

Application for Review

Date Submitted

ne:Terri Lynn Johnson, Ex. Director	r Name: Philip F. Dreis and Joyce A. Dre
npany Name: Wisconsin Independent Learning College-Autism	Company Name:
iress:	Address:
104 East Main Street, PO Box 239	W232 37530 Big Bend Drive, Big Bend, WI 53103
Waterford, WI 53185 ne: 262-332-7334	Phone:
	oplication (JPG and/or PDF) along with 4 full-size (one of which must be in ent. The reduced set of copies should only include the project location map ED building elevations, and exterior light fixture cut sheets.
Type of review	<u>Fee</u>
Rezoning: Attach <u>COPY</u> of rezoning petition along with fee. submitted to City Clerk.	. Original must be \$350
Certified Survey Map	\$150 + \$50/lot
Plat Review - Plat Reviews are held until next meeting. 9 co You must also submit 4 to the County and 2 to State.	opies must be submitted. ☐ prelim.: \$500 + \$10/lot (Check appropriate box) ☐ final: \$300 + \$10/lot
** Site Plan & Arch. Review - Architectural changes do not need preliminary review.	☐ prelim .: \$300 + \$15/1000 sq.ft. or res. unit (Check appropriate box) ☐ final : \$200 + \$10/1000 sq.ft. or res. unit
** Conditional Use with Site Plan	(Check appropriate box) ☐ prelim .: \$300 + \$15/1000 sq.ft. or res. unit ☐ final : \$200 + \$10/1000 sq.ft. or res. unit
Conditional Use (No Site Plan)	\$200
** Airport Hangar Review	\$300
Home Industry (Attach info sheet.)	\$100
House Move	\$150
Street Vacation	\$150
Other (specify):	\$100
** PUD Review	\$400 added to S.P.A.R. fee
PUD Amendment	\$100
Annexations and/or Attachments - Original must be submi	nitted to City Clerk. No Fee
Resubmittal	\$150
Please attach to this form a Review Checklist if it in	volves an architectural and/or site plan review.



CITY OF WAUKESHA DEPARTMENT OF COMMUNITY DEVELOPMENT

City Hall, 201 Delafield Street, Room 200 Waukesha, WI 53188 Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.

DATE: February 1, 2016
□ X NEW APPLICATION □AMENDMENT TO EXISTING CONDITIONAL USE PERMIT
NAME OF PROJECT OR BUSINESS: Wisconsin Independent Learning College
LOCATION OF USE: 1936 MacArthur Road, Waukesha, WI 53186
TYPE OF USE: Vocational Training, Manufacturing of Products/Sales or Resale, Educational
Is this a NEW use or is this use being relocated from somewhere else? Relocated If
you are relocating a use, where are you relocating it from? Waterford, WI
Do you operate a use in other locations? (Circle one) YES <u>NO</u>
If yes, please explain: We are currently located at 104 E. Main St., Waterford, WI and plan to move
WILC, our 501 (3)c non-profit organization to this location: 1936 MacArthur Road, Waukesha, WI,
<u>53186.</u>
Will the use be occupying an existing building or will you be building a new building? EXISTING NEW
Hours and days of operation: Monday through Friday 7:00 am to 5:00 pm.
Number of Employees: 10 employees, 5 full time, 5 part time and 10 adult clients currently, adding
one or more employees /two or moreclients after move to Waukesha in 2016.
Number of on-site parking stalls available: 24
Length of permit requested (6 month, 1 year, 2 year, permanent): 2 years or more
Current zoning: M2
Is a License required to operate this use? (Circle one) YES <u>NO</u> If yes, please attach a copy.
Name of licensing authority:
Will any hazardous materials be used? <u>No</u>

The following information must be attached to process the permit:

- ★ A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- M A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- $\ \square$ If new, complete development plans must be submitted per the development guidelines.
- □ If facade changes are proposed, plans must be submitted showing changes.
- $\ \square$ A business plan if there is one, otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application.

Please attach a copy of your Business Plan if you have one.

