

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: Mark Augustine
Applicant Company Name: Mad Dog Properties, LLC
Address: 1177 Quail Court, Suite 100
City, State: Pewaukee, WI Zip: 53072
Phone: 262-691-8841
E-Mail: davidr@davidgoliath.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Mark D. Augustine, PE, PLS, CHMM
Company Name: LandMark Engineering Sciences, Inc.
Address: 119 Coolidge Avenue - Suite 100
City, State: Waukesha, WI Zip: 53186-6602
Phone: 414-719-2769
E-Mail: LandMark-Engineering@live.com

PROPERTY OWNER INFORMATION

Applicant Name: Liskowitz Family Irrevocable Trust DTD 3/22/2017
Applicant Company Name: _____
Address: 1016 Guthrie Road
City, State: Waukesha, WI Zip: 53186
Phone: 920-262-9151
E-Mail: nancylee3141961@gmail.com

PROJECT & PROPERTY INFORMATION

Project Name: Addn to Executive Townhouses of Fleetfoot
Property Address 1016 Guthrie Road, Waukesha WI 53186
Tax Key Number(s): WAKC1343305
Zoning: Rs-3 (rezone western portion to Rd-2 PUD)
0.85 total
Total Acreage: (0.43 W) Existing Building Square Footage (0.0 W)
Proposed Building/Addition Square Footage: (3150 W)
single family residence
Current Use of Property: (vacant W portion)


PROJECT SUMMARY (Please provide a brief project description.)

Intent is for Mad Dog Properties to purchase the western portion of the Liskowitz Family property via CSM to combine it with the existing Mad Dog Properties development to the north (Executive Townhomes of Fleetfoot Drive). A 2-unit townhouse will then be constructed onto the new addition to the development. This application is for Final SPAR approval.

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) Mark D. Augustine
Date: 14 NOV 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

- 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**
- ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*):**
- * **Preliminary Site Plan & Architectural 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 & Architectural Review** \$1,320
 - 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 Plan & Architectural Review (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 (Preliminary Site Plan Review is also required.) _____
 - 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 (Final Site Plan Review is also required.) _____
 - 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:

\$1,320

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.

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:

- 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 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:

- 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: 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:

- 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.

LANDMARK

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVENUE - SUITE 100, WAUKESHA, WISCONSIN 53186

TELEPHONE: 414-719-2769

LANDMARK-ENGINEERING@LIVE.COM

November 14, 2023

Robin Grams – Associate Planner
City of Waukesha – Community Development Department
201 Delafield Street
Waukesha, WI 53188

RE: **Proposed Addition - Fleetfoot Drive Duplex PUD Development**
Western Portion of 1016 Guthrie Road, Waukesha, WI 53186
LandMark Project No. 2404.05

Robin:

On behalf of Mad Dog Properties, LLC (MDP), I am submitting the following “Project Narrative” for the referenced properties located in the City of Waukesha.

PROJECT NARRATIVE

Mad Dog Properties, LLC (MDP) has submitted an accepted offer to purchase with contingencies for the western 0.43 acre portion of Lot 1 of CSM 10581 (the Site), address 1016 Guthrie Road, from the Liskowitz Family Irrevocable Trust DTD 3/22/2017 (henceforth referred to as “Liskowitz Trust”). This parcel for this proposed development is henceforth referred to as “the Site”.

The western portion of the Site is adjacent to the south side of MDP’s property known as Lot 1 of CSM #11718, with a southernmost address of 1003 Fleetfoot Drive. The Site currently extends from the west side of Guthrie Road to the east side of Fleetfoot Drive and contains approximately 36,875 square feet (+/- 0.85 acres). The current Waukesha County tax key identification numbers are WAKC1343305. The Site is *not* currently a part of the TIF district that began in 2008 for the development of the Bryce Commercial Center that the MDP property is currently a part of.

Historically, the Site has been part of a single-family, residential property within the Town of Waukesha before it was annexed into the City of Waukesha.

MDP is petitioning the City for approval of a new CSM that removes the western 18,798 s.f. (~0.432 ac.) from the Site and combines it with the existing MDP property. We are also petitioning the City for rezoning the portion of land added to the MDP property to RD-2; the current zoning for the Site is RS-3. In conversations with the City Community Development – Zoning Division staff, MDP discussed the rezoning to an underlying zoning of RD-2 to match the current zoning of the other MDP parcel for an entire planned unit development (PUD) overlay of the Site. The proposed rezoning and PUD are needed for the proposed residential duplex redevelopment plan. MDP intends to construct another duplex/two-family building for an additional 2 rental units.

Each duplex unit will contain three bedrooms, 2.5 baths and an attached 2.5 car garage. We believe that this project creates a great buffer between the businesses located on the west side of Fleetfoot Drive and the current single family and multifamily areas located on the east and south sides of the Site. Our intention is to begin construction in early spring 2023 and have the project completed by the end of 2024. The projected finished value of the proposed new development is approximately \$0.7 million added to the current value of the MDP development.

LandMark's meetings with City Engineering staff and survey results have indicated that municipal infrastructure currently exists to accommodate the proposed multi-unit building development for sanitary sewer and potable water services. Also, stormwater management infrastructure will be contained and maintained on the Site with no direct discharge into Fleetfoot Drive except for emergency overflow.

