

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

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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/22/2019
<b>Common Council Item Number:</b> ID#19-0589	<b>Date:</b> 5/22/2019
<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> <b>Prairie Song Villas, Summit and Prairie Song Drive – Consultation</b>	

**Details:**

A developer would like another consult with the Plan Commission regarding a proposal for a 20-unit duplex condo development on 8.62 acres on the Koenig Land south of Summit Avenue (HWY 18). The previous consult proposed 22-units. 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 10 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 10 buildings. Staff would like to see side entry garages used with shared driveways between the buildings to limit the amount and length of driveway openings, especially around the cul-de-sac. This would also help with the architecture instead having double front facing garages on all of the buildings. The prefers Elevation B over Elevation A for the buildings, as the roof does not seem as with the siding carried up farther into the dormers. This plan preserves the woodland area previously identified, resulting in a density of 2.3 units per acre. Staff has noted that the amount of driveway openings appears quite dense, especially around the cul de sac, as previously mentioned, using side entry garages with shared driveways would help with this. Prairie Song Dr., 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, making development of the parcels that would like to develop a challenge. 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:**

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