

**St. John's Evangelical Lutheran School & Early Learning Center**  
**1278 Dewey Ave.**  
**Wauwatosa, WI 53213**

***Project Narrative/Plan of Operation***  
***Conditional Use Permit***  
***June 2023***

- Owner/Name of business:
  - St. John's Evangelical Lutheran School & Early Learning Center  
414-258-7831  
Contact: Jonathan Johnson, Dan Schmal
- Project Manager:
  - MSI General  
P.O. Box 7, Oconomowoc, WI 53066  
262-367-3661  
Contact: John Kutz, Vice President – Director of Sales
- The proposed use of the land, building and/or structures:
  - Proposed 8,880 SF building addition to the existing school building to provide additional space for the early learning center with a new large activity room and storage on the lowest level. The school will gain an additional 4 classrooms and some storage space on the first and second level.
- Plan of Operation:
  - Monday-Friday = school and early learning center
- Hours of Operation:
  - 7am – 5:45pm (includes before and after care)
- Outdoor :
  - No change but a slight decrease in parking stalls due to building addition; shared parking with church across the street
- Total number of employees:
  - 27 total school employees
- Number size and type of all vehicles associated with the use:
  - Employee vehicle parking during the weekdays, visitor parking during evenings and Sunday Church Services, dumpster service weekly during the day, parent drop-off and pick-up (see additional diagram during drop-off and pick-up times)
- Expected starting and completion dates of construction:
  - Fall 2023 – Summer 2024

- Proposed phasing of the project if appropriate
  - Project is not planned to be phased at this time
- Resolution or mitigation of any hazardous or adverse impacts
  - none
- Surrounding land uses
  - St. John's Evangelical Lutheran Church, residential single-family homes, shared parking lot with Aurora HealthCare



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(Owner's Signature)

**6/3/23**

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(Date)