

**NOTICE OF PUBLIC HEARING**

**VILLAGE OF DEFOREST PLANNING AND ZONING COMMISSION**

**Tuesday, April 27<sup>th</sup> at 6:00 PM**

**DeForest Municipal Building – via Zoom**

**120 South Stevenson Street, DeForest, WI 53532**

**Join Zoom Meeting**

**<https://zoom.us/j/97742917858?pwd=Q3dXZDBLMlVwUU0yL01BRUYxQUE0QT09>**

**Meeting ID: 977 4291 7858**

**Passcode: 803310**

**Phone: 1-312-626-6799**

**A Public Hearing will be held at the above time and place to consider public input on the following request:**

1. A petition for an amended conditional use permit for an expansion to a place of worship within the RN-1, Residential Neighborhood Single-Family Residence District located at 105 Paradise Circle (Parcel #0910-194-8400-8), Village of DeForest, Dane County, WI.

A copy of the specific proposal to be considered at the public hearing is available for review at the office of the Village of DeForest Zoning Administrator, 120 South Stevenson Street, DeForest, Wisconsin. If you have any questions regarding this public hearing, please contact the DeForest Municipal Office at 846-6751.

**Class 2 Notice Published 04/08/2021 and 04/15/2021 in the DeForest Times-Tribune.**

**POSTED AT: DeForest Municipal Center**

**[www.vi.deforest.wi.us](http://www.vi.deforest.wi.us)**

Posted: 04/08/2021

**TO:** Planning and Zoning Commission  
**FROM:** Brand Cooper, Zoning Administrator  
**DATE:** April 27, 2021  
**RE:** Amendment to a Conditional Use Permit and approval of a Minor Site plan for an expansion to a place of worship located at 105 Paradise Circle – Lord of Love Church



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**Requested Approvals:** Amendment to a conditional use permit and approval of a minor site plan.

**Current Land Use:** 5,385 sq. ft. place of worship on an approximately 11-acre lot, plus 101 stall off-street parking lot.

**Proposed Use:** 1,604 sq. ft. addition for a library, reading room, elevator, conference room and basement storage area. End result would be 6,990 sq. ft. building with the addition of 15 parking stalls.

**Current and Proposed Zoning:** RN-1, Residential Neighborhood Single-Family Residence, in which Indoor Civic, Cultural & Institutional uses are conditional uses.

**Comprehensive Plan's Future Land Use Designation:** Government/Institutional

**Surrounding Zoning and Land Use:** Residential and Conservancy

**Project Background:** A conditional use permit was approved to allow a religious use via Resolution 99-89 on November 15, 1999. The original CUP did not account for any future expansion to the building, therefore, an amendment to the original CUP is required. The site plan for the expansion requires approval by Planning & Zoning Commission because it is associated with a simultaneous conditional use permit request.



**Recommendation:** Following the public hearing, I recommend that the Planning & Zoning Commission approve Resolution 2021-905, approving the amended conditional use permit and the minor site plan subject to the recommended conditions in that resolution.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
<b>COMPREHENSIVE PLAN</b>		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Consistent	The Future Land Use map shows this area for "Government/Institutional" future use, within which institutional uses such as churches are acceptable.
Consistency with development design standards (pp. 133-135)	Consistent with standards, recommend modifications for landscaping and pedestrian safety	<i>"High quality landscaping treatment of bufferyards, street frontages, paved areas..."</i> and <i>"Parking lots heavily landscaped with perimeter landscaping and/or landscaped islands, along with screening to block views from streets and residential uses."</i> —Proposed expansion would require removal of six trees planted with the 1999 project, which should be replaced. Landscaping should better screen parking areas, no current landscape islands on existing site, see comments elsewhere. Existing walkway is not elevated from parking surface, see site plan comments below.
Consistency with transportation, environmental, economic development, and other standards	Consistent	
<b>CONDITIONAL USE PERMIT STANDARDS</b>		
Consistent with zoning code, not adversely affecting public health, safety or welfare	Met, with comments	Site meets most zoning code standards for an existing site. See site plan comments below. Proposed addition would add one more accessible entrance in the back.
Not hazardous, harmful or otherwise adverse to environment or to the use/value of nearby properties or the community	Met	No adverse impacts expected to surrounding properties. Both building and parking lot additions are in logical locations, relatively deep on the site.
Compatible with existing uses/structures on surrounding properties	Met, with comment	Subject to replacement of removed landscaping and additional plantings in proportion to extent to building of parking expansion.
Designed and operated to minimize adverse effects, including visual, on surrounding properties and community	Met, with comment	Parking lots could still be better screened from residential properties, see landscaping comments elsewhere in this report.
Adequate ingress and egress to minimize traffic congestion and problems	Met, with comment	Existing site has adequate driveway and aisles for vehicle stacking. I recommend some minor improvements for pedestrian safety, see site plan comments below. Overall the plan provides for adequate access to, from, and within the site.
Adequate utilities, access roads, drainage and other site improvements	Met, with comment	No new utilities needed, to staff's knowledge. If water usage exceeds the capacity of the existing services, church will be responsible for any up-sizing needed, in accordance with Village ordinances. Access seems adequate for site as proposed, see comments on parking lot design elsewhere.

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
Compatible with Comprehensive Plan and Neighborhood Plan	Met	
Other applicable requirements for the district	Met	No new signage is proposed. Any new signage will require a sign permit from the Village
<b>SITE PLAN REVIEW, GENERAL STANDARDS (SECTION 15.05(4) AND (8) OF ZONING ORDINANCE)</b>		
Site plan submittal complete?	Landscaping, grading, and erosion control plans needed	See comments below on landscaping, lighting, erosion, and stormwater. Applicant is currently working with Village Engineer on the erosion and stormwater plans.
Adequate provisions made to assure safe and efficient vehicular and pedestrian traffic flow to, from & within site	Additional improvements recommended	Recommend installing wheel stops to parking stalls abutting existing sidewalk, which is not elevated.
Use can be efficiently provided with public utilities & development according to plan will not create unreasonable burden on public services/utilities	Met	See comments on utilities above, under CUP review.
Storm water runoff will not be diverted from existing points of exit from the site & rates and velocity will not be increased	More information needed	Will be subject to Village Engineer review against local erosion control and stormwater ordinance. See suggested site plan approval conditions for details. This should not affect the overall site layout.
Pedestrian areas shall be distinguished from vehicular traffic areas, lighted & accessible	Changes recommended to improve safety	See above comments on wheel stops. For proposed walkway in front of the addition, site plan should show the location of the ADA-compliant ramp. Additional lighting is recommended for the new parking lot addition.
All areas designated as wetlands, flood plains, flood ways or habitats for endangered wildlife will be preserved, or will be properly mitigated	NA	No such features on site.
Mature woodlands and mature trees will be preserved, or will be properly mitigated	With comments	It appears that this building and parking lot addition will remove six trees, which were almost certainly planted in conjunction with the 1999 project. These should be replaced in kind, with locations strategically selected to buffer the parking lot and avoid potential future expansion areas to the extent practical.
Natural features disruption will be avoided to the greatest extent practicable & such features will be incorporated into the design to extent feasible	NA	No such features on site.
Sufficient access and facilities shall be provided for emergency vehicles and fire protection	Met, with comments	Project will be subject to Fire Inspector review.
Trash storage areas, temporary storage for more than 10 vehicles, truck parking, HVAC equipment, flammable liquid or gas storage tanks, and loading docks are screened	Met, with comments	Outdoor dumpster location included on site plan, applicant to supply dumpster details as a condition of approval.
For 12+% slopes, adequate engineering measures have been taken to assure stability	Met	

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
Public facilities meet Village design standards	Standard met	Existing site served by Village sewer and water. There is no existing curb and gutter on the site, recommend waiving this requirement for the addition of the 15 parking stalls for stormwater management purposes.
Site development will not unreasonably impair the aesthetic appearance of the property or area, interfere with reasonable use or enjoyment of neighboring properties, significantly impair the value of other properties in the area, impair reasonable pedestrian access and circulation, or result in an unattractive collection of materials	Met, with comments	Additional landscaping will bring site more in line with code standards for a non-residential site.
All reasonable measures have been taken to protect safety of occupants, visitors, and public	Met	
Building meets following minimum percentage of exterior walls covered with brick, stone, tinted or textured concrete masonry, or other decorative material approved by Commission: <ul style="list-style-type: none"> <li>• B-1, B-2, B-3, RM-B, O-R: 35%</li> <li>• RM-3, RM-4: 25%</li> <li>• M-1: 20%</li> <li>• M-2, M-3: 15%</li> </ul>	Met	Current building and proposed addition have all-brick facades.
Where zoned B-2/B-3, <50% of parking shall be between building & primary street where possible	NA	
Commercial, industrial, multi-family and mixed use structures with facades >100 feet shall be articulated to reduce scale & uniform appearance	Met	
<b>OTHER ZONING ORDINANCE STANDARDS</b>		
Large retail establishments (§15.05(9))	NA	
Landscaping (§15.06)	See comments	<p>Landscaping plan was not provided at time of submittal. A landscape plans showing existing trees, relocation or removal, and new planting to meet the Village landscaping standards must be provided and approved prior to the issuance of a building permit.</p> <p>There is landscaping that will need to be removed to allow for the building addition which will need to be replaced throughout the property. There is one existing parking lot island along the eastern portion of the existing parking lot.</p> <p>Landscape plan should also show snow storage areas and any ground-level mechanicals if any (must be screened with plantings) and should provide a 1-growing-season guarantee.</p>

APPLICABLE REVIEW STANDARD	EVALUATION	COMMENTS
Exterior lighting (§15.065)	See comments	Site is lit by existing pole lights that appear to meet ordinance standards for height and shielding. Approval is conditioned on the applicant providing a lighting plan for any additional parking lot and on-building lighting prior to issuance of a building permit.
Parking lot design (§15.07(2))	Met	
Parking space quantities (§15.07(4) & (5))	Met	Site has more than adequate parking within the paved area, by ordinance standards. Based on the type of use (public assembly) and the Fire Inspector's estimated capacity of 227 persons, the minimum parking required is 57 stalls (using ordinance standard of $.25 * 227 = 56.5$ ). Existing paved lot has 101 stalls, including 8 accessible stalls. 15 additional stalls will be added as part of building addition for a total of 116 parking stalls.
Loading (§15.07(3))	N/A	Designated loading space is not needed, based on the standard of 1 loading space per 100,000 sq ft GFA for a public assembly use.
Driveways, access, sight distance (§15.07(7))	Met	No change proposed.
Signs (§15.08)	Met	Existing signage is 1 freestanding sign on the northeast corner of the lot. Any new signage will require a sign permit.
Zoning District Bulk Standards (Table 15.10B, 15.11B, or 15.12B)	Met	Proposed building would meet all minimum setbacks (30' front or street sides, 10' interior side, and 10' rear). Site also has ample green space so exceeds the minimum of 30%.
Environmental and performance standards (§15.04(12), §15.12(2))	Met	No comments at this time—standards for noise, odors, etc will apply as for any other land use.
Wellhead protection (§15.20)	NA	
<b>REVIEW AGAINST OTHER VILLAGE ORDINANCES</b>		
Floodplain (Ch. 21)	NA	
Erosion Control/Stormwater Mgmt. (Ch. 24)	TBD	Addition will require erosion control and stormwater management plan, pending submittal of grading and erosion control details (see comments above).
Shoreland-Wetland Zoning (Ch. 25)	NA	
Shoreland Zoning (County code)	NA	

**PLANNING AND ZONING COMMISSION RESOLUTION 2021- 905**

**AUTHORIZING AN AMENDMENT TO A CONDITIONAL USE PERMIT AND APPROVAL OF A MINOR SITE PLAN FOR AN EXPANSION TO A PLACE OF WORSHIP WITHIN THE RN-1, RESIDENTIAL NEIGHBORHOOD SINGLE-FAMILY RESIDENCE DISTRICT LOCATED AT 105 PARADISE CIRCLE (PARCEL #0910-194-8400-8), VILLAGE OF DEFOREST, DANE COUNTY, WI.**

**WHEREAS**, on November 15, 1999 the DeForest Village Board approved a conditional use permit to authorize a religious use for Lord of Love Church at 105 Paradise Circle and current parcel #0910-194-8400-8 (“subject property”), DeForest, WI, with Resolution 99-89 attached as Exhibit A such authorization; and

**WHEREAS**, the property owner has applied for an amendment to the conditional use permit and minor site plan approval to allow an approximately 1600 square foot building addition and a parking expansion of fifteen parking stalls on the subject property, with the site plan submittal attached as Exhibit B; and

**WHEREAS**, the subject property is zoned RN-1, Residential Neighborhood Single-Family Residence, which within this zoning district Indoor Civic, Cultural & Institutional uses may be authorized as conditional uses; and

**WHEREAS**, the Village Planning and Zoning Commission held a public hearing on April 27, 2021 to consider the proposed amendment, and finds that the requested conditional use permit per the conditions that follow will be consistent with the conditional use standards in Section 15.16 of the Village Zoning Ordinance, the Village Comprehensive Plan, and the orderly development of the Village.

**NOW, THEREFORE, BE IT RESOLVED**, that an amendment to the conditional use permit is authorized and approved for an approximately 1600 square foot building addition and an additional parking lot area containing fifteen parking stalls for the subject property, subject to the general layout in Exhibit B.

**BE IT FURTHER RESOLVED** that a minor site plan is approved for the same building addition and parking lot expansion, subject to the following conditions:

1. The site shall be developed according to the proposed site plan (sheet C2.0), erosion control details (sheet C3.0), miscellaneous site improvement details (sheet C3.1), building elevations (sheets A4.0 – A4..3), and ADA details (sheet A8.0), all dated February 5, 2021, except where the conditions that follow require changes or additions to those plans.
2. Prior to any site grading associated with the building expansion, the applicant shall obtain consulting Village Engineer approval of grading, stormwater management, and erosion control plans, and then obtain an Erosion Control and Stormwater Management Permit from the Village.
3. Prior to the issuance of a building permit, the applicant shall submit and have approved by the Zoning Administrator revised plans, including the following additional information:
  - a. On a revised site plan sheet, locations and dimensions of ADA ramps to new sidewalk, wheel stops at the ends of all parking stalls abutting the existing non-elevated walkway, and location of any additional pole mounted parking lot fixtures.
  - b. On revised building elevation sheets, proposed locations of all building mounted lighting and mechanical units.
  - c. Catalog pages for new exterior lighting, meeting applicable zoning ordinance requirements as to shielding, intensity, and fixture height.
  - d. Detail sheet for screened dumpster enclosure, including opaque fence and gate of 6 feet in height.

- e. Address any comments from the Fire Inspector based on his review of the plans against the fire code.
  - f. Date of revision on all revised plans.
4. Prior to the issuance of a building permit, the applicant shall submit and have approved by the Zoning Administrator a landscape plan, including the following information:
- a. Indicate existing landscaping proposed for relocation or removal. Provide, on a one-to-one basis, additional landscape plantings of comparable type (e.g., deciduous ornamental tree, etc.) to those being removed.
  - b. Additional plantings to correspond with the added building and paved area, focused particularly on further buffering the existing and proposed parking lot from Highway CV.
  - c. Snow storage areas adjacent to the parking lot, avoiding conflicts with planting areas.
  - d. Any proposed ground-level mechanical units, which must be screened with plantings.
  - e. Indicate a date of plan preparation.
5. Any new exterior signage, including directional, freestanding and on-building signs, shall require application for and issuance of a sign permit by Village staff prior to installation, and shall meet applicable sign ordinance requirements.

Adopted at a regular meeting this 27<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
Jim Simpson, Commission Chair

Attest: \_\_\_\_\_  
Brandi Cooper  
Zoning Administrator

Vote: \_\_\_\_\_



**RESOLUTION 99-89**

**A RESOLUTION TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A RELIGIOUS USE IN THE A-3 AGRICULTURAL DISTRICT. (LORD OF LOVE LUTHERAN CHURCH).**

**WHEREAS**, on November 9, 1999, the Planning and Zoning Commission reviewed a request to consider a conditional use permit to allow a religious use in the A-3 Agricultural district; and

**WHEREAS**, the Commission, after due notice and a public hearing, voted to recommend approval of the issuance of a conditional use permit to allow for a religious use; and

**WHEREAS**, the Village Board finds that the proposed conditional use approval will promote orderly development in the Village and accepts the Commission's recommendation.

**NOW, THEREFORE, BE IT RESOLVED** that:

1. A conditional use permit is hereby authorized for the property described as Lot One (1), CSM No. 9345 as shown on Exhibit A attached hereto, to allow for the use of the property for a church, synagogue or other place of worship and customary related accessory uses on the condition that no occupancy permit shall be issued until such time as water service is made available to the property.
2. This resolution shall take effect on the day after its publication.

Adopted at a regular Village Board meeting this 15th day of November, 1999.

Respectfully submitted by  
Theresa Marty  
Chair, Planning and Zoning Commission

  
\_\_\_\_\_  
Theresa Marty, Village President

  
\_\_\_\_\_  
Duane A. Gau, Village Administrator

Attested:   
\_\_\_\_\_  
Kim Manley, Clerk-Treasurer

Date Passed: 11-15-99 Vote: 7-0

EXHIBIT B – SITE PLAN BUILDING & PARKING LOT ADDITION PROPOSAL



PROJECT:	BUILDING ADDITION LORD OF LOVE CHURCH	ADDRESS:	VILLAGE OF DEFOREST	SHEET NAME:	PROPOSED SITE PLAN	REVISION:	REVISIONS	NO.	BY	DATE	PROJECT NO.:	1018-38	SHEET	C2.0
												RES	ROUSSEY ENGINEERING SOLUTIONS, LLC	
												4800 West Park Rd., Venice, FL 33593	4800 West Park Rd., Venice, FL 33593	
												988-600-5008 (Office) - 988-600-5009 (Mobile)	988-600-5008 (Office) - 988-600-5009 (Mobile)	
												www.rouseysolutions.com	www.rouseysolutions.com	
												ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE	ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE	
												DATE: 10/18/2023	DATE: 10/18/2023	
												PROJECT: 1018-38	PROJECT: 1018-38	
												BY: [Signature]	BY: [Signature]	
												DATE: 10/18/2023	DATE: 10/18/2023	

# LORD OF LOVE CHURCH ADDITION

VILLAGE OF DEFOREST  
DANE COUNTY, WI  
FEBRUARY, 2021



**OWNER**  
LORD OF LOVE CHURCH  
105 PARADISE CIRCLE  
DEFOREST, WI 53532

ARCHITECTURAL LEGEND	
	BUILDING SECTION
	WALL SECTION
	ENLARGED DETAIL
	ELEVATION DETAIL
	WINDOW LABEL
	WALL LABEL
	DOOR LABEL
	SHEET TITLE
	ROOM LABEL
	VERTICAL ELEV.
	COMBO EXIT SIGN & EMERGENCY LIGHT
	EMERGENCY LIGHT
	EXIT SIGN
	FIRE EXTINGUISHER

