



February 8, 2016

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

Re: Villas of Prairie Song – Koenig & Ruppnow Parcels

Dear Doug:

Enclosed for your review, comment and approval are revisions to the site plan and building elevations for the Prairie Song neighborhood located on the north end of Prairie Song Drive, north of Madison Street extending up to Hwy 18.

With this submittal we are requesting staff and Plan Commission approval of 1) The ability to develop the Prairie Song neighborhood with the 2 parcels shown as Area 1 and Area 2 and 2) Provide water to the Prairie Song neighborhood via a watermain that will be located in Area 3 in an easement until such time as Areas 3 & 4 are developed. 3) Provide comment on the 2 unit condominium that we are now showing in both Area 1 & 2.

Once we have direction on the questions above, we will then be requesting Amendment to the PUD and Preliminary Site and Architectural review for the site plan and buildings. At that time we will have the remaining landscape plans, preliminary engineering, more building elevations and color selections.

Per comments we offer the following:

- 1) Site Plan – We show a proposed route for the water main that allows for the loop requested by the Water Utility and Fire Department. This route would be run in an easement through the abutting property owned by Mr. and Mrs. Bill Koenig. We met with the Water Utility and believe that this drawing reflects their comments and concerns. The easement would run in the Future Public Road shown on the site plan.
- 2) Grading and Landscape Plans – We removed units from the southern Villas (Koenig) parcel in order to accommodate side loaded garages and increased building separation. We have created buildings with strong corners and 4 sided architecture in the popular Arts & Crafts architectural style. Both grading and landscape plans will be submitted in

the future and will continue to reflect our desire to protect the natural resource area. Our plant materials will reflect the tall tree canopy and lack of sunlight for those properties in the woods and 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. The exterior materials are hardy plank and stone, we dropped the vinyl per the request of staff and the Plan Commission. The rendering is for the Arts and Crafts 1424. We will be happy to provide a 2<sup>nd</sup> rendering with the next submittal.

The Plan design takes into account the City's stormwater drainage concerns. It accounts for the drainage areas and protects the eastern perimeter of neighboring properties.

The ability to develop the surrounding property in a future phase is taken into account. The proposed watermain easement is located within the Future Public Road shown on the plan. We have inserted buildings to show that the unit count works as well.

At the same time we listened to the neighbors' concerns over a rental product. We promote clustering in changing the northern Courtyards (Ruppnow) parcel to match the Villas by using a for sale condominium building.

This is being resubmitted as a whole neighborhood instead of as the two projects previously submitted. The third parcel owned by Mr. Bill Koenig is shown as expansion or future development. Although willing to grant the easement for the watermain, the Bill Koenig property is not for sale and they are not willing to move at this time.

We look forward to your review and comments.

Respectfully Submitted,  
Nancy Washburn – Development Manager  
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Cc: Frank Bielinski  
Harry Bielinski