

Doug Koehler

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: Frank Bielinski
Applicant Company Name: Bielinski Homes, Inc.
Address: 1830 Meadow Ln Suite A
City, State: Waukesha, WI Zip: 53072
Phone: 262-548-5570
E-Mail: donovan@bielinski.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: TRIO Engineering
Company Name: Tosh P. & Nick D.
Address: 4100 N Calhoun Rd
City, State: Brookfield, WI Zip: 53005
Phone: 262-790-1480
E-Mail: jgudelko@trioeng.com

PROPERTY OWNER INFORMATION

Applicant Name: Robert Brunner + Sandra Mills
Applicant Company Name: John W. Brunner Revocable Trust
Address: 918 York Imperial Dr.
City, State: Oconomowoc, WI Zip: 53066
Phone: Seller Atty. David Keating
E-Mail: dkeating@ameritech.net

PROJECT & PROPERTY INFORMATION

Project Name: River Road Condos
Property Address: 0 Rapids Trails
Tax Key Number(s): WAKC 1375125
Zoning: Rezone Rd-2 PUD
Total Acreage: 4.87 Existing Building Square Footage: 200 sq ft Ameritech Bldg.
Proposed Building/Addition Square Footage: 0
Current Use of Property: Vacant / Easement for Ameritech Bldg.

PROJECT SUMMARY (please provide a brief project description)

Bielinski Homes is proposing this 12 Building / 24 unit Ranch Style Condominium project on the corner of Rapids Trails & River Road.

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): Frank Bielinski, Bielinski Homes, Inc., President

Date: 11/10/24

For Internal Use Only:

Amount Due (total from page 2): _____

Amount Paid: _____

Check #: _____

Trakit ID(s) _____

Date Paid: _____

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 \$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**

200.00

TOTAL APPLICATION FEES:

200.00

Property Details

Tax Key: **WAKC1375125**

Tax Year: **2024**

**12/10/
W
C:**

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

JOHN W BRUNNER REVOC TRUST
918 YORK IMPERIAL DR
OCONOMOWOC, WI 53066

0 RAPIDS TRL
WAUKESHA, WI 53186

[Click Here to Provide Updated Mailing Address](#)

LEGAL DESCRIPTION

LOT 2 CSM NO 8779 (V78 CSM P82) PT SW1/4 SEC 20 T6N R19E 4.87 AC DOC NO 3828355

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EX

Assessment Year: 2024
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres: 0.000

ASSESSMENT INFORMATION

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

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

Board of Review Date: 5/24/2024

PROPERTY VALUES

Property Class	Acres	Land	Improvement
COMMERCIAL	4.870	\$527,200.00	\$0.00
Total:	4.870	\$527,200.00	\$0.00

The property values displayed are finalized and will be used for the calculation of this year's property tax bills.

