

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 8/12/2015
Common Council Item Number: PC15-0204	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Villas at Prairie Song, Rivers Crossing Subdivision – PUD & Preliminary Site Plan & Architectural Review	

Details:

This piece proposed for development was originally part of larger proposed development for 30 duplexes and 6 six-family units when the land zoned RM-2 PUD. Bielinski Homes is proposing to develop the southeast corner of the development at this time. The proposal is for 13 Duplexes in an area originally proposed for 10 duplexes. Bielinski Homes recently held a neighborhood meeting to discuss this proposal, Ald. Francouer was also in attendance. Staff feels the density of the project is on the high side, and like similar developments, there should be a minimum 25 foot setback between buildings. Side by side front facing garage doors should be avoided, especially on adjacent buildings. The previous development used hardi-plank siding to match the surrounding duplex developments, staff feels this project should do the same.

Options & Alternatives:

Deny the proposal and require future plans to include lower the density, more side entry garages, and upgrade to hardi plank siding.

Financial Remarks:

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Staff Recommendation:

Recommend preliminary approval of the proposed plans with conditions and comments from other departments and the Plan Commission to be addressed. Conditions should include density reductions, and architectural upgrades.

Committee Recommendation:

[Click here to enter text.](#)

