

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

APPLICANT INFORMATION

Applicant Name: Bielinski Homes, Inc.
 Applicant Company Name: Bielinski Homes, Inc.
 Address: 1830 Meadow Lane, Suite A
 City, State: Pewaukee, WI Zip: 53072
 Phone: 762-548-5570
 E-Mail: j.donovan@bielinski.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Josh Pudelko
 Company Name: TRIO Engineering
 Address: 400 N Calhoun Rd, Suite 300
 City, State: Brookfield, WI Zip: 53005
 Phone: 262-790-1480
 E-Mail: jpudelko@trioeng.com

PROPERTY OWNER INFORMATION

Applicant Name: Downing Family, LLC ^{Daniel & Audrey Downing}
 Applicant Company Name: Downing Family, LLC
 Address: W26753742 Velma Ct
 City, State: Waukesha, WI Zip: 53189
 Phone: 762-524-0373
 E-Mail: jdowningse@wi.rr.com

PROJECT & PROPERTY INFORMATION

Project Name: Skyline Subdivision
 Property Address: Multiple - see property details
 Tax Key Number(s): (3) see property details
 Zoning: Present: Agriculture / Residential District
 Total Acreage: 80 Existing Building Square Footage: Multiple Homes & Buildings
 Proposed Building/Addition Square Footage: None
 Current Use of Property: Farming / Rental Property

PROJECT SUMMARY (please provide a brief project description)

Skyline Subdivision a proposed single family development with 143 lots in a setting of beautiful rolling hills, valleys with (2) parks & wetlands used as green space. Preliminary plat & rezoning to R5-3 to be consistent with the comprehensive plan in the City of Waukesha.

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: [Signature]
 Applicant Name (Please Print): John Donovan, Dev. Manager, Bielinski Homes, Inc.
 Date: 9/20/19

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
 Trakit ID(s) _____ Date Paid: _____

Downing

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 \$1,510.00
 - 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 \$630.00
 - 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: \$2,140.00

**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.

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.*

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.*

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.

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.

**PETITION FOR AMENDING
THE CITY OF WAUKESHA'S ZONING ORDINANCE**

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from Agricultural to RS-3 Single-Family Residential District zoning.

Legal Description:

The West One-half (1/2) of the Southwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Nineteen (19) East, lying North of the Highway running from Waukesha to Waterville, in the City of Waukesha, Waukesha County, Wisconsin.

Also, the West Twenty-eight (28) rods of that part of the East One-half (1/2) of the Southwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Nineteen (19) East that lies North of the Highway running from Waukesha to Waterville, in the City of Waukesha, Waukesha County, Wisconsin.

Excepting therefrom those lands described in Award of Damages recorded on January 9, 1975 on Reel 157, Image 293, as Document No. 936794.

Excepting therefrom those lands described in Award of Damages recorded on February 24, 1976 on Reel 163, Image 403, as Document No. 940898.

Excepting therefrom those lands described in Quit Claim Deed recorded on August 10, 1922 in Volume 178 of Deeds, Page 70, as Document No. 123408.

Further excepting therefrom Lot 1 of Certified Survey Map No. 3966, recorded on January 20, 1981 in Volume 31 of Certified Survey Maps on Pages 16, 17 and 18 as Document No. 1149041.

Also, the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin.

Tax Key Nos. WAKC 0986-998-002 (75.80 acres) and WAKC 0987-997 (1.13 acres)

Addresses: 3708 Summit Avenue, Waukesha, WI 53188

3658 Summit Avenue, Waukesha, WI 53188

The reason(s) for the Rezoning Petition are:

In order to design and develop **The Highlands Subdivision**, a single family residential proposed development with 140 plus home sites, Bielinski Homes, Inc. will need these two parcels and another parcel zoned to RS-3 Single-Family Residential District which follows the Waukesha County 2035 recommended land use plan of medium density residential zoning.

Signature of Owner(s)


James Downing, Member

Owner's Name (please print) Downing Family, LLC

Address of Owner W267 S3742 Velma Ct.


Waukesha, WI 53189

Phone No. of Owner 262-366-9595

E-mail Address of Owner jdowningsr@wi.rr.com

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 23rd day of August, 2019, the above-named James Downing, as Member of Downing Family, LLC to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.



