



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 12/11/2019
Item Number: PC19-0124	Date: 12/11/2019
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: Prairie Song Courtyards - Final Site Plan & Architectural Review	

Details:
 The applicant is proposing a 24-unit development of townhome style condominiums on 4.5 acres of land south of Summit Avenue with access from Koenig Drive. The development will be a mix of 4-unit and 6-unit buildings using hardi plank siding with stone accents, architecturally styled garage and entrance doors, as well as windows with divided lights. The units will be 1,500 sq. ft in area, and include 2 or 3 bedrooms, 2 1/2 baths, and an attached 2 car garage. Koenig Street will need to be constructed to City standards for this project, consult with the Public Works Department as to the extent to which Koenig will need to be constructed as it is envisioned to go to the east in the future. The isolated natural resource area is identified on the site and all buildings are kept out, but a stormwater facility is proposed within the area. Staff feels a small pond is permissible within the isolated natural resource area but would like to keep its impact on the surrounding trees to a minimum. The new grading plan carefully places the pond between trees with minimal impact in this area. It appears one tree will be affected and should be replanted after the stormwater grading work is completed, if any other trees are damaged or removed in the drainage area, they will also need to be replanted. The tree line south of the proposed sidewalk along Summit Avenue is also proposed to be retained with careful grading and several small retaining walls. A tree inventory of this area should be included, if any of these trees are removed do to grading, they are to be replanted with native species.

Options & Alternatives:

Financial Remarks:

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

