



**CITY OF WAUKESHA
PLAN COMMISSION**

RECEIVED

MAY 5 2017

CITY PLAN COMMISSION

Date Submitted

Application for Review

Name of Project: SUNSET CROSSINGS
 Address (If no address, location): 120 E. SUNSET DRIVE
 Project Description: CSM 1 parcel into 4 parcels

Applicant information:

Name: Commercial Property Assn. Inc.
 Company Name: Jon Thoresen
 Address: 1000 N. WATER ST ST. 160
MILWAUKEE, WI. 53202
 Phone: 414-271-1111
 E-mail: JThoresen@cpa-wi.com

Owner information:

Name: Lockard Waukesha Holdings, LLC.
 Company Name: Dustin Whitehead
 Address: 4501 PRAIRIE PARKWAY
CEDAR FALLS, IA 50613
 Phone: 319-961-6545
 E-mail: dustin@lockardonline.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 type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input checked="" type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - 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"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$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.

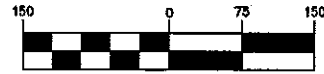
INTERNAL USE ONLY			
Amount Due: <u>\$350-</u>	Check #: <u>1149</u>	Amount Paid: <u>\$350-</u>	Rec'd By: <u>ma</u>

Rev. 07/16

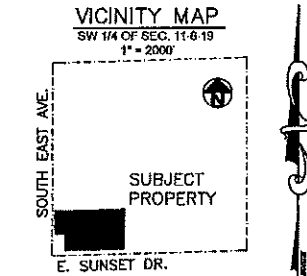
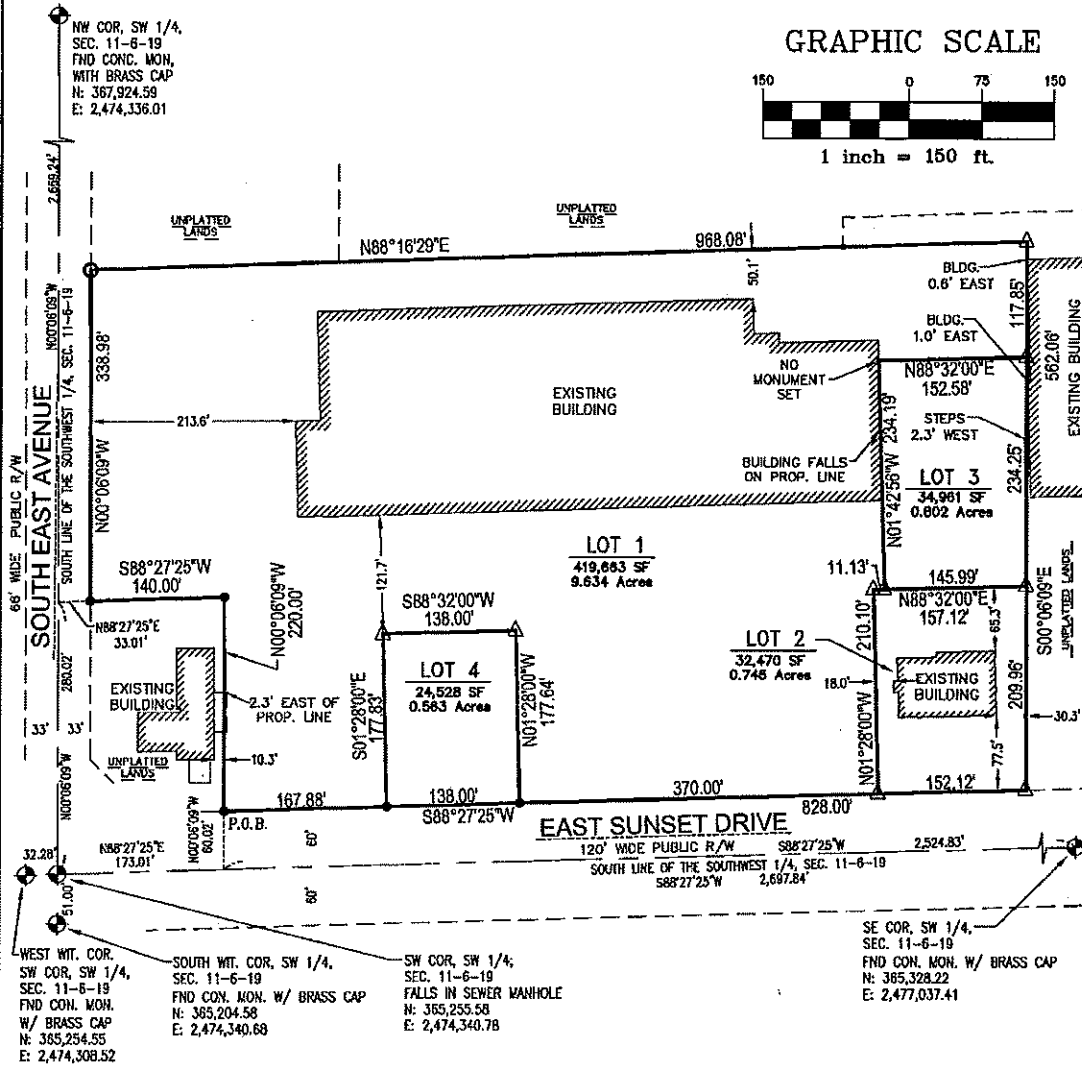
WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