For this proposed development, Atlas Survey created the Certified Survey Map, LandMark created the subsequent surveying and engineering documents and will perform these services for construction, David & Goliath Builders, Inc. (D&G) will create the building documents and will construct the buildings and create the landscape plans, Hanson Landscaping will install the landscaping, and MDP will own and operate the building into the foreseeable future.

MDP has submitted documents for Public Hearing and review by Plan Commission and Common Council to complete the City approval process for several items, specifically:

- New Certified Survey Map to revise the common property boundary between Lot 1 of CSM #10581 and Lot 1 of CSM #11718 to accommodate redevelopment of the Site.
- Re-zoning of the Site to RD-2 with a PUD overlay to match the zoning for Lot 1 of CSM #11718.

MDP has completed the Preliminary SPAR meeting and is submitting documents for Final SPAR by City staff and Common Council to complete the City approval process for several items, specifically:

- Amendment to existing Developer's Agreement for Planned Unit Development Requirements
- Amendment to Developer's Agreement for amended TIF District Requirements
- Building Permit

On behalf of Mad Dog Properties, LLC, thank you for your time and consideration on the review and approval of this proposed redevelopment project.

Respectfully,



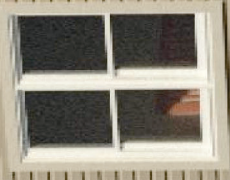
Mark D. Augustine, PE, PLS, CHMM
LandMark Engineering Sciences, Inc. / Mad Dog Properties, LLC

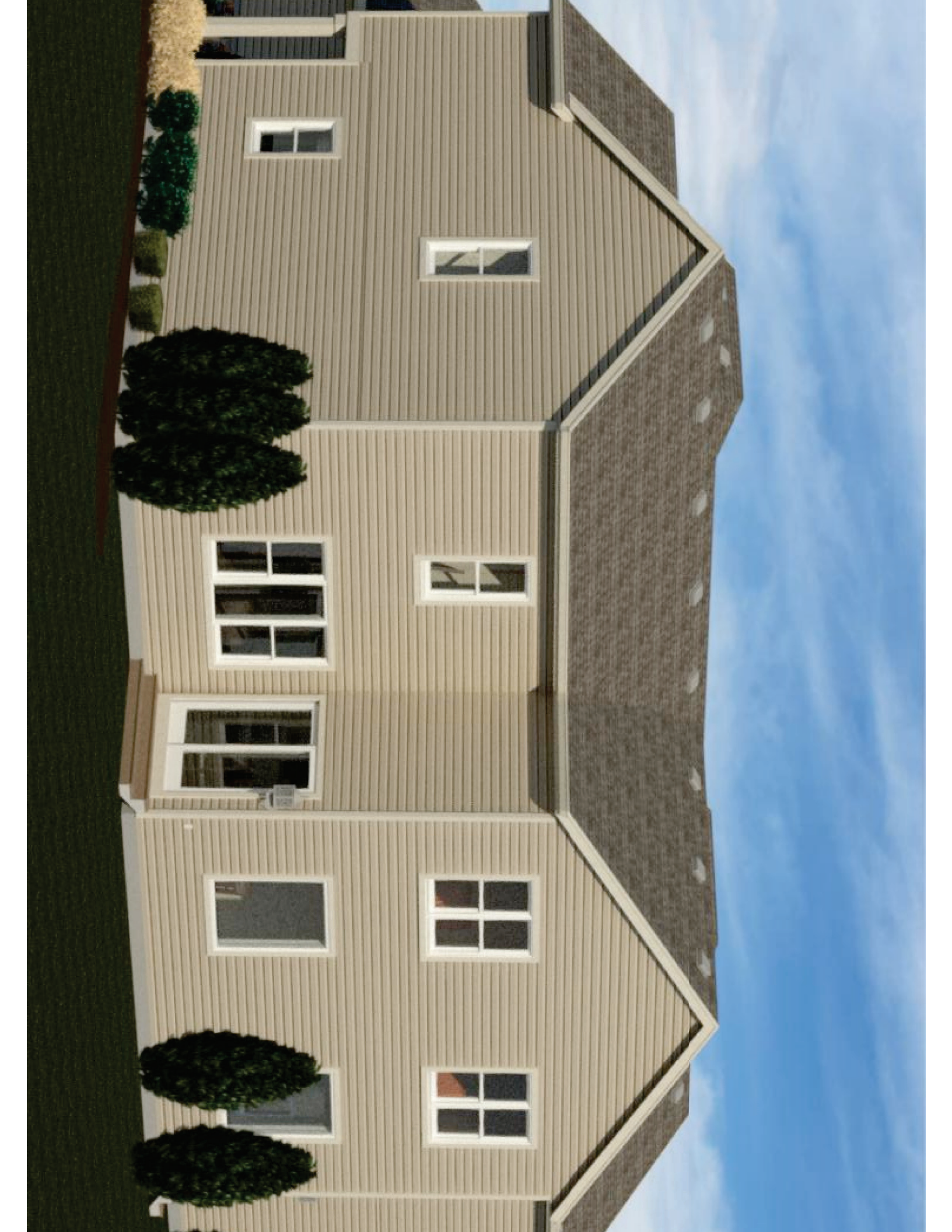
C: Doug Koehler – City of Waukesha, Community Development Department
David Rodrigues, Jr. – David & Goliath Builders, Inc. / MDP
Ann Rodrigues – David & Goliath Builders, Inc. / MDP
Sherri Augustine – Mequon Chiropractic Office / MDP

