



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/24/2021
<b>Item Number:</b> PC20-0127	<b>Date:</b> 3/24/2021
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Aspen Overlook, Tenny Avenue – PUD Final Site Plan &amp; Architectural Review – Proposed 36-unit condo development along the east side of Tenny Avenue.</b>	

**Details:** The Aspen Overlook condominium development will be located on the west side of Tenny Ave. directly across from the Meijer store, on a currently vacant, roughly eleven-acre parcel of land. It will consist of nine four-unit buildings, for a total of 36 condo units.

The buildings will be concentrated on the northern portion of the property, to avoid the challenging topography to the south. About five acres at the south end of the property will be left as green space and will include stormwater management facilities. The slope areas leading down to the stormwater ponds will be planted with native prairie grasses. A dog run area will be located in the rear of the property closer to the buildings, and a shared patio space will be located adjacent to Tenny Ave. Each unit will also have its own small private patio.

Seven of the condo buildings, labelled 1-7 on the plans, will have access from one shared drive, while the two southernmost buildings, labelled 8 and 9 on the plans, will share another one. Each unit will have a two-car garage, and the development will also include nineteen guest parking spaces.

The condo units will each have two to three bedrooms and an area of roughly 1600 to 1800 square feet. The condo buildings will have an irregular pattern with multiple bump-outs and broken-up roof lines to provide architectural interest. The siding will be fiber cement clapboard, with alternating board sizes for accent detail, as well as stone accents at the corners. Entrances will be located on the sides of the buildings, behind the garage units. Most of the buildings will have garage doors facing Tenny Ave., but the applicants plan to reduce their visual impact by adding berms along the property boundary. Shade trees, evergreen trees, and other landscaping will be planted along the berms. The plans also include significant landscaping behind and around the buildings.

Trash will be stored individually in the garage of each unit. Based on city policy buildings 8 and 9 are eligible for public trash pickup while the rest of the development will need to arrange for private pickup. However, staff is recommending that all pickup will be private to avoid unnecessary complication.



**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval of PUD Final Site Plan and Architectural Review for the Aspen Overlook Condominium Development with the following conditions:

- The condo association will arrange for private trash pickup for all units.
- Applicants will provide a lighting plan and cutsheets for any outside lighting prior to issuance of Building Permits. Outside lighting must meet all city lighting standards.
- Applicants will provide a management plan for the prairie planted areas, to be approved by staff prior to issuance of Building Permits.
- Dog run area will be fully enclosed by a fence of at least four feet in height.
- All Engineering Department comments will be addressed.