



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.
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 6/17/19

[ ] NEW APPLICATION

[x] AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Celebrate Recovery

LOCATION OF USE: 1721 Northview Rd

TYPE OF USE: Educational programs

Is this a NEW use or is this use being relocated from somewhere else? New

If you are relocating a use, where are you relocating it from?

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: We currently have several Celebrate Recovery programs in Waukesha

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: Sun-Sat 8am-9pm

Number of Employees: 10

Number of on-site parking stalls available: yes, parking lot

Length of permit requested (6 month, 1 year, 2 year, permanent): Not sure

Current zoning: School

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:

- [x] A site map showing the location of the proposed site.
[x] A site plan showing the location of building(s), parking, landscaping, etc.
[x] A floor plan of the building showing how it will be used for the proposed use.
[x] 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.

21-5443250

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. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

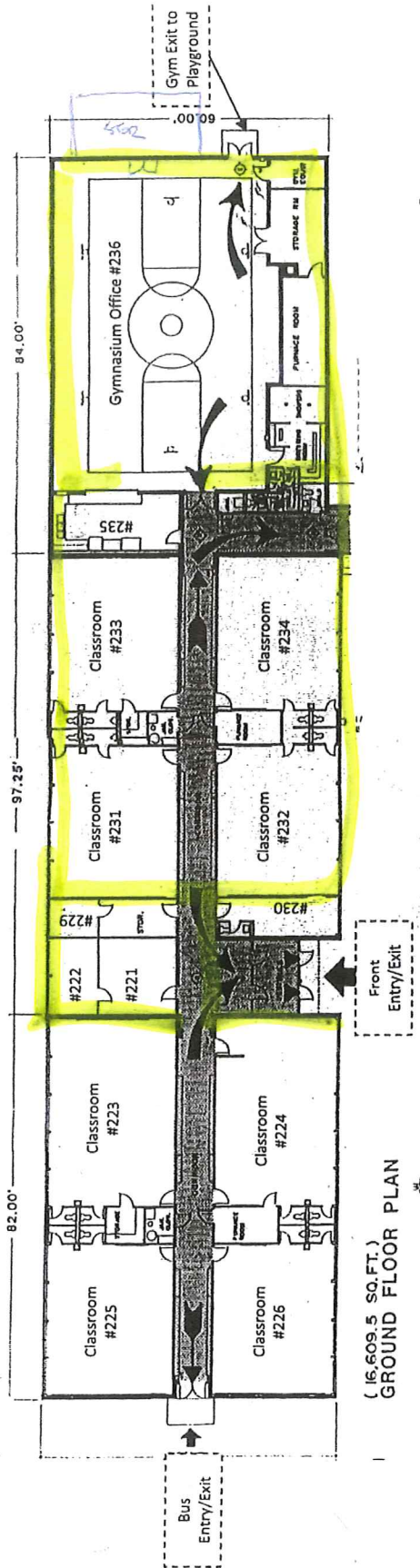
Please attach a copy of your Business Plan if you have one.

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? Educating the Waukesha Community  
how deal with hants, hping ups and habits
2. Explain your business' daily operations. We will hold meeting and  
appointments through out the week Sunday  
through Saturday 9am - 9pm
3. How will business be managed on a daily basis? With our team, we will  
always have someone on our team at  
the facility when open.
4. What are your products or services? We want to teach people that  
struggle with additions, family or individual  
related.
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? No
7. Who is the owner of the building or premises where your business will be conducted?  
Conn Northview Prop LLC
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? NO, rent required
9. Are there any insurance requirements for your business? NO
10. Will you have property insurance? yes
11. Are there any noise considerations/concerns with your business operations? No

**EXISTING FLOOR PLAN**

**WSCA Northview Campus Building Map** (Room numbers and phone extensions are the same)



Will use -

(16,609.5 SQ.FT.)  
GROUND FLOOR PLAN

**EXISTING CONDITIONS**

The building at 1721 Northview Road is a single-story slab on grade structure. Prior use was as a elementary school. The building area is approximately 17,000 square feet on a lot size of 2.6421 Acres. The building is construction of concrete masonry walls and steel roof structure. It would fall into a Type IIB construction classification with the exception of the storage addition that was added to the south end of the building which has a wood framed roof. This would classify as a Type IIIB construction classification.

The legal description of the property is the following:

PT NE1/4 SEC 33 T7N R19E COM N1/4 COR, N87 51'03 E58.56' TO BEG, E ON N LI SEC224.15', S0 25'W 545.85', W 165.9' TO E LI WEP COR/W, N12 08'W ON E LI R/W 231.67', N12 41'W ON E LI R/W 56.8', W PARAN LI SEC TO N 1/4 LI, N ON N 1/4 LI 198.89', N88 14'06 E 30', N39 19'37 E 43.79', N2 08'57 W 33' TOBEG EXCEPT DOC NO 4237170 FORR-O-W 2.664 AC DOCNO 3903283

The southeast portion of the site containing a parking lot is owned by Wisconsin Electric Power Co.

