



# City of Waukesha Application for Development Review

Last Revision  
Date:  
10/1/2018

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: Highview Homes LLC  
Applicant Company Name: \_\_\_\_\_  
Address: 356 Sunshine Dr  
City, State: Hartland WI Zip: 53029  
Phone: 414-840-7576  
E-Mail: John@crothy.com

### PROPERTY OWNER INFORMATION

Applicant Name: Highview Homes LLC  
Applicant Company Name: \_\_\_\_\_  
Address: 356 ~~8th~~ Sunshine  
City, State: Hartland WI Zip: 53029  
Phone: 414 840 7576  
E-Mail: John@crothy.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Land tech / John  
Company Name: Land tech  
Address: 111 W 2nd  
City, State: Oconomowoc Zip: 53066  
Phone: 262 367 7599  
E-Mail: John@landtechwi.com

### PROJECT & PROPERTY INFORMATION

Project Name: Highview Homes  
Property Address: \_\_\_\_\_  
Tax Key Number(s): \_\_\_\_\_  
Zoning: \_\_\_\_\_  
Total Acreage: 4.97 Existing Building Square Footage: 0  
Proposed Building/Addition Square Footage: \_\_\_\_\_  
Current Use of Property: Vacant

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

Annexation

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: John Crothy  
Applicant Name (Please Print): John Crothy  
Date: 10/2/19

**For Internal Use Only:**  
Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Trakit ID(s): ANNX19-00002 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 (total site disturbance UNDER 3,000 total square feet) \_\_\_\_\_
  - Projects that do not require site development plans **\$330**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) \_\_\_\_\_
  - 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**
- Annexation **NO CHARGE**
- House/Building Move **\$150**
- Street or Alley Vacations **\$150**

**TOTAL APPLICATION FEES:**

# City of Waukesha

## Development Review Submittal Requirements

### PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

**Review Time:** Approximately 30 days

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

**Reviewing Boards:** Plan Commission (optional)

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

- One (1) digital (PDF) copy of the plans you want conceptual review of
- Attachment A: Development Review Checklist. You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- Cover letter outlining project details.

### TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

**Review Time:** Approximately 30 days

**Reviewing Departments:** Public Works Engineering Division

**Reviewing Boards:** None, however the Plan Commission may require a copy as part of site plan review process.

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

- One (1) digital (PDF) copy of the Traffic Impact Analysis

### PRELIMINARY SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

**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
  - Conceptual Landscape Plan
  - 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)
  - Any other attachments as applicable.

**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.*

**PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

**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 F: Preliminary Plat Checklist
  - Cover letter outlining project details.
  - Attachment A: Development Review Checklist and other attachments as applicable
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

**FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

**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 G: Final Plat Checklist
  - Cover letter outlining project details.
  - Attachment A: Development Review Checklist and other attachments as applicable.
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

**REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

**Review Time:** 45-60 Days

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

**Reviewing Boards:** Plan Commission, Common Council

**Additional Information:** Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

**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 and rationale for rezoning
  - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - Conceptual Plan (if applicable)

*\*Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

### CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

**Review Time:** 30-45 days

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

**Reviewing Boards:** Plan Commission

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

- One (1) digital (PDF) that includes of items listed below
  - Conditional Use Permit Application

*\*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.*

### PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

**Review Time:** 45-60 days

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

**Reviewing Boards:** Plan Commission, Common Council. Some projects will also require Board of Public Works review.

**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/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
  - Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
  - General Development Plan
  - Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

*\*Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

### ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

**Review Time:** 45-60 days

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

**Reviewing Boards:** Plan Commission, Common Council

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

- One (1) digital (PDF) that includes of items listed below
  - Copy of your State of Wisconsin Request for Annexation Review Application
  - Signed City of Waukesha Direct Annexation Petition
  - Map of property of property to be annexed.
  - A boundary description (legal description of property to be annexed)
  - Any additional information on the annexation.

### **HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

**Review Time:** 30-45 days

**Reviewing Departments:** Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

**Reviewing Boards:** Plan Commission

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

- One (1) digital (PDF) that includes of items listed below
  - Address of existing structure and address of final destination for structure
  - Site Plan showing location of house/building at the new location
  - Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

### **STREET VACATIONS**

Street Vacations must be reviewed and approved by the Plan Commission.

**Review Time:** 45-60 days

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

**Reviewing Boards:** Plan Commission, Common Council

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

- One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.





# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
101 E. Wilson Street, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-267-6917  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

## Petitioner Information

Name: HIGHVIEW HOMES LLC

Address: 356 SUNSHINE DR

HARTLAND WI 53029

Email: JOHN@CROTTY.COM

## Office use only:

1. Town where property is located: WAUKESHA

2. Petitioned City or Village: WAUKESHA

3. County where property is located: WAUKESHA

4. Population of the territory to be annexed:

5. Area (in acres) of the territory to be annexed:

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel):

Petitioners phone:

414-840-7576

Town clerk's phone:

262-542-5030

City/Village clerk's phone:

262-524-3950

## Contact Information if different than petitioner:

Representative's Name and Address:

JOHN CROTTY

Phone: 414-840-7576

E-mail: john@crotty.com

Surveyor or Engineering Firm's Name & Address:

LANDTECH LLC

111 W 2ND ST

OCONOMOWOC WI 53066

Phone: 262-367-7599

E-mail: JOHN@LANDTECHWI.COM

## Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - Unanimous per s. 66.0217 (2), or,  
OR
  - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]



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# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

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## Required Fees

There is an initial filing fee and a variable review fee

\$ 350 **Initial Filing Fee** (required with the first submittal of all petitions)  
\$200 – 2 acres or less  
\$350 – 2.01 acres or more

\$ 600 **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)  
\$200 – 2 acres or less  
\$600 – 2.01 to 10 acres  
\$800 – 10.01 to 50 acres  
\$1,000 – 50.01 to 100 acres  
\$1,400 – 100.01 to 200 acres  
\$2,000 – 200.01 to 500 acres  
\$4,000 – Over 500 acres

\$ 950 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

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**Attach** check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**



## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

- State the purpose of the petition: -Direct annexation by unanimous approval; OR  
-Direct annexation by one-half approval; OR  
-Annexation by referendum.
- Petition must be signed by: -All owners and electors, if by unanimous approval.  
-See 66.0217 (3) (a), if by one-half approval.  
-See 66.0217 (3) (b), if by referendum.
- State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described by: -Aliquot part;  
-Reference to any other document (plat of survey, deed, etc.);  
-Exception or Inclusion;  
-Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:  
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.  
-Bearings and distances along all parcel boundaries as described.  
-All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,00 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*



**DIRECT ANNEXATION PETITION**

The Honorable Mayor and Members of the Common Council  
City of Waukesha, Waukesha County, Wisconsin

Dear Council Members:

The undersigned, being the owner of all of the land within the area involved, hereby petition the City of Waukesha to annex the following described real estate presently located in the Town of Waukesha

To Wit:

Legal Description

Scale Map attached, Legal Description Attached

Area of territory to be annexed: 4.97 acres

The number of people presently residing in the area to be annexed is Zero

A scale map of this area is attached to this petition.

Name 

Date 10-1-19





## LEGAL DESCRIPTION

Lands being part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 4, Town 6 North, Range 19 East, Town of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the South  $\frac{1}{4}$  corner of said Section 4; thence S  $89^{\circ}04'23''$  E along the South line of said Southeast  $\frac{1}{4}$ , 207.75 feet to the Southeast corner of Lot 7 of Blackstone Ridge Addition No. 3, also the point of beginning of the lands hereinafter described:

thence N  $01^{\circ}49'04''$  E along the Easterly line of Blackstone Ridge Addition No. 3, 328.80 feet to a point; thence S  $88^{\circ}08'41''$  E, 108.85 feet to a point on the Westerly line of Parcel 2 of CSM No. 4063; thence the following courses along the exterior of said Parcel 2:

thence N  $01^{\circ}47'03''$  E, 150.79 feet;  
thence S  $88^{\circ}11'22''$  E, 91.91 feet;  
thence N  $01^{\circ}42'41''$  E, 95.30 feet;  
thence S  $80^{\circ}49'02''$  E, 20.45 feet;  
thence S  $01^{\circ}47'36''$  W, 167.78 feet, also the terminus of said course;

thence S  $83^{\circ}14'52''$  E, 377.35 feet to a point on the right of way line of Harris Highland Drive; thence S  $47^{\circ}03'23''$  E along said right of way line, 40.33 feet; thence S  $46^{\circ}09'03''$  W along the Southerly right of way line of Hawtin Avenue as platted, 113.78 feet; thence S  $02^{\circ}04'28''$  W along the Easterly right of way of Pleasant Lane as platted, 67.40 feet; thence N  $77^{\circ}20'06''$  W along the Southerly right of way of Pleasant Lane as platted, 26.07 feet; thence S  $02^{\circ}04'28''$  W along the West exterior of Lots 19 and 20 in the Plat of Pleasant View, 193.47 feet to a point being the Southeast corner of Lot 18 in the Plat of Pleasant View; thence N  $89^{\circ}04'23''$  W along the Southerly exterior of said Plat of Pleasant View, 520.96 feet to the point of beginning.

Lands described containing approximately 4.97 acres more or less.

