

# City of Waukesha

Last Revision  
Date:  
6/18/2018

## Application for Development Review

2128+395 West Ave

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750  
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600  
www.waukesha-wi.gov

### APPLICANT INFORMATION

Applicant Name: Rob Bayer  
Applicant Company Name: RKB, LLC  
Address: 564 W 31905 Road X  
City, State: Waukesha WI Zip: 53148  
Phone: 762-392-9227  
E-Mail: rob@truckline@aol.com

### PROPERTY OWNER INFORMATION

Applicant Name: Same as Applicant  
Applicant Company Name: RKB, LLC  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Daniel E Bodger  
Company Name: Chaput Land Survey  
Address: 234 W. Florida St  
City, State: Waukesha WI Zip: 53148  
Phone: 414-292-1314  
E-Mail: dan@chaputlandsurvey.com

### PROJECT & PROPERTY INFORMATION

Project Name: RKB, LLC Land Division  
Property Address: 2128+395 West Ave  
Tax Key Number(s): WAKC1381003 WAKC1381002  
Zoning: M-2  
Total Acreage: 2.12 Existing Building Square Footage:   
Proposed Building/Addition Square Footage:   
Current Use of Property: \_\_\_\_\_

### PROJECT SUMMARY (please provide a brief project description)

Move property line 18' on SW side to accommodate fence on property

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. The deadline for all applications requiring Plan Commission Reviews is at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Second and Fourth Wednesday of each month.

### APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature: [Signature]  
Applicant Name (Please Print): Rob Bayer  
Date: 9/28/23

### For Internal Use Only:

Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Trakit ID(s) \_\_\_\_\_ Date Paid: \_\_\_\_\_

# City of Waukesha Application for Development Review

**TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)**

**Fees**

Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

- Plan Commission Consultation **\$200** \_\_\_\_\_
- Traffic Impact Analysis \_\_\_\_\_
  - Commercial, Industrial, Institutional, and Other Non-Residential **\$480**
  - Residential Subdivision or Multi-Family **\$480**
  - Resubmittal (3rd and all subsequent submittals) **\$480**
- Preliminary Site Plan Review \_\_\_\_\_
  - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**
  - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**
  - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**
  - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**
  - Resubmittal Fees (after 2 permitted reviews) **\$750**
- Final Site Plan Review \_\_\_\_\_
  - Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**
  - Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**
  - Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**
  - Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$750**
- Minor Site or Architectural Plans \_\_\_\_\_
  - Projects that do not require site development plans **\$330**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) 500
  - 1-3 Lots **\$500**
  - 4 lots or more **\$560**
  - Resubmittal (3rd and all subsequent submittals) **\$180**
  - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat \_\_\_\_\_
  - Up to 12 lots **\$1,270**
  - 13 to 32 lots **\$1,390**
  - 36 lots or more **\$1,510**
  - Resubmittal (3rd and all subsequent submittals) **\$630**
- Final Subdivision Plat \_\_\_\_\_
  - Up to 12 lots **\$660**
  - 13 to 32 lots **\$780**
  - 36 lots or more **\$900**
  - Resubmittal (3rd and all subsequent submittals) **\$480**
  - Extra-territorial Plat **\$540**
- Rezoning and/or Land Use Plan Amendment \_\_\_\_\_
  - Rezoning **\$630**
  - Land Use Plan Amendment: **\$630**
- Conditional Use Permit \_\_\_\_\_
  - Conditional Use Permit with no site plan changes **\$480**
  - Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above
- Planned Unit Development or Developer's Agreement (Site Plan Review is also required) \_\_\_\_\_
  - New Planned Unit Development or Developer's Agreement **\$1,760**
  - Planned Unit Development or Developer's Agreement Amendment **\$610**

**TOTAL APPLICATION FEES:**

\$ 500

### **FINAL SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Color architectural elevations of all sides of the building and color perspective renderings
  - Landscape Plan (see Attachment I: Landscape Plan Checklist)
  - Attachment A: Development Review Checklist
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - Utility Plans (see Attachment H: Sewer Plan Review Checklist)

### **MINOR SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

**Review Time:** Approximately 30 days (45 if Common Council review is needed)

**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Cover letter outlining project details.
  - Architectural elevations of all sides of the building being modified
- In addition, depending on the type of project, you may also need the following items:
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Landscape Plan (see Attachment I: Landscape Plan Checklist)

### **CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

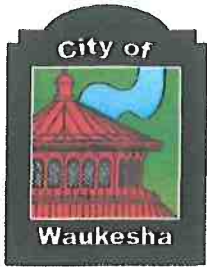
**Reviewing Departments:** Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

**Reviewing Boards:** Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

**In addition to this application and corresponding application fee you will also need:**

- One (1) digital (PDF) that includes of items listed below
  - Attachment E: Certified Survey Map Checklist
  - Attachment A: Development Review Checklist and other attachments as applicable.

*\*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*



City of Waukesha  
 Department of Public Works  
 201 Delafield Street  
 Waukesha, WI 53188  
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**Certified Survey Map Checklist**  
**Attachment E**  
 (Rev 1/22)

Project Name: RIK B LLC Land Division  
 Engineer & Design Firm: Chaput Land Surveys  
 Surveyor: Daniel E. Bedar 5-2912

**Checklist to be completed and signed:**

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and north arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale of plans less than or equal to 1" = 100'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of original and revisions noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification from surveyor that Plat complies with State Statute 236
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital PDF submitted
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of all existing structures and first floor elevations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of utility and drainage easements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exact length and bearing of the centerline of all streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exact street width along the line of any obliquely intersecting street
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Railway rights-of way within and abutting the plat
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location and size of all lands to be dedicated for public use (when required)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Comprehensive site grading drainage plan
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Map shows entirety of all parcels in proposed certified survey map
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major street setback or WisDOT setbacks (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floodplain limits of the 100-year recurrence interval flood
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of any wetlands, shore land, or other environmental areas (if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12)

**Plans to be submitted (when applicable):**

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street plans and profiles
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sanitary sewer plans and profiles
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm sewer plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grading and drainage plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water main plans and profiles
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Erosion control plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Landscape plans