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
GENERAL -	TITLE SHEET
G1.0	
CIVIL -	EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
C3.0	EROSION CONTROL DETAILS
C3.1	MISC. SITE IMPROVEMENT DETAILS
ARCHITECTURAL -	
A1.0	EX. FIRST FLOOR PLAN
A1.1	PRO. FIRST FLOOR PLAN
A2.0	EX. BASEMENT PLAN
A2.1	PRO. BASEMENT PLAN
A3.0	FLOOR PLAN PERSPECTIVE
A4.0	EXISTING NORTH ELEVATIONS
A4.1	PROPOSED NORTH ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATION
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTION
A6.0	WALL SECTIONS
A6.1	FRAMING DETAILS
A7.0	SCHEDULES
A8.0	ADA DETAILS
A9.0	PERSPECTIVE VIEWS
STRUCTURAL -	
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S1.1	PRO. FOUNDATION PLAN
S1.2	FOUNDATION DETAILS
S1.3	FOUNDATION DETAILS
S1.4	FOUNDATION DETAILS
S2.0	MISC. WALL DETAILS
S3.0	ROOF FRAMING PLAN
S3.1	FRAMING DETAILS

CIVIL LEGEND	
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	VALVE
	CURB STOP
	WELL
	PROPERTY CORNER
	LIGHT POLE
	POWER/TELEPHONE POLE GUY WIRE
	UTILITY PEDESTAL
	SIGN
	SOIL BORING
	MONITORING WELL
	MAILBOX
	POTENTIAL HAZARD
	BENCH MARK
	DECIDUOUS TREE
	CONIFEROUS TREE
	ACCESSIBILITY SYMBOL

**REVISIONS**

NO.	BY	DATE

**ADDRESS:**  
105 Paradise Circle, DeForest, WI 53532

**PROJECT NO.:** 1019-36

**PROJECT:** BUILDING ADDITION  
LORD OF LOVE CHURCH

**SHEET NAME:** TITLE SHEET

**PROJECT NO.:** 1019-36

**ADDRESS:** 105 Paradise Circle, DeForest, WI 53532

**OWNER**  
LORD OF LOVE CHURCH  
105 PARADISE CIRCLE  
DEFOREST, WI 53532

**ABBREVIATIONS**

MFG = MANUFACTURER  
SPF = SPRUCE PINE FIR  
DF = DOUGLAS FIR  
SP = SOUTHERN PINE  
CONC = CONCRETE  
WWF = WIRE WELDED FABRIC  
OC = ON CENTER  
EW = EACH WAY  
WF = WATER HEATER  
WH = WATER HEATER  
RFZ = FREEZER  
FRZ = REFRIGERATOR  
FTG = FOOTING  
PC = PRECAST  
OHD = OVERHEAD DOOR  
GALV = GALVANIZED  
SS = STAINLESS STEEL  
BEARING  
OH = OVERHANG  
OFO = OWNER FURNISH DOWNER INSTALLED

**BUILDING DESIGN CRITERIA**

- COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES
- ENERGY COMPLIANCE PER IECC 2015
- BUILDING ENVELOPE REQUIREMENTS:
  - MIN. BLDG WALL U-VALUE: 0.085
  - MIN. BLDG ROOF U-VALUE: 0.040
  - MIN. WINDOW U-VALUE: 0.30
  - MIN. WINDOW SHADING COEFFICIENT: 0.70
  - WINDOW AIR LEAKAGE: 0.005
  - WINDOW GLAZING AIR LEAKAGE: 0.005
  - WINDOW CONDENSATION INDEX: 0.05
- PROVIDE THERMAL ENVELOPE:
  - MIN. BLDG ROOF (R50) CONT. INSULATION
  - MIN. BLDG WALL (R15) CONT. INSULATION
  - MIN. WINDOW (R5) CONT. INSULATION
  - MIN. WINDOW GLAZING (R5) CONT. INSULATION
- OCCUPANCY TYPE: A2 - CHURCH (1.6M SF ADDITION)
- CONSTRUCTION CLASSIFICATION: IIB
- CHURCH EXTERIOR WALLS: BWR JUST ROOF
- BLDG DRIFT ALLOWABLE AREA: 0.001
- EXISTING BUILDING AREA: 41,395 SF
- NEW ADDITION BUILDING AREA: 1,634 SF
- TOTAL BUILDING AREA: 43,029 SF
- NOT SPRINKLED
- EXISTING PARKING SPACES: 15
- NEW PARKING SPACES: 15
- TOTAL PARKING SPACES: 30
- OCCUPANT LOAD:
  - EXISTING CHURCH FIXED SEATING: 102 PEOPLE
  - ADDITION CHURCH SEATING: 180 PEOPLE
  - TOTAL CHURCH SEATING: 282 PEOPLE
  - ADDITION LIBRARY SEATING: 18 PEOPLE
  - TOTAL LIBRARY SEATING: 18 PEOPLE
  - ADDITION CONFERENCE: 128 PEOPLE
  - TOTAL CONFERENCE: 128 PEOPLE
- TOTAL = 222 OCCUPANTS (INCLUDING EXISTING BLDG)
- BUILDING IS NOT PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM



**PROJECT AREA:** 1.64 AC. FT.  
**CONSTRUCTION CLASS:** IIB  
**SPRINKLER PROTECTION:** NONE

**LOCATION PLAN:** VILLAGE OF DEFOREST

**PROJECT LOCATION:** LORD OF LOVE CHURCH



NOTES:  
 1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.  
 2. ELEVATIONS ARE REFERENCED TO DANE COUNTY PROJECTION, NAVD 88. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.

1. On-site location of Participants Underground Facilities Before You Dig or Excavate.  
 CALL DIGGERS HOTLINE 1-800-242-8474  
 No Dig in Wisconsin (NDIW) Register Wis. 3 WIS 12.05. NOT TO SCALE. NOT TO BE USED FOR CONSTRUCTION.

PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH	ADDRESS: VILLAGE OF DEFOREST	SHEET NAME: EXISTING SITE PLAN	REVISION: REVISIONS	NO. BY DATE	PROJECT NO.: 1019-36	SHEET C1.0
PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH ADDRESS: VILLAGE OF DEFOREST SHEET NAME: EXISTING SITE PLAN REVISION: REVISIONS NO. BY DATE PROJECT NO.: 1019-36 SHEET: C1.0			ROUSSBY ENGINEERING SOLUTIONS, LLC 408 Windy Peak Rd - Verona, WI 53593 608-620-3038 (Office)   <a href="mailto:rs@roussbyengineering.com">rs@roussbyengineering.com</a> <small>This document and the information herein is the intellectual property of ROUSSBY ENGINEERING SOLUTIONS, LLC. It is to be used only for the project and site identified herein. No reproduction, distribution, or other use is permitted without the written consent of ROUSSBY ENGINEERING SOLUTIONS, LLC.</small> PLOT DATE: 2/24/21 PLOT BY: SSR			



NOTES:

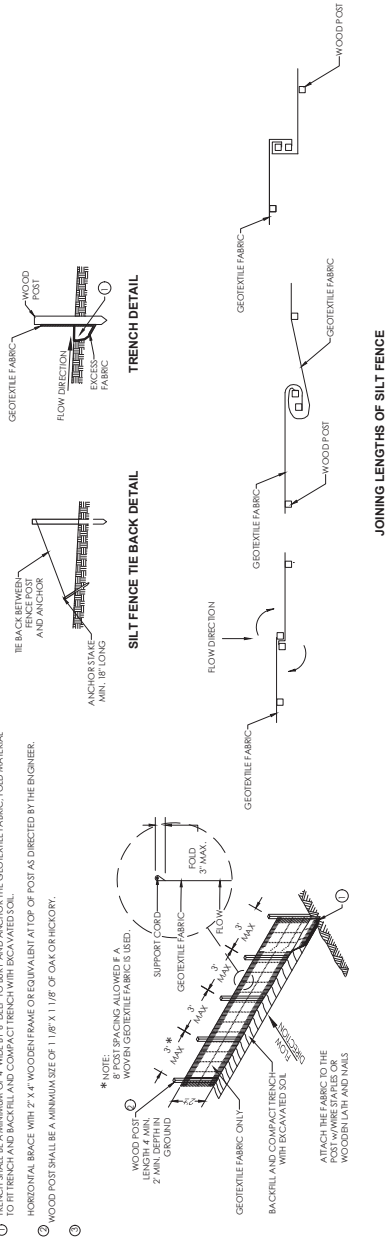
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ELEVATIONS ARE REFERENCED TO DANE COUNTY PROJECTION, NAVD 88. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.

1. On-site location of Participants Underground Facilities Before You Dig. Call Before You Dig. Call 800-4-A-DIG. 1-800-242-8471. No Dig in Wisconsin. No Dig Before You Excavate.

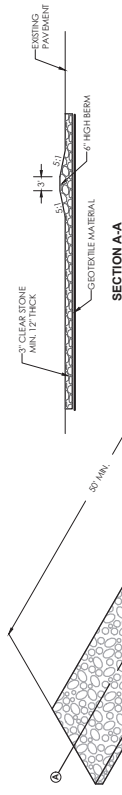


PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	NO.	BY	DATE	PROJECT NO.:	SHEET
BUILDING ADDITION LORD OF LOVE CHURCH	VILLAGE OF DEFOREST	PROPOSED SITE PLAN	REVISIONS				1019-36	C2.0
			ROUSSBY ENGINEERING SOLUTIONS, LLC				408 Windy Peak Rd - Verona, WI 53593 608-620-3038 (Office)   <a href="mailto:rs@roussbyengineering.com">rs@roussbyengineering.com</a> This document is the property of ROUSSBY ENGINEERING SOLUTIONS, LLC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ROUSSBY ENGINEERING SOLUTIONS, LLC.	
			PLANT DATE: 2/24/21				PLOT BY: SSR	

- NOTES:
1. ALL SHALL BE A MINIMUM OF 4" WIDE BY 10" DEEP TO RISE AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL TRENCH WITH EXCAVATED SOIL.
  2. HORIZONTAL BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
  3. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.



