

**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

Date Submitted \_\_\_\_\_

**Name of Project:** Rezoning Aeroshade Property

**Address (if no address, location):** 433 Oakland Ave

**Project Description:** PUD for Single Family Lots

**Applicant information:**

Name: Aeroshade Property

Company Name: PO Box 559

Address: Waukesha, WI 53187-0559  
1-248-761-4428

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Owner information:**

Name: David Duvall, President

Company Name: PO Box 559

Address: Waukesha, WI 53187-0559  
1-262-424-2072 (Judy)

Phone: Judy Fuller, Agent

E-mail: P.O. Box 709  
Waukesha, WI. 53187-0709

jafw4444@aol.com

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input checked="" type="checkbox"/> <b>Rezoning:</b> Attach <u>COPY</u> of rezoning petition along with fee. Original <b>must</b> be submitted to City Clerk.	\$350
<input type="checkbox"/> <b>Certified Survey Map</b>	\$150 + \$50/lot
<input type="checkbox"/> <b>Plat Review</b> - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$500 + \$10/lot <input type="checkbox"/> <b>final:</b> \$300 + \$10/lot
<input type="checkbox"/> <b>** Site Plan &amp; Arch. Review</b> - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>** Conditional Use</b> with Site Plan (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>Conditional Use</b> (No Site Plan)	\$200
<input type="checkbox"/> <b>** Airport Hangar Review</b>	\$300
<input type="checkbox"/> <b>Home Industry</b> (Attach info sheet.)	\$100
<input type="checkbox"/> <b>House Move</b>	\$150
<input type="checkbox"/> <b>Street Vacation</b>	\$150
<input type="checkbox"/> <b>Other (specify):</b> _____	\$100
<input type="checkbox"/> <b>** PUD Review</b>	\$400 added to S.P.A.R. fee
<input type="checkbox"/> <b>PUD Amendment</b>	\$100
<input type="checkbox"/> <b>Annexations and/or Attachments</b> - Original <b>must</b> be submitted to City Clerk.	No Fee
<input type="checkbox"/> <b>Resubmittal</b>	\$150

\*\* Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

**DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.**

INTERNAL USE ONLY

**Amount Due:** \_\_\_\_\_ **Check #:** \_\_\_\_\_ **Amount Paid:** \_\_\_\_\_ **Rec'd By:** \_\_\_\_\_

10/28/2016

City of Waukesha

Rezoning \$ 350.00

**AEROSHADE, INC.**  
433 OAKLAND AVE. BOX 559  
WAUKESHA, WI 53186-5551



BMO Harris Bank N.A.  
12-5-750

DATE

10/28/2016

8130

AMOUNT

Three hundred fifty dollars and no/cents----- \$ 350.00

PAY TO THE ORDER OF:  
City of Waukesha  
201 Delafield Street  
Waukesha, WI. 53188

*[Handwritten Signature]*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈008130⑈ ⑆075000051⑆ 00062⑈40402⑈

AEROSHADE, INC.

8130

PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from

M-1 & RM-1 to RM-1 (P.U.D.)

Legal Description:

REZONE FROM M-1 LIGHT MANUFACTURING DISTRICT AND RM-1 MULTI-FAMILY RESIDENTIAL DISTRICT TO RM-1 (P.U.D.)

LEGAL DESCRIPTION:

All of Lots 1 thru 11, Block B, Wardrobes Addition and unplatted lands being a part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE ¼) of Section 2, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the southwest corner of Lot 5, Wardrobes Addition; thence North 00°27'23" East along the easterly right-of-way line of Oakland Avenue 397.94 feet to a point on the southerly railroad right-of-way line; thence North 77°04'20" East along said railroad right-of-way line 361.49 feet to a point on the westerly right-of-way line of Greenfield Avenue; thence South 00°29'12" West along said westerly right-of-way line 483.72 feet to the southeast corner Lot 9 Wardrobes Addition, also being a point on the northerly right-of-way line of Ellis Avenue; thence North 89°12'04" West along said right-of-way line of Ellis Street 351.42 feet to the place of beginning. Containing 154,964 square feet (3.557 acres) of land.

The reasons for this rezoning petition are:

Redevelop the site from Manufacturing to single family homes.

Signature of Owner(s): By: , President

Aeroshade, Inc.

Owner's Name (printed): David Duvall, President

Address of Owner: PO Box 559

Waukesha, WI 53187-0559

Phone Number of Owner: 262-424-2072 (Judy)

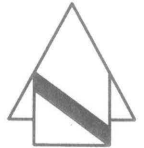
**REZONING MAP**

Part of the NW 1/4 of the SE 1/4 of Section 2, Town 6 North, Range 19 East  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

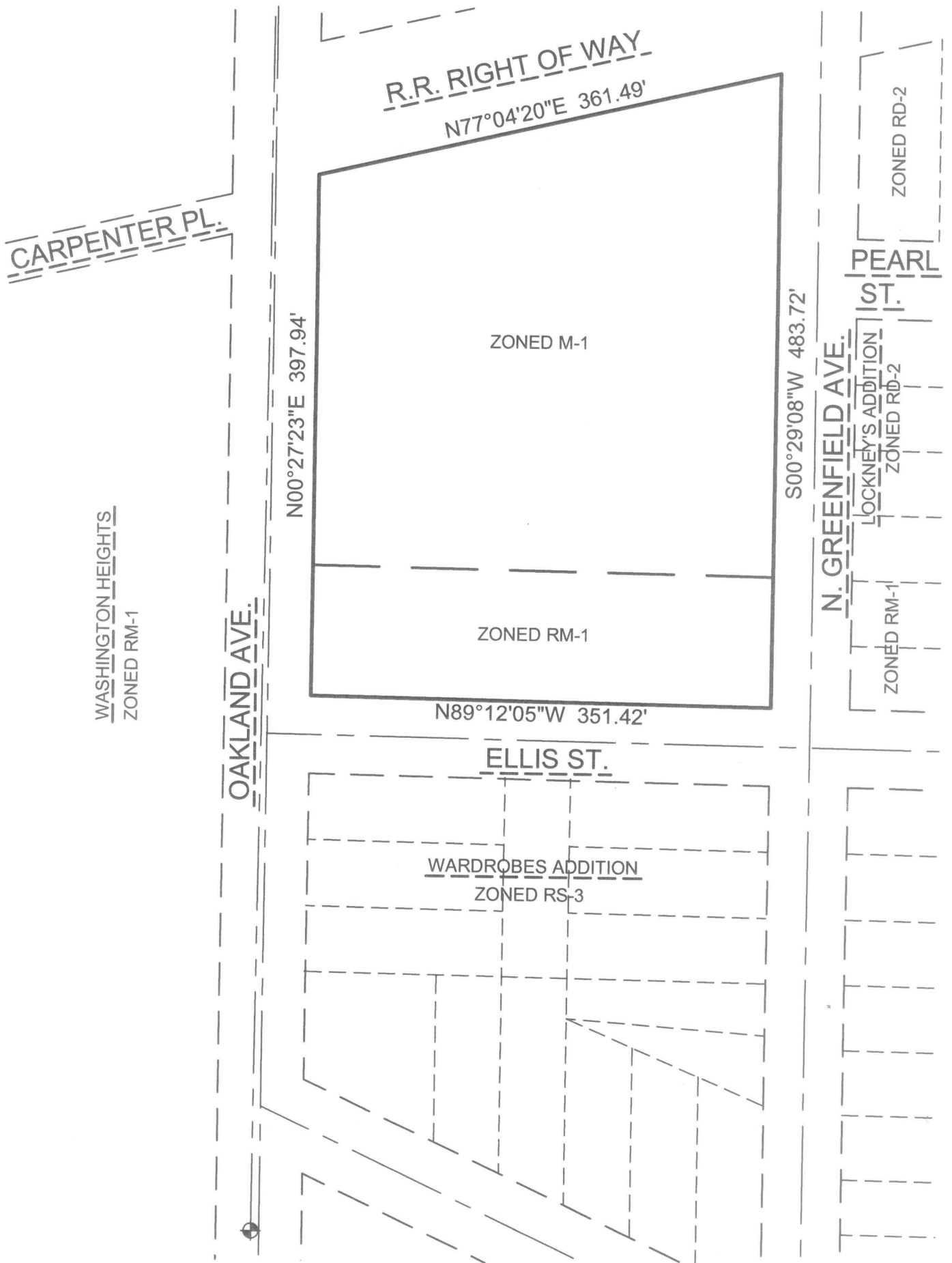
**REZONE FROM M-1 & RM-1 TO RM-1 (P.U.D.)**

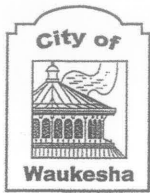
SURVEYOR/ENGINEER:  
JOHN W. JAHNKE, PLS  
JAHNKE & JAHNKE ASSOC., INC.  
711 WEST MORELAND BLVD.  
WAUKESHA, WI. 53188-2479  
PHONE: (262) 542-5797

NOTE: BEARINGS REFER TO THE  
WISCONSIN STATE PLANE COORDINATE  
SYSTEM SOUTH ZONE.



