

Aspen Overlook Waukesha, Wisconsin

Crafted By:

Cornerstone Development
cornerstonedevelopment.com

February 22, 2021



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Jennifer Andrews | Director of Community Development
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Subject: Plan Commission Application
Aspen Overlook

Dear Ms. Andrews:

It is with great pleasure that I submit our application for Aspen Overlook. This neighborhood will be separate from the Glen at Standing Stone but will have the same quality and craftsmanship that we've done throughout the metro Milwaukee area for the past fifteen years.

Details and information as set forth in the Zoning Ordinance Section 22.52 are outlined in the following pages. If you have questions, please don't hesitate to contact me.

We look forward to working with the City of Waukesha to create a project that engages with the neighborhood while enhancing value for the greater community!

Respectfully,

John Wahlen
Cornerstone Development
(262) 932-4188

Zoning

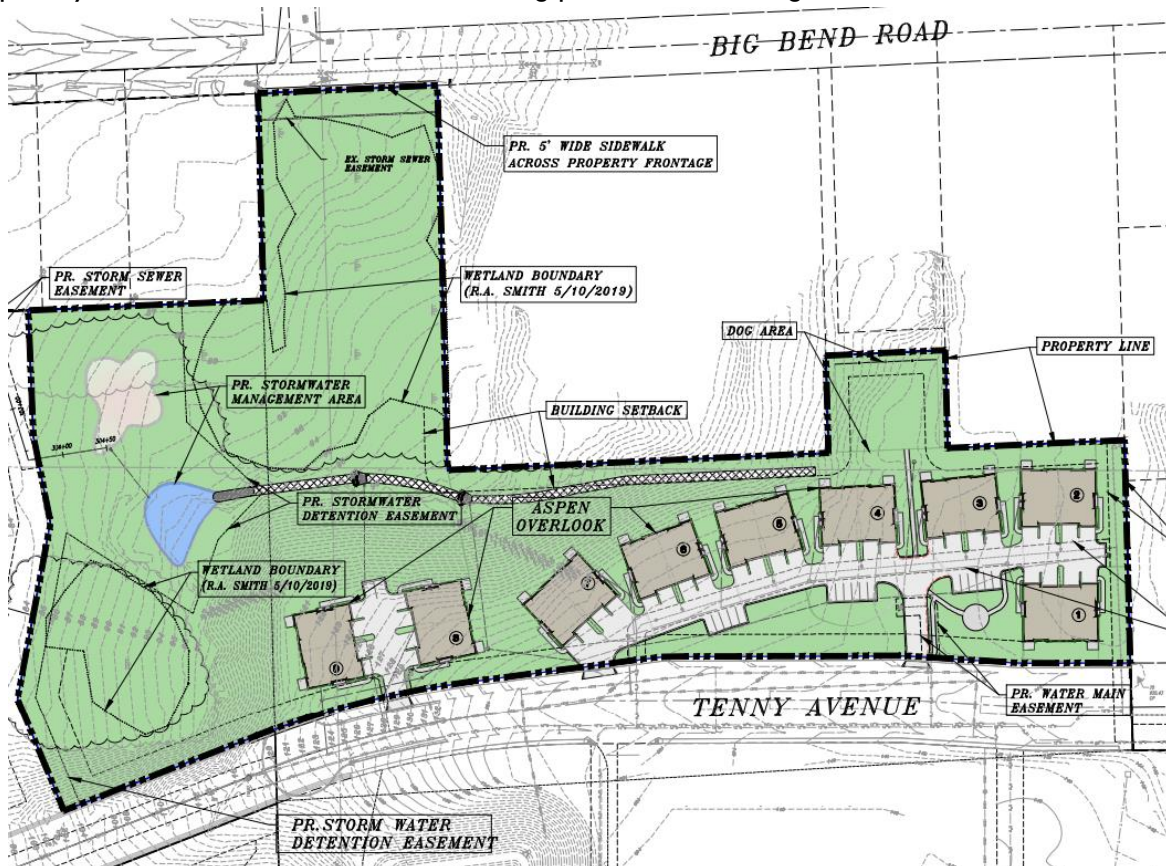
It's our understanding that this land is currently zoning agricultural and/or temporary zoning. We are requesting that this land be rezoned to a RM-1 with a PUD Overlay to support our site plan and density. This zoning is a good transition as you move from the residential to the south towards the commercial north along Sunset Drive. The PUD Overlay will allow for some reductions in setbacks while having a per unit density of 3.3 units/acre. In exchange for the PUD zoning, we are crafting a neighborhood with a lower density due to slopes and environmental features while enhancing the building architecture that provide large windows, various of material details and lush landscaping.

