

# City of Waukesha Application for Development Review

Last Revision  
Date:  
6/18/2018

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: Adam Templer  
Applicant Company Name: Bear Development, LLC  
Address: 4011 80th Street  
City, State: Kenosha, WI Zip: 53142  
Phone: 608-230-6206  
E-Mail: adam@beardevelopment.com

### PROPERTY OWNER INFORMATION

Applicant Name: see attached.  
Applicant Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: see attached.  
Company Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: Frame Park Commons  
Property Address: 1421 & 1430 White Rock Ave  
Tax Key Number(s): see attached  
Zoning: RM-3 PUD, Multi-Family Planned Unit Development  
Total Acreage: 2.3451 Existing Building Square Footage 2,485  
Proposed Building/Addition Square Footage: 103,832  
Current Use of Property: vacant land & single family homes

### PROJECT SUMMARY (please provide a brief project description)

Frame Park Commons will consist of 72 units of multi-family housing. The site sits on the east and west sides of White Rock Avenue, south of Moreland Blvd. The east side will have a two-story stacked flat apartment building with twenty walk up apartments, ten individual tucked under garages and 29 surface parking stalls. The west side will have a four story elevator building with 52 units, first floor covered parking with 42 stalls, and 58 surface parking spaces..

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 at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Second and 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 

Applicant Name (Please Print) Adam Templer

Date: 9/16/19

### For Internal Use Only:

Amount Due (total from page 2): \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_

