



# 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: 262-548-5570 (John)  
E-Mail: jdowovan@bielinski.com

### PROPERTY OWNER INFORMATION

Applicant Name: Scott Koenig  
Applicant Company Name: N/A  
Address: 292 Snyder Rd.  
City, State: Gray, TN Zip: 37616  
Phone: 423-477-4900  
E-Mail: sjk@ssaking.com

### ARCHITECT/ENGINEER/SURVEYOR INFORMATION

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

### PROJECT & PROPERTY INFORMATION

Project Name: Prairie Song Villas  
Property Address: Summit + Prairie Song Dr.  
Tax Key Number(s): WAKC 0988980  
Zoning: RD-2  
Total Acreage: 8.62 Existing Building Square Footage: NONE  
Proposed Building/Addition Square Footage: 20 units / 1600 sq ft  
Current Use of Property: Vacant land

### PROJECT SUMMARY (please provide a brief project description)

Prairie Song Villas has two Elevations A & B and will have multiple color options. See attached Bielinski Homes Development summary page for project description & more detailed information.

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 Dowovan, Dev. Manager Bielinski Homes, Inc.  
Date: 4/22/19.

### 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)

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** \$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

Tax Key: **WAKC0988980**  
 Tax Year: **2019**

1/24/2019 4:20:20 PM  
**WAUKESHA COUNTY**  
**CITY OF WAUKESHA**

**OWNER NAME AND MAILING ADDRESS**

**PROPERTY ADDRESS**

SCOTT KOENIG  
 292 SNYDER RD  
 GRAY, TN 37615

SUMMIT AVE

Contact Us to Update Mailing Address

**LEGAL DESCRIPTION**

LOT 3 CSM NO 8738 (V77 CSM P271) PT SE1/4 SEC 31 T7N R19E 8.62 AC R2133/1037, R2133/1039 & DOC NO 4124738

**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 12/6/2018. For more updated information, please contact your assessor at 262-524-3510.**

**PROPERTY VALUES**

Property Class	Acres	Land	Improvement	Total
The current property valuation is in process. You will find the contact information for the City Assessor shown above. The Links to WI Dept of Revenue will provide more information about the property assessment process. You can see assessment values for a previous year by changing the tax year at the top of this screen.				

**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](mailto: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](mailto:landinformation@waukesha-county.gov).**

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**Prairie Song Villas (Condominiums)**

**Concept Plan**

**Parcel # WAKC 0988980**

**City of Waukesha, WI**

**DEVELOPMENT SUMMARY**

<b>Proposed Development:</b>	<b>Two-Family Condos</b>
<b>Proposed Zoning:</b>	<b>RD-2 Two Family Res. District</b>
Parcel Area: D	8.399
Number of Buildings	10 (2-family condos)
Number of Units	20
Proposed Density	2.38 units per acre/Zoning = 9.7
<b>Zoning Summary</b>	
Minimum Lot Area	4,500 sf per dwelling unit
Building Height:	Max. 35'
Street Setback	25'
Side yard SetBack	10'
Side yard SetBack	10'
Rear Yard Setback	40'
<b>Parking Per Unit</b>	
Garage = 2/unit	40
Driveway =2/unit	40
Visitor = 3	3
Total Parking Spaces	83 Spaces (4.15 spaces/per unit)
<b>Condominium Value</b>	\$350,000
<b>Total Number of Condos</b>	20
<b>Estimated Project Value</b>	\$7,000,000
<b>Estimated Yearly Tax Revenue (.019 rate)</b>	

**Bielinski Homes presents another high quality condominium development with a private oasis featuring no-step entries for easy accessibility.**

**Summary:**

**Condo Highlights:**

**The Ranch Style Condominium Plan 1609/1602 s. f.** with attached 2 car garage.

Private entry, sunroom with a covered outdoor living area.

1,609 /1602sq. ft., 2 bedrooms, 2 baths, with open concept floor plan design.

Master bedroom with walk-in closet and private bath.

Sunroom and First-floor laundry

Deluxe Appliance Package

Central Air

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

23541

DATE 04/22/2019

Pay: \*\*\*\*\*Two hundred dollars and no cents

\$ \*\*\*\*200.00

CITY OF WAUKESHA  
201 DELAFIELD ST  
WAUKESHA, WI 53188-3693

TO  
THE  
ORDER  
OF

*mdr*

VOID AFTER 120 DAYS



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**Bielinski Homes, Inc.**

DATE	INVOICE NO	DESCRIPTION	CITY	INVOICE AMOUNT
4-22-19	042219-01	PRAIRIE SONG VILLAS	CITWAU	200.00
CHECK DATE	4-22-19	CHECK NUMBER	23541	TOTAL >
				200.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS