



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: 12/4/17

NEW APPLICATION       AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Genesis House

LOCATION OF USE: 2000 W Bluemound Road

TYPE OF USE: Residential - Community-Based Residential Facility (CBRF)

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

If you are relocating a use, where are you relocating it from? 1002 Motor Ave

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

If yes, please explain: The Motor Ave. location is currently operating as the same use

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

Hours and days of operation: 24 hours/365 days

Number of Employees: 14

Number of on-site parking stalls available: 35+

Length of permit requested (6 month, 1 year, 2 year, permanent): 10 years

Current zoning: M-3

Is a License required to operate this use? (Circle one)  YES  NO If yes, please attach a copy.

Name of licensing authority: Community-Based Residential Facility (CBRF) - Wisconsin Department of Health

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. 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? See attached "Plan of Operation"  
\_\_\_\_\_  
\_\_\_\_\_
2. Explain your business' daily operations. \_\_\_\_\_  
\_\_\_\_\_
3. How will business be managed on a daily basis? \_\_\_\_\_  
\_\_\_\_\_
4. What are your products or services? \_\_\_\_\_  
\_\_\_\_\_
5. Will your employees need additional parking? \_\_\_\_\_
6. Are employees required to have any certification(s)? \_\_\_\_\_
7. Who is the owner of the building or premises where your business will be conducted?  
\_\_\_\_\_
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? \_\_\_\_\_
9. Are there any insurance requirements for your business? \_\_\_\_\_
10. Will you have property insurance? \_\_\_\_\_
11. Are there any noise considerations/concerns with your business operations? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Lutheran Social Services**  
of Wisconsin and Upper Michigan, Inc.

December 13, 2017

VIA HAND DELIVERED

Jennifer Andrews, Department Director  
City of Waukesha  
Community Development  
201 Delafield Street, Room 200  
Waukesha, WI 53188

647 W. Virginia Street, Suite 200  
Milwaukee, WI 53204  
414/246-2300  
FAX 414/246-2524  
www.lsswis.org

SUBJECT: Rezoning of 2000 W. Bluemound Rd. for Aspen Center CBRF (f/k/a Genesis House)

Dear Jennifer Andrews:

Please find enclosed for your review, and approval by the Plan Commission and Common Council, a request from Lutheran Social Services of Wisconsin & Upper Michigan, Inc. ("LSS") to rezone the Property located at 2000 W. Bluemound Rd. from M-3 Limited Business and Industrial Park District to I-1 Institutional District for use as a community-based residential facility ("CBRF").

Please note that LSS requests that the City approve the rezoning, but that the rezoning should occur conditioned upon approval of a CBRF license from the Wisconsin Department of Health Services.

Chapter 22.42 of the Waukesha Municipal Code, Section (4) e., holds that permission for a CBRF, as defined in Section 50.01(1)(g), Wisconsin Statutes, is a Conditional Use in the I-1 zoning, provided certain density and minimum living area requirements:

- "Density shall not exceed 22 units per acre"

The parcel is 2.1 acres in size, netting an allowable 46.2 units. The Property will include 13 units (capacity for 22 beds with shared occupancy), which is below the allowable density.

- "Minimum living area of five hundred (500) square feet for a one-bedroom dwelling unit and a minimum living area of seven hundred fifty (750) square feet for a two-bedroom or larger dwelling unit"

The Property, once renovated, will include 13 efficiency apartments with a living area of 1,107 GSF per dwelling unit, exceeding the requirements for the minimum living area.

The following documents are enclosed with this letter for approval:

- Application for Review (by the Plan Commission)
- 7 copies of the Plan of Operation
- Conditional Use Permit Application
- Petition for Amending the City of Waukesha's Zoning Ordinance
- 4 full-size and 7 reduced copies of the Building Plans

- Check for \$680, representing the Application Fees:
  - \$350 for Rezoning
  - \$330 for Conditional Use Permit (\$200 + \$10 x 13 units)
- Digital copy to follow by e-mail to [jandrews@waukesha-wi.gov](mailto:jandrews@waukesha-wi.gov)

If you have any questions, or need additional information, please do not hesitate to contact Debra Adamus, Program Manager, by phone at 262-510-7367 or email at [Debra.Adamus@lsswis.org](mailto:Debra.Adamus@lsswis.org).

Sincerely,



Joseph Arzbecker  
Chief Operating Officer

Encl.

PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from

M-3 to Institutional

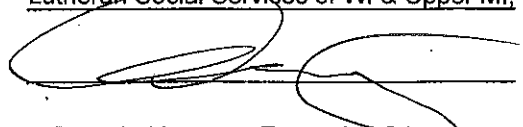
Legal Description:

See attached "legal description"

The reasons for this rezoning petition are:

changed the use of the property to a Community-Based Residential Facility (CBRF)

Signature of Owner(s): Lutheran Social Services of WI & Upper MI, Inc.



Owner's Name (printed): Dennis Hanson, Executive Director

Address of Owner: 647 W Virginia Street, Suite 200

Milwaukee, WI 53204

Phone Number of Owner: 414-246-2300

Tax Key: [WAKC0964988003 V](#)  
Tax Year: [2017 V](#)

11/27/2017 3:36:46 PM  
WAUKESHA COUNTY  
CITY OF WAUKESHA

**OWNER NAME AND MAILING ADDRESS**

LUTHERAN SOCIAL SERVICES OF WI  
847 W VIRGINIA ST NO 300  
MILWAUKEE, WI 53204-1535

[Contact Us to Update Mailing Address](#)

**PROPERTY ADDRESS**

2000 BLUEMOUND RD  
WAUKESHA, WI 53186



**LEGAL DESCRIPTION**

E 321.1' OF PARCEL C CERTIFIED SURVEY MAP NO 1980V13 CERTIFIED SURVEY MAPS P343PT SE1/4 SEC 25 T7NR19E DOC NO 3286739

**ASSESSMENT STATUS**

Assessment Year:	2017
Assessment Status:	ACTIVE
Assessment Attributes:	NONE
Deeded Acres:	0.000

**Public Directory**

By County, Facility Name  
For Facility Type CBRF

Facility Name and Address Phone Number / Contact Person	Licensee Name and Phone Mailing Address	Type: Class:	Specialty Programs
RIVERVIEW VILLAGE SENIOR LIVING (0015619) W176 N9430 RIVER CREST DR MENOMONEE FALLS WI 53051 (262) 255-2557 MICHAEL STEMM County: WAUKESHA	RIVERVIEW VILLAGE SENIOR LIVING INC (262) 255-2557 TANGINA EDWARDS 1600 W BROADWAY RD STE 100 TEMPE AZ 85282	Type: CBRF Class: CNA Gender - Capacity: M/F - 48 Low/High rate: 2,650/4,400 Initial License: 08/01/2015 License Renewal Fee Due: 07/31/2016	ADVANCED AGED IRREVERSIBLE DEMENTIAL/ALZHEIMER'S PUBLIC FUNDING
ROGERS MEM HOSP HERRINGTON RECOVERY CENTER 34700 VALLEY RD OCONOMOWOC WI 53066 (262) 646-4411 JOEL FEIST County: WAUKESHA	ROGERS MEMORIAL HOSPITAL (262) 646-4411 JOEL FEIST 34700 VALLEY RD OCONOMOWOC WI 53066	Type: CBRF Class: AA Gender - Capacity: M/F - 20 Low/High rate: 30,480/30,480 Initial License: 09/28/2009 License Renewal Fee Due: 09/30/2019	ALCOHOL/DRUG DEPENDENT
ROGERS MEM HOSP TURTLE POND RECOVERY CENTEF 34700 VALLEY RD OCONOMOWOC WI 53066 (262) 646-4411 JOEL FEIST County: WAUKESHA	ROGERS MEMORIAL HOSPITAL INC (800) 767-4411 JOEL FEIST 34700 VALLEY RD OCONOMOWOC WI 53066	Type: CBRF Class: AA Gender - Capacity: M/F - 33 Low/High rate: 30,445/30,445 Initial License: 11/10/1997 License Renewal Fee Due: 05/31/2018	EMOTIONALLY DISTURBED/MENTAL ILLNESS
ROGERS MEMORIAL HOSPITAL DELAFIELD B (0012061) W325 OAKWOOD DR DELAFIELD WI 53018	ROGERS MEMORIAL HOSPITAL (262) 646-4411 JOEL FEIST	Type: CBRF Class: AA Gender - Capacity: M/F - 16 License Renewal Fee Due: 05/31/2018	EMOTIONALLY DISTURBED/MENTAL ILLNESS