C:\Documents\LandMark\2404 - Mad Dog Properties (Waukesha)\2404.05 - Fleetfoot (Waukesha)\other property\Liskowitz\City application\2404_05-project_narrative(20231114).docx











LOT 2
CSM
#10537

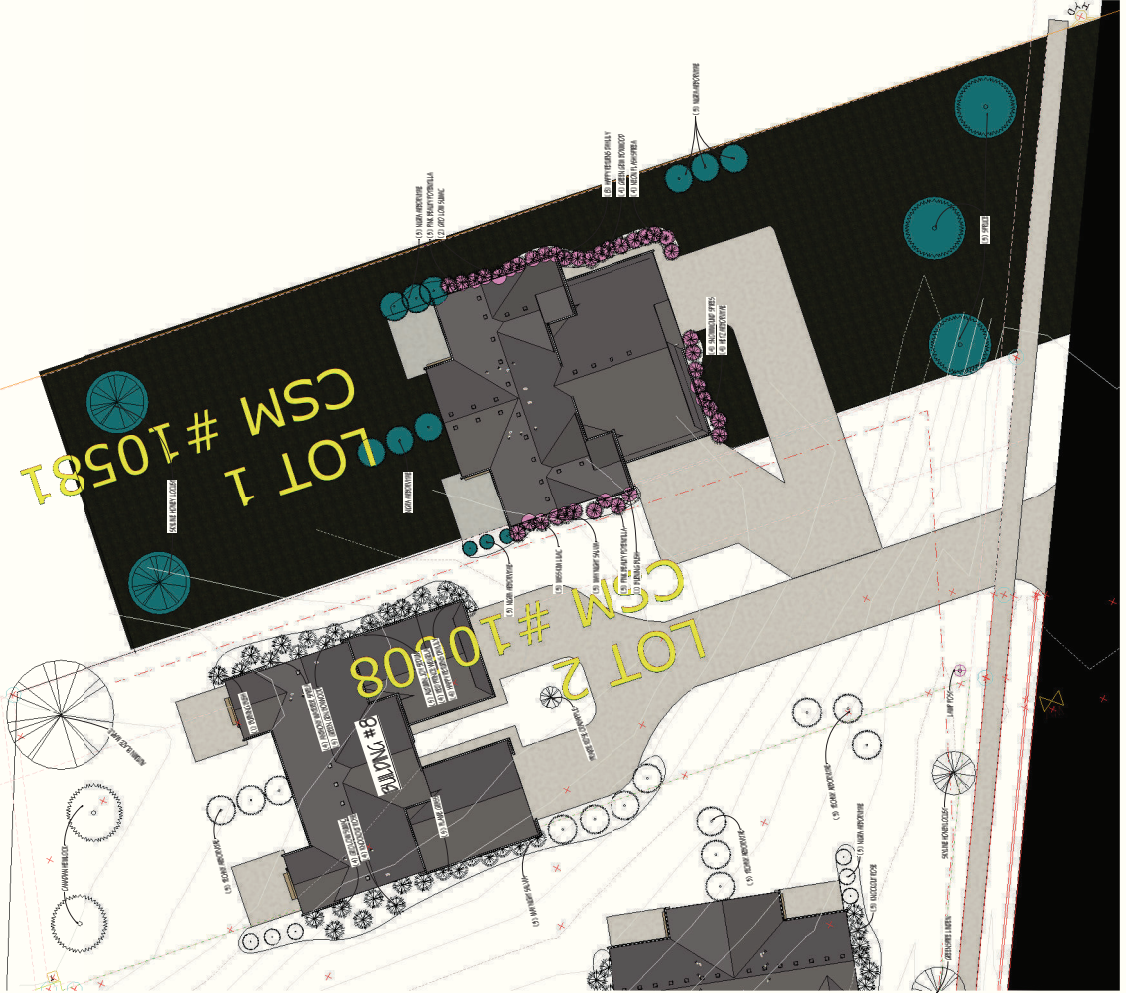
OUTLOT
CSM
#10537

LOT 1
CSM #8

LOT 2
CSM

LOT
CSM

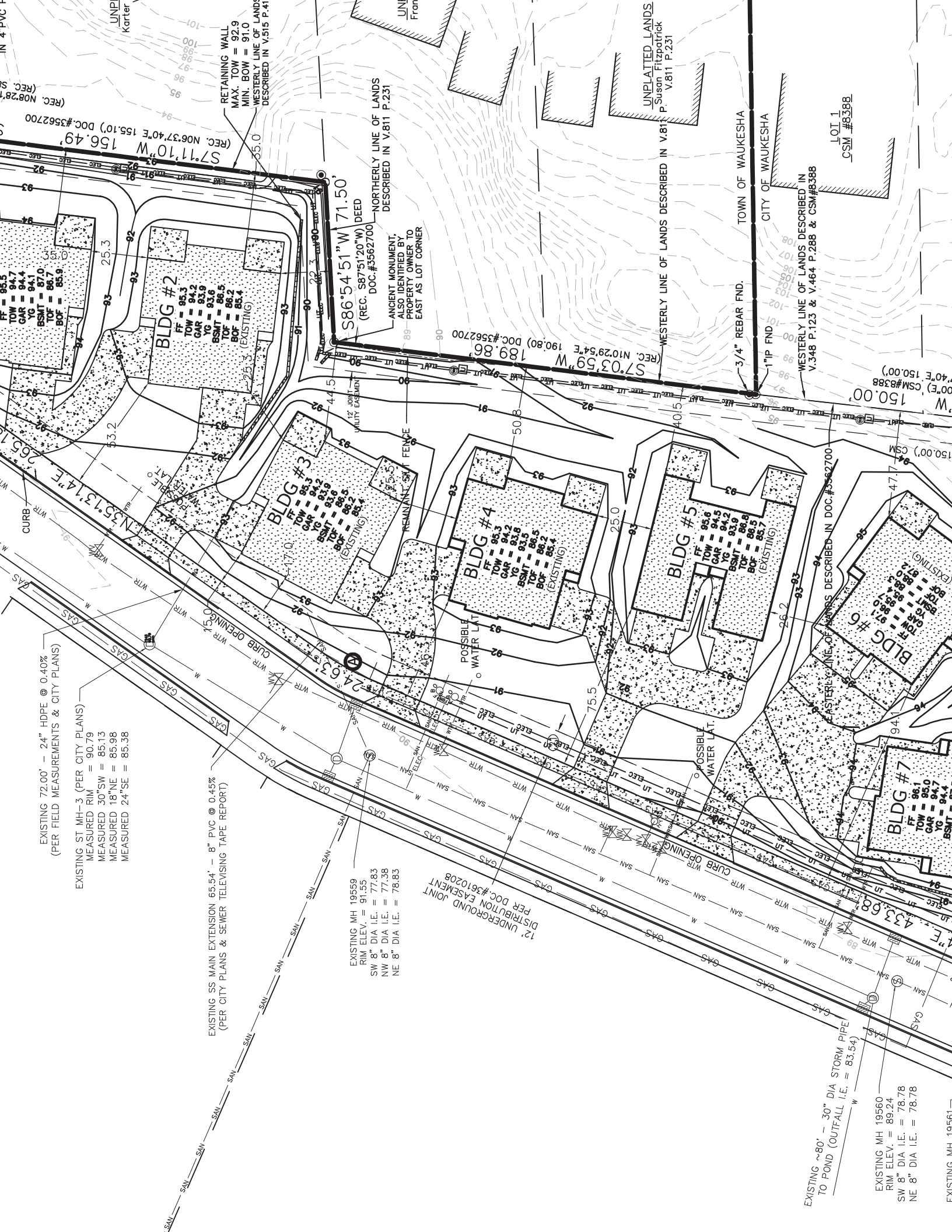
LOT 2
#10508



LOT 1 #10581

LOT 2 #10508

LANDSCAPE PLAN



UNPLATTED LANDS
P. Susan Fitzpatrick
V.811 P.231

RETAINING WALL
MAX. TOW = 92.9
MIN. BOW = 91.0
WESTERLY LINE OF LANDS
DESCRIBED IN V.515 P.41

NORTHERLY LINE OF LANDS
DESCRIBED IN V.811 P.231

ANCIENT MONUMENT,
ALSO IDENTIFIED BY
PROPERTY OWNER TO
BE EAST AS LOT CORNER

WESTERLY LINE OF LANDS DESCRIBED IN V.811 P.231

TOWN OF WAUKESHA
CITY OF WAUKESHA

WESTERLY LINE OF LANDS DESCRIBED IN
V.348 P.123 & V.464 P.288 & CSM#8388

LOT 1
CSM #83388

3/4" REBAR FND.
1" IP FND

W 150.00'
S 71.10' W 156.49'
S 71.10' W 156.49'
S 71.10' W 156.49'
S 71.10' W 156.49'

BLDG #2