Trakit ID(s) \_\_\_\_\_ Date Paid: \_\_\_\_\_

## Property Owner Information

**Property Owner Name:** Michael J. Hansen

**Property Owner Company Name:** Hansen Brothers, LLC

**Address:** 2661 N 69<sup>th</sup> Street

**City, State, Zip:** Wauwatosa, WI 53213

**Phone:** fracaroslanes@gmail.com

**Email:** 262-751-5181

**Property Owner Name:** Simon L. and Paula Monreal

**Property Owner Company Name:**

**Address:** 5228 Mill Creek Road

**City, State, Zip:** Hot Springs, AR 71901

**Phone:** 217-800-2641

**Email:** godfollower1983@gmail.com

**Property Owner Name:** Maria R. Sigala

**Property Owner Company Name:**

**Address:** 325 E North St.

**City, State, Zip:** Waukesha, WI 53188

**Phone:** 414-405-3716

**Email:** maremsi@yahoo.com

**Property Owner Name:** Stephen G. Weidman Trust

**Property Owner Company Name:**

**Address:** 2222 Northview Road

**City, State, Zip:** Waukesha, WI 53188

**Phone:** 414-313-8882

**Email:** steve2000xj@gmail.com

## **Architect/Engineer/Surveyor Information**

### **Architect**

**Property Owner Name:** Joseph M. Lee, AIA

**Property Owner Company Name:** JLA Architects + Planners

**Address:** 2418 Crossroads Drive, Suite 2300

**City, State, Zip:** Madison, WI 53718

**Phone:** 414-988-7530

**Email:** jlee@jla-ap.com

### **Engineer**

**Property Owner Name:** Matthew Carey

**Property Owner Company Name:** Pinnacle Engineering Group

**Address:** 20725 Watertown Road, Suite 100

**City, State, Zip:** Brookfield, WI 53186

**Phone:** 262-754-8888

**Email:** matt.carey@pinnacle-engr.com

### **Surveyor**

**Property Owner Name:** John Konopacki

**Property Owner Company Name:** Pinnacle Engineering Group

**Address:** 20725 Watertown Road, Suite 100

**City, State, Zip:** Brookfield, WI 53186

**Phone:** 262-754-8888

**Email:** john.konopacki@pinnacle-engr.com

### **Tax Key Numbers**

- WAKC1003046
- WAKC1003047
- WAKC1003048
- WAKC1003049
- WAKC1003050
- WAKC1003950

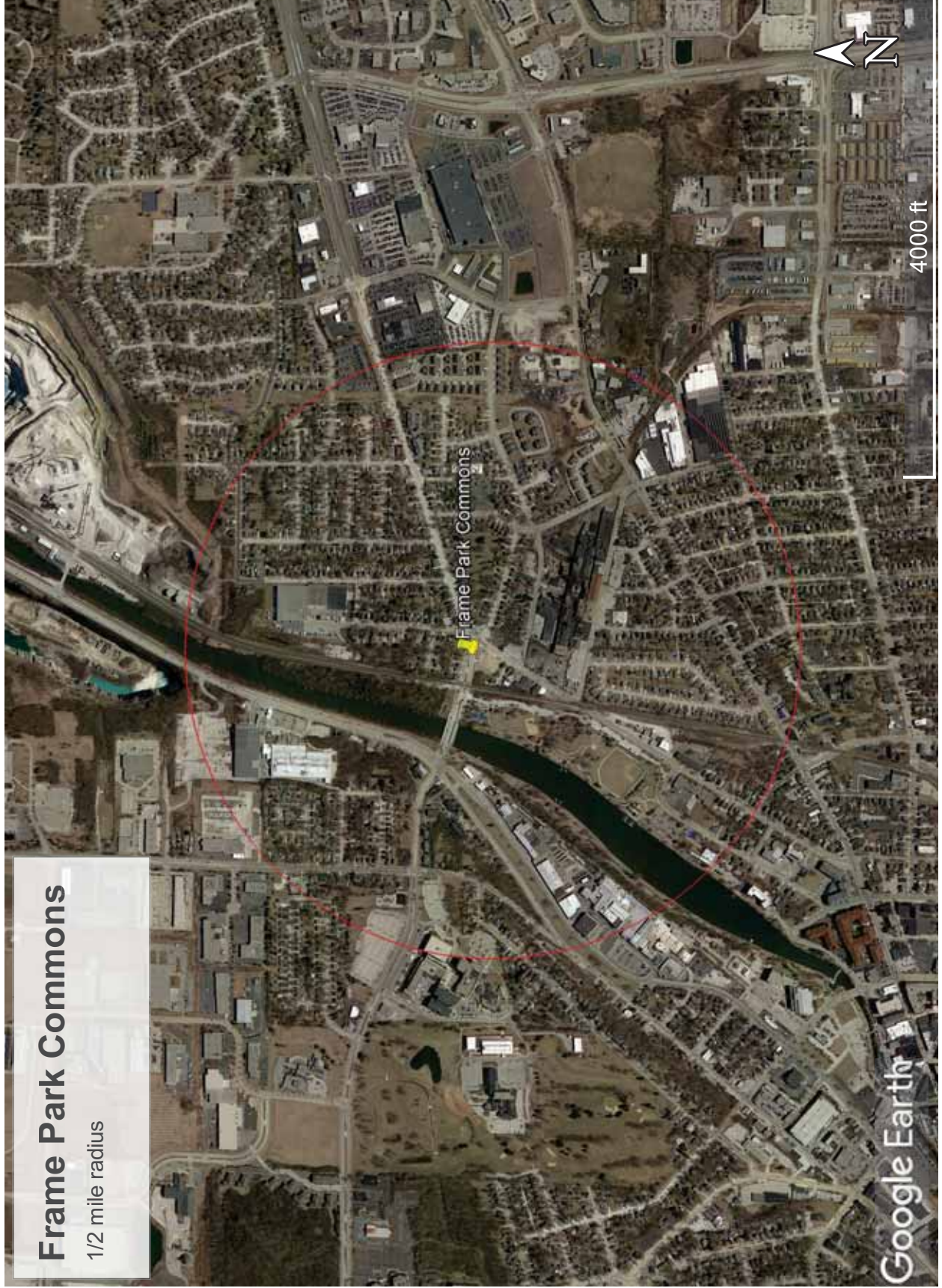
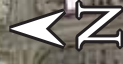
# Frame Park Commons

1/2 mile radius

Frame Park Commons

Google Earth

4000 ft





# City of Waukesha Application for Development Review

**TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)**

Fees

*Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.*

- 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**
- Preliminary Site Plan 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 Review \$2,440
  - 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 or Architectural Plans \_\_\_\_\_
  - Projects that do not require site development plans **\$330**
  - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
- Certified Survey Map (CSM) \$560
  - 1-3 Lots **\$500**
  - 4 lots or more **\$560**
  - Resubmittal (3rd and all subsequent submittals) **\$180**
  - Extra-territorial CSM **\$260**
- Preliminary Subdivision Plat \_\_\_\_\_
  - 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 \_\_\_\_\_
  - 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**