SCALE IN FEET





**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

Date Submitted \_\_\_\_\_

**Name of Project:** Aeroshade, Inc.  
**Address (if no address, location):** 433 Oakland Avenue  
**Project Description:** PUD For Single Family Lots

**Applicant information:**

Name: Aeroshade, Inc.  
 Company Name: P.O. Box 559  
 Address: Waukesha, WI. 53187-559  
1-248-761-4428  
 Phone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Owner information:**

Name: David Duvall, President  
 Company Name: P.O. Box 559  
 Address: Waukesha, WI. 559  
262-424-2072 J.A. Fuller, Agent  
 Phone: jafw4444@aol.com  
 E-mail: P.O. Box 709 53187-0709

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<input type="checkbox"/> <b>Rezoning:</b> Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input checked="" type="checkbox"/> <b>Certified Survey Map</b>	\$150 + \$50/lot \$ 300.00
<input type="checkbox"/> <b>Plat Review - Plat Reviews</b> are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input checked="" type="checkbox"/> <b>prelim.:</b> \$500 + \$10/lot <input type="checkbox"/> <b>final:</b> \$300 + \$10/lot
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<input type="checkbox"/> <b>Street Vacation</b>	\$150
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<input type="checkbox"/> <b>Annexations and/or Attachments - Original must be submitted to City Clerk.</b>	No Fee
<input type="checkbox"/> <b>Resubmittal</b>	\$150

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INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

10/28/2016

City of Waukesha

Certified Survey Map

\$ 300.00

**AEROSHADE, INC.**  
433 OAKLAND AVE. BOX 559  
WAUKESHA, WI 53186-5551



BMO Harris Bank N.A.  
12-5-750

DATE  
10/28/2016

8131

Three hundred and no/100-----dollars \$ 300.00

AMOUNT

PAY  
TO THE  
ORDER  
OF: City of Waukesha  
201 Delafield Street  
Waukesha, WI. 53188

AUTHORIZED SIGNATURE

⑈008131⑈ ⑆075000051⑆ 00062⑈40402⑈

AEROSHADE, INC.

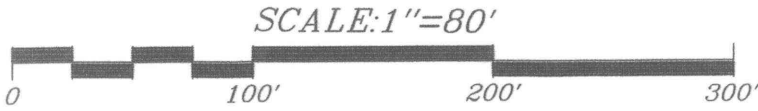
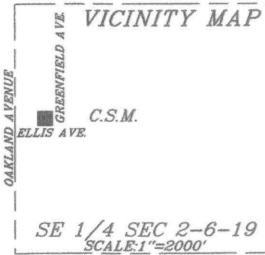
8131

Security features. Details on back.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOTS 7, 8 AND 9, INCLUSIVE, BLOCK B, WARDROBES ADDITION, BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR:  
AEROSHADE, INC.