FF = 95.5
TOW = 94.7
GAR = 94.4
YG = 94.1
BSMT = 87.0
TOF = 86.7
BOF = 85.9

BLDG #3
FF = 95.3
TOW = 94.2
GAR = 93.9
YG = 93.6
BSMT = 86.5
TOF = 86.2
BOF = 85.4

BLDG #4
FF = 95.3
TOW = 94.2
GAR = 93.9
YG = 93.6
BSMT = 86.5
TOF = 86.2
BOF = 85.4

BLDG #5
FF = 95.6
TOW = 94.5
GAR = 94.3
YG = 93.9
BSMT = 86.8
TOF = 86.5
BOF = 85.7

BLDG #6
FF = 95.5
TOW = 94.4
GAR = 94.1
YG = 93.8
BSMT = 86.7
TOF = 86.4
BOF = 85.6

BLDG #7
FF = 96.1
TOW = 95.0
GAR = 94.7
YG = 94.4
BSMT = 86.1
TOF = 85.8
BOF = 85.1

EXISTING MH 19559
RIM ELEV. = 91.55
SW 8" DIA I.E. = 77.83
NW 8" DIA I.E. = 77.38
NE 8" DIA I.E. = 78.83

EXISTING ST MH-3 (PER CITY PLANS)
MEASURED RIM = 90.79
MEASURED 30" SW = 85.13
MEASURED 18" NE = 85.98
MEASURED 24" SE = 85.38

EXISTING SS MAIN EXTENSION 65.54' - 8" PVC @ 0.45%
(PER CITY PLANS & SEWER TELEVISION TAPE REPORT)

12' UNDERGROUND JOINT
DISTRIBUTION EASEMENT
PER DOC. #3610208

EXISTING ~80" - 30" DIA STORM PIPE
TO POND (OUTFALL I.E. = 83.54)

