



# City of Waukesha Application for Development Review

Last Revision  
Date:  
6/18/2016

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: jdonoivan@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/ENGINEERS/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 Residence  
Property Address: See Attached Legal Description  
Tax Key Number(s): WAKC @ 0988136 @ 0988135  
Zoning: RM-2  
Total Acreage: 4.528 Existing Building Square Footage: NONE  
Bldg. A = 24,300 sq ft Bldg. B = 21,600 sq ft  
Proposed Building/Addition Square Footage: 45,900 sq ft  
Current Use of Property: Vacant Land

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

Bielinski Homes is proposing (2) 3-story apartment buildings with total number of units of 45. Bldg. A is 21 units + Bldg. B is 24 units. Both buildings will have underground parking. Managed by Bielinski, proposed construction + development will include up to date interior + exterior materials. See Attached Development Summary for more 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 Donovan, Dev. Manager, Bielinski Homes, Inc.  
Date: 3/25/19

### 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

*Rupnow*

## TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY)

Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

Fees

- Plan Commission Consultation **\$200** *(with 2 buildings)* \$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 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  
 KANE OHE, 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:	

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>

**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  
 KANE OHE, 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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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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## Prairie Song Residence

Waukesha, WI

### DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY		Prairie Song Residence	
<b>Proposed Development:</b>	Multi-Family	<b>Unit Count Main Floor</b>	<b>Units</b>
<b>Proposed Zoning:</b>	RM-2	Unit A (700 SQ FT.) 1 Bed	8
<b>Parcel Area:</b>	4.528 acres (197,258 s.f.)	Unit C (1,000 SQ FT.) 2 Bed	8
	(Includes ROW Vacation)		
<b>Proposed Units:</b>	(1) 27 unit Bldg. & (1) 21 unit Bldg.		
<b>Density:</b>	11.91 units/acre	<b>Second Floor</b>	
		Unit A (700 SQ FT.) 1 Bed	8
<b>Zoning Standards:</b>		Unit C (1,000 SQ FT.) 2 Bed	8
<b>Density:</b>	14.5 un/ac = 1-BR		
	12.4 un/ac = 2-BR		
<b>Building Height:</b>	40'	<b>Third Floor</b>	
		Unit A (700 SQ FT.) 1 Bed	8
<b>Building Setbacks:</b>		Unit C (1,000 SQ FT.) 2 Bed	8
<b>Street:</b>	35'		
<b>Side Yard:</b>	15'		
<b>Rear Yard:</b>	45'	<b>Unit Count Totals</b>	
		Unit A (700 SQ FT.) 1 Bed	24
<b>Parking:</b>		Unit C (1,000 SQ FT.) 2 Bed	24
<b>Underground:</b>	48 spaces	<b>Number of Units</b>	<b>48</b>
<b>Surface:</b>	48 spaces		
<b>Total:</b>	96 spaces		
<b>Parking Spaces per Unit:</b>	2.00		
		<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 (2) buildings with a total of 48 unit apartment development on 4.528 acres with a density of 11.91 units per acre (includes the ROW vacation of roadway).

bldg. A has 27 units and Bldg. B has 21 units.

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

The zoning on the parcels is RM-2 which would allow for the proposed construction of the two **3-story building** with up to date interior & exterior amenities, underground parking and additional surface parking to accommodate 96 total parking spaces to be shared.