



**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

RECEIVED

FEB 8 2016

CITY PLAN COMMISSION

CONDITIONAL USE PERMIT APPLICATION

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

DATE: 2/5/16

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: MISSION Breakout LLC

LOCATION OF USE: 2335-2337 SILVERNAIL RD. PEWAUKEE, WI 53072

TYPE OF USE: ENTERTAINMENT

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? N/A

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

If yes, please explain: _____

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

Hours and days of operation: M-F 9AM - 11PM SAT 11AM - 11PM SUN 1PM - 10PM

Number of Employees: 4

Number of on-site parking stalls available: 70

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

Current zoning: B-5

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

Name of licensing authority: N/A

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.

N/A If new, complete development plans must be submitted per the development guidelines.

N/A 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? ENTERTAINMENT
2. Explain your business' daily operations. OFFERING CLIENTS AN EXPERIENCE OF SEARCHING FOR CLUES AS 4-10 PERSON GROUP IN ORDER TO COMPLETE A "MISSION" AND ESCAPE A ROOM. BY APPT. ONLY
3. How will business be managed on a daily basis? 2 PERSON CREW MANAGING APPT. ONLY "MISSIONS" EVERY 1 1/2 HOURS.
4. What are your products or services? PROVIDE A FAMILY FRIENDLY "MISSION" EXPERIENCE FOR ENTERTAINMENT PURPOSES.
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? KPK EAGLE INVESTMENTS
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? PENDING
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



Silvernail Village

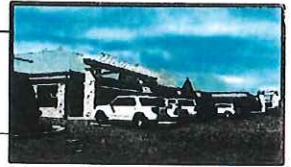
2301-2359 Silvernail Road, Waukesha, WI 53186

- General Information
- Site Plan
- Photos
- Location Map
- Aerial Photograph
- Demographics

CONTACT

Silvernail Village

2301-2359 Silvernail Road, Waukesha, WI 53186



GENERAL INFORMATION

Silvernail Village is a two story, 44,941 square-foot, mixed use office and retail building conveniently located within Waukesha's highly desirable residential and commercial district. The center boasts phenomenal visibility from I-94 and great accessibility centered between two freeway exit ramps. The out-the-door lifestyle amenities are exceptional for dining, entertainment, shopping, medical, wellness and fitness. Add in strong area retailers & demographics and it's perfect for your business.

Approximately 44,941 SF

Retail

Suite	SF
2331	790
2333	971
2337	3,124
2301/2307	3,163 end cap w/drive-thru

Total Contiguous: 3,914 SF

Office

Suite	SF
2345	1,657
2335/2337	3,058

Retail: \$12.00 - \$15.00/SF NNN

Office: \$12.00/SF MG

36 Months

\$3.83/SF Breakdown; CAM \$1.99 R/E Tax \$1.70 Insurance \$0.14

Separately Metered

Separately Metered

Included

Estimated at 178 Surface Spaces (4.00/1,000)

