



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 10/27/2021
Item Number: PC21-0127	Date: 10/27/2021
Submitted By: Doug Koehler, Principal 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: Plan Commission Consultation, Tallgrass Villas – Conceptual plan review of a proposed 24 building duplex project on approximately 16.36 acres of land located along the south side of Northview Rd, NW of the Tallgrass Subdivision.	

Details: The Developer has requested a consultation with the Plan Commission to discuss conceptual plans for a proposed 24 duplex (48 unit) development on 16.36 acres of land along the southside of Northview Road under Rm-2PUD zoning. The proposed density will be about 2.9 units per acre. This land was zoned for multifamily development with the development of the Tallgrass Subdivision. The developer feels the time is now right for development of this parcel. The developer is looking for feedback on the proposed site layout and design along with the proposed architecture for the buildings. This site lies adjacent to the nw corner of the Tallgrass subdivision. Staff feels a duplex condo development could be successful on this site as there are multifamily condos across Northview Road from this site, as well as a duplex condo development further west along Northview Road, at the Meadowbrook Road intersection.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Provide feedback on the site design, density, architecture and any other aspects of the proposal that may raise concern.

