**Naming Conventions for Plan Commission Files/Submissions**

Digital files submitted for Plan Commission will need to be labeled with one of the naming conventions below. For example, if the applicant is submitting a plan for landscaping on a project, ***please label the PDF as Landscape Plan followed by the business name, address and date (month and year)*** Files that do not have names or only include PDF numbers will be returned to the applicant to rename.

| Community Development | Engineering & Other Departments |
|---|---|
| Elevations and Architectural Plans– **Project Name, address** | Site Engineering and grading |
| Site Plans | Stormwater Management Plan |
| Landscape Plans | Traffic Study |
| Plan Commission Application | Erosion Control |
| Renderings | Wetland Delineation |
| Certified Survey Map– CSM | Utility Plans |
| Lighting and Photometrics | Flood Plain |
| Signs | Maintenance Agreements |
| PUD | Development Review Checklist |
| Easements | |
| Rezoning | |
| Preliminary Plat | |
| Final Plat | |

Example: **Site Plans– City of Waukesha City Hall Project, 201 Delafield Street, July 12, 2023**

## THIRD PARTY ENGINEERING REVIEW DEPOSIT

Deposits for third party Engineering Review must be included at the time of application. Please follow the schedule below:

| Engineering Review Deposit Schedule | |
|---|---|
| *Project Type* | *Deposit Amount* |
| 1 or 2 Family Residential CSM | $750 |
| All Other CSMs | $2,500 |
| Preliminary SPAR | $5,000 |
| Final SPAR | $5,000 |
| Preliminary Plat | $7,500 |
| Final Plat | $7,500 |

The deposit is a separate payment from the required application fees. Two payments will be required with the application. **The Engineering Review Deposit must be in the form of a check made out to the City of Waukesha.**

# 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/Conceptual Review **$390** _____

☐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** Engineering Review Deposit $5,000 + _____

- ☐Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **$2,240**
- ☐Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **$2,460**
- ☐Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **$2,680**
- ☐Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **$2,900**
- ☐Resubmittal Fees (after 2 permitted reviews) **$750**

* ☐**Final Site Plan & Architectural Review** Engineering Review Deposit $5,000 + _____

- ☐Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **$1,360**
- ☐Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **$1,480**
- ☐Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **$1,700**
- ☐Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **$2,020**
- ☐Resubmittal Fees (3rd and all subsequent submittals) **$750**

* ☒**Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)** $420.00

- ☐Projects that do not require site development plans **$420**
- ☐Resubmittal Fees (3rd and all subsequent submittals) **$420**

☐Certified Survey Map (CSM) Engineering Review Deposit $750 or $2,500 (see schedule) + _____

- ☐1-3 Lots **$690**
- ☐4 lots or more **$750**
- ☐Resubmittal (3rd and all subsequent submittals) **$180**
- ☐Extra-territorial CSM **$450**

☐Preliminary Subdivision Plat Engineering Review Deposit $7,500 + _____

- ☐Up to 12 lots **$1,335**
- ☐13 to 32 lots **$1,530**
- ☐36 lots or more **$1,750**
- ☐Resubmittal (3rd and all subsequent submittals) **$695**

☐Final Subdivision Plat (Final Site Plan Review is also required.) Engineering Review Deposit $7,500 + _____

- ☐Up to 12 lots **$750**
- ☐13 to 32 lots **$995**
- ☐36 lots or more **$1,215**
- ☐Resubmittal (3rd and all subsequent submittals) **$695**
- ☐Extra-territorial Plat **$930**

☐Rezoning and/or Land Use Plan Amendment _____

- ☐Rezoning **$745**
- ☐Land Use Plan Amendment: **$705**

☐Conditional Use Permit

- ☐Conditional Use Permit with no site plan changes **$530**
- ☐Conditional Use Permit with site plan changes **$570** 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 **$2,000**
- ☐Planned Unit Development or Developer's Agreement Amendment **$960**

