



City of Waukesha

Application for Development Review

Last Revision
Date:
Dec. 2019

City of Waukesha Community Development Department - 201 Delafield Street, 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: Jackie Nickolaus
 Applicant Company Name: Sherman Ventures Management LLC
 Address: 233 Park Avenue South, Suite 201
 City, State: Minneapolis, MN Zip: 55415
 Phone: (515) 491-5103
 E-Mail: jnickolaus@sherman-associates.com

PROPERTY OWNER INFORMATION

Applicant Name: _____
 Applicant Company Name: City of Waukesha
 Address: _____
 City, State: _____ Zip: _____
 Phone: _____
 E-Mail: _____

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Sarah Kern
 Company Name: Kaas Wilson Architects
 Address: 1301 American Blvd East, Suite 100
 City, State: Bloomington, MN Zip: 55425
 Phone: (612) 285-3891
 E-Mail: sarahk@kaaswilson.com

PROJECT & PROPERTY INFORMATION

Project Name: Waukesha Active Adult Senior Living
 Property Address: 310 Delafield Street
 Tax Key Number(s): WAKC1305-460
 Zoning: B-3
 Total Acreage: 3.38 Existing Building Square Footage None
 Proposed Building/Addition Square Footage: 146,070
 Current Use of Property: Vacant

PROJECT SUMMARY (Please provide a brief project description.)

The proposed development is a 105 unit, 4-story independent living building with a pitched roof and underground parking. The building will have multiple interior and exterior amenity spaces and the intended residents will be age restricted to 55+.

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 *Jackie Nickolaus*
 Applicant Name (Please Print) Jackie Nickolaus
 Date: 2/02/2023

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

- | | |
|--|--------------|
| <input checked="" type="checkbox"/> Plan Commission Consultation \$200 | \$200 |
| <input type="checkbox"/> Traffic Impact Analysis | |
| <input type="checkbox"/> Commercial, Industrial, Institutional, and Other Non-Residential \$480 | |
| <input type="checkbox"/> Residential Subdivision or Multi-Family \$480 | |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$480 | |
| ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*): | |
| * <input type="checkbox"/> Preliminary Site Plan & Architectural Review | |
| <input type="checkbox"/> Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre \$2,200 | |
| <input type="checkbox"/> Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres \$2,320 | |
| <input type="checkbox"/> Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres \$2,440 | |
| <input type="checkbox"/> Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. \$2,560 | |
| <input type="checkbox"/> Resubmittal Fees (after 2 permitted reviews) \$750 | |
| * <input type="checkbox"/> Final Site Plan & Architectural Review | |
| <input type="checkbox"/> Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre \$1,320 | |
| <input type="checkbox"/> Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres \$1,440 | |
| <input type="checkbox"/> Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres \$1,560 | |
| <input type="checkbox"/> Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. \$1,680 | |
| <input type="checkbox"/> Resubmittal Fees (3rd and all subsequent submittals) \$750 | |
| * <input type="checkbox"/> Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet) | |
| <input type="checkbox"/> Projects that do not require site development plans \$330 | |
| <input type="checkbox"/> Resubmittal Fees (3rd and all subsequent submittals) \$330 | |
| <input type="checkbox"/> Certified Survey Map (CSM) | |
| <input type="checkbox"/> 1-3 Lots \$500 | |
| <input type="checkbox"/> 4 lots or more \$560 | |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$180 | |
| <input type="checkbox"/> Extra-territorial CSM \$260 | |
| <input type="checkbox"/> Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.) | |
| <input type="checkbox"/> Up to 12 lots \$1,270 | |
| <input type="checkbox"/> 13 to 32 lots \$1,390 | |
| <input type="checkbox"/> 36 lots or more \$1,510 | |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$630 | |
| <input type="checkbox"/> Final Subdivision Plat (Final Site Plan Review is also required.) | |
| <input type="checkbox"/> Up to 12 lots \$660 | |
| <input type="checkbox"/> 13 to 32 lots \$780 | |
| <input type="checkbox"/> 36 lots or more \$900 | |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) \$480 | |
| <input type="checkbox"/> Extra-territorial Plat \$540 | |
| <input type="checkbox"/> Rezoning and/or Land Use Plan Amendment | |
| <input type="checkbox"/> Rezoning \$630 | |
| <input type="checkbox"/> Land Use Plan Amendment: \$630 | |
| <input type="checkbox"/> Conditional Use Permit | |
| <input type="checkbox"/> Conditional Use Permit with no site plan changes \$480 | |
| <input type="checkbox"/> Conditional Use Permit with site plan changes \$480 plus applicable preliminary and final site plan fees above | |
| <input type="checkbox"/> Planned Unit Development or Developer's Agreement (Site Plan Review is also required) | |
| <input type="checkbox"/> New Planned Unit Development or Developer's Agreement \$1,760 | |
| <input type="checkbox"/> Planned Unit Development or Developer's Agreement Amendment \$610 | |
| <input type="checkbox"/> Annexation NO CHARGE | |
| <input type="checkbox"/> House/Building Move \$150 | |
| <input type="checkbox"/> Street or Alley Vacations \$150 | |

TOTAL APPLICATION FEES:

\$200

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 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:

- 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.