



# City of Waukesha

## Application for Development Review

Last Revision  
Date:  
Dec. 2019

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: Trent Kastenschmidt  
Applicant Company Name: Kwik Trip, Inc.  
Address: 1626 Oak Street  
City, State: La Crosse, WI Zip: 54602  
Phone: (608) 793-6456  
E-Mail: TKastenschmidt@kwiktrip.com

### PROPERTY OWNER INFORMATION

Applicant Name: Trent Kastenschmidt  
Applicant Company Name: Kwik Trip, Inc.  
Address: 1626 Oak Street  
City, State: La Crosse, WI Zip: 54602  
Phone: (608) 793-6456  
E-Mail: TKastenschmidt@kwiktrip.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Robert Harley  
Company Name: RA Smith  
Address: 16745 West Bluemound Road  
City, State: Brookfield, WI Zip: 53005  
Phone: (262) 317-3266  
E-Mail: Robert.Harley@raSmith.com

### PROJECT & PROPERTY INFORMATION

Project Name: Kwik Trip #425 Building/Carwash Addition  
Property Address: 2530 North Grandview Blvd  
Tax Key Number(s): WAKC0975328 & WAKC0975329001  
Zoning: B-3 & B-5  
Total Acreage: 1.96 Existing Building Square Footage 4,825 SF  
Proposed Building/Addition Square Footage: 1,149 SF  
Current Use of Property: Convenience Store

### PROJECT SUMMARY (Please provide a brief project description.)

Approval of the CSM and to rezone southern property (B-5) to match the other parcels (B-3).  
\_\_\_\_\_  
\_\_\_\_\_

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 Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the 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 \_\_\_\_\_  
Applicant Name (Please Print) Trent Kastenschmidt  
Date: 08/28/2023

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

**FEES**

<b>[REDACTED]</b> 200	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> Residential \$480	
<b>[REDACTED]</b> Family \$480	
<b>[REDACTED]</b> 480	
<b>ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN &amp; ARCHITECTURAL REVIEWS (*):</b>	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 2,200	
<b>[REDACTED]</b> 50,000 sq.ft. or sites between 1.01 and 10 acres \$2,320	
<b>[REDACTED]</b> 100,000 sq.ft. or sites between 10.01 and 25 acres \$2,440	
<b>[REDACTED]</b> 2,560	
<b>[REDACTED]</b> 750	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 1,320	
<b>[REDACTED]</b> 50,000 sq.ft. or sites between 1.01 and 10 acres \$1,440	
<b>[REDACTED]</b> 100,000 sq.ft. or sites between 10.01 and 25 acres \$1,560	
<b>[REDACTED]</b> 1,680	
<b>[REDACTED]</b> 750	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 330	
<b>[REDACTED]</b> 330	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> Lots \$500	
<b>[REDACTED]</b> 560	
<b>[REDACTED]</b> 180	
<b>[REDACTED]</b> Territorial CSM \$260	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 270	
<b>[REDACTED]</b> 1,390	
<b>[REDACTED]</b> 1,510	
<b>[REDACTED]</b> 630	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 60	
<b>[REDACTED]</b> 780	
<b>[REDACTED]</b> 900	
<b>[REDACTED]</b> 480	
<b>[REDACTED]</b> Territorial Plat \$540	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 630	
<b>[REDACTED]</b> 630	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 480	
<b>[REDACTED]</b> 480 plus applicable preliminary and final site plan fees above	
<b>[REDACTED]</b>	
<b>[REDACTED]</b> 1,760	
<b>[REDACTED]</b> 610	
<b>[REDACTED]</b> NO CHARGE	
<b>[REDACTED]</b> 150	
<b>[REDACTED]</b> 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:**

[REDACTED]

[REDACTED] project that you are seeking conceptual review of and include as much information as possible.

[REDACTED]

### 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:**

[REDACTED]

### PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW 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:**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**FINAL SITE PLAN & ARCHITECTURAL REVIEW 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:**

- ██
- ██
- ██
- ██
- ██
- ██
- ██
- ██

**MINOR SITE PLAN & ARCHITECTURAL REVIEW 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:**

- ██
- ██
- ██
- ██
- ██
- ██

**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:**

- ██
- ██
- ██

*\*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:**

- ██
- ██
- ██
- ██
- ██

**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:**

- ██
- ██
- ██
- ██
- ██

**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:** Rezoning 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:**

- ██
- ██
- ██
- ██

*\*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:**

[Redacted]

[Redacted]

*\*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:**

[Redacted]

[Redacted] Section 22.52

(4)(a)

[Redacted]

[Redacted]

[Redacted]

*\*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:**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

**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:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] d 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:**

[REDACTED]