



### Application for Development Review

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: Joseph Nolan  
Applicant Company Name: Good Harvest Market/Hop Harvest & Vine  
Address: 2205 Silvernail Rd  
City, State: Pewaukee, WI Zip: 53072  
Phone: Joe Cell – 262-470-2511 Store – 262-544-9380  
E-Mail: JNolan2511@gmail.com

#### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Steve Dasher

Company Name:

Address:

City, State: Zip:

Phone:

E-Mail:

#### PROPERTY OWNER INFORMATION

Applicant Name: Joseph Nolan  
Applicant Company Name: Good Harvest Market 2 LLC  
Address: 2205 Silvernail Rd  
City, State: Pewaukee, WI Zip: 53072  
Phone: Joe Cell – 262-470-2511 Store – 262-544-9380  
E-Mail: jnolan2511@gmail.com

#### PROJECT & PROPERTY INFORMATION

Project Name: Hop Harvest & Vine Beer Garden addition

Property Address 2205 Silvernail Rd, Pewaukee 53072

Tax Key Number(s): 0974095

Zoning: B-5

Total Acreage: 4.72 Existing Building Square Footage 23,000  
Proposed Building/Addition Square Footage: 1500  
Current Use of Property: Natural Food Store/Restaurant

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

Good Harvest Market and Hop Harvest & Vine would like to build a simple roofed structure above a concrete slab to allow for more usage of the beer garden area. The space faces south, making it very sunny and often warm in the summer, plus the proximity to the wetlands and taller grasses also means ticks are very prevalent, which will be abated or greatly reduced with a concrete slab. And add in rain and snow, and it makes sense to have a roof over this area to allow folks to enjoy the out of doors but with the safety of a roof. The concrete slab and concrete sidewalk from the current patio area will also allow greater usage by handicapped individuals.

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 *Joseph Nolan*

Applicant Name (Please Print) Joseph Nolan

Date: 3/17/23

#### 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**

\*  **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**

**\$330**

**TOTAL APPLICATION FEES:**

**\$330**

### City of Waukesha Development Review Submittal Requirements 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)