



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/27/2021
Item Number: PC20-0100	Date: 1/27/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: The Village at Fox River, lands at the Southeast Corner of STH 59 and Saylesville Road, PUD Amendment Final Site Plan & Architectural Review – Proposed mixed-use development including a 174-unit apartment building, convenience store/gas station, and a future commercial/office use south of Les Paul Parkway at River Valley Road extended.	

Details:
 The applicant is returning from the December 9, 2020 meeting where the Plan Commission approved the site and landscaping plans for the development of the 174-unit apartment building. At the meeting the Plan Commission did not take action on the architectural plans and directed the applicant to revise the drawings to improve the architecture of the building. The Common Council also approved the site and landscaping plans and the Certified Survey Map at their December 15, 2020 meeting and indicated the applicant would not need to return to Council for the architectural approval, deferring final architectural approval to the Plan Commission.

The applicant has made several changes to the exterior of the building to address the Plan Commissions concerns. They have added additional variations in the roofline to break up the long elevations and have also added some different cornice features. They have also added more variation in materials and colors along the facades. The facades feature a mix of cement fiber siding, stone, and cement fiber panels. With these changes staff feels the Commission's concerns about the building appearance have been addressed.

Options & Alternatives: The Plan Commission can make any additional recommendations/conditions on the architecture they feel necessary.

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of the architectural plans for the Village At Fox River apartment building as proposed.