● CENTER  
SEC 2-6-19  
CONC. MON.  
W/BRASS CAP

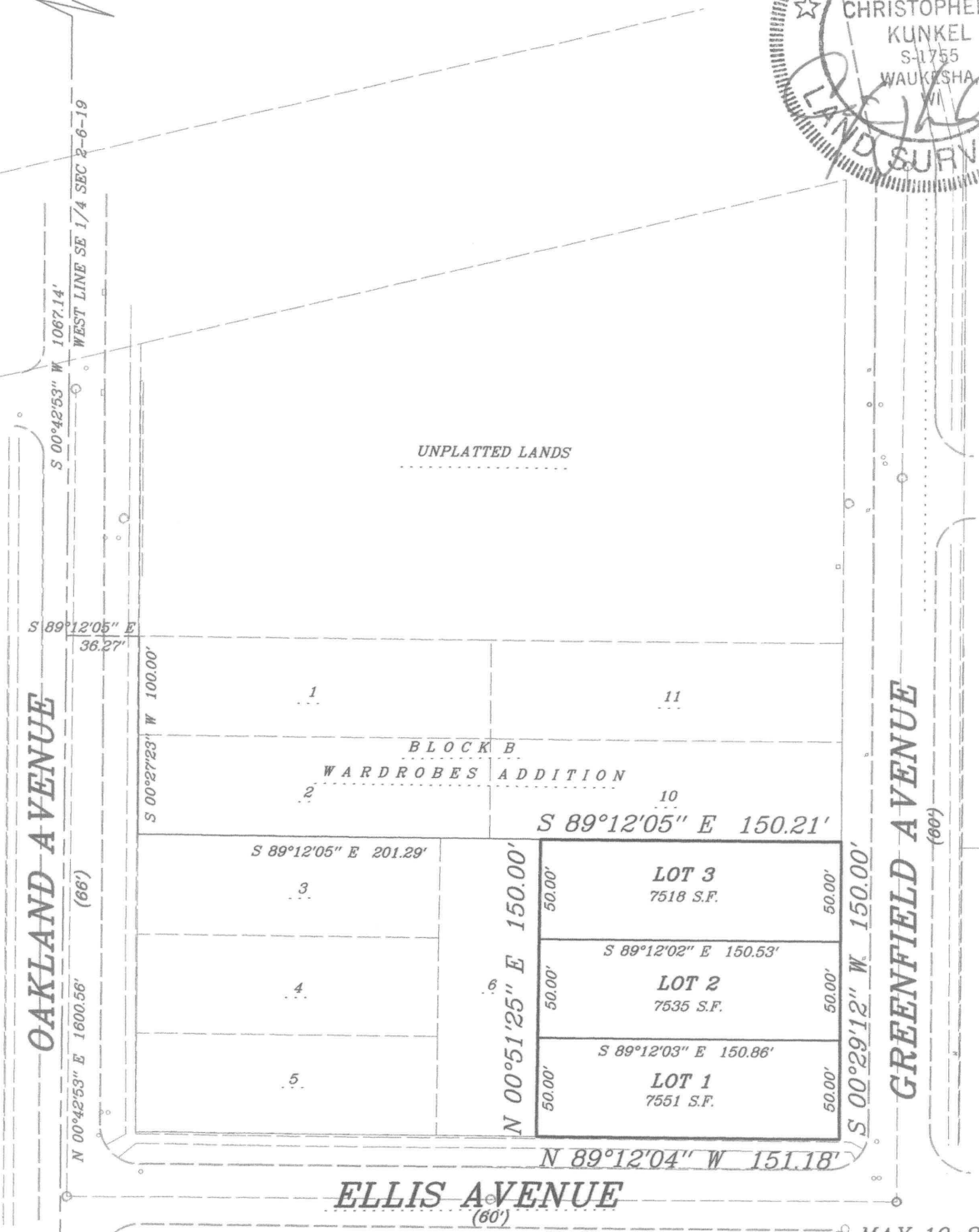
**NOTE:**  
○ - DENOTES 1"x18" IRON PIPE 1.13 LBS.  
PER LINEAL FOOT SET AT ALL LOT  
CORNERS UNLESS NOTED OTHERWISE.

● - DENOTES 1" IRON PIPE FOUND

BEARINGS REFER TO THE WISCONSIN  
STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE.



WASHINGTON HEIGHTS



OAKLAND AVENUE

GREENFIELD AVENUE

ELLIS AVENUE

● SOUTH 1/4 COR  
SEC 2-6-19  
CONC. MON.  
W/BRASS CAP

WAU-1481 MAY 19, 2016

**EDGEWOOD SURVEYING D**

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151  
(262)366-5749 • fax (262)797-6329  
EMAIL: edgewoodsurveying@att.net  
www.edgewoodsurveying.com

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING A REDIVISION OF LOTS 7, 8 AND 9, INCLUSIVE, BLOCK B,  
WARDROBES ADDITION, BEING A PART OF THE NE ¼ OF THE SE ¼ OF  
SECTION 2, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA,  
WAUKESHA COUNTY, WISCONSIN.

**SURVEYORS CERTIFICATE**

I, Christopher J. Kunkel, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a part of the NE 1/4 of the SE 1/4 of Section 2, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the south 1/4 corner said Section 2; thence N00°42'53"E along the west line of said SE 1/4 Section 2, 1600.56 feet; thence S89°12'05"E, 36.27 feet to a point on the east line of Oakland Avenue, thence S00°27'23"W along said east line, 100.00 feet; thence S89°12'05"E, 201.29 feet to the place of beginning of the lands to be described; thence continuing S89°12'05"E, 150.21 feet to a point on the west line of Greenfield Avenue; thence S00°29'12"W along said west line, 150.00 feet to a point on the north line of Ellis Avenue, thence N89°12'04"W along said north line, 151.18 feet; thence N00°51'25"E, 150.00 feet to the place of beginning.

Said lands containing 22,604 square feet or 0.519 acres of land, more or less.

That I have made such survey, land division and map by the direction of Aeroshade, Inc., owner.

