



March 14, 2016

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

Re: Stillwater Villas

Dear Doug:

Bielinski Homes, Inc. is pleased to present the Stillwater Villas Condominium project to the City of Waukesha for final site plan and architectural review. Enclosed herewith for the City's review and approval are the application for review, checklist, site plan (including proposed plat of condominium), engineering, building architectural plans, building rendering and landscape plans. Stillwater Villas consists of 9 2-unit condominium buildings on a private cul-de-sac. Each unit will have a 2-car attached garage, 2 bedrooms and a full lower level. The lower levels may be built out as suggested on the enclosed building plans at the option of Bielinski Homes or the purchaser. If such lower levels are finished as shown, it would increase the unit size to 2,230 square feet. Typically, more than 50% of the owners in a project such as Stillwater Villas opt to finish their lower levels.

Stillwater Villas will have their own condominium association for management of open space, common areas and elements, snow removal, lawn care and garbage pick-up. It will be developed in one phase and we hope to begin road construction and utility work as soon as the project is approved. The construction of the units would be phased as market conditions allow.

The landscape plan has been updated to reflect the comments that were made by the Plan Commission when this project was before them for conceptual review.

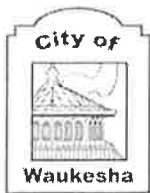
Thank you for your time in reviewing these materials as Bielinski Homes looks forward to your review and comment.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Voeller", is written over the typed name.

Timothy J. Voeller  
General Counsel  
Direct: 262-574-4053  
[tvoeller@bielinski.com](mailto:tvoeller@bielinski.com)

Enclosures



**CITY OF WAUKESHA  
PLAN COMMISSION**

**Application for Review**

Date Submitted \_\_\_\_\_

Name of Project: Stillwater Villas

Address (if no address, location): Stillwater Circle, Rivers Crossing

**Applicant information:**

Name: Tim Voeller

Company Name: Bielinski Homes, Inc.

Address: 1830 Meadow Lane, Suite A  
Pewaukee, WI 53072

Phone: 262-574-4053

**Owner information:**

Name: Harry Bielinski

Company Name: Bielinski Homes, Inc.

Address: 1830 Meadow Lane, Ste A.  
Pewaukee, WI 53072

Phone: 262-542-9494

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

<u>TYPE OF REVIEW</u>	<u>FEE</u>
<input type="checkbox"/> <b>Rezoning:</b> Attach <u>COPY</u> of rezoning petition <u>along with fee</u> . Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> <b>Certified Survey Map</b>	\$150 + \$50/lot
<input type="checkbox"/> <b>Plat Review - Plat Reviews</b> are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$500 + \$10/lot <input type="checkbox"/> <b>final:</b> \$300 + \$10/lot
<input checked="" type="checkbox"/> <b>** Site Plan &amp; Arch. Review -</b> Architectural changes do not need preliminary review. (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input checked="" type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>** Conditional Use with Site Plan</b> (Check appropriate box)	<input type="checkbox"/> <b>prelim.:</b> \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> <b>final:</b> \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> <b>Conditional Use (No Site Plan)</b>	\$200
<input type="checkbox"/> <b>** Airport Hangar Review</b>	\$300
<input type="checkbox"/> <b>Home Industry (Attach info sheet.)</b>	\$100
<input type="checkbox"/> <b>House Move</b>	\$150
<input type="checkbox"/> <b>Street Vacation</b>	\$150
<input type="checkbox"/> <b>Other (specify):</b> _____	\$100
<input type="checkbox"/> <b>** PUD Review</b>	\$400 added to S.P.A.R. fee
<input type="checkbox"/> <b>PUD Amendment</b>	\$100
<input type="checkbox"/> <b>Annexations and/or Attachments - Original must be submitted to City Clerk.</b>	No Fee
<input type="checkbox"/> <b>Resubmittal</b>	\$150

\*\* Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

**DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.**

INTERNAL USE ONLY			
Amount Due: _____	Check #: _____	Amount Paid: _____	Rec'd By: _____

