



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 12/17/2025
ID Number: PC25-0176	Ordinance/Resolution Number (if applicable):
Name of Submitter: Doug Koehler	Target Next Board/Council Meeting Date: 01/20/2025
Agenda Item Title: Final Subdivision Plat Review – Olde Farm Subdivision, 3424 Madison Street – Final Subdivision Plat Review – Olde Farm Subdivision, Madison Street – Request to approve the Final Plat for the Olde Farm Subdivision, located along the north side of Madison Street west of Fiddler’s Creek Drive.	

Issue Before the Board/Council: Proposed new subdivision consisting of 17 single family homes.
Options & Alternatives: The Plan Commission could recommend approval of the plat with or without conditions or recommend denial. The recommendation will be taken before the Council for formal action by the City. The Preliminary Plat for the Olde Farm Subdivision was approved in January of 2024. State law requires the City to approve the plat if it conforms substantially to the approved Preliminary Plat, and to any local plans and ordinances adopted as authorized by law.
Additional Details: The applicant is seeking approval of a Final Plat for the Olde Farm Subdivision at 3424 Madison St. 3424 Madison St. is a 12 acre property on the north side of Madison Street, between Heritage Hills Subdivision on the east and Pebble Creek on the west. The applicant has completed grading, utility infrastructure, and road installation. The Final Plat must be approved and recorded before the applicant can dedicate infrastructure to the City and begin building and selling houses. The subdivision will consist of 17 single family homes, plus four outlots. Overton Ave., which currently dead-ends into the east edge of the property, has been extended to serve the subdivision. It curves and runs north - south, to an intersection with Madison Street.

The majority of the lots will have an area between 12,000 and 13,000 square feet, with several larger lots around the curve of the road. The property was rezoned to Rs-3 Single Family Residential when the Preliminary Plat was approved in early 2024.

Outlot 1 and Outlot 2 will contain stormwater facilities for the subdivision. Outlot 3 will contain a small portion of Pebble Creek adjacent to Madison St. Outlot 4 will contain a wetland area at the north end of the property. A grass walking path will connect Heritage Hills Park, on the east side of the property, with the City owned passive recreation area along Pebble Creek.

What is the Strategic Plan Priority this item relates to:

People Centered Development

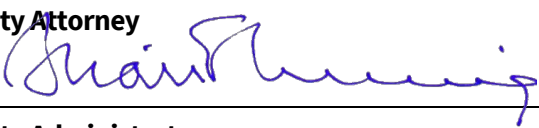
What impact will this item have on the Strategic Plan Priority?

This proposal will allow construction of seventeen new single family homes in the City.

Financial Remarks: No direct financial impact to the City.

Suggested Motion: "I move to approve the Final Subdivision Plat or Olde Farm Subdivision at 3424 Madison Street, with staff comments to be addressed prior to recording."

Reviewed By:

Finance Director Joseph P. Ciurro	Date Reviewed
City Attorney 	Date Reviewed 22 Dec 2025
City Administrator Anthony W. Brown 	Date Reviewed 1/5/2025



FINAL SUBDIVISION PLAT

OLDE FARM Subdivision

A Bielinski Constructed Residential Development with 17 Single Family Lots in the City of Waukesha

DEVELOPMENT SUMMARY

Proposed Development:	Single Family Lots
Proposed Zoning:	RS-3
Parcel Acreage Area:	12.3
Total Number of Single Family Lots	17
Typical Lot Size	12,010- 22,367sq. Ft.
Typical Lot Width	74' - 99'
Density Per Acre	1.38 lots
Public Road Length	943'
Wetlands	
Minimum Zoning Requirements:	RS-3
Lot Area:	8,000 s.f.
Lot Width:	65'/75' corner
Building Height:	35'
Building Set backs:	
Front Yard:	25'
Side Yard:	10'
Rear Yard:	40'
One Story Min. Sq. Ft.	1,000 s.f.
Two Story Min. Sq. Ft. 1st Floor	800 s.f.
Total Number of Homes	17
Estimated Project Value	\$12,750,000
Yr. Tax Revenue (.20% rate)	

Summary:

Olde Farm Subdivision- Request for Final Plat approval on this single family development with 17 residential lots in a setting of a rolling hill, wetlands designed for open green space and interconnecting rustic trail to the park on the east and the wetlands and Pepple Creek area on the west.

The development has enhanced landscaping features & ponds to provide more greenspace/buffer for the single family lots.

The land has been rezoned to RS-3 with the road and all utility construction completed.

Zoning: RS-3 Single Family (provides correct relief)

Lot Area: 8,000 sf min. Lot Width: 65' min (75' corner)

Set backs:

Street = 25'

Side = 10'

Rear = 40'

OLDE FARM

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9902, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

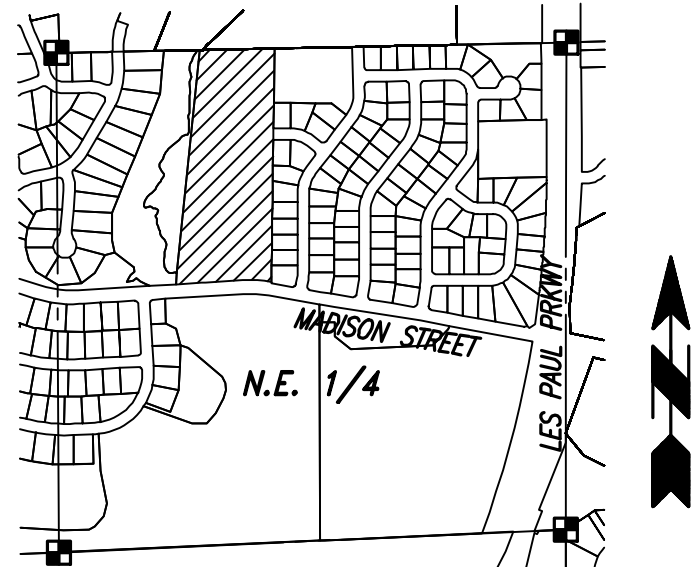
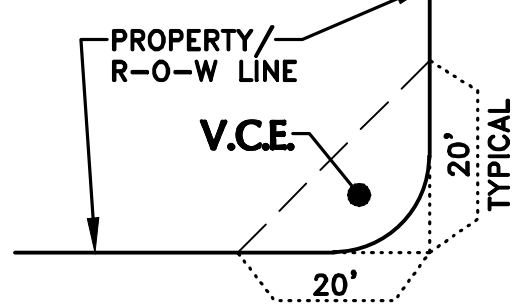
"OVERALL DETAIL SHEET"

OWNER:
BIELINSKI DEVELOPMENT, INC.
1830 MEADOW LANE
SUITE "A"
PEWAUKEE, WI 53072

VISION CORNER EASEMENT: (V.C.E.)

