



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/24/2019
Common Council Item Number: PC19-0030	Date: 4/24/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Clearwater Apartments – Preliminary Site Plan and Architectural Review	

Details:
 This proposal is for preliminary site plan and architectural review of the Clearwater Apartments Phase 2. The area of development will be northeast of the original phase and include two smaller 2-story apartment buildings, an 11-unit building and a 14 unit building. Each unit will have a dedicated garage space within the building and an outdoor surface space in front of the garage door, spaces for visitor parking have also been provided. Architecture will be done in the same style as phase one, using stone veneer with LP Smartside siding. While the buildings will kept out of the wetlands, there are several areas where grading activities may disturb the wetlands. There is a low spot in the sidewalk along Clearwater Lane which has been a flooding and icing problem and will need to be addressed with this project. The landscape plan proposes a generous mix of trees and shrubs, a detailed planting schedule should be included, and it appears some of the plantings are proposed in easements, all easements should be shown on the landscape plan, and letters of permission for planting within the easements must be provided from the appropriate agencies for final approval.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of the preliminary plans with all Engineering Dept., Fire Dept. and Water Utility comments to be addressed.

