



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted _____

Name of Project: THERMTECH

Address (If no address, location): 301 TRAVIS LANE, WAUKESHA, WI 53189

Project Description: ADDITION FOR MANUFACTURING

Applicant information:

Name: MICHAEL QUROFF

Company Name: KELLER, INC.

Address: P.O. Box 620

KAUKUNNA, WI 54130-0620

Phone: (262) 707-4214

E-mail: MQUROFF@KELLERBUILDS.COM

Owner information:

Name: MARY VIBERG SPRINGER

Company Name: THERMTECH

Address: 301 TRAVIS LANE

WAUKESHA, WI 53189

Phone: 262.522.1650

E-mail: MARYVS@THERMTECH.NET

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) and include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

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 checked="" 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

300
184.22
200
122.81
807.03

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

DEADLINE FOR THE SUBMITTAL IS AT 4:00 P.M., 30 DAYS PRIOR TO THE MEETING.

INTERNAL USE ONLY

Amount Due: _____ Check #: _____ Amount Paid: _____ Rec'd By: _____

Rev. 10/17

PLAN COMMISSION CHECKLIST COMMERCIAL and INDUSTRIAL FINAL PLAN REVIEW

- ☒ **SUBMITTALS** - Along with the APPLICATION, Four (4) full-size, (one of which must be in COLOR) and seven (7) reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- ☒ **DIGITAL COPY** - One digital copy of all plans (JPG or PDF) including the colored plans.
- ☒ **DETAILED GRADING PLAN** – An accurate plan at an engineer's scale of at least 1"=40' showing the following:
 - ☒ The precise locations and dimensions of all proposed structures including proposed first floor grades and garage floor grades. Distances between structures and from structures to property lines must be accurately shown.
 - ☒ The precise locations, dimensions, and grades of all other site details, including signs, lighting, trash enclosures, storage buildings, snow storage areas, storm sewer inlets, retaining walls, fences, and all existing trees proposed to be saved. Detailed spot grades must be shown at the top and bottom of all proposed retaining walls and along the bottom of all proposed drainage swales.
 - ☒ The precise location, dimensions, and detailed spot grades of all proposed roadways, driveways, parking areas and walks, including future sidewalks on public right-of-ways. Spot grades must be shown at the corners of all parking areas and walkways and along the top and bottom of curbing along all roads and drives.
 - ☒ Actual surveyed spot grades showing the existing grades wherever proposed development is proposed to blend with existing development, such as along any existing sidewalks, or along the property lines of adjoining properties.
 - ☒ All grades shall be referenced to City Datum.
- ☐ **STORM WATER MANAGEMENT PLAN** – Detailed information as to how and where storm water will be handled. *NA*
- ☒ **LANDSCAPING PLAN** – An accurate plan showing all proposed plant materials with location, type and size of all proposed plants and the location of all existing plants to be saved.
- ☒ **UTILITY PLAN** – An accurate plan showing existing and proposed sanitary sewer, storm sewer, water lines, gas, telephone, and electric lines and transformer locations. Plans shall be precisely engineered including locations, grades, materials, and sizes and shall show connections to existing utilities. Plans shall include easements over utility lines as may be required.
- ☒ **BUILDING PLANS** – Plans for every building shall include the following:
 - ☒ Precise floor plans of every floor of every building.
 - ☒ Precise elevation drawings of all exterior sides of buildings, indicating materials, finishes, and colors, and all exterior mechanical appurtenances such as heating or air conditioning equipment and vents and satellite dishes, along with the screening for these appurtenances; and
- ☒ **OTHER PLANS** – Plans showing the exact design and dimensions of all other structures, such as trash enclosures, retaining walls, light fixtures, storage buildings, and fences.
- ☒ **REVIEW FEE** – A review fee equal to \$200 plus \$10.00 per 1,000 square feet of building.

PLAN COMMISSION CHECKLIST

COMMERCIAL and INDUSTRIAL PRELIMINARY PLAN REVIEW

- ☒ Four (4) full-size, (one of which must be in COLOR) and seven (7) reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- ☒ One digital copy of all plans (JPG or PDF) including the colored plans.
- ☒ Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the number of buildings, the area of each building, and the number of parking stalls.
- ☒ Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- ☒ Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
 - ☒ Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
 - ☒ All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
 - ☒ Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
 - ☒ Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
 - ☒ Generalized landscaping plan showing areas to be planted and nature of plantings; and
 - ☐ General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- ☒ Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
 - ☒ Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
 - ☒ Representative floor plans indicating layout of each floor.
- ☒ Review Fee. A review fee equal to \$300 plus \$15.00 per 1000 sq. ft. of floor area.