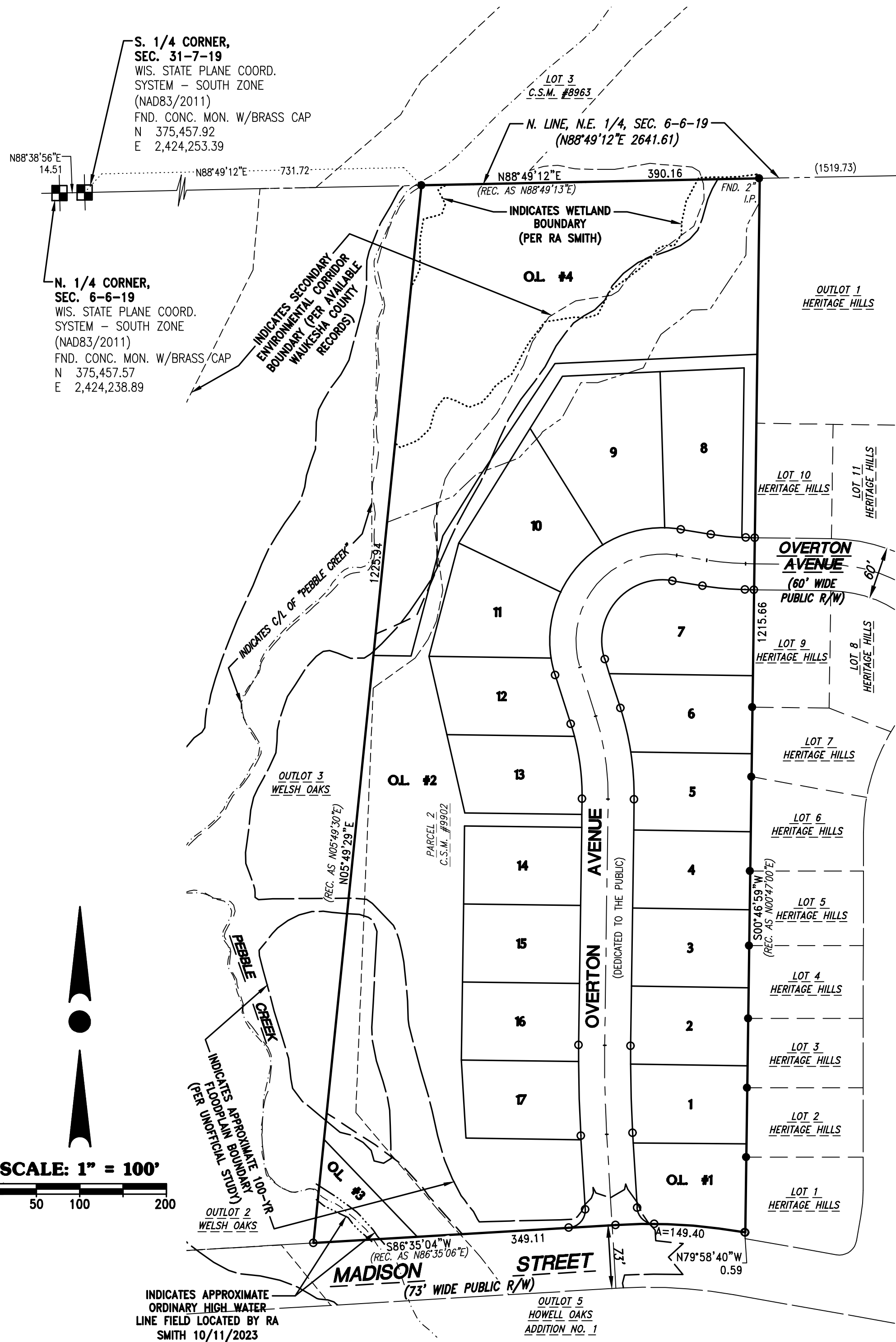
Outlots 1 and 2 are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



LOCALITY MAP:

N.E. 1/4, SEC. 6,
T. 6 N., R. 19 E.
SCALE: 1"=1000'



**N.E. CORNER,
SEC. 6-6-19**
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
(NAD83/2011)
FND. CONC. MON. W/BRASS CAP
N 375,512.31
E 2,426,894.23

ZONING:
R-3

DESIGN CRITERIA:
MIN. FRONT SETBACK: 25 FT.
MIN. REAR SETBACK: 40 FT.
MIN. SIDE SETBACK: 10 FT.

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar (Unless otherwise noted) weighing 4.303 lbs. per lined foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lined foot.
- Indicates found 1" Iron Pipe (Unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83/2011), in which the North line of the N.E. 1/4 of Section 6, Town 6 North, Range 19 East, bears North 88°49'12" East.
- Zoning: R-3, Single-Family Residential District.
- The Owners of all Lots within this Subdivision shall each own an equal, undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot of Outlot in the Subdivision by reason of tax delinquency.
- Stormwater management facilities are located on Outlots 1 and 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal, undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision.
- Outlot 3 contains Floodplain Conservancy Areas and Open Space.
- Outlot 4 contains Wetland, Floodplain and Secondary Environmental Corridor Conservancy Areas and Open Space.
- Outlot 3 and Outlot 4 are herein dedicated to the City of Waukesha for Public Park Purposes per Developer's Agreement. The City shall reserve and use the Parkland Dedication for access by the general public to nature and passive recreational activities such as walking, hiking, birdwatching and other similar activities. The City