

Project Narrative

The reason for us coming to modify the PDD is because we have a Church that would like to use the Sanctuary space as well as use the Offices on the second floor (#201, #202, #203, and #204) as their youth ministry space. Their long term plan is to purchase the building. It has always been our hope that a Church would utilize the Sanctuary space because that seems to be the best use for the space. In the future, they would like to also rent the lower level, fellowship hall area, and utilize it as a kitchen. That is why we are asking for a commercial kitchen for the fellowship hall space.

All of the personal and professional services utilizing their spaces are by appointment only. With the addition of the angled parking spaces there has not been a time when all the spots have been utilized. We thought it would be helpful if we provided a list of the current tenants.

Lower level

Room #10 Tatoo Artist

Rooms #20, #30, and #40 Personal Trainer

First Floor

Room #101 Hair Salon

Rooms #102 and #103b Massage Therapist

Second Floor

All Rooms Church Activities

Permissible development.

~~The portion of the church/school building that was previously used for church activities may be used for retail sales.~~ The portion of the church/school building that was previously used for church activities may be used for retail sales, general office, personal or professional services and church activities. That portion of the church/school building that was previously used for a parochial school (main floor, second floor, and lower level) may be used for retail sales, general office, personal or professional services and church activities. The portion of the church/school building that was previously used for church/fellowship hall activities may be used for retail sales, general office, personal or professional services, church activities and a commercial kitchen.

On-site parking for use's permitted in the church/school building is not required.

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
FAX (262) 723-5886

OWNER: 2931 UNION LLC
W2251 SAINT PETERS ROAD
EAST TROY, WI 53120

ZONING: TR-8

SOILS: WeA

NORTH
GRID
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
S. LINE OF THE SE 1/4 OF
SECTION 19-4-18 BEARS
S 89°10'27" W

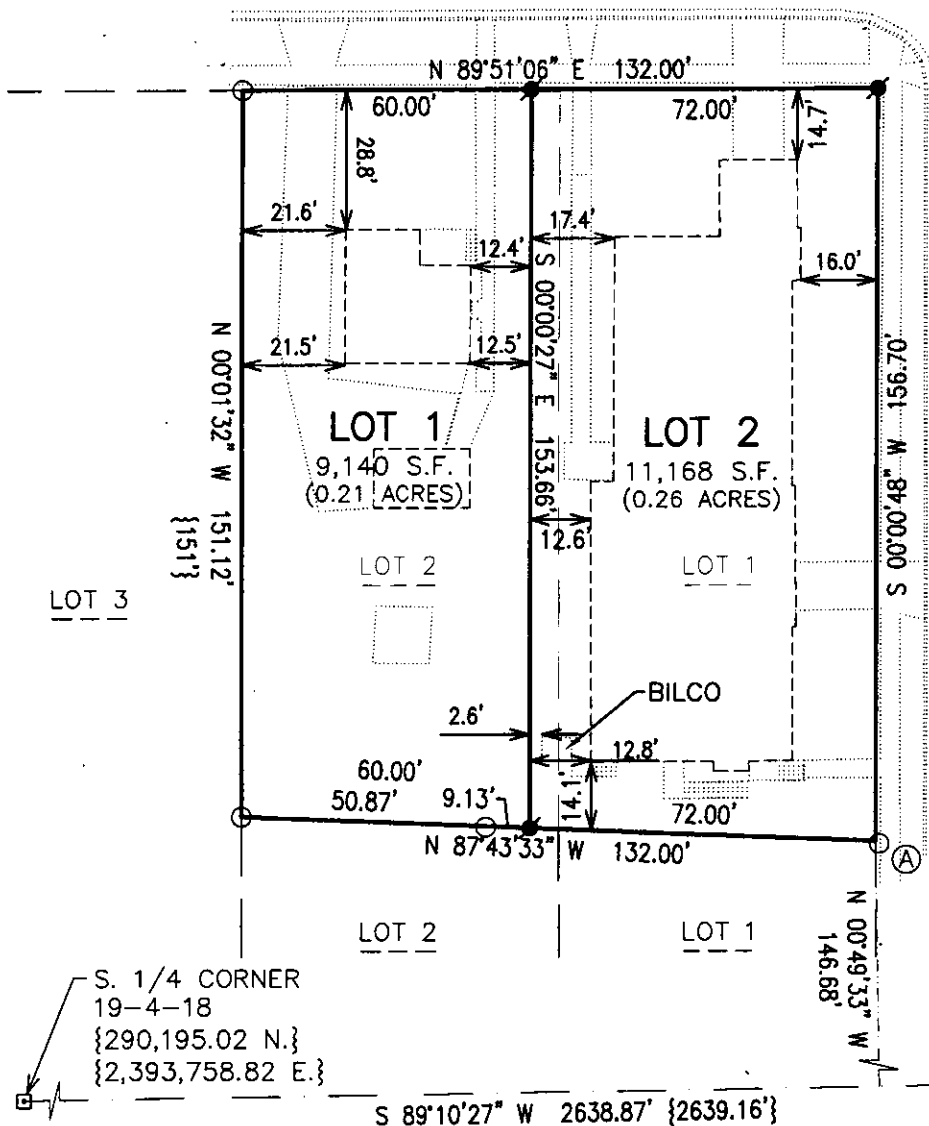
A REDIVISION OF PART OF LOTS 1 AND 2 OF BLOCK
8 OF THE ORIGINAL PLAT OF EAST TROY LOCATED IN
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION
19, TOWN 4 NORTH, RANGE 18 EAST, VILLAGE OF
EAST TROY, WALWORTH COUNTY, WISCONSIN

UNION STREET

{66' WIDE R.O.W.}

E. 1/4 CORNER
19-4-18
{292,863.53 N.}
{2,396,387.15 E.}

N 00°13'21" W 2630.41'
{N 00°13'38" W 2630.61'}



CLARK STREET

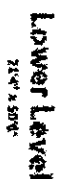
{W.O.W. .99}

SE CORNER
19-4-18
{290,233.06 N.}
{2,396,397.58 E.}
362.18'

LEGEND

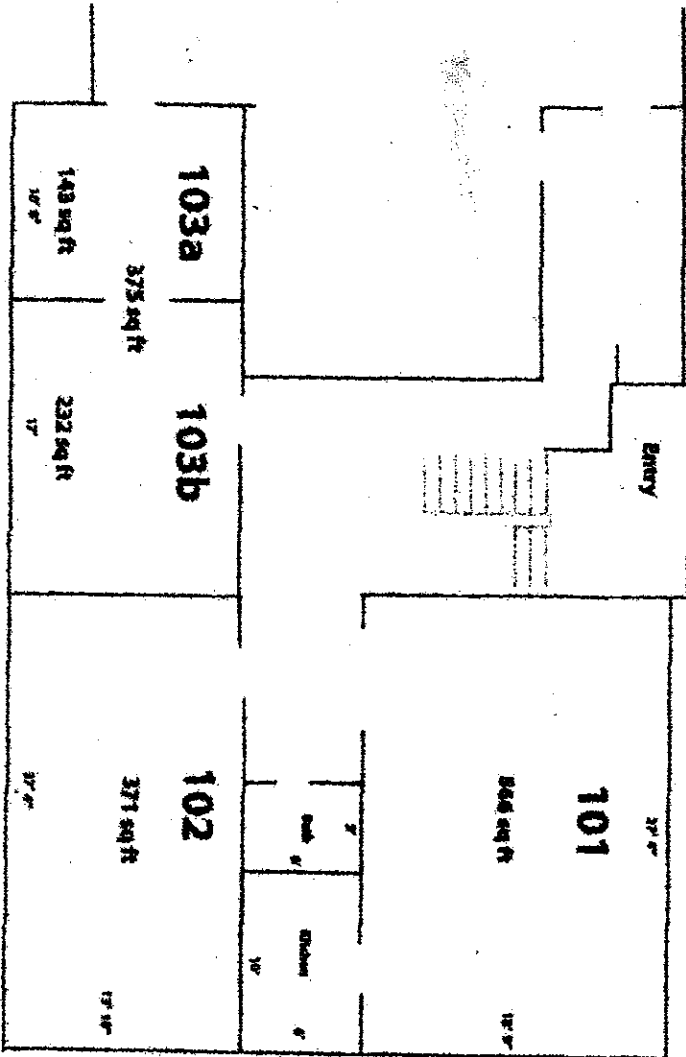
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- = BUILDING LOCATED
- = DETAIL (CURB AND GUTTER, PAVED DRIVES, WALKS, STAIRS, ETC.) LOCATED
- (XXX) = RECORDED AS





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

First Floor



Second Floor

