



August 24, 2015

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

Re: Stillwater Villas

Dear Doug:

At this time we are submitting the site plan and building architectural plans for review and consideration by the Plan Commission in September. Accompanying this letter is the revised engineering, site plan, landscape plan, floor plan and elevations for Stillwater Villas of Rivers Crossing in The City of Waukesha. The zoning for this project was approved by the Common Council on June 24th, 2015. The project was returned to the Plan Commission for final approvals of the architectural changes to the building, enhanced landscaping along the park and final site plan approval.

We have made revisions to the building so that the rear architecture is attractive and the roof line broken up by adding porch columns, window transoms and a dormer peak. We have enclosed the new floor plan, elevations and rendering for your review.

The side entry garages are not feasible on this site. Side entry garages are not consistent within the neighborhood. In Riverfront, the two buildings with side loaded garages have frontage on two streets. Therefore none of the buildings in Stillwater are side entry.

The landscape plan has been updated to reflect the added landscaping along the park and matches the site plan. We also wrapped the landscaping around the building rear corner so that the rear of the building has a great architectural look and enhanced landscape features. The transformer locations have not been determined yet. We will be adding those and the requested transformer planting plan soon.

We are again submitting the storm water management report with this revised site plan. The storm water management for this site was taken into account as part of Rivers Crossing Addition #2. The summary in our current report explains in further detail that design element.

We appreciate your attention to this project and look forward to presenting the site to the Plan Commission for their final comments.

Respectfully Submitted,

Nancy Washburn
Development Manager
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