☐Annexation **NO CHARGE**

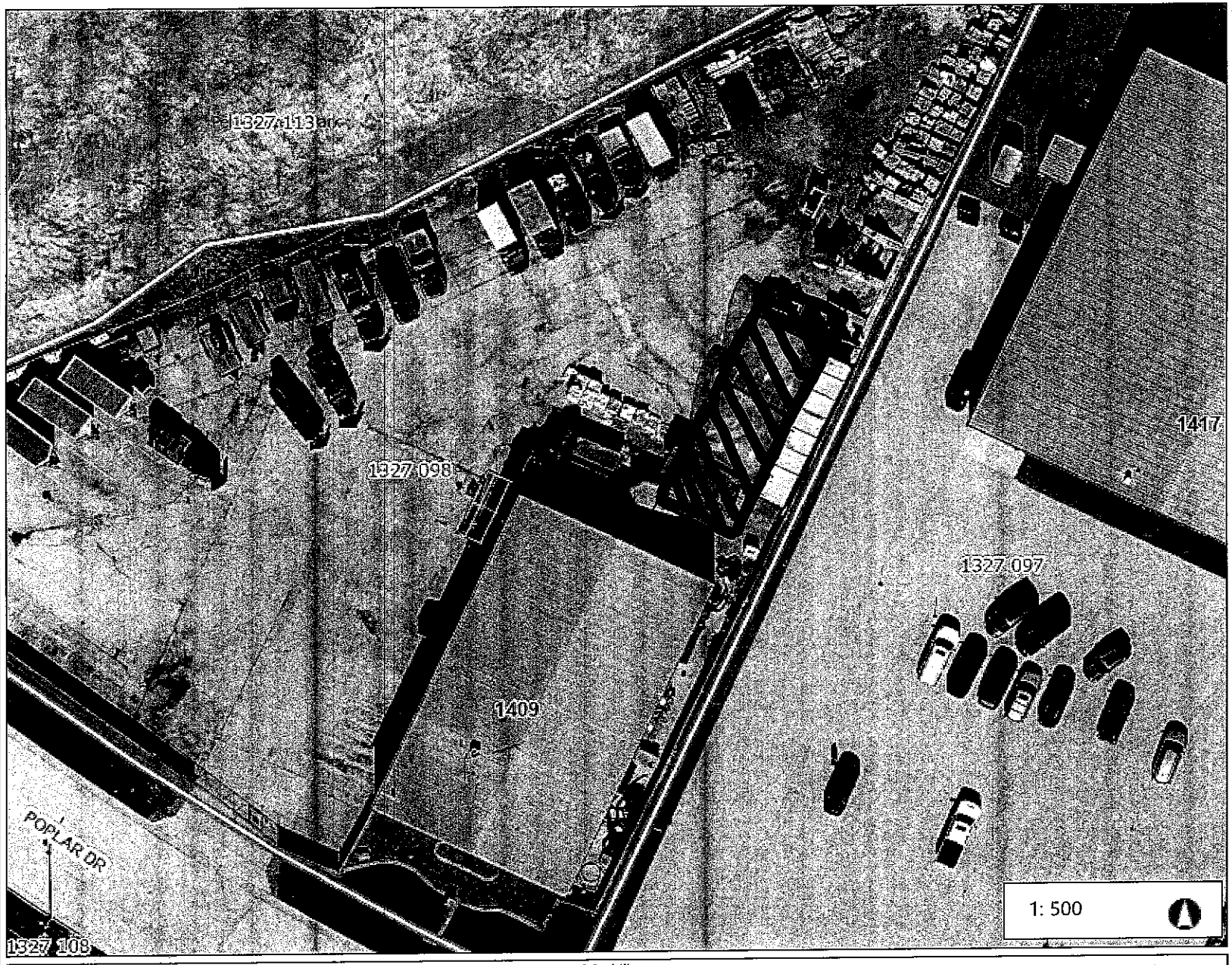
☐House/Building Move **$150**

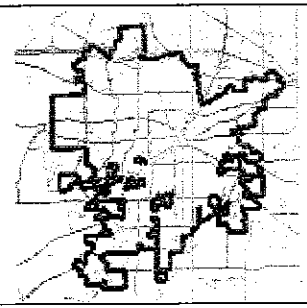
☐Street or Alley Vacations **$465**

**TOTAL APPLICATION FEES:**

Engineering Review Deposit Total =_____ Application Fee Total = [ ]

