the philosophy behind TriSkill Community Day Program is the need for all of us to give of ourselves, in whatever ways we can," Ballard said.

## Moving forward

As a pilot program this summer, the fate of TriSkill is in the hands of families being served by the program.

"I am committed to providing this program if you and your families have the need and desire to see it happen," Ballard said. "I would love nothing more than to see the students who I have grown to love and have such dreams for be able to continue to grow and thrive right here within their own home community."

Once a child leaves high school, the burden of finding services to support their child falls largely on parents. For working parents, the question of what happens when they go to their jobs during the week looms overhead. Ballard knows of parents who quit their jobs to stay home and provide daily care. And then parents watch skills their child gained while in school regress without the daily reinforcement they once had.

"It's so frustrating," Ballard said. "The need (for adult programs) is there." TriSkill is off to a good start in its pilot year, reaching its seven-person capacity for weekly field trips. Daily attendance varies during the week.



# TriSkill Community Day Program Proposal

## Sample Summer Programming Calendar

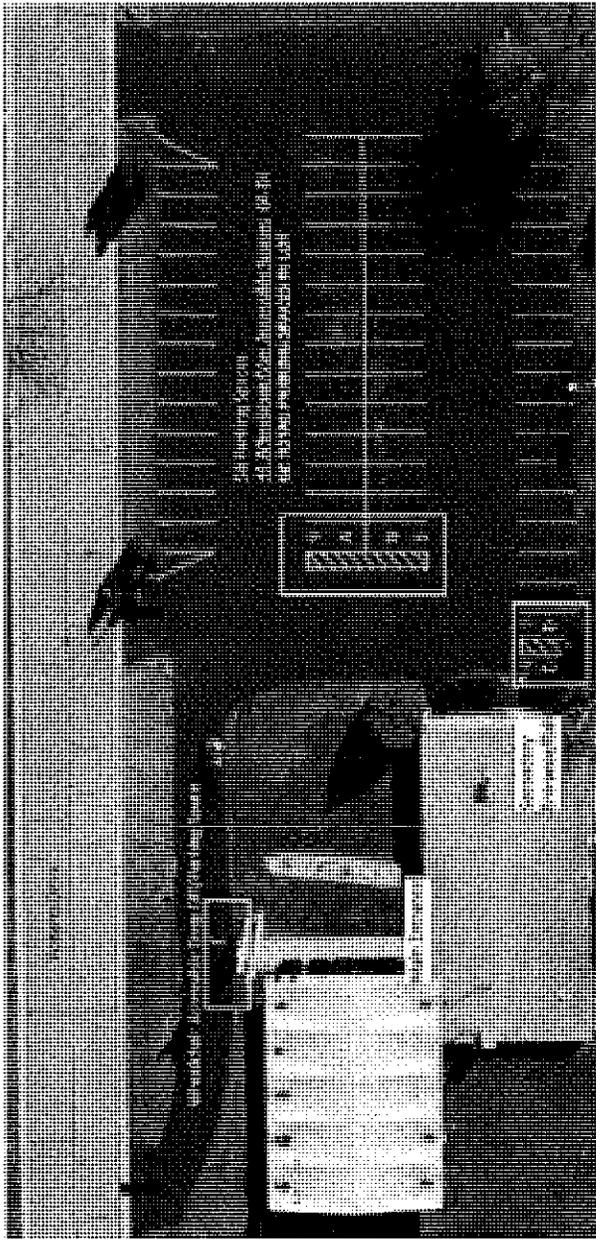
Onsite Activity

Community-Based Activity

	Monday	Tuesday	Wednesday	Thursday
Week 1	<p><b>22 Meet and "Greet"</b> Get to know your TriSkill team-mates with games, music &amp; fun while becoming more <u>independent</u> by creating your <u>own</u> personalized greetings for loved ones!</p>	<p><b>23 Flicks with Friends!</b> Marcus Theaters "Jurassic World"/"Inside Out"</p>	<p><b>24 Buy Ourselves!</b> Wal-Mart Shopping trip for your personal care/home goods needs</p>	<p><b>25 Feedin' the Family</b> Pick 'n Save Baked Mostaccioli</p>
