



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: Robert & Irene Rupnow
Applicant Company Name: NA
Address: 45-995 Waiale Rd #23
City, State: Kaneohe, HI Zip: 96744
Phone: 808-247-5708
E-Mail: rrupnow@gmail.com

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

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

PROJECT & PROPERTY INFORMATION

Project Name: Praise Song Residence
Property Address: See Attached Legal Description
Tax Key Number(s): WAKC 00988136 @ 0988135
Zoning: RM-2 PUD
Total Acreage: 4.528 Existing Building Square Footage: None
Proposed Building Addition Square Footage: 42,548
Current Use of Property: Vacant Land

PROJECT SUMMARY (please provide a brief project description)

Bielinski Homes is proposing one building 3-story apartment development on 4.528 acres with a density of less than 10 units per acre, market rents, built & managed by Bielinski. Proposed construction & development would include up-to-date interior & exterior amenities and 90 plus parking. See attached Development Summary.

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 Bielinski Homes, Inc.
Date: 1/28/2019

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.

- |  |                 |
|--|-----------------|
| <input checked="" type="checkbox"/> Plan Commission Consultation <b>\$200</b>  | <u>\$200.00</u> |
| <input type="checkbox"/> Traffic Impact Analysis   | _____           |
| <input type="checkbox"/> Commercial, Industrial, Institutional, and Other Non-Residential <b>\$480</b>   |                 |
| <input type="checkbox"/> Residential Subdivision or Multi-Family <b>\$480</b>  |                 |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) <b>\$480</b>  |                 |
| <input type="checkbox"/> Preliminary Site Plan Review  | _____           |
| <input type="checkbox"/> Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre <b>\$2,200</b>                         |                 |
| <input type="checkbox"/> Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres <b>\$2,320</b>           |                 |
| <input type="checkbox"/> Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres <b>\$2,440</b>         |                 |
| <input type="checkbox"/> Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. <b>\$2,560</b>                    |                 |
| <input type="checkbox"/> Resubmittal Fees (after 2 permitted reviews) <b>\$750</b>   |                 |
| <input type="checkbox"/> Final Site Plan Review  | _____           |
| <input type="checkbox"/> Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre <b>\$1,320</b>                         |                 |
| <input type="checkbox"/> Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres <b>\$1,440</b>           |                 |
| <input type="checkbox"/> Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres <b>\$1,560</b>         |                 |
| <input type="checkbox"/> Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. <b>\$1,680</b>                    |                 |
| <input type="checkbox"/> Resubmittal Fees (3rd and all subsequent submittals) <b>\$750</b>   |                 |
| <input type="checkbox"/> Minor Site or Architectural Plans (total site disturbance UNDER 3,000 total square feet)                              | _____           |
| <input type="checkbox"/> Projects that do not require site development plans <b>\$330</b>  |                 |
| <input type="checkbox"/> Resubmittal Fees (3rd and all subsequent submittals) <b>\$330</b>   |                 |
| <input type="checkbox"/> Certified Survey Map (CSM)  | _____           |
| <input type="checkbox"/> 1-3 Lots <b>\$500</b>   |                 |
| <input type="checkbox"/> 4 lots or more <b>\$560</b>   |                 |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) <b>\$180</b>  |                 |
| <input type="checkbox"/> Extra-territorial CSM <b>\$260</b>  |                 |
| <input type="checkbox"/> Preliminary Subdivision Plat  | _____           |
| <input type="checkbox"/> Up to 12 lots <b>\$1,270</b>  |                 |
| <input type="checkbox"/> 13 to 32 lots <b>\$1,390</b>  |                 |
| <input type="checkbox"/> 36 lots or more <b>\$1,510</b>  |                 |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) <b>\$630</b>  |                 |
| <input type="checkbox"/> Final Subdivision Plat  | _____           |
| <input type="checkbox"/> Up to 12 lots <b>\$660</b>  |                 |
| <input type="checkbox"/> 13 to 32 lots <b>\$780</b>  |                 |
| <input type="checkbox"/> 36 lots or more <b>\$900</b>  |                 |
| <input type="checkbox"/> Resubmittal (3rd and all subsequent submittals) <b>\$480</b>  |                 |
| <input type="checkbox"/> Extra-territorial Plat <b>\$540</b>   |                 |
| <input type="checkbox"/> Rezoning and/or Land Use Plan Amendment   | _____           |
| <input type="checkbox"/> Rezoning <b>\$630</b>   |                 |
| <input type="checkbox"/> Land Use Plan Amendment: <b>\$630</b>   |                 |
| <input type="checkbox"/> Conditional Use Permit  | _____           |
| <input type="checkbox"/> Conditional Use Permit with no site plan changes <b>\$480</b>   |                 |
| <input type="checkbox"/> Conditional Use Permit with site plan changes <b>\$480</b> plus applicable preliminary and final site plan fees above |                 |
| <input type="checkbox"/> Planned Unit Development or Developer's Agreement (Site Plan Review is also required)                                 | _____           |
| <input type="checkbox"/> New Planned Unit Development or Developer's Agreement <b>\$1,760</b>  |                 |
| <input type="checkbox"/> Planned Unit Development or Developer's Agreement Amendment <b>\$610</b>  |                 |
| <input type="checkbox"/> Annexation <b>NO CHARGE</b>   |                 |
| <input type="checkbox"/> House/Building Move <b>\$150</b>  |                 |
| <input type="checkbox"/> Street or Alley Vacations <b>\$150</b>  |                 |