# City of Waukesha Property Map



Legend

- Address Labels
- Parcels
- Taxkey Labels
- City Limits
- Railroads
- Water Bodies
- Landmarks
  - Cemetery
  - County
  - Municipal
  - Hospital
  - Parks
  - School
  - State/Federal

Notes:

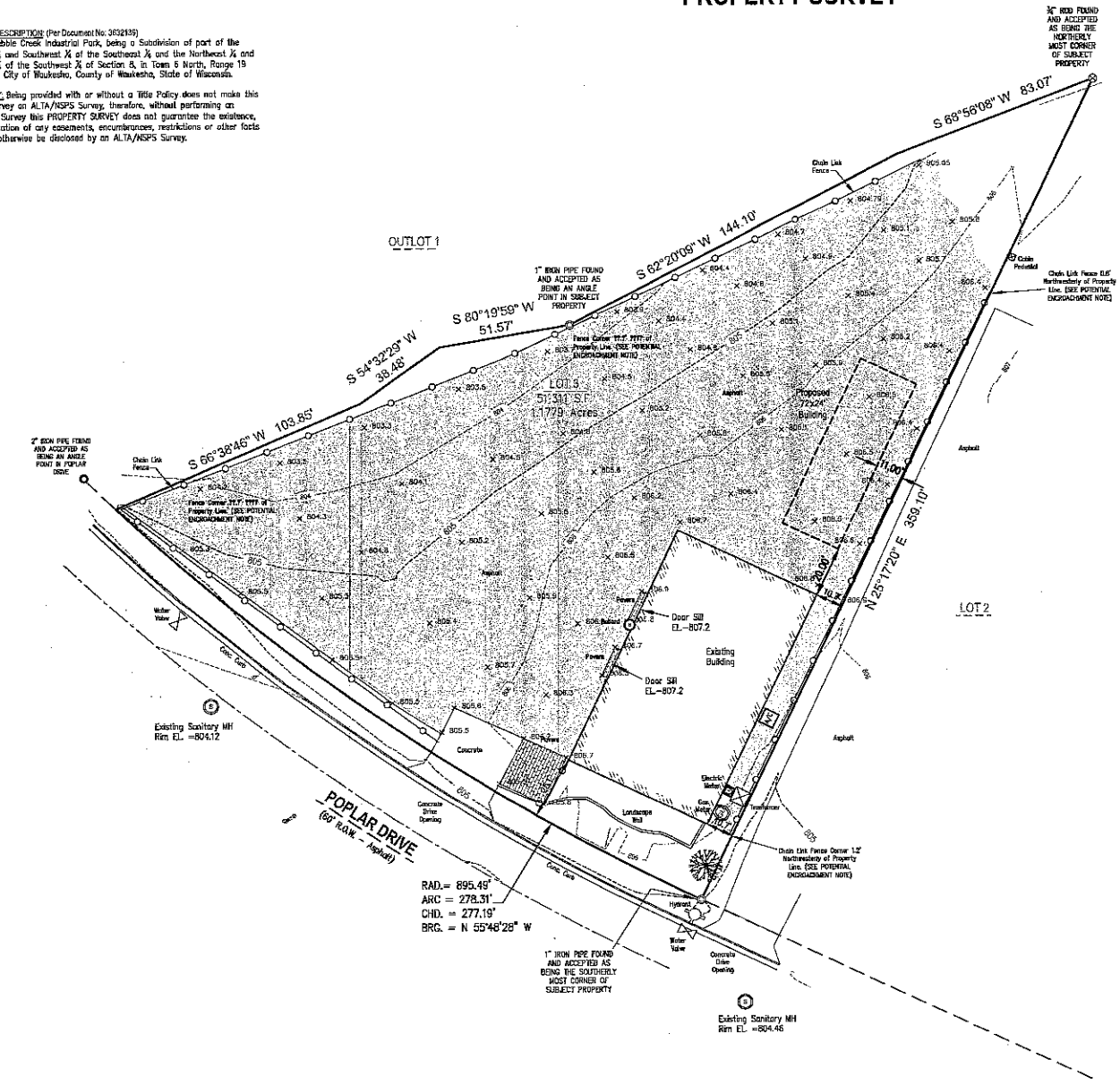
0.0 0 0.01 0.0 Miles

Print Date: 5/1/2025
City of Waukesha GIS

# PROPERTY SURVEY

PROPERTY DESCRIPTION: (Per Document No. 3632139)
Lot 3, in Pebble Creek Industrial Park, being a Subdivision of part of the Northwest ¼ and Southwest ¼ of the Southeast ¼ and the Northeast ¼ and Southeast ¼ of the Southwest ¼ of Section 5, in Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

