



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
 www.ci.waukesha.wi.us

<b>Committee:</b> Plan Commission	<b>Date:</b> 3/27/2019
<b>Common Council Item Number:</b> ID#19-0297	<b>Date:</b> 3/27/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Prairie Song Villas, Summit & Prairie Song Drive – Consultation	

**Details:**  
 A developer would like to consult the Plan Commission regarding a proposal for a 22-unit duplex condo development on 8.62 acres on the Koenig Land south of Summit Avenue (HWY 18). They are looking specifically at the southwest portion of the site, and access will come from Prairie Song Drive. This land is zoned Rm-2 PUD, which is a carryover from the undeveloped Capernwray project. The applicant is proposing to construct 11 duplex condos on a private drive west of Prairie Song Drive. Before the developer gets too far along in the design and engineering process, they would like the opinion of the Plan Commission as to whether this concept would be considered for this site considering the history of past proposals. Staff has noted that there has been past sentiment from the Plan Commission to have an emphasis on the architectural character of the proposed buildings at this location. It appears this proposal uses the same building plan for all 11 buildings.  
 This plan preserves the woodland area previously identified, resulting in a density of 2.6 units per acre. Staff has noted that the amount of driveway openings appears quite dense, especially around the cul de sac, removing a building and using another side entry garage to share a driveway might help with this. Prairie Song, along with needed utility connections, was originally planned to be extended north to Summit Avenue, but timing and issues with the property owners to the east have prevented the street and utility connections from happening. This proposed residential project will be able to connect with utilizes already in the Prairie Song Drive ROW and can develop independently of the future connections to the north.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:** Staff feels this project has merit, and recommends a conceptual approval for the duplex condo residential development, noting the project will need to be properly vetted through both the preliminary and final site plan architectural review process with both the Plan Commission and the Common Council.