Exterior view of building below:

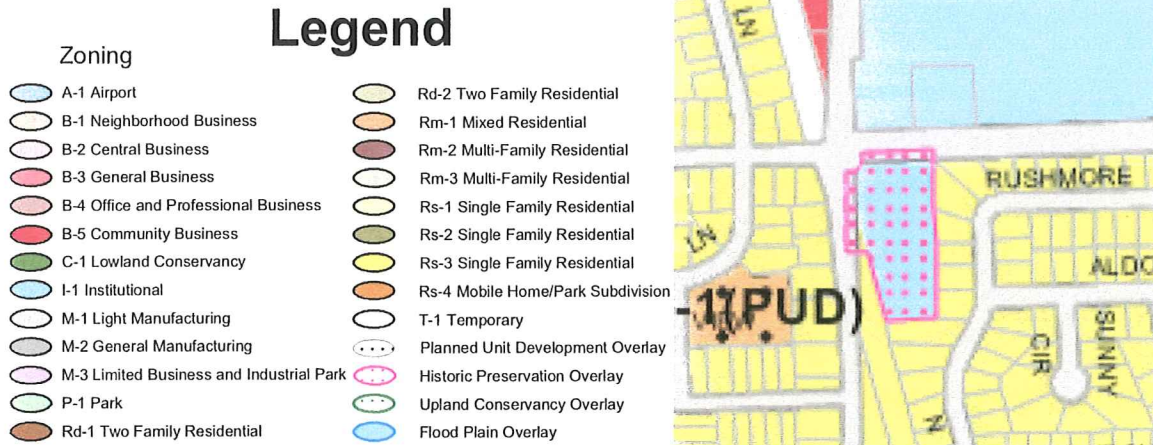


We have reviewed the existing conditions and the new proposed alterations against the requirements as stated in the Wisconsin Building Code SPS 361 (Administration and enforcement) and SPS 366 (Existing Buildings). The 2015 International Existing Building Code (IEBC) is the referenced standard of the current Wisconsin building code and was reviewed for this project. We have also referenced the city of Waukesha municipal code, current zoning ordinance and fire prevention code.

## ZONING

The site is located within the city of Waukesha's limits and is currently zoned I-1 – Institutional with a Historic Preservation Overlay. It is bordered on the north by Northview Road with I-1 Institutional zoned property across the street, on the east by (5) Residential Homes zoned Rs-3 Single Family Residential, On the south by a Residential Home and a site owner by Wisconsin Energy Company LLC zoned Rs-3 Single Family Residential, and on the West by N Grandview Boulevard.

See aerial photo and zoning map below:



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 414.810.7613  
 www.gdg-architects.com

terminated; or included in a Model Portfolio. Recommended Lists and Model Portfolios are available in the Investment Research Center (<https://www.advisorcompass.com/web/advisorcompass/displaycontent?contID=729721&contType=AC-DeepContent>) on the AdvisorCompass® site.

In addition, you may only recommend the purchase of equity securities that are supported by one or more of the approved research providers as follows:

- Morningstar – 3 or more stars
  - The Morningstar Quantitative report does not meet research coverage requirements and should not be used as the sole basis for the recommendation
- CFRA – 3 or more stars
  - The CFRA Quantitative report does not meet research coverage requirements and should not be used as the sole basis for the recommendation
- Thomson Reuters StockReports+ – an average score of 4 or higher, as noted in the “indicator” section of the report (not to be confused with the “analyst recommendations” section, which is a consensus rating)

Approved research reports are accessible on the Ameriprise Brokerage Platform > Company > Snapshot. You may recommend any preferred security if the underlying company meets the research report and ratings requirements noted above. Any recommendation to purchase a preferred security or ETN should also take into consideration whether the issuing company’s credit rating meets the standards expressed (investment grade) in Compliance Manual Policy: 9.2.7 Fixed income securities (<https://www.advisorcompass.com/web/advisorcompass/displaycontent?contID=734095&contType=AC-DeepContent>).

Foreign securities can only be solicited if they are dually listed, meaning they also trade on a U.S. exchange, and meet the above research requirements for solicitation. The solicitation can only be for the U.S. listed shares, and not the shares trading on a foreign exchange. Foreign research reports are not considered adequate for recommendation of U.S. listed equities.

While additional subscription services from Morningstar, CFRA, Reuters, or other vendors may be available, these services are not eligible for use in making recommendations.

#### Exchange traded products

You may only recommend the purchase of ETFs, ETNs and closed end funds (CEFs) listed on the Exchange Traded Products Available for Sale List ([https://www.advisorcompass.com/content/AdvisorCompass/xls/ETP\\_AVAILABLE\\_FOR\\_SALE\\_LIST.XLSX](https://www.advisorcompass.com/content/AdvisorCompass/xls/ETP_AVAILABLE_FOR_SALE_LIST.XLSX)), Starting Point ETF Recommended List ([https://www.advisorcompass.com/content/AdvisorCompass/xls/STARTING\\_POINT\\_LIST.XLSM](https://www.advisorcompass.com/content/AdvisorCompass/xls/STARTING_POINT_LIST.XLSM)), or included in a Model Portfolio. The Starting Point ETF Recommended List and Model Portfolios are available in the Investment Research Center (<https://www.advisorcompass.com/web/advisorcompass/displaycontent?contID=729721&contType=AC-DeepContent>) on the AdvisorCompass® site.

ETF research from CFRA is available on the Ameriprise Brokerage Platform > Research > MarketScope > ETFs.

## Rationale

FINRA Rule 2111 requires that prior to recommending to a customer a transaction or investment strategy in any security, a registered representative must have reasonable basis for believing that the recommendation is suitable based on the client’s customer investment profile.

Ameriprise Financial has approved certain industry recognized research providers for you to access when developing recommendations as a means to satisfy this “reasonable basis” requirement. Because these suitability standards apply to recommended transactions, it is important to understand whether a transaction is or is not considered to be “recommended” and thus subject to the policy.