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APR 6 2015
CITY PLAN COMMISSION

STILLWATER VILLAS AT RIVER'S CROSSING

BY Bielinski Homes

Bielinski Development, Inc. is requesting an amendment to the existing General Development Plan for Rivers Crossing and rezoning of the area to RD-2, located on the southwest side of the City. The area within the existing development we are proposing to revise is on the southeast side of the site, abutting the south side of the public park. The site is currently approved for 20 single family homes to be located on 4.186 acres.

We have included in this submittal:

1. Site plan, utility and stormwater management report
2. Grading Plan
3. Landscape Plan
4. Color rendering and floor plan of the 2 unit Carnation 1504 condominium.
5. Rivers Crossing Neighborhood Development Plan approved 2-11-1998
6. Zoning Exhibit and Legal Description

Keeping in mind that the General Development plan was first approved in 1999, the area, our economy and general demographic changes prompt our request. Our 2 family condominium project in Rivers Crossing is just about sold out with demand increasing. Many of these buyers have family in the neighborhood that they want to remain close to. We have also updated our exterior and interior features for today's buyer.

On February 12, 2015 a neighborhood meeting was held at the Lawrence School on Saylesville Rd. Notices were sent to everyone within 300 feet and notice was sent to the Rivers Crossing Neighborhood through Alderman Perry and the neighborhood Web site. Approximately 20 people attended including the abutting property owners. All in all they favored the use of the land, like the buildings and the abutting neighbor appreciated the way we designed the site and respected their privacy with the site layout and landscaping. Alderman Perry was also in attendance.

We are proposing to build 20 ranch style duplex condominiums in 10 2-unit buildings. They will be "for sale" condominiums on a private cul-de-sac and have their own Stillwater Villas Condominium Association.

Buildings 5-10 will have full walk-out exposures, Building 4 a partial look-out exposure and buildings 1-3 are at grade.

The price range for these buildings will be \$260,000 to \$300,000 depending on the exposure. They will go up in price from there depending on the lower level build-outs.

Each building will have coach lights illuminating the driveways and pole lamps in the "Indian Wells" design will be interspersed throughout the site. A picture of the coach lamp is attached.

In view of the location along the Fox River and its natural environment, the storm water management has been accomplished through a series of "Rain Gardens". The design and specs for construction and maintenance of the Rain Gardens will be submitted with the engineering.

Storm Water Management

The large subdivision pond that was built as a part of Rivers Crossing Addition #2 was sized to take most of the storm water from this site. We are showing dry ponds near Stillwater Circle to help reduce flow rates. The small rain gardens around the perimeter will treat rooftop and rear yard runoff. These are natural features that will encourage birds, butterflies and wild life while screening to keep geese off the lawns. Our Storm Water Management report is a part of this submittal.

Time Line

We would anticipate breaking ground for the site improvements as soon as all approvals for site plan, zoning & engineering are obtained in 2015.

Landscape Elements

Our landscape elements have taken into consideration surrounding properties and natural resources. The rain gardens serve as stormwater management elements as well as tall grass landscape features.

POST TOP

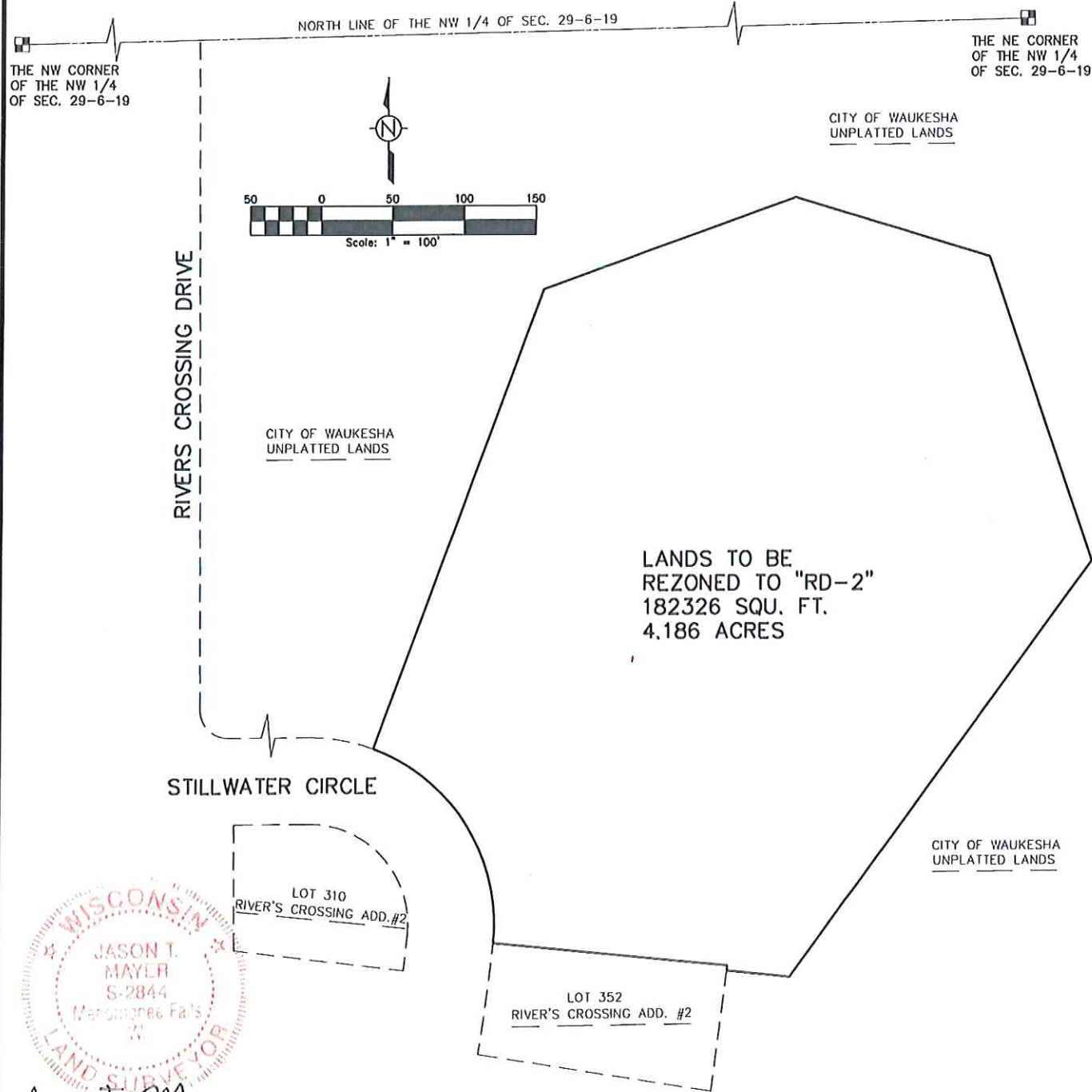
INDIAN WELLS - 28510, 28532, 28738 Series



Post Top

REZONING EXHIBIT "A"

ALL THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



LANDS TO BE
REZONED TO "RD-2"
182326 SQU. FT.
4.186 ACRES



Jason T. Mayer
JASON T. MAYER

LEGAL DESCRIPTION (Lands to be Rezoned to "RD-2")

All that part of the Northwest ½ of the Northwest ¼ and the North ½ of the South ½ of the Northwest ¼ of Section 29, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin now being more particularly described as follows:

Commencing at the Northwest corner of the Northwest ¼ of said Section 29; Thence North 88°42'47" East, along the North line of said ¼ Section, 1165.15 to the Southeast corner of River's Crossing Addition #1, the Northeast corner of River's Crossing Addition #2 and the East right of way line of River's Crossing Drive; Thence South 00°23'30" East along said East right of line and East line of River's Crossing Addition #2, 461.81 feet to a point of curvature; Thence Southeasterly along said East lines 31.42 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 20.00 feet, whose chord bears South 45°23'30" East, 28.28 feet to a point of tangency on the North line of River's Crossing Drive and the North line of River's Crossing Addition #2; Thence North 89°36'30" East along said North lines, 143.36 feet to a point of curvature; Thence Southeasterly along said North lines 46.75 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 130.00 feet, whose chord bears South 80°05'25" East, 46.50 feet to the place of beginning of lands hereinafter described;

Thence North 20°11'27" East, 338.70 feet, Thence North 70°19'57" East, 187.15 feet, Thence South 73°02'18" East, 142.31 feet; Thence South 18°59'46" East, 222.79 feet; Thence South 36°06'58" West, 356.22 feet; Thence North 84°11'47" West, 43.84 feet to a point on the East line of Lot 352 of River's Crossing Addition #2; Thence North 07°21'42" East, along said East line, 3.52 feet to the North line of said Lot 352 of River's Crossing Addition #2; Thence North 84°20'00" West along said North line, 165.00 feet to a point on the East line of Stillwater Circle and the East line of River's Crossing Addition #2 to a point of curvature; Thence Northwesterly along said East lines 171.20 feet along the arc of a curve, whose center lies Southwest, whose radius is 130.00 feet, whose chord bears North 32°03'35" West, 159.10 feet to the point of beginning

Said Parcel contains 182,326 Square Feet, (or 4.186 Acres) of land more or less.

Date: 2/20/2015



Jason T. Mayer, P.L.S No. 2844
MRM Land Surveying, LLC
W241 N7303 S. Woodsvlew Dr.
Sussex, WI 53089
262-424-7552



BIELINSKI
DEVELOPMENT

101 S. Drive Street, Milwaukee, WI 53218 • (414) 361-4141
 Principal Landscape Architect:
 Vandalia & Associates
 Architect:
 Korda Stone Architects, LLC
 Designer:
 W. John Hanson & Associates, Inc.
 Project Number:
 18173

Rivers Crossing

Waukesha, WI

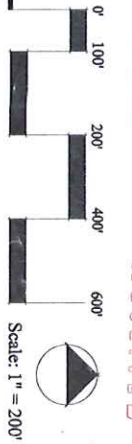
Preliminary Neighborhood Development Plan

WAUKESHA PLAN COMMISSION

APPROVAL ACTION:	DATE:	INITIALS:
<input type="checkbox"/> CONCEPTUAL OK	1-26-98	Z/ML
<input checked="" type="checkbox"/> PRELIMINARY OK		
<input type="checkbox"/> FINAL		
<input type="checkbox"/> REJECTED		
<input type="checkbox"/> OTHER		

REGIONS REQUIRED: SEE MAPS FOR CONDITIONS OF APPROVAL.

APP. C.C. 3-3-98



CITY PLAN COMMISSION
 JAN 26 1998
 RECEIVED

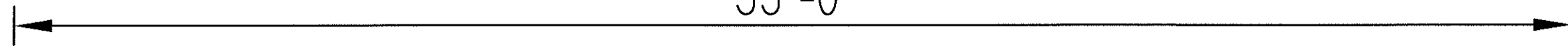
Date Received: January 20, 1998



STILLWATER VILLAS @ RIVERS CROSSING

CARNATION 1504 - ARTS & CRAFTS

55'-0"



24'-4"