Timothy J. Voeller
Notary Public, State of Wisconsin
My Commission is permanent.

Property Details

Tax Key: **WAKC0986998002**

Tax Year: **2019**

2/14/2019 10:05:13 AM
 WAUKESHA COUNTY
 CITY OF WAUKESHA

OWNER NAME AND MAILING ADDRESS

DOWNING FAMILY LLC
 W267 S3742 VELMA CT
 WAUKESHA, WI 53189

3708 SUMMIT AVE

PROPERTY ADDRESS

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

W1/2 OF SW1/4 SEC 31; ALSO PTE1/2 OF SW1/4 SEC 31S OF HWY; ALSO W 28 RODS (462') OF PT E1/2 OF SW1/4 SEC 31 N OF HWY; ALSO SE1/4OF NW1/4 SEC 31 T7NR19E EXCEPT HWY, EXCEPT CSM NO 3966, EXCEPT R254/505 & EXCEPT DOC NO 2852216 75.80 AC DOC NO 2627872

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

Assessment Year: 2019
 Assessment Status:
 Assessment Attributes: NONE
 Deeded Acres:

ASSESSMENT INFORMATION

Assessed By: CITY OF WAUKESHA ASSESSOR
 262-524-3510
 assessors@waukesha-wi.gov or
 pklauck@waukesha-wi.gov

Links to WI Dept of Revenue Resources:
 Guide for Property Owners
 Property Assessment Appeal Guide
 Board of Review Calendar

Board of Review
 Date:

PLEASE NOTE THAT THIS INFORMATION IS EFFECTIVE AS OF 2/7/2019. For more updated information, please contact your assessor at 262-524-3510.

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
AGRICULTURAL	0.000	\$89,700.00	\$176,600.00	\$266,300.00
Total:	0.000	\$89,700.00	\$176,600.00	\$266,300.00

The property values displayed are not yet certified by the municipal Board of Review. Please utilize the contact information above to contact your City Assessor. The above Links to WI Dept of Revenue will provide more information about the property assessment process.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF WAUKESHA	291
SCHOOL	WAUKESHA SCHOOL 6174	6174
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Tax Listing or Tax Bill information, please contact the Real Property Tax Listing Division at (262)896-8557 or taxlisting@waukeshacounty.gov. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For all GIS related issues, please contact Waukesha County Land Information Systems at landinformation@waukeshacounty.gov.

The following browsers are supported:    This page run 2/14/2019 10:05:13 AM.

Property Details

Tax Key: **WAKC0987997**

2/14/2019 10:04:26 AM
 WAUKESHA COUNTY
 CITY OF WAUKESHA

Tax Year: 2019

OWNER NAME AND MAILING ADDRESS

DOWNING FAMILY LLC
 W267 53742 VELMA CT
 WAUKESHA, WI 53189

3658 SUMMIT AVE

PROPERTY ADDRESS

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

PT SW1/4 SEC 31 T7N R19E COM INTRSEC CTR LI USH 18& W LI SEC; E ON CTR LI HWY 1307' TO BEG; N AT RTANG 360'; E AT RT ANG 150'; SAT RT ANG 360'; W AT RT ANG 150' TO BEG EXCEPT HWY 1.13 AC R1202/22, DOC NO 3956923 & DOC NO 3956924

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

Assessment Year: 2019
 Assessment Status:
 Assessment Attributes: NONE
 Deeded Acres:

ASSESSMENT INFORMATION

Assessed By: CITY OF WAUKESHA ASSESSOR
 262-524-3510
 assessors@waukesha-wi.gov or
 pklauck@waukesha-wi.gov

Links to WI Dept of Revenue Resources:
 Guide for Property Owners
 Property Assessment Appeal Guide
 Board of Review Calendar

Board of Review
 Date:

PLEASE NOTE THAT THIS INFORMATION IS EFFECTIVE AS OF 2/7/2019. For more updated information, please contact your assessor at 262-524-3510.

