

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 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 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.

- Plan Commission Consultation **\$200** \$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
 KANEOHE, 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
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.

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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

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

PROPERTY ADDRESS

KOENIG ST
 WAUKESHA, WI 53188

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

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Prairie Song Residence

Waukesha, WI

DEVELOPMENT SUMMARY

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

Prairie Song Residence

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

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.
1830 Meadow Lane
Suite A
Pewaukee WI 53072
262-547-6181

Old National Bank
One Main St
Evansville, IN 47708

22699

71-1/863

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

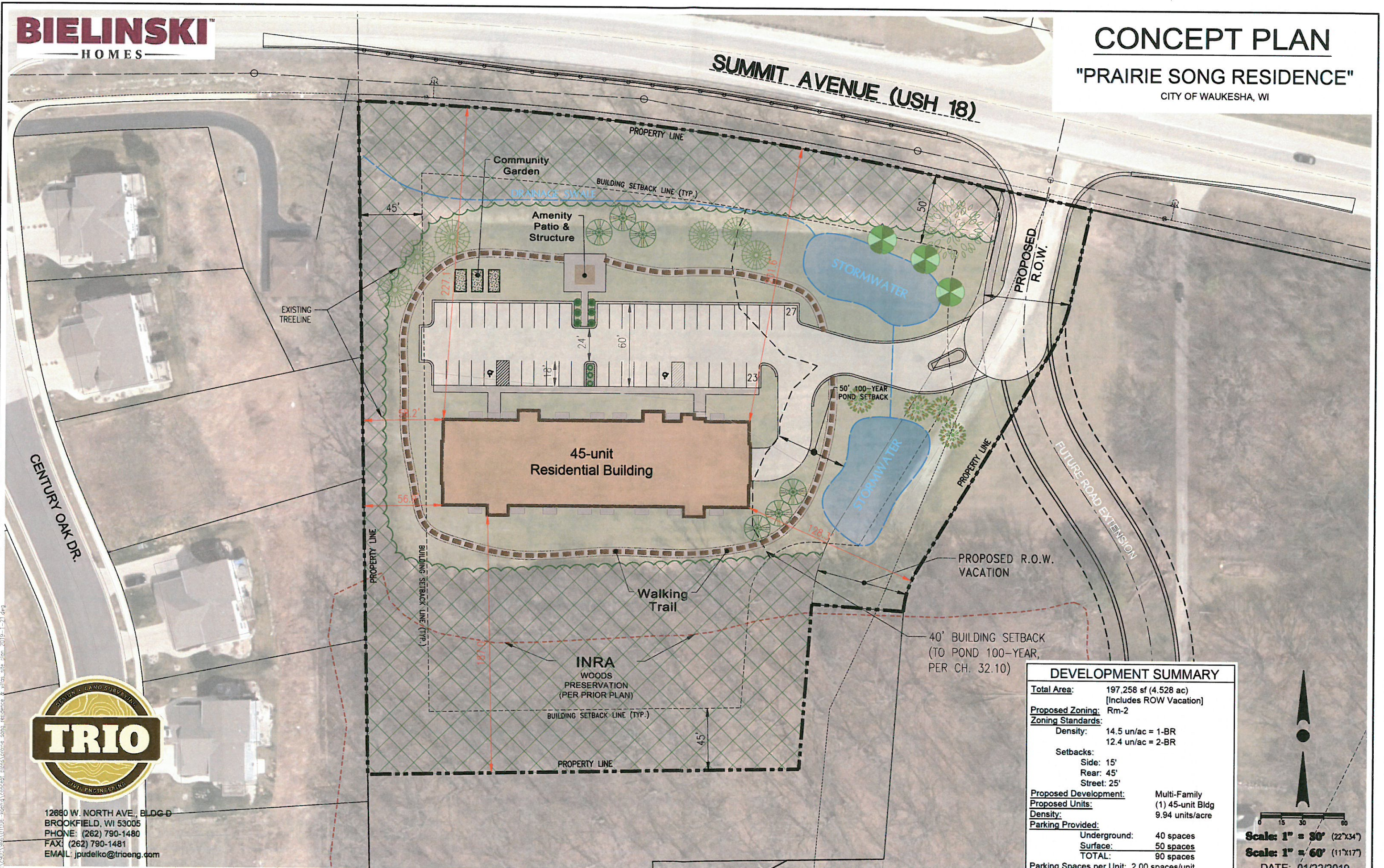


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Bielinski Homes, Inc.

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

PLEASE DETACH AND RETAIN FOR YOUR RECORDS



CENTURY OAK DR.