That such map is a true representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the ordinances of the City of Waukesha in surveying, dividing and mapping the same.

  
\_\_\_\_\_  
Christopher J. Kunkel S-1755

Date 5/20/16





**OWNERS CERTIFICATE**

As owner, I hereby certify that I have caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the ordinances of the City of Waukesha and that this map is required by s.236.10 or s. 236.12 to be submitted to the following for approval or objection:  
City of Waukesha.

Witness the hand and seal of said owners this 11th day of November, 2016.

AEROSHADE, INC.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
David Duvall, President



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING A REDIVISION OF LOTS 7, 8 AND 9, INCLUSIVE, BLOCK B,  
WARDROBES ADDITION, BEING A PART OF THE NE ¼ OF THE SE ¼ OF  
SECTION 2, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA,  
WAUKESHA COUNTY, WISCONSIN.

Personally came before me this 11th day of November 2016, the above  
named Aeroshade, Inc, owner, to me be known as the person who executed the foregoing  
instrument and acknowledged the same.

J.A. Fuller  
Notary Public-State of Wisconsin  
J.A. Fuller  
My commission expires: 12-04-2016



**PLANNING COMMISSION APPROVAL**

Approved by the Plan Commission of the City of Waukesha on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Shawn Reilly, Chairman

\_\_\_\_\_  
Jennifer Andrews, City Planner

**COMMON COUNCIL APPROVAL**

Approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

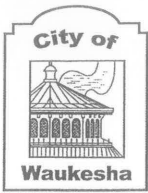
\_\_\_\_\_  
Shawn Reilly, Mayor

\_\_\_\_\_  
Gina Kozlik, City Clerk, Treasurer

All conditions of the approval of the City of Waukesha were met as of this \_\_\_\_\_  
Day of \_\_\_\_\_, 20\_\_\_\_.



This instrument drafted by Christopher J. Kunkel S-1755



**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

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Address: \_\_\_\_\_ Waukesha, WI. 53187-559

\_\_\_\_\_ 1-248-761-4428

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E-mail: \_\_\_\_\_

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10/28/2016

City of Waukesha

Preliminary Plat

\$ 570.00

**AEROSHADE, INC.**

433 OAKLAND AVE. BOX 559  
WAUKESHA, WI 53186-5551



BMO Harris Bank N.A.  
12-5-750

DATE

10/28/2016

AMOUNT

Five hundred seventy dollars and no/cents-----

\$ 570.00

PAY  
TO THE  
ORDER  
OF:

City of Waukesha  
201 Delafield Street  
Waukesha, WI. 53188

*[Handwritten Signature]*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

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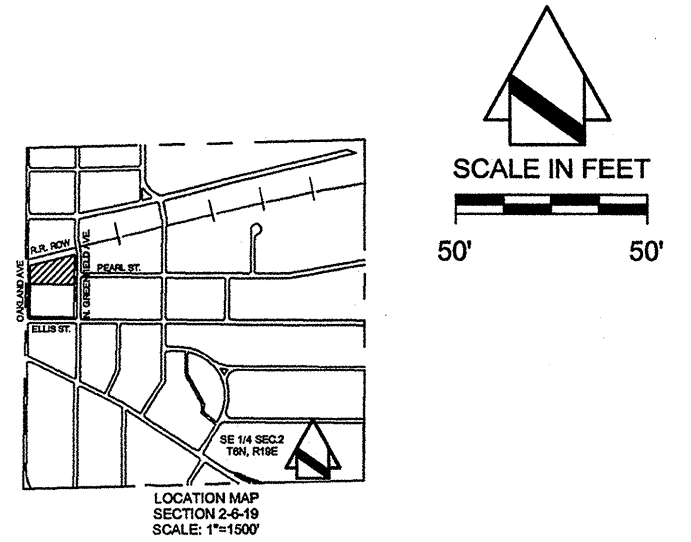
⑈008132⑈ ⑆07500005⑆ 000620040402⑈

AEROSHADE, INC.

8132

**PRELIMINARY PLAT  
AEROSHADE SUBDIVISION**

Part of the NW 1/4 of the SE 1/4 of Section 2, Town 6 North, Range 19 East  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



**SURVEYOR/ENGINEER:**  
JOHN W. JAHNKE, PLS  
JAHNKE & JAHNKE ASSOC., INC.  
711 WEST MORELAND BLVD.  
WAUKESHA, WI. 53188-2479  
PHONE: (262) 542-5797

**OWNER/SUBDIVIDER:**  
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ATTN: DAVID DUVAL  
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