



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 4/24/2019
<b>Common Council Item Number:</b> ID#19-0480	<b>Date:</b> 4/24/2019
<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> Prairie Song Residence – Consultation	

**Details:**  
 A developer would like to consult the Plan Commission regarding a proposal for a 48-unit residential building on 4.03 acres along the south side of Summit Avenue (HWY 18) at Koenig Street. They are looking specifically at the two parcels west of Koenig Street. This land is zoned Rm-2 PUD, which is a carryover from the undeveloped Capernwray project. The applicant is proposing to construct two 3-story buildings with direct access from Koenig Street. Before the developer gets too far along in the design and engineering process, they would like the opinion of the Plan Commission as to whether this concept would be considered for this site considering the history of past proposals. Their previous consultation on this site included one 45-unit building, the architecture remains essentially the same. Staff has noted that there has been past sentiment from the Plan Commission to use multiple smaller residential buildings at this location.

Koenig Street, along with needed utility connections, was originally planned to be extended south down to Prairie Song Drive, but timing and issues with the property owners to the south have prevented the street and utility connections from happening. This proposed residential project will be able to connect with utilizes already in the Summit Avenue ROW and can develop independently of the future connections to the south.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff feels this project has merit, and recommends a conceptual approval for the 45-unit residential development, noting the project will need to be properly vetted through both the preliminary and final site plan architectural review process with both the Plan Commission and the Common Council.