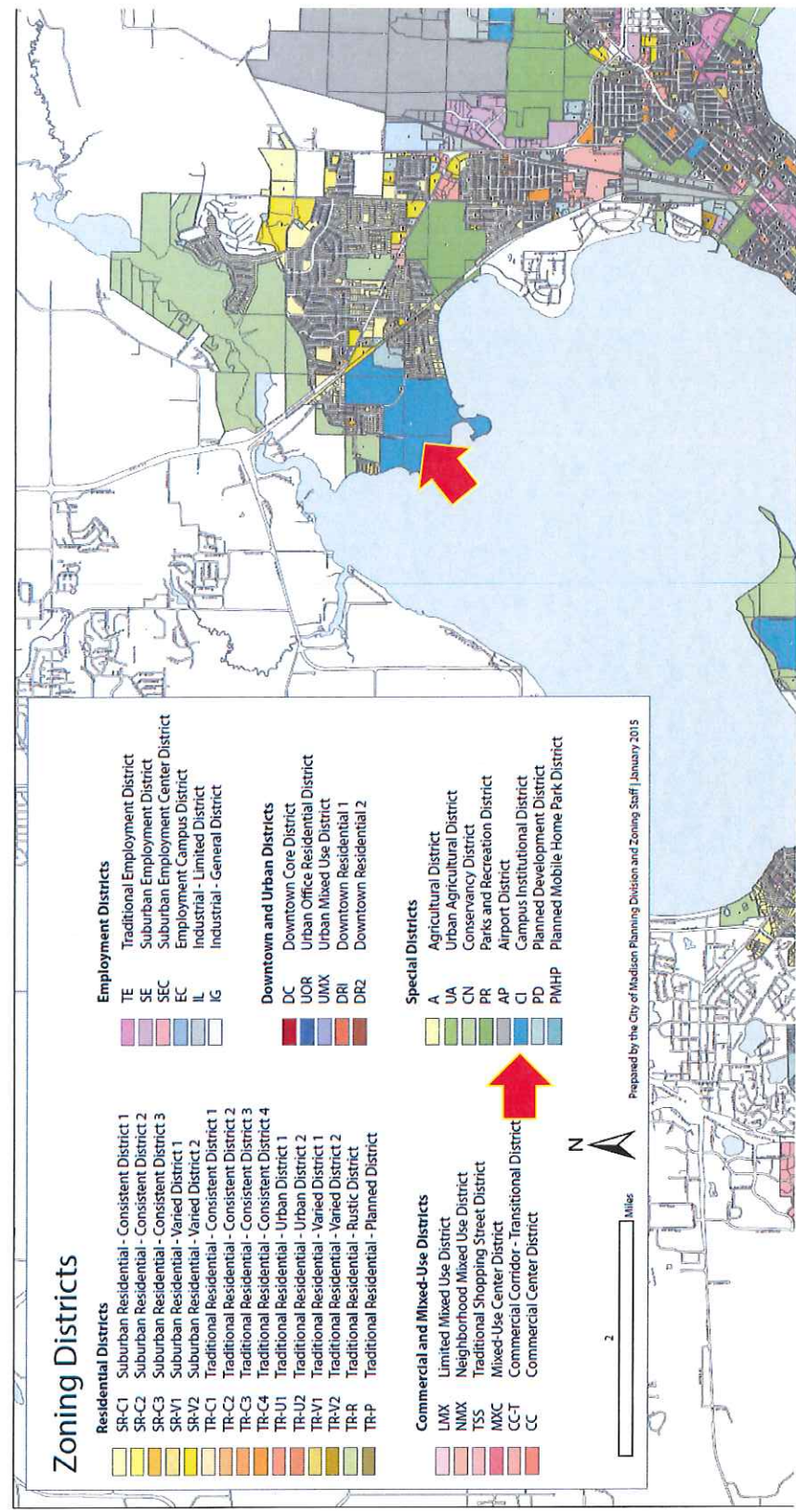


## Wisconsin CBRF Directory

STOUGHTON WI 53589 (608) 819-2220 LISA FORD County: DANE	1574 W BROADWAY STE 200 MADISON WI 53713	Gender - Capacity: MF - 20 Low/High rate: 4,550/4,750 Initial License: 06/02/2016 License Renewal Fee Due: 05/31/2018	DEMENTIA/ALZHEIMER'S
NEW PERSPECTIVE SUN PRAIRIE (0015199) 222 S BRISTOL STREET SUN PRAIRIE WI 53590 (608) 825-1600 SARAH SEARLES County: DANE	SUN PRAIRIE OPS LLC (852) 241-8204 RYAN NOVACZYK 7625 GOLDEN TRIANGLE DR STE #T EDEN PRAIRIE MN 55344	Type: CBRF Class: CNA Gender - Capacity: MF - 50 Low/High rate: 4,348/9,788 Initial License: 07/25/2014 License Renewal Fee Due: 07/31/2018	ADVANCED AGED IRREVERSIBLE DEMENTIA/ALZHEIMER'S
NOEL MANOR SENIOR LIVING COMPLEX (0018284) 471 PRAIRIE WAY BLVD VERONA WI 53593 (608) 620-6010 KELLEY ROBINSON County: DANE	PARK VISTA SENIOR HOUSING MANAGEMENT L JULIE LONERGAN 132 6TH AVE S CLINTON IA 52732	Type: CBRF Class: CNA Gender - Capacity: MF - 16 Low/High rate: 5,500/7,300 Initial License: 10/25/2016 License Renewal Fee Due: 10/31/2019	ADVANCED AGED IRREVERSIBLE DEMENTIA/ALZHEIMER'S TERMINALLY ILL
NORTH BAY LODGE (110102) 3602 MEMORIAL DR MADISON WI 53704 (608) 249-2600 SANDRA HENDRICKS County: DANE	HOPE HAVEN REBOS UNITED INC (608) 249-2600 SANDRA HENDRICKS 3602 Memorial Dr MADISON WI 53704	Type: CBRF Class: AA Gender - Capacity: MF - 25 Low/High rate: 3,337/5,425 Initial License: 02/01/1980 License Renewal Fee Due: 06/30/2019	ALCOHOL/DRUG DEPENDENT PUBLIC FUNDING
NORTHPORT GROUP HOME (110130) 1602 NORTHPORT DR MADISON WI 53704 (608) 663-4552 ELENA GOLDEN County: DANE	GOODWILL INDUSTRIES OF MADISON (608) 246-3140 ELENA GOLDEN 1302 MENDOTA ST MADISON WI 53714	Type: CBRF Class: AA Gender - Capacity: MF - 8 Low/High rate: 3,685/3,685 Initial License: 12/31/1981 License Renewal Fee Due: 12/31/2017	EMOTIONALLY DISTURBED/MENTAL ILLNESS PUBLIC FUNDING

\*The Community Based Residential Facility (CBRF) directory is updated monthly. It is possible that a facility's license renewal fee due date may appear to have passed since the directory was last updated, when in fact that facility's required fee has been paid and its license has been renewed without this being reflected on the directory.

Hope Haven (North Bay Lodge) CBRF – City of Madison Zoning Map/Location



## PLAN OF OPERATION

Aspen Center CBRF (f/k/a "Genesis House")  
Lutheran Social Services of Wisconsin & Upper Michigan, Inc. ("LSS")  
2000 W. Bluemound Rd, Waukesha

12/4/2017