Negotiable to qualified credit

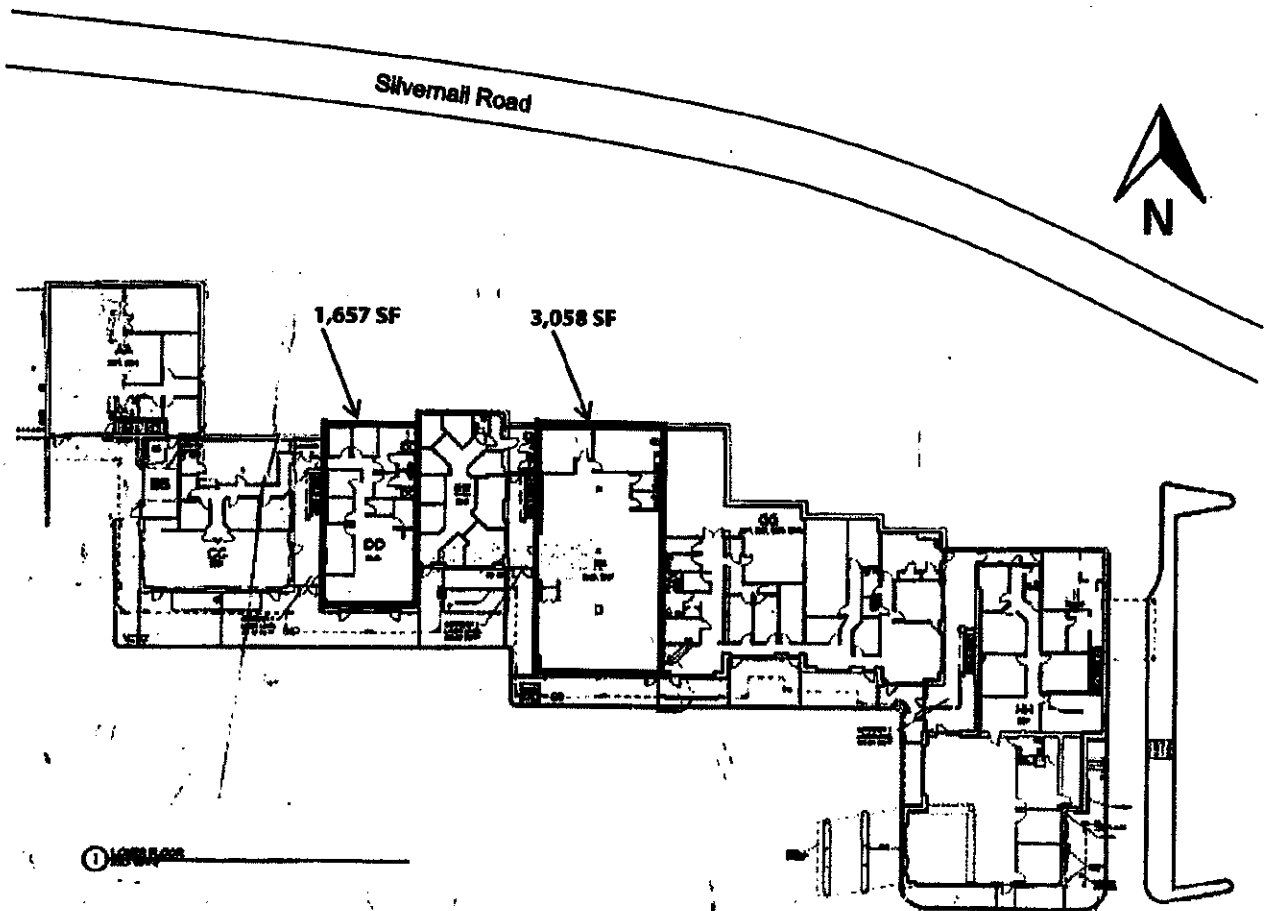
All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

