



**CITY OF WAUKESHA**

**Administration**

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

<b>Committee:</b> Plan Commission	<b>Date:</b> 12/13/2017
<b>Common Council Item Number:</b> PC17-0114	<b>Date:</b> 12/13/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Ridge at Woodland Creek, 1106 Ridge Creek Circle – Preliminary Site Plan & Architectural Review	

**Details:**  
 The applicant is proposing to construct a 20-unit residential building just south of the recently completed 8 4-unit buildings in the Ridge at Woodland Creek development at the intersection of E. Main Street and Cleveland Ave. Each unit will have separate entrances and an attached garage with an additional parking space in front of the garage. All units will be 1-bedroom units. Architecture is similar to the 4-unit buildings in style and materials including a stone veneer around the base of the building with vinyl siding in a mix of horizontal and shake styles in varying colors for visual interest. All paved areas should be curbed, and more robust landscaping is needed especially along Main Street and north of the paved area adjacent to the existing 4-unit buildings. Individual trees should be located and identified on the landscape plan within the existing woods area, more trees may be needed. Exterior lighting details will be needed for final approval. Unused drive approaches along Main Street should be removed and replaced with curb. All Engineering Dept., Fire Dept. and Water Utility comments are to be addressed.

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

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

**Staff Recommendation:**  
 Staff recommends preliminary approval of the multi-family building with all Department comments to be addressed.

