



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/26/2020
Plan Commission Item Number: PC20-0011	Date: 2/26/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Fox Run, 2300 W. St. Paul Avenue - Preliminary Site Plan & Architectural review	

Details:

A preliminary site plan has been submitted with the request for PUD zoning. The 5 developable lots will come before the Plan Commission individually with full development plans ready. At this time the developer would like approval of the preliminary site plan for the development before filing the CSM to divide the site as such. The preliminary plan shows a Micro Hospital on Lot 1 with a new driveway south to Sunset Drive. Lot 2 contains the existing financial institution, Lot 3 is a proposed new financial institution, Lot 4 is reserved for future commercial development at this time, Lot 5 will contain the 72 residential units spread across three buildings, and Lot 6 will be the new stormwater management facility. A proposed sidewalk system has been shown through the development providing access to public sidewalks along Sunset Dr. and St. Paul Avenue. Pedestrians routes to the individual proposed developments will be needed with those respective plans. Public sidewalk is extended west along Sunset Drive with this project. As is required in the TIF, sidewalk is also being extended west along Sunset Dr. in front of the Water Utility property with this development, and east along Sunset Dr. extending to the intersection of Fox River Parkway. Shared vehicle entrances will remain at the existing locations from Sunset Dr. and St. Paul Avenue with a main drive through the site between those to locations, and a new driveway spur to the south out to Sunset Dr. located just west of the proposed micro hospital.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:

Staff recommends approval of the preliminary site plan with all City Department comments to be addressed.

