



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 3/9/2016
Common Council Item Number: PC15-0183	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director N/A	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Courtyards at Prairie Song, Summit Avenue – PUD and Preliminary SPAR	

Details:
 This piece proposed was originally part of larger proposed development for 30 duplexes and 6 six-family units when the land was zoned RM-2 PUD in the mid 2000's. At this time, Bielinski Homes is proposing to develop the western half of the development. This is the second proposal the City has received from Bielinsk Homes to develop the western half.

The last proposal from Bielinski, which the Commission denied, included 4 six-unit apartment buildings on the north end off of Summit Avenue and 12 duplex condos at the south end off of Prairie Song Drive. Prairie Song Drive is planned to be extended north through this site to Summit Avenue. However, the extension is proposed on the eastern side, which Bielinski currently does not have control over. As such, the road is not proposed to be extended at this time. This proposed layout suggests that a water main be installed in the area of the future road extension.

Bielinski is asking the City for a conceptual approval of this revised proposal that now includes 6 duplex condos at the north end, and 10 duplex condos at the south end of the development. The new plans address many of the architectural concerns expressed by the Commission last fall. The buildings now have more architectural detail and are clad with hardi-plank instead of vinyl siding. The density has been reduced, and double front facing garages on the buildings have been eliminated.

The current proposal is splitting the land originally proposed as one development. The extension of Prairie Song Drive will not be completed with this development but rather as part of the development of the eastern half of the site that is currently not controlled by Belinski Homes. A cul de sac designed to City standards will be required at the proposed terminus of both Prairie Song Dr. and Koenig Dr. If this development moves forward, the developer should also petition to vacate the portion of Koenig Dr. south of the proposed terminus, where private stormwater facilities are proposed. If Prairie Song Drive is extended, Koenig Drive will need to be renamed to Prairie Song Dr.



Also, the previous project proposal was to extend all utilities within the Prairie Song Drive right-of-way north/south through the development, the current proposal does not include Prairie Song Drive extended but Bielinski would like to extend a water main on the eastern half of the site under the anticipated location of the future Prairie Song Drive. Without the water main connection between Prairie Song Dr. and Summit Ave. there is not adequate water supply for fire protection of this proposed development. The developer has proposed to obtain an easement from the owner of the eastern land to route the water main through that property under the proposed Prairie Song Dr. ROW.

Staff has concerns with this proposal, as there is no anticipated completion date for the east half of this project, which could lead to this land remaining vacant for an extended period of time. Also this proposal may economically handcuff the future developer of the Prairie Song ROW since the profit from the development around the private drives proposed will not be available to offset the ROW construction costs as originally anticipated when the development of this land was first approved and rezoned as a contiguous project. Waiting until the Prairie Song Drive ROW can be constructed may be a more practical solution for the long term development of this site versus the piece meal approach being proposed.

Options & Alternatives:

Recommend conceptual approval of the proposed plans with conditions and comments from other departments and the Plan Commission to be addressed. Conditions should include a solution to the water service issues in regard to the development and a guarantee of the completion of Prairie Song Drive extension.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Deny the proposal and require future plans to include the entire site including the proposed Prairie Song Drive ROW, and address all comments and concerns from the Water Utility, Fire Department, and Engineering Department.

Committee Recommendation: