

BIELINSKI™

— H O M E S —

PRELIMINARY SUBDIVISION PLAT (Revised)

Skyline Subdivision- A Bielinski Planned Residential

Development with a 143 Single Family Lots

City of Waukesha

DEVELOPMENT SUMMARY

	Approved Prelim. Plat	Revised Prelim. Plat
Proposed Development:	Single Family Lots	Single Family Lots
Zoning:	RS-3	RS-3
Parcel Acreage Area:	79.94	79.94
Lots: 1-51, 95-106 & 115-145 (Lot width 75'-80')	94	
Lots: 52-94, 107-114 & 146-156 (Lot width 82'-92')	62	
Lots: 1-143 (Lot width 85' to 95')		143
Total Number of Single Family Lots	156	143
Lot Widths (Revised Plat)		
Typical Lot Size	8,000 to 11,000 s.f.	11,000 to 19,800 s. f.
Typical Lot Width	67' - 95'	85'-90' Corners 95'
Density	1.95 lots per acre	1.78 lots per acre
Minimum Zoning Requirements:		
Lot Area:	8,000 s.f.	8,000 s.f.
Lot Width:	65'/75' corner	65'/75' corner
Building Height:	40'	40'
Building Setbacks:		
Front Yard:	25'	25'
Side Yard:	10'	10'
Rear Yard:	40'	40'
One Story Min. Sq. Ft.	1,000 s.f.	1,000 s.f.
Two Story Min. Sq. Ft. 1st Floor	800 s.f.	800 s.f.
Proposed Public Park:	6 acres	6 acres
Playground & Active Park	2.49 acres	2.49 acres
Passive Use Park	3.51 acres	3.51 acres
Lot & Home Assessed Value		
Total Number of Homes	156	143
Estimated Project Value	\$67,000,000	\$71,500,000
Yr. Tax Revenue (.20% rate)		

Summary: Skyline Subdivision

The approved 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. With enhanced landscaping features & ponds to provide more greenspace and 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.

The land has been rezoned to RS-3 consistent with the City of Waukesha Comprehensive Plan.

Skyline Subdivision: Revised Preliminary Plat

Bielinski's Goal:

Bielinski's over all goals are to provide for the existing and future housing demands for the City of Waukesha, but we need flexibility on the lot widths of this subdivision in order to achieve this goal on this premier parcel of land.

Our goal is to receive approval on the revised Preliminary Plat, finalize the civil engineering, storm water plans and all other documentation needed for City final review/approval with a development construction start date for Phase I (40-45 single family lots) by 6/1/2021 and building homes by Fall of 2021.

Reasons, Challenges and Opportunities for Revising the Preliminary Plat

Current Market Conditions:

Our lowest priced markets in Waukesha and Walworth County are starting at \$370,000 for homes ready to be sold, all with 3 car garages and with lots developed years ago at much lower costs and valued between \$60,000 and \$80,000.

Skyline pricing on lots will be starting at \$100,000 to \$125,000 range.

So, it will be extremely challenging and realistically is not going to be attainable that homes would be priced under \$400,000 in this subdivision and Bielinski won't be able to take that risk with building smaller homes, less square feet, no 3 car garages and appropriate amenities that the market demands. The homes in Skyline will be starting at around \$450,000 and up to \$600,000.

Reasons / Challenges

Flexibility to build larger homes with 3 car garages, not to be restrained with less widths on lots. Waukesha County market is dictating these needs.

Bielinski will be developing this premier subdivision with no city assistance or incentives offered for additional sewer/water main improvements necessary for this project to be approved along with increased infrastructure cost related to this residential project.

Higher valued homes will absorb greater development costs. Surrounding single family homes and condominium developers and residents will appreciate higher values.

Estimated higher cost of development and home construction would mean more expensive smaller homes, without the appropriate amenities offered, which most likely won't appraise to the value needed for perspective buyers to obtain mortgages on homes in this subdivision and Bielinski can't take that risk.