Silvernail Village

2301-2359 Silvernail Road, Waukesha, WI 53186



SITE PLAN - OFFICE

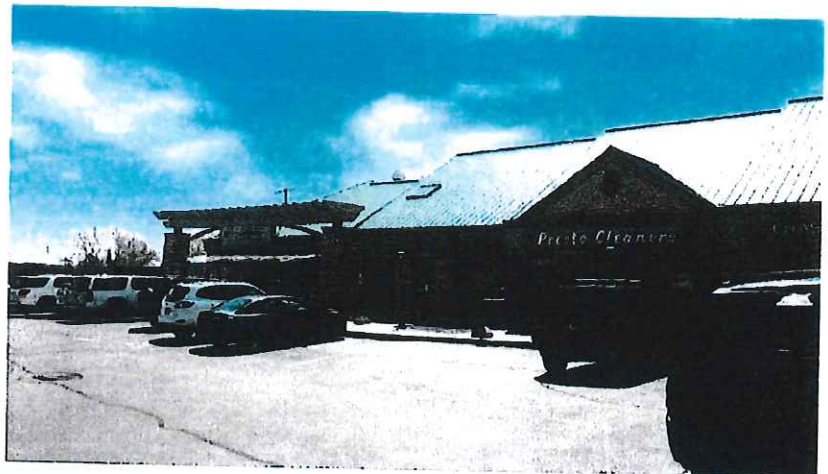


Silvernail Village

2301-2359 Silvernail Road, Waukesha, WI 53186



PHOTOS



Silvernail Village

2301-2359 Silvernail Road, Waukesha, WI 53186



LOCATIONS MAPS

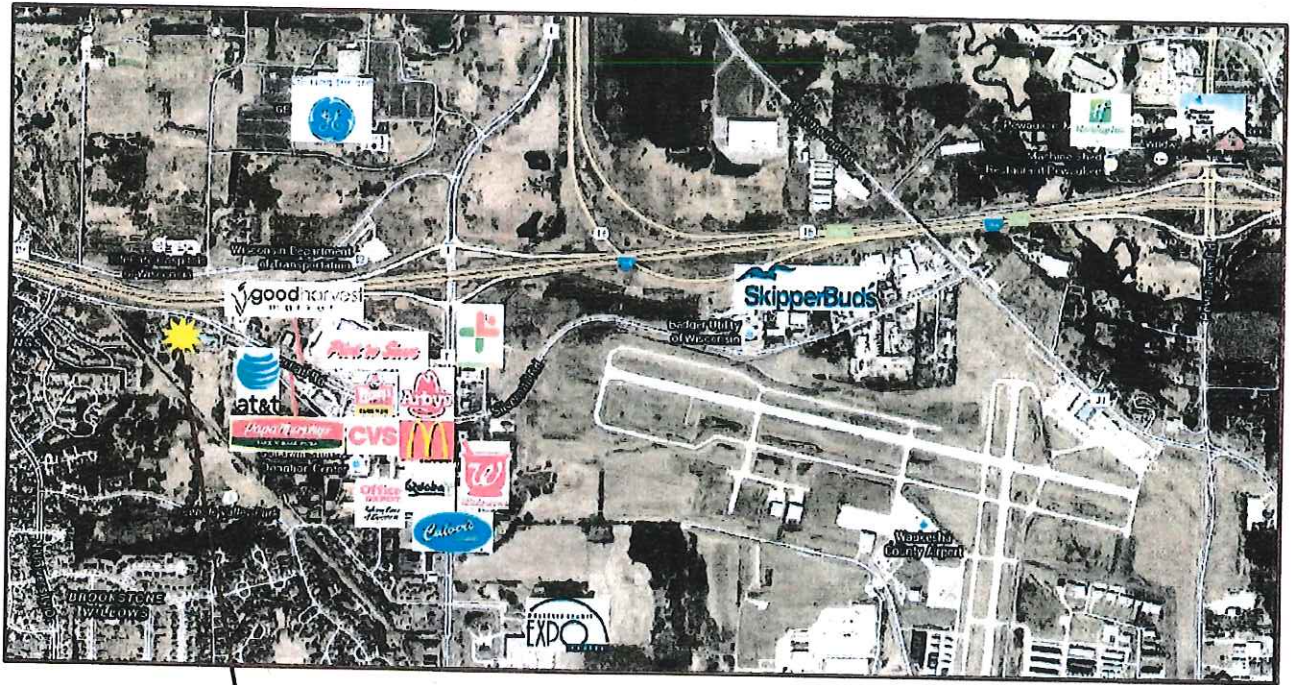


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AERIAL PHOTOGRAPH



Silvernail Village

2301-2359 Silvernail Road, Waukesha, WI 53186



DEMOGRAPHICS

Population

	1 Mile	3 Miles	5 Miles
2015	6,482	44,308	109,066
2020	6,754	45,400	111,146

Households

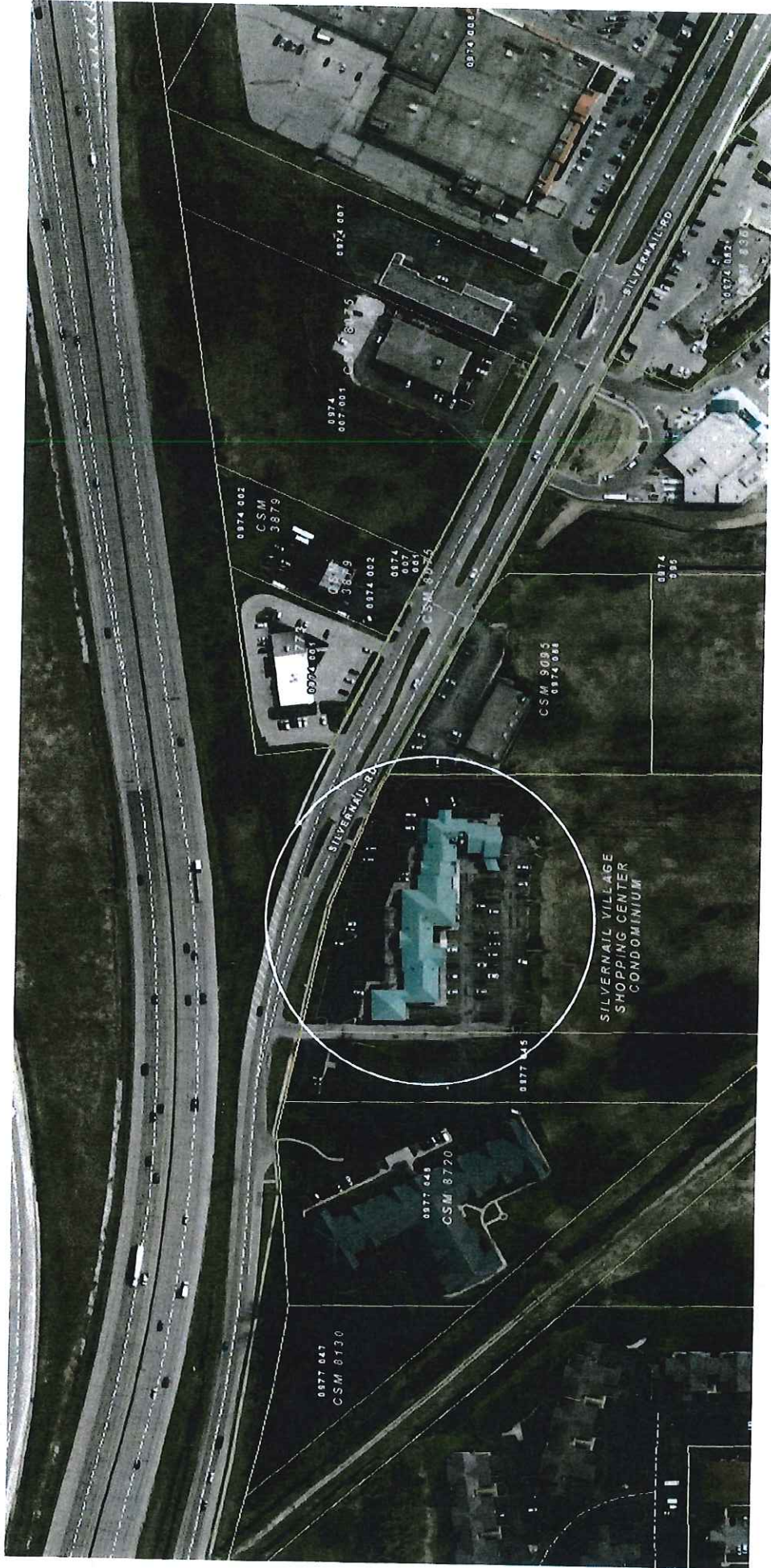
	1 Mile	3 Miles	5 Miles
2015	2,866	18,888	44,398
2020	3,010	19,467	45,505

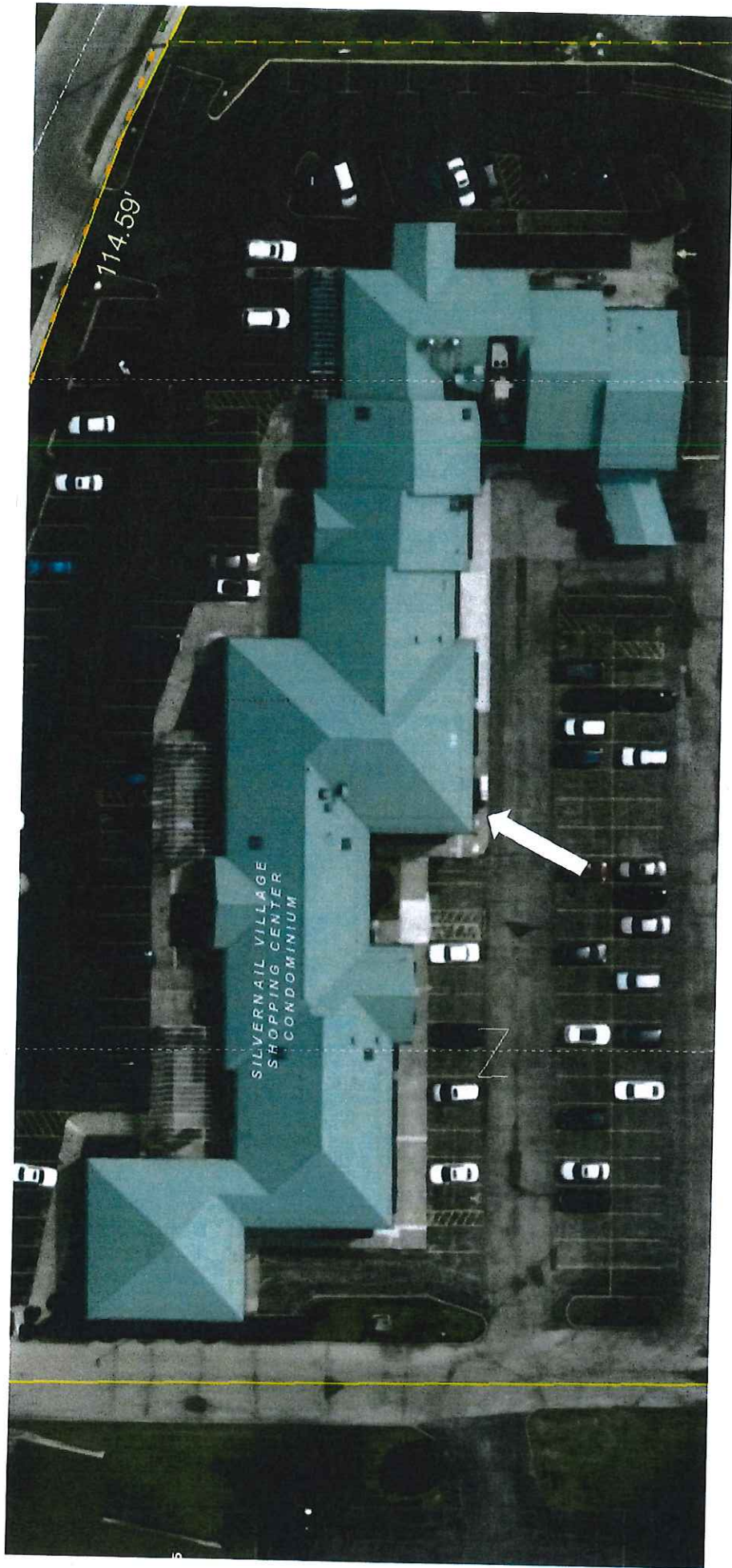
Average Household Income

	1 Mile	3 Miles	5 Miles
2015	\$88,603	\$81,089	\$85,324
