



City of Waukesha
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Committee: Plan Commission	Date: 1/24/2024
Common Council Item Number: PC23-0474	Date: Click here to enter a date.
Submitted By: Doug Koehler, City 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.
Subject: Final Site Plan & Architectural Review - Rolling Meadows – A request for final approval of a 16-unit duplex development on approximately 12.9 acres of vacant land south of Tanglewood Drive.	

Details:

This proposal is for 16 duplex building on 12.9 acres of vacant land at the south end of Willow Drive. This property was rezoned earlier this year to RD-2 PUD Two Family Residential District Planned Unit Development in anticipation of this development.

The plans call for 16 duplexes, being a townhome style across the site. There are wetlands on the western portion of the property which would not be developed. The project will extend Willow Drive as a private drive to the south property line, where it would provide a connection for future development on lands to the south. The 16 duplexes are distributed along both side of the private drive with a pedestrian walk provided along the east side of the drive. The architecture includes a masonry base provide along all four side of the buildings with horizontal siding and then a cedar shake style up in several of the peaks. Divided light windows and dimensional panel garage doors will be used as well. There will be foundation plantings along all four sides of the buildings, and a general site landscaping will add about 50 trees into the site. Additional trees and shrubs are being added to the north and east lot lines for additional screening to the adjacent single family properties. The existing tree line and wire fence are proposed to be removed between the single family properties and this project. A T-shaped turnaround is provided along the lot line at the south end of the drive, with the intent to connect into future development to the south when it occurs.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval of the Final Site Plan & Architectural Review for the 16 duplex development south of Willow Drive with the following conditions:

- All City staff comments and concerns are to be addressed.