shall develop and maintain a natural surface trail across the land. The land shall not be used for or in conjunction with sporting events or other active recreation uses, whether organized or not. No buildings, structures, or equipment of any kind shall be placed or erected upon any portion of the land including, but not limited to: pavilions, basketball courts, tennis courts, pickleball courts, baseball or softball diamonds, soccer fields, skate or bike ramps, golf courses, disc golf courses or equipment and playgrounds or playground equipment, including, but not limited to: swing sets, jungle gyms, slides, rock walls, rope courses, merry-go-rounds or any and all other playground or recreational equipment. Regardless of the foregoing, the City may install and maintain benches along the natural surface trail.
- The 15' Wide Public Access Easement on Outlot 2 is herein granted to the City of Waukesha for pedestrian access to Outlot 4.
- The Cluster Mailbox Unit Easement located on Outlot 1 of this Plat is herein granted to all residential lots within the "Olde Farm" Subdivision and the Homeowners Association (HOA). Items located within said Easement shall be owned, inspected and maintained by lot owners and the HOA.
- The 20' Wide Public Storm Sewer and Drainage Easement is herein granted to the City of Waukesha for surface storm water conveyance and to install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the City, all to transmit storm water.
- The 15' Wide Public Storm Sewer Access Easements are herein granted to the City of Waukesha.
- The 20' Public Storm Sewer Easement is herein granted to the City of Waukesha to install, operate, maintain and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the City, all to transmit storm water.

EASEMENT LINE TABLE:

Line #	BEARING	LENGTH
E1	N8°29'05"E	15.00'
E2	N82°11'10"W	15.00'
E3	N8°29'19"E	15.00'
E4	N86°35'04"E	10.00'
E5	N3°24'56"W	10.00'
E6	N86°35'04"E	10.00'
E7	N11°25'26"E	44.84'
E8	N88°09'49"E	111.73'
E9	N27°59'10"W	69.68'
E10	N9°38'04"W	56.64'
E11	N16°12'33"W	113.18'

EASEMENT LINE TABLE:

Line #	BEARING	LENGTH
E12	N8°16'31"W	110.35'
E13	N26°12'44"W	62.05'
E14	N5°51'33"E	28.25'
E15	N26°12'44"W	88.36'
E16	N8°16'31"W	111.68'
E17	N16°12'33"W	113.00'
E18	N9°38'04"W	55.08'
E19	N27°59'10"W	57.92'
E20	N88°09'49"E	90.51'
E21	N11°25'26"E	49.71'
E22	N86°35'04"E	10.21'

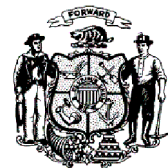


19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1460
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

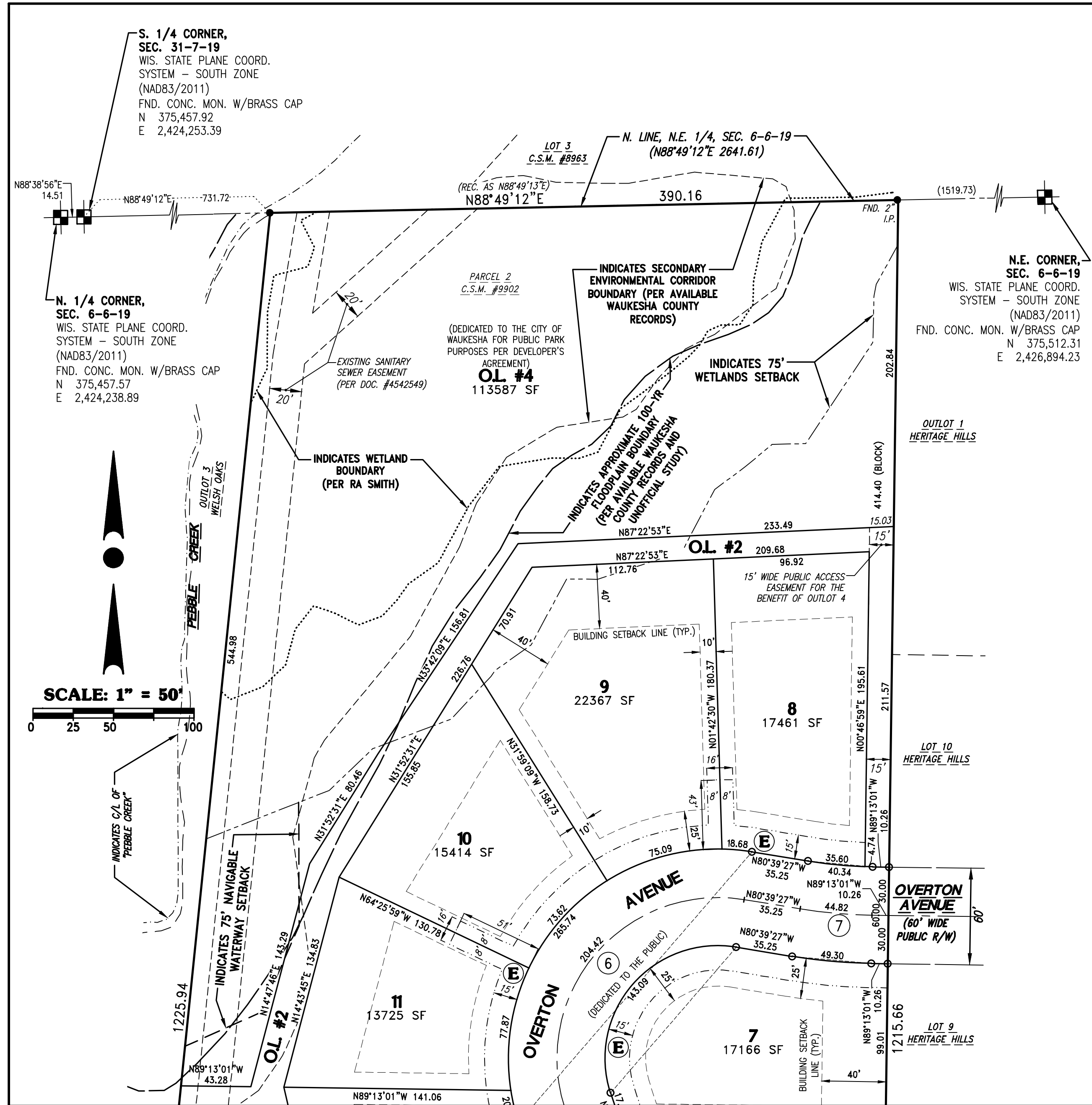
Certified _____, 20____

Department of Administration



OLDE FARM

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9902, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

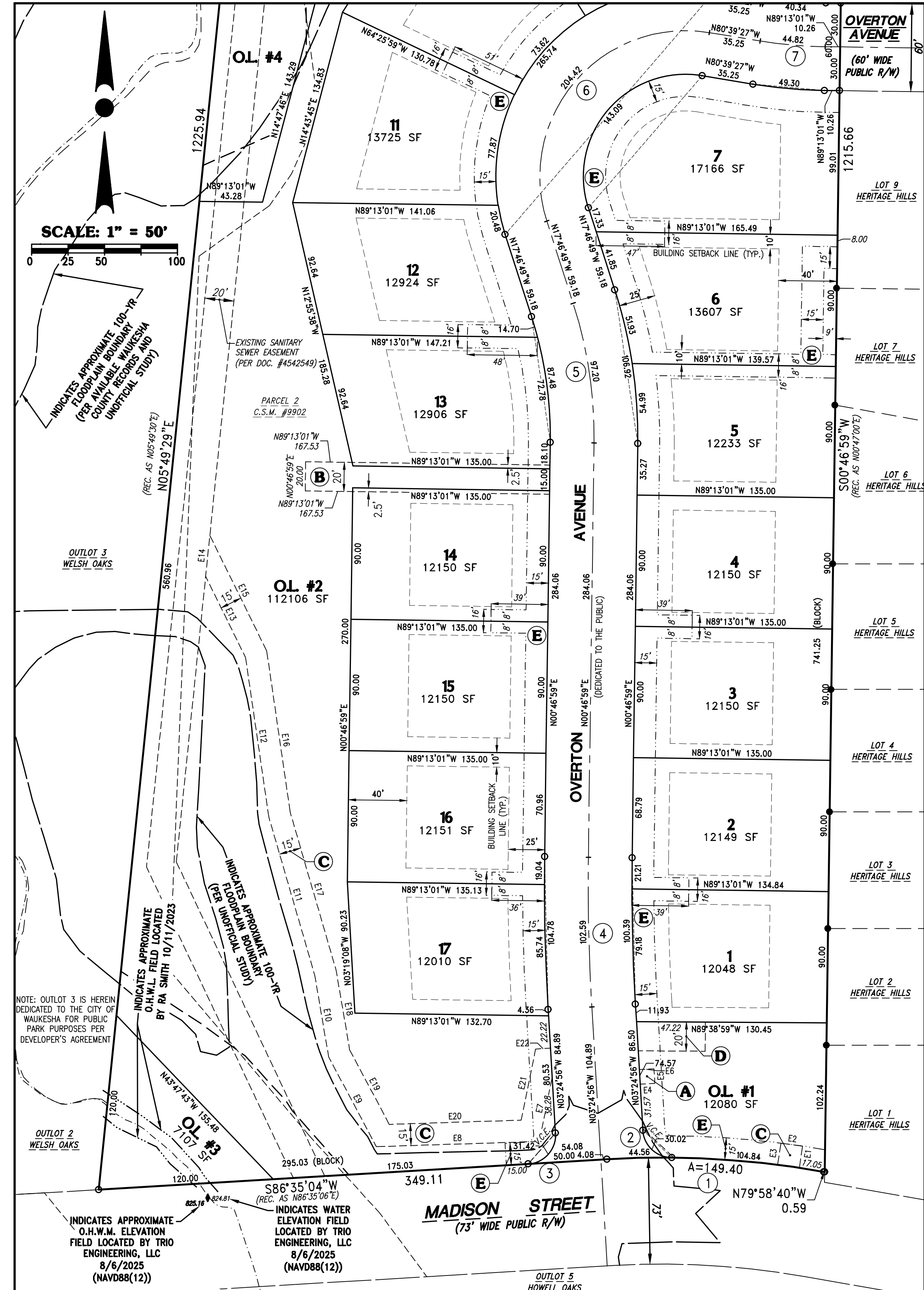
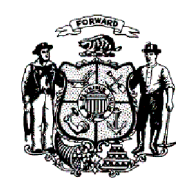


19035 W. Capitol Drive
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



NOTE: OUTLOT 3 IS HEREIN DEDICATED TO THE CITY OF WAUKESHA FOR PUBLIC PARK PURPOSES PER DEVELOPER'S AGREEMENT

INDICATES APPROXIMATE O.H.W.M. ELEVATION FIELD LOCATED BY TRIO ENGINEERING, LLC 8/6/2025 (NAVDB8(12))

INDICATES WATER ELEVATION FIELD LOCATED BY TRIO ENGINEERING, LLC 8/6/2025 (NAVDB8(12))

REVISED THIS 16TH DAY OF DECEMBER, 2025
DATED THIS 3RD DAY OF SEPTEMBER, 2025

SHEET 2 OF 3

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of Parcel 2 of Certified Survey Map No. 9902, recorded in the Office of the Register of Deeds for Waukesha County on October 28, 2004 as Document No. 3217944, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 6, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

Said Parcel contains 536,365 Square Feet (or 12.3132 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Platting Ordinance of the City of Waukesha, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this Day of , 20 .

James A. Trandel, Jr., P.L.S.
Professional Land Surveyor, S-4069
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	637.00	13°26'16"	149.40	149.05	N86°41'48"W	N79°58'40"W	S86°35'04"W
	O.L. #1	637.00	9°25'47"	104.84	104.72	N84°41'33.5"W	N79°58'40"W	N89°24'27"W
	OVERTON AVE	637.00	4°00'29"	44.56	44.55	S88°35'18.5"W	N89°24'27"W	S86°35'04"W
2	O.L. #1	20.00	85°59'31"	30.02	27.28	N46°24'41.5"W	N89°24'27"W	N03°24'56"W
3	O.L. #2	20.00	90°00'00"	31.42	28.28	N41°35'04"E	N86°35'04"E	N03°24'56"W
4	C/L	1400.00	4°11'55"	102.59	102.56	N01°18'58.5"W	N03°24'56"W	N00°46'59"E
	EAST R/W	1370.00	4°11'55"	100.39	100.37	N01°18'58.5"W	N03°24'56"W	N00°46'59"E
	2	1370.00	0°53'14"	21.21	21.21	N00°20'22"E	N00°06'15"W	N00°46'59"E
	1	1370.00	3°18'41"	79.18	79.17	N01°45'35.5"W	N03°24'56"W	N00°06'15"W
	WEST R/W	1430.00	4°11'55"	104.78	104.76	N01°18'58.5"W	N03°24'56"W	N00°46'59"E
	16	1430.00	0°45'46"	19.04	19.04	N00°24'06"E	N00°01'13"E	N00°46'59"E
	17	1430.00	3°26'09"	85.74	85.73	N01°41'51.5"W	N03°24'56"W	N00°01'13"E
5	C/L	300.00	18°33'48"	97.20	96.77	N08°29'55"W	N00°46'59"E	N17°46'49"W
	EAST R/W	330.00	18°33'48"	106.92	106.45	N08°29'55"W	N00°46'59"E	N17°46'49"W
	6	330.00	9°00'59"	51.93	51.88	N13°16'19.5"W	N08°45'50"W	N17°46'49"W
	5	330.00	9°32'49"	54.99	54.92	N03°59'25.5"W	N00°46'59"E	N08°45'50"W
	WEST R/W	270.00	18°33'48"	87.48	87.10	N08°29'55"W	N00°46'59"E	N17°46'49"W
	12	270.00	3°07'06"	14.70	14.69	N16°13'16"W	N14°39'43"W	N17°46'49"W
	13	270.00	15°26'42"	72.78	72.56	N06°56'22"W	N00°46'59"E	N14°39'43"W
6	C/L	100.00	117°07'22"	204.42	170.64	N40°46'52"E	N17°46'49"W	S80°39'27"E
	NORTHWEST R/W	130.00	117°07'22"	265.74	221.83	N40°46'52"E	N17°46'49"W	S80°39'27"E
	8	130.00	8°14'01"	18.68	18.67	S84°46'27.5"E	S88°53'28"E	S80°39'27"E
	9	130.00	33°05'41"	75.09	74.05	N74°33'41.5"E	N58°00'51"E	S88°53'28"E
	10	130.00	32°26'50"	73.62	72.64	N41°47'26"E	N25°34'01"E	N58°00'51"E
	11	130.00	34°19'15"	77.87	76.71	N08°24'23.5"E	N08°45'14"W	N25°34'01"E
	12	130.00	9°01'35"	20.48	20.46	N13°16'01.5"W	N17°46'49"W	N08°45'14"W
	7	70.00	117°07'22"	143.09	119.45	N40°46'52"E	N17°46'49"W	S80°39'27"E
7	C/L	300.00	8°33'34"	44.82	44.78	N84°56'14"W	N89°13'01"W	N80°39'27"W
	NORTH R/W	270.00	8°33'34"	40.34	40.30	N84°56'14"W	N89°13'01"W	N80°39'27"W
	O.L. #2	270.00	1°00'20"	4.74	4.74	N88°42'51"W	N89°13'01"W	N88°12'41"W
	8	270.00	7°33'14"	35.60	35.57	N84°26'04"W	N88°12'41"W	N80°39'27"W
	7	330.00	8°33'34"	49.30	49.25	N84°56'14"W	N89°13'01"W	N80°39'27"W

OLDE FARM

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9902, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Wisconsin Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Waukesha

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this day of , 20 .

BIELINSKI HOMES, INC.

Paul Bielinski, President

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this day of , 20 , the above named Paul Bielinski, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

IXONIA BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, dedicating and mapping of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this day of , 20 .

Dennis Sampson, Executive Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this day of , 20 , the above named Dennis Sampson, Executive Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this Day of , 20 on any of the land included in the Plat of "OLDE FARM".

Dated this Day of , 20 .

Jennifer Grant, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Katie Panella, being duly appointed, qualified and acting Treasurer of the City of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this Day of , 20 on any of the land included in the Plat of "OLDE FARM".

Dated this Day of , 20 .

Katie Panella, City Treasurer

CITY COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Plat of "OLDE FARM", in the City of Waukesha, Bielinski Homes, Inc., owner, is hereby approved by the Common Council of the City of Waukesha.

All conditions have been met as of this Day of , 20 .

Approved: _____
Shawn N. Reilly, Mayor

Katie Panella, City Clerk

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

Approved by the Plan Commission of the City of Waukesha on this Day of , 20 .

Shawn N. Reilly, Chairman

Doug Koehler, Principal Planner

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin Corporation, Grantee and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

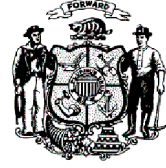
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified , 20 .



Department of Administration