Week 2	<p><b>29 Checking Out &amp; Cleaning Up!</b> Mukwonago Public Library &amp; Mukwonago Express Coin Laundromat</p>	<p><b>30 Mini-Golf</b> National Golf Center</p>	<p><b>1 We Serve Wednesday!</b> Gardening 101</p>	<p><b>2 Milwaukee Public Museum</b> Streets of Old Milwaukee Rainforest Picnic Lunch</p>
Week 3	<p><b>6 Friends, Flowers &amp; Fun!</b> Mitchell Park Domes Desert, Tropical &amp; Show Dome</p>	<p><b>7 Feedin' the Family</b> Pick 'n Save Tater Tot Casserole</p>	<p><b>8 Let's Explore the Lakefront!</b> Veteran's Park – Lake Michigan Kite flying, Picnic lunch, Walk along the Lakefront Boardwalk!</p>	<p><b>9 Buy Ourselves!</b> Wal-Mart Shopping trip for your personal care/home goods needs</p>
Week 4	<p><b>13 Checking Out &amp; Cleaning Up!</b> Mukwonago Public Library &amp; Mukwonago Express Coin Laundromat</p>	<p><b>14 ESSENTIAL Oils</b> Guest Session Leader: Jan Pilling, Occupational Therapist Lotion Making Workshop: Essential Oils Lotion Creation</p>	<p><b>15 Feedin' the Family</b> Pick 'n Save Deep Dish Pizza</p>	<p><b>16 Waukesha County Fair</b> Ride Wristbands Lunch Exhibits/Animals/Shops</p>
Week 5	<p><b>20 Make a Difference Monday!</b> Guest Session Leader: John Koski Woodworking Session: Assembling &amp; donating Leopold Park benches</p>	<p><b>21 Milwaukee County Zoo:</b> Indoor &amp; Outdoor Animal Exhibits Lunch at the Zoo Train Ride</p>	<p><b>22 Walk, Talk &amp; Gawk:</b> Brookfield Square Mall Mall-walking, Food Court Lunch, Window-shopping</p>	<p><b>23 TriSkill Triumphs!</b> Celebration open to all summer participants, families &amp; friends; snacks, summer slideshow &amp; awards for summer superstars!</p>



Triskil Community Day Program's Proposed Location at First Congregational Church:  
Parking Lot View and Traffic Flow



First Congregational Church  
231 Roberts Drive  
Mukwonago, WI 53149  
MUKV1974906

**TriSkill Community Day Program**

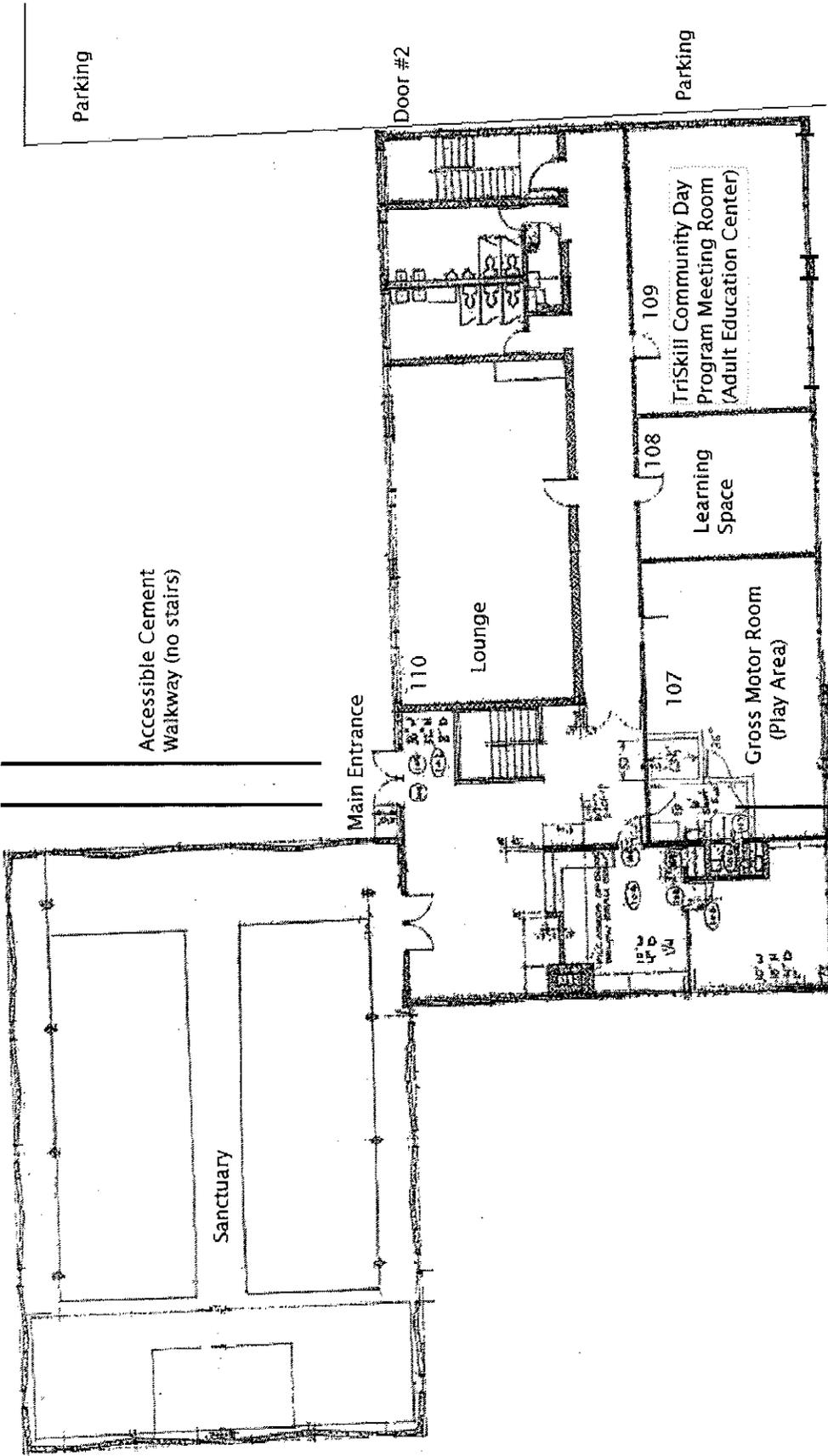
Proposed Meeting Space at  
First Congregational Church  
Submitted January 6, 2015

