



PARISH SURVEY & ENGINEERING

September 6, 2024

City of Waukesha - Community Development Department

Attn: Doug Koehler
201 Delafield Street
Waukesha, WI 53188

Re: Hawk's Landing Condominiums - Petition for the Creation of a PUD Overlay District

Mr. Koehler,

This statement is being provided to petition for a PUD Overlay District to accommodate the proposed Hawk's Landing Condominium development, located between Jills Drive and Garden Prairie Drive. The underlying basic use district of this property is RD-2 Two-Family Residential District, which does already have a PUD overlay per the City's Zoning Property Map. The permitted principal uses within this district include two-family dwellings, which is what this new development proposes.

§4.a.(1)(A) - It has always been the intention for this area to be developed as a residential area. Currently there are two (2) dead-end streets that end at the east and west property lines of this proposed development. To have two (2) dead-end streets was not the desired outcome of the initial developments in this area, and this new development shall resolve this issue. The proposed PUD will keep ample amounts of open space due to the wetland areas present on the property.

§4.a.(1)(B) - The following general character and uses of the project are as follows:
The proposed development consists of a new private roadway that will connect Jills Drive and Garden Prairie Drive. This new roadway will consist of 11-foot lanes, 30-inch curb and gutter, and a 5-foot-wide sidewalk on the north side of the road. The roadway will have a larger width to tie into Jills Drive and then will bottle-neck down over a 30-foot taper to the narrower width of the private roadway.

There are six (6) condominium buildings - a total of 12 condominium units - proposed for this new development. Six (6) individual driveways will have direct access off this private driveway for three (3) of the new condominium buildings. There will be another private access off the new private roadway that runs south with an east-west tee at the south end to access the other three (3) buildings/six (6) condominium units. There is mountable curb along the entire new private roadways to access the houses with new sidewalk along one side of the roadway. Each unit has an 18-foot-wide driveway that leads to the connected two-car garage, and a concrete sidewalk that connects the driveway to the front door. There are also six (6) additional parking spaces provided within the development.

§4.a.(1)(C) - The total area to be included in the PUD is 3.69 acres, with 2.76 acres as open space. The overall impervious area of the site is only 25.25%, with a building density of 1.63 buildings/acre for the six (6) buildings/12 units. Each unit shall be supplied by City water and sewer per the laterals and services shown on the submitted utility plan. Utility easements have been provided for all public utilities that travel through the property – these are all shown on the proposed CSM.

§4.a.(1)(D) & (E) - The estimated value of each building for this development is 600,000 per building. The tenants of the condominiums shall be responsible for their own lawn care. The property management company will be responsible for organizing trash pick-up, any building repairs, maintenance of shared landscape areas, private roadway repairs, and snow removal.

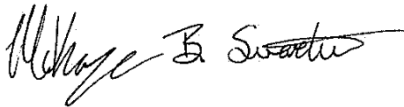
§4.a.(1)(F) – This development follows the overall requirements of the RD-2 zoning district with a couple of exceptions. Within the zoning code for RD-2, the right-of-way setback for a building is 25-feet. With these roadways being private roads, there is technically no right-of-way, and all buildings maintain a minimum of 20-feet from the edge of the roadway. There are greater side yard setbacks proposed for this development, with 10-feet being the requirement within the zoning code and 15-feet or greater provided with this design. The rear yard setback requirement is 40-feet for each building per the RD-2 zoning code. There are two (2) pairs of buildings, four (4) buildings total, that have a shared backyard of 40-feet total, so 20-feet per building. One (1) of the buildings has a 60-foot rear setback, while the sixth building has a greater than 20-foot backyard prior to reaching the proposed stormwater pond.

The legal description of this property is provided in the proposed CSM. The full civil design plan set has also been submitted to the City, showing all proposed improvements. Between the CSM, architectural plans, and civil plan submittal, all items per §4.a.(2)(A-N) are addressed and provided.

It is the intention to begin construction of this development this fall (fall of 2024). All stormwater submittal documents have been provided. There is a proposed wet pond, two (2) bio-filters, and one (1) rain garden designed to manage all stormwater requirements for the development.

This statement and previously submitted plans and documents are for your review, in order to receive approval to move forward with the proposed construction. Please let me know if there are any questions or comments.

Regards,

A handwritten signature in black ink, appearing to read "McKenzie B Swartwout". The signature is fluid and cursive, with a large initial "M" and "S".

McKenzie Swartwout, P.E.

FN: ES-10-23