EXISTING MH 19560
RIM ELEV. = 89.24
SW 8" DIA I.E. = 78.78
NE 8" DIA I.E. = 78.78

EXISTING MH 19561

W 150.00'
S 71.10' W 156.49'
S 71.10' W 156.49'
S 71.10' W 156.49'



RETAINING WALL
 1.0' OFF PROPERTY LINE
 MAX. TOW = 91.0
 MIN. BOW = 87.0

TOWN OF WAUKESHA
 CITY OF WAUKESHA

UNPLATTED LANDS
 Susan Fitzpatrick
 V.811 P.231

LOT 1
 CSM #8388

LOT 2



BLDG #2
FF = 95.3
TOW = 94.2
GAR = 93.9
YG = 93.6
BSMT = 86.5
TOF = 86.2
BOF = 85.4
(EXISTING)

BLDG #3
FF = 95.3
TOW = 94.2
GAR = 93.9
YG = 93.6
BSMT = 86.5
TOF = 86.2
BOF = 85.4
(EXISTING)

BLDG #4
FF = 95.3
TOW = 94.2
GAR = 93.8
YG = 93.5
BSMT = 86.5
TOF = 86.2
BOF = 85.4
(EXISTING)

BLDG #5
FF = 95.6
TOW = 94.5
GAR = 94.2
YG = 93.9
BSMT = 86.8
TOF = 86.5
BOF = 85.7
(EXISTING)

STORM SEWER INLET
24" NW I.E. = 87.00

EMERGENCY
OVERFLOW PATH

6.0' DEC.
RETAINING
MAX. TOW
MIN. BOW
1.0' OFF PRG
MAX. TOW
MIN. BOW

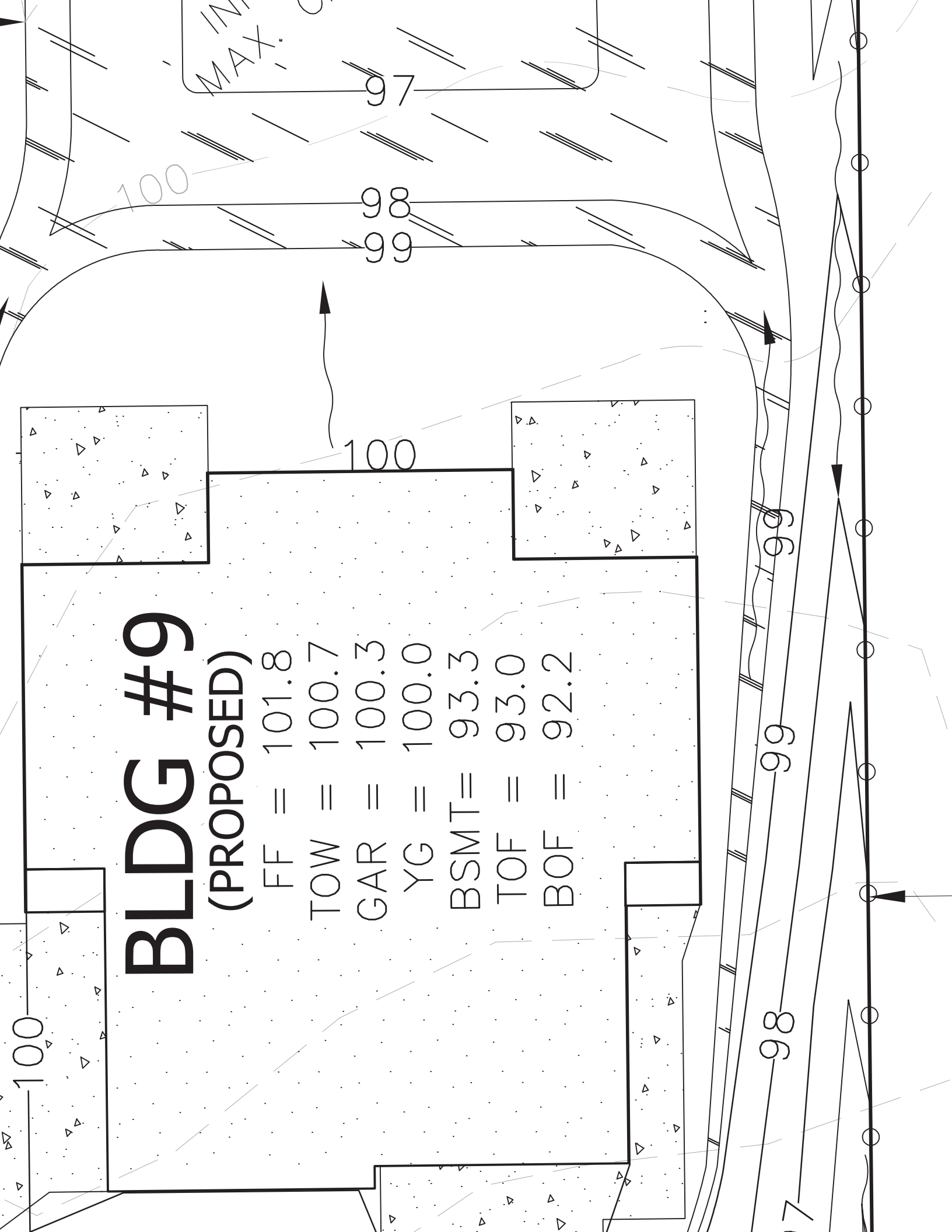
TOWN OF WAUKESHA
CITY OF WAUKESHA

UNPLATT
Susan Fitt
V.811

LOT 1
CSM #8388

BLDG #9 (PROPOSED)

- FF = 101.8
- TOW = 100.7
- GAR = 100.3
- YG = 100.0
- BSMT = 93.3
- TOF = 93.0
- BOF = 92.2



AT A RATE OF 10 LBS PER
SQUARE YARD. STRAW MULCH SHALL RE
SPECIFICATIONS, EXCEPT
BEEN COMPLETED. MULCH
MATTING SHALL BE PLACED

CONTRACTOR TO PROVIDE
AS REQUIRED BY THE WISCONSIN

ES, IF NEEDED, AND

CONVEYANCE PIPING, AND
NEED A MINIMUM OF THREE
72 HOURS (72 HOURS) PRIOR

UM OF 5' BEYOND ALL
SURFACE MATERIALS
—ENGINEERED FILL,

AND SOIL MATERIAL ON-SITE

ALL APPLICABLE STATE AND FEDERAL REGULATIONS
HELD HARMLESS IN ALL MATTERS REGARDING SUCH

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE
CLEAN AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
9. WHERE CONNECTING TO EXISTING UTILITY SERVICES, THE CONTRACTOR
POINT SO THAT ELEVATIONS OF THE EXISTING SERVICES ARE
ADJUSTMENTS TO THE DESIGN BE MADE.
10. CURRENT CITY STANDARD SPECIFICATIONS SHALL APPLY TO ALL
AND INFRASTRUCTURE.

EROSION CONTROL:

1. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL
”WISCONSIN STORMWATER CONSTRUCTION AND PRACTICES MANUAL
2. SEDIMENT CONTROL MEASURES MAY NEED TO BE INSTALLED AND
CONSTRUCTION.
3. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION
INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES
THE END OF EACH DAY.
4. ALL EROSION CONTROL PRACTICES MUST BE CHECKED AND MAINTAINED
HOURS OF EVERY RAINFALL (1/2” OR MORE), AND ALL EROSION CONTROL
STRUCTURES IMMEDIATELY.
5. DO NOT REMOVE ANY SEDIMENT CONTROL MEASURES OR VEGETATION
ESTABLISHED CONTINUOUS VEGETATIVE COVER.
6. ALL TRACKED SOIL ON ADJACENT STREETS FROM CONSTRUCTION SHALL BE
BASIS. CONTRACTORS ARE REQUIRED TO ONLY USE TRACKED SOIL MATERIAL ON-SITE

EXISTING SS MAIN EXTENSION 65.54' - 8" PVC @ 0.45%
(PER CITY PLANS & SEWER TELEVISION TAPE REPORT)

(3) PROPOSED 1.5" DIA WATER LATERALS AND SHUTOFF VALVE CONNECTIONS TO EXISTING 12" DIA WATER MAIN. VERTICAL SEPARATION DISTANCE BETWEEN WATER LAT. AND SANITARY SEWER LAT. AT CROSSING POINTS IS ~5'.

~140 S.F. AREA OF ROAD CURB & SIDEWALK EXCAVATED TO INSTALL (3) 1.5" DIA WATER LATERALS + SHUTOFF VALVES

EXISTING MH 19559
RIM ELEV. = 91.55
SW 8" DIA I.E. = 77.83
NW 8" DIA I.E. = 77.38
NE 8" DIA I.E. = 78.83

12' UNDERGROUND JOINT DISTRIBUTION EASEMENT PER DOC. #3610208

EXISTING ~80' - 30" DIA STORM PIPE TO POND (OUTFALL I.E. = 83.54)

