

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

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Committee: Plan Commission	Date: 9/11/2019
Common Council Item Number: PC19-0084	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 Courtyards, Summit and Prairie Song Drive - Preliminary Site Plan & Architectural Review	

Details:

The applicant is proposing a 24-unit development of townhome style condominiums on 4.5 acres of land south of Summit Avenue with access from Koenig Drive. The development will be a mix of 4-unit and 6-unit buildings using hardi plank siding with stone accents, architecturally styled garage and entrance doors, as well as windows with divided lights. The units will be 1,500 sq. ft in area, and include 2 or 3 bedrooms, 2-1/2 baths, and an attached 2 car garage. Koenig Street will need to be constructed to City standards for this project, consult with the Public Works Department as to the extent to which Koenig will need to be constructed as it is envisioned to go to the east in the future. The isolated natural resource area is identified on the site and all buildings are kept out, but a stormwater facility is proposed within the area. Staff feels a small pond is permissible within the isolated natural resource area but would like to keep its impact on the surrounding trees to a minimum. The current grading plan calls for extensive grading, which staff feels can be minimized. The grading for this area should be revised to minimize the impact on the native vegetation in this area. A tree inventory of this area should be included with key native species which must be removed do to grading to be replanted with a like species.

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

Staff recommends approval of the preliminary plans for the Prairie Song Courtyards with the above comments and all Engineering Dept., Fire Dept. and Water Utility comments to be addressed.

