



# City of Waukesha Application for Development Review

Last Revision  
Date:  
Dec. 2019

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: Brenna Shouse  
Applicant Company Name: CDS Development  
Address: 14901 Quorum Dr. Suite 300  
City, State: Dallas, TX Zip: 75254  
Phone: 512-956-1856  
E-Mail: bshouse@cdsdevelopment.com

### PROPERTY OWNER INFORMATION

Applicant Name: Debbie Smith  
Applicant Company Name: ERJ Dining II LLC  
Address: 3309 Collins Lane  
City, State: Louisville, KY Zip: 40245  
Phone: 502-272-2208  
E-Mail: dsmith@bfcompanies.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Renu Aron  
Company Name: GHA Architecture  
Address: 14901 Quorum Dr Suite 300  
City, State: Dallas, TX Zip: 75254  
Phone: 214-597-4433  
E-Mail: raron@GHA-architects.com

### PROJECT & PROPERTY INFORMATION

Project Name: Chili's  
Property Address: 1260 W Sunset Dr Waukesha WI 53189  
Tax Key Number(s): WAKC1332013  
Zoning: B-5 (PUD)  
Total Acreage: 1.36 Existing Building Square Footage \_\_\_\_\_  
Proposed Building/Addition Square Footage: \_\_\_\_\_  
Current Use of Property: Restaurant

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

Re-paint of exterior facade to new color scheme and replacement of fabric awnings with metal (no frame change).

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 Brenna Shouse

Applicant Name (Please Print) Brenna Shouse

Date: 1/25/2022

### 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

- 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**
- ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (\*):**
- \*  Preliminary Site Plan & Architectural 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 & Architectural Review \_\_\_\_\_
    - 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 Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet) **\$330.00**
    - Projects that do not require site development plans **\$330**
    - Resubmittal Fees (3rd and all subsequent submittals) **\$330**
  - Certified Survey Map (CSM) \_\_\_\_\_
    - 1-3 Lots **\$500**
    - 4 lots or more **\$560**
    - Resubmittal (3rd and all subsequent submittals) **\$180**
    - Extra-territorial CSM **\$260**
  - Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.) \_\_\_\_\_
    - 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 (Final Site Plan Review is also required.) \_\_\_\_\_
    - 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**
  - Annexation **NO CHARGE**
  - House/Building Move **\$150**
  - Street or Alley Vacations **\$150**

**TOTAL APPLICATION FEES:**

### **FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

**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.
  - Color architectural elevations of all sides of the building and color perspective renderings
  - Landscape Plan (see Attachment I: Landscape Plan Checklist)
  - Attachment A: Development Review Checklist
  - Site Plan (see Attachment B: Engineering Plan Checklist)
  - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
  - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
  - Utility Plans (see Attachment H: Sewer Plan Review Checklist)

### **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)

### **CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION**

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

**Review Time:** Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

**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
  - Attachment E: Certified Survey Map Checklist
  - Attachment A: Development Review Checklist and other attachments as applicable.

*\*Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*



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**City of Waukesha**  
**Attention: Community Development Department**  
**201 Delafield St. Suite 200**  
**Waukesha, WI 53188**

**Subject: Project Narrative**

Community Development Staff,

The Chili's Restaurant located at 1260 W Sunset Dr, Waukesha, WI 53189 has been selected to be part of a national re-image of existing restaurants. The scope of work will include the following:

- Re-paint of the exterior facade with natural, earth-tones.
- Replacement of the fabric awnings to standing seam black metal awnings.
  - No frame change will occur.
- Signage is not included in this review and will be completed at a later date by a signage contractor.

CDS and Brinker are excited to implement the proposed changes and look forward to your cooperation.

Thank you,

A handwritten signature in blue ink that reads "Brenna Shouse". The signature is written in a cursive, flowing style.

**Brenna Shouse**  
**Property Development/Permit Coordinator**  
**CONSOLIDATED DEVELOPMENT SERVICES**  
Mobile: 512.956.1856  
[bshouse@cdsdevelopment.com](mailto:bshouse@cdsdevelopment.com)