



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/27/2016
Common Council Item Number: PC#16-0013	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Fox Lake Circle Condominiums – Final Site Plan & Architectural Review	

Details:
 These plans received preliminary approval from the Plan Commission about a year ago. The plans are a redesign of the original Fox Lake Village condo buildings. The site layout remains consistent but the building style has changed to ranch style condos in a mix of 3-unit and 4 unit buildings instead of the originally approved 2-story units within 4-unit buildings. The density remains at 90 units as originally approved. The plans now include greater architectural detail and several color schemes are also provided. Staff would like you to see trees added to the driveway entrances on the NE corner of the development, and additional landscaping should be added for headlight screening around the perimeter of the driveways adjacent to single family lots. Additional landscaping should also be provided along the westerly and southerly access drives of Fox Lake Circle adjacent to single-family lots.

After a public hearing at the Common Council, the item was sent back to Plan Commission to review the building footprints of the building labeled 88,89, and 90 and ask for additional landscape between the existing buildings and the new buildings. Residents of the existing building stated that their backyards will be significantly smaller with this new building layout than with the original site layout. Upon comparing the original building layout to the proposed – staff found that although the proposed buildings are longer, the depth of the building remains constant. In addition, the original layout proposed a two story building at this location while the new layout proposes a single story building.

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

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



Staff Recommendation:

Staff recommends approval of the plans with additional landscaping provided at northern driveway entrances, around the perimeter of driveways adjacent to single-family lots to screen headlights, and along the access drives of Fox Lake Circle adjacent to the single-family lots. All comments from the Engineering Dept. and Water Utility must also be addressed.