



Planned Development Application Procedures

What is the approval process?

The approval process for planned developments varies depending on the type being applied for as illustrated below. Preliminary plans take about three months from the time of application to the decision due to the associated zoning map amendment application. The approval process for a final planned development and an amendment takes about four weeks.

Preliminary Planned Development (associated with Zoning Map Amendment application—see brochure)

1. Plan Commission - meeting based on application date, 7:00 pm*
2. Community Affairs Committee - typically 1 week after public hearing for map amendment , 8:00 pm*
3. Common Council - typically 2 weeks after public hearing for map amendment, 7:30 pm

Final Planned Development & Minor Amendment

1. Community Affairs Committee - typically 2nd Tuesday of month, 8:00 pm*
2. Common Council –typically 3rd Tuesday of month, 7:30 pm

* Applicants or their representative must appear at the Plan Commission meeting and the Community Affairs Committee meeting at which their item is discussed.

PLANNING STAFF WILL FINALIZE MEETING DATES AT THE TIME OF APPLICATION.

How much does it cost?

The application fees are as follows:

Preliminary planned development \$1200	Final planned development \$800
Planned development amendment \$400	

Application fees are nonrefundable unless the application is withdrawn by the applicant at least 10 days prior to the first meeting.

How do I apply?

A pre-application meeting with staff and holding a neighborhood meeting is required prior to submitting a preliminary planned development application and is suggested prior to applying for final plan approval and an amendment.

Complete applications must be received on the deadline indicated below to be placed on the associated agenda (1st meeting). The filing dates are necessary to meet applicable legal publication and notification requirements. Late applications will not be accepted.

PRELIMINARY PLANNED DEVELOPMENT

APPLICATION DUE DATE

PLAN COMMISSION @ 7 pm

December 15, 2016.....	January 9, 2017
January 18, 2017.....	February 13, 2017
February 15, 2017.....	March 13, 2017
March 15, 2017.....	April 10, 2017
April 12, 2017.....	May 8, 2017
May 17, 2017.....	June 12, 2017
June 14, 2017.....	July 10, 2017
July 12, 2017.....	August 7, 2017
August 16, 2017.....	September 11, 2017
September 13, 2017.....	October 9, 2017
October 18, 2017.....	November 13, 2017
November 15 2017	December 11, 2017
December 13, 2017	January 8, 2018
January 17, 2018.....	February 12, 2018

Planned Development Procedures (continued)

FINAL PLANNED DEVELOPMENT & MINOR AMENDMENT

<u>APPLICATION DUE DATE</u>	<u>COMMUNITY AFFAIRS @ 8:00 pm</u>
December 15, 2016.....	January 10, 2017
January 18, 2017.....	February 14, 2017
February 15, 2017.....	March 14, 2017
March 15, 2017.....	April 11, 2017
April 12, 2017.....	May 9, 2017
May 17, 2017.....	June 13, 2017
June 14, 2017.....	July 11, 2017
July 12, 2017.....	September 5, 2017
August 16, 2017.....	September 12, 2017
September 13, 2017.....	October 10, 2017
October 18, 2017.....	November 14, 2017
November 15, 2017.....	December 12, 2017
December 13, 2017.....	January 9, 2018
January 17, 2018.....	February 13, 2018

What do I need to submit?

All applications including applicable fees, project description, minimum of 3 sets of plans (no larger than 11” by 17” format), as well the description and plans via email or on a disk, must be delivered to the City Planning office on or before the application due date indicated above. There is also an associated map amendment application that must be submitted with preliminary planned development applications.

What happens after I apply?

City staff review applications approximately a week after the application deadline. Staff will inform the applicant of any comments or concerns via phone or email after this meeting. The City also notifies property owners within 200 feet of the subject property of the Plan Commission date and time. Public comment at the Plan Commission meeting is permitted.

Are there any other necessary permits and licenses?

In additional to zoning approvals, the proposed use may require additional City approvals. The applicant should contact other City departments (including but not limited to City Clerk, Health, Building, Engineering, Fire Inspection) to determine if any other licenses and permits are required. Most licenses and permits will not be issued until the zoning is approved.

City Clerk: 479-8917
Building: 479-8907

Health: 479-8936
Engineering: 479-8927

Fire Inspection: 479-8457

What is the Plan Commission?

The Plan Commission is a seven members board that includes the Mayor, 1 alderperson, and 5 citizen members. The Plan Commission reviews development proposals and makes recommendations to the Community Affairs Committee. Meetings occur once a month at 7:00 pm on the Monday following the first Tuesday of each month.

What is the Community Affairs Committee?

The Committee is a standing committee of the Common Council and is comprised of eight alderpersons (one from each aldermanic district). The Committee reviews development proposals and makes recommendations to the Common Council. They meet on the second and last Tuesdays of each month at 8:00 pm. (generally). Please check the agenda for the exact meeting time.

Questions?

Please contact Planning staff at 414-479-8957 or by email at tplanning@wauwatosa.net. You are also welcome to discuss your proposal in person Monday through Friday from 8 am to 4:30 pm. Please call ahead to confirm staff are available.





Planned Development Application

City of Wauwatosa
Planning Division
7725 West North Avenue
Wauwatosa, WI 53213
414-479-8957
www.wauwatosa.net

PROPERTY INFORMATION

Project Address: _____ Proposed Use _____

Project Name: _____ Current Zoning: _____

Previous Use: _____

ATTACH DETAILED DESCRIPTION OF PROPOSAL

including plan of operation, operating hours, number of employees, etc if applicable

In order to be placed on the agenda, the Planning Division must receive the completed application, fee, project description, min. 3 sets of plans (max. size 11" by 17") and description and plans via email or on disk by the applicable deadline. See the Planned Development brochure for deadlines and additional information.

Applicant or Agent Information

Property Owner Information

Name _____

Name _____

Company _____

Company _____

Address _____

Address _____

City _____ State ____ Zip _____

City _____ State ____ Zip _____

Phone _____

Phone _____

Email _____

Email _____

Applicant or Agent Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

APPLICATION TYPE & FEE

PRELIMINARY \$1200 **FINAL \$800** **AMENDMENT \$400**

Make checks payable to City of Wauwatosa

FOR CITY USE ONLY:

Accepted by _____
Date _____

MT # _____

Copy to City Clerk Office

Acct# 01-521-4400-000

Fee

Amount Paid _____

Receipt # _____

Date paid _____

Updated Nov 2016

Meeting Dates

Plan Comm _____

Comm Affairs _____

Council _____

Other _____