



**CITY OF WAUKESHA
PLAN COMMISSION**

Application for Review

Date Submitted

Name of Project: Panda Express

Address (If no address, location): Sunset Dr. & Tenny Ave. / Waukesha, WI 53189

Applicant information:

Name: Amy Conti
Company Name: NORR
Address: 150 W. Jefferson Ave, Suite 1300
Detroit, MI 48226
Phone: 313-324-3129

Owner information:

Name: Brian Kan
Company Name: Panda Restaurant Group
Address: 1683 Walnut Grove Avenue
Rosemead, CA 91770
Phone: 626-372-8550

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - <i>Plat Reviews</i> 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 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 checked="" type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input checked="" 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 MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

Rev. 03/2015

SUSTAINABILITY CHECKLIST FOR NEW COMMERCIAL CONSTRUCTION MAJOR RENOVATION

PROJECT NAME: Panda Express

DATE: October 5th, 2016

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.