



# 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: Lucky Land LLC  
Applicant Company Name: \_\_\_\_\_  
Address: 151 E. St. Paul Ave.  
City, State: Waukesha WI Zip: 53188  
Phone: 262-549-8505  
E-Mail: ttaylor@waukeshabank.com

### PROPERTY OWNER INFORMATION

Applicant Name: Same  
Applicant Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Donald C. Chaput  
Company Name: Chaput Land Surveys  
Address: 234 W. Florida St.  
City, State: Milwaukee WI Zip: 53204  
Phone: 414-224-8068  
E-Mail: www.chaputland  
surveys.com

### PROJECT & PROPERTY INFORMATION

Project Name: Tofte's Table Expansion  
Property Address: 331 Riverfront St/344 W. Broadway  
Tax Key Number(s): see attached  
Zoning: B-2  
Total Acreage: 0.21 Existing Building Square Footage 6,958 sf  
Proposed Building/Addition Square Footage: n/a +/-  
Current Use of Property: restaurant and  
investment office

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

See attached

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: Ty R. Taylor, Manager  
Applicant Name (Please Print): Lucky Land LLC  
Date: 3/01/2023

### 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** \_\_\_\_\_

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**

\$ 500.00

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:**

\$ 500.00

NOTE: This application for a CSM is identical to the one approved by the Plan Commission on January 26, 2022 and the City of Waukesha Common Council on February 1, 2022. It is being resubmitted due to the requirement that a CSM be signed and recorded within twelve months.

Property Address: 344 West Broadway and 331 Riverfront Street/332 West Broadway, Waukesha, WI

Tax Key Numbers: 1305-994, 1305-331-001 and 1305-331-002 (all owned by Lucky Land LLC)

Project Summary: The Edward Jones & Company investment advisory is vacating its office at 344 West Broadway as of the end of 2021. Tofte's Table, which is located next door at 331 Riverfront Street, would like to expand its restaurant into the adjacent building formerly occupied by Edward Jones & Company and to connect the two buildings with a large opening between them. A CSM is required to do this.

The building located at 331 Riverfront Street/332 West Broadway is a two unit condominium. The condominium will need to be terminated before the CSM is recorded.

Tofte's Table currently has approximately 2,666 sf. After this expansion it would have approximately 4,466 sf and a substantial area for outdoor dining.

Three preliminary renderings are attached, which will give an idea of what the finished project will look like. It's our intention to apply for approval of the site work at the February Plan Commission meeting.





