



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

<b>Committee:</b> Plan Commission	<b>Date:</b> 2/26/2025
<b>Common Council Item Number:</b> PC25-0012	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Doug Koehler	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>

**Subject:**  
**Rezoning Rs-3 PUD Single Family Residential with a Planned Unit Development Overlay District, Winterberry Reserve Subdivision, WAKC0991003, north of Summit Avenue – A request from Veridian Homes to rezone approximately 22.2 acres of land along the north side of Summit Avenue from Rs-3 Single Family Residential District to Rs-3 PUD Single Family Residential with a Planned Unit Development Overlay District to incorporate a mixed lot size single family subdivision.**

**Details:**  
 As part of the new Winterberry Reserve Subdivision, Veridian Homes is requesting to rezone approximately 22.2 acres of land from Rs-3 Single Family District to Rs-3 PUD Single Family with a Planned Unit Development Overlay District. In 2022, Continental Properties filed a 54-lot single family preliminary plat on this land. Veridian Homes will be developing the subdivision and would like to offer a larger variety of single-family home products than was originally proposed. The new preliminary plat is proposing 79 single family lots, with the biggest difference being the use of smaller than typical lots across the interior block of the subdivision. The proposed 34 smaller size lots, Lots 46 – 79, will average 4,520 sq.ft. in size, being 40 feet wide by 113 feet deep. These smaller than typical lots require the PUD overlay to offer relief from the typical minimum lot size of 8,000 sq. ft. This proposed lot size is similar to the traditional lot sizes found in our older neighborhoods. The PUD will also provide setback relief on the smaller lots, with 15' minimum street yard setback, 5 feet side yard setback, minimum building separation of 10 feet, minimum rear yard setback of 18 feet and a driveway setback of 2 feet. The PUD will include architectural standards for architectural diversity requiring a unique floorplan/elevation combination used once per each 7 adjacent homes. Porches will be required, and unenclosed porches may encroach up to 3 feet into the street yard. Carriage lane alley accessed garages will be at the rear of the lots from a private alley with no driveway permitted from these lots directly onto the public street.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends approval for the rezoning of the approximately 22.2 acres of vacant land along the north side of Summit Avenue between the Springs at Meadowbrook Apartments and Maple Way North from Rs-3 Single Family District to the Rs-3 PUD Single Family Residential with Planned Unit Development Overlay District.