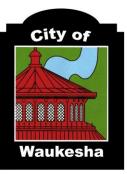
CITY OF WAUKESHA



Committee :	Date :
Plan Commission	11/14/2018
Common Council Item Number:	Date:
PC18-0149	11/14/2018
Submitted By:	City Administrator Approval:
Maria Pandazi, City Planner	Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review:	City Attorney's Office Review:
Rich Abbott, Finance Director RA	Brian Running, City Attorney Click here to enter text.

Subject:

Consultation – Condo Development, Hwy. 18 & Koenig Street

Details:

A developer would like to consult the Plan Commission regarding a proposal for a 42-unit condo development on 4.03 acres along the south side of Summit Avenue (HWY 18) at Koenig Street. They are looking specifically at the two parcels west of Koenig Street. This land is zoned Rm-2 PUD, which is a carryover from the undeveloped Capernwray project. The applicant is proposing to construct two 3-story buildings with direct access from Koenig Street. Before the developer gets too far along in the design and engineering process, he 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.

Koenig Street, along with needed utility connections, was originally planned to be extended south down to Prairie Song Drive, but timing and issues with the property owners to the south have prevented the street and utility connections from happening. This proposed condo project will be able to connect with utilizes already in the Summit Avenue ROW and can develop independently of the future connections to the south.

Options & Alternatives:

Click here to enter text.

Financial Remarks:

Click here to enter text.

Staff Recommendation:

Staff feels this project has merit, and recommends a conceptual approval for the condo 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.