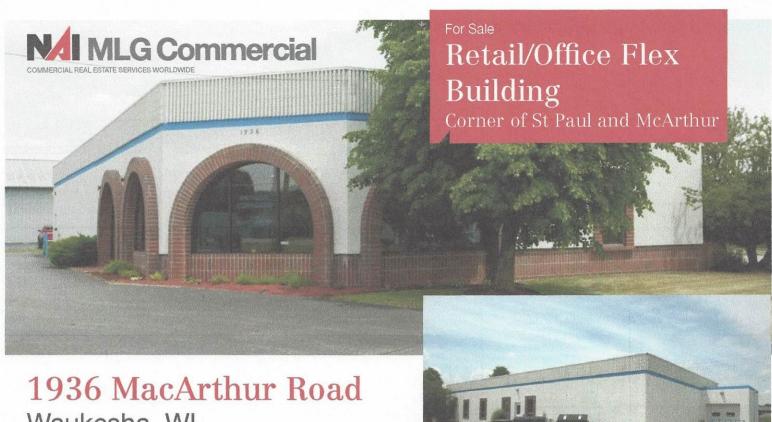
If you do not have written Business Plan or choose not to share it, please answer the following questions:

- 1. What business will you be in? Wisconsin Independent Learning College: Since 2012 our 501(3) non profit organization has provided educational training and directly working with disabled adults, age 18 and older, diagnosed with autism: pre-vocational, vocational, job shadowing and job coaching, effective communication skills, educational and daily living skills including self regulation activities and community integration. Our micro business enterprises include unique gluten and casein free healthy dog treats. The second, art items, such as thematic notecard sets, concrete garden decorative stones, photos/prints/paintings, and WILC merchandise that our adults with autism create or manufacture, package or repackage, including sale/shipping with our employees. A third vocational component once we move to Waukesha will be working with other Waukesha area non-profit agencies and to prepare items for donation to/or resale for/with other non-profits organizations to off set the cost of our vocational and skill training programs. WILC admits qualified adult students of any race, color, national or ethnic origin, sex, age or religion to all programs and activities made available to students at WILC.
- 2. Explain your business' daily operations. WILC employees will be working directly with our disabled adults with autism (functionally non-verbal and or verbal) for specific vocational skills and employment, job training or job coaching, daily living skills, effective communication through education using alternative augmented communication, self regulation strategies and specific techniques to enhance adult student's individual performance and progress in their skill and occupational development. This may include various unpaid /volunteer and or paid work experiences at minimum wage or higher at the 1936 MacArthur, Waukesha location or for other businesses in the City of Waukesha and in Waukesha County area including various community and vocational activities.
- 3. How will business be managed on a daily basis? WILC Executive and or Program Director will manage all employees/adult students at WILC and are under the direction of the WILC Board of Directors; we are a 501(3) c non-profit organization, Employer Identification Number 45-4309128, DLN: 17053116339002.
- 4. What are your products or services? Currently, three products and services will initially include the following. Gluten free/Casein free dog animal treats, (individual items and larger quantity). Second, unique art items: individual and set notecards, garden concrete stones, and other art items that our students design, create, print or have printed, individual or bulk packaging, and shipping/delivery. Third, work with other Waukesha non-profit agencies in preparing, reuse, and or recycling of items for donation or resale. No hazardous materials will be used for safety reasons and that many of our adults with autism have sensory and health issues that would be adversely effected.
- 5. Will your employees need additional parking? No additional spaces are needed. We will create four handicapped parking spaces in the property's parking lot from the 24 spaces currently available, three nearest the front building entrance and one handicapped space near the rear

entrance the building.

- 6. Are employees required to have any certification(s)? Executive Director and Program Director: Post Graduate degree; Occupational Therapist: Bachelor's degree or higher and OT Certification; Instructors: Bachelor degree and or Masters Degree; Aides: High school diploma or higher. Adult students: High School Diploma or HS Certificate of Completion or higher; full time employees are required to maintain certification for Red Cross, First Aid/CPR/AED. Other employees or Service Providers are required to have college degrees and or certification in their specialty areas.
- 7. Who is the owner of the building or premises where your business will be conducted? Philip F. and Joyce A Dreis,, W232 S7530 Big Bend Drive, Big Bend WI 53103. WILC plans to complete the Option to Purchase the existing property from the present owners.
- 8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Lease with option to Purchase agreement is contingent on zoning /conditional use from the City of Waukesha Planning Commission.
- 9. Are there any insurance requirements for your business? Property, Building, and General and Professional Liability insurance, Business Auto, Worker's Compensation, and Commercial Umbrella.
- 10. Will you have property insurance? Our property insurance is through Robertson Ryan and Associates, Inc, Waukesha, WI- Cincinnati Insurance Company
- 11. Are there any noise considerations/concerns with your business operations? No

App_Conditional Use Permit Application, Last saved by Mary Ackerman, 1/13/2016



Waukesha, WI

Building Size	±5,968SF
Construction	1980; Masonry
Roof	Rubber Membrane
HVAC	2 - HVAC Units
Lot Size	0.46 Acres
Taxes 2014	\$9,845.45
Tax Key#	WAKC1330116
Zoned	M-2
Parking	24 Stalls
Built-Out	Large Showroom, Office, Conference Room, Warehouse and Production and Restroom
Dock Door	8' x 10'
Sale Price	\$450,000

