



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 4/22/2020
<b>Common Council Item Number:</b> PC20-0024	<b>Date:</b> 4/22/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Fox Run – New Development – PUD Final Site Plan & Architectural Review	

**Details:**  
 A final site plan has been submitted for the proposed Fox Run Mixed-Use Planned Unit Development. The 5 developable lots will come before the Plan Commission individually with full development plans when ready. At this time the developer would like approval of the final site plan for the development before filing the CSM to divide the site as such. The final plan shows a Micro Hospital on Lot 1 with a new driveway south to Sunset Drive. Lot 2 contains the existing financial institution, Lot 3 is a proposed new financial institution, Lot 4 is reserved for future commercial development at this time, Lot 5 will contain approximately 72 residential units spread across three buildings conceptually, and Lot 6 will be the new stormwater management facility while Lot 7 will incorporate a portion of the existing stormwater facility at the northeast side of the site. A proposed sidewalk system has been shown through the development providing access to public sidewalks along Sunset Dr. and St. Paul Avenue. Pedestrians routes to the individual proposed developments will be needed with those respective plans. Public sidewalk is extended west along Sunset Drive with this project. As is required in the TIF, sidewalk is also being extended west along Sunset Dr. in front of the Water Utility property with this development, and east along Sunset Dr. extending to the intersection of Fox River Parkway. Shared vehicle entrances will remain at the existing locations from Sunset Dr. and St. Paul Avenue with a main landscaped drive through the site between those two locations, and a new driveway spur to the south out to Sunset Dr. located just west of the proposed micro hospital.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends approval of the final site plan with all City Department comments to be addressed noting the five developable lots within this development will need to obtain PUD Site Plan and Architectural Review independently before building permits will be issued for these projects..