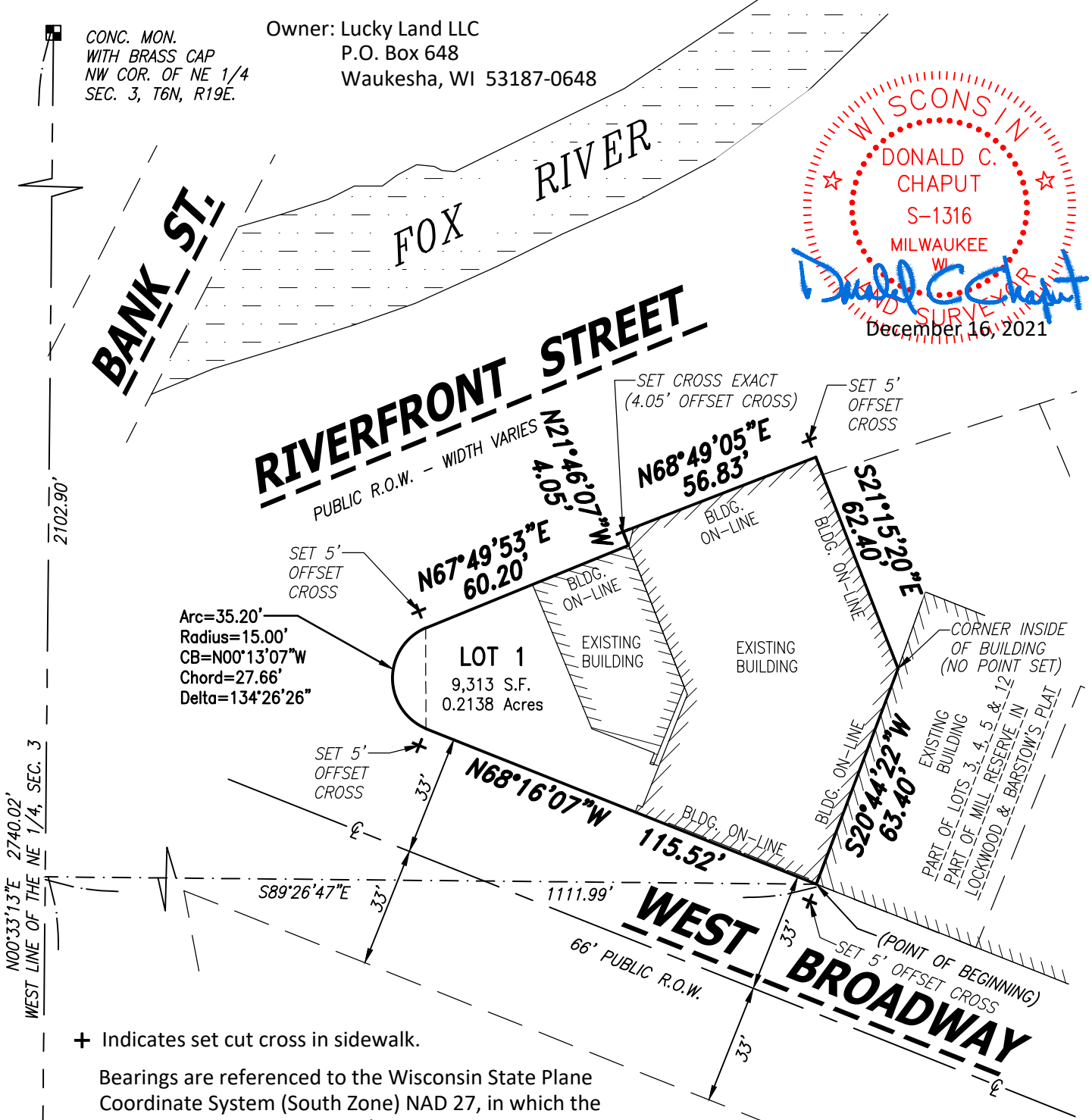


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All that part of Lots 1, 2 and 3 of Lockwood and Barstows Plat of a part and Addition to Prairieville and all that part of the Mill Reserve of Gale, Barstow and Lockwood's Addition to Prairieville, being part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

CONC. MON.  
WITH BRASS CAP  
NW COR. OF NE 1/4  
SEC. 3, T6N, R19E.

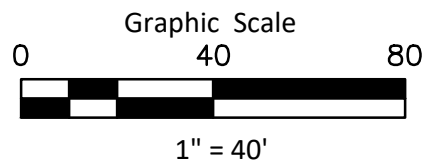
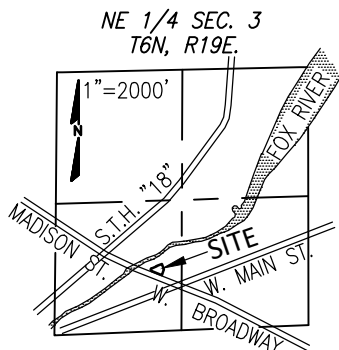
Owner: Lucky Land LLC  
P.O. Box 648  
Waukesha, WI 53187-0648



+ Indicates set cut cross in sidewalk.

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the West line of the Northeast 1/4 of Section 3, Town 6 North, Range 19 East, bears N00°33'13"E.

## VICINITY MAP



# CHAPUT

## LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

CONC. MON.  
WITH BRASS CAP  
SW COR. OF NE 1/4  
SEC. 3, T6N, R19E.  
(POINT OF COMMENCEMENT)

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 3974-grb  
sheet 1 of 4 sheets





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All that part of Lots 1, 2 and 3 of Lockwood and Barstows Plat of a part and Addition to Prairieville and all that part of the Mill Reserve of Gale, Barstow and Lockwood's Addition to Prairieville, being part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

## OWNER'S CERTIFICATE

Lucky Land LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Waukesha.

Lucky Land LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Waukesha.

IN WITNESS WHEREOF, Lucky Land LLC, has caused these presents to be signed by the hand of

\_\_\_\_\_, Member, on this \_\_\_\_ day of \_\_\_\_\_, 202\_

\_\_\_\_\_  
\_\_\_\_\_, Member

STATE OF WISCONSIN}  
:SS  
WAUKESHA COUNTY}

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 202\_, \_\_\_\_\_, Member of Lucky Land LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My commission expires. \_\_\_\_\_  
My commission is permanent.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All that part of Lots 1, 2 and 3 of Lockwood and Barstows Plat of a part and Addition to Prairieville and all that part of the Mill Reserve of Gale, Barstow and Lockwood's Addition to Prairieville, being part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

## PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Waukesha on this \_\_\_ day of \_\_\_\_\_, 202\_.

\_\_\_\_\_  
SHAWN REILLY - CHAIRMAN

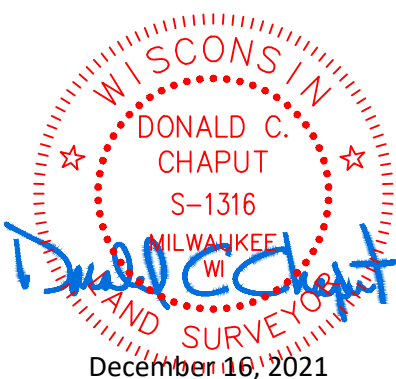
\_\_\_\_\_  
MARIA PANDAZI - SECRETARY

## COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Waukesha in accordance with the Resolution adopted on, this \_\_\_ day of \_\_\_\_\_, 202\_.

\_\_\_\_\_  
GINA KOZLIK - CITY CLERK

\_\_\_\_\_  
SHAWN REILLY - MAYOR



This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Drawing No. 3974-grb  
sheet 4 of 4 sheets