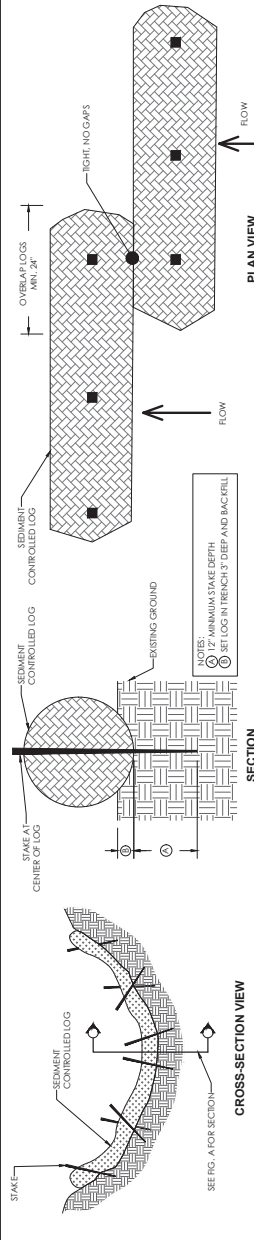
### 1-SILT FENCE



1. FOLLOW MFCOMM (OUR TECHNICAL STANDARD LIST) FOR RIBBER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24" MINIMUM. SHOULD BE PLACED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WOOD TYPE OR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 2" CLEAR STONE SHALL BE PLACED AT LEAST 17" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MODIFIABLE BERM WITH 5:1 SLOPE AND MINIMUM OF 42" STONE OVER THE PIPE. PIPE SHALL BE SIZED TO ACCOMMODATE THE MAXIMUM FLOW RATE. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SLOPES.
7. THE CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

NOTE:  
MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVED AREAS

### 2-TRACKING PAD



### TEMPORARY SEDIMENT LOGS

PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH

ADDRESS: VILLAGE OF DEFOREST

REVISION: EROSION CONTROL DETAILS

NO. BY DATE

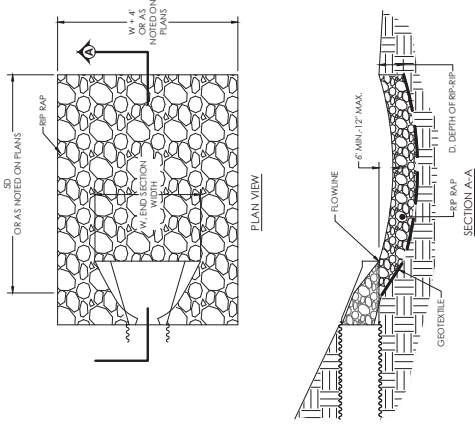
PROJECT NO: 1019-36

SHEET C3.0

ROUSEBY ENGINEERING SOLUTIONS, LLC  
409 Windy Peak Rd - Verona, WI 53593  
608-650-3036 (Office) | s@rousebyengineering.com

Drawings are prepared for the construction of the project. The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project.

PLANT DATE: 2/23/21  
PLANT BY: SSR

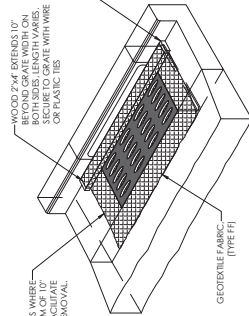


### CMP HIDE PIPE

RIP RAP CLASS	WS DOT EQUIVALENT	d.DIPLH
1	LIGHT	9"
3	HEAVY	27"
4	EXTRA HEAVY	36"

### 4-RIP RAP AT PIPE INLET

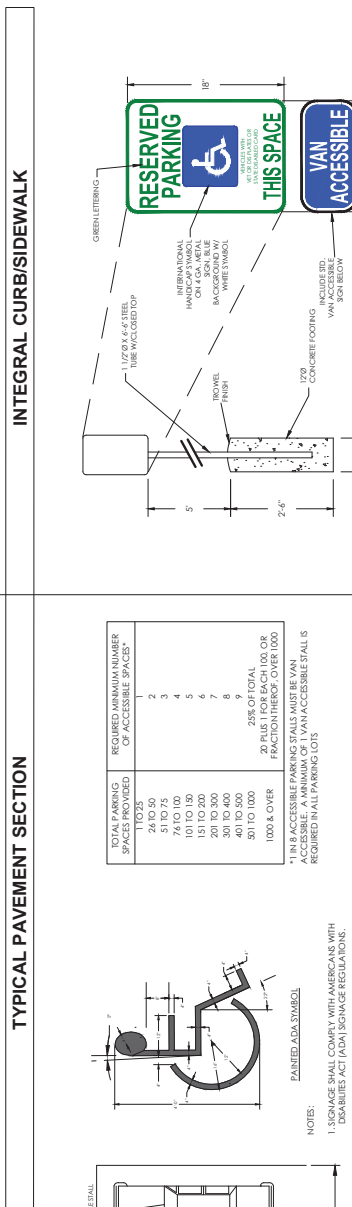
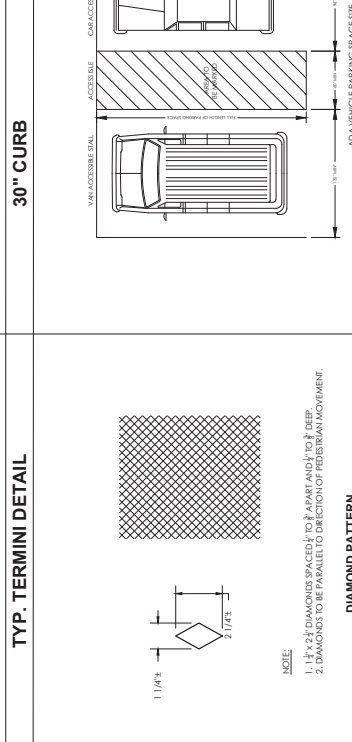
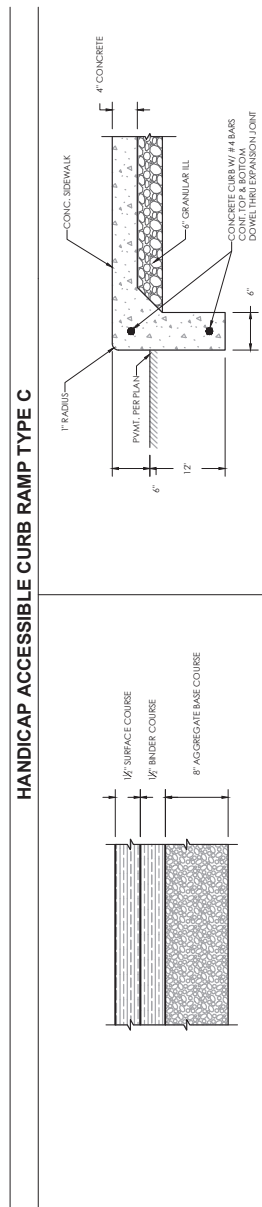
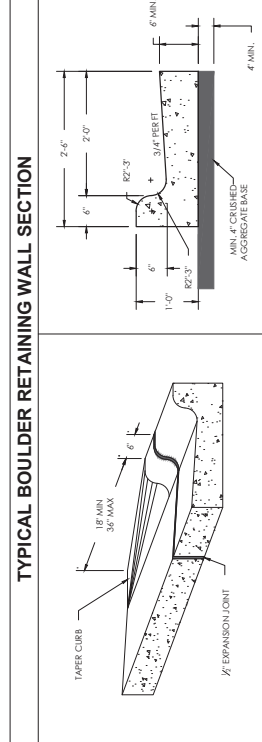
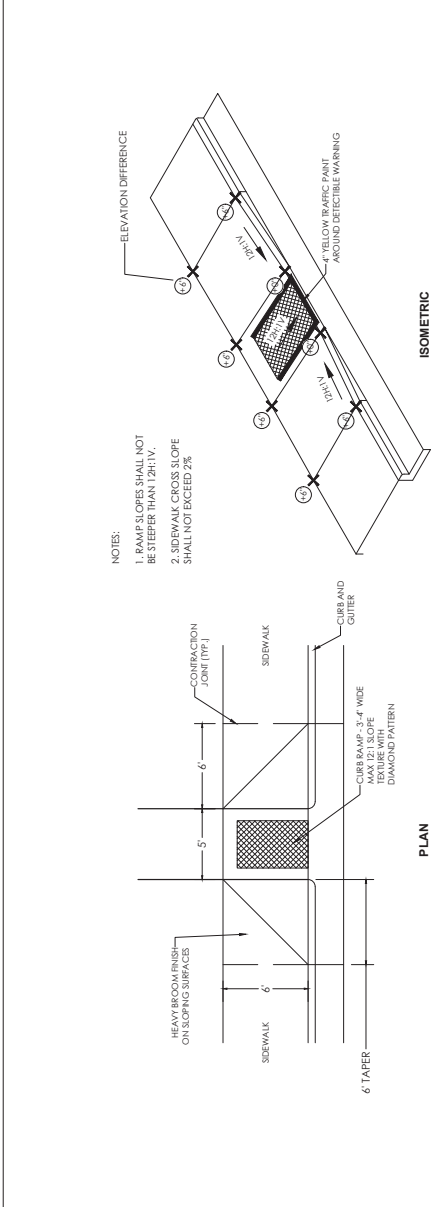
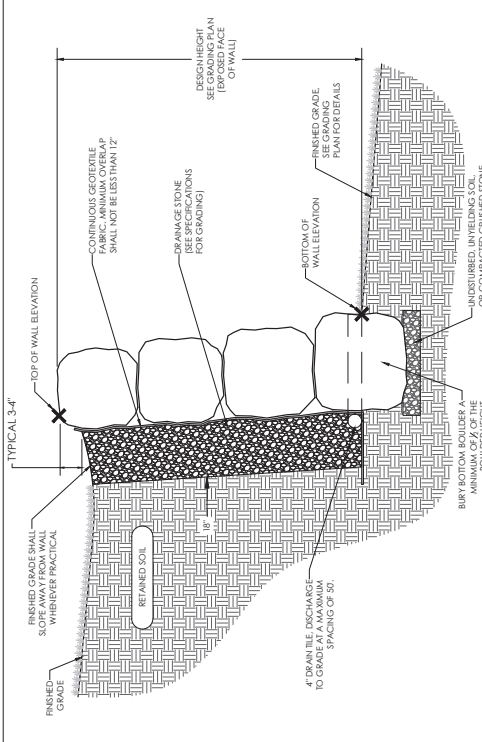
FINISHED SIZE INCLUDING FLAP FOLDERS WHERE REQUIRED TO FACILITATE MAINTENANCE OR REMOVAL



FOR INLET PROTECTION, TYPE C (WITH CURB BOX) AN ADDITIONAL 17' OF WOOD SHALL BE SECURED AROUND THE WOOD AND SECURED WITH 2" x 4" WOODEN BRACE TO NOT BLOCK THE BUNTING OF THE CURB BOX OPENING.

