

September 10, 2015

Mr. Doug Koehler
Planner
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Re: Villas of Prairie Song - Koenig

Dear Doug:

Enclosed for your review, comment and approval are the revisions to the site plan, landscape plan and building elevations per your comments of last week for the Villas at Prairie Song located on the north end of Prairie Song Drive, north of Madison Street.

We are requesting Amendment to the PUD and Preliminary Site and Architectural review for the site plan and buildings.

Per comments we have made the following changes:

- 1) Site Plan – We have determined a proposed route for the water main to connect the two Prairie Song sites together. This route does take us through the Isolated Natural Resource area but the surveyor has taken into consideration existing clearings to minimize disturbance.
- 2) Grading Plan & Landscape Plans – Both have been adjusted to reflect our desire to further protect the natural resource area. We have shrunk the actual grading areas and used retaining walls to protect and save the natural resources at the same time incorporating the natural resources into the landscape plan with retaining walls. Our plant materials reflect the tall tree canopy and lack of sunlight for those properties in the woods, we will be grading around the foundations with great care to preserve the existing trees.
- 3) Provided updated building elevations with the building materials called out. Bielinski Homes would prefer to build them with vinyl siding in order to keep their cost in line with the market. Vinyl siding today is a stronger, more durable and easier to maintain exterior product preferred by our customers.
- 4) The overall density remains the same as Capernwray. We have designed the site a little differently than the original plan. At this time we want to keep options for land uses in the expansion area open for discussion. First of all we do not control it or have any contractual obligation to it. Dr. Koenig has been contacted and is not willing or ready to sell. However when he does we could see single family-zero lot line, or single family small lot on his property as well as the originally approved 2 units. We have shown a proposed roadway that can be used for either purpose.

This is being resubmitted at the same time as the Courtyards of Prairie Song so the neighborhood can be looked at as a whole.

We look forward to your review and comments.

Respectfully Submitted,
Nancy Washburn – Development Manager
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