TITLE POLICY: Being provided with or without a Title Policy does not make this Property Survey an ALTA/NSPS Survey, therefore, without performing an ALTA/NSPS Survey this PROPERTY SURVEY does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed by an ALTA/NSPS Survey.




| Conversion Table | |
|---|---|
| Decimal to Inches | Inches to Decimal |
| 0.1' = 1⅛" | 1" = 0.083' |
| 0.2' = 2⅜" | 2" = 0.166' |
| 0.3' = 3⅝" | 3" = 0.250' |
| 0.4' = 4⅞" | 4" = 0.333' |
| 0.5' = 6" | 5" = 0.416' |
| 0.6' = 7⅛" | 6" = 0.500' |
| 0.7' = 8⅜" | 7" = 0.583' |
| 0.8' = 9⅝" | 8" = 0.666' |
| 0.9' = 10⅞" | 9" = 0.750' |
| 1.0' = 12" | 10" = 0.833' |
| | 11" = 0.916' |
| | 12" = 1.000' |

Map Dated: July 10, 2025


Mead & Hunt
6737 W. Washington Street
Suite 3500, West Allis, WI. 53214
(414) 755-1110
www.meadhunt.com


CLIENT:
Central Services
1409 Poplar Drive
Waukesha WI. 53186

SURVEY DATA:
Tax Key No.: WAKC1327098
Address: 1409 Poplar Drive
Project No.: 4669140-252165.01

LEGEND
(M) – Measured Data (Field Measured)
(R) – Recorded Data (Notes & Bounds Descriptions)
(P) – Platted Data (Subdivision Data)
(C) – Computed Data
(GM) – GIS Data (Certified Survey Map)
(D.O.T.) – D.O.T. Data (Department of Transportation)

Statement of Potential Encroachments: At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in REGARD to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.



WISCONSIN
RICK R. HILLMANN
S-3005
NEW BERLIN
WI.
LAND SURVEYOR

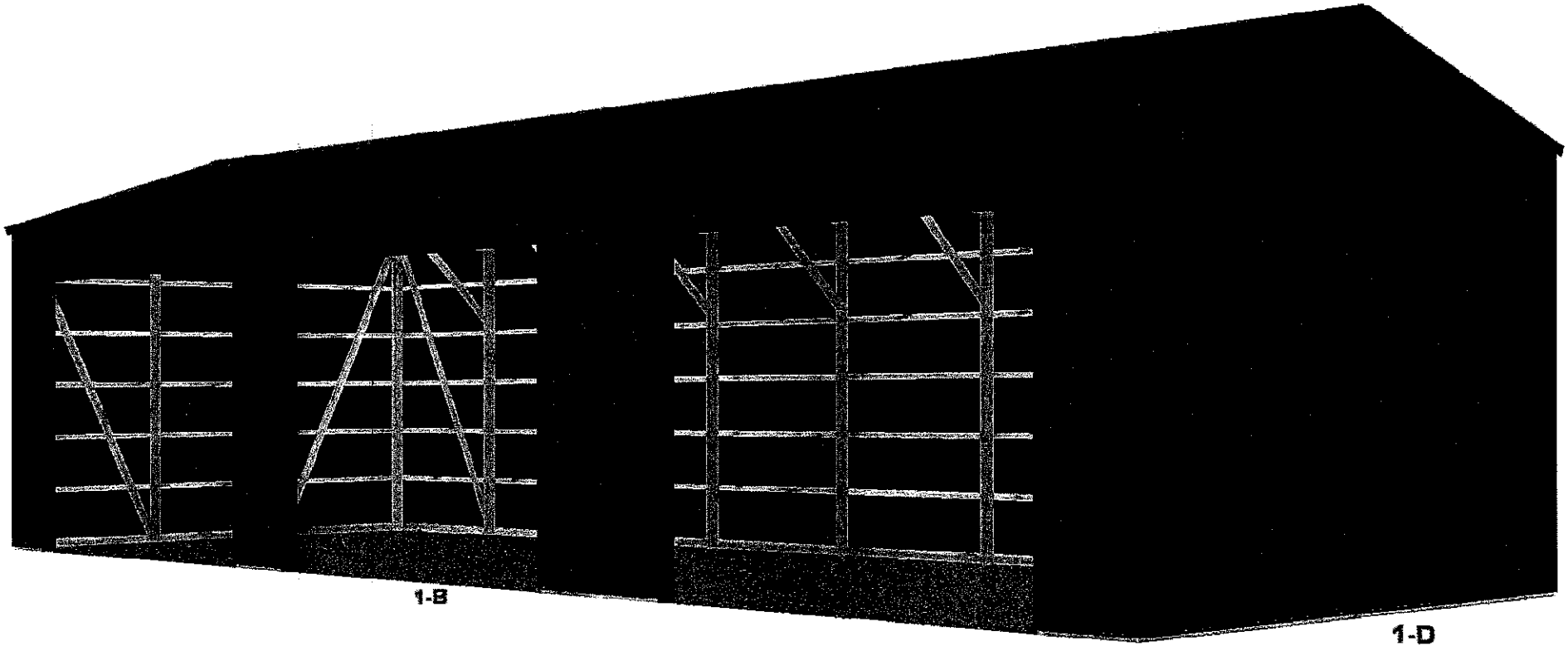
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS NOTED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 BUT DEFINES STATUTE OF LIMITATIONS IN REGARD TO SURVEYS.