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.000	\$75,000.00	\$131,200.00	\$206,200.00
Total:	0.000	\$75,000.00	\$131,200.00	\$206,200.00

The property values displayed are not yet certified by the municipal Board of Review. Please utilize the contact information above to contact your City Assessor. The above Links to WI Dept of Revenue will provide more information about the property assessment process.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF WAUKESHA	291
SCHOOL	WAUKESHA SCHOOL 6174	6174
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Tax Listing or Tax Bill information, please contact the Real Property Tax Listing Division at (262)896-8557 or taxlisting@waukeshacounty.gov. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For all GIS related issues, please contact Waukesha County Land Information Systems at landinformation@waukeshacounty.gov.

The following browsers are supported:    This page run 2/14/2019 10:04:26 AM.

**PETITION FOR AMENDING
THE CITY OF WAUKESHA'S ZONING ORDINANCE**

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from Agricultural / Residential District to RS-3 Single-Family Residential District zoning.

Legal Description:

Lot One (1) of CERTIFIED SURVEY MAP NO. 3966, being part of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirty-one (31), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, Waukesha County, Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County on January 20, 1981 in Volume 31 of Certified Survey Maps, Pages 16, 17 and 18, as Document No. 1149041.
Tax Key No: WAKC 0986-998-001 (3.01 acres)
Address: 3724 Summit Avenue, Waukesha, WI 53188

The reason(s) for the Rezoning Petition are:

In order to design and develop **The Highlands Subdivision**, a single family residential proposed development with 140 plus home sites, Bielinski Homes, Inc. will need this parcel and other parcels zoned to RS-3 Single-Family Residential District which follows the Waukesha County 2035 recommended land use plan of medium density residential zoning.

Signature of Owner(s):

Daniel Downing
Audrey Downing

Owner's Name (please print): Daniel & Audrey Downing

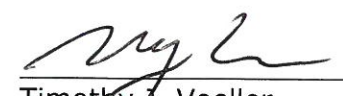
Address of Owner: 3724 Summit Avenue,
Waukesha, WI 53188

Phone No. of Owner: (262) 547-0677

E-mail Address of Owner: dadowning@sbcglobal.net

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 27th day of August, 2019, the above-named Daniel Downing and Audrey Downing, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Timothy J. Voeller
Notary Public, State of Wisconsin
My Commission is permanent.

Property Details

Tax Key: **WAKC0986998001**

2/14/2019 10:04:49 AM
 WAUKESHA COUNTY
 CITY OF WAUKESHA

Tax Year: 2019

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

DANIEL S & AUDREY DOWNING
 3708 SUMMIT AV
 WAUKESHA, WI 53188

3724 SUMMIT AVE

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

LOT 1 CSM NO 3966 (V31 CSM P17) PT SW1/4 SEC 31 T7N R19E 3.01 AC R857/215 & DOCNO 4367775

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

Assessment Year: 2019
 Assessment Status:
 Assessment Attributes: NONE
 Deeded Acres:

ASSESSMENT INFORMATION

Assessed By: CITY OF WAUKESHA ASSESSOR
 262-524-3510
 assessors@waukesha-wi.gov or
 pklauck@waukesha-wi.gov

Links to WI Dept of Revenue Resources:
 Guide for Property Owners
 Property Assessment Appeal Guide
 Board of Review Calendar

Board of Review
 Date:

PLEASE NOTE THAT THIS INFORMATION IS EFFECTIVE AS OF 2/7/2019. For more updated information, please contact your assessor at 262-524-3510.

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
AGRICULTURAL	0.000	\$75,500.00	\$76,500.00	\$152,000.00
Total:	0.000	\$75,500.00	\$76,500.00	\$152,000.00

The property values displayed are not yet certified by the municipal Board of Review. Please utilize the contact information above to contact your City Assessor. The above Links to WI Dept of Revenue will provide more information about the property assessment process.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF WAUKESHA	291
SCHOOL	WAUKESHA SCHOOL 6174	6174
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Tax Listing or Tax Bill information, please contact the Real Property Tax Listing Division at (262)896-8557 or taxlisting@waukesha-county.gov. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For all GIS related issues, please contact Waukesha County Land Information Systems at landinformation@waukesha-county.gov.

The following browsers are supported:    This page run 2/14/2019 10:04:49 AM.