Environmental Features

There are some steep slopes on part of this parcel. In addition, there are wetlands that we avoid.

Site Plan

The site is 10.9 acres and will entail nine buildings with 36 condo homes. Total open space includes approximately 5.3 acres and will have lush landscaping around the new homes. The parcel starts to slope as you move to the south; so, the building placement is strategic to the contours of the land.



Dwelling Units

The neighborhood will include 36 attached condo homes. Sample building elevations are illustrated on the following pages along with floor plans. Each building will have four condo homes.

Elevations



Elevations

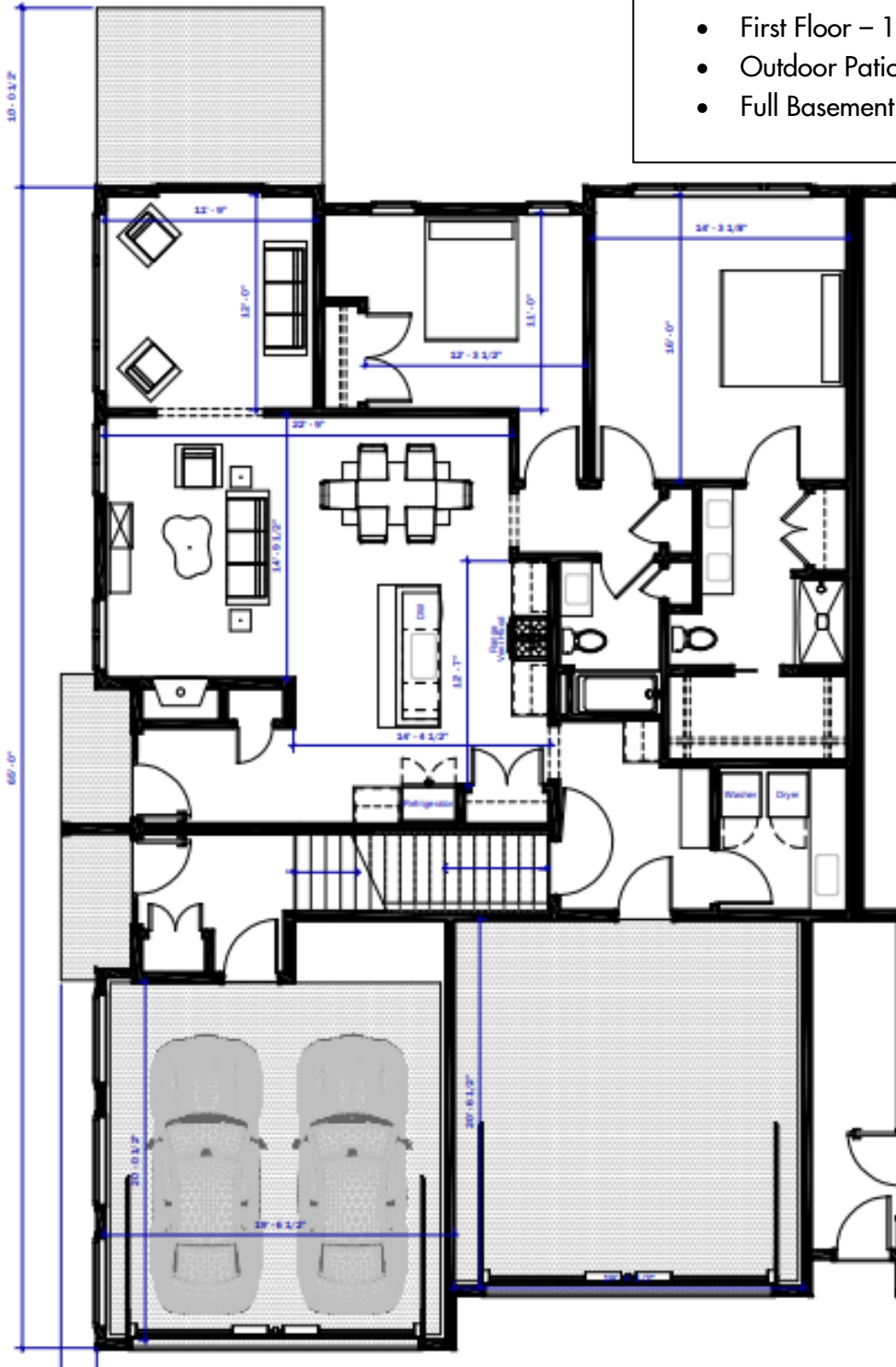


Details to highlight include the large windows to allow natural light into the home while enjoying the views outward. In addition, the architectural details include cement fiber siding with 6" face and 4" face details strategically placed. Stone detail to accent the building corner, metal roof detail, architectural brackets, and dimensional shingles. Plus, the garage doors are contemporary with an obscured frosted glass.

Floorplan | First Floor Unit

Stacked Flat

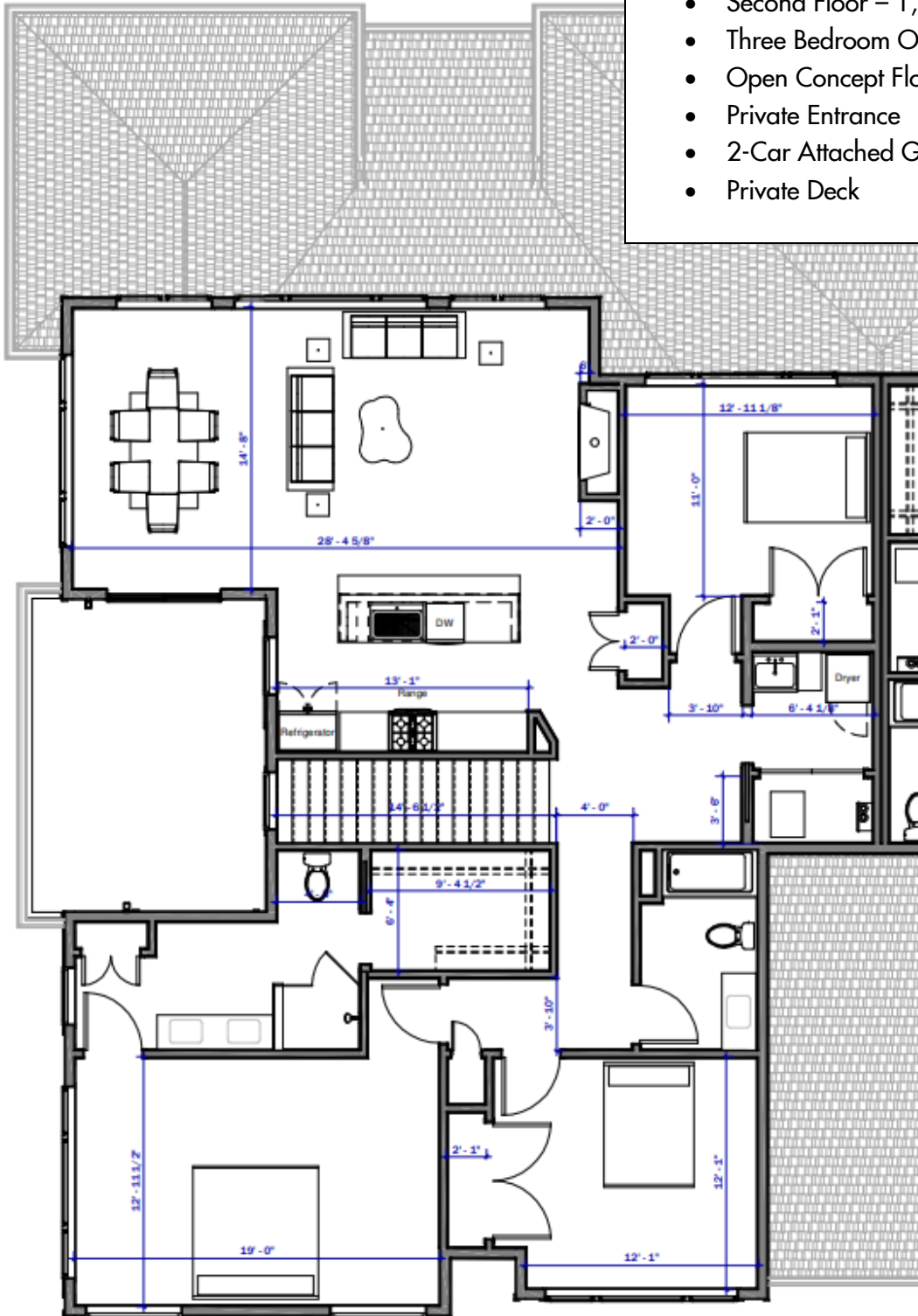
- Four-Sided Architecture
- Private Entrances
- Contemporary Finishes
- 2-Car Attached Garages
- First Floor – 1,650 SF
- Outdoor Patio
- Full Basement