Rick R. Hillmann S-3005

Field Work Dated: June 25, 2025

SHEET 1 OF 1

X:\4669140\252165.01\PLS\SURVEY\DWG N PDF\SWML_1409 POPLAR DR_.DWG


1-B
1-D


1-A
1-C

Date: 04/21/2025 - 3:42 PM
Design Name: Post Frame Design
Design ID: 326157728958
Estimated price: $[redacted]
*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS®
Design&Buy™
POST FRAME

**How to recall and purchase a saved design at home**

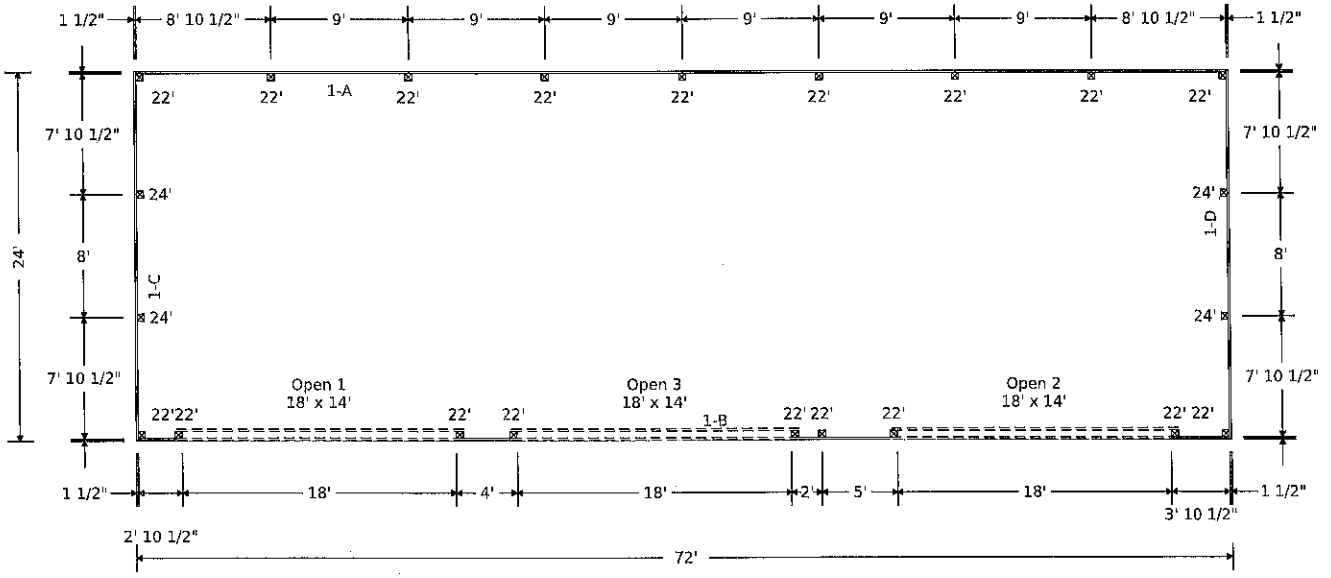
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 326157728958
4. Follow the on-screen purchasing instructions