PRELIMINARY SUBDIVISION PLAT

Skyline Subdivision- A Bielinski Planned Residential Development with a 143 Single Family Lots

City of Waukesha

DEVELOPMENT SUMMARY

Proposed Development:	Single Family Lots
Proposed Zoning:	RS-3
Parcel Acreage Area:	79.94
Lots: South Section	73
Lots: North Section	70
Total Number of Single Family Lots	143
Typical Lot Size	11,000 s.f.
Typical Lot Width	85'-90' (95' Corner)
Density	1.79 lots per acre
Minimum Zoning Requirements:	
Lot Area:	8,000 s.f.
Lot Width:	65'/75' corner
Building Height:	40'
Building Setbacks:	
Front Yard:	25'
Side Yard:	10'
Rear Yard:	40'
One Story Min. Sq. Ft.	1,000 s.f.
Two Story Min. Sq. Ft. 1st Floor	800 s.f.
Proposed Public Park:	6 acres
Playground & Active Park	2.49 acres
Passive Use Park	3.51 acres
Lot & Home Assessed Value	
Total Number of Homes	143
Estimated Project Value	\$68,000,000
Yr. Tax Revenue (.20% rate)	

Summary:

Skyline Subdivision- A proposed single family development with 143 residential lots in a setting of majestic rolling hills and valleys, wetlands designed for green space with two proposed public parks with interconnecting rustic trails located on the NW edge of the City of Waukesha. The land will need to be rezoned to RS-3 consistent with the city comprehensive plan. With enhanced landscaping features & ponds to provide more greenspace/buffer for the single family lots. Bielinski Homes is very excited about the future opportunity of constructing more quality single family homes in the City of Waukesha.

Bielinski Homes, Inc.

CITWAU

CITY OF WAUKESHA

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
9-17-19	091719-01	DOWNING PLAT APPLICATION	2140.00
CHECK DATE	9-23-19	CHECK NUMBER	25234
TOTAL >			2140.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

Bielinski Homes, Inc.
1830 Meadow Lane
Suite A
Pewaukee WI 53072
262-547-6181

Old National Bank
One Main St
Evansville, IN 47708

71-1/863

25234

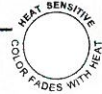
DATE 09/23/2019

Pay:*****Two thousand one hundred forty dollars and no cents

\$ ****2,140.00

TO THE ORDER OF
CITY OF WAUKESHA
201 DELAFIELD ST
WAUKESHA, WI 53188-3693

md
VOID AFTER 120 DAYS



⑈000025234⑈ ⑆086300012⑆ 103635124⑈

THE HIGHLANDS

CITY OF WAUKESHA, WI



SITE DATA SUMMARY

Parcel Area: 79.94 acres
 Proposed Development: Residential
 Proposed Zoning: Rs-3
 Total Lots: 143 units
 (1.79 units/ac)

SOUTH = 73 LOTS
 NORTH = 70 LOTS

Rs-3 Zoning Standards:

Building Setbacks:

- Street Yard: 25'
- Side Yard: 10'
- Rear Yard: 40'

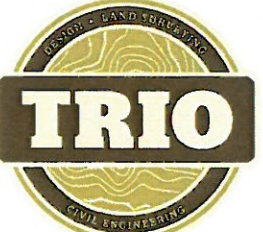
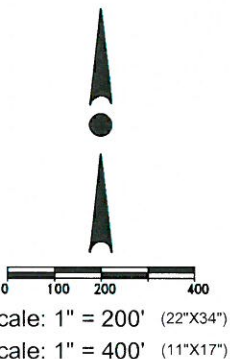
Lot Requirements:

- Lot Size: 11,000+ s.f. typical
 Zoning Requirement: 8,000 s.f. min.
- Lot Width: 85'-90' typical (95' corner lot)
 Zoning Requirement: 65'/75' corner min.