### TYPE C (WITH CURB BOX)

### INLET PROTECTION



**DETECTIBLE WARNING SURFACE**

**TYPICAL HANDICAP ACCESSIBLE PARKING AREA**

TOTAL PARKING SPACES TO BE PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES*
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1000 & OVER	2% PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

\* 1 IN 8 ACCESSIBLE PARKING SPACES MUST BE VAN ACCESSIBLE. VAN ACCESSIBLE SPACES REQUIRED IN ALL PARKING LOTS.

NOTES:

1. SIGNAGE SHALL CONFORM WITH AMERICANS WITH DISABILITIES ACT (ADA) SIGNAGE REGULATIONS.
2. PAINTED SYMBOL TO BE @ ALL ACCESSIBLE SPACES.

**ADDRESS:**

VILLAGE OF DEFOREST

**REVISION:**

REVISIONS

**PROJECT NO.:**

1019-36

**NO. BY DATE**

1019-36

**SHEET NAME:**

TYPICAL HANDICAP ACCESSIBLE PARKING AREA

**SHEET:**

C3.1

**PROJECT:**

BUILDING ADDITION LORD OF LOVE CHURCH

**DESIGNED BY:**

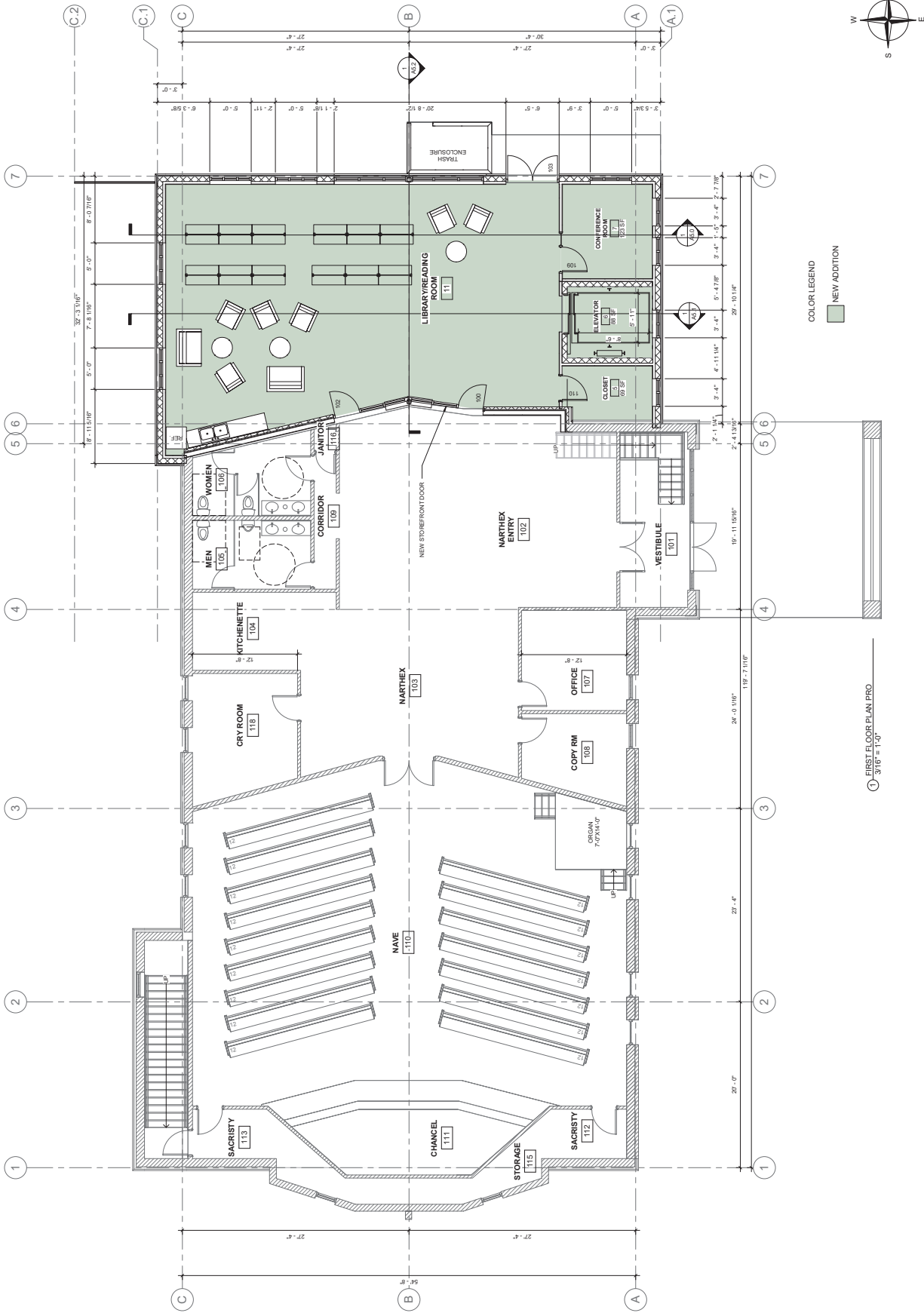
ROUSSBY ENGINEERING SOLUTIONS, LLC

**DATE:**

2/23/21

**BY:**

SSR

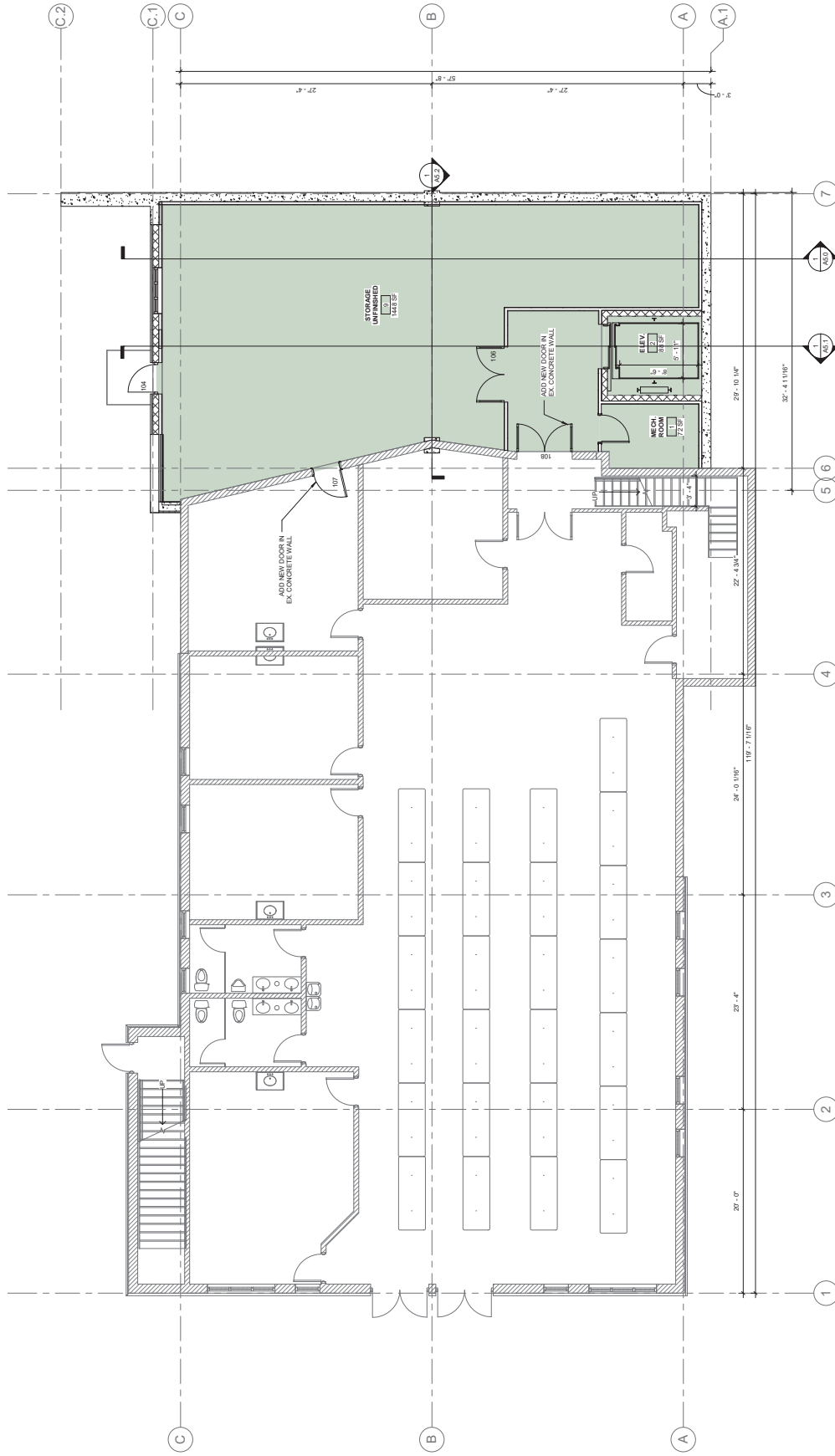


COLOR LEGEND  
 ■ NEW ADDITION

1 FIRST FLOOR PLAN PRO  
 3/16" = 1'-0"

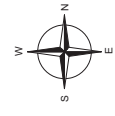
PROJECT:	BUILDING ADDITION LORD OF LOVE CHURCH	REVISION:	REVISIONS	NO.	BY	DATE	ADDRESS:	105 Paradise Circle, DeForest, WI 53532	PROJECT NO.:	1019-36	SHEET #	A1.1
<p>RES ROUSSBY ENGINEERING SOLUTIONS, LLC</p> <p>408 Windy Point Rd., Verona, WI 53593          Phone: 762-222-2222          Fax: 762-222-2223          Email: info@res-engineering.com          Website: www.res-engineering.com</p> <p>The document contains confidential or proprietary information of Res Engineering Solutions, LLC. It is intended for the use of the client named herein. It is not to be distributed, copied, or otherwise used by any other party without the written consent of Res Engineering Solutions, LLC.</p> <p>DATE: 2/25/2021          DRAWN BY: [Redacted]          CHECKED BY: [Redacted]          PROJECT: As Indicated</p> <p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>												



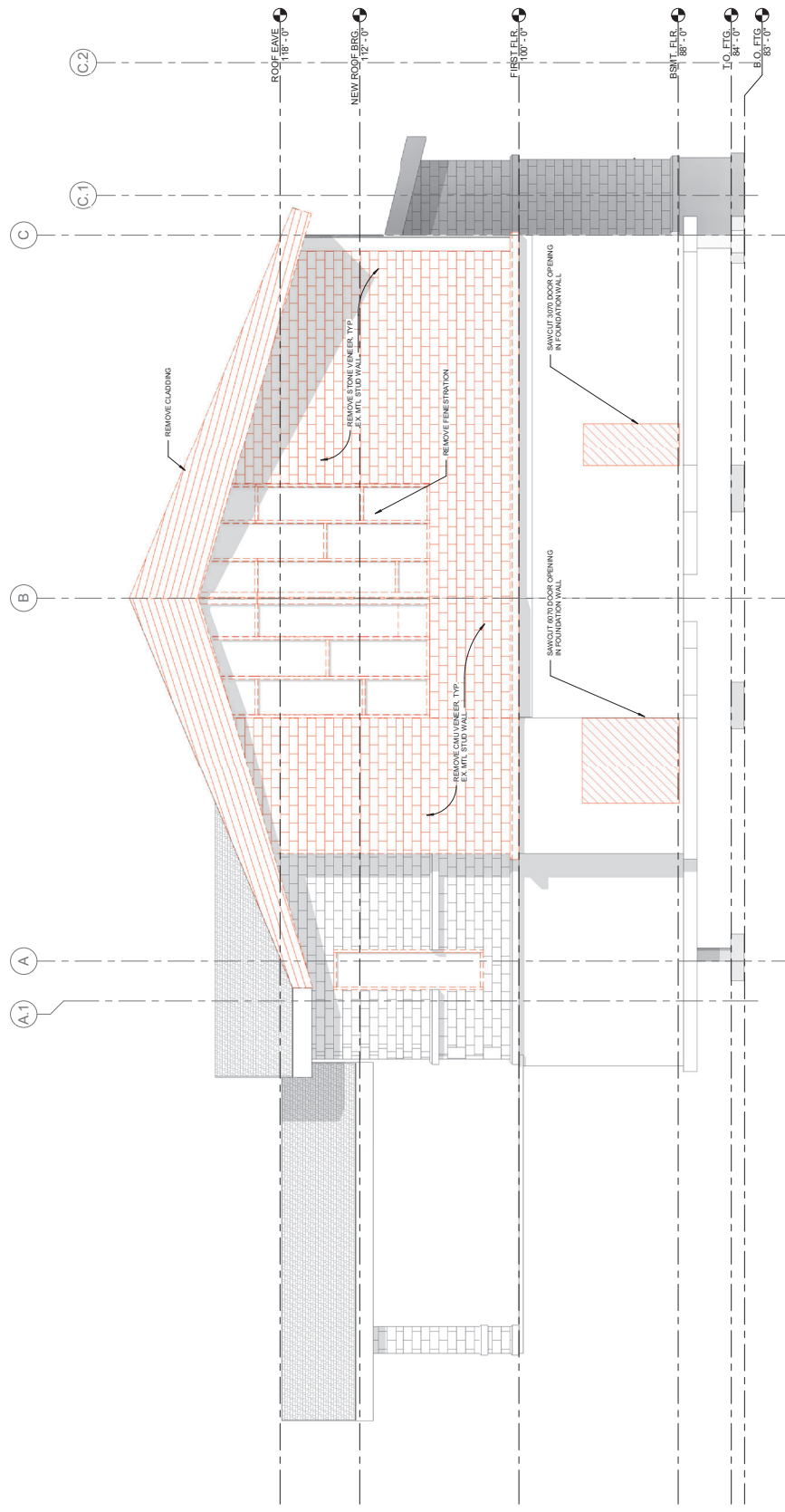


1 BSMT. FLR PROPOSED  
 3/16" = 1'-0"

COLOR LEGEND  
 ■ NEW ADDITION



PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH	SHEET NAME:	ADDRESS:	PROJECT NO.:	SHEET #
	PRO. BASEMENT FLOOR PLAN	105 Paradise Circle, DeForest, WI 53532	1019-36	A2.1
REVISION:		DATE		
REVISIONS		NO. BY		
<p>RES ROUSSBY ENGINEERING SOLUTIONS, LLC          408 Windy Plains Rd., Verona, WI 53593          Phone: 762-2700 Fax: 762-2701          www.resolutionsllc.com          This document is prepared or approved by a registered professional engineer or architect in the State of Wisconsin. It is intended for the project and site identified herein. It is not to be used for any other project or site without the written consent of RESOLUTIONS, LLC.          PRELIMINARY NOT FOR CONSTRUCTION</p>				

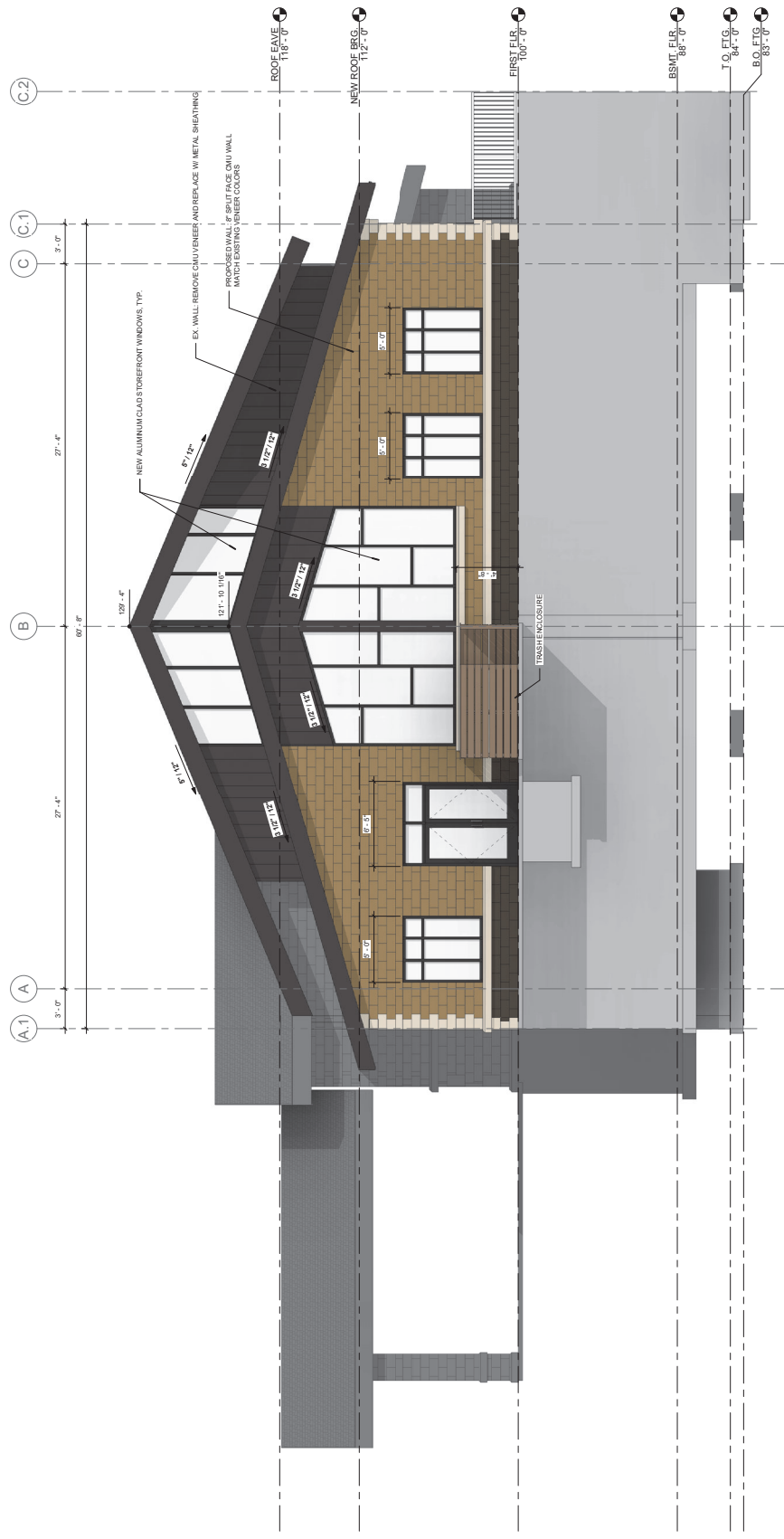


LEGEND  
 DEMOLITION & REMOVALS  
 EXISTING BUILDING

① NORTH ELEVATION, EXISTING  
 14'-1 1/4"