DISTRICTS

District Type
CITY

District Name
CITY OF WAUKESHA

SCHOOL

WAUKESHA SCHOOL 6174

SCHOOL

SCHOOL REFERENDUM 4680

TCDB

WAUKESHA TECH COLLEGE

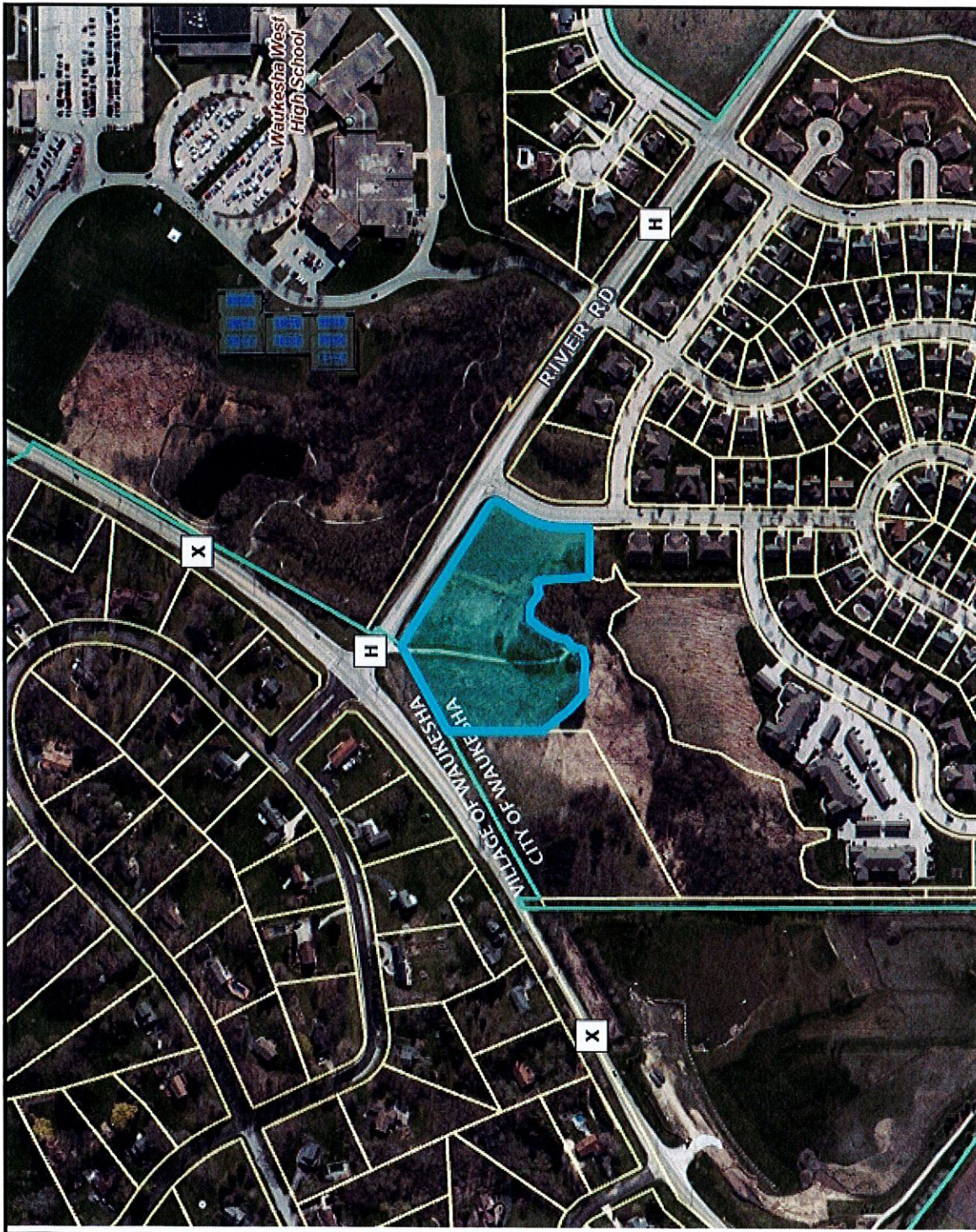
This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources, there is no guarantee as to the accuracy of the data.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

For Tax Listing and GIS Viewer related issues, please see our FAQs [click here](#). If you still have tax listing questions, contact taxlisting@waukesha-county.gov.

The following browsers are supported:



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Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_Line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 417.60 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 12/10/2024



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.



River Road Villas (Condominiums)

City of Waukesha

Bielinski Homes presents another quality designed Ranch Style Two-Family Condominium residential development located on a private parcel on the south side of the City of Waukesha featuring no-step entries for easy accessibility, two designed building elevations and colors.

Building Design Highlights:

Ranch Style Condominium Plans with 1,300 sq. ft. with 2 car attached garage. Private entry, 2 bedrooms, 2 full baths, with an open concept floor plan design. Optional 600 sq. ft. of a finished lower level with full bath, bedroom and rec room area. Master bedroom with walk-in closet and private bath. First floor laundry, deluxe appliance package & central air.

DEVELOPMENT SUMMARY

Parcel # WAKC 1375125

Proposed Development:	Two-Family Condominiums
Proposed Zoning:	RM-2 Multi-Family PUD Overlay
Parcel Area: D	4.87
Number of Buildings	12 (2-family condos)
Number of Units	24
Proposed Density	4.93 units per acre/ Max. density 9.7
Zoning Summary	
Minimum Lot Area	4,500 sf per dwelling unit
Building Height:	Max. 35'
Street Setback	*20' (14.0' building #12 front corner)
Side yard SetBack	10'
Rear Yard Setback	40'
Parking Per Unit	
Garage = 2 spaces per unit	48
Driveway = 2 spaces per unit	48
Visitor = 3 parking spaces	3
Total Parking Spaces	99 Spaces (4.12 spaces/per unit)
Condominium Value	\$400,000 to \$450,000
Total Number of Condos	24
Estimated Project Value	\$9,600,000/ \$10,800,000
Estimated Yearly Tax Revenue (.019 rate)	

RM-2 Multi-Family PUD Overlay Relief:

Side yard setback 10'

**Front yard setback 20' other than building #12*

Private Road Street Width 28'