



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 4/27/2016
<b>Common Council Item Number:</b> PC16-0027	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Big Bend Road – Rezoning	

**Details:** The applicant is requesting to rezone the property on the east side of Big Bend Road, north of Rivera Drive. The applicant was before the Commission in July of 2015 where the Plan Commission recommended in favor of rezoning of the property from T-1, Temporary Zoning