Proposed Public Park:

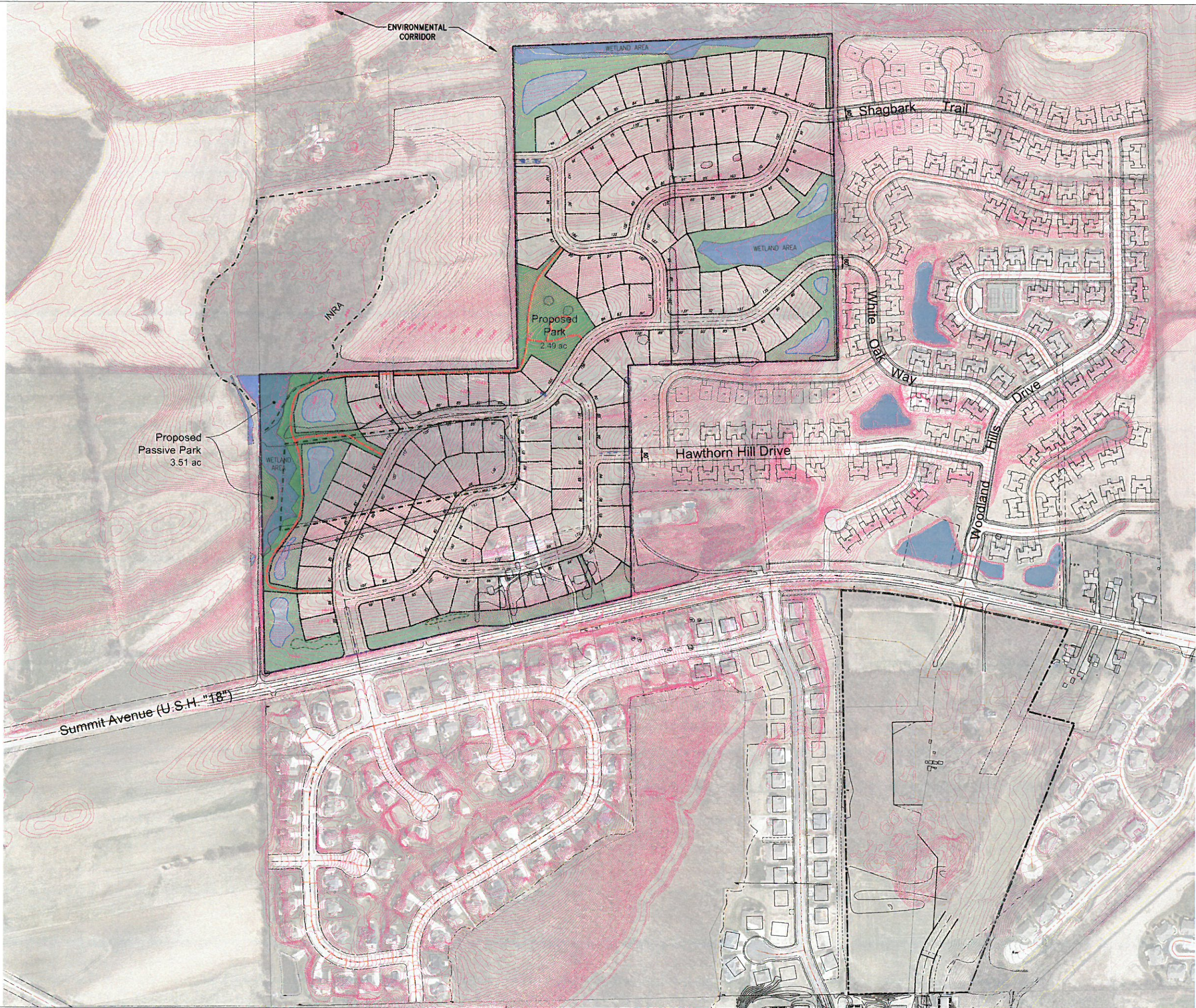
- Playground & active park = 2.49 acre
- Passive Use park = 3.51 acre
- Total Public Parkland = 6 acres
- 0.5 miles of rustic paved trail interconnects parkland areas with multiple subdivision connection points.

WETLAND NOTE:
 WETLANDS WERE DELINEATED BY
 HEARTLAND ECOLOGICAL GROUP
 ON MAY 31, 2019



4100 N. CALHOUN ROAD, SUITE 300
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpuedelko@trioeng.com

DATE: 08/15/2019



H:\09001\966\19013-01\Concepts\SITE PLAN_DOWNLOAD_2019-08-15.dwg