GRAPHIC SCALE



1 inch = 150 ft.



- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 1.13 LBS PER LINEAL FOOT.
 - △ - DENOTES SET "PK" NAIL
 - - DENOTES FOUND IRON PIPE
- ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11-6-19, WHICH IS ASSUMED TO BEAR S88°27'25"W, STATE PLANE COORDINATE SYSTEM SOUTH ZONE, DEC. 2012 CSSD.



Marc Passarelli
MARC C. PASSARELLI S - 2817



WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a part of the Southwest ¼ of the Southwest ¼ of Section 11, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin and being more particularly described as follows: Commencing at the Southeast corner of said Southwest ¼; thence South 88° 27' 25" West along the South line of said ¼ Section, 2,524.83 feet; thence North 00° 06' 09" West, 60.02 feet to a point on the North line of Sunset Drive also being the point of beginning of the land to be described; thence North 00° 06' 09" West, 220.00 feet; thence South 88° 27' 25" West, 140.00 feet to a point on the East line of South East Avenue; thence North 00° 06' 09" West along said East line, 338.98 feet; thence North 88° 16' 29" East, 968.08 feet; thence South 00° 06' 09" East, 562.06 feet to a point on the North line of Sunset Drive; thence South 88° 27' 25" West along said North line, 828.00 feet to the point of beginning.

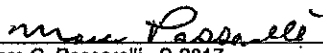
That I have made this survey, land division and map by the direction of the Lockard Waukesha Holdings, LLC, owner of said land.

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

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

Dated this 17th day of January 2017.





Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

Lockard Waukesha Holdings, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and City of Waukesha.

IN WITNESS WHEREOF, the said Lockard Waukesha Holdings, LLC has caused these presents to be signed by Robert L. Smith Jr., President at _____, Wisconsin, on this ____ day of _____, 2017.

Robert L. Smith Jr., President
Lockard Waukesha Holdings, LLC

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2017, the above named Robert L. Smith Jr., to me known to be the person who executed the foregoing instrument and to me known to be such President of Lockard Waukesha Holdings, LLC and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by its authority.

Notary Public, State of Wisconsin
My Commission expires _____

CONSENT OF MORTGAGEE:

First Business Bank, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of Lockard Waukesha Holdings, LLC, owner.

In Witness Whereof, First Business Bank, has caused these presents to be signed by _____, its _____, at _____, _____, this ____ day of _____, 2017.

Representative
First Business Bank

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2017, the above named _____, of the above named First Business Bank, known to be the person who executed the foregoing instrument and to me known to be such _____ of said Corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation by its authority.

Notary Public, State of Wisconsin
My Commission expires _____



Marc C. Passarelli

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Waukesha on this ____ day of _____, 2017.

SHAWN REILLY, CHAIRMAN

MARIA PANDAZI, SECRETARY

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Waukesha on this ____ day of _____, 2017.

SHAWN REILLY, MAYOR

GINA KOZLIK, CLERK



Marc C. Passarelli