



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

RECEIVED

MAR 9 2018

CITY PLAN COMMISSION
Date Submitted

Name of Project: Waukesha Cafe House
Address (if no address, location): 410 Wisconsin Avenue

Applicant information:

Name: R.G. Keller MA
Company Name: Keller Architectural Design
Address: W237 55505 Maple Hill Drive
Waukesha, WI. 53189
Phone: 414.254.8780

Owner information:

Name: Mr. Mojib Rasidi
Company Name: ---
Address: 1807 Northview Road
Waukesha, WI. 53188
Phone: 262.271.0264

IMPORTANT: A digital copy must be submitted with this application (CAD and/or PDF) along with 7 full-size (one of which must be in COLOR) and 8 reduced copies unless waived by the department.

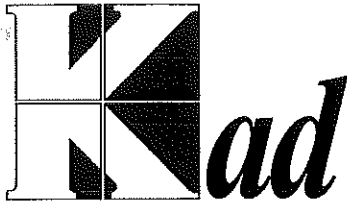
TYPE OF REVIEW	FEE
<input type="checkbox"/> Rezoning: Attach COPY of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input checked="" type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> prelim: \$300 + \$15/1000 sq.ft. or res. unit <input checked="" type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE TUESDAY THE WEEK BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY			
Amount Due: <u>\$200-</u>	Check #: <u>1729</u>	Amount Paid: <u>\$200-</u>	Rec'd By: <u>MA</u>

Rev. 04/2006



Waukesha Café House/410 Wisconsin

Site

The current site is West of the library and across from the Evangelical & Reformed United Church of Christ at 410 Wisconsin Avenue. It is currently a long narrow lot (37.5' x 150') and was most recently used as a duplex residential property. There is a driveway on the West side of the site which would allow for access to a parking lot at the rear of the site. This lot would be able to park about 4 cars. An access easement allows for this owner to use 6' of the adjacent property 75' North of the street R.O.W. for common access.

There is currently a dilapidated garage at the North side of the property which will be removed. A new masonry dumpster enclosure will be added as well as a wood access ramp to the North side as part of this Plan. Also, a 6' ht. fence will be constructed from the ramp to the North property line along the East property line. New asphalt paving and curbing will added to the lot. The current site is flat. The owner will work with Engineering to resolve any storm water issues identified.

Landscaping will be added to the property at the perimeter. Most will be maintenance free shrub's with taller conifers continuing along the North property line to screen the neighbors from the parking area.

Building

The current building was most recently used as a duplex, but has been vacant for the past 7-8 years. The house was originally constructed in about 1926, and is in generally good condition. The owner would like to repurpose it for use as a Café. The building is balloon framed and the exterior is a plaster veneer which is was designed to look like brick. It was designed with a craftsmen character. There is also an enclosed three-season porch facing Wisconsin Avenue.

Under the news proposal, the exterior would be painted, windows replaced, a new outside dining deck developed on the South with new railings and signage. New windows/doors would replace the current ones on the South to present a more retail image. The porch would be converted to outside dining for those warm summer months.

The Plans as proposed, would clear out most of the First Floor walls with a Dining area created toward the front of the space, and two new ADA Toilet Rooms and a Kitchen developed at the at the rear. Handicap access would be thru the rear of the building due to lack of width on the site for a ramp. The cafe would get all new Mechanical, plumbing, and electrical systems as

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well as décor. It would be designed to service about 49 patrons and have two exits on opposite sides of the Plan.

The Second Floor/ceiling at the entry will be removed to provide for a dramatic volume of space when entering. Additionally, there will be some added dining on the Second Floor.

There may be a small efficiency apartment left at the rear off the Second Floor for rental purposes. The intent is to completely make over this structure with a new use providing o

Business Scope

The Café will be open from 7:00 am to 4:00 pm daily. They will be serving both breakfast and lunch. There will be two employees present. A sample menu will be provided to the Plan Commission, but general offerings will be coffee, soft drinks, and assorted breakfast and lunch items.

Plat of Survey

SCALE 1" = 30'

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants In Engineering, Planning, Subdivisions and Surveying

711 W. MORELAND BLVD. WAUKESHA, WISCONSIN 53188

FOR: MOJIB RASULI

TELEPHONE (262) 542-5797 FAX (262) 542-7698

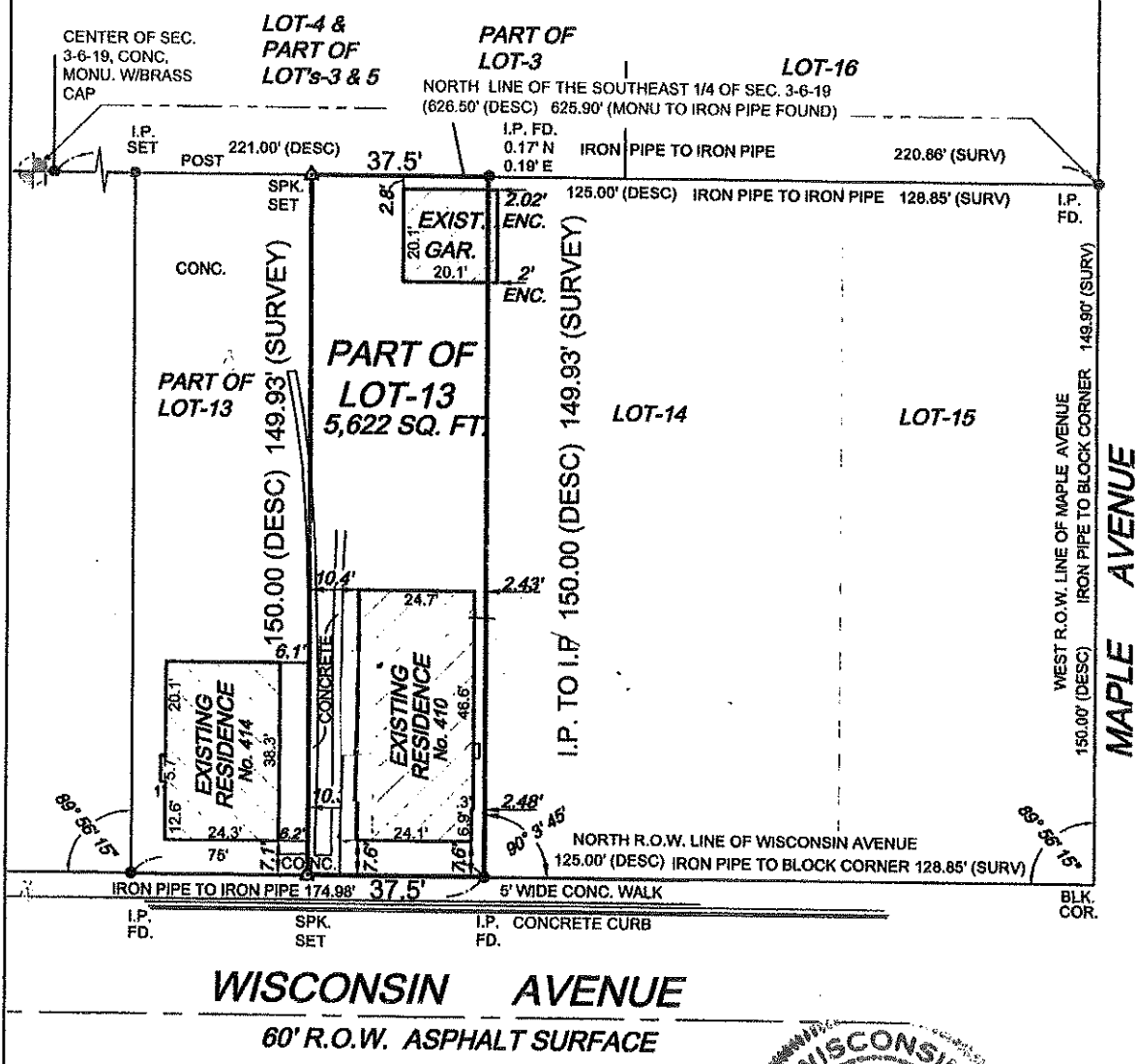


LEGAL DESCRIPTION: East 1/2 of Lot 13, Block 4, CUTLERS ADDITION TO PRAIRIEVILLE, is a part of NE and SE 1/4 Sec. 3, T6N, R19E, City of Waukesha, Waukesha County, Wisconsin.

• Iron pipes found or set as part of survey.

REFERENCE BEARING: North R.O.W. line of Wisconsin Avenue has an assumed bearing of West.

NO TITLE POLICY FURNISHED THEREFORE COMPLETENESS OF LEGAL DESCRIPTION AND EASEMENTS ARE NOT WARRANTED



WISCONSIN AVENUE
60' R.O.W. ASPHALT SURFACE

STATE OF WISCONSIN) ss. _____
COUNTY OF WAUKESHA)
WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

WISCONSIN
JOHN W. JAHNKE
JANUARY 2018
JOHN W. JAHNKE Wis. Reg. No. S.- 917
If this seal is not red in color, this plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

DATED THIS 28th DAY OF JANUARY, 2018
PLAT No. PS WAUKESHA-5413 BOOK No. WAUKESHA-189 PAGE No. 69
DRAWN BY: P.M. 18-01-006

John Barry Hayes

1917

1917 This Indenture written

7th

December John Barry Hayes and Cora Hayes his wife

William Lynn Adams, and Christiana Adams, husband and wife and to the survivor of them.

