



A Community Presence

March 23, 2020

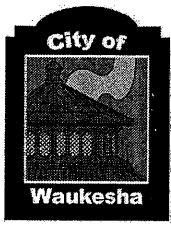
Dear Plan Commission Members-

The Wyndwood Condominium Association respectfully submits the attached application for review. The board of Directors acknowledges that the preferred material for enclosures is brick or block to ensure that the enclosure is not damaged due to vehicle collision and to prevent deterioration. However, we are humbly requesting that black vinyl chain link be accepted, as we feel it will not deteriorate and because it is vinyl coated it will look much nicer than the usual silver. Two gate bollards and four bollards will be installed at the rear of the enclosure to protect the fence. Landscaping will be done to make it more pleasing to the eye.

Wyndwood is a small community, with a limited budget to comply with the city's requirements. We believe we are addressing the concerns listed in the email below and hope that the city would accept our proposal of a chain link enclosure over a block one.

Hunt Management Incorporated, AAMC
Management Company for
Wyndwood Condominium Association

Arielle Mason
Property Manager
arielle@huntmanagement.com



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 (Agent for the association)

Applicant Name: Arielle Mason -Property Manager
Applicant Company Name: Hunt Management, AAMC -Managing Agent
Address: 10520 Baehr Rd, Suite Q
City, State: Mequon, WI Zip: 53092
Phone: 262.238.1480
E-Mail: arielle@huntmanagement.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: _____
Company Name: _____
Address: _____
City, State: _____ Zip: _____
Phone: _____
E-Mail: _____

PROPERTY OWNER INFORMATION

Applicant Name: Wyndwood Condominium Association
Applicant Company Name: c/o Hunt Management, AAMC
Address: 10520 Baehr Rd, Suite Q
City, State: Mequon, WI Zip: 53092
Phone: 262.238.1480
E-Mail: arielle@huntmanagement.com

PROJECT & PROPERTY INFORMATION

Project Name: Wyndwood Condominium Association
Property Address 1011 - 1035 Guthrie Rd & 1821 - 1827 E Racine Ave, Waukesha WI 53186
Tax Key Number(s): 39-1838612
Zoning: _____
Total Acreage: _____ Existing Building Square Footage _____
Proposed Building/Addition Square Footage: _____
Current Use of Property: Residential

PROJECT SUMMARY (Please provide a brief project description.)

This application is for the relocation, and rebuilding of a refuse disposal containment enclosure. We will be removing the current enclosure from it's existing location, and rebuilding it in another location on the property. The surrounding enclosure will be constructed of materials that conceal the waste refusal bins, but ensure that the condition of the enclosure can be maintained for safety, stability, and appearance.

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 _____

Applicant Name (Please Print) Arielle Mason -Property Manager on behalf of Wyndwood Condominium Association

Date: 03/23/2020

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
 - 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:

Arielle Mason

From: Arielle Mason
Sent: Thursday, March 12, 2020 9:20 AM
To: Charlie Griffith
Cc: Frank Piotrowski; Janice Wickman; Fred Tjaden; dpack; Becky Krueger
Subject: Wyndwood - Proposed Dumpster Enclosure plan ready for City Approval
Attachments: Munson Proposal - Pending City Approval.pdf; Enclosure Photo - Example.jpg; RE: Dumpster location

Charlie-

At last night's board meeting, several decisions were made by the board, and we are ready to present plans for approval.

The board has approved the attached proposal from Munson Inc. The completed enclosure would look similar to the photo attached. This proposal is for all aspects of the work needed to remedy the complaint brought against the association, including:

1. Removal of existing enclosure & proper disposal of all debris
2. Landscape beautification of area after enclosure is removed from existing location
3. Transfer and construction of enclosure in new location (as proposed in attached email)
4. Beautification of area around new dumpster location

Please confirm for the association board (cc'd above) if this proposed plan can be approved at the staff level, or if it must go before the Plan Commission. If you would also let us know when the Plan Commission will next meet, we would appreciate that as well.

Thank you Charlie!



Arielle Mason
Property Manager
Hunt Management Incorporated, AAMC
10520 N. Baehr Road, Suite Q.
Mequon, Wisconsin 53092
262-238-1480 / 262-238-1485 Fax
888-305-1071 Toll Free
arielle@huntmanagement.com

Please note our office hours:
Monday through Thursday 7:30 AM to 5:00 PM
Friday 8:30 AM to 12:00 PM
Emergency Service is available by telephone #262-238-1480

Arielle Mason

From: Charlie Griffith <CGriffith@waukesha-wi.gov>
Sent: Wednesday, February 19, 2020 2:15 PM
To: Janice Wickman
Cc: Arielle Mason
Subject: RE: Dumpster location

Janice,

Just to put what we talked about on the phone in writing, this location is acceptable, and is certainly an improvement over the current location. Assuming you do go with a masonry enclosure, as it sounds like you are planning to do, we can approve it at the staff level without requiring Plan Commission approval. You will still be required to make improvements to the landscaping in the property border, particularly in the area where the current enclosure will be removed, unless the easement agreement with American Transmission Company has some obligation for them to do so. The Landscape Plan was very non-specific though, so as long as something other than the current brush is planted there you should be fine. You should not plant any landscaping beyond the property boundary.

