



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 9/23/2015
Common Council Item Number: PC15-0204	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Villas at Prairie Song, Rivers Crossing Subdivision – PUD & Preliminary Site Plan & Architectural Review	

Details:
 This piece proposed for development was originally part of larger proposed development for 30 duplexes and 6 six-family units when the land was zoned RM-2 PUD. Bielinski Homes is proposing to develop the southeast corner of the development at this time. The proposal is for 13 Duplexes in an area originally proposed for 10 duplexes. Bielinski Homes recently held a neighborhood meeting to discuss this proposal, Ald. Francouer was also in attendance. Staff feels the density of the project is on the high side, side by side front facing garage doors should be avoided, especially on adjacent buildings. The previous development used hardi-plank siding to match the surrounding duplex developments; staff feels this project should do the same. The previous development included extending Prairie Song Dr. north through the entire development. The current proposal is splitting the land, and the extension of Prairie Song Dr. will not be completed with this development. A cul de sac designed to City standards will be required at the terminus of the extended Prairie Song Dr. Also the previous project was to extend all utilities within the Prairie Song Drive right-of-way, the current proposal does not include Prairie Song Drive, or the required utilities. Most importantly, without a connection of Water service between Prairie Song Dr. and Summit Ave. there is not adequate water supply for fire protection of this proposed development. The developer has proposed to route the water main through the conservation area instead of the proposed Prairie Song Dr. ROW. Staff feels this would be a serious detriment to the isolated natural resource area as the Water Utility would need a 30' wide easement over the main clear of obstructions and paved so vehicles and machinery could access the main in case of emergency. It has always been the intention that this Isolated Natural Resource Area be preserved as an amenity to the development and the neighborhood. Also, a main will still be needed in the proposed Prairie Song Drive to serve future development along that street when it is extended. Staff from the Community Development Dept., Engineering Dept., Fire Dept. and Water Utility feels the proposed routing of the water main through the preservation area is not an acceptable route for the water main. Waiting until the water main can be placed in the proposed Prairie Song Drive ROW is a much more practical solution, and will protect the long identified preservation area.

Options & Alternatives:
 Recommend preliminary approval of the proposed plans with conditions and comments from other departments and the Plan Commission to be addressed. Conditions should include density reductions, and architectural



upgrades and a solution to the water service issues in regard to the preservation area.

Financial Remarks:

Click here to enter text.

Executive Recommendation:

Click here to enter text.

Staff Recommendation:

Deny the proposal and require future plans to include lower density, more side entry garages, upgrade to hardi plank siding, provide an acceptable water main connection preferably in the proposed Prairie Song Drive ROW, and address all comments and concerns from the Water Utility, Fire Department, and Engineering Department.