FRONT ELEVATION



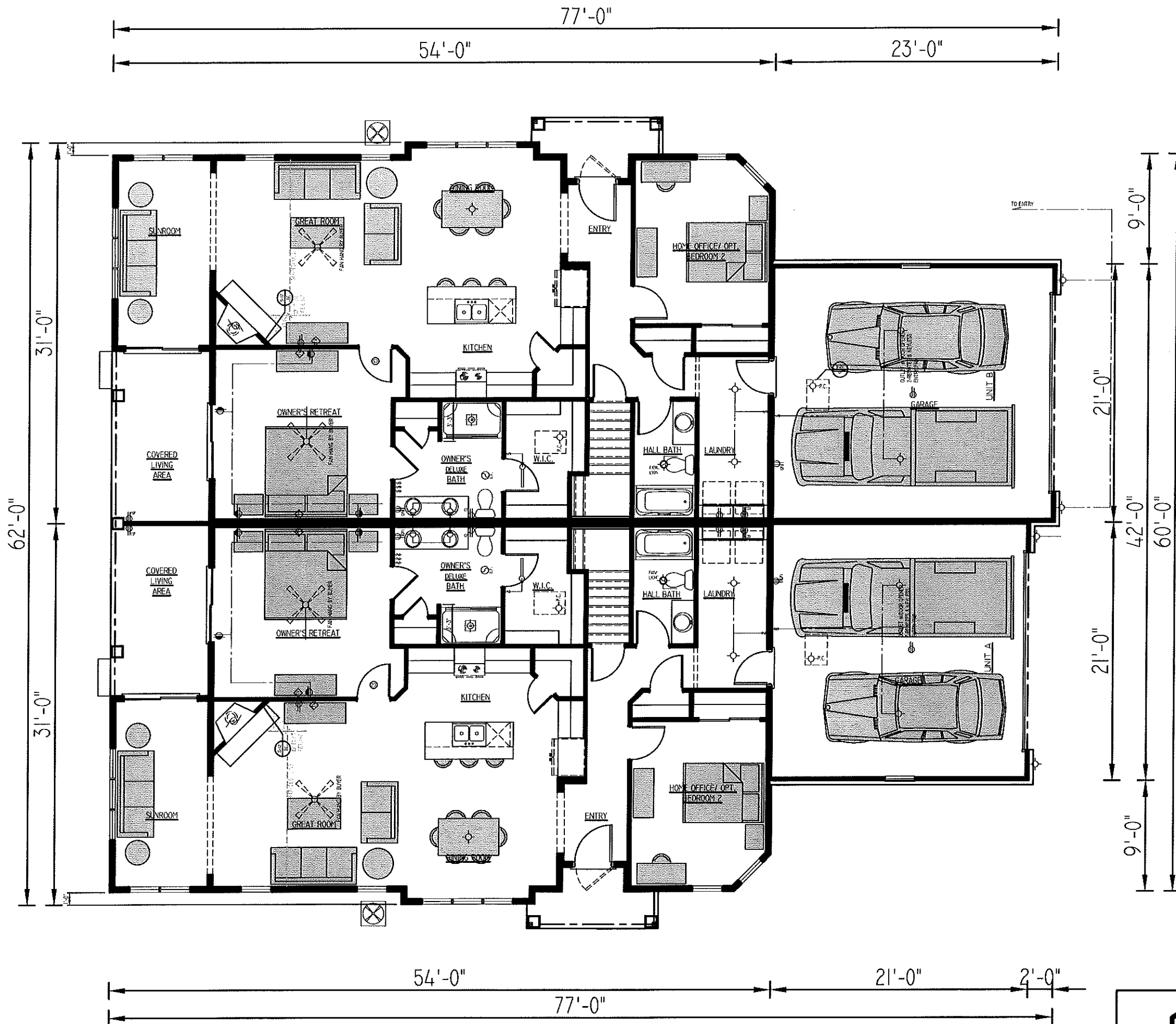
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