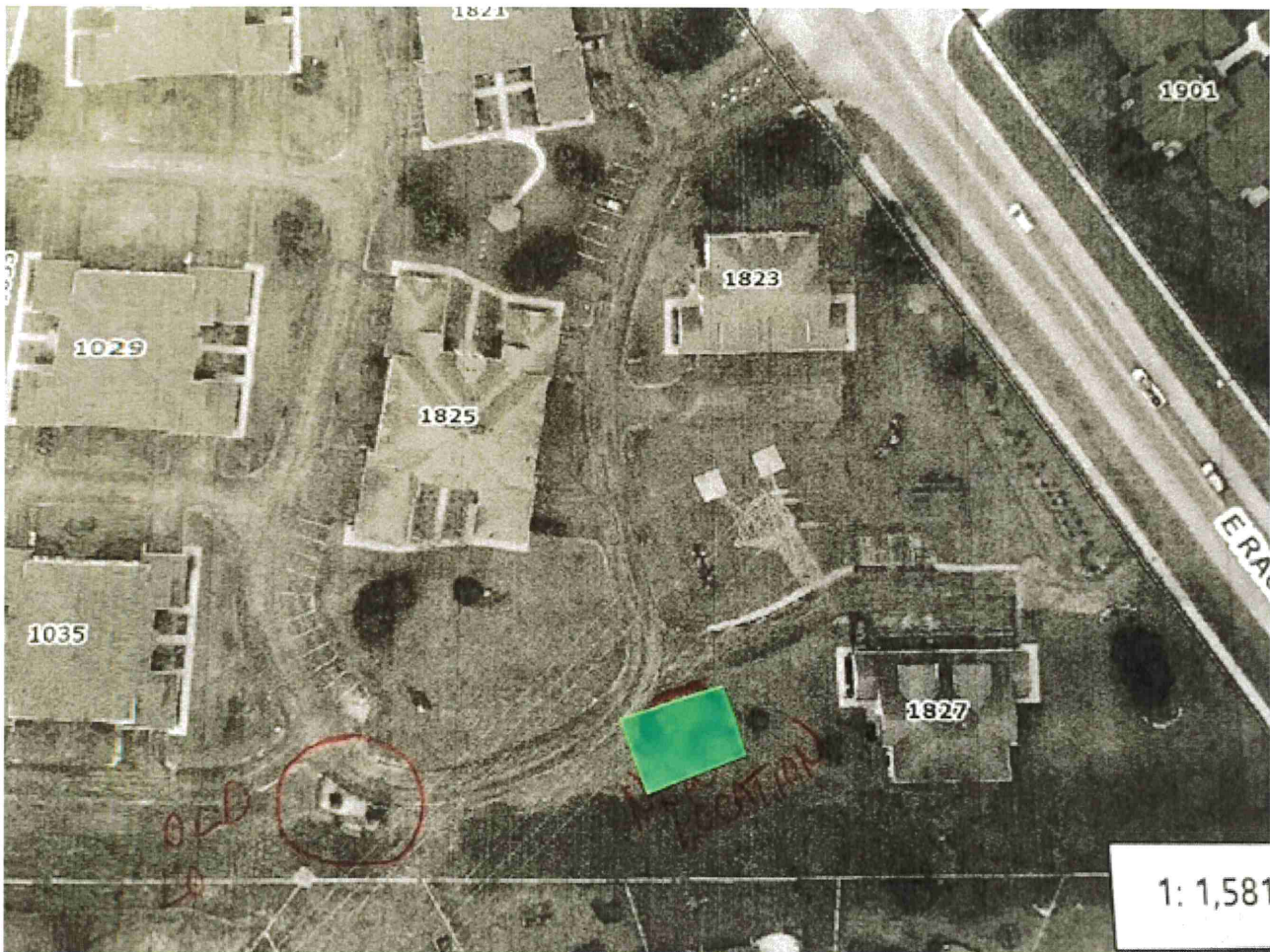
Once you've settled on a quote, send us the site plan and we'll add it to the file.

Thanks for your cooperation.

