



City of Waukesha
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Committee: Plan Commission	Date: 1/22/2025
Common Council Item Number: PC24-0642	Date: 1/22/2025
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Consultation – Harris Highland drive, Harris Highland Apartments, - A request to discuss a potential 120-unit apartment project comprised of 3 multi story building on approximately 4.9 acres of land south of Harris Highland Drive, currently zoned T-1 Temporary District.	

Details:

This is a consultation with the Plan Commission to discuss a proposed multifamily housing development on Approximately 4.9 acres of vacant land located southwest of Harris Highland Dr near the intersection with St. Paul Avenue. The proposal is for 3 multi story apartment buildings backing up to the Kensington Senior Apartments to the south and single-family homes off of Manor Court to the west. Harris Highland Dr. is in the Village of Waukesha at this location as are the adjacent single-family homes to the north. Access into the site will be from Harris Highland close to the intersection with St. Paul Ave. There is secondary access on to Harris Highland a little farther to the west between two single family homes. This strip of land is 20 feet wide, the minimum width for approved paved emergency access, but would not provide any buffer space for landscaping. The proposed 3-story buildings are shown with a 50-foot setback towards the single-family homes to the west, the code requires a 45 foot setback with an additional 20 foot buffer for a total building setback of 65 feet. The applicant has two site plan layouts, with the three buildings assembled in a U shape with the east and west building oriented in a north south direction and the middle building being located between the north ends or the south ends of the buildings. This is a rather steep site, the applicant has indicated retaining walls will be needed, but no wall will exceed 6 feet in height. Storm water ponds are indicated at the northerly side of the site on areas of significant slope. Using the slope to their advantage, they are proposing lower level parking underneath the buildings and surface parking in the courtyard between the buildings. Staff would like to see on site sidewalks provide pedestrian access out to Harris Highland Drive.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

- This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the project you feel should be addressed before formal submittals of the plans are made.