Accessible Drop Off/Pick  
Up Drive & Parking Space

Parking

Door #2

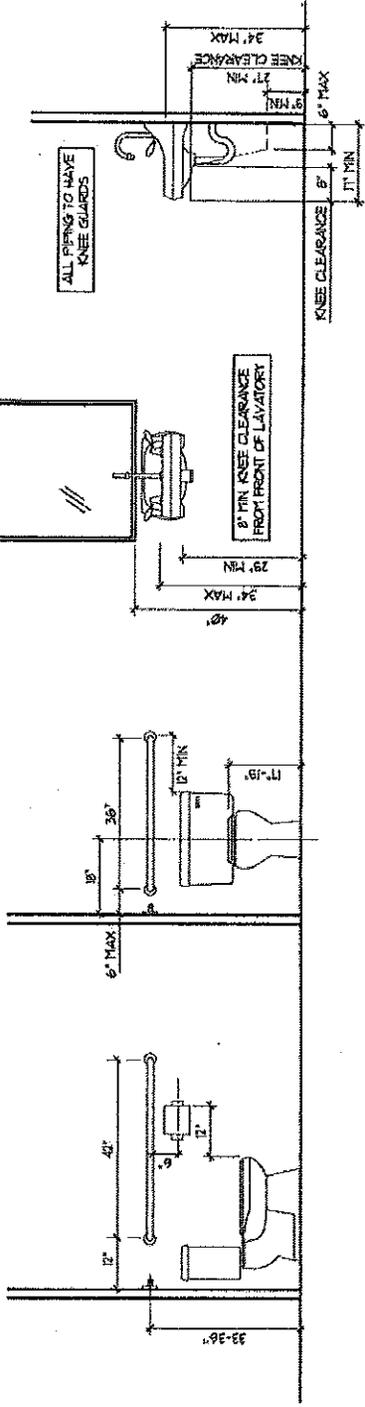
Parking



FIRST CONGREGATIONAL CHURCH - GROUND FLOOR RESTROOM

1/8" = 1'-0"

FIXTURES AND ACCESSORIES SHOWN ARE FOR GRAPHIC PURPOSES ONLY. EXACT STYLE TO BE PROVIDED WHEN AND AS SPECIFIED IN THE PLUMBING DRAINING AND ASSOCIATED SPECIFICATION SECTIONS.  
 PROVIDE GRAB BARS ON BOTH SIDES OF HANDICAP STALL (TYP.)



WATER CLOSETS

LAVATORY / SINKS

HANDICAP ACCESSIBLE FIXTURES

**From:** Jess Ballard [<mailto:jballard@triskill.org>]

**Sent:** Friday, November 20, 2015 4:35 PM

**To:** Gothard, Steve W - DSPS; [bharley@villageofmukwonago.com](mailto:bharley@villageofmukwonago.com); [jhankovich@villageofmukwonago.com](mailto:jhankovich@villageofmukwonago.com)

**Subject:** Follow up to FCC meeting re: ADA compliance

Good Afternoon,

Thank you all - Joe, Bob, Steve (and Robin, though I do not have his email) - for taking the time this week to meet with me to discuss my plans for TriSkill Community Day Program using space under First Congregational's roof to provide adult day programming within the Mukwonago community. I appreciate all of the support and assistance that I've received from each of you, truly.

In meeting with Joe and Bob, we discussed the challenge of classifying TriSkill Community Day Program, as it is not a school, yet it is not a daycare, etc. Additionally, because of the unique nature of the program, it was difficult to pin down the specific ways that we'd need to make the building ADA compliant. Joe and Bob, correct me if I misspeak here, but ultimately you felt that I needed to meet with Steve Gothard at the state level from the Division of Industry Services within the Dept. of Safety and Professional Services, in order to get definitive answers regarding the compliance needs.

And so on Thursday of this week, Steve and Robin came out to FCC, and we went through the building and my plans for it. The conclusions that we came to are as follows:

- 1) Categorizing TriSkill Community Day Program is a challenge; however, in looking at the nature of the program and the current layout of the FCC building, it made the most sense to consider the program (in terms of construction) under the "educational" category. (Steve, please re-word this if I have not stated this correctly!)
- 2) The main floor of the FCC building is ADA currently ADA compliant with it's accessible entrance/exit and bathroom.
- 3) The lower floor of the FCC building would need two things to become compliant: an accessible entrance/exit (ie. the chair stair lift by the parking lot door), and an accessible restroom.
- 4) If TriSkill Community Day Program based itself in the *lower level* of FCC, those two things would need to happen.
- 5) If TriSkill Community Day Program based itself on the *upper level* of FCC, *nothing* would need to be done in order to be ADA compliant.
- 6) If TriSkill Community Day Program is based on the *upper level* of FCC, TriSkill is allowed to have participants that use wheelchairs as well because the main floor *is* currently ADA compliant.

Under this plan, TriSkill would be housed on the first/upper level of FCC. TriSkill *would* be able to utilize the lower level of FCC when an activity required the use of that space, just as any other community group (such as Boy Scouts, etc.) utilize that space for gatherings. *Should TriSkill ever want to move downstairs and be housed in that space*, the two above-mentioned renovation projects would need to be complete.

Steve, please confirm that this email is an accurate record of our meeting yesterday, and feel free to correct anything I may have incorrect and/or add anything that I've missed. Bob and Joe, please let me know your answers to the following:

- 1) Will moving ahead with this plan approved by Steve and Robin at the state level be allowed from your end?
- 2) Can you confirm that the two forms that I have downloaded that you told me to find - Form 1: Standard Application, and Form 8: Request for a Conditional Use Permit Application - are indeed the correct forms that I need to complete/submit?

Again, I thank you all so much in helping me through this process. I feel very lucky to be stumbling through this with the support of individuals like you who see the value of and believe in the need for a program of this nature within our community. Thank you again for all of your time and effort, and I look forward to hearing from you all soon and continuing to move ahead with this.

Take Care,

*"With realization of our own potential and self-confidence in our ability, we can build a better world."* - Dalai Lama

Jess Ballard, Program Director  
TriSkill Community Day Program  
Ph. 414-469-2242  
Fax: 414-386-4634  
[www.triskill.org](http://www.triskill.org)

**From:** "Gothard, Steve W - DSPTS" <[Steve.Gothard@Wisconsin.gov](mailto:Steve.Gothard@Wisconsin.gov)>  
**Date:** November 26, 2015 at 10:30:45 AM CST  
**To:** Jess Ballard <[jballard@triskill.org](mailto:jballard@triskill.org)>  
**Subject:** RE: Follow up to FCC meeting re: ADA compliance

Jess, I think you did a great job with your summary and all is accurate. Have a great Thanksgiving. Steve

**From:** "Robert Harley" <[bharley@villageofmukwonago.com](mailto:bharley@villageofmukwonago.com)>  
**Date:** December 9, 2015 at 10:20:45 AM CST  
**To:** Jess Ballard <[jballard@triskill.org](mailto:jballard@triskill.org)>  
**Subject:** RE: Follow up to FCC meeting re: ADA compliance

Jess,

If the State does not have a problem or concerns with your project . The village will go along with the state.