SUMMIT AVENUE (USH 18)

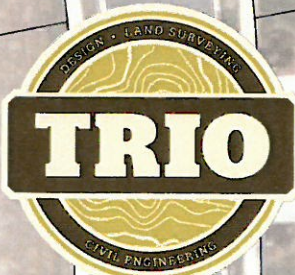
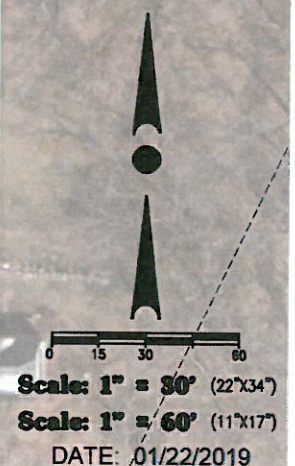
PROPOSED R.O.W.

FUTURE ROAD EXTENSION

PROPOSED R.O.W. VACATION

40' BUILDING SETBACK (TO POND 100-YEAR, PER CH. 32.10)

DEVELOPMENT SUMMARY	
Total Area:	197,258 sf (4.528 ac) [Includes ROW Vacation]
Proposed Zoning:	Rm-2
Zoning Standards:	
Density:	14.5 un/ac = 1-BR 12.4 un/ac = 2-BR
Setbacks:	
Side:	15'
Rear:	45'
Street:	25'
Proposed Development:	Multi-Family
Proposed Units:	(1) 45-unit Bldg
Density:	9.94 units/acre
Parking Provided:	
Underground:	40 spaces
Surface:	50 spaces
TOTAL:	90 spaces
Parking Spaces per Unit:	2.00 spaces/unit



12680 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

\\s01\p01\10101 - Design\concept - prairie_song_residence - 10101 - 2019-01-21.dwg



SOUTH ELEVATION



EAST ELEVATION

- EXTERIOR MATERIALS**
- STONE: SILVERLEDGE
 - SIDING: (LT) COLOR: GRAY SLATE
 - SIDING: (DK) COLOR: IRON GREY
 - FASCIA: WHITE
 - SOFFIT: WHITE
 - CORNER POSTS: WHITE
 - ROOFING: OAK RIDGE ONYX BLACK
 - METAL ROOFING: BURGUNDY



