

RECEIVED 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

CITY PLAN COMMISSION

APPLICANT INFORMATION

Applicant Name: James Newman
Applicant Company Name: Total Flex Gym
Address: 312 Morris Street
City, State: Pewaukee, WI Zip: 53072
Phone: 313-289-1058
E-Mail: jnewmanfit@gmail.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

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

PROPERTY OWNER INFORMATION

Applicant Name: Christian Hlavinka
Applicant Company Name: Short Term LLC
Address: PO Box 510894
City, State: New Berlin, WI Zip: 53151
Phone: 414-699-4326
E-Mail: rhinvestments04@yahoo.com

PROJECT & PROPERTY INFORMATION

Project Name: Total Flex Gym
Property Address: 400 S West Avenue
Tax Key Number(s): WAKC1334127
Zoning: M-1
Total Acreage: 2 Existing Building Square Footage 5,200 SF
Proposed Building/Addition Square Footage: No addition
Current Use of Property: Training Facility

PROJECT SUMMARY (please provide a brief project description)

Health and Fitness Center featuring open gym and personalized training

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: James Newman

Applicant Name (Please Print) James Newman

Date: 10-30-18

For Internal Use Only:

Amount Due (total from page 2): \$480-

Amount Paid: \$480-

Check #: C.C.

Trakit ID(s) CU18-00022

Date Paid: 10-30-18

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 _____
 - ☐ 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 (total site disturbance UNDER 3,000 total square feet) _____
 - ☐ 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 _____
 - ☐ 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**
- ☐ Annexation **NO CHARGE**
- ☐ House/Building Move **\$150**
- ☐ Street or Alley Vacations **\$150**

TOTAL APPLICATION FEES:

480

CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Conditional Use Permit Application

**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.*

PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council. Some projects will also require Board of Public Works review.

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/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
 - ☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - ☐ General Development Plan
 - ☐ Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

**Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Copy of your State of Wisconsin Request for Annexation Review Application
 - ☐ Signed City of Waukesha Direct Annexation Petition
 - ☐ Map of property of property to be annexed.
 - ☐ A boundary description (legal description of property to be annexed)
 - ☐ Any additional information on the annexation.

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

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 F: Preliminary Plat Checklist
 - ☐ Cover letter outlining project details.
 - ☐ Attachment A: Development Review Checklist and other attachments as applicable
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

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 G: Final Plat Checklist
 - ☐ Cover letter outlining project details.
 - ☐ Attachment A: Development Review Checklist and other attachments as applicable.
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

Review Time: 45-60 Days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

Additional Information: Rezonings must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

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 and rationale for rezoning
 - ☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - ☐ Conceptual Plan (if applicable)

**Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

FINAL SITE AND ARCHITECTURAL 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 AND ARCHITECTURAL PLAN 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.*

City of Waukesha

Development Review Submittal Requirements

PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

Review Time: Approximately 30 days

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission (optional)

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) copy of the plans you want conceptual review of
- ☐ Attachment A: Development Review Checklist. You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- ☐ Cover letter outlining project details.

TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

Review Time: Approximately 30 days

Reviewing Departments: Public Works Engineering Division

Reviewing Boards: None, however the Plan Commission may require a copy as part of site plan review process.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) copy of the Traffic Impact Analysis

PRELIMINARY SITE AND ARCHITECTURAL PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

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
 - ☐ Conceptual Landscape Plan
 - ☐ 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)
 - ☐ Any other attachments as applicable.

HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Address of existing structure and address of final destination for structure
 - ☐ Site Plan showing location of house/building at the new location
 - ☐ Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, 201 Delafield Street, Room 200
Waukesha, WI 53188
Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: October 4, 2018

☒ NEW APPLICATION

☐ AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Total Flex Gym

LOCATION OF USE: 400 S West Avenue, Waukesha, Wisconsin

TYPE OF USE: Health and Fitness Facility

Is this a NEW use or is this use being relocated from somewhere else? New

If you are relocating a use, where are you relocating it from? _____

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: _____

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: 4:00 AM - 10:00 PM, 7 days a week

Number of Employees: One

Number of on-site parking stalls available: 90

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent

Current zoning: M-1

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: _____

Will any hazardous materials be used? No

The following information must be attached to process the permit:

- ☒ A site map showing the location of the proposed site.
- ☒ A site plan showing the location of building(s), parking, landscaping, etc.
- ☒ A floor plan of the building showing how it will be used for the proposed use.
- ☒ If an existing building, a photo of the building.
- ☐ If new, complete development plans must be submitted per the development guidelines.
- ☐ If facade changes are proposed, plans must be submitted showing changes.
- ☐ A business plan if there is one; otherwise answer the questions on the back.

