



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

Committee: Plan Commission	Date: 1/24/2023
Common Council Item Number: PC24-0494	Date: 1/24/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Rezoning – 3424 Madison Street, Olde Farm Subdivision – A request from Bielinski Homes to rezone approximately 12.3132 acres of land along the north side of Madison Street west of the Heritage Hills Subdivision from Rs-2 Single Family Residential District to Rs-3 Single Family Residential District.	

Details: The applicants would like to develop a 17 lot single family subdivision on 12.31 acres at 3424 Madison Street. 3424 Madison Street was the site of the Howell family farm, portions of which have previously been developed into the Howell Oaks and Heritage Hills subdivisions.

The proposed subdivision will consist of seventeen lots for single family homes, and two outlots. To provide street access, Overton Ave. will extend west from its current dead end in the Heritage Hills subdivision. It will curve south to intersect with Madison Street.

The single family lots will range in size from 12,010 square feet to 22,367 square feet. Most properties will be between 12,000 and 13,000 square feet in area, with a few larger lots around the street curve. The two outlots will be located on either side of Overton Ave's intersection with Madison Street and will contain the stormwater ponds for the development.

Outlot #1, located on the east side of Overton, will have an area of 12,080 square feet, comparable in size to the single family lots. Outlot # 2 will have an area of approximately 5.3 acres and will extend along the west and north sides of the development. It will include several stormwater ponds as well as a natural resource area and wetland adjacent to the city owned land along Pebble Creek.

The applicants plan to add a grass walking trail across Outlot 2 from Pebble Creek to Heritage Hills Park to the east. Staff has asked the applicant to consider dedicating this portion of the property to the City to be maintained by the Parks Department for public use. The applicant has stated that they would prefer to keep it as a private amenity for use by the residents of the new subdivision only.

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

Financial Remarks:
 No financial impact to the City.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat for the Olde Farm Subdivision at 3424 Madison Street, with the following condition:

- All Engineering Department and Water Utility Comments will be addressed.