



City of Waukesha
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Committee: Plan Commission	Date: 12/18/2024
Common Council Item Number: PC24-0576	Date: Click here to enter a date.
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC24-0576 – Final Site Plan & Architectural Review and PUD Review - Garden Prairie Drive(Private), Hawks Landing Condominiums – A request to approve final site plan and architectural review and PUD review for 6 proposed duplex buildings, 12 units, on 3.6933 acres of land off of Garden Prairie Drive (private) extended, immediately east of the terminus of Jills Drive in the Rd-2 PUD Residential Duplex with a Planned Unit Development overlay zoning district.	

Details:
 The applicant is requesting final approval of plans for six two-story duplex buildings for a total of 12 units on approximately 3.7 acres of land. The development is proposed off an extension of Garden Prairie Drive (private) which will be extended to the eastern terminus of Jills Drive. A driveway will extend south off of the extended Garden Prairie Drive to serve the southern duplex buildings, the northern 3 duplexes will have direct access onto Garden Prairie Drive (private). The proposed building facades use masonry around the garage doors on the front façade, with horizontal siding around the remainder of the building and a board and batten accent at the rear dormers on the second level. Dimensional paneled entry and garage doors are proposed with divided light windows. The side elevations are void of architectural treatments, with only a small single window along the lower level. Staff suggest masonry be wrapped from the front façade to the entry doors, and additional windows be added to the side elevations to match the divided light windows used on the front and rear elevations. A patio space will be provided for each unit behind the building, staff suggest a landscape screen of some type between the patios as they are in very close proximity to the adjoining unit patio. The landscape plan uses a generous amount of foundation plantings at the front of the buildings, staff would like to see this around all four sides of all of the buildings. Four trees are proposed along Garden Prairie Drive(private), staff feels several more trees could be added behind the buildings and near the visitor parking spaces. There is an easement along the west lot line preventing plantings, a hedge is provided along the buildings in this area. A strip of greenspace is to be maintained between the two driveways of each building. For aesthetic purposes, side entry garages could be considered for the four units along the north/south driveway.
 The City has no desire to extend Jills Drive further east, this development will be on private drives, with a sidewalk on one side. A copy of the access easement along the north side of the Garden Prairie Drive extended section on property owned by a separate party is required, submit a copy of the easement for city records.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval of the Final Site Plan and Architectural Review for the Hawks Landing Condominiums, with all staff comments and concerns to be addressed.