Regards,

Bob

Robert J. Harley

Building Codes Official

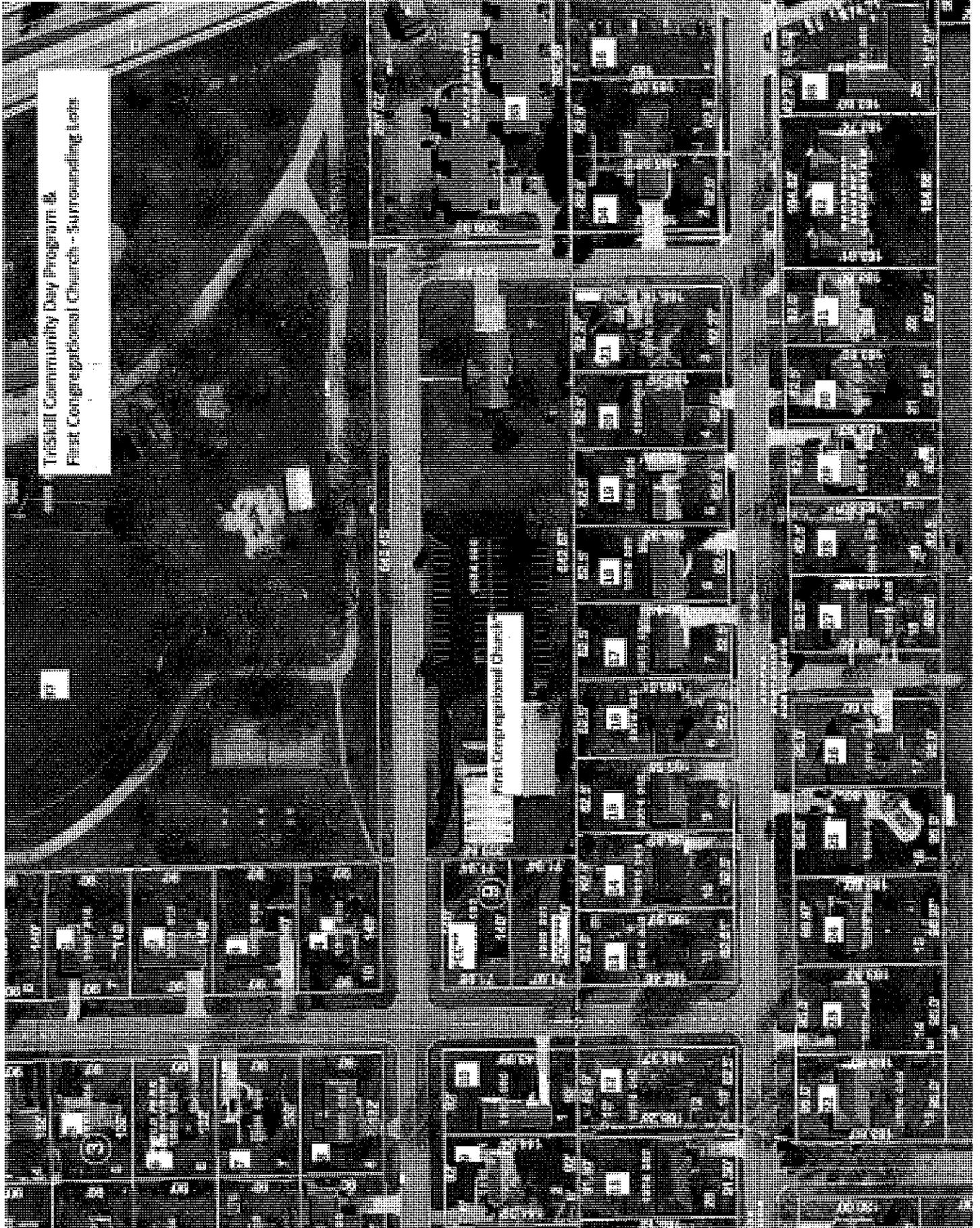
Village of Mukwonago

(262) 363-6419

(262) 363-6425 Fax

[www.villageofmukwonago.com](http://www.villageofmukwonago.com)

