



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/9/2020
<b>Item Number:</b> PC20-0104	<b>Date:</b> 12/9/2020
<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> Fox Run Apartments, 2330 Fox Run Blvd., PUD Final Site Plan & Architectural Review – Plans for 3 new apartment buildings, 72-units total, on the 4.5 acre Lot 5 in the Fox Run Mixed-Use Development.	

**Details:**  
 Fox den Apartments will include a 16 unit, 24 unit and 32 unit building for a total of 72 units in the complex in the northwest corner of the Fox Run Development. There will be 48 one-bedroom units, 18 2-bedroom units and 6 three-bedroom units in this development. Access to the units is through a common corridor that serves up to four units per corridor. The buildings are two story with underground parking and additional surface parking behind the buildings to the north. Architectural materials will include brick, along with LP Smartside siding, fiber cement siding, and Nichiha cement board panels to provide a variety of textures and colors to the building. All units will have a balcony or patio. Paralell parking will be provide along Fox Run Blvd. in front of the buildings. The landscape plan is well done with foundation and perimeter plantings throughout. Staff suggests additional large shrub or tree plantings be provided in a staggered fashion along the west lot line as this is adjacent to the back of house side of the bowling alley and 16 units will be fronting towards this west lot line.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends approval the PUD final site plan and architectural review of the Fox Den Apartments with all Department comments to be addressed and additional landscaping provided along the west lot line.

