

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 11/9/2016
Common Council Item Number: PC16-0089	Date: 11/9/2016
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: Villas at Timber Ridge, Timber Ridge Drive – PUD Amendment and Final SPAR	

Details:

The Timber Ridge Condominiums project was approved in 2003 but never completed. A new developer has taken the project over and would like to make changes to the Villas portion of the project to create a more marketable product for the current times. The original plans called for the villas to be a series of 2-story, 6-unit condo buildings. 12 of the 52 units have been constructed. The developer would like to redesign the undeveloped portion to use one story duplex buildings in approximately the same footprint as the previously approved buildings. This would result in a total of 40 units instead of the originally approved 52 units. The developer will use the original planned private drive and utilities layout already in place. A revised landscape plan has also been included to accommodate the building layout, and new elevations have been provided with several side entry garages now incorporated into the plans. Staff feels the duplex proposal will transition nicely to the single –family homes across Timber Ridge Drive.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends final approval of the revised plans for the Villas with all comments from the Engineering Dept., Fire Dept. and Water Utility to be addressed.

