



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/11/2019
<b>Item Number:</b> PC19-0123	<b>Date:</b> 12/11/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Prairie Song Villas, Summit & Prairie Song Drive - Final Site Plan & Architectural Review	

**Details:**  
 The applicant is proposing 10 duplex condos for a total of 20 units on a private drive west of Prairie Song Dr. The units will be ranch style with no step entries for all units. Unit size will be 1,600 sq. ft. with 2 bedrooms, 2 baths, a 2-car garage, and an option for an additional 638 sq. ft. lower level build out with a bathroom bedroom and rec area. The architecture will include hardi plank siding with styled entrance doors as well as garage doors with panels and windows. There is an isolated natural resource area north of the buildings which is being preserved with the site layout. There will be some grading to provide a Rain Garden in the Isolated Natural Resource Area, but it is being sensitively sited to avoid trees, if any trees are damaged or removed, a similar tree is to be replanted in its place when the work is completed. The Landscape plan should take into account the stormwater facility and provide a buffer between the pond and Prairie Song Dr. Additional perimeter plantings should be strategically placed along the south and west lot lines to buffer the views between the existing and proposed buildings and around Building 10 to buffer from Prairie Song Drive extended. Prairie Song Drive and the associated public utilities will need to be extended to the entrance of this project and will need to be constructed to City standards with sidewalks and curb and gutter. The private drive is proposed curbed and will include sidewalk along the west side. There are four visitor spaces provide for on the east side the private drive. The location of the buildings around the cul de sac have been adjusted to provide for shared driveways to adjacent units resulting in reduced driveway opening around the cul de sac.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends final approval of the Prairie Song Villas project with the above comments and all Engineering Dept., Fire Dept. and Water Utility Comments to be addressed.