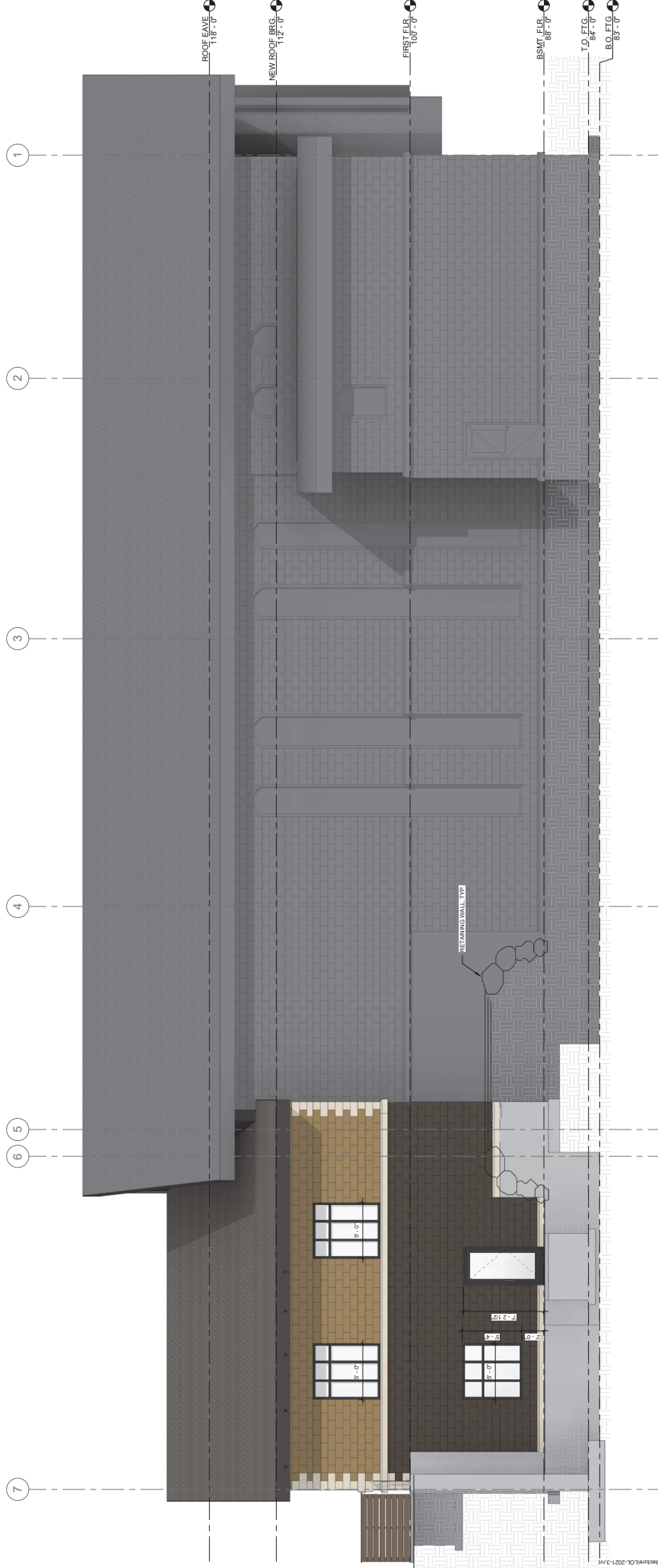
PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH	SHEET NAME: EXISTING NORTH ELEVATION	REVISION: REVISIONS	NO. BY DATE	ADDRESS: 105 Paradise Circle, DeForest, WI 53532	PROJECT NO: 1019-36	SHEET # A4.0
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 608.785.8888 | res@res-engineering.com  
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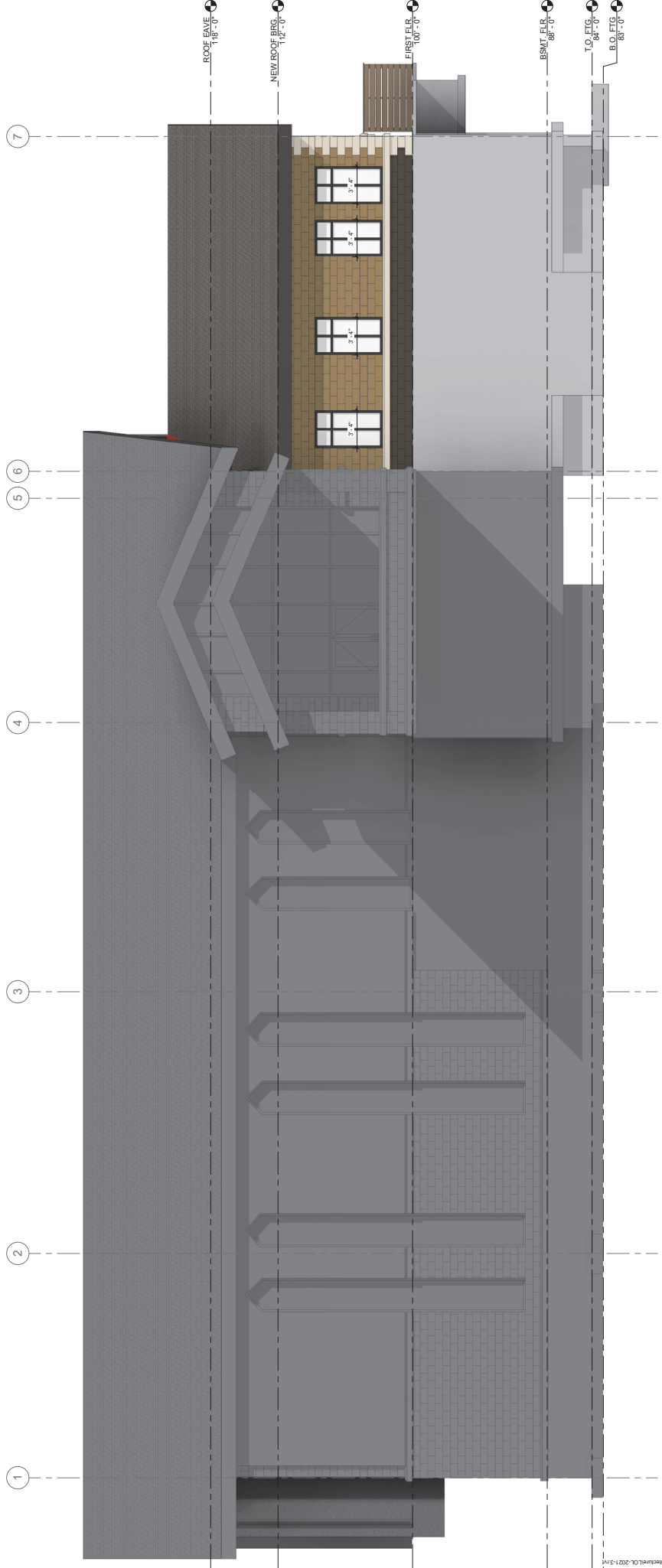
① NORTH ELEVATION, PROPOSED  
1/4" = 1'-0"

