



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

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 4/22/2026
<b>ID Number:</b> PC26-0037	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Final Site Plan and Architectural Review –1500 Tenny Avenue, Aspen Overlook. – a request to approve plans to modify the second level floor plans to move the outdoor deck space to the rear of the buildings for the remaining buildings to be constructed in this condo development located in the Rm-3 Multi Family Residential District</b>	

<b>Issue Before the Council:</b> Proposal to re-orient the patios on several residential buildings.
<b>Options &amp; Alternatives:</b> The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied, the buildings will be required to go forward as previously approved.
<b>Additional Details:</b> Aspen Overlook is a residential Planned Unit Development which was originally approved by the Plan Commission and Council in 2021. It will eventually encompass nine four-unit buildings, for a total of 36 condominiums. Two of the buildings have been completed so far, with a third currently under construction. The applicants hope to complete the six remaining buildings at a somewhat faster pace.  Construction of the third building has revealed a design flaw, which the applicants would like to fix. Each unit has either a ground level patio or a deck. In the currently approved design, the decks are on the sides of the building, so they face each other. The first and second buildings faced each other across a driveway, but most of the buildings are relatively close to each other, spaced about twenty feet apart. This leaves the decks with very little privacy if they are used at the same time.  For future buildings in the development, the applicants would like to shift the decks so they are on the rear of the buildings instead. They will extend out from the rear of the second story, between



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sections of sloped roof. The decks in this configuration will be larger than the existing decks, and the applicants believe they will have more privacy. Railings and other materials will be unchanged.

In order to accommodate the new deck layout, the applicants also plan to make some changes to the interior floor plans for the buildings.

**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 an existing condominium development to be redesigned to better meet the needs of its future 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 new deck configuration for future Aspen Overlook buildings at 1500 Tenny Ave.

**Recommended Motion:** "I move to approve Minor Site Plan and Architectural Review for Aspen Overlook at 1500 Tenny Ave."

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>