



City of Waukesha
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Committee: Plan Commission	Date: 12/13/2023
Common Council Item Number: PC23-0478	Date: 12/13/2023
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: PC#23-0478, Final Site Plan & Architectural Review, 1016 Guthrie Road, Fleetfoot Duplex PUD-	

Details:

The applicant is looking to build a new duplex as part of the Fleetfoot Duplex PUD located on the western portion of 1016 Guthrie Road. The applicant was approved at the October 25th Plan Commission meeting for a Certified Survey Map (CSM), Rezoning, and PUD Amendment. The new duplex will be part of Lot 2 of the CSM which is approximately 3.37 acres. There are currently eight duplexes as part of the PUD, with this one becoming the ninth. The 2-unit townhouse will be constructed onto the new addition to the development.

The new duplex will architecturally match the existing duplexes as part of the PUD. There will be a masonry base along the garage and front entrances to the duplex. There will be a separate garage entrance for each of the tenants. Landscaping will be provided around the duplex. Additionally, trees will be provided on the east and west sides of the property. A row of five arborvitaes will be placed along the south lot line to screen the neighboring properties from headlights. Duplex 9 will share a driveway with Duplex 8, which will then branch out to each respective garage entrance.

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 Fleetfoot Duplex PUD with the following conditions:

- All engineering, fire department, and water utility comments to be addressed