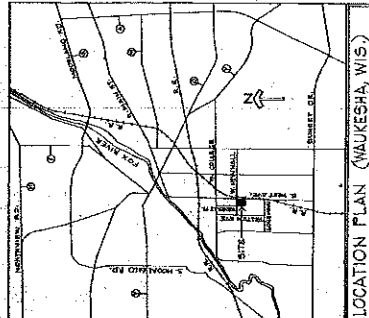
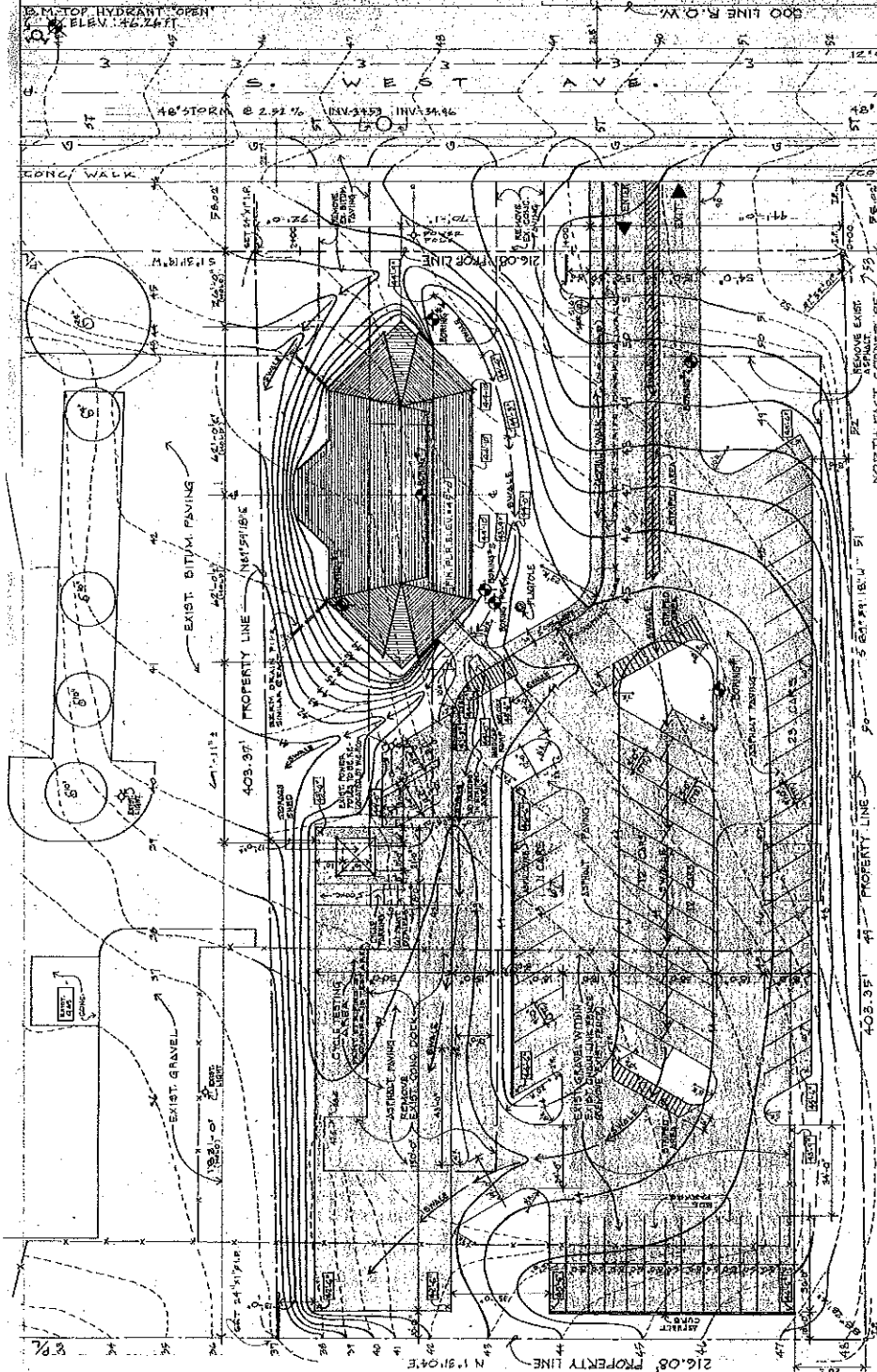
Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Health and Fitness Center focused on creating an ideal environment for clients to exercise, better their health and wellness, and reach their personal goals.
2. Explain your business' daily operations. Open gym and personalized training.
3. How will business be managed on a daily basis? Daily operations will be managed by James Newman, owner of Total Flex Gym. James will be responsible for operation of the center, inspecting and maintaining equipment, membership sales, memberships, marketing, promotion, and retention. Other responsibilities include performance and development of staff and coordinating fitness and wellness programs for members.
4. What are your products or services? We offer basic membership, personal training sessions, and sales of variety of fitness apparel.
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? No
7. Who is the owner of the building or premises where your business will be conducted?
Short Term, LLC
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes
9. Are there any insurance requirements for your business? Yes
10. Will you have property insurance? Yes
11. Are there any noise considerations/concerns with your business operations? No