2020	\$97,187	\$92,794	\$97,750

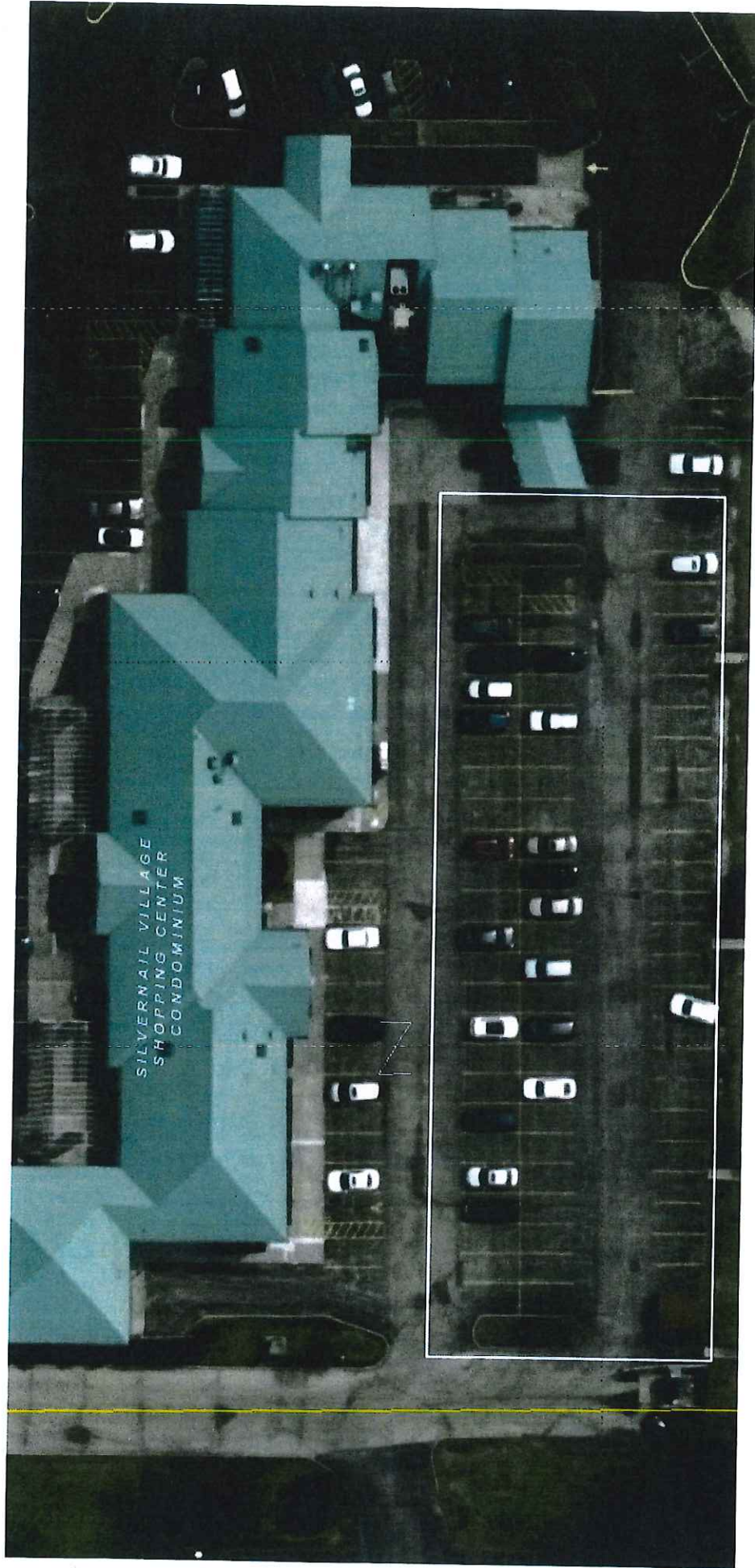
Average Daily Traffic Volume

	I-94	Silvernail Rd	Combined
