



City of Waukesha
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Committee: Plan Commission	Date: 8/23/2023
Common Council Item Number: PC23-00432	Date: 8/23/2023
Submitted By: Doug Koehler, Principal 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: Minor Site Plan and Architectural Review – 1209 Delafield St. A request to add a new fence and reconfigure the parking area.	

Details: Aspen Overlook is multi-family condominium development on Tenny Ave., which was approved in 2020. It includes nine four-unit buildings, for a total of 36 units. To date, only one building has been completed, along with the parking areas for the whole development.

The residents of the completed building have complained about a high volume of pedestrian traffic across the property along the north property line, between the adjacent apartment building at 1431 Big Bend Rd. and the Walgreens at 221 E. Sunset Dr. This trespassing has led to some confrontations between the pedestrians and the residents, and the applicants would like to prevent it from continuing.

They are proposing addition of a new six-foot high privacy fence along the west and north lot lines. It will run from the Tenny Ave. sidewalk to the previously approved fence in the proposed dog park area. It will be a 6' high white vinyl privacy fence. It will not continue to the south of the dog park, but the property boundaries to the south have large amounts of existing vegetation, so the applicants believe the fence will make trespassing inconvenient enough to eliminate it.

Planning Department staff approved installation of a temporary chain link fence along the property boundary in question to prevent trespassing until the proposed fence can be completed. The applicants expect to have the new fence completed this fall.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Minor Site Plan and Architectural Review for a new fence at Aspen Overlook, with a deadline of May 31st, 2024 to have the new fence installed and the temporary fence removed.