

KOHLER RIDGE

Re: "Kohler Ridge" conservation subdivision on W. Lawnsdale Road
Preliminary Plat

Dear City of New Berlin,

The enclosed submittal is for a 47-lot Preliminary Plat for the Kohler Ridge conservation subdivision on the Gumienny family and a part of the Kohler Pit properties located at approximately 21025 & 21405 W. Lawnsdale Road.

This application is accompanied by a Preliminary Engineering Plan Set that includes Site Plans, an Intersection Detail, Grading Plans, Roadway Plan & Profile Sheets and a Septic System Plan, a Preliminary Storm Water Management Plan, and a Preliminary Landscape Plan that provides our initial intentions for the landscape theme and which we will continue to evolve during the design of this project.

The Kohler Ridge project also includes a submittal for a 1-lot CSM encompassing the portion of the Kohler Pit Inc. land on the north side of W. Lawnsdale Road. The intention of this CSM is to create a separate parcel for the future subdivision lands north of W. Lawnsdale Road to allow the ownership of this land to be transferred to the LLC prior to the Final Plat being recorded.

General Information:

Kohler Ridge proposes to create a 47-lot conservation subdivision comprised of clusters of lots interconnected by expansive open space. The development is bisected by W. Lawnsdale Road (CTH I), and utilizes expertly designed open space with amenities to tie the land together into a cohesive development. In total, the subdivision will encompass 172.73 acres of land, with forty two (42) lots on 102 acres on the south side of Lawnsdale Road and five (5) lots on 71 acres on the north side of Lawnsdale Road. The subdivision has been designed with lots that conform to the R-1/R-2 Rural Conservation Single-Family Residential zoning requirements, where all lots are a minimum size of 32,670 s.f. (3/4 acre) and have a minimum width of 110 feet (with a minimum width of 130 feet being more typical). Note that 21 of the 47 proposed lots are approximately 1 acre or larger in size, allowing the subdivision to offer a variety of lot types and sizes. The property contains approximately 30 acres of wetlands along the southern perimeter that will be protected through Conservancy (C-1) zoning.

The layout and design of the subdivision takes advantage of the spectacular views offered by the topography and setting of the land, provides open space along existing tree lines and wooded areas, incorporates paths and trails across the site, and includes amenities that will make it a distinctive and desirable subdivision.

Site Plan Updates/Enhancements:

The following summarizes the updates and enhancements that were made to the Kohler Ridge plan since the June 2015 Plan Commission and Common Council meetings:

- The open space areas north of W. Lawnsdale Road have continued to be reclaimed by Kohler Pit Inc. in accordance with their plan. To date, approximately 70% of the 70 acres north of W. Lawnsdale Road has grading/filling substantially completed; the remaining 30% will continue to be filled/graded into 2016. The Grading Plans reflect the current existing and remaining proposed

grading and show that significant progress was made over this busy construction season. The entire open space area north of W. Lawnsdale Road is intended to be substantially seeded, matted (where appropriate) and vegetated by the time of Final Plat recording in August 2016.

- The subdivision was reduced by 1 lot, now proposing a total of 47 conservation lots. To do this, one lot was removed from the south perimeter and lots 13 – 19 were reconfigured into wider, larger and more premier lots.
- The exterior boundary of the proposed subdivision was modified along the far northeast extents. The subdivision land was reduced by approximately 5 acres and the boundary reconfigured to better integrate with the Kohler Pit Inc. operations. This total area reduction is logical since the subdivision has been reduced by one lot.
- A concrete pedestrian crossing island pavement marking and signage has been added at the proposed W. Lawnsdale Road (CTH I) intersection. The intention is to provide a safe and visible pedestrian crossing following a design template provided by and acceptable to Waukesha County.
- Minor geometric and layout modifications were made to better integrate with the topography and existing vegetation and soils.
- Additional information and details on site grading, storm water management and landscaping is provided with this submittal.
- A detailed plan of the north area open space, which includes an existing private pond/lake, is provided. The plan illustrates a gravel parking area off Kohler Court, walking trails, a covered pavilion structure that integrates with the existing concrete wall structure, a pier on the private pond/lake, and a tree planting/nursery area.
- Images are provided in the Preliminary Landscape Plans to illustrate our vision for the open space amenities, which includes entrance monumentation with stone outcroppings.

Additional Information:

- The proposed subdivision continues forward with and improves upon the concept plan that accompanied the rezoning and comprehensive land use plan change that was approved by the City in June 2015.
- Public facilities are available to support this proposed development, and the areas proposed for lots are lands that are well suited for development.

Overall, this 47-lot conservation subdivision will create highly desirable lots with scenic views and access to a cohesive open space system that contains a variety of unique amenities. The plat for the project will include approximately 173 acres of land and will ensure that approximately 120 acres of this area is protected as open space conservation area in perpetuity. Our team looks forward to continue to work with the City of New Berlin to bring this subdivision to fruition.

Sincerely,

Eddie Millikin
Kohler Ridge

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