EXISTING MH 19560
RIM ELEV. = 89.24
SW 8" DIA I.E. = 78.78
NE 8" DIA I.E. = 78.78

EXISTING MH 19561
RIM ELEV. = 91.27
SW 8" DIA I.E. = 7.68
NE 8" DIA I.E. = 79.68
SE 4" DIA I.E. = 80.01

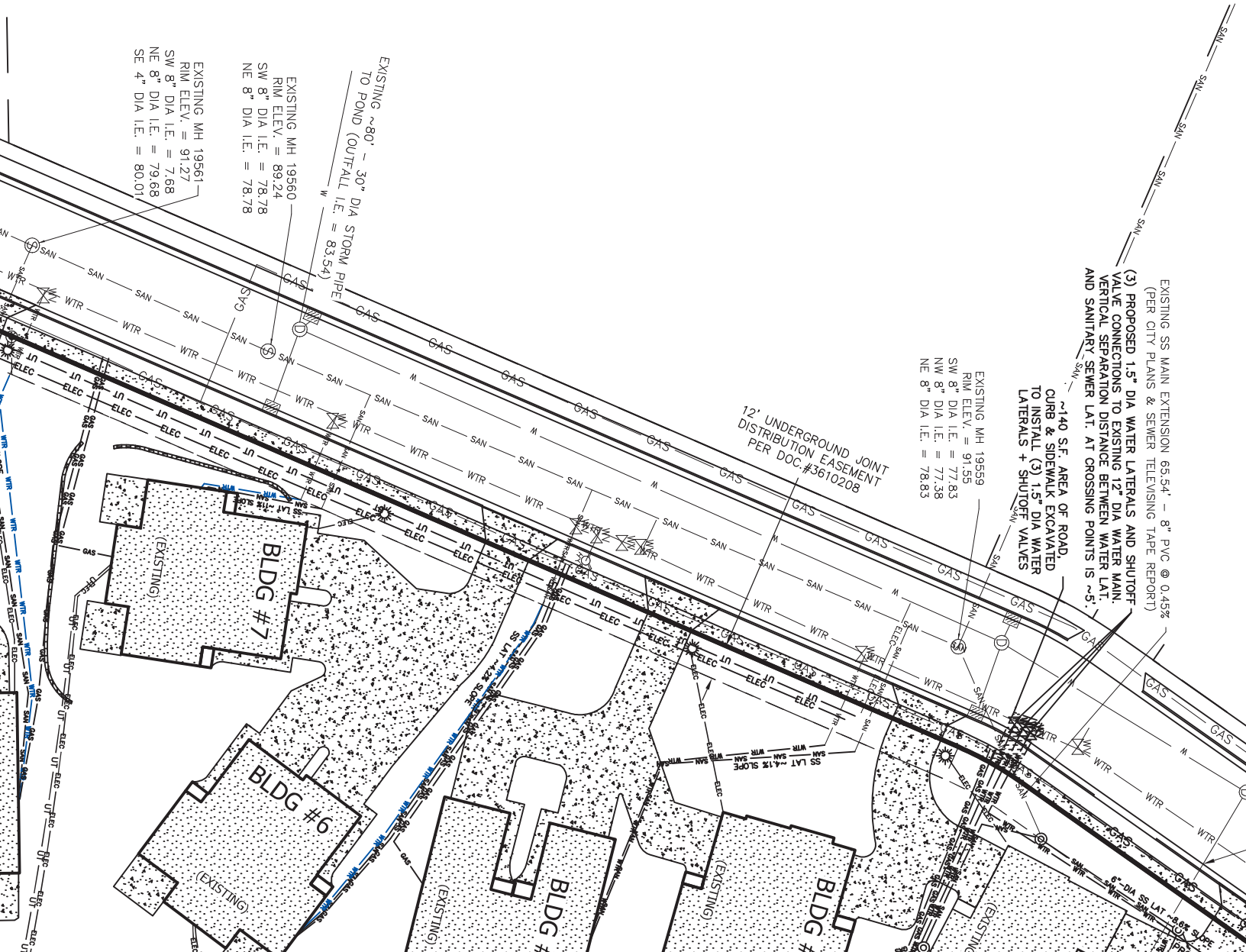
ION OF THE UNDERGROUND FACILITIES.

ASTM DESIGNATION D 3034, AND JOINT

KIBLE THERMOPLASTIC PIPE PER THE

PECIFICATIONS FOR WATER & SEWER

AS SPECIFIED IN THE LATEST EDITION



BLDG #8

(EXISTING)

RETAINING WALL
HEIGHT ≤ 4.0 FT

96

98

99

100

100

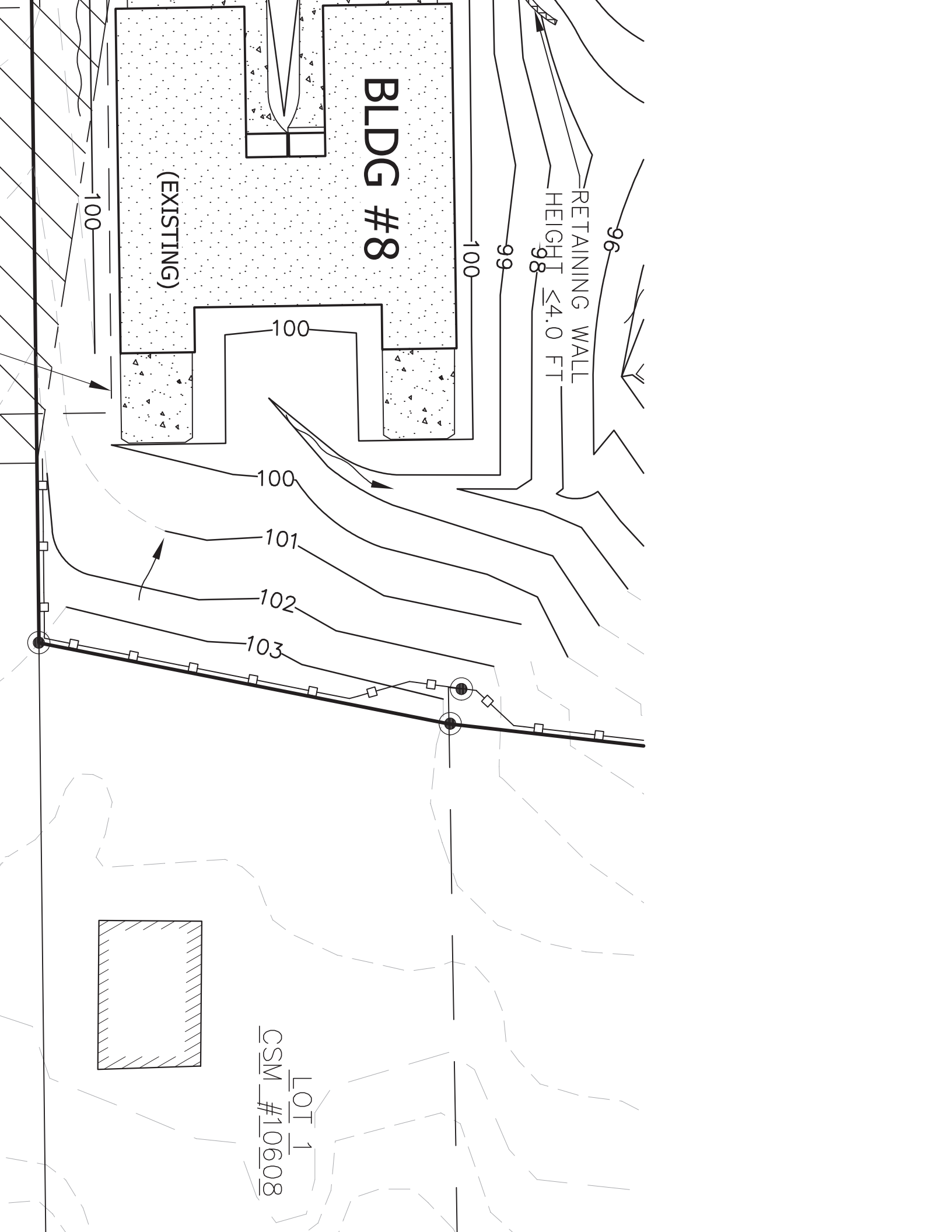
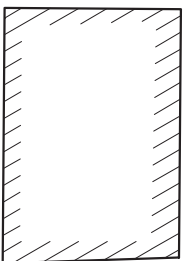
100