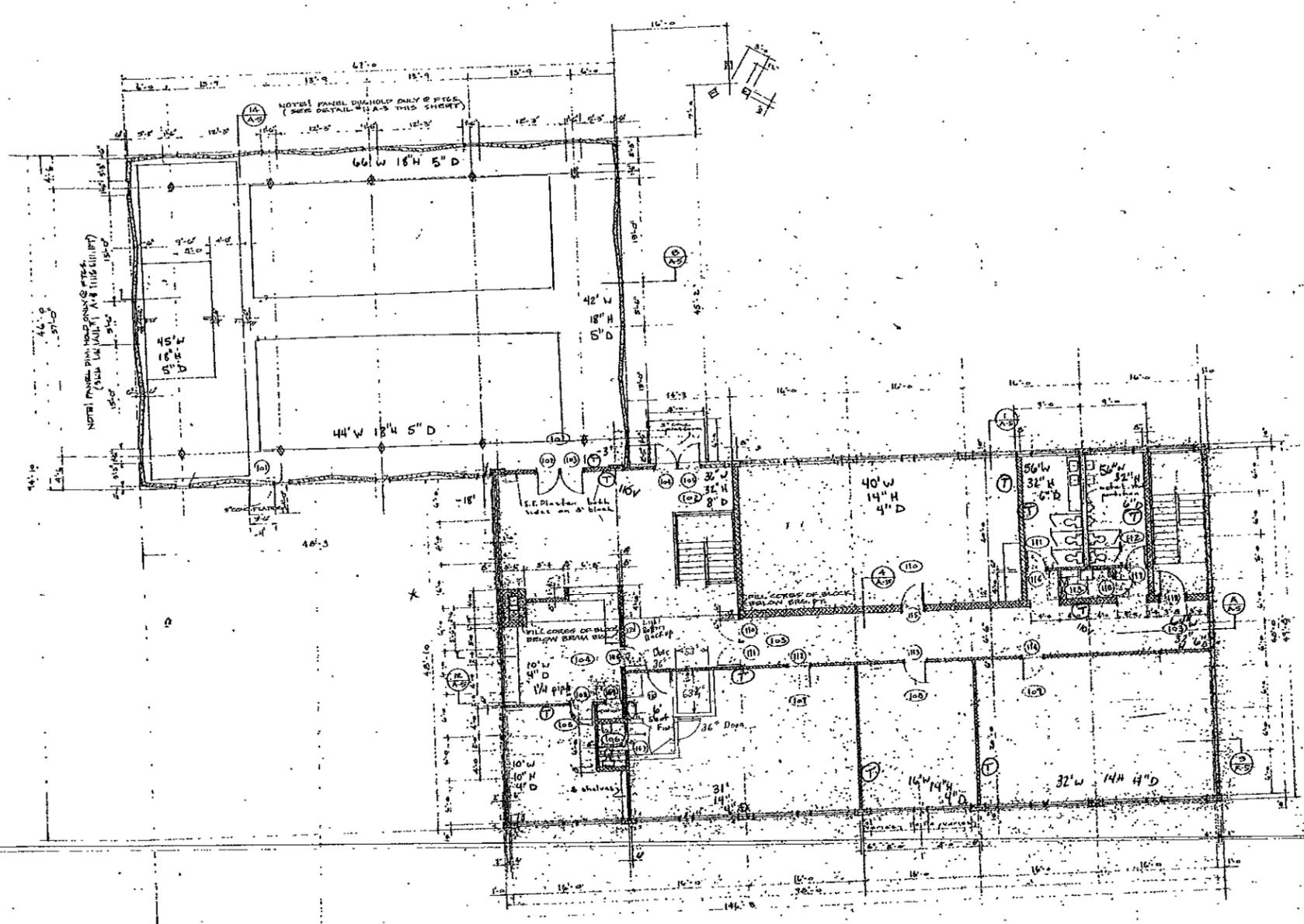
Treskill Community Day Program &  
First Congregational Church - Surrounding Lots



