



City of Waukesha
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Committee: Plan Commission	Date: 3/23/2022
Common Council Item Number: PC22-0218	Date: Click here to enter a date.
Submitted By: Doug Koehler	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: PUD, Final Site Plan and Architectural Review – Tallgrass Villas, Northview Road - Proposed two-family condominium development consisting of 48 units in 24 ranch style buildings on 16.36 acres of land.	

Details:
The Tallgrass Villas will be a 24-building duplex ranch condominium development with a total of 48 units on 16.36 acres of land west of the Tallgrass Subdivision along the south side of Northview Road. The units will be 1,600 sq. ft. in size with a 2-car attached garage and include a private entry, sunroom, covered outdoor living area, 2 bedrooms, 2 full baths, and optional finished lower level. Proposed architecture will include hardi plank siding, with stone accents, divided light windows, with styled entry and garage doors. Being located on a hillside, this development will offer walkout lower levels on units where the grade allows. Being located on the hill, there will be prominent views from Northview Road into the site, staff suggests a little more stonework should be considered on the rear elevations to promote the four-sided architecture as these will be visible from Northview Road. The landscape plans include planted boulevard island at the entrance, with nice mix of perimeter plantings along the south and east edges of the property adjacent to the Tallgrass Subdivision, and intermittent plantings throughout the development, the western edge of the property has a natural tree line along the edge of the wetland. A typical foundation planting plan has been submitted as well for the buildings. The planting schedule for the bioretention basins should be included with the landscape plan. In addition to the garage spaces, there is also parking for two vehicles in each driveway, and there are an additional 13 parking spaces distributed around of the private drive in three areas.

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

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
Staff recommends approval of the PUD Final Site Plan and Architectural Review for the Tallgrass Villas with all City Department comments and concerns to be addressed.