PROJECT:	BUILDING ADDITION LORD OF LOVE CHURCH	SHEET NAME:	PROPOSED NORTH ELEVATIONS	REVISION:	REVISIONS	NO.	BY	DATE	ADDRESS:	105 Paradise Circle, DeForest, WI 53532	PROJECT NO.:	1019-36	SHEET #	A4.1
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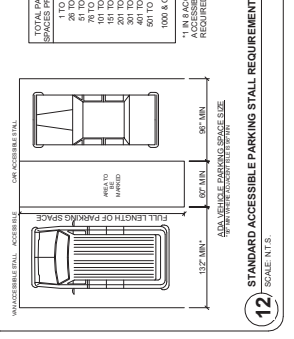
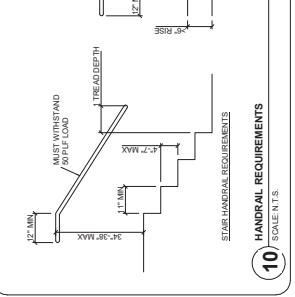
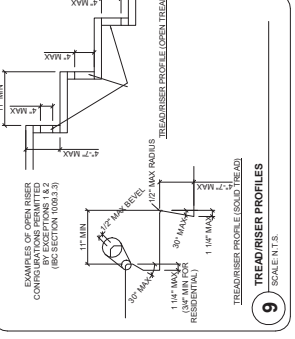
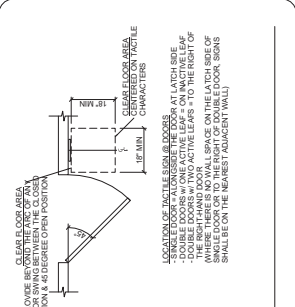
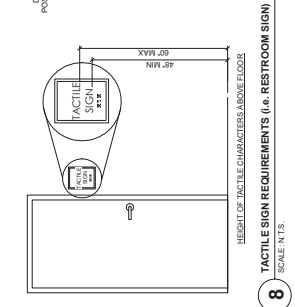
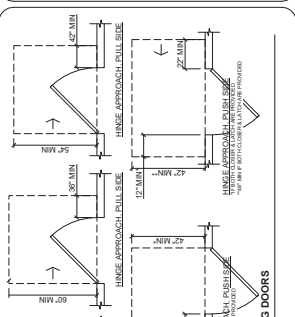
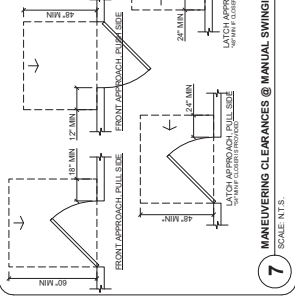
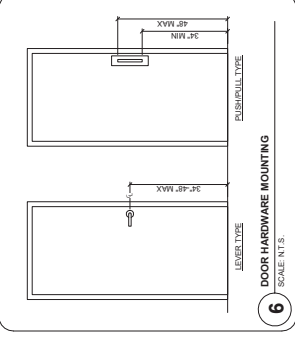
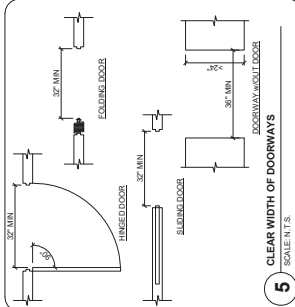
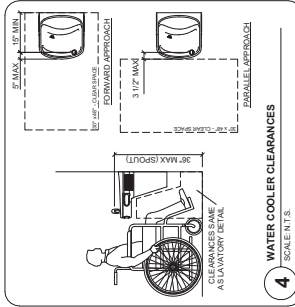
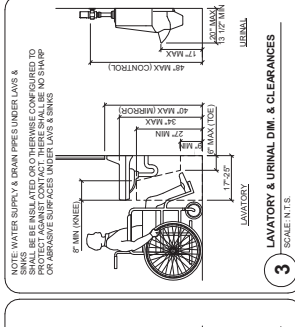
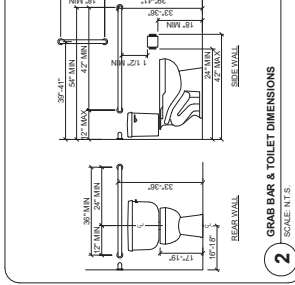
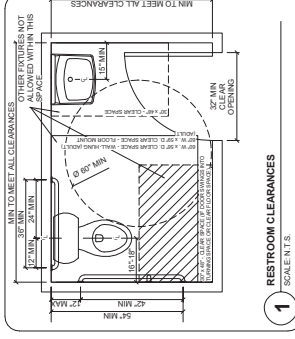


PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH	SHEET NAME: EXTERIOR ELEVATIONS	REVISION: REVISIONS	NO.	BY	DATE	ADDRESS: 105 Paradise Circle, DeForest, WI 53532	PROJECT NO: 1019-36	SHEET # A4.2
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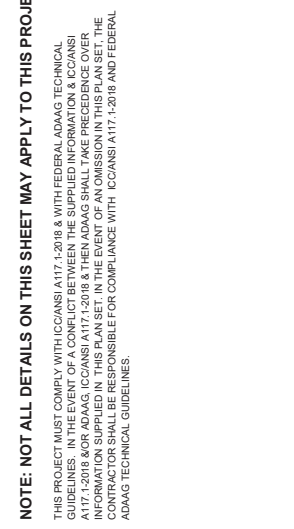
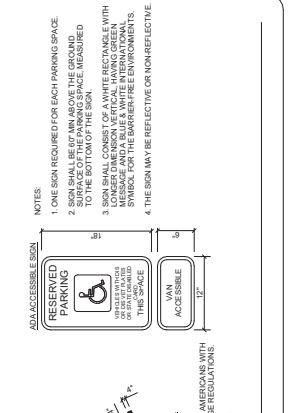


PROJECT:	BUILDING ADDITION LORD OF LOVE CHURCH	SHEET NAME:	EXTERIOR ELEVATION	REVISION:	REVISIONS	NO.	BY	DATE	ADDRESS:	105 Paradise Circle, DeForest, WI 53532	PROJECT NO.:	1019-36	SHEET #	A4.3
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TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES*
25 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	10
1000 & OVER	25% OF TOTAL, BUT NOT LESS THAN 30 ACCESSIBLE SPACES PER 1000

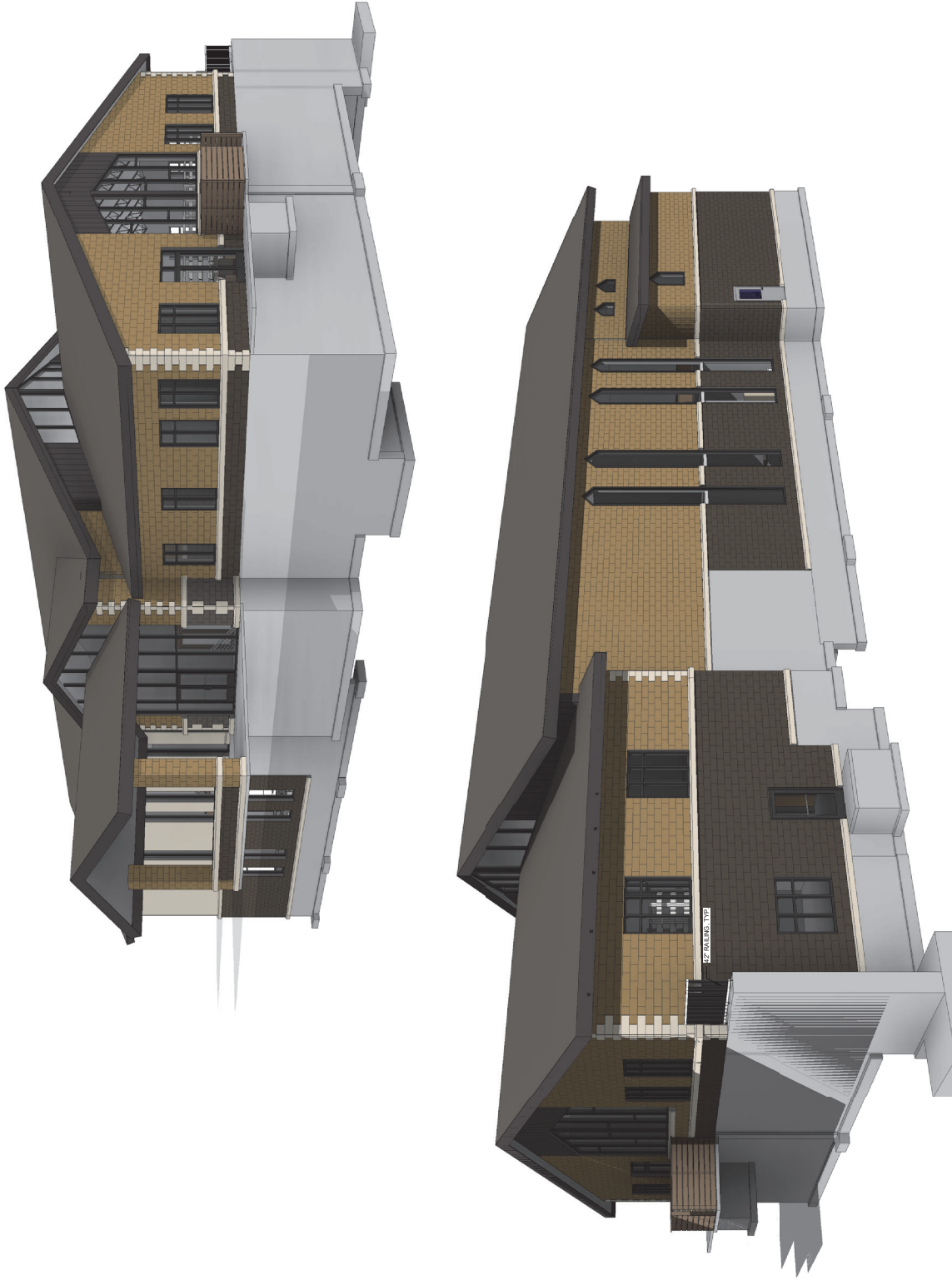
\* IN ACCESSIBLE PARKING STALLS, AT LEAST ONE ACCESSIBLE SPACE SHALL BE VAN ACCESSIBLE (MINIMUM OF 1 VAN ACCESSIBLE SPACE REQUIRED IN ALL PARKING LOTS)



PROJECT: BUILDING ADDITION LORD OF LOVE CHURCH  
ADDRESS: 105 Paradise Circle, DeForest, WI 53532  
PROJECT NO.: 1019-36  
REVISIONS:

REVISIONS: NO. BY DATE  
DATE: 2/5/2021  
SHEET #: A8.0  
DESIGNED BY: J.A. JOHNSON  
CHECKED BY: J.A. JOHNSON  
DATE: 12/21/2019  
NOT SCALE: 1/4" = 1'-0"

PREPARED BY: J.A. JOHNSON  
CHECKED BY: J.A. JOHNSON  
DATE: 12/21/2019  
NOT SCALE: 1/4" = 1'-0"



PROJECT:  
BUILDING ADDITION  
LORD OF LOVE CHURCH

SHEET NAME:  
PERSPECTIVE VIEWS

REVISION:  
REVISIONS

NO. BY DATE

ADDRESS:  
105 Paradise Circle, DeForest, WI 53532

PROJECT NO:  
1019-36

SHEET #  
A9.0

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DRAWN BY: GSK  
CHECKED BY: GSK  
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