### Key Points

- Aspen Center is an existing residential treatment program in Waukesha for men with drug and alcohol addiction, and is a 12-bed community-based residential facility ("CBRF") licensed by the Wisconsin Department of Health Services ("DHS"). LSS is proposing to relocate the program to 2000 W. Bluemound Rd., and expand the number of beds to 22 for both men and women.
- The 2000 W. Bluemound Rd. location is proposed to be rezoned from M-3 to I-1. The building is residential in character, and will be renovated and demised to accommodate the use. Rezoning and the new use of the property is not anticipated to impact adjacent properties or municipal services as compared to any other permitted use on the site under current zoning.
- There is a critical need in the community for residential addiction programs combined with medical treatment for both men and women (as there are no cost effective residential programs available for women currently in Waukesha County). It is widely known that substance abuse, such as heroin addiction, has become a focal point of concern within the community and Waukesha County at large. Waukesha County officials (a primary referral source for the program) are advocating for expansion as there are not enough programs to meet the need. Waukesha County is aware of the LSS plan to expand, and has indicated their strong support for the project.
- The program has licenses and certifications that are highly regulated by DHS, it is managed by an experienced operator (40+ years), and overseen by trained health and medical professionals.
- Clients are required to remain drug-free (and regularly tested) while at the facility.
- Note that LSS has worked with the City of Waukesha and Waukesha County to allow the operation of the Winter 2017-2018 homeless overflow shelter at the 2000 W. Bluemound Rd. location.
- The existing facility at 1002 Motor Ave is tax-exempt. After the program transitions to the new location, the facility will be sold and may be returned to a taxable use.
- The proposed 2000 W. Bluemound Rd. location is already tax-exempt, and would retain that exemption (as opposed to LSS requesting exemption for another location in the city).

### **Ownership**

LSS is the operator of the Aspen Center program (formerly known as "Genesis House"), and the owner of the property located at 2000 W. Bluemound Rd. LSS is a 501(c)3 not-for-profit corporation.

### **Business Purpose and Description**

For the last 40+ years, LSS has operated the Aspen Center program in Waukesha – most recently at 1002 Motor Ave. Aspen Center is a residential treatment program for men with drug and alcohol addiction, and is a 12-bed CBRF licensed by DHS.

