



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 11/17/2021
Item Number: PC21-0137	Date: 11/17/2021
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: Site and Architectural Plan Review – Prairieview Village, Review site and architectural plans for the Prairieview Village development along White Rock Avenue submitted by Habitat for Humanity of Waukesha County for three (3) two-family residential buildings (6 total units).	

Details:
 In March of 2017 Habitat for Humanity of Waukesha County 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. The remaining Outlot was part of the PUD area but was reserved for future development.

At the October 27, 2021 meeting the Plan Commission recommended approval of a PUD amendment that would allow for the development of Prairieville Village, a small three building, six unit duplex development on the Outlot (which will be converted to a lot). The Common Council is expected to take action to approve the PUD amendment at the November 16, 2021 meeting.

Up for approval at this meeting are the Final Site and Architectural Plans and Certified Survey Map which will convert outlot 1 into an official lot, which can then be developed.

The 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 additional 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 site layout has been modified since the Plan Commission review on October 27, 2021. As recommended by staff and the Plan Commission, they have shifted the buildings to the north to create enough room for a future street connection, should the opportunity to expand this development to the east.



The design for each building architecturally hasn't changed from the last meeting but they are proposing some changes in color scheme for each unit and building to minimize any architectural repetitiveness.

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 recommend any changes to the site, landscaping, or architectural plans they feel would improve the project.

Financial Remarks:

Staff Recommendation:

Staff recommends Plan Commission approval of the Final Site and Architectural Plans for the Habitat for Humanity of Waukesha County Prairieville Village Development, subject to the following conditions.

1. Engineering Comments
2. Fire Comments
3. Water Utility Comments