



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 10/27/2021
Item Number: PC21- 0139	Date: 11/16/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Planned Unit Development (PUD) Amendment – Prairieview Village, Review and amendment to a Planned Unit Development along White Rock Avenue submitted by Habitat for Humanity of Waukesha County for the to allow for the development of three (3) two-family residential buildings (6 total units).	

Details:
 In March of 2017 Habitat for Humanity received Plan Commission and Common Council approval for a rezoning that created a small Rm-3 Planned Unit Development along White Rock Avenue. This PUD encompassed 7 lots and one outlot. The PUD was created to allow for some flexibility in lot area, lot dimensions, and setbacks so that the new homes would be compatible with the existing neighborhood where smaller homes were constructed on smaller lots. Since approval Habitat has rehabilitated two existing homes and the constructed five new homes. The remaining Outlot was part of the PUD area but was reserved for future development.

Habitat for Humanity is now requesting an amendment to the Planned Unit Development that would allow for the construction of six units in a series of three buildings on the remaining outlot. The property was labeled as an outlot on the current CSM because it's flag shape make did not meet the dimensional requirements of the PUD to be a buildable lot. The intention was that additional adjacent parcels or parts of them could be assembled to allow for additional homes. Since then Habitat has explored acquisition of adjacent properties but has been unsuccessful.

The current proposal is for a small 6-unit side-by-side duplex development. There will be three buildings each with two units on the 0.8 acre parcel of land. They will be accessed by a private drive from White Rock Avenue. There are no garages proposed for these units but each unit will have outdoor space for two cars as well addional spaces for guest parking. The common areas, including the private road and stormwater facilities, will be the responsibility of the condominium association that will be created for this development. They will also be responsible for their own private garbage and recycling pickup.

The design for each building will be similar but the will use variations in layout and colors to minimize any architectural repetitiveness. Architectural plans are also included in this submittal but they will be updating color schemes prior to the November meeting when they return for their Site and Architectural review.

A general site development plan is included but staff has requested a change to the plan that would make future expansion of this development more feasible by designating a future private road connection to the adjacent parcel



to the east. Construction will commence in spring 2022 and it is anticipated all units will be complete and occupied by December 31, 2024.

The Rm-3 zoning district does permit multi-family dwelling units however there are some additional deviations from the Rm-3, Multi-Family Residential Zoning district and existing PUD this amendment this amendment would allow, including:

1. Lot width of 23 feet at White Rock Avenue (current PUD requires 40 feet)
2. Driveway setback of 1 foot to adjacent property lines.
3. Rear setback of 15 feet

The applicant will return to the Plan Commission in November for site and architectural plan approval and a certified survey map that will convert the Outlot to a buildable lot. In September the Common Council approved a TIF Development Agreement to provide a \$220,000 forgivable loan to assist with this development.

Options & Alternatives: The Plan Commission can make any changes to the general development plan or PUD language they feel is necessary.

Financial Remarks:

Staff Recommendation:

Staff recommends Plan Commission approval of the Planned Unit Development amendment for Habitat for Humanity of Waukesha County for the 6-unit duplex development, subject to the following conditions.

1. Applicant will return to the Plan Commission for site and architectural review and approval. The revised plans shall incorporate a future road extension to the east.
2. Applicant will return to the Plan Commission for Certified Survey Map approval, which should also address previous surveying errors abutting the certified survey map.