**How to purchase at the store**

1. Enter Design ID: 326157728958 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN

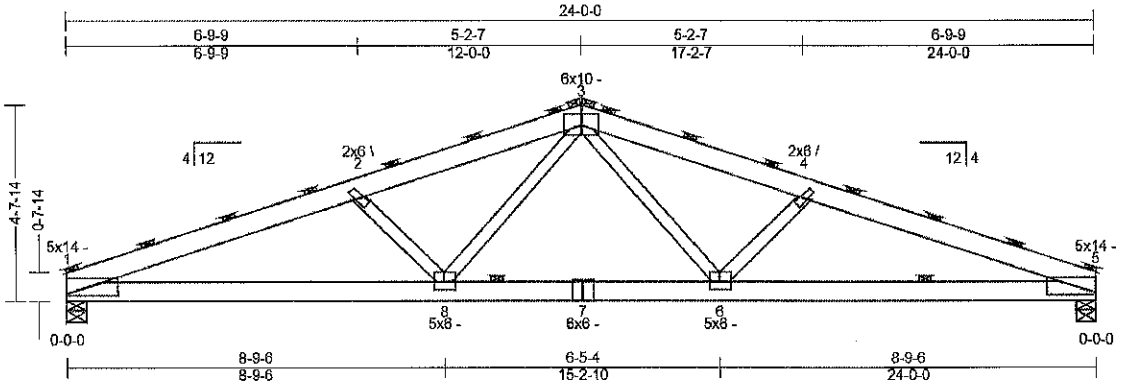



For other design systems search "Design & Buy" on Menards.com

Midwest Manufacturing

Truss: P2435
JobName: PF STOCK
Date: 02/16/17 12:22:48
Page: 1 of 1

| SPAN | PITCH | QTY | OHL | OHR | CANT L | CANT R | PLYS | SPACING | WGT/PLY |
|---|---|---|---|---|---|---|---|---|---|
| 24-0-0 | 4 /12 | 1 | 0-0-0 | 0-0-0 | 0-0-0 | 0-0-0 | 1 | 96 in | 107 lbs |




All plates shown to be Eagle 20 unless otherwise noted.

| Loading (psf) | General | | CSI | | Deflection | | L/ | (loc) | Allowed |
|---|---|---|---|---|---|---|---|---|---|
| TCLL : TABLE | Bldg Code : | IBC 2015/ | TC : | 0.78 (4-5) | Vert TL: | 0.43 in | L / 643 | 7 | L / 120 |
| TCDL : 4(rake) | | TPI 1-2014 | BC : | 0.72 (5-6) | Vert LL: | 0.33 in | L / 835 | 7 | L / 180 |
| BCLL : 0 | Rep Mbr Increase No | | Web : | 0.92 (3-6) | Horz TL: | 0.13 in | | 5 | |
| BCDL : 5 | Lumber D.O.L. : | 115 % | | | | | | | |

Reaction

| JT | Brg Combo | Brg Width | Rqd Brg Width | Max React | Max Gravity Uplift | Max Wind Uplift | Max Uplift | Max Horiz |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | 5.5 in | 4.78 in | 3,767 lbs | - | -358 lbs | -358 lbs | 3 lbs |
| 5 | 1 | 5.5 in | 4.78 in | 3,767 lbs | - | -358 lbs | -358 lbs | - |

