



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: 1/28/2026
ID Number: PC25-0199	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Final Site Plan and Architectural Review – Prairie Song Courtyards, Prairie Song Drive – Request from Bielinski Homes to approve plans for a multifamily residential development consisting of three 4-unit buildings and two 6-unit buildings on 4.03 acres vacant land under the Rm-2 PUD Multi-Family Residential District along the south side of Summit Avenue.	

Issue Before the Council: Proposed new residential development consisting of 24 condominium units in five buildings.
Options & Alternatives: The Plan Commission could approve the plans with or without conditions or deny it. If the application is not approved, the project will not be able to go forward.
Additional Details: The applicant is seeking approval of a 24 unit condominium development on a currently undeveloped four acre property on the south side of Summit Ave. on the west side of the City. The Plan Commission and Council approved the development in 2019, but it was never built. The applicants have now re-submitted the plans with some minor modifications. The development will consist of three four-unit buildings and two six unit buildings, oriented around a central courtyard-style driveway. The rear of the buildings will face out toward Summit Ave. and toward adjacent properties, but will be screened by existing stands of mature trees, which will remain mostly intact. Access to the street will be via a private drive, but it will widen to a city street at the intersection with Summit Ave. If the adjacent property to the east is ever developed, the intersection will become the north end of Prairie Song Drive, which will extend from the south.



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The intersection will be directly across from Woodland Hills Dr. Sidewalk will extend along Summit Ave. from its current ending point east of Century Oak Dr. to the new intersection, and will extend to the entrance of the condominium development. The applicants also plan to replace an existing barrier along the highway edge.

The condominiums will be 3 bedroom, 2.5 bath homes with an area of approximately 1,500 square feet. All will have front facing two car garages. All will have vinyl lap siding, in several colors. Masonry accents will extend in a foundation layer around the exteriors of the garages, and also to the peaks of garage roofs. The rears of the buildings will also include masonry accents.

The applicants intend to keep as many of the existing mature trees as possible in place, including in an isolated natural resource area to the south. Small boulder retaining walls will be added to the slope along Summit Ave. to protect the existing tree line. They will also add a variety of shade and ornamental trees in the yard area, along with smaller foundation plantings around the buildings themselves. A small retaining wall adjacent to one of the buildings, near the driveway entrance, will match the masonry accents on the buildings themselves.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

This proposal will allow construction of twenty-four new condominium units

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for Prairie Song Courtyards, with the following conditions:

- A Certified Survey Map combining the property into one lot will be approved and recorded prior to issuance of Building Permits.
- The PUD Agreement for the property must be finalized and recorded before Building Permits can be issued.
- If any native trees are removed in the Isolated Natural Resource Area, or the tree lines on the west and north lot lines, they will need to be replaced with appropriate native species. Provide a tree survey or similar detail on the trees identified for removal along Summit Ave.
- Engineering Department, Fire Department, and Water Utility comments will be addressed.



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Recommended Motion: "I move to approve the PUD Site Plan and Architectural Review for Prairie Song Courtyards with all staff comments to be addressed."

Reviewed By:

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