Demographics/Traffic Counts

Miles				
3,845				
7,330				
1,917				
Median HH Inc. \$55,183 \$57,776 \$61,91 MacArthur Rd. 13,300 VPD				

For more information

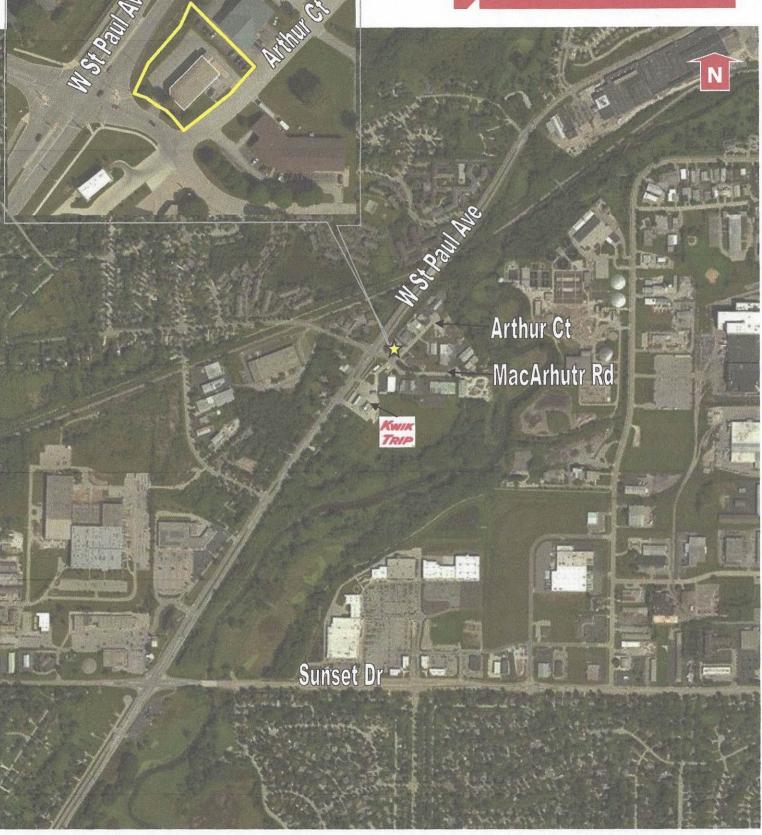
Karen Johnson, CCIM

414 395 4683 kjj@mlgcommercial.com

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

757 North Broadway Street, Suite 700 Milwaukee, WI 53202 414 347 9400

1936 MacArthur Rd Waukesha, WI



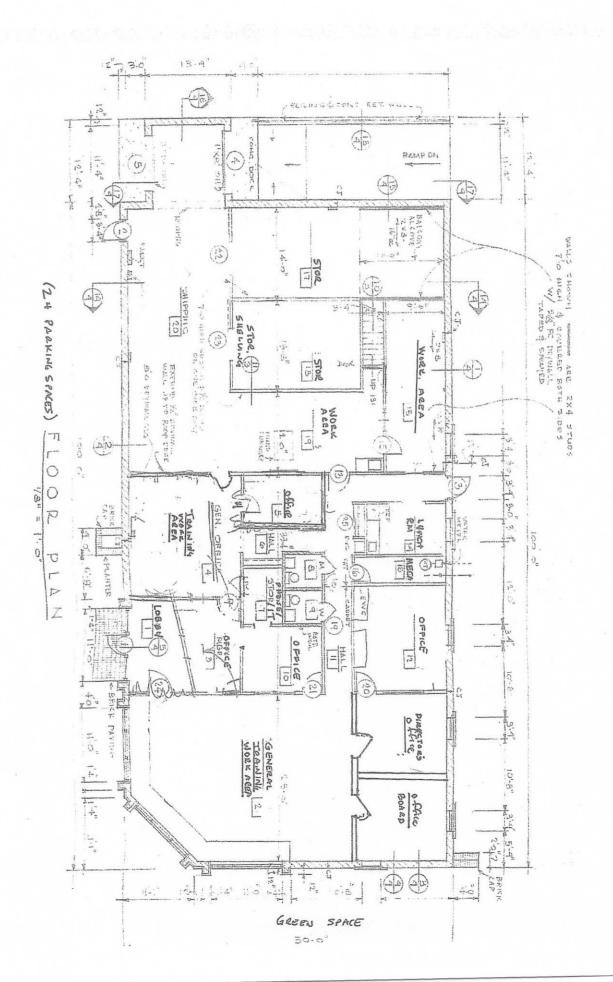


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Offices in Milwaukee and Madison, WI



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