



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted _____

Name of Project: Wisconsin Independent Learning College

Address (if no address, location): 1936 MacArthur Road, Waukesha, WI 53186

Applicant information:

Name: Terri Lynn Johnson, Ex. Director

Company Name: Wisconsin Independent Learning College-Autism

Address: 104 East Main Street, P O Box 239
Waterford, WI 53185

Phone: 262-332-7334

Owner information:

Name: Philip F. Dreis and Joyce A. Dreis

Company Name: _____

Address: W232 37530 Big Bend Drive,
Big Bend, WI 53103

Phone: _____

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

| <u>TYPE OF REVIEW</u> | <u>FEE</u> |
|--|--|
| <input type="checkbox"/> Rezoning: Attach COPY of rezoning petition along with fee. Original must be submitted to City Clerk. | \$350 |
| <input type="checkbox"/> Certified Survey Map | \$150 + \$50/lot |
| <input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box) | <input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot |
| <input type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box) | <input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit |
| <input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box) | <input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit |
| <input checked="" type="checkbox"/> Conditional Use (No Site Plan) | \$200 |
| <input type="checkbox"/> ** Airport Hangar Review | \$300 |
| <input type="checkbox"/> Home Industry (Attach info sheet.) | \$100 |
| <input type="checkbox"/> House Move | \$150 |
| <input type="checkbox"/> Street Vacation | \$150 |
| <input type="checkbox"/> Other (specify): _____ | \$100 |
| <input type="checkbox"/> ** PUD Review | \$400 added to S.P.A.R. fee |
| <input type="checkbox"/> PUD Amendment | \$100 |
| <input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk. | No Fee |
| <input type="checkbox"/> Resubmittal | \$150 |

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.

| | | | |
|-------------------|----------------|--------------------|-----------------|
| INTERNAL USE ONLY | | | |
| Amount Due: _____ | Check #: _____ | Amount Paid: _____ | Rec'd By: _____ |

Rev. 03/2015



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 NO

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, 53186.

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 more clients 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 NO If yes, please attach a copy.

Name of licensing authority: _____

Will any hazardous materials be used? No

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.
- 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.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- 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**

For Sale

Retail/Office Flex Building

Corner of St Paul and McArthur



1936 MacArthur Road 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

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|------------|----------|----------|
| Population | 8,043 | 64,977 | 93,845 |
| Households | 3,197 | 25,497 | 37,330 |
| Median HH Inc. | \$55,183 | \$57,776 | \$61,917 |
| 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
mlgcommercial.com
Offices in Milwaukee and Madison, WI

36338

1936 MacArthur Rd
Waukesha, WI



NAI MLG Commercial

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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