



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/23/2015
Common Council Item Number: PC15-0176	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director N/A	City Attorney's Office Review: Brian Running, City Attorney BR
Subject: Stillwater Villas, Rivers Crossing Subdivision – PUD Amendment and Preliminary SPAR	

Details:

The original concept plan envisioned this area as 20 single-family condo units. As with the area north of the park, Bielinski Homes has decided that the single-family condos are not very marketable, and are now proposing 10 ranch style duplex condos (20 units) in this area. To accommodate this proposal, a rezoning submitted for Rd-2 (PUD) duplex zoning was approved at the 6/24/15 Plan Commission Meeting.

Bielinski homes held a neighborhood meeting prior to the 6/24/15 Plan Commission Meeting to discuss this proposal, and the layout and style of the project received favorable feedback from the neighbors in attendance. Ald. Perry was also in attendance.

The PUD and SPAR also came before the Plan Commission on 6/24/15 and the Commission recommended approval to the Council with the following conditions: provide additional landscaping and materials in front of the buildings and on the perimeter – especially on the park property line with a fence and screening; improved four sided architecture and more architectural detail on the rear of the buildings (including roofline detail and increased masonry); incorporate side entry garages in several units, and reduce the total number of units/density.

When this proposal was brought before the Common Council, the applicant indicated they did not plan to abide by the conditions identified by the Plan Commission. The Common Council sent the application back to the Plan Commission for additional revision/review.

For this submission, some additional detail has been added to the rear of the buildings with the addition of a single dormer above the rear porches, but no additional stone is included on the rear of the buildings. The site plan remains the same. The density has not been reduced. No alternate side driveways have been incorporated in the plan.

Staff still feels that the plans should include more detail on all four facades of the buildings, particularly improvements to the rear of the buildings with additional masonry. In addition, staff feels that the density should be reduced by at least one building and the site plan should include side driveways in several, if not all, of the buildings.



Options & Alternatives:

Deny the proposal and require a single-family alternative, or lower the density and require several side entry garages to be incorporated into the plan.

Financial Remarks:

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Executive Recommendation:

Recommend preliminary approval of the proposed plans with conditions and comments from other departments and Plan Commission.

Committee Recommendation:

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