



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: Newaukee, WI Zip: 53072
Phone: 262-548-5570
E-Mail: jdonovan@bielinski.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: Josk Pudelko
Company Name: TRIO Engineering
Address: 12660 W. North Ave.
City, State: Brookfield, WI Zip: 53005
Phone: 262-790-1480
E-Mail: jpuudelko@trioeng.com

PROPERTY OWNER INFORMATION

Applicant Name: Downing Family, LLC + Daniel + Audrey Downing
Applicant Company Name: Downing Family, LLC
Address: W267 53742 Veltma Ct
City, State: Waukesha, WI Zip: 53189
Phone: 262-524-0373
E-Mail: jdowningsR@wi.rr.com

PROJECT & PROPERTY INFORMATION

Project Name: The Highlands
Property Address: Multiple - see Attached Property
Tax Key Number(s): (3) see Property details details
Zoning: Agriculture, will need rezoning
Total Acreage: 80 Existing Building Square Footage: Multiple homes + Bldgs.
Proposed Building/Addition Square Footage: NONE
Current Use of Property: Farming/Rental/Property

PROJECT SUMMARY (please provide a brief project description)

The Highlands a proposed mixed use of single fam. & Two Fam. living in this beautiful rolling hills in the city of Waukesha. 129 single family lots and 19 duplex lots for a total of 148 or 167 units. The land will need to be rezoned to RS-3 & RD-2 to be consistent with the comprehensive Plan.

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: John Donovan
Applicant Name (Please Print): John Donovan, Dev. Manager, Bielinski Homes, Inc.
Date: 3/25/19

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)

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** *1st* \$200.00
- 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:

\$200.00

Property Details

Tax Key: **WAKC0986998002**

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

Tax Year: **2019**

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

DOWNING FAMILY LLC
 W267 S3742 VELMA CT
 WAUKESHA, WI 53189

3708 SUMMIT AVE

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

PROPERTY ADDRESS

DOWNING FAMILY LLC
 W267 S3742 VELMA CT
 WAUKESHA, WI 53189

3658 SUMMIT AVE

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:

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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 |

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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

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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 |

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SITE PLAN

**The Highlands- A Bielinski Planned Development
Single Family and Two Family Living
City of Waukesha**

DEVELOPMENT SUMMARY

| Proposed Development: | Single Family Lots | Two Family Lots | Total |
|--------------------------------------|---------------------------|------------------------|--------------|
| Proposed Zoning: | RS-3 | RD-2 | |
| Parcel Acreage Area: | 70 | 10 | 80 |
| Number of Lots (Units) | 129 | 19/38 | 148/167 |
| Lot Area: | 10,500 s.f. | 11,000 s. f. | |
| Zoning Standards: | | | |
| Building Height: | | | |
| Building Setback: | | | |
| Front Yard: | 25' | 25' | |
| Side Yard: | 10' | 10' | |
| Rear Yard: | 40' | 40' | |
| Distance Between Buildings: | | | |
| One Story Min. Sq. Ft. | | | |
| Two Story/Bi- Level Min. Sq. Ft. | | | |
| Public Park Area | | | |
| Density | | | |
| Proposed Openspace: | | | |
| Total Green Space | | | |
| Lot & Home Assessed Value | | | |
| Total Number of Homes | 129 | 38 | 167 |
| Estimated Project Value | \$45,000,000 | \$10,500,000 | \$55,500,000 |
| Yr. Tax Revenue (.20% rate) | | | |
| | | | |

Summary:

The Highlands- A proposed mixed use of single family and two family living in this beautiful rolling hills of the Downing Farm in the City of Waukesha. The land will need to be rezoned to RS-3 and RD-2 to be consistent with the 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 single family lots, homes & 2-fam. stlye condominiums in the City of Waukesha.