**TOTAL APPLICATION FEES:** **\$3,000**



September 12, 2019

Jennifer Andrews  
Director of Community Development  
City of Waukesha  
201 Delafield Street  
Waukesha, WI 53188

RE: Frame Park Commons Project Details

Dear Ms. Andrews,

Bear Development ("Bear") is proud to present for your consideration a new development, Frame Park Commons, on the southeast and southwest corners of White Rock Avenue and E Moreland Boulevard in Waukesha. The intent is to build 72 units of family housing utilizing 4% non-competitive low-income housing tax credits ("LIHTC"), Wisconsin state low-income housing tax credits, tax incremental financing, HOME Consortium funds, and Waukesha County CDBG funds. The apartments will target residents with incomes at 30%, 50%, 70% and 80% of the County Median Income ("CMI") with rents ranging from \$390 to \$1,350. These restrictions will be in place for an initial 15 year compliance period and then an additional 15 year extended use period.

The development will be made up of two buildings. The building on the east of White Rock Avenue is a 20-unit two story stacked flat apartment building, and the building on the west of White Rock Avenue is a 52-unit four story elevator building with a first floor parking garage. It will consist of 33 one bedroom, 24 two bedroom, and 15 three bedroom units. In-unit amenities will include stainless steel appliances, open flexible floorplans, expansive windows and high quality fixtures and finishes. As an added amenity, 10 tuck-under private garage parking stalls will be included for some units in the stacked flat building, along with surface parking. Frame Park Commons will have attractive common amenities including a community room, laundry facilities and on-site management and maintenance. It will also be certified through the Wisconsin Green Built Home program. The goal is to create an urban infill development that not only provides attractive affordable housing to a range of residents, but also brings vitality to the neighborhood as a whole.

The project will address the needs of vulnerable populations through several measures. Four units in the development will be affordable to those earning 30% of County Median Income, and those units will have a preference for persons needing supportive services and targeted towards veterans. We will work with the Wisconsin Department of Human Services as well as local service providers to fill the supportive housing units with eligible tenants. Tenants will have a choice of service provider. The units will include universal design features and will be appropriate or readily adaptable to those with disabilities.

Located near downtown Waukesha and adjacent to the Fox River, the location for Frame Park Commons is ideal in terms of its accessibility to nearby facilities and services. Directly the east of the site runs Frame Park along the river. Within a half mile of the site is the Schuetze Rec Center, the Waukesha Early Learning Center, Woodman's grocery store, and Banting Elementary public school. Within a mile of the site you will find the County Aging and Disability Resource Center, the Waukesha Family Practice Center



health center, Waukesha Public Library, and the Waukesha County Technical College. Frame Park Commons will provide residents with access to many of the amenities they will use on a daily basis within walking distance from their doorstep.

Bear will be the lead developer and has vast experience in developments utilizing LIHTC. Over the past five years, Bear has been involved in the development of over 1,900 units of affordable housing with development costs exceeding \$390 million.

Thank you for your review of our preliminary site and architectural plans. Please do not hesitate to contact me with at 608-230-6206 or [adam@beardevelopment.com](mailto:adam@beardevelopment.com) with any questions or comments on our submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "A-T", is positioned below the word "Sincerely,".

Adam Templer  
Vice President  
Bear Development, LLC





## Attachment A - Application for Development Review Checklist

Project Name: Frame Park Commons  
 Engineering Design Firm: Pinnacle Engineering Group