LSS is proposing to expand Aspen Center to 22-beds, renovating the currently-vacant Bluemound Road building to support the addition of the following:

- Ten (10) additional CBRF beds
- Services for women (as well as men, which Genesis House can serve currently)
- The addition of a Medically Monitored Treatment ("MMT") program under the direction of an LSS medical director
- Additional common area and program support space, improving the sustainability and operation of the program

### **Experience**

While LSS has over 40 years of experience with Aspen Center in its current form in Waukesha, it also has experience with providing the proposed "expanded services" at Fahrman Center in Eau Claire, WI, a 42-bed CBRF. LSS has extensive experience in providing Alcohol and Other Drug Abuse ("AODA") treatment services including outpatient, case management, recovery coach services, and 7 residential programs throughout the State. State-wide, LSS currently serves over 250 AODA clients daily.

### **Rezoning and Property Use**

The 2000 W. Bluemound Rd. facility is a single-story building with residential character (as seen in attached photographs of the property). As seen in the attached floor plans, the building will be renovated to accommodate the proposed use. The renovation will include the demising of the building to create residential living units, common area spaces, staff offices, and other support spaces. Any exterior building improvements will be cosmetic, and will not include any alterations.

Sufficient parking exists on the property to accommodate demand from both residents and staff, as shown in the attached site plan. The property currently includes 35 parking stalls.

Per the Waukesha Zoning Code, Institutional Zoning requires that a CBRF include a minimum living area of 500SF per one-bedroom dwelling unit. The building includes 14,391 square feet<sup>1</sup>

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<sup>1</sup> Per architect, not including the rear garage, mechanical rooms, or laundry rooms

and 13 efficiency apartments, which results in 1,107 gross SF per unit and exceeds the minimum living area.

As compared to a use that would be permitted in the M-3 zoning district (such as office or manufacturing), a rezoning and change of use to I-1 would not result in a net increase in traffic, an increased impact to municipal services, nor anticipated nuisances such as dust, noise, or other.

Waukesha Planning Staff indicated a concern regarding DHS approval of a CBRF license outside of a residential zoning district. DHS will not provide an indication of its approval for the license in advance of filing an application (which filing requires permissive zoning). In the past, DHS has approved CBRFs in an "Institutional" zoning classification, including:

- Herrington Recovery Center at Rogers Memorial Hospital, Oconomowoc (see attached)
- Hope Haven/Catholic Charities at Mendota Mental Health Institute, Madison (see attached)

#### **Facility Operation and Licensure**

A CBRF license is not transferable, therefore, LSS is required to receive approval for a new license at Aspen Center. The application will include a program statement that outlines how the services provided at the CBRF will meet the needs of the client group, and criteria for who may reside in the CBRF. DHS inspects the facility before issuing the license, and will also inspect the facility on an ongoing basis.

A CBRF is required to provide health and behavior monitoring, personal care, leisure activities, transportation, meals, laundry facilities, and other services. There are also minimum requirements for resident unit and common area spaces, which plans are approved by DHS.

Genesis House is also licensed as an addiction treatment program under Chapter DHS 75. This license is transferrable to Aspen Center. Related to this license, DHS also conducts regular audits of the treatment-specific services. Audits review the frequency and type of support groups, the curriculums and assessments utilized, the scope and thoroughness of treatment plans, continuing care plans, and outcomes follow-up.

Referrals to Aspen Center will come primarily from Waukesha County Health & Human Services, as well as neighboring counties such as Jefferson, Dodge, and Washington County. Referrals are made to the LSS program supervisor who screens the client for admission. Criteria for admission includes a diagnosis of Substance Use Disorder, motivation to receive treatment, mental health stability, and medical stability.

Drug screens are completed upon admission and weekly on a random basis to ensure clients remain drug free at the facility.

The average resident will stay at the facility will vary depending on need, but will range from 28 days to 120 days. Upon discharge, the client is referred to a continuing care option such as an outpatient clinic.

There will be surveillance cameras at entry points and around the perimeter of the building, as well as specific internal hallways and at the medication window.

LSS is required to provide standard general and professional liability, and property insurance.

### **Service Offerings**

As a CBRF, the program is required by State Statutes to provide a Comprehensive Individual Service Plan including the resident's needs and desired outcomes, program services to be provided, measurable goals, and the methods for delivering care. The CBRF is then responsible for providing the programming, staff, and facilities to meet those goals.