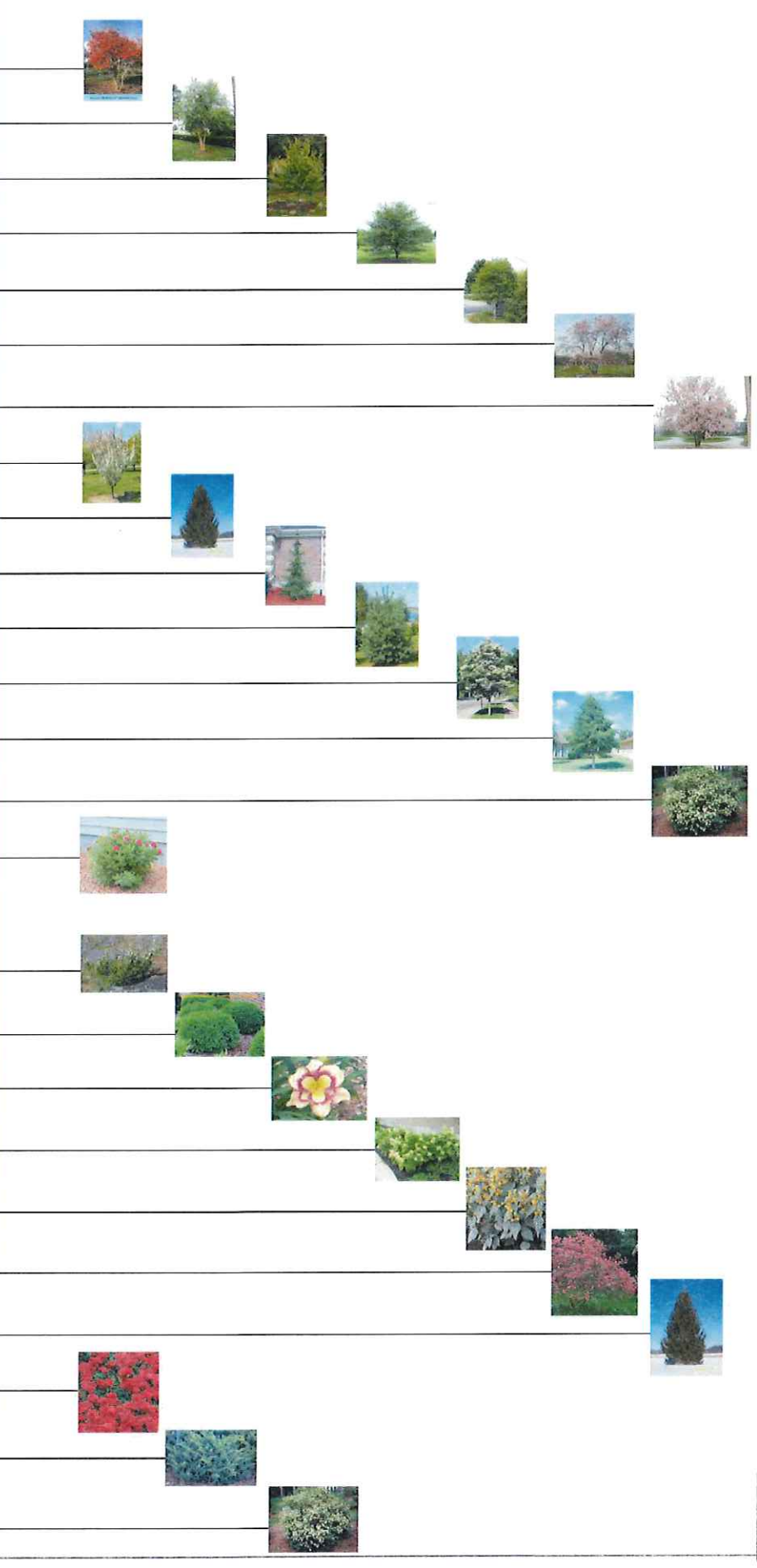
FIRST FLOOR PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	COMMENTS
	1	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry		
	8	Betula nigra / River Birch		
	1	Carpinus caroliniana / American Hornbeam		
	2	Crataegus crus-galli / Cockspur Hawthorn		
	5	Crataegus phaenopyrum / Washington Hawthorn		
	1	Magnolia x loebneri 'Leonard Messel' / Leonard Messel Magnolia		
	1	Magnolia x soulangiana / Saucer Magnolia		
	1	Malus adirondack Malus 'Adirondack' / Adirondack Crabapple		
	8	Picea abies / Norway Spruce		
	3	Picea omorika / Serbian Spruce		
	3	Pinus sylvestris / Scotch Pine		
	2	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac		
	11	Taxodium distichum / Bald Cypress		
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	4	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood		
	5	Purple Pavement Shrub Roses		

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	1	Amelanchier alnifolia / Serviceberry		
	4	Buxus x 'Green Velvet' / Boxwood		
	24	Hemerocallis x tetraploid / Daylily		
	5	Hydrangea quercifolia 'Sikes Dwarf' / Oakleaf Hydrangea		
	1	Lamium galeobdolon Archangel / Archangel		
	1	Magnolia x 'Ann' / Ann Magnolia		
	1	Picea abies / Norway Spruce		
	36	Sedum Spurium Creeping Sedum / Creeping Sedum		
	3	Taxus x media 'Tautoni' / Tauton Yew		
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	3	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood		



Landscape/Site Notes

Field verify all elevations - if there is any major discrepancy please notify Landscape Architect immediately.