Charlie Griffith
Associate Planner
City of Waukesha
Phone: 262-524-3529
cgriffith@waukesha-wi.gov
www.waukesha-wi.gov



From: Janice Wickman <janwick@live.com>
Sent: Tuesday, February 18, 2020 8:00 PM
To: Charlie Griffith <CGriffith@waukesha-wi.gov>
Subject: Dumpster location



Charlie,

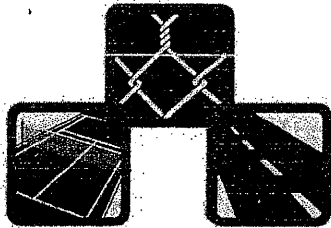
I'm having issues with my computer so hopefully this will work for what you need. The green tab is where we would like to place the new dumpster enclosure. It will be approximately 14' X 24'. I believe Arielle gave you a copy of the quote and description from Whiteys Construction. We are still gathering quotes. The red circle is the current dumpster enclosure location. I would be happy to meet with you at the site in case you have any questions. If this email will not work I can drop it off tomorrow.

Thank you

Janice Wickman

Sent from my iPhone

Notice: Please be aware that email sent to, or received from, the City of Waukesha should be presumed to be a public record, that it will be retained by the City as a public record, and will be subject to public disclosure under Wisconsin's open records law. If you are not the intended recipient of this email, please do not read it or forward it to another person, but notify the sender and then delete it.



MUNSON, INC.

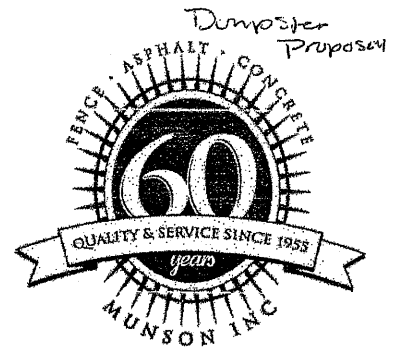
Established 1955

**MUNSON FENCE DIV.
MUNSON-ARMSTRONG PAVING DIV.
MUNSON TENNIS COURT DIV.**

6747 N. Sidney Place Glendale, WI 53209

Phone: (414) 351-0800 FAX: (414) 351-0879

www.munsoninc.com



PROPOSAL SUBMITTED TO:

WYNDWOOD CONDO ASSOC.
1029 GUTHRIE RD.
WAUKESHA, WI
ATTN: JANICE WICKMAN
(414) 519-2102 CELL
janwick@live.com

DATE:

March 5, 2020

JOB NAME & LOCATION

*Asphalt Replacement - PHASE 1
& DUMPSTER ENCLOSURE*

Page 3

PROPOSAL BASED ON THE FOLLOWING SPECIFICATIONS:

Furnishing all necessary labor, equipment and material for the construction of a dumpster enclosure.

Work to include: **INSTALL 7' HIGH BLACK VINYL COATED FENCE w/ SLATS TO BE INSTALLED AS PERIMETER FENCE FOR DUMPSTER ENCLOSURE, CONCRETE PAD & LANDSCAPING.**

1. Removal of existing dumpster enclosure and concrete. Haul to a recycling facility.
2. Use soil removals from new enclosure area and rough grade soil into old enclosure area.
3. Frame out and pour dumpster enclosure concrete. See drawing.
4. Pour 6" of concrete on at least 4" of stone 720 SF roughly. Jointed by hand or saw. 6x6 wire mesh for reinforcement, 6 bag eq mix design. Fiber mesh.
5. Install (2) gate bollards and (4) bollards at rear of enclosure to prevent driver from hitting fence with dumpsters and to allow for access to rear of dumpsters.
6. Topsoil, seed, fertilize and straw mat old enclosure area. Client to take care of watering and maintenance.
7. Create a 5' wide planting area around new enclosure and install 17 emerald green arborvitae 5' high and 4' on center. Hand spade a bed edge and install 3" of shredded bark mulch. Initial watering done at time of installation. Client to take care of watering and maintenance thereafter.

SPECIFICATIONS OF NEW BLACK VINYL COATED FENCE TO BE AS FOLLOWS:

1. All posts, rails and applicable fittings, above and below ground, will be zinc coated by the hot-dip process in accordance with ASTM F-1083 A-90, and A-626 and black vinyl coated.
2. FABRIC: 2" mesh #9 gauge black vinyl.
3. RAIL: Top rail to be 1-5/8" O.D. SS20 pipe black vinyl coated.
4. LINE POSTS: 2.5" O.D. SS20 pipe black vinyl coated and spaced a maximum of 10' on center.
5. END & CORNER POSTS: 3" O.D. SS20 pipe black vinyl coated.
6. GATE POSTS: 4" O.D. SS20 pipe black vinyl coated.
7. Fill all fabric with privacy Slats. Color to be black