Genesis House/Aspen Center will include two levels of addiction treatment at the new location to meet the needs of both men and women: MMT and Transitional Residential Treatment ("TRT") services. The program, or therapeutic milieu, will include the following:

- Evidence-based treatment methods, including Cognitive Behavioral therapy, Motivational Enhancement therapy, Social Learning Theory, and Trauma informed care
- Group and gender-specific therapy sessions
- Individual and family counseling services
- Spirituality groups
- Recreational activities on and off site with staff supervision
- On-site medication monitoring and medication assisted treatment via referral to community agencies
- Referral for medical procedures as needed
- Meals and meal-preparation facilities for resident use
- Transitional Residential Treatment ("TRT") certification<sup>2</sup>
- Medically Monitored Treatment ("MMT") certification<sup>3</sup>

### **Management and Staff**

A CBRF must provide 24-hour care with at least one qualified care staff person on duty and awake. The CBRF requires a designated administrator to be on the premises daily. The following is an anticipated staffing plan:

- Oversight by LSS Program Manager, Program Supervisor, and Medical Director-psychiatrist, all with extensive experience in providing MMT and TRT addiction treatment.
- Program supervisor will be on the premises 40 hours per week
- A Clinical supervisor will be housed at the facility and thus will be on-site 20-40 hours per week. The clinical supervisor has 37 years of experience in the addiction field, holds a state clinical supervisor's license, a clinical substance abuse counselor's license, a

<sup>2</sup> According to DHS, TRT is a "clinically supervised, peer-supported therapeutic environment with clinical involvement. The service provides substance abuse treatment in the form of counseling for 3 to 11 hours per patient weekly, immediate access to peer support through the environment and intensive case management which may include direct education and monitoring in the areas of personal health and hygiene, community socialization, job readiness, problem resolution counseling, housekeeping and financial planning."

<sup>3</sup> According to DHS, MMT "operates as a 24-hour, community-based service providing observation, monitoring and treatment by a multidisciplinary team under supervision of a physician, with a minimum of 12 hours of counseling provided per week for each patient."

Bachelor's degree in psychology and human services, and is nearing completion of her Master's program.

- Licensed addiction and mental health counselors
- Volunteer Clergy staff who provide support for those who request it and are interested
- Residential care staff (support professionals), which may vary based on the needs of individuals in the program at that time. It is anticipated that there will be 2 support staff on the premises during first and second shifts on the weekends, and 1 support staff on the 3<sup>rd</sup> shift.
- Maintenance staff

The following are staff credentials and training requirements for the operation of a CBRF, per DHS:

- The designated administrator (program supervisor) must meet certain educational requirements, including at least an associate degree in a health care related field, or a combination of field-experience and successful completion of a DHS-approved administrator training course. The current program supervisor holds a Bachelor's degree, is licensed as a clinical substance abuse counselor, and has 28 years of experience in the addiction field.
- All employees must receive task-specific training, and training specifically to serve the client group.
- The supervisors, counselors, and resident care staff must receive continuing education each calendar year.

**ATTACHMENTS**

Existing Building Photos

Building Renovation Floor Plan

Building Site Plan

Cut Sheets for Comparable CBRF Zoning



# LUTHERAN SOCIAL SERVICES OFFICES

2000 Bluemound Road Waukesha, WI

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

**DRAWING INDEX:**

T-1	SITE LOCATION MAP, DRAWING INDEX
SP-1	SITE PLAN
SP-2	SITE AERIAL MAP
A-1	BASEMENT PLAN
A-2	MAIN FLOOR PLAN
A-3	GENERAL NOTES
A-4	DOOR SCHEDULE, ROOM FINISH SCHEDULE

**PROJECT DESCRIPTION:**

REMODEL OF EXISTING OFFICE BUILDING

**BUILDING INFORMATION:**

CONSTRUCTION TYPE:	TYPE X
BUILDING FOOTPRINT:	XXXX S.F.
ALTERED AREA:	XXXX S.F.
NO. OF FLOORS:	1 + BASEMENT
OCCUPANCY GROUP:	X
SPRINKLERED:	X

ALL DRAWINGS ARE  
1/2 SCALE SHOWN



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI  
(920) 563-3404  
FAX (920) 566-7055