Floorplan | Second Floor Unit

Stacked Flat | Option A

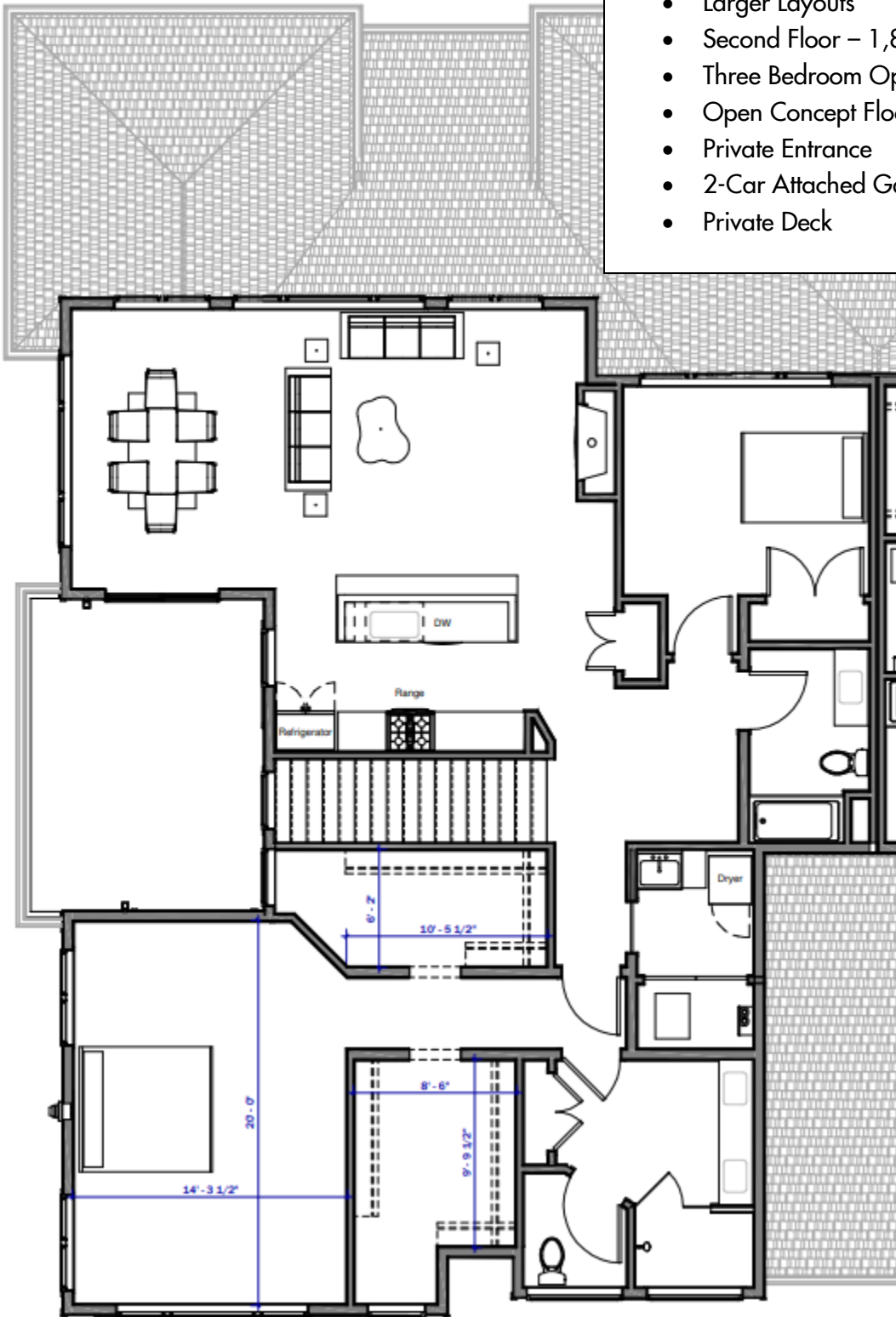
- Larger Layouts
- Second Floor – 1,840 SF
- Three Bedroom Options
- Open Concept Floor Plan
- Private Entrance
- 2-Car Attached Garage
- Private Deck