LABOR & MATERIALS \$28,327.00

Continued on Page 4

AUTHORIZED

SIGNATURE: _____

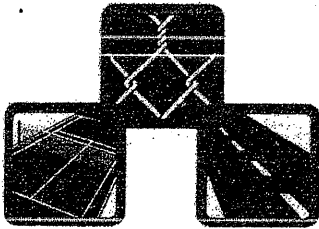

Rod Hanson - Client Advisor/Project Manager

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

Date of Acceptance: _____ SIGNATURE: _____



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WAUKESHA, WI
ATTN. JANICE WICKMAN
(414) 519-2102 CELL
janwick@live.com

DATE:

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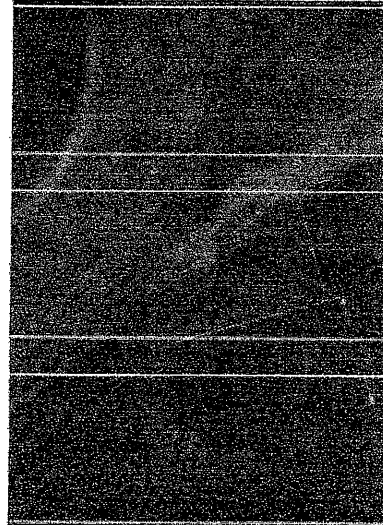
*Asphalt Replacement - PHASE 1
& DUMPSTER ENCLOSURE*

Page 4

ALL FENCE NOTES

1. All Munson employees have a minimum of OSHA10 training with a majority having OSHA30.
2. Munson Inc. will mark all public utilities (gas, water, electric, cable, telephone, etc.). Owner is responsible for marking private lines (lighting, sprinkler, sump pump, propane, invisible dog fence, etc.) prior to arrival of crews. Munson is not responsible for damage to unmarked private lines. Private Line marking is available if needed at an additional cost.
3. Customer is responsible for any necessary permits or variance and for locating fence line. Munson assumes no liability for enclosure location.
4. Assumes normal ground digging without encountering buried debris, foundations, etc. as digging or excavating these items will cause added labor and materials required to properly complete the job.
5. Pricing does not include frost digging.
6. Asphalt or concrete repairs or patching, if any, not included.
7. Digging (and removals) are assumed to be at least 18" away from utilities. If closer than 18", then hand digging or hydro excavation will be required at an additional cost.

DUMPSTER ENCLOSURE LAYOUT



Continued on Page 5

AUTHORIZED

SIGNATURE: _____

Rod Hanson - Client Advisor/Project Manager

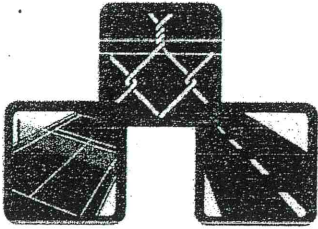
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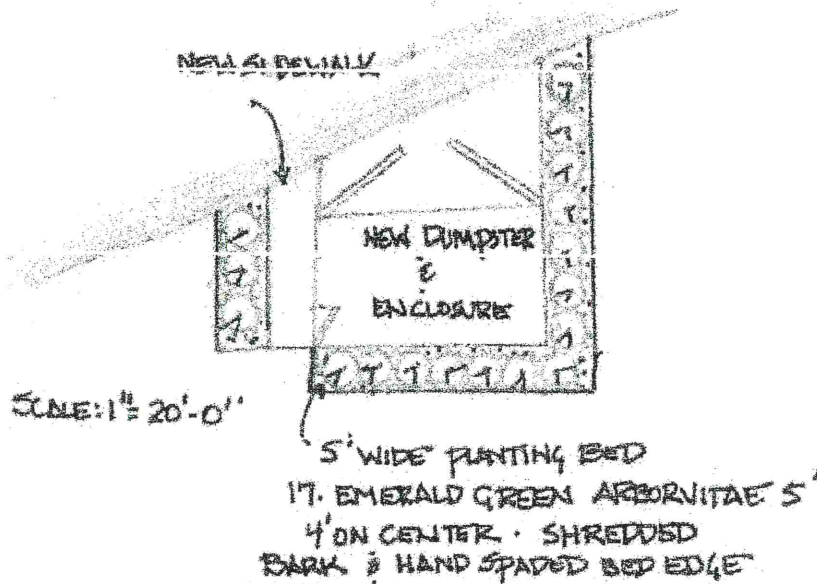
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Page 5

LANDSCAPING PLAN



Continued on Page 6

AUTHORIZED

SIGNATURE: _____

Rod Hanson - Client Advisor/Project Manager

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