Four thousand five hundred

his

The East half of lot number thirteen (13) Block Four (4) Cutlers Addition to Painesville (now Waukesha) situated in the South East quarter (S E 1/4) of Section Three (3) Township Six (6) North Range Thirteen (13) East

It is understood and agreed that the parties of the first part sells to the party of the second part one half of the said lot with a frontage of 75 feet of which said lot more or less and with as part consideration a driveway not less than 16 feet in width to be taken usually from each half of said lot the center line of said driveway to be the dividing line between the portion of said lot sold hereby and the portion retained by parties of the first part, a concrete driveway to be constructed on said portion of land as a driveway by the party of the second part, and to be used by both parties as a driveway to said portions of said lot so owned by each of the parties thereto, unless and otherwise.

Stranger
\$4,500
\$100
\$100

Together with

To have and to hold his John Barry Hayes

And the said his

except one mortgage of \$900.

John Barry Hayes
Cora Hayes

W. J. Davis
D. J. Hemlock

1917 Waukesha John Barry Hayes and Cora Hayes his wife 7th December

2nd of January
W. J. Anderson

M. H. Hemlock
Jan 4 A. D. 1920

SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

Project Name **Waukegan Cafe Shop**
 Date **9 March 2018**

Check all those that apply

SUSTAINABLE SITES	NOTES
Construction Activity Pollution Prevention Chapter 32 permit	
Site Selection	
<input checked="" type="checkbox"/> Not farmland	
<input checked="" type="checkbox"/> Not lower than 5 feet above 100 year flood elevation	
<input checked="" type="checkbox"/> Protect species habitat	
<input checked="" type="checkbox"/> Not within 100 feet of wetlands	
<input checked="" type="checkbox"/> Not within 50 feet of water body	
<input checked="" type="checkbox"/> Not previously parkland	
Dev. Density and Community Connectivity	
<input checked="" type="checkbox"/> Previously developed site	
<input checked="" type="checkbox"/> 1/2 mile to basic services	
<input checked="" type="checkbox"/> Pedestrian access to services	
<input checked="" type="checkbox"/> Within 1/2 mile of dense neighborhood	
Brownfield Redevelopment	
<input checked="" type="checkbox"/> Site documented as contaminated	
<input checked="" type="checkbox"/> Defined as brownfield by gov't agency	
Alternative Transportation	
<input checked="" type="checkbox"/> Public Transportation Access	
<input checked="" type="checkbox"/> Bicycle Storage & Changing Rooms	
<input checked="" type="checkbox"/> Low Emitting & Fuel-Efficient Vehicles	
Parking Capacity	
<input checked="" type="checkbox"/> Provide no new parking	
<input checked="" type="checkbox"/> Sized to no exceed minimum zoning reqmnt	
<input checked="" type="checkbox"/> Preserve future parking in greenspace	
Protect or Restore Habitat	
<input checked="" type="checkbox"/> Limit site disturbance	
<input checked="" type="checkbox"/> Restore greenspace	
Maximize Open Space	
<input checked="" type="checkbox"/> 20% open space	
<input checked="" type="checkbox"/> Vegetated roof	
<input checked="" type="checkbox"/> 25% Pedestrian oriented hardscape areas	
<input checked="" type="checkbox"/> Wetlands or naturally designed pond	
SUSTAINABLE SITES/COMTD	
Stormwater Quantity & Quality Design Chapter 32 permit	
<input checked="" type="checkbox"/> Heat Island Effect-Nonroof	
<input checked="" type="checkbox"/> 50% shade in 5 years	
<input checked="" type="checkbox"/> Materials with SRI of at least 29	
<input checked="" type="checkbox"/> Heat Island Effect-Roof	
<input checked="" type="checkbox"/> High albedo roof surface	
<input checked="" type="checkbox"/> Green Roof	
Light Pollution Reduction	
<input checked="" type="checkbox"/> Indoor Lighting	
<input checked="" type="checkbox"/> Reduced lighting 11pm-5am	
<input checked="" type="checkbox"/> Meet ANSI/ASHRAE/IESNA standards	
<input checked="" type="checkbox"/> Exterior Lighting	
WATER EFFICIENCY	
Water Use Reduction	
<input checked="" type="checkbox"/> Toilets	
<input checked="" type="checkbox"/> Faucets	
<input checked="" type="checkbox"/> Pre-rinse spray valves	
<input checked="" type="checkbox"/> Water Efficient Landscaping	
<input checked="" type="checkbox"/> Reduce water consumption by 50% for landscaping	
<input checked="" type="checkbox"/> Use no potable water for irrigation	
ENERGY & ATMOSPHERE	
On-site Renewable Energy	
MATERIALS & RESOURCES	
Storage & Collection of Recyclables	
<input checked="" type="checkbox"/> Building Reuse	
<input checked="" type="checkbox"/> Construction Waste Management	
<input checked="" type="checkbox"/> Materials Reuse	
<input checked="" type="checkbox"/> Recycled Content	
<input checked="" type="checkbox"/> Regional Materials	
<input checked="" type="checkbox"/> Rapidly Renewable Materials	