Retaining walls (expensive additional cost) between homes would be held to a minimum with wider lots.

Less impervious surface with fewer lots.

Conclusion

Bielinski's over all goals are to provide for the existing and future housing demands for the city of Waukesha, but we need flexibility on the lot widths in order to achieve this goal.

For the city to approve this revised plat, which is the best use for this particular parcel of land and is the right thing to do for the City, it's residents and Bielinski Homes.

The improvement costs to develop this single family subdivision on this beautiful parcel in the city are too high and the risk real, if not planned properly, Bielinski needs the flexibility to have the standard or larger lot widths allowed under the current RS-3 zoning to build the quality homes with the possibility that most homes will be built with 3 car garages and no retaining walls. Skyline subd., the present market conditions are dictating this from Waukesha buyers. So maybe, Bielinski's role in the housing circulation solution for the city will be, that some of the prospective buyers will be existing Waukesha homeowners, who buy or build with Bielinski in Skyline subdivision.

And then by doing so, their lower priced homes will now be **For Sale**, which may end up to be a more affordable home market place for new or first time buyers or for the people wanting to down size.

This is a part of what the city study calls "Housing Circulation." Which could be a contributing factor in the overall reduction of the current housing pressure the city may be experiencing.

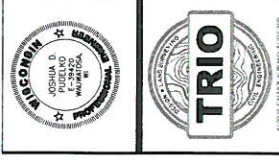
"Buyers looking to upsize and buy more expensive units are encountering some difficulty; however, buyers looking to downsize are encountering greater difficulty. This means homes cannot be put on the market for those who need housing for families and larger households."

Bielinski has, and will continue to be a partner with the city to identify, present, develop and build a variety of housing types to help fill the needs of future residents of Waukesha.

Revised



NOTES:
 1. CONTRACTOR IS REQUIRED TO CONTACT UTILITY HOTLINE TOLL FREE TO OBTAIN LOCATION OF INTERFERING UTILITIES PRIOR TO ANY EXCAVATION WORK.
 2. MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
 3. CALL BEFORE YOU DIG 1-800-888-8888.
 4. CONTRACTOR IS REQUIRED TO CONTACT UTILITY HOTLINE TOLL FREE TO OBTAIN LOCATION OF INTERFERING UTILITIES PRIOR TO ANY EXCAVATION WORK.
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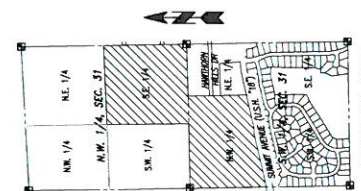
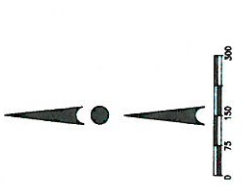
PROJECT:
 SKYLINE
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 BY: BEISING HOMES
 1830 MEADOW LN, SUITE A
 PEWAUKEE, WI 53072

REVISION	DATE	DESCRIPTION
01	12/15/2021	PRELIM SUBMITTAL
02	1/15/2022	REVISED LOT LAYOUT
03	1/15/2022	REVISED LOT LAYOUT
04	1/15/2022	DATE UPDATED
05	1/15/2022	PROPOSED IMPROVEMENTS
06	1/15/2022	CONCEPT CITY SUBMITTAL
07	1/15/2022	CONCEPT CITY SUBMITTAL

DATE: JANUARY 25, 2021
 JOB NUMBER: 18093

DESCRIPTION:
 OVERALL
 PROPOSED
 SITE PLAN
 SHEET

C1.00



LOCALITY MAP:
 S.W. 1/4, SEC. 51
 S.E. 1/4, SEC. 51
 N.E. 1/4, SEC. 51
 N.W. 1/4, SEC. 51
 SCALE: 1"=1000'

Parcel Area: 79.94 acres
 Proposed Development: Residential
 Proposed Zoning: R-s-3
 Total Lots: 143 units
 (179 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.