Floorplan | Second Floor Unit

Stacked Flat | Option B

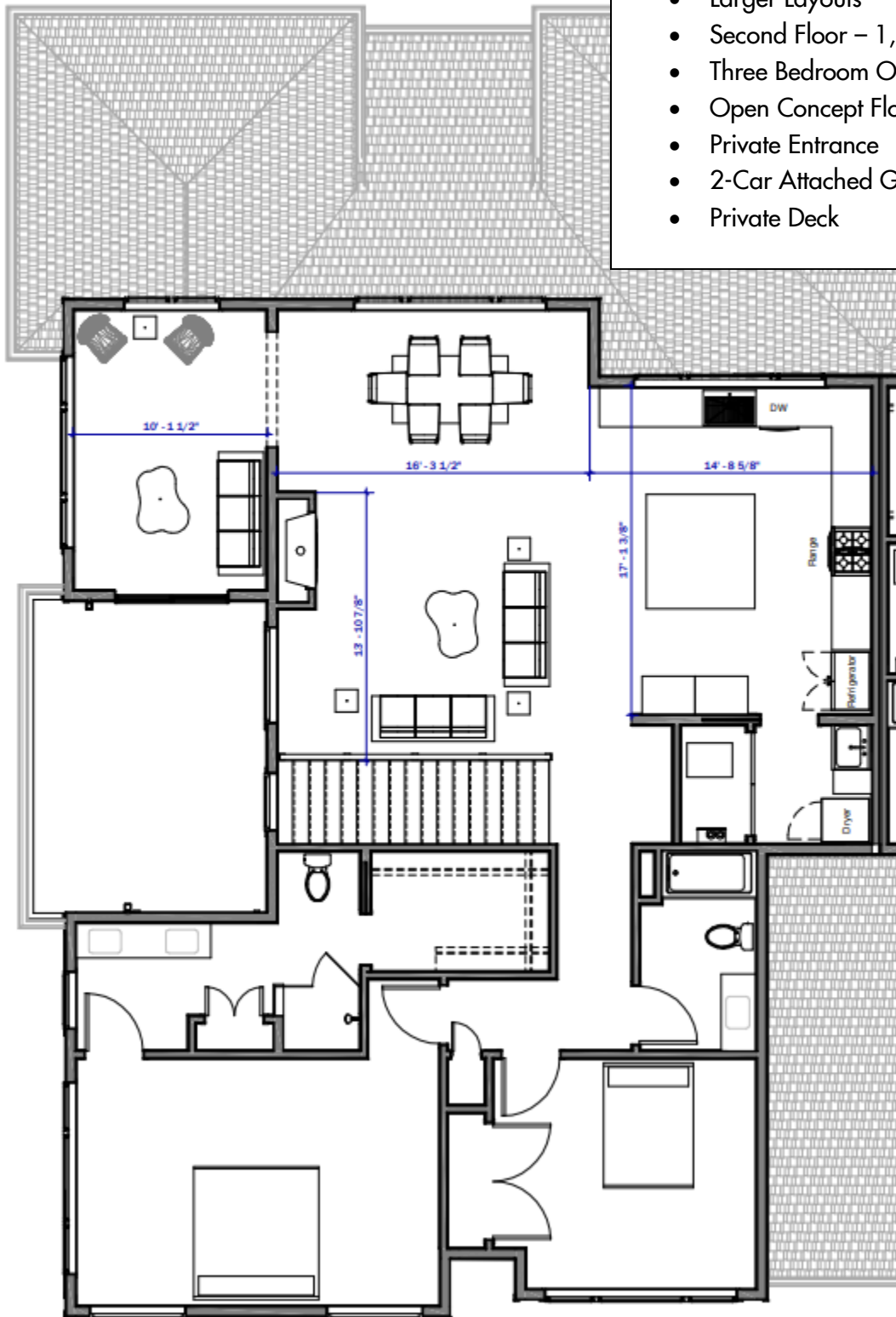
- Larger Layouts
- Second Floor – 1,840 SF
- Three Bedroom Options
- Open Concept Floor Plan
- Private Entrance
- 2-Car Attached Garage
- Private Deck



Floorplan | Second Floor Unit

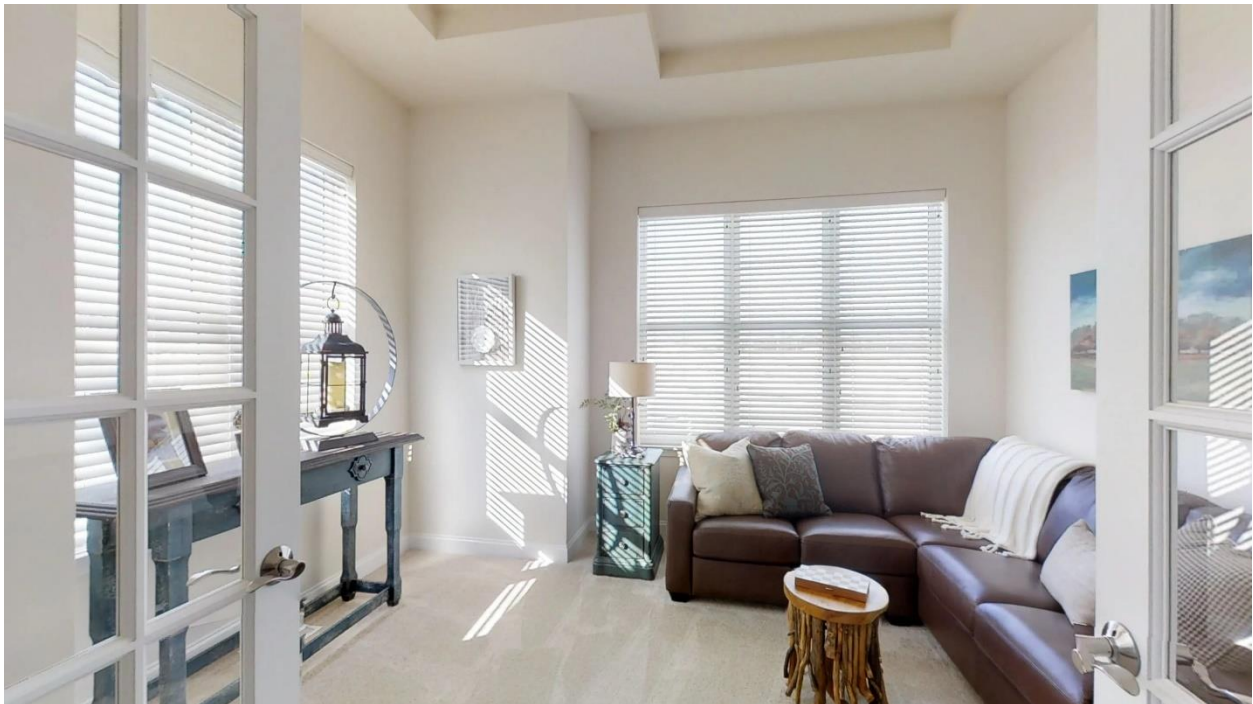
Stacked Flat | Option C

- Larger Layouts
- Second Floor – 1,840 SF
- Three Bedroom Options
- Open Concept Floor Plan
- Private Entrance
- 2-Car Attached Garage
- Private Deck



Interior Details

We craft the interior finishes for today's lifestyle to include open concept floor plans, lots of windows for natural light, gourmet kitchens, and outdoor private spaces (patio or deck).





Condo Association

This is a residential condominium neighborhood that will be managed by a condo association. The condo association will ensure all the landscaping is cared for, snow removal is done, and the amenities are activated.

Additional Features

This neighborhood will have an area for owners to walk their dog and a central patio space for neighbors to gather. The open space will have lush landscaping per the enclosed landscaping plans. This community will have exterior lighting that automatically turns on at dusk to help illuminate the neighborhood. This lighting will have the right balance that provides light for safety but isn't too bright to be a problem.

Waste & Recycling

Each home will have individual trash and recycling bins that will be stored in their garage; therefore, this development will not have any trash dumpster areas that could be a visual nuisance.