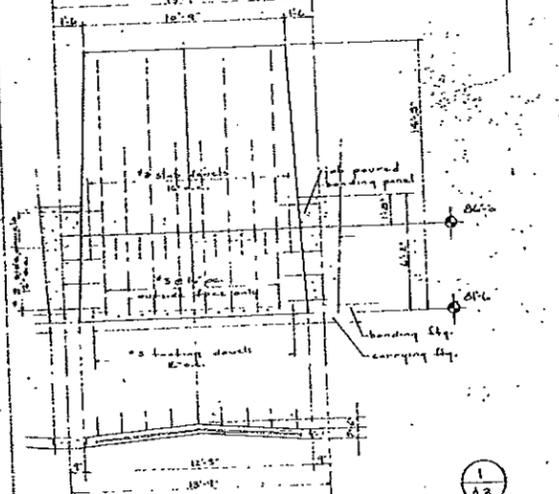
First Congregational Church



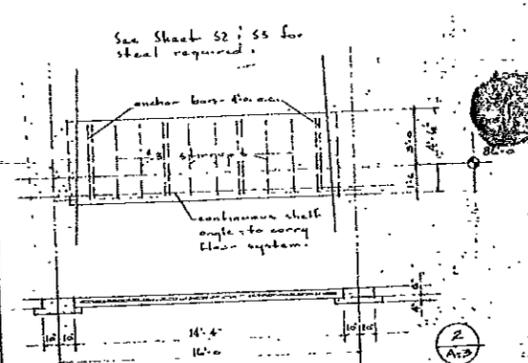
Map #	Tax Key
1	MUKV1963016
2	MUKV1963017
3	MUKV1963018
4	MUKV1963019
5	MUKV1963024
6	MUKV1963025
7	MUKV1963026
8	MUKV1963027
9	MUKV1963081
10	MUKV1963080
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14	MUKV1974041
15	MUKV1974040
16	MUKV1974039
17	MUKV1974038
18	MUKV1974037
19	MUKV1974036
20	MUKV1974035
21	MUKV1974034
34	MUKV1974032
35	MUKV1974907
36	MUKV1974904
37	MUKV1963995
*	MUKV1974906
**	MUKV1963090
***	MUKV1963091



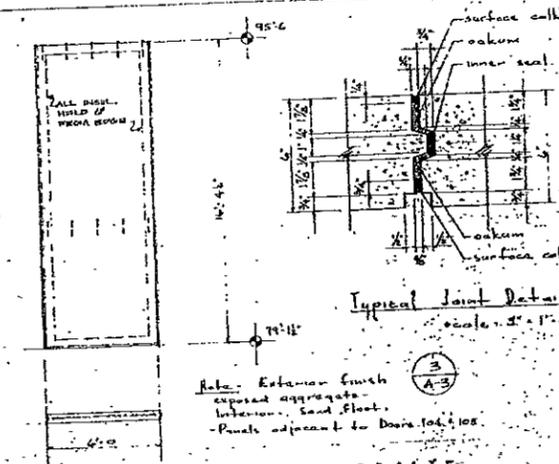
PRE-CAST PANEL DETAILS



**TYPE 'A' - BAS RELIEF** (nave walls) 1'-0"  
 - Typical side panel shows (north & south elevations)  
 - Corner panels & end panels (east & west elevations) similar  
 - Exterior Finish: BAS RELIEF  
 - Interior Finish: sand float  
 - All insulation 6" from edge



**TYPE 'B' - BAS RELIEF** (spandrel beam) 1'-0"  
 - Exterior Finish: Bas Relief; Interior finish: sand float  
 - All insulation kept 6" from edge



**TYPE 'C' - EXPOSED AGGREGATE**  
 - Typical east elev. panel shown - west elev. similar

FIRST FLOOR ROOM FINISH SCHEDULE

Room No.	Room Name	Floor	Base Wall	Wall	Wainscot	ceiling	appliances	trim	Painting	Remarks
101	Nave	concrete	concrete	concrete	concrete	concrete	concrete	concrete	All Portland Cement	Finish of walls and ceiling to be as per spec. also see plan.
102	Entry	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
103	Corridor	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
104	Office	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
105	Study	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
106	Lavatory	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
107	Nursery	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
108	Baginatory	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
109	Kindergarten	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
110	Senior High	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.
111	Par	concrete	concrete	concrete	concrete	concrete	concrete	concrete	Make to Comm.	See plan for details.



SHEET CONTENT  
 FIRST CONGREGATIONAL CHURCH  
 ARCHT. FLOOR PLAN - 3/4" = 1'-0"  
 JOHN C. CONNOR ARCHT. CO. CHICAGO, ILL.  
 DRAWN BY: MRS. CONNOR



REVISIONS  
 JOB NO. 5820  
 DATE 10 June 1959  
 SHEET NO. 16

PLAN NOTES

- REMOVE EXISTING MASONRY WALL FOR NEW MAIN DOOR AND CHAIRLIFT DOOR. SHORE THE MASONRY AS REQUIRED FOR REMOVAL AND NEW CONSTRUCTION AFTER LIFT IS INSTALLED. THE OPENING FOR THE DOOR SHALL BE CONSTRUCTED AND THE MASONRY TOOTHED-IN PROVIDE NEW PRECAST CONCRETE LINTEL CONT FOR BOTH DOORS. NOTE THE HEIGHT OF THE DOORS VARIES. THE INTENT IS TO VARY THE LINTEL HEIGHT SO THE TOP OF BOTH LINTELS IS AT CORNER FULL THE 8" BEARING SECTION AT GROUT FULL HEIGHT AND 1-5" TO LINTEL BEARING.
- REMOVE MASONRY WALL SECTION AND TOOTH-IN NEW CORNER.
- REMOVE EXISTING FIXTURES. PRECAST NEW M.O. FOR NEW 3x6'-6" DOOR WHICH IS TO MATCH EXISTING DOORS.

