

Journey 21  
Rezoning Narrative

## PROJECT SUMMARY

Journey21, Inc. is a Wisconsin nonprofit corporation founded in 2020 to develop safe, supportive, and enriching living and learning options for adults with intellectual or developmental disabilities (IDD). It is a planned mixed-use neighborhood of apartments, homes, and amenities in Oconomowoc. Journey 21 plans on approximately 40 individuals living in market-rate for-sale residences. All potential residents will be screened to ensure they meet the requirements of the community. The overall project will be comprised of:

- 1) The Lodge:** A 2 story +/- 27,000 sf per floor condominium building with 12 (1 bedroom) and 4 (2-bedroom) units, underground parking, and associated amenity spaces.
- 2) The Cottages:** 1- and 2-bedroom cottages arranged around The Commons, a landscaped central greenspace, to foster social interaction. We are currently planning on 12 cottages on this site.
- 3) The Enrichment Center:** A +/- 10,000 sf multipurpose building operated for the benefit not only of the adults with IDD who reside in the housing, but also for individuals with and without disabilities from surrounding communities. (see below for additional information)

The existing 24.0918 acre parcel will be subdivided into two lots, including approximately 12 acres for the Journey 21 development. (see attached plans).

## ZONING NARRATIVE

This project is intended to fit into the overall feel and context of the greater Pabst Farms Development. The zoning overlay exceptions are focused on following major areas:

1. Use (as it relates to the Enrichment Center)
2. Setbacks
3. Accessory Buildings

The purpose of these zoning changes is to allow for the Journey 21 community to execute all the programming and layout that is deemed necessary to serve their residents and the surrounding IID community.

### Use Amendments:

#### Description of Enrichment Center Use:

Journey21, Inc. plans to build and operate a 10,000 square foot Enrichment Center that will serve as a venue for programs, classes, events, and social gatherings that serve our residents and individuals with intellectual or developmental disabilities (IDD) from the greater community. It also would operate as a base for Journey21-originated Programs and Outings that serve adults with IDD. We anticipate the

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Enrichment Center also will be used on a pro bono or fee basis by other nonprofits, agencies, advocacy groups, and schools that serve and support adults with IDD and their families (e.g. YMCA of Pabst Farms and their day programs for adults with IDD). Our research found a lack of accessible and available multipurpose space in Waukesha County for adults with IDD. The predominate use of the Enrichment Center, estimated at approximately 80% of our operating hours, would be for residents, guests, and organizations that support adults with IDD. These uses are consistent with our charitable and educational mission as a nonprofit organization. To support the financial self-sustainability of the Enrichment Center, we feel it is important that we have the option to supplement its use on a rental fee basis by non-disabled residents of the greater community for meetings, classes, or events.

We are asking that this new zoning district allows for permitted use, based on description above, and follows Table of Allowed Uses (Section 17.106).

The previously mentioned uses would be included in the already permitted and conditional uses allowed in the RML zoning. This new zoning will allow the Enrichment Center to provide the functions and groups that allows for the IID community to be better served.

### **Setbacks Amendments:**

We ask that any property line that is created internal to the overall 12-acre parcel not be subject to any setbacks. This provision provides Journey 21 the opportunity to structure their business entities and related structures in a manner that is reflected in the submitted site plan. For example, the Enrichment Center may require its own lot. We do not want the north and east property lines to require any setback requirements as it relates to the larger development.

### **Accessory Buildings Amendments:**

This project potentially will include some accessory structures that are directly related to the primary function of the development. These include, but not limited to, a greenhouse, covered grill area, and potentially a shelter for sports courts. We ask that these structures are reviewed by the city, but are not limited to the 1,000 sf maximum size (17.110 (2)(d)). Given the large scale of the parcel, the multi structures and the neighborhood feel that is being created, we feel this additional size is appropriate and still meets the spirit of the zoning code.