

# 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: Daniel C. Whiting  
Applicant Company Name: Hollyhock Properties, L.L.C.  
Address: 900 Arcadian Avenue  
P.O. Box 709  
City, State: Waukesha, Wisconsin Zip: 53187-0709  
Phone: (262) 424-2072  
E-Mail: jafw4444@aol.com

### PROPERTY OWNER INFORMATION

Applicant Name: Hollyhock Properties, L.L.C.  
Applicant Company Name: Same  
Address: 900 Arcadian Avenue  
P.O. Box 709  
City, State: Waukesha, Wisconsin Zip: 53187-0709  
Phone: (262) 424-2072  
E-Mail: jafw4444@aol.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: John Stigler  
Company Name: Jahnke & Jahnke Associates, Inc.  
Address: 711 W. Moreland Blvd.  
City, State: Waukesha, Wisconsin Zip: 53188  
Phone: (262) 542-5797  
E-Mail: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: MacArthur Road Lot  
Property Address: MacArthur Road  
Tax Key Number(s): 2911326999  
Zoning: RS-1 & C-1  
Total Acreage: 5.21A Existing Building Square Footage 0  
Proposed Building/Addition Square Footage: \_\_\_\_\_  
Current Use of Property: Vacant Land

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

Currently zoned RS-1 with a C-1 Overlay. Purpose is to remove the C-1 Lowland  
Conservancy District from the area of the Wetland Delineation Report by Thompson &  
Associates to allow for a single family residence to be built.

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 By: [Signature], Member of Hollyhock Properties, L.L.C.  
Applicant Name (Please Print) Daniel C. Whiting  
Date: 06-25-2021

### For Internal Use Only:

Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_  
Trakit ID(s) \_\_\_\_\_ Date Paid: \_\_\_\_\_

PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from Rs-1 & C-1 to Rs-1.

Legal Description:

LEGAL DESCRIPTION OF AREA FOR PROPOSED REMOVAL OF C-1 OVERLAY:

All that part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 8, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin further described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW 1/4) of said Section 8 being marked by a concrete monument with a brass cap; thence North 89°37'07" East along the northerly line of said Northwest Quarter (NW 1/4) 1927.299' feet; thence South 00°43'44" West 1074.913; thence South 00°42'17" West 118.472 feet; thence South 02°33'49" West 279.204 feet; thence South 01°05'10" East 188.403 feet; thence South 00°05'06" East 250.323 feet; thence South 80°54'10" West 180.000 feet; thence South 00°05'06" East 59.07 feet to the place of beginning of the lands hereinafter described; thence South 00°05'06" East 185.81 feet to the Right-of-Way line of County Trunk Highway "DE"; thence South 80°54'10" West 166.68 feet along said right-of-way line; thence North 08°07'51" West 15.23 feet; thence North 40°58'03" East 11.90; thence North 60°34'40" East 22.97 feet; thence North 38°14'09" East 55.80 feet; thence North 10°18'17" East 28.11 feet; thence North 35°38'27" East 28.56; thence North 66°29'52" East 31.47; thence North 31°42'39" East 28.12 feet; thence North 55°05'33" East 39.14 feet; thence North 16°05'23" East 24.20 feet to the place of beginning.

Containing an area of 16,279.00 Square Feet or 0.374 Acres of land.

The reason(s) for the Rezoning Petition are:

To remove the C-1 from the buildable portion of land

Hollyhock Properties, L.L.C.

Signature of Owner(s)

By: [Signature] Member

Owner's Name (please print)