DEMOLITION FIRST FLOOR PLAN

1/8" = 1'-0"

UNEXCAVATED

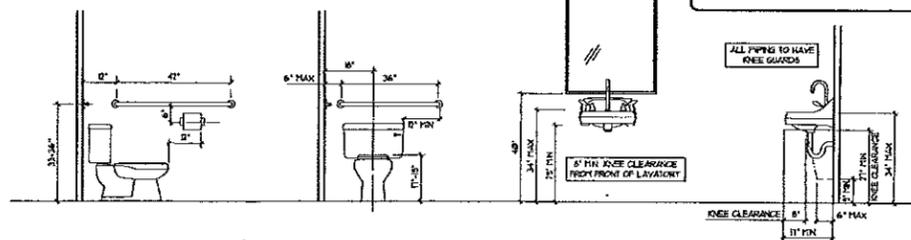
- REMOVE EXISTING DOOR AND WALL SECTION. TOOTH-IN MASONRY AT JAMBES.
- REMOVE HATCHED AREA OF FLOOR SLAB. INSTALL NEW FOOTING PER VAJ 21A2.

DEMOLITION GROUND FLOOR PLAN

1/8" = 1'-0"

FIXTURES AND ACCESSORIES SHOWN ARE FOR GRAPHIC PURPOSES ONLY. EXACT SIZES TO BE PROVIDED HERE AND AS SPECIFIED IN THE PLUMBING DRAWINGS AND ASSOCIATED SPECIFICATION SECTIONS.  
PROVIDE GRAB BARS ON BOTH SIDES OF HANDICAP STALL (TYP.)

ITEMS TO BE PROVIDED BY OWNER:  
1. TILT PAPER HOLDER  
2. TOWEL HOLDER  
3. SOAP DISPENSERS  
4. PAPER TOWEL DISPENSER  
5. REUSE CONTAINERS



WATER CLOSETS

LAVATORY / SINKS

HANDICAP ACCESSIBLE FIXTURES

DOOR TYPES



DOOR AND HARDWARE SCHEDULE

NUMBER	TYPE	LA	ADA	MAIL	NO. IN	HEIGHT	THICK	FIN	IF FIN	HEAD	LATCH	SWITCH	SLASH	LOCK	FINISH	MARKING	REMARKS
D01	1	-	YES	NO	3'-0"	6'-4"	1 3/4"	H	HT	H	-	-	-	-	-	-	1. FINISH EXISTING FINISHES
D02	2	B	YES	NO	3'-0"	6'-6"	1 3/4"	P	HT	P	-	-	-	-	-	-	2. DOOR AND HARDWARE BY PLATFORM LIFT SUPPLIER
D03	2	B	YES	NO	3'-0"	6'-6"	1 3/4"	P	HT	P	-	-	-	-	-	-	2. DOOR AND HARDWARE BY PLATFORM LIFT SUPPLIER
D04	REPAIR AND REFINISH EXISTING DOOR AND FRAME																

ROOM FINISH SCHEDULE

NUMBER	NOTE	FLOOR	BASE	EAST-HALL	WEST-HALL	NORTH-HALL	SOUTH-HALL	CEILING	CLING-FIN	CLING-HGT	REMARKS
1-00	UNI-SEX	1	CT	EP	EP	EP	EP	34	-	8'-0"	1. VERT. CLAD GRAB PANELS. INTENT IS TO MATCH EXISTING FINISHES

INDEX TO DRAWINGS

SHEET NUMBER	CONTENTS
A1	FLOOR PLANS, SCHEDULES
A2	HALL FINISHES



NEW ADA CHAIRLIFT AND REMODELED ADA UNI-SEX TOILET ROOM

FIRST CONGREGATIONAL CHURCH  
231 ROBERTS DRIVE  
MILWAUKEE, WISCONSIN 53149

FLOOR PLAN

COMPUTERIZED  
DESIGN, S.C.  
CONSULTING ENGINEERS



DATE BY  
SCALE  
APPROVED BY  
DATE  
REVISION  
CONTACT NO.  
PROJECT NO.

A1