**TOTAL APPLICATION FEES:**

\$200.00

## Tax Bill Details

Tax Key: **WAKC0988136**1/24/2019 4:21:51 PM  
WAUKESHA COUNTY  
CITY OF WAUKESHATax Year: **2018**

## OWNER NAME AND MAILING ADDRESS

## PROPERTY ADDRESS

SCENIC RIDGE WAUKESHA LLC

KOENIG ST

C/O IRENE RUPNOW

WAUKESHA, WI 53188

45-995 WAILELE RD APT 23

KANEHOE, HI 96744

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&amp; 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:	

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
<b>TOTAL TAX BILL</b>	<b>\$1,174.33</b>	

## 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](mailto: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](mailto:landinformation@waukeshacounty.gov).**

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**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 3167745& 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:	

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

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GROSS GENERAL TAXES	\$1,265.45	N/A
SCHOOL TAX CREDIT	(\$91.12)	N/A
NET GENERAL TAXES	\$1,174.33	N/A
<b>TOTAL TAX BILL</b>	<b>\$1,174.33</b>	

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**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)

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## Prairie Song Residence

Waukesha, WI

### DEVELOPMENT SUMMARY

<b>Proposed Development:</b>	Multi-Family
<b>Proposed Zoning:</b>	RM-2 PUD
<b>Parcel Area:</b>	4.528 acres (197,258 s.f.) (Includes ROW Vacation)
<b>Proposed Units:</b>	(1) 45-unit Bldg.
<b>Density:</b>	9.94 units/acre
<b>Zoning Standards:</b>	
<b>Density:</b>	14.5 un/ac = 1-BR 12.4 un/ac = 2-BR
<b>Building Height:</b>	40'
<b>Building Setbacks:</b>	
<b>Street:</b>	35'
<b>Side Yard:</b>	15'
<b>Rear Yard:</b>	45'
<b>Parking:</b>	
<b>Underground:</b>	40 spaces
<b>Surface:</b>	50 spaces
<b>Total:</b>	90 spaces
<b>Parking Spaces per Unit:</b>	2.00

### Prairie Song Residence

<b>Unit Count Main Floor</b>	<b>Units</b>
Unit A (700 SQ FT.) 1 Bed	7
Unit B (900 SQ FT.) 1 Bed & Den	4
Unit C (1,000 SQ FT.) 2 Bed	4
<b>Second Floor</b>	
Unit A (700 SQ FT.) 1 Bed	7
Unit B (900 SQ FT.) 1 Bed & Den	4
Unit C (1,000 SQ FT.) 2 Bed	4
<b>Third Floor</b>	
Unit A (700 SQ FT.) 1 Bed	7
Unit B (900 SQ FT.) 1 Bed & Den	4
Unit C (1,000 SQ FT.) 2 Bed	4
<b>Unit Count Totals</b>	
Unit A (700 SQ FT.) 1 Bed	<b>21</b>
Unit B (900 SQ FT.) 1 Bed & Den	<b>12</b>
Unit C (1,000 SQ FT.) 2 Bed	<b>12</b>
<b>Number of Units</b>	<b>45</b>
<b>Potential Total Value</b>	<b>\$4,950,000</b>
<b>Yr. Tax Revenue (.019 rate)</b>	<b>\$94,050</b>

### Summary:

**Prairie Song Residence** as proposed, would be a 45 unit apartment development on 4.528 acres (includes the ROW vacation of roadway) with a density of less than 10 units per acre (9.94).

The development will be a market rate rentals, built and managed by Bielinski Homes.

The zoning on the parcels is RM-2 PUD which would allow for the proposed construction of the **one 3-story building** with up to date interior & exterior amenities, underground parking and additional surface parking to accommodate 90 total parking spaces to be shared.



**Bielinski Homes, Inc.**

DATE	INVOICE NO	DESCRIPTION	CITY OF WAUKESHA	INVOICE AMOUNT
1-24-19	012419-01	PRAIRIE SONG PLANNING FEE	CITWAU	200.00
CHECK DATE	1-25-19	CHECK NUMBER	22699	TOTAL >
				200.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

ORIGINAL DOCUMENT HAS RED KEYHOLE ICON THAT DISAPPEARS WITH HEAT

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

22699

DATE 01/25/2019

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

\$ \*\*\*\*200.00

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

*mae*

VOID AFTER 120 DAYS



⑈000022699⑈ ⑆0863000⑆ 2⑆103635⑆24⑈

THE BACK OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES