



City of Waukesha
 201 Delafield Street
 Waukesha, WI 53188
 Tel: 262.542.3700
 waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 4/22/2026
ID Number: PC26-0037	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Final Site Plan and Architectural Review –2401 Springdale Rd., Springdale Apartments – A request to approve plans for 3 new patio and grill stations in the Springdale Condominiums common space around the pool area in the Rm-2 PUD Multi-family Residential District.	

Issue Before the Council: Proposal to add several picnic areas, with charcoal grill stations.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
Additional Details: 2401 Springdale Rd. is a large, existing apartment complex with eight buildings on roughly 14 acres of land. In the center of the complex there is a large lawn area with a pool for residents. The applicants would like to add several small grill/picnic patios to the lawn. The patios will be concrete, 16 feet wide by 20 feet long, with space for a picnic table. Along one side of the patios, the applicants plan to construct three foot brick structures with stone counter tops and charcoal grills. The counter structures will have masonry foundations extending underground below them.

What is the Strategic Plan Priority this item relates to: People-Centered Development



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What impact will this item have on the Strategic Plan Priority?

This proposal will allow an existing apartment complex to add amenity space for their residents.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the Minor Site Plan and Architectural Review for the proposed grill patio installations at 2401 Springdale Road with the following conditions:

- Engineering Department comments will be addressed – the applicants will obtain an Erosion Control permit prior to installation of the patios.

Recommended Motion: “I move to approve Minor Site Plan and Architectural Review for 2401 Springdale Road with staff comments to be addressed.”

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature