

# City of Waukesha Common Council

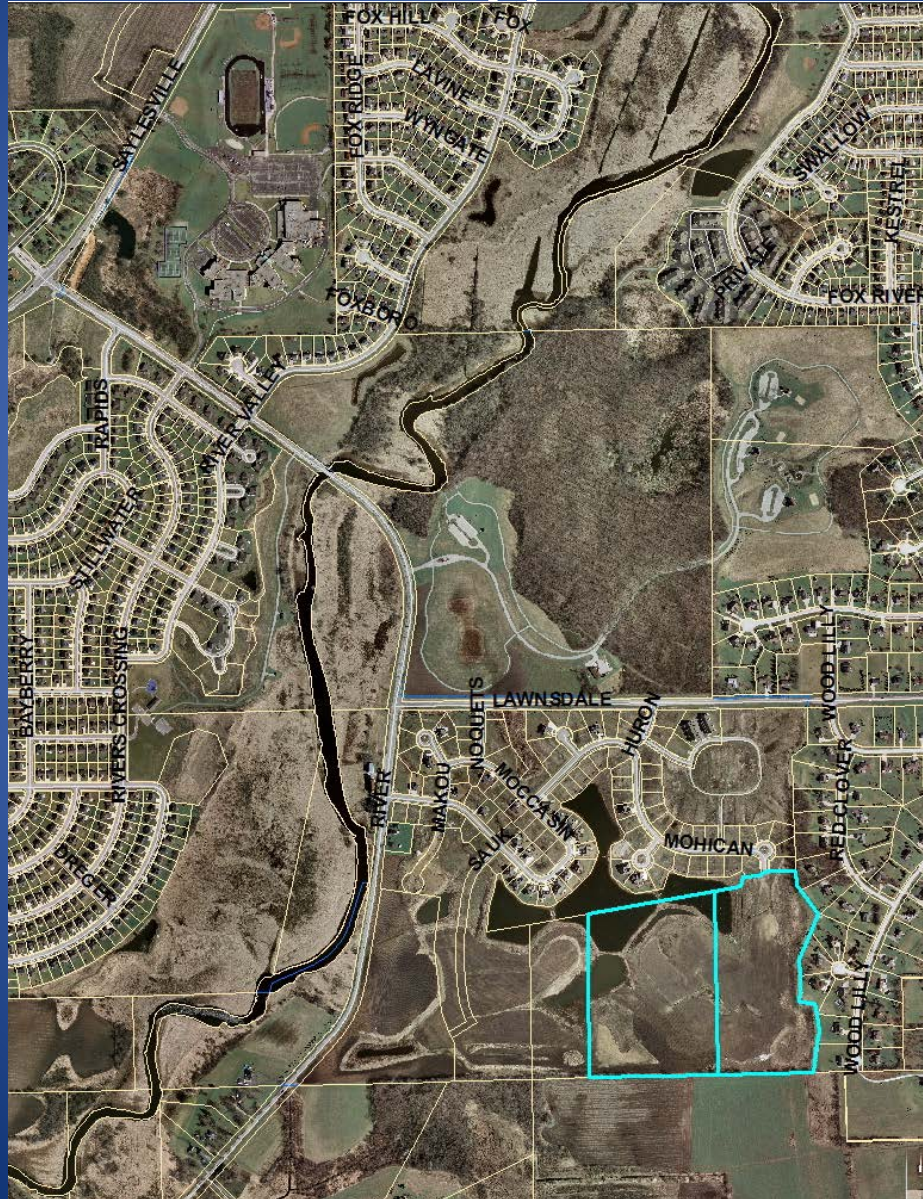
July 21, 2015

# Public Hearing – Stillwater Villas

- Currently zoned Rs-3 – Residential Single Family
- Requesting Rd-2 PUD – Residential Single & Duplex Planned Unit Development
- Plan Commission Recommends Approval



# Fox Lake Village Final Plat





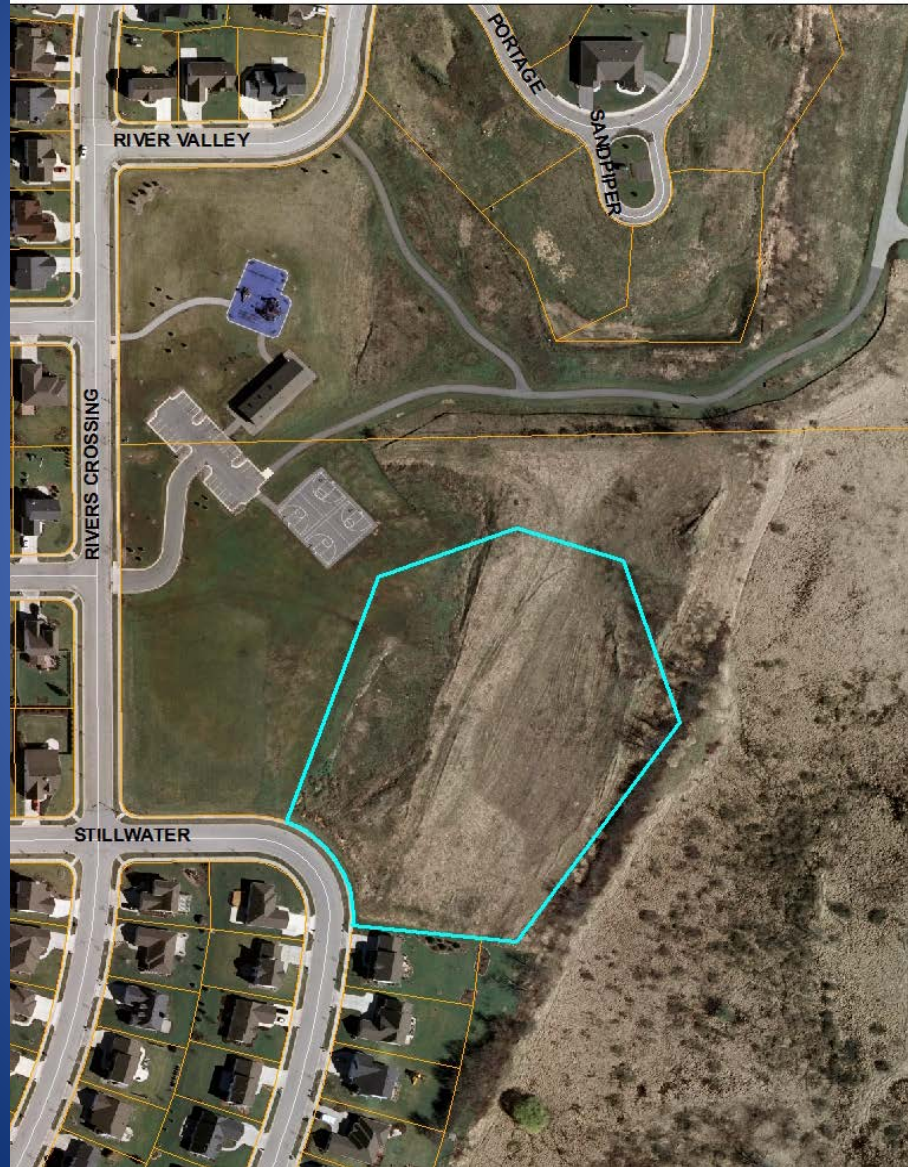
# Fox Lake Village Final Plat

- Next phase = 41 lots

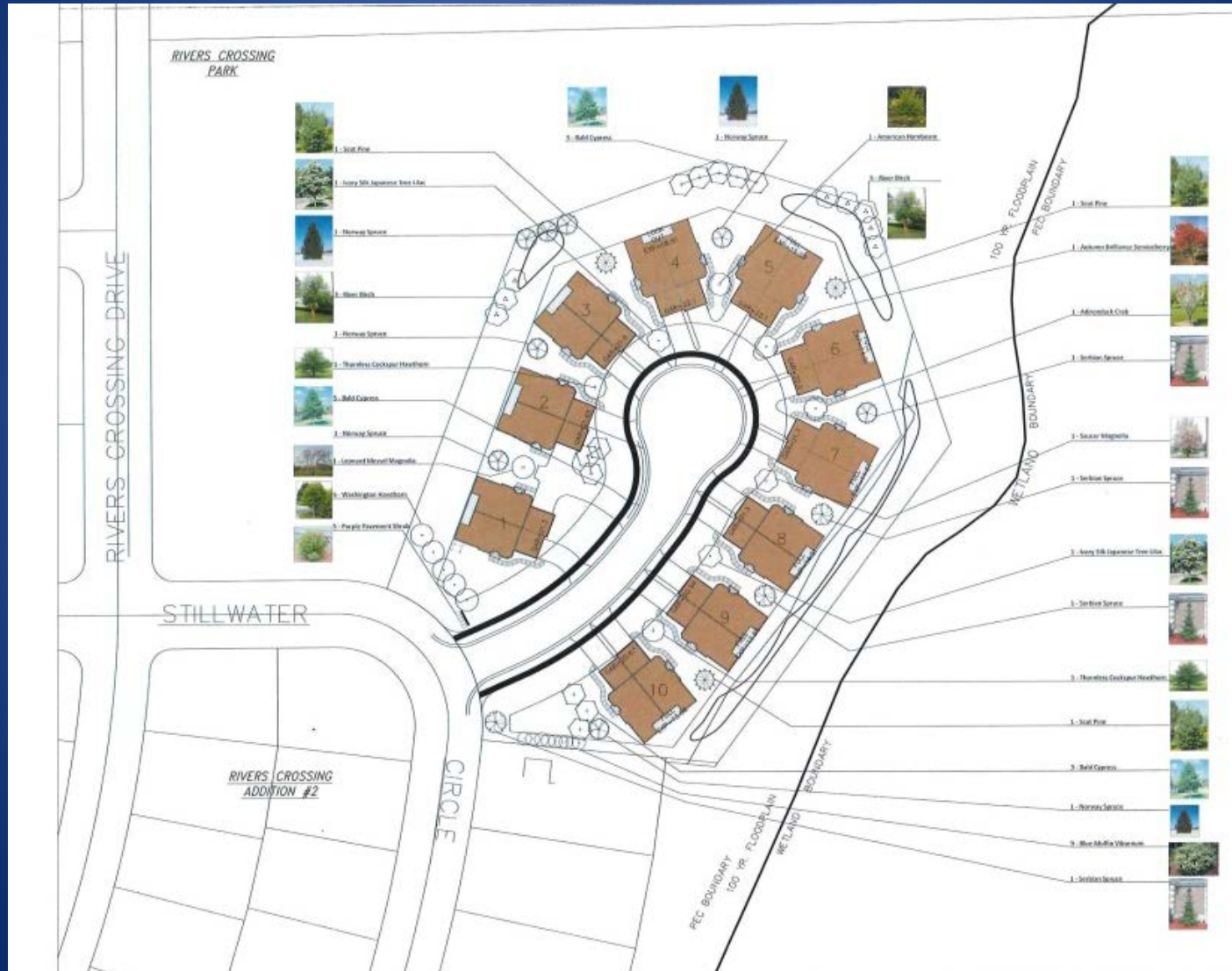
## Plan Commission Recommends Approval with Conditions

- All staff comments addressed
- Must sign development agreement prior to the city signing the final plat
- All utilities, storm water facilities and roads for addition 1 and addition 2 must be completed before building permits issued for addition 2 lots
- Must add landscape islands to cul-de-sacs consistent with earlier phases

# Stillwater Villas - Duplexes



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STILLWATER VILLAS @ RIVERS CROSSING

CARNATION 1424 - ARTS & CRAFTS

62'-0"



FRONT ELEVATION



# Stillwater Villas - Duplexes



REAR ELEVATION

# Stillwater Villas - Duplexes



# Stillwater Villas – Duplexes

## Preliminary Plan Approval

- Plan Commission Recommends Approval with Conditions
  - Staff comments
  - Masonry on all sides
  - Break up of rear roofline
  - Side entry garages
  - Additional landscaping
  - Storm water pond