

February 14, 2023

RE: Royal Estates Condominium
Planned Unit Development Narrative
1902, 1920 & 1940 S 27th Street
Tax Key Numbers: 8789997000, 8789998000 & 8789999000

On September 6, 2022 the Common Council approved a rezoning petition and Certified Survey Map (CSM) for the properties located at 9102, 9120 & 9140 S 27th Street to allow for a proposed condominium development. Chandra Sekhar Vasireddy on behalf of Oak Creek Residences, LLC is proposing a Planned Unit Development (PUD) for the proposed Royal Estates Condominium development located at this site. Royal Estates will be a 36-unit condominium located on 14.3 acres comprised of two 2-unit and eight 4-unit buildings. Each unit will be 1,642 SF with four bedrooms and a two-car garage. All buildings will be equipped with a fire protection system.

A 20'-wide tree preservation area is proposed along the North property line providing a buffer to the existing single-family homes. All trees in good condition within this area will be preserved. A tree survey was completed for the entire area of disturbance which identified the tree species, size and condition. Each tree with a base diameter of 12"-30" that requires removal will be replaced with three new trees and all trees with a base diameter larger than 30" will be replaced with four new trees. Trees that were dead or are invasive were not counted. Tree removals to accommodate this project will require 73 replacement trees to be planted on the site. The proposed landscaping plan includes 88 new trees, some of which will be planted along the North property line to supplement the proposed tree preservation area.

The current zoning requirements in Oak Creek identify the following residential standards for attached garages on units similar to those being proposed for the Royal Estates project:

Zoning Code Section 17-0403 (d) (4) g-1: Garage in front of unit should be under 45% of the dimensional width of the entire unit front facade.

Zoning Code Section 17-0403 (d) (4) g-3: Garage behind unit should be under 55% of the dimensional width of the entire unit front facade.

Due to site restrictions, the overall width of the buildings is limited, therefore, in order to meet the zoning code, the garages would have to be designed behind the main body of the structure and limited to 55% of the total width of the unit. To meet the requirements of the code, the garage would have to be reduced to a single car garage with a door width of 12'-0". This is identified in PR-7 Option #3.

We are proposing to use the units shown on sheet PR-1 Option #1 (Garage in front) and PR-4 Option #2 (Garage behind) as examples of the style of unit to be constructed. The garage configurations are at 65% of the total width of the unit which do not meet the Zoning Code requirements.

Our intention is to utilize multiple design styles as is evident in all three rendering samples submitted, but to make the necessary alterations to achieve the two-car garage configuration.

Royal Estates is being designed as luxury four-bedroom condominium units. Configuring the units with a single car garage would deter potential buyers in need of two-car garages. Selling the units with a single car garage would be detrimental to the economic feasibility of this project and would limit the number of potential buyers.

Thus, in lieu of meeting the Zoning Code standards for the attached garages the following site amenities are being proposed as equal value to meeting the intent of the Zoning Code. The private roadway will be illuminated with decorative light poles and fixtures. A walkway through the center of the development will lead to a large gazebo for the residents to gather outside. A woodchip walking path will start from the private roadway and wind its way through the remainder of the site and circle the proposed retention basin. Several benches and a pet waste collection station will be provided along the path. A viewing platform will be installed on the North side of the proposed retention basin overlooking the basin and adjacent wetland areas.

The development will cause a minimal increase in demand on the City's sewer and water infrastructure. The proposed water main will be public and owned by the City while the sanitary will be private and owned by the Condominium. The increased demand for firefighting services will be minimized with all buildings be equipped with a fire protection system and the installation of four fire hydrants throughout the development. Snow plowing of the private roadway will be the responsibility of the Condominium and not the City's Department of Public Works.

The project is scheduled to start construction in the Summer of 2023 with the site work and utilities being substantially completed by the end of the year. Building foundations are anticipated to start towards the end of 2023. All buildings are planned to be complete by the end of 2025.

Oak Creek Residences, LLC is requesting approval of the PUD and relief from Zoning Code Section 17-0403(d)(4) to allow for the garages to take up more area of the façade than the Zoning Code allows.

A public informational meeting for residents within 300 feet of the property was held at Oak Creek City Hall on February 8, 2023. The comments received from residents at that meeting are included with this submittal.

Upon approval of the PUD, the proposed condominium plat and final engineering will be submitted to the City for review and approval.

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Members
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