

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
E-Mail: jdonovan@bielinski.com

PROPERTY OWNER INFORMATION

Applicant Name: Bielinski Homes, Inc.
Applicant Company Name: SAME
Address: _____
City, State: _____ Zip: _____
Phone: _____
E-Mail: _____

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

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

PROJECT & PROPERTY INFORMATION

Project Name: Prairie Song Courtyards
Property Address: see Legal Description
Tax Key Number(s): WAKC 0988135 / 0988136
Zoning: RM-2 PUD
Total Acreage: 4.528 Existing Building Square Footage: None
Proposed Building/Addition Square Footage: (3) 4 unit Bldgs.
(2) 6 unit Bldgs.
Current Use of Property: Vacant Land

PROJECT SUMMARY (please provide a brief project description)

Bielinski Homes is proposing Final Plans for a 24 unit condominium development with (3) 4 unit townhome style bldgs. + (2) 6 unit townhome style bldgs. see Attached Dev. summary sheet for more details.

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 at Bielinski Homes, Inc.
Date: 11/6/19

For Internal Use Only:

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



Prairie Song Courtyards (Condominiums)

Bielinski Homes presents another high quality Townhome Style Condominium development located on a private wooded parcel of land on northwest side of Waukesha with a combination of (3) Four-family and (2) Six-family designed buildings along with 3 different color elevations.

Building Design Highlights:

Townhome Style Condominiums with 1,502 sq. ft. with attached 2 car garage.

Private entry, with a outdoor patio/deck area.

2/3 bedrooms, 2 1/2 baths, master bedroom with walk-in closet and private bath

Second Floor Laundry, Deluxe Appliance Package & Central Air

DEVELOPMENT SUMMARY

Proposed Development:	Townhome Style Condominiums
Zoning:	RM-2 Multi-Family PUD Overlay
Parcel Area: D	4.53
Number of Buildings	(3) 4 unit & (2) 6 unit buildings
Number of Units	24
Proposed Density	5.30 units per acre
Zoning Summary	
Minimum Lot Area	4,500 sq. ft. per dwelling unit
Building Height:	Max. 35'
Street Setback	25'
Side yard SetBack	15'
Rear Yard Setback	45'
Parking Per Unit	
Garage = 2 spaces per unit	48
Driveway = 2 spaces per unit	48
Visitor = parking spaces	7
Total Parking Spaces	103 Spaces (4.29 spaces/per unit)
Condominium Value	\$300,000 to \$329,000
Total Number of Condos	24
Estimated Project Value	\$7,200,000 to \$7,896,000
Estimated Yearly Tax Revenue (.019 rate)	

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
 - 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

\$1,440.00

\$1,440.00

TOTAL APPLICATION FEES:

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. *John*
 - Color architectural elevations of all sides of the building and color perspective renderings *John*
 - Landscape Plan (see Attachment I: Landscape Plan Checklist) *John*
 - Attachment A: Development Review Checklist *TRIO*
 - Site Plan (see Attachment B: Engineering Plan Checklist) *TRIO*
 - Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist) *TRIO*
 - Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist) *TRIO*
 - Utility Plans (see Attachment H: Sewer Plan Review Checklist) *TRIO*

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: Rezoning 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.

PLANNING DIVISION 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

IMPACT FEES

Sanitary Interceptor sewer, sewage pumping station, sewage force mains

- (i) Single family \$1609.00 per REC
- (ii) Multifamily \$1609.00 per REC
- (iii) Industrial \$1609.00 per REC
- (iv) Commercial \$1609.00 per REC
- (v) Institutional \$1609.00 per REC

Note: A Residential Equivalent Connection (REC) is defined as 100,860 gallons of usage per year (see "Public Facilities Needs Assessment and Impact Fee Study" dated March, 2012). The public works director shall estimate usage for each type of development and determine the REC to be charged.

Parks, playgrounds and land for athletic fields

- (i) Single family \$1774.00 per single family residence.
\$986.00 per mobile home
- (ii) Multifamily \$1445.00 per unit (duplex)
\$723.00 per unit (efficiency)
\$854.00 per unit (one bedroom)
\$1183.00 per unit (two bedrooms)
\$1840.00 per unit (three or more bedrooms)
- (iii) Industrial None
- (iv) Commercial None
- (v) Institutional None

Note: Impact fees are not collected for industrial, commercial and institutional uses as they do not generate significant demand for park, playground and athletic field services. (Am. #12-98)

Library

- (i) Single family \$308.00 per single family residence
\$171.00 per mobile home
- (ii) Multifamily \$251.00 per unit (duplex)
\$125.00 per unit (efficiency)
\$148.00 per unit (one bedroom)
\$205.00 per unit (two bedrooms)
\$319.00 per unit (three or more bedrooms)
- (iii) Industrial None
- (iv) Commercial None
- (v) Institutional None

Note: Impact fees are not collected for industrial, commercial and institutional uses as they do not generate significant demand for library services. (Am. #12-98)

Police

- (i) Single family \$68.00 per single family residence
\$38.00 per mobile home
- (ii) Multifamily \$56.00 per unit (duplex)
\$28.00 per unit (efficiency)
\$33.00 per unit (one bedroom)
\$46.00 per unit (two bedrooms)
\$71.00 per unit (three or more bedrooms)
- (iii) Industrial \$0.024 per sq. ft.
- (iv) Commercial \$0.035 per sq. ft.
- (v) Institutional \$0.035 per sq. ft.

Tax Bill Details

Tax Key: WAKC0988135

1/24/2019 4:22:46 PM
**WAUKESHA COUNTY
 CITY OF WAUKESHA**

Tax Year: **2018**

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

SCENIC RIDGE WAUKESHA LLC
 C/O IRENE RUPNOW
 45-995 WAILELE RD APT 23
 KANEOHE, HI 96744

KOENIG ST
 WAUKESHA, WI 53188

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

LOT 1 CSM NO 8738 (V77 CSM P271) PT SE1/4 SEC 31 T7N R19E 2.01 AC DOC NO 31677458 DOC NO 3417993
ASSESSED VALUES

Tax Year:	2018	Exempt:	NO
Assessment Type:	FULL	Use Value Assessment:	NO
Assessment Ratio:	96.22%	Prior Taxes Due To:	NO
Values	Assessed	Est. Fair Market	
Land	\$60,000.00	\$62,400.00	
Improvement	\$0.00	\$0.00	
Total	\$60,000.00	\$62,400.00	

LINE ITEMS

Line Item Description	Tax Amount	Tax Rate Per \$1000 of Assessed Value
CITY OF WAUKESHA	\$1,265.45	N/A
GROSS GENERAL TAXES	\$1,265.45	N/A
SCHOOL TAX CREDIT	(\$91.12)	N/A
NET GENERAL TAXES	\$1,174.33	N/A
TOTAL TAX BILL	\$1,174.33	

2018 TAX BILL PAYMENT OPTIONS

Installments	Amount Due	Due By	Pay to Agency
Full Amount Due	\$1,174.33	1/31/2019	LOCAL
First Installment	\$391.57	1/31/2019	LOCAL
Second Installment	\$391.38	3/31/2019	LOCAL
Third Installment	\$391.38	5/31/2019	LOCAL




2018 TAX YEAR TRANSACTIONS

Transaction	Effective	Paid To	Description	Tax	Interest	Penalty	Other Charges	Over Payment	Total
12/26/2018	12/26/2018	LOCAL	PAYMENT	(\$1,174.33)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,174.33)

The last payment file update was received 1/23/2019. Please contact the local municipality for up-to-date information.

ALL OUTSTANDING BALANCES DUE THROUGH JANUARY, 2019

There are no outstanding balances due.

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 1/24/2019 4:22:46 PM.

Tax Bill Details

Tax Key: **WAKC0988136**

1/24/2019 4:21:51 PM
**WAUKESHA COUNTY
 CITY OF WAUKESHA**

Tax Year: **2018**

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

SCENIC RIDGE WAUKESHA LLC
 C/O IRENE RUPNOW
 45-995 WAILELE RD APT 23
 KANELOHE, HI 96744

KOENIG ST
 WAUKESHA, WI 53188

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

LOT 2 CSM NO 8738 (V77 CSM P271) PT SE1/4 SEC 31 T7N R19E 2.02 AC DOC NO 3167746& DOC NO 3417993

ASSESSED VALUES

Tax Year:	2018	Exempt:	NO
Assessment Type:	FULL	Use Value Assessment:	NO
Assessment Ratio:	96.22%	Prior Taxes Due To:	NO

	Values	Assessed	Est. Fair Market
	Land	\$60,000.00	\$62,400.00
	Improvement	\$0.00	\$0.00
	Total	\$60,000.00	\$62,400.00

LINE ITEMS

Line Item Description	Tax Amount	Tax Rate Per \$1000 of Assessed Value
CITY OF WAUKESHA	\$1,265.45	N/A
GROSS GENERAL TAXES	\$1,265.45	N/A
SCHOOL TAX CREDIT	(\$91.12)	N/A
NET GENERAL TAXES	\$1,174.33	N/A
TOTAL TAX BILL	\$1,174.33	

2018 TAX BILL PAYMENT OPTIONS

Installments	Amount Due	Due By	Pay to Agency
Full Amount Due	\$1,174.33	1/31/2019	LOCAL
First Installment	\$391.57	1/31/2019	LOCAL
Second Installment	\$391.38	3/31/2019	LOCAL
Third Installment	\$391.38	5/31/2019	LOCAL

2018 TAX YEAR TRANSACTIONS

Transaction	Effective	Paid To	Description	Tax	Interest	Penalty	Other Charges	Over Payment	Total
12/26/2018	12/26/2018	LOCAL	PAYMENT	(\$1,174.33)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,174.33)

The last payment file update was received 1/23/2019. Please contact the local municipality for up-to-date information.

ALL OUTSTANDING BALANCES DUE THROUGH JANUARY, 2019

There are no outstanding balances due.

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 1/24/2019 4:21:51 PM.

Bielinski Homes, Inc.

CITWAU

CITY OF WAUKESHA

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
11-04-19	110419-01A	PRAIRIE SONG COURTYARDS	1440.00
CHECK DATE	11-07-19	CHECK NUMBER	25748
TOTAL >			1440.00

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

25748

DATE 11/07/2019

Pay:*****One thousand four hundred forty dollars and no cents

\$ ****1,440.00

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

YMD

VOID AFTER 120 DAYS



⑈000025748⑈ ⑆086300012⑆ 103635124⑈