| Checklist Items   | CSM | Preliminary Plat | Final Plat | Property Survey for Bldg Permit | Storm Water Plan | Erosion Control Plan | Site, Grading, Drainage Plan | Street Plan | Utility Plan | Landscape Plan | Traffic Control Plan | Traffic Impact Analysis | Conditional Use or Home Indus. | PUD or Developer's Ag. | Minor site or Arch. Change | Conditional Use | Rezoning & Comp. Plan Change |
|---|-----|------------------|------------|---------------------------------|------------------|----------------------|------------------------------|-------------|--------------|----------------|----------------------|-------------------------|--------------------------------|------------------------|----------------------------|-----------------|------------------------------|
| Followed Construction Drawing Sheet Layout standards in Development Handbook  |     |                  |            |                                 |                  | X                    | X                            |             | X            | X              |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook and Storm Water Ordinance standards for Erosion control plans                         |     |                  |            |                                 |                  | X                    |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Obtained geotechnical evaluation for storm water and pavement design  |     |                  |            |                                 | X                |                      | X                            |             | X            |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook standards, and Wisconsin Administrative Code for Property Survey                      |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Verified proposed basement floor elevation is at least 1 foot above the highest seasonal high water table elevation |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook standards and Ordinance for Preliminary Plat  |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Site, Grading, and Drainage Plan design standards in Development Handbook and Storm Water Ordinance        |     |                  |            |                                 |                  |                      | X                            |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Traffic Impact analysis standards in Development Handbook  |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Specifications conform to current City Standard Specifications  |     |                  |            |                                 | X                | X                    | X                            |             | X            | X              |                      |                         |                                |                        |                            |                 |                              |
| Followed Lighting Plan standards in Development Handbook  |     |                  |            |                                 |                  |                      |                              |             | X            |                |                      |                         |                                |                        |                            |                 |                              |
| Development site contains Contaminated Waste  |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed storm water management requirements in Development Handbook, and Ordinance                                 |     |                  |            |                                 | X                |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Site contains mapped FEMA floodplain or a local 100-year storm event high water limits                              |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Site contains wetlands or Natural Resource limits (ie. Primary, Secondary, Isolated, shoreland limits)              |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| CSM follows standards in Development Handbook, City Ordinance, and State Statutes                                   |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook standards for Street plans and profiles   |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook standards for utility plans and profiles  |     |                  |            |                                 |                  |                      |                              |             | X            |                |                      |                         |                                |                        |                            |                 |                              |
| Existing sanitary sewer lateral has been televised  |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |

| Checklist Items  | CSM | Preliminary Plat | Final Plat | Property Survey for Bldg Permit | Storm Water Plan | Erosion Control Plan | Site, Grading, Drainage Plan | Street Plan | Utility Plan | Landscape Plan | Traffic Control Plan | Traffic Impact Analysis | Conditional Use or Home Indus. | PUD or Developer's Ag. | Minor site or Arch. Change | Conditional Use | Rezoning & Comp. Plan Change |
|--|-----|------------------|------------|---------------------------------|------------------|----------------------|------------------------------|-------------|--------------|----------------|----------------------|-------------------------|--------------------------------|------------------------|----------------------------|-----------------|------------------------------|
| Development Agreement needed for Public Infrastructure   |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook standards for Landscape plans  |     |                  |            |                                 |                  |                      |                              |             |              | X              |                      |                         |                                |                        |                            |                 |                              |
| Followed Development Handbook standards, State Statutes and Ordinance for Final Plat   |     |                  |            |                                 |                  |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| A-E.02(4): Each sheet of plans, drawings, documents, specifications and reports for architectural, landscape architectural, professional engineering, design or land surveying practice should be signed, sealed, and dated by the                           |     |                  |            |                                 | X                |                      | X                            |             | X            | X              |                      |                         |                                |                        |                            |                 |                              |
| 32.10(e)(12).H. - A cover sheet stamped and signed by a professional engineer registered in the State of Wisconsin indicating that all plans and supporting documentation have been reviewed and approved by the engineer and certifying that they have read |     |                  |            |                                 | X                |                      |                              |             |              |                |                      |                         |                                |                        |                            |                 |                              |
| City, DNR, County or State Permits are needed  |     |                  |            |                                 | X                |                      | X                            |             | X            |                |                      |                         |                                |                        |                            |                 |                              |
| Complete and submit Plan Sheet and Submittal Specific checklists in Development Handbook   |     |                  |            |                                 | X                |                      | X                            |             | X            | X              |                      |                         |                                |                        |                            |                 |                              |
| Proposed easements needed are shown.   |     |                  |            |                                 | X                |                      | X                            |             | X            |                |                      |                         |                                |                        |                            |                 |                              |
| All Existing easements are shown   |     |                  |            |                                 | X                |                      | X                            |             | X            | X              |                      |                         |                                |                        |                            |                 |                              |