NOTES



EXISTING CONTOUR GRADES
NEW CONTOUR GRADES
NEW "SPOT" ELEVATIONS
EXISTING "SPOT" ELEVATIONS

BORING LEGEND

BLOWNS PER FOOT USING 140' WT. FALLING SO' → 7
 3.3' → 3.3'
 UNSTRAINED SANDSTONE
 GROUND WATER
 ELEVATION
 WASH SAMPLE → *
 DESCRIPTION OF MATERIAL
 → BOUNDBERS OR COBBLES
 ← MATERIAL CHANGE
 STA. OF BORING #
 ELEV. BORING #

NOTE: TO TRANSFORM INDICATED SOIL BORING ELEVATIONS TO SITE GRADING ELEVATIONS, DEDUCT 100.00' FROM GIVEN ELEVATIONS. FOR EXAMPLE: EL. 146.8' = 46.8 FEET.

NOTE: STA. 0+0 CORNER OF LINE.

SCALE:

SITE PLAN - SOIL BORING DATA

drawn by	D.N.G.	sheet no.	
checked by	<i>SW</i>		
offer price	500		
date	10/17/94		
total	1 = 20.00		

[Handwritten signature]
No. June 20, 87 Reg. No. 62

STATION	DESCRIPTION	STATION	DESCRIPTION	STATION	DESCRIPTION	STATION	DESCRIPTION	STATION	DESCRIPTION
150	150	140	140	130	130	120	120	110	110
140	140	130	130	120	120	110	110	100	100
130	130	120	120	110	110	100	100	90	90
120	120	110	110	100	100	90	90	80	80
110	110	100	100	90	90	80	80	70	70
100	100	90	90	80	80	70	70	60	60
90	90	80	80	70	70	60	60	50	50
80	80	70	70	60	60	50	50	40	40
70	70	60	60	50	50	40	40	30	30
60	60	50	50	40	40	30	30	20	20
50	50	40	40	30	30	20	20	10	10
40	40	30	30	20	20	10	10	0	0
30	30	20	20	10	10	0	0		
20	20	10	10	0	0				
10	10	0	0						
0	0								

NOTE: STA. 0+00 IS S.E. CORNER OF PROPERTY LINE.

DATE: 10/24/50
BY: J. H. HARRIS
CHECKED: J. H. HARRIS
APPROVED: J. H. HARRIS

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0

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400 S. WEST AVENUE · WAUKESHA, WI

FOR LEASE · +/- 5,200 SF FLEX/OFFICE BUILDING



- Approx. 10'x10' garage with power provides for additional storage
- Paved outside storage area with exterior lighting
- Many potential uses; daycare, call center, church, medical office, etc.
- Large 2 acre lot
- +/- 90 parking spaces



Building Features

Building Size:	+/- 5,200 SF
Available:	+/- 5,200 SF
Zoning:	M-1
Construction:	Block
Year Built:	1984
Roof:	Asphalt shingle
Parking:	90
HVAC:	Gas forced air, A/C
Power:	Ample

Demographics

Demographics-est. 2017	1-Mile	3-Mile	5-Mile
Population:	12,225	67,500	98,695
# of Households:	4,879	26,871	39,360
Median HHI:	\$49,569	\$59,967	\$67,842

Traffic Counts (per DOT)

S. West Ave:	+/- 6,463 cars per day
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Taxes

Parcel Size:	+/- 2.0 acres
Tax Key #:	WAKC1334127
Taxes-2017:	\$ 2,888.46

Price

Sale Price:	\$ Negotiable
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For Information:

Christian Hlavinka

(414) 699-4326

chlavinka@andersoncommercialgroup.com



Anderson
Commercial Group

8575 W. Forest Home Avenue | Suite 40
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www.andersoncommercialgroup.com

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

BROKER DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ☐ The duty to provide brokerage services to you fairly and honestly.
8 ☐ The duty to exercise reasonable skill and care in providing brokerage services to you.
9 ☐ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
11 ☐ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
13 ☐ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
15 ☐ The duty to safeguard trust funds and other property the broker holds.
16 ☐ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:**

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND

49 THAT _____ and _____ are working

50 Sales Associate ▲

Firm Name ▲

51 as: (Owner's Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE** .

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 _____

54 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
63 agreement made concerning the transaction.

400 S. WEST AVENUE · WAUKESHA, WI

FOR LEASE · +/- 5,200 SF FLEX/OFFICE BUILDING



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