2009	69,600	12,700	82,300



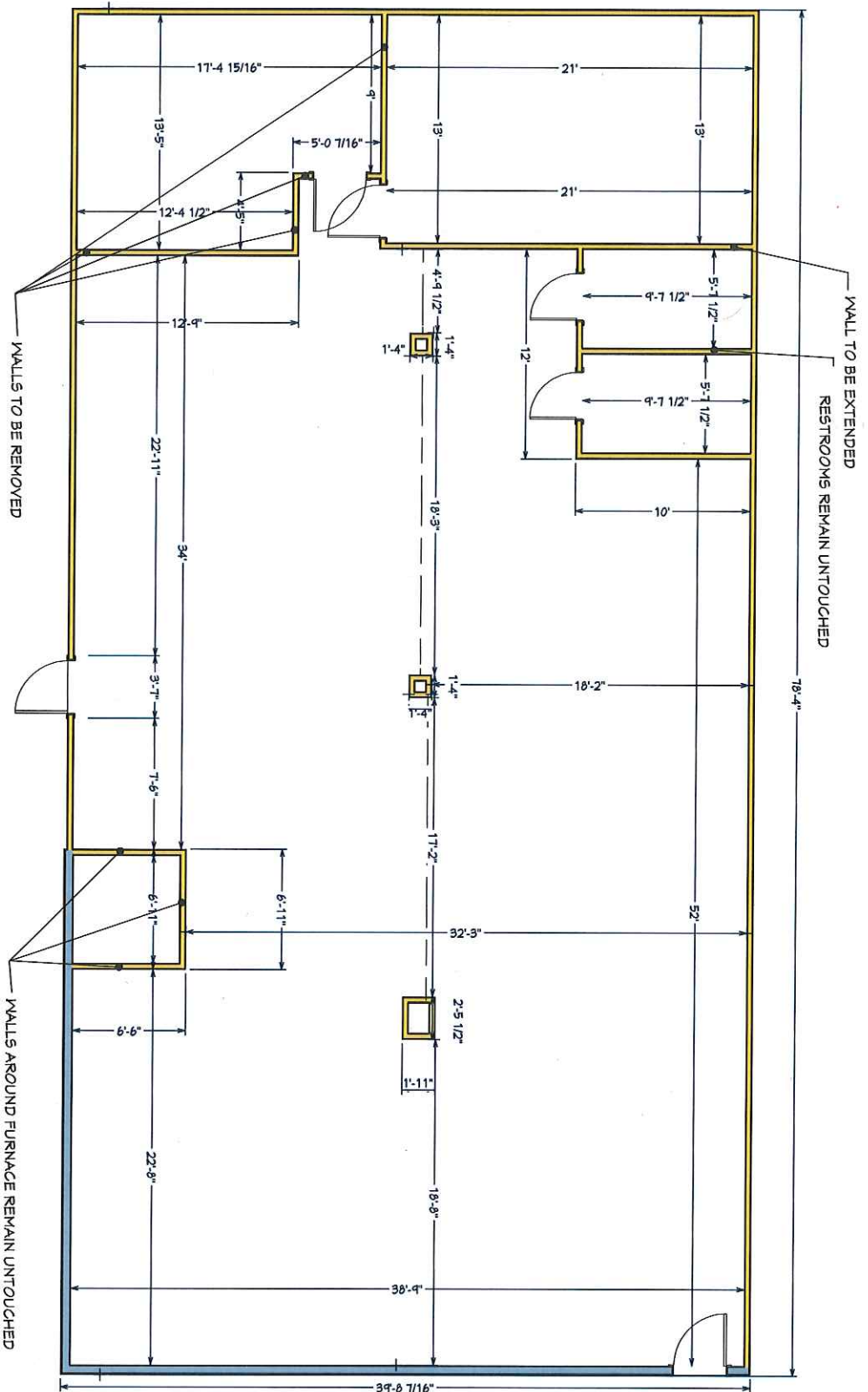


PARKING



EXISTING FLOOR PLAN

1" PER 1/8"