Daniel C. Whiting, Member

Address of Owner

900 Arcadian Avenue  
P.O. Box 709

Waukesha, WI. 53187-0709

Phone No. of Owner

(262) 424-2072

E-mail Address of Owner

jafw4444@aol.com

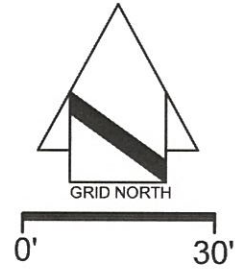
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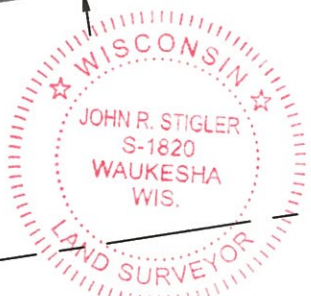
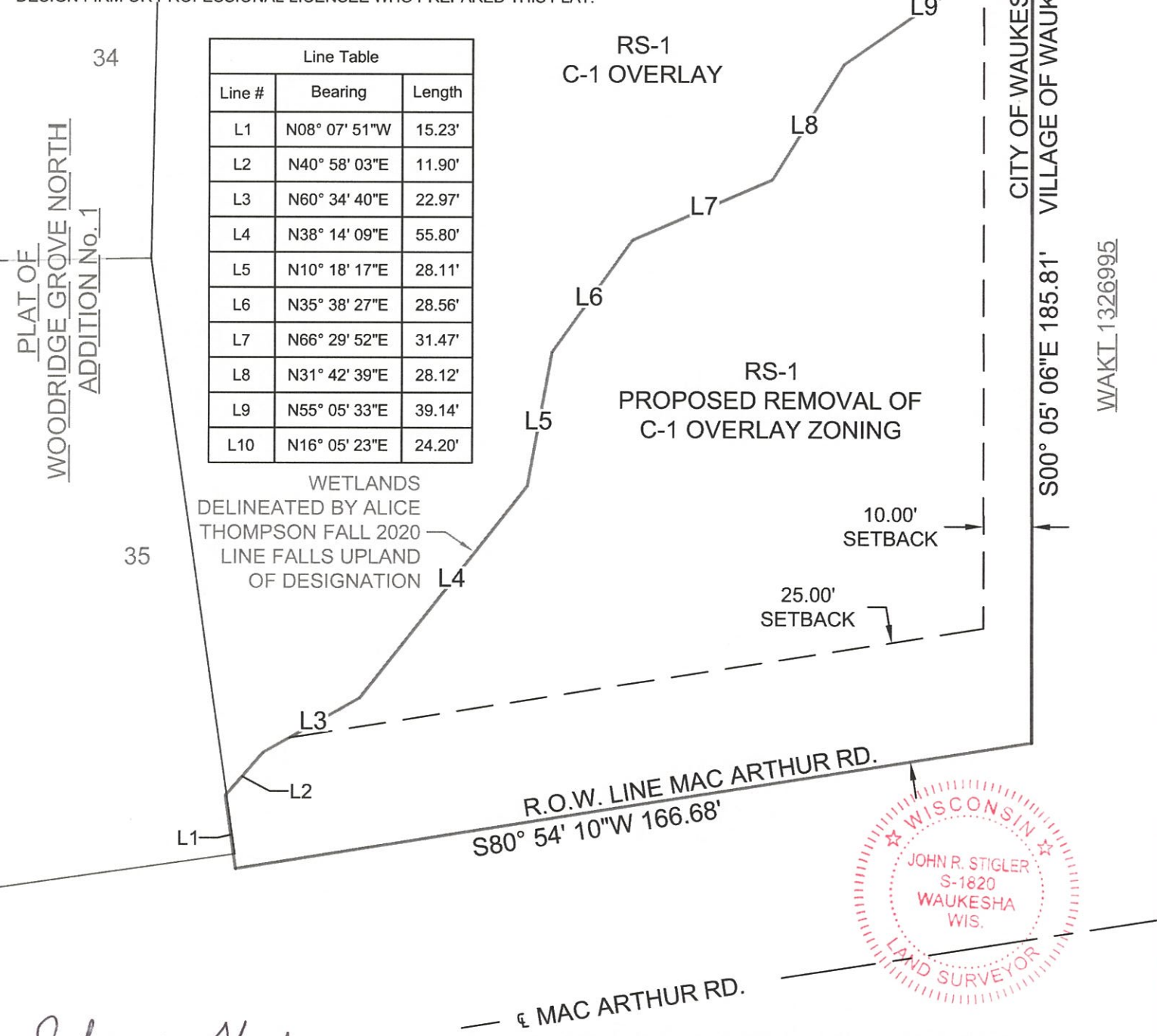
Containing an area of 16,279.00 Square Feet or 0.374 Acres of land.

SURVEY NOTES:

1. DATE OF THE SURVEY FIELD WORK: DECEMBER 17, 2020
2. THE NORTH LINE OF THE NORTHWEST QUARTER OF SEC. 8-T.06N.,R.19E WAS USED AS A REFERENCE BEARING HAVING A BEARING OF NORTH 89° 37' 07" EAST.
3. BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HERON, SHOULD REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
4. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS CALCULATED TO THE NEAREST THOUSANDTH.
5. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
6. UTILITIES HAVE NOT BEEN CERTIFIED, THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGERS HOTLINE NOTICE SHOWN HEREON.
7. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS & REVISIONS TO THIS SURVEY MUST BE BROUGHT TO OUR ATTENTION WITHIN 30 DAYS FROM THE DATE OF COMPLETION ON THIS SHEET.
10. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
11. TO INSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.



| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Bearing       | Length |
| L1         | N08° 07' 51"W | 15.23' |
| L2         | N40° 58' 03"E | 11.90' |
| L3         | N60° 34' 40"E | 22.97' |
| L4         | N38° 14' 09"E | 55.80' |
| L5         | N10° 18' 17"E | 28.11' |
| L6         | N35° 38' 27"E | 28.56' |
| L7         | N66° 29' 52"E | 31.47' |
| L8         | N31° 42' 39"E | 28.12' |
| L9         | N55° 05' 33"E | 39.14' |
| L10        | N16° 05' 23"E | 24.20' |



*John R. Stigler*  
 JOHN R. STIGLER, WIS. REG. No. S-1820  
 Dated this 30 day of JUNE, 2021

|   |                    |                             |
|---|--------------------|-----------------------------|
| JAHNKE AND JAHNKE ASSOC. LLC   RE: HOLLYHOCK PROP.        |                    |                             |
| DRAWN BY: J.S.D.  | CHECKED BY: J.R.S. | 20-9293_WETLAND-EXHIBIT.dwg |
| RE: PARCEL 4 MACARTHUR ROAD                               |                    |                             |
| SCALE 1" = 30'   PROPOSED REZONING EXHIBIT   SHEET 2 OF 2 |                    |                             |

2-2566/710

5197

**HOLLYHOCK PROPERTIES, L.L.C.**

P.O. BOX 709  
WAUKESHA, WI 53187-0709

06-25-

20 21

*Acadia*  
National Park

*Pay to the order of* City of Waukesha

\$ 630.00

Six hundred thirty and no/100-----

*Dollars*



Security Features  
include:  
Dolls on back.

**BMO HARRIS BANK N.A.**

Rezoning - MacArthur Road

*Ja Fulle*

MP

⑆07102566⑆ 4829182911⑆ 05197

NATIONAL PARKS