THIS TRUSS ANALYZED FOR THE FOLLOWING LOADING CONDITIONS:

| GSL (PSF) | TCLL (PSF) | TCDL (PSF) | BCDL (PSF) | TOTAL (PSF) | (MAX.) O.C. Spacing | B.C. Purlin Spacing |
|---|---|---|---|---|---|---|
| 40 | 24 | 4 | 5 | 33 | 9'-0" | Sheathed or Purlins at 10-0-0, Purlin design by Others. |
| 50 | 30 | 4 | 5 | 39 | 8'-0" | Sheathed or Purlins at 10-0-0, Purlin design by Others. |
| 70 | 40 | 4 | 5 | 49 | 6'-0" | Sheathed or Purlins at 10-0-0, Purlin design by Others. |

Material
TC: SPF 2100/1.8 2 x 6
BC: SPF 2100/1.8 2 x 6
Web: SPF Stud 2 x 4

Bracing
TC: Purlins at 24 " OC, Purlin design by Others.
BC: Purlins at 120 " OC, Purlin design by Others.

Loads
1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: TABLE psf ground snow load, Terrain Category C, Exposure Category Fully Exposed (Ce = 0.9), Risk Category I (I = 0.80), Thermal Condition Unheated (Ct = 1.2), DOL = 1.15. Unventilated. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h = 15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
3) Minimum storage attic loading has not been applied in accordance with IBC 1607.1
4) In accordance with IBC 1607.1, minimum BCLL's do not apply.
5) This truss is designed as an agricultural truss which for the purposes of this program is defined as a structure that represents a low hazard to people and property. See BCSI-10 for installation and temporary bracing.

Member Forces
Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC | 1-2 | 0.777 | -8,349 lbs | | 2-3 | 0.655 | -7,217 lbs | | 3-4 | 0.655 | -7,217 lbs | | 4-5 | 0.777 | -8,349 lbs |
| BC | 5-6 | 0.722 | 7,665 lbs | (-694 lbs) | 6-8 | 0.462 | 5,539 lbs | (-353 lbs) | 8-1 | 0.722 | 7,665 lbs | (-694 lbs) | | | |
| Web | 2-8 | 0.540 | -1,906 lbs | | 3-8 | 0.921 | 2,140 lbs | (-61 lbs) | 3-6 | 0.921 | 2,140 lbs | (-61 lbs) | 4-6 | 0.540 | -1,906 lbs |

JSI
1 = 0.94, 2 = 0.72, 3 = 0.85, 4 = 0.72, 5 = 0.94, 6 = 0.95, 7 = 0.91, and 8 = 0.95

Notes
1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
3) The fabrication tolerance for this roof truss is 0 % (Cq = 1.00).
4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
5) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
6) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
7) Creep has been considered in the analysis of this truss.
8) Listed wind uplift reactions based on MWFRS Only loading.

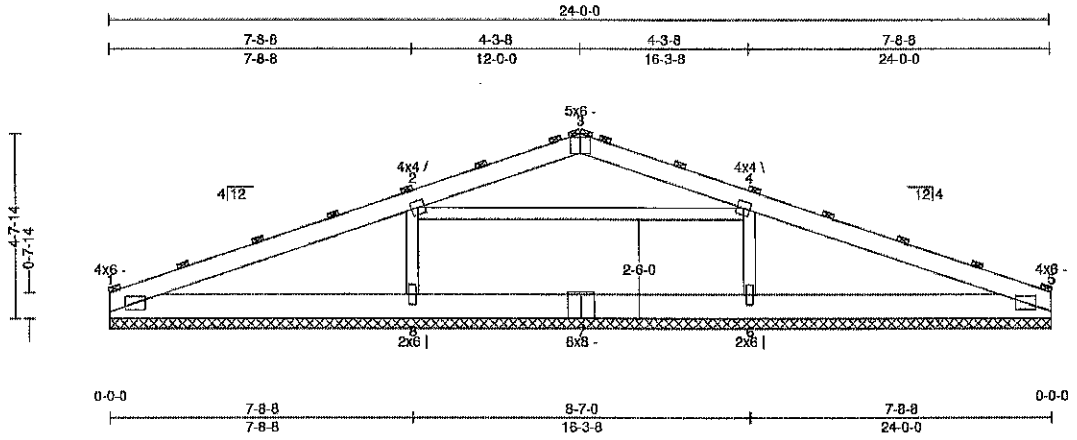
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.253
Eagle Metal Products
Dallas, TX 75234