- All beds shall be spade edge unless otherwise noted on plan
- All perennial groundcover beds shall be amended prior to planting.
 - We will amend with Perma Matix following directions on bag and add Worm Castings or Compost to the depth of 2"
 - We will cultivate all material to a depth of 8-10"
 - If there is a substitute medium by contractor those specifications need to be submitted to Landscape Architect
- All beds shall be mulched with shredded hardwood mulch (double preferred) unless otherwise noted on plan.
 - Trees and shrubs will have 2" depth - Medium
 - Groundcover and perennials 1" depth - Maximum (or dusting)
- In the planting of trees
 - Trees will only be staked if wind becomes a steady breeze
- All trees and lawn areas shall have a 4" diameter hardwood mulch ring
- All areas along hardscape i.e., sidewalk, parking lots, patios, etc. shall be double seeded to ensure a healthy establishment of seeded lawn along these areas
- Where grades exceed 4:1 erosion control fabric shall be installed and secured with landscape staples
 - Erosion control fabric shall be overlapped 3-4" with seam facing downhill
- All seeded lawns shall be:
 - Mulched with material as specified in plan
 - Seeded with Reinders Premium 50 or equivalent at the rate of 5# per 1000sqft
 - Mechanically seeded and lightly raked in by hand or machine
 - Starter fertilizer shall be applied at the rate of 10# per 1000sqft
 - Penn mulch, Straw or Hydro mulch area as specified on plans and specifications
- During the planting process all plants shall be watered in by contractor onsite and the plants shall then be the responsibility of the contractor only during the duration of the planting
 - Watering should occur every 3-4 day to ensure proper establishment of plants
- All plantings shall be drenched with a root stimulant or equivalent upon planting to ensure proper establishment
- Where ever there is a discrepancy between quantities on plant list and quantities on plan - plan quantities will always take precedent



PROPOSED GARDEN DESIGNS FOR:

**STILLWATER VILLAS
WAUKESHA, WI**

**GARDENS BY GARLAND, INC
LANDSCAPE ARCHITECTS**

36 0th OAKLAND AVENUE, SUITE 305
SHOREWOOD, WISCONSIN 53211
(414) 862-1662 INFO@GARDENSBYGARLAND.COM

REVISIONS
12/10/2014

SCALE: 1" = 10'
SHEET 03



PROPOSED GARDEN DESIGNS FOR:

STILLWATER VILLAS
WAUKESHA, WI

GARDENS BY GARLAND, INC
LANDSCAPE ARCHITECTS



3610 N. OAKLAND AVENUE, SUITE 305
SHOREWOOD, WISCONSIN 53151
(414) 962-1602 TIM@GARDENBYGARLAND.COM

REVISIONS

12/10/2014
01/02/2015

SCALE: 1' = 50'
SHEET 01

*Please reference Sheet 03
for Master Plant Schedule





3 - Blue Muffin Viburnum



10 - Bold Grass



36 - Creeping Sedum



1 - Ann Magnolia



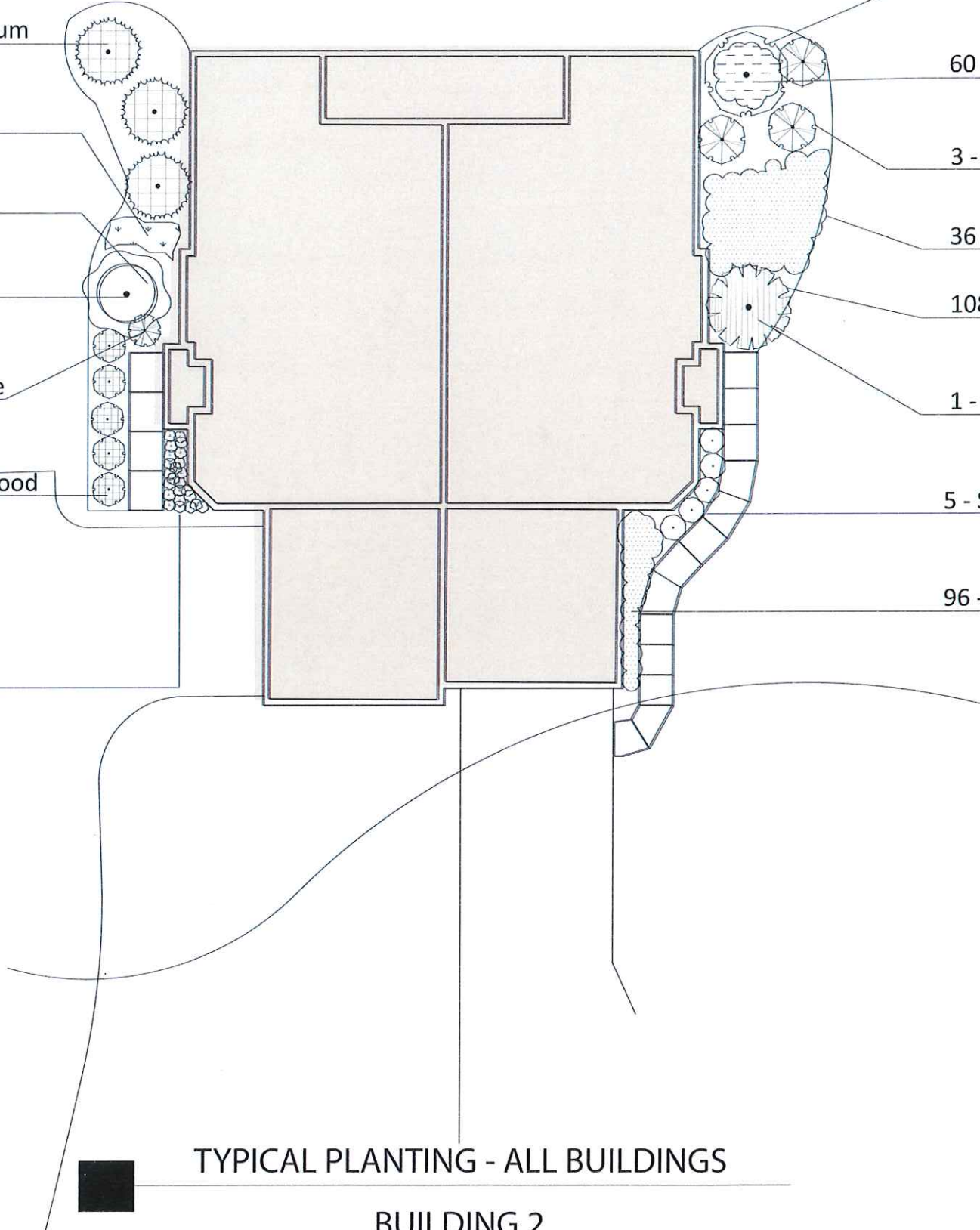
1 - Dwarf Globe Spruce
'Pumila'



9 - Green Velvet Boxwood



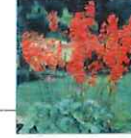
24 - Tetraploid Lily



1 - Cumulus Serviceberry



60 - Coral Bells



3 - Taunton Yews



36 - Hosta



108 - Archangel



1 - Korean Spice



5 - Sikes Hydrangea



96 - Astilbe



TYPICAL PLANTING - ALL BUILDINGS

BUILDING 2

**Please reference Sheet 03
for Master Plant Schedule*

REVISIONS

12/10/2014
01/02/2015

SCALE: 1" = 50'
SHEET 02

GARDENS BY GARLAND, INC
LANDSCAPE ARCHITECTS



3610 N. OAKLAND AVENUE, SUITE 303
SHOREWOOD, WISCONSIN 53151
(414) 962-1602 TIN@GARDENSBYGARLAND.COM

PROPOSED GARDEN DESIGNS FOR:

STILLWATER VILLAS
WAUKESHA, WI

