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# LANDMARK

ENGINEERING SCIENCES, INC.

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September 12, 2023

Doug Koehler – Principal Planner  
Community Development Department  
115 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

Doug:

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 an accepted offer to purchase with contingencies for the western 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 are henceforth collectively referred to as “the Site”.

A portion of the Site is adjacent on the south side of MDP’s property known as Lot 1 of CSM #11718, with a southern 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 will create 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 Hanson Landscape will create the landscape documents install the landscaping, and MDP will own and operate the building into the future.

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

- Re-zoning of Lot 2 of CSM #10608 to RD-2
- New Certified Survey Map to revise the common property boundary between Lot 1 of CSM #10581 and Lot 1 of CSM #11718 for the Site redevelopment

Concurrently with these approvals, MDP will be submitting documents for Preliminary and Final Review 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 for review and approval of this proposed redevelopment project.

Respectfully,



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

C: David Rodrigues, Jr. – David & Goliath Builders, Inc. / MDP  
Ann Rodrigues – David & Goliath Builders, Inc. / MDP  
Sherri Augustine – Mequon Chiropractic Office / MDP

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