**MIDWEST**
17605 212TH st.
Bloomsfield, IA 52537
PH: 641 664 3499

Truss: p24e
JobName: new pf ends
Date: 10/22/16 13:21:41
Page: 1 of 1

| SPAN | PITCH | QTY | OHL | OHR | CANT L | CANT R | PLYS | SPACING | WGT/PLY |
|---|---|---|---|---|---|---|---|---|---|
| 24-0-0 | 4/12 | 1 | 0-0-0 | 0-0-0 | 0-0-0 | 0-0-0 | 1 | 48 in | 113 lbs |




All plates shown to be Eagle 20 unless otherwise noted.

| Loading (psf) | General | | CSI Summary | Deflection | | L/ | (loc) | Allowed |
|---|---|---|---|---|---|---|---|---|
| TCLL: 30 | Bldg Code: | IBC 2015/ | TC: 0.53 (4-5) | Vert TL: | 0.01 in | L/999 | (5-6) | L/240 |
| Snow(Ps/Pg): 28/50 | | TPI 1-2007 | BC: 0.14 (6-8) | Vert LL: | 0 in | L/999 | 5 | L/360 |
| TCDL: 4 | Rep Mbr Increase: | No | Web: 0.26 (4-6) | Horz TL: | 0 in | | | |
| BCLL: 0 | Lumber D.O.L.: | 115 % | | | | | | |
| BCDL: 5 | | | | | | | | |

## Reaction Summary

| Brg Combo | Brg Width | Rqd Brg Width | Max React | Max Grav Uplift | Max MWFRS Uplift | Max C&C Uplift | Max Uplift | Max Horiz |
|---|---|---|---|---|---|---|---|---|
| 1 | 288 in | N/A | 1,187 lbs | - | -338 lbs | -423 lbs | -423 lbs | - |
| 1 | 288 in | N/A | 200 lbs | - | - | - | - | - |
| 1 | 288 in | N/A | 1,187 lbs | - | -338 lbs | -423 lbs | -423 lbs | - |
| 1 | 288 in | N/A | 216 lbs | -423 lbs | - | | -423 lbs | 679 lbs |
| 1 | 288 in | N/A | 216 lbs | -423 lbs | - | | -423 lbs | -679 lbs |
| 1 | 288 in | N/A | 1,199 lbs | - | -433 lbs | -541 lbs | -541 lbs | 1,011 lbs |
| 1 | 288 in | N/A | 1,199 lbs | - | -433 lbs | -541 lbs | -541 lbs | -1,011 lbs |

## Material Summary

| | | |
|---|---|---|
| TC | SPF #2 2 x 6 | |
| BC | SPF #2 2 x 8 | |
| Webs | SPF Stud 2 x 4 | except: |
| 2-4 | SPF #2 2 x 4 | |

## Bracing Summary

TC Bracing: Purlins at 24 " OC, Purlin design by Others.
BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others.

## Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 50 psf ground snow load, Terrain Category C, Exposure Category Partially Exposed (Ce = 1.0), Risk Category I (I = 0.80), Thermal Condition All Others (Ct = 1.0), DOL= 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h=B=L=20 ft, End Zone Truss, Both end webs considered. DOL= 1.60
3) Minimum storage attic loading has been applied in accordance with IBC 1607.1

## Member Forces Summary

Table Indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC | 1-2 | 0.530 | 800 lbs | (-616 lbs) | 2-3 | 0.455 | -792 lbs | 3-4 | 0.455 | -792 lbs | 4-5 | 0.530 | 800 lbs | (-616 lbs) |
| BC | | | | | | | | | | | | | | |
| Webs | 2-8 | 0.262 | -1,063 lbs | | 4-6 | 0.262 | -1,063 lbs | | | | | | | |

## Notes:

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) When this truss has been chosen for quality assurance inspection, the Effective Tooth Count Method per TPI 1-2002/A3.4 shall be used.
3) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
4) Building Designer shall verify self weight of the truss and other dead load materials do not exceed BCDL 5 psf.
5) Design assumes minimum _x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
6) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
7) Creep has been considered in the analysis of this truss.
8) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 5, 1 may need to be considered.
9) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.220
Eagle Metal Products
Dallas, TX 75234