101

102

103

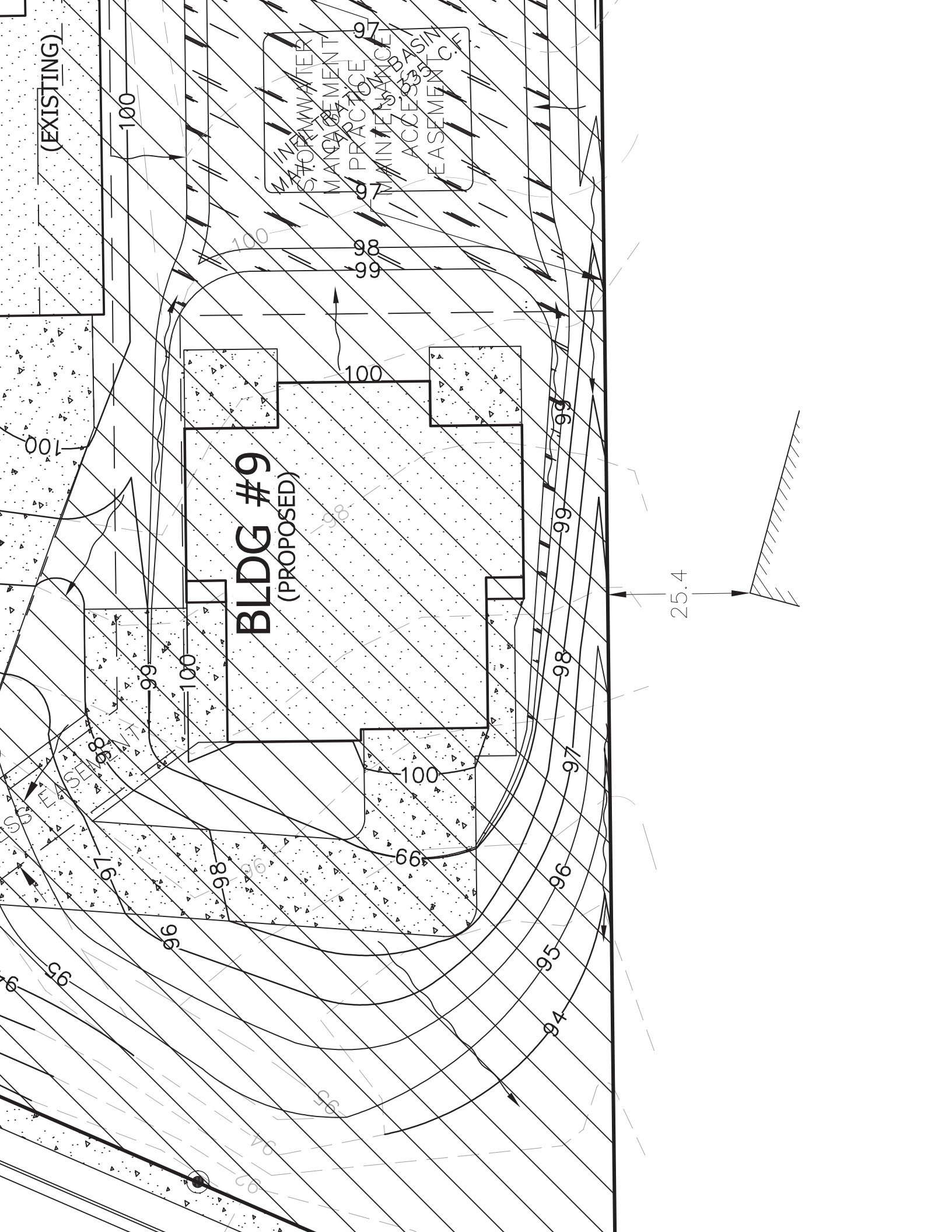
LOT 1
CSM #10608



(EXISTING)

BLDG #9
(PROPOSED)

STORMWATER
MANAGEMENT
PRACTICE
MINIMUM
ACCESS
EASEMENT



25.4