2301 Silvernail Rd,
Waukesha, WI 53072

DRAWN BY: [Name]
DESIGN CONSULTANT: [Name]
LATEST REVISION DATE: 5/20/21

REVISIONS

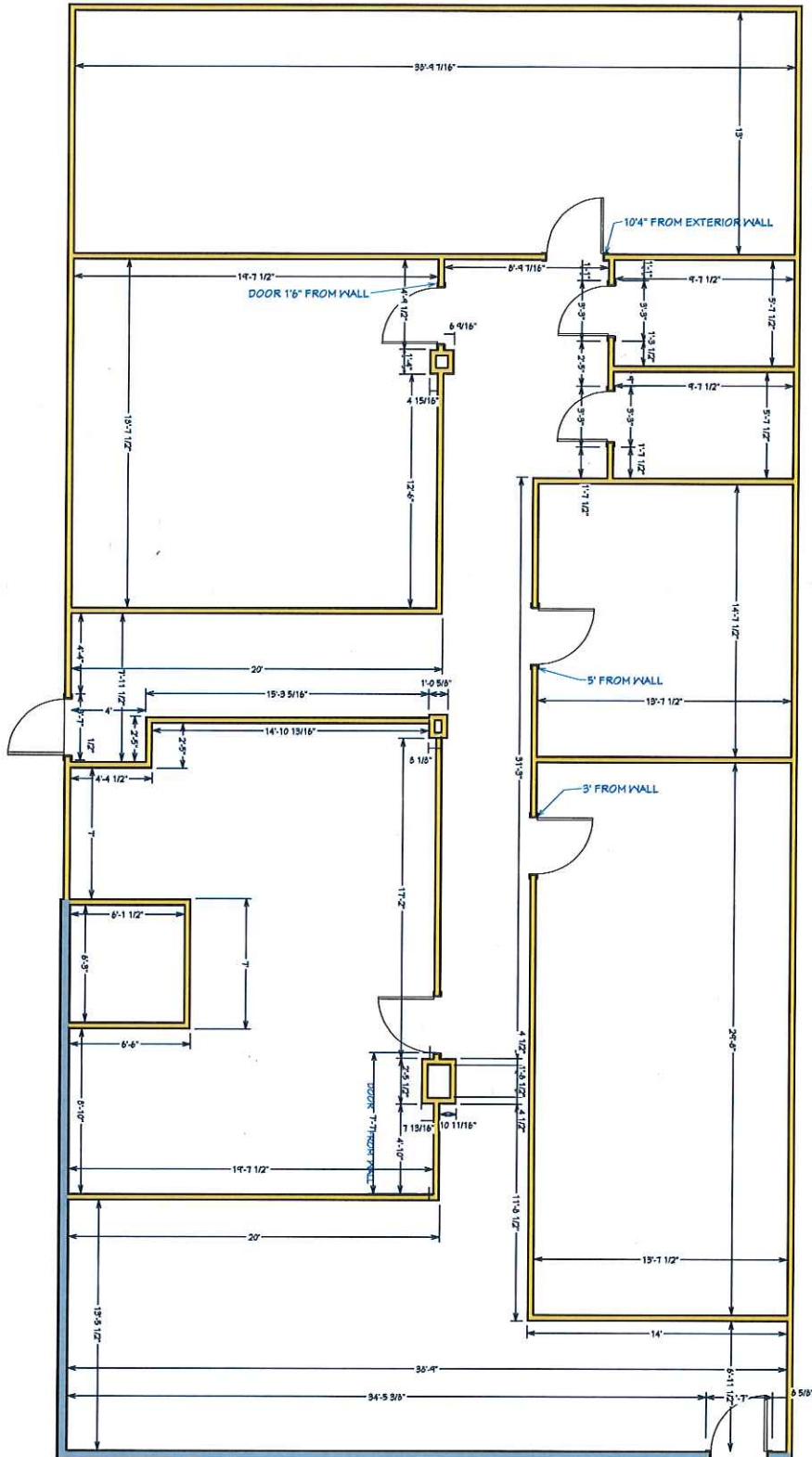
APPROVED FOR THE SUBMITTAL OF THIS PLAN TO THE CITY OF WAUKESHA, WISCONSIN, BY THE DESIGNER AND/OR ARCHITECT. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OF THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY CONSULTING SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY DESIGN SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY CONSTRUCTION SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY MAINTENANCE SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY REPAIR SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY REPLACEMENT SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY DEMOLITION SERVICES FOR THIS PLAN. THE DESIGNER AND/OR ARCHITECT IS NOT PROVIDING ANY OTHER SERVICES FOR THIS PLAN.

EXISTING FLOOR PLAN

SHEET

A001

2x4 STEEL STUDS AT @16" O.C.
 4 1/2" STEEL WALLS
 FURNACE AND RESTROOMS REMAIN
 36" DOORS



PROPOSED FLOOR PLAN

1" PER 1/6"

<p>APPROVAL _____</p> <p>DATE _____</p>	<p>2301 Silvernail Rd, Waukesha, WI 53072</p>	<p>OWNER: _____</p> <p>DESIGN CONSULTANT: _____</p> <p>LATEST REVISION DATE: 2024</p> <p>REVISIONS</p>
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PROPOSED FLOOR PLAN
 SHEET
 A002