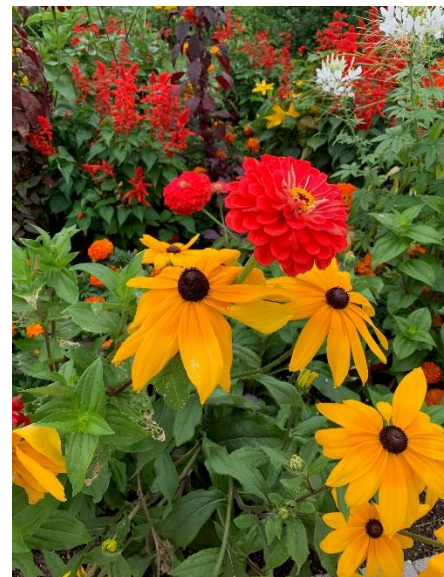
Building Material

The exterior material used will include durable cement fiber siding, dimensional shingles, large windows to encourage natural light within the home, stone, architectural brackets, metal roof accents, blush landscaping and foundation plantings.

Landscaping

Our team took great care to design this neighborhood to live well with the broader community. We enhanced the number and type of plantings along Tenny Avenue to add a buffer and visual interest as you travel along Tenny Avenue. We added more evergreen trees between the homes and public right-of-way, creating more of a visual year-round landscape barrier.

On the steep slopes and around the stormwater basin we designed native plantings to enhance the visual appeal and maintenance of these slope areas. These native plants also reduce nuisance animals such as geese from populating onsite because they don't like the tall grasses and flowers. Lastly, we are utilizing a vegetated pocket to create a dog area for the homeowners and their dogs.



Project Team

Our project team includes the following:

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