LUTHERAN SOCIAL SERVICES OFFICES  
2000 Bluemound Road  
Waukesha, WI 53186

**DRAWING NAMES**

SITE LOCATION MAP  
DRAWING INDEX

**REVISIONS**

**PROJECT DATA**

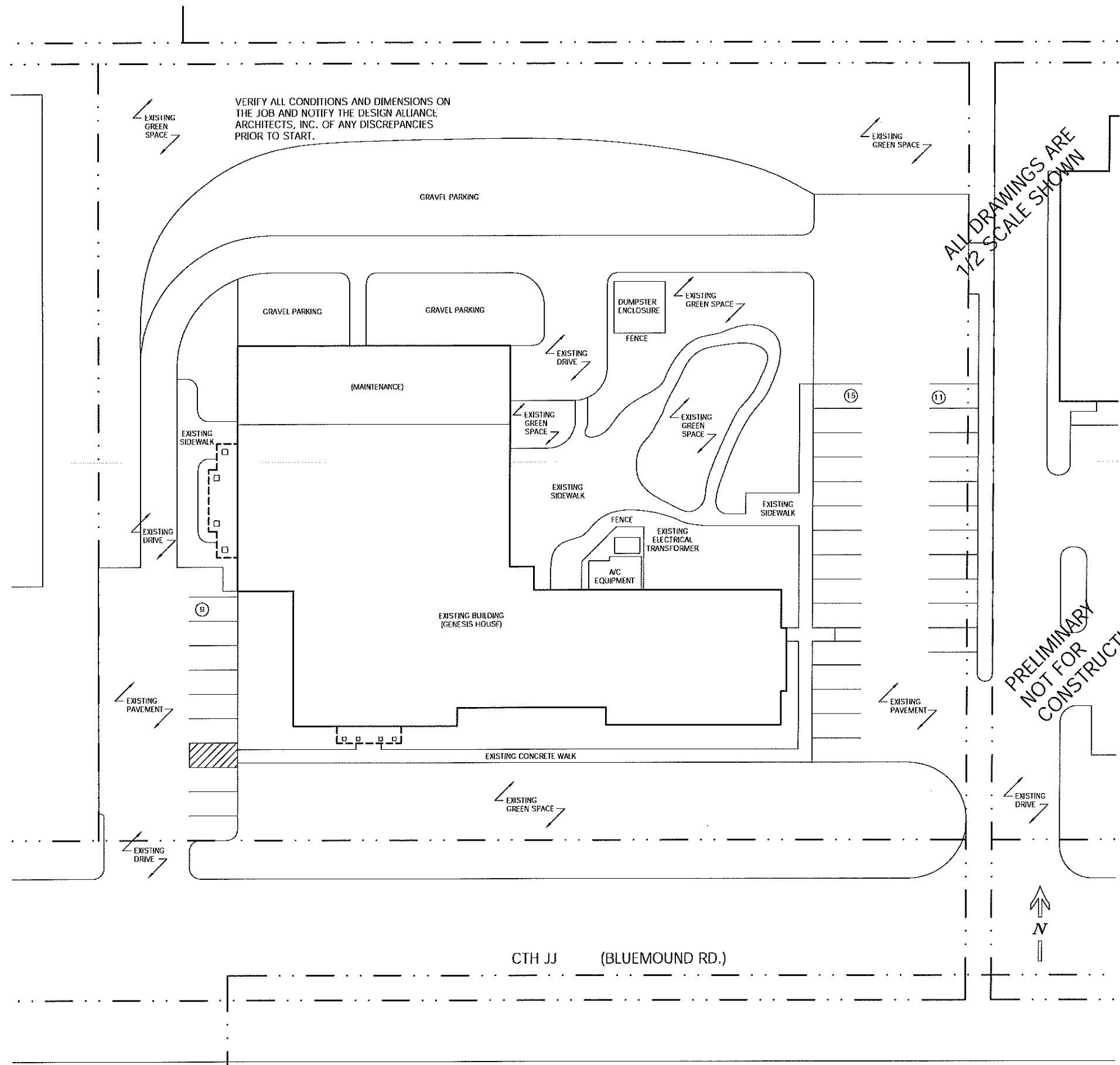
DATE: 7/12/2017  
DRAWN BY: J.K.  
CHECKED BY: P.W.

**SHEET NO.**

T-1



SITE LOCATION MAP  
SCALE: N.T.S.  
2017LSS WAUKESHA\SSW-DRAWINGS.DWG  
DATE: NOVEMBER 27, 2017



VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE  
1/2" SCALE SHOWN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CTH JJ (BLUEMOUND RD.)

20  
SP1

SITE PLAN  
SCALE: 1" = 20'-0"  
2017/LSS WAUKESHA.LSSW-DRAWINGS.DWG  
DATE:

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI  
(920) 565-3404  
FAX (920) 566-7058

LUTHERAN SOCIAL SERVICES OFFICES  
2000 Bluemound Road  
Waukesha, WI 53186

DRAWING NAMES

SITE PLAN

REVISIONS

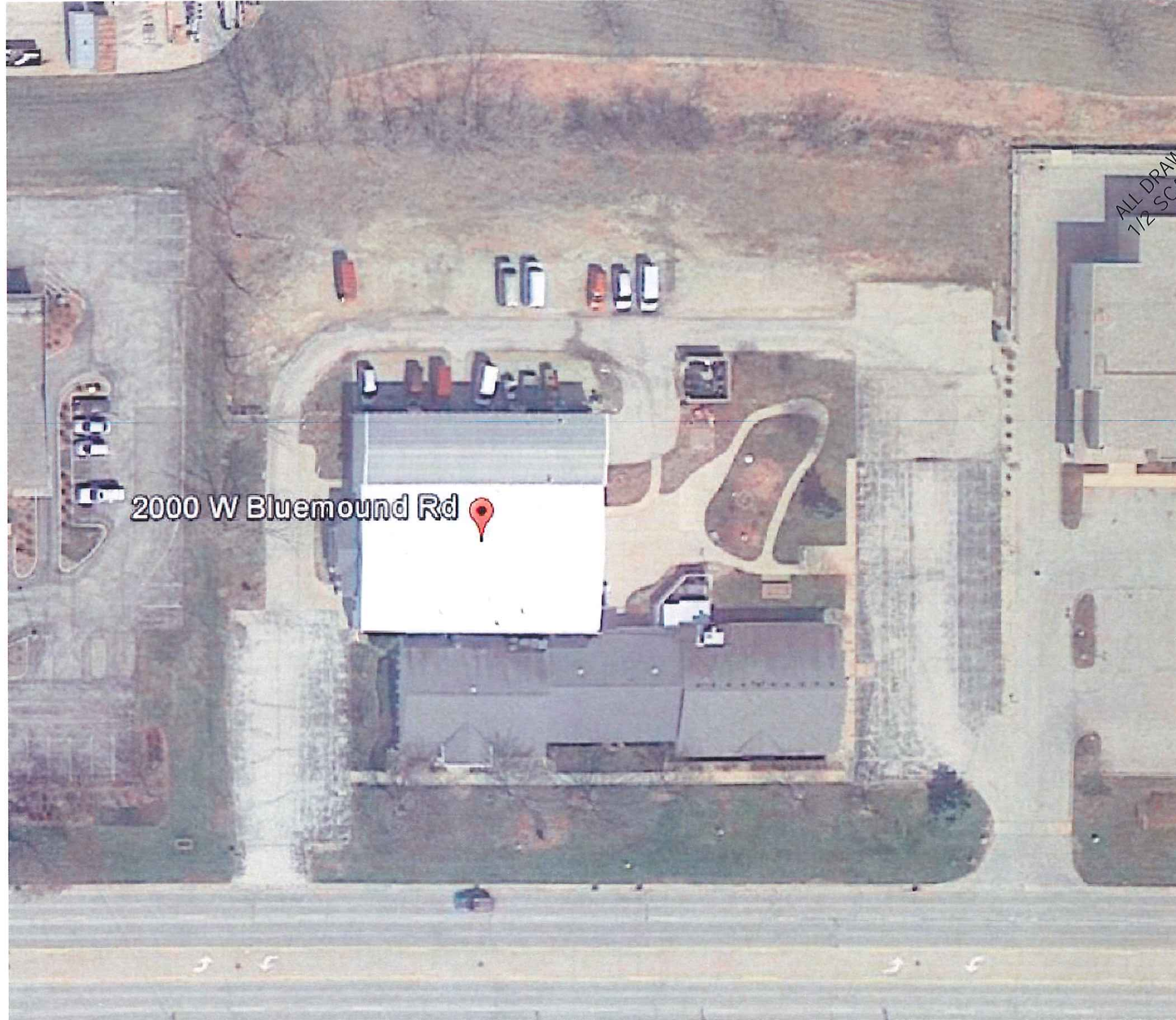

PROJECT DATA

DATE: 7/12/2017  
DRAWN BY: J.K.  
CHECKED BY: P.W.

SHEET NO.

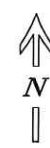
SP-1

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



ALL DRAWINGS ARE  
1/2" SCALE SHOWN

PRELIMINARY  
NOT FOR  
CONSTRUCTION



20  
SP2

SITE AERIAL MAP  
SCALE: N.T.S.  
2017/LSS WAUKESHA,SSW-DRAWINGS.DWG  
DATE: NOVEMBER 27, 2017

**Design Alliance Architects, Inc.**  
1003 Madison Avenue  
Fort Atkinson, WI  
(920) 563-3404  
FAX (920) 568-7058

LUTHERAN SOCIAL SERVICES OFFICES  
2000 Bluemound Road  
Waukesha, WI 53186

DRAWING NAMES

SITE AERIAL MAP

REVISIONS


PROJECT DATA

DATE: 7/12/2017  
DRAWN BY: J.K.  
CHECKED BY: P.W.

SHEET NO.

SP-2