Rev. 03/2015

**CITY OF WAUKESHA**  
**RESIDENTIAL FINAL PLAN REVIEW**  
**PLAN COMMISSION CHECKLIST**

- Four (4) full-size, (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should include the project location map showing a ½ mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.
- One digital copy of all plans (JPG or PDF) including the colored plans.
- Written Statement - A written statement containing a general description of the project, including ownership, the number of phases for development, if more than one, the area of each phase, the number of buildings, the number of units, and the number of bedrooms in each unit.
- Plat of Survey - A plat of survey by a registered land surveyor, showing thereon the exact net area of the site, and of each phase, if more than one phase.
- Site Plan. An accurate scale map of the proposed development at an engineers scale of at least 1" = 40' showing the following where applicable:
  - Existing topography referenced to City datum and platted at 2 foot contour intervals, except that five foot intervals may be accepted where warranted by extremes in topography. These contours must extend at least 20 feet onto surrounding properties;
  - All existing rights-of-way, easements, pavements, structures, utilities, drainage facilities, lot lines and natural features such as wooded areas, streams, ponds, wetlands, and floodplain;
  - Locations, dimensions and grades of all proposed structures, with each structure referenced to the building plans, and including (on drawing) the locations and grade of all buildings within 100' of property;
  - Proposed topography showing grading of all proposed roadways, drives, walks, parking areas, and stormwater management facilities;
  - Locations and identification of all proposed recreation facilities;
  - Generalized landscaping plan showing areas to be planted and nature of plantings; and
  - General utility system plans, including sanitary sewer, storm drainage, water distribution, telephone, gas, and electric in sufficient detail to allow evaluation of their adequacy. The developer shall consult with the Engineering Department and the Water Utility for direction.
- Building Plans. Of sufficient detail to illustrate the architectural character of every building including the following:
  - Partial building elevation sketches indicating representative materials, finishes, and architectural style, with reference to all sides of every building;
  - Representative floor plans indicating layout of each floor.
- Review Fee. A review fee equal to ~~\$300~~ plus ~~\$15.00~~ per unit.

Please note: Deadline is <sup>Four</sup> ~~two~~ weeks prior to the meeting.

**Bielinski Development, Inc.**

CITWAU

CITY OF WAUKESHA

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
2-25-16	022516-05	STILLWATER VILLAS	380.00
CHECK DATE	3-03-16	CHECK NUMBER	3545
TOTAL >			380.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER - THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX

**Bielinski Development, Inc.**

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


Anchor Bank  
PO Box 7933  
Madison, WI 53707

12-5  
750

DATE	CHECK NO.	AMOUNT
March 3, 2016	3545	*\$380.00

Pay: \*\*\*\*\*Three hundred eighty dollars and no cents

PAY TO THE ORDER OF  
CITY OF WAUKESHA  
201 DELAFIELD ST  
WAUKESHA, WI 53188-3693

  
VOID AFTER 90 DAYS



⑈000003545⑈ ⑆275971087⑆ 4418626166⑈

# Engineers Estimate of Probable Cost for BMP'S at Stillwater Villas

3/11/2016

Based on Civil Plans Dated March 11, 2016

prepared by:



Project No. 966-14024.01

## Storm Sewer

Item #	Description	Quantity	Units	Unit Cost	Total Cost
1	24" Storm Inlet	3	EA	\$1,500.00	\$4,500.00
2	60" Catchbasin (Restrictor Structure)	1	EA	\$5,000.00	\$5,000.00
3	12" RCP Storm Sewer CL III	70	LF	\$45.00	\$3,150.00
4	12" HDPE Storm Sewer	200	LF	\$35.00	\$7,000.00
5	12" RCP, Flared End Section	1	EA	\$750.00	\$750.00
6	12" HDPE Flared End Section	2	EA	\$500.00	\$1,000.00
7	6" Rip-Rap 12" Deep	12	SY	\$30.00	\$360.00
8	6" PVC Rain Garden outlets	35	LF	\$24.00	\$840.00
9	8" PVC Rain Garden outlets	97	LF	\$26.00	\$2,522.00
10	4" Clean Out	2	EA	\$100.00	\$200.00
11	4" Underdrain	148	LF	\$20.00	\$2,960.00
12	BMP Mass Grading	1	LS	\$10,000.00	\$10,000.00
13	Landscaping	1	LS	\$2,500.00	\$4,000.00
14	Stabilization	1	LS	\$1,500.00	\$2,500.00
				<b>Subtotal</b>	<b>\$44,782.00</b>