

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

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Committee: Plan Commission	Date: 9/11/2019
Common Council Item Number: PC19-0083	Date: 9/11/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Prairie Song Villas, Summit and Prairie Song Drive - Preliminary Site Plan & Architectural Review	

Details:

The applicant is proposing 10 duplex condos for a total of 20 units on a private drive west of Prairie Song Dr. The units will be ranch style with no step entries for all units. Unit size will be 1,600 sq. ft. with 2 bedrooms, 2 baths, a 2-car garage, and an option for an additional 638 sq. ft. lower level build out with a bathroom bedroom and rec area. The architecture will include hardi plank siding with styled entrance doors as well as garage doors with panels and windows. There is an isolated natural area north of the buildings which is being preserved with the site layout. The estimated value of each unit will be \$350,000 to \$400,000. The Landscape plan should take into account the stormwater facility and provide a buffer along Prairie Song Dr. Prairie Song Drive and the associated public utilities will need to be extended to the entrance of this project and will need to be constructed to City standards with sidewalks and curb and gutter. The private drive is proposed curbed and include sidewalk along the west side. There are four visitor spaces provide off of the private drive. Staff feels there is an opportunity to adjust the location of the buildings around the cul de sac to provide for shared driveways to adjacent units resulting in reduced driveway opening around the cul de sac.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends preliminary approval of the Prairie Song Villas project with the above comments and all Engineering Dept., Fire Dept. and Water Utility Comments to be addressed.