WEST ELEVATION

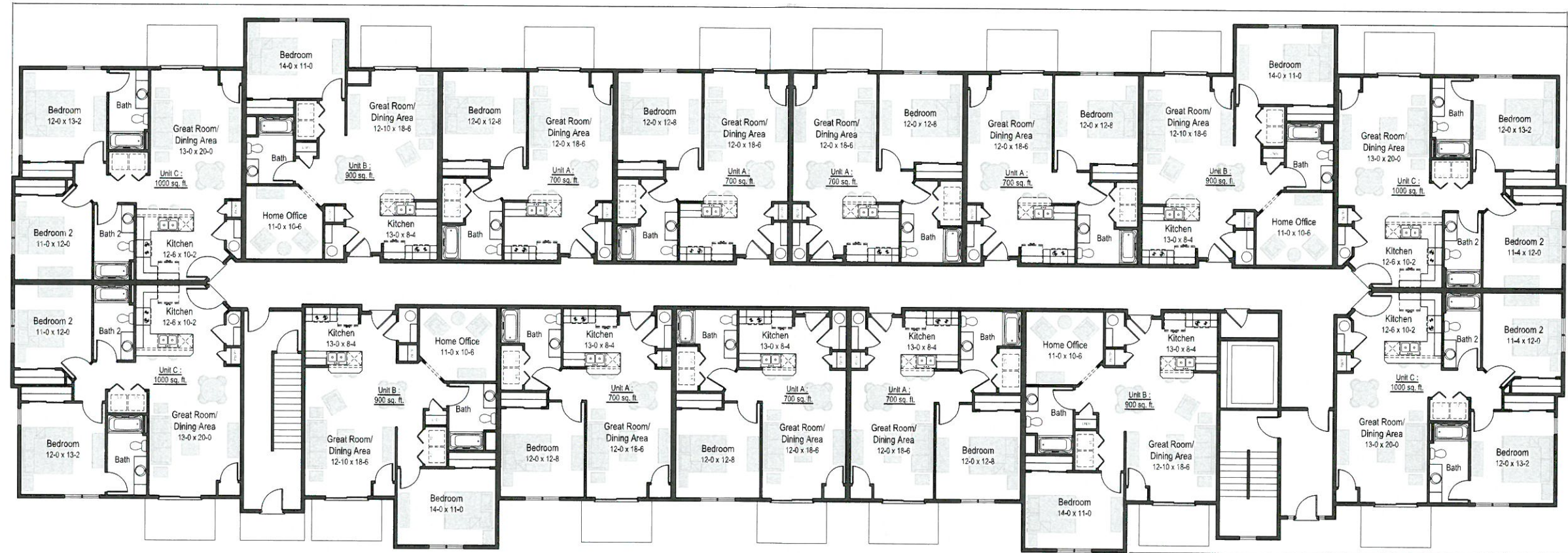


NORTH ELEVATION

PRAIRIE SONG RESIDENCE 45-UNIT BUILDING

BIELINSKI™
HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494



PRAIRIE SONG RESIDENCE 45-UNIT BUILDING

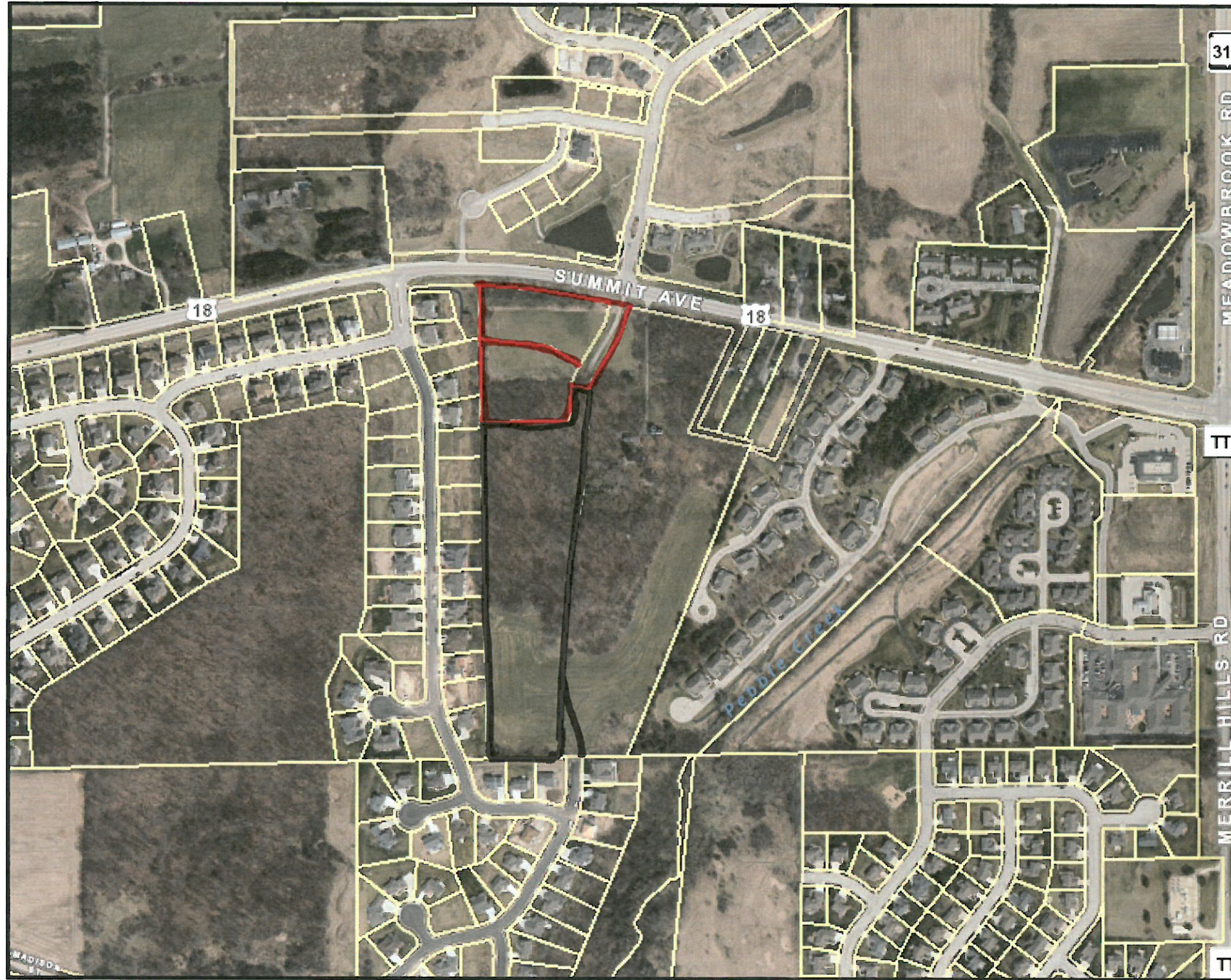
TECHNICAL DATA:
 14183 SQ. FT. EACH FLOOR (3 FLOORS)
 42548 SQ. FT. TOTAL

UNIT A 700 SQ. FT. 1 BDRM. / 1 BATH (7 UNITS EACH FLOOR)
 UNIT B 900 SQ. FT. 1 BDRM. / 1 DEN / 1 BATH (4 UNITS EACH FLOOR)
 UNIT C 1000 SQ. FT. 2 BDRM. / 2 BATH (4 UNITS EACH FLOOR)

OVERALL WIDTH - 222'-0"
 OVERALL DEPTH - 76'-0"

BIELINSKI™
HOMES

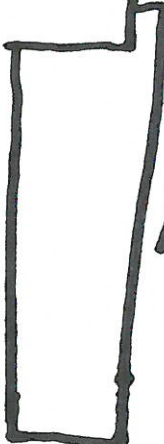
1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494



Legend

- Parcels
- Plats
- Retired Parcels
- Retired Plats

 *Rupnow*

 *Koenig*

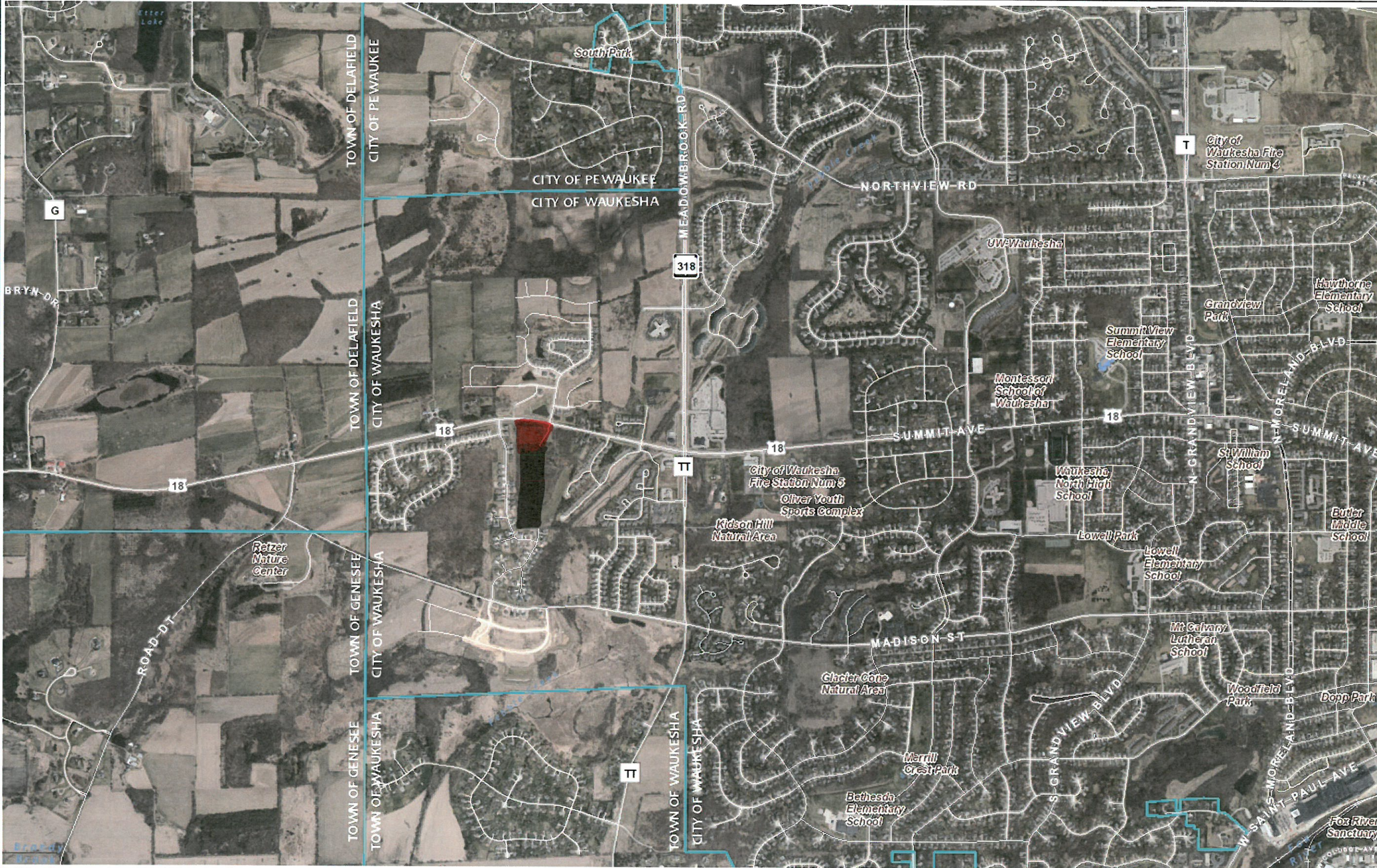
0 552.38 Feet

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Notes:

Printed: 1/28/2019





- Parcels
- Plats
- Retired Parcels
- Retired Plats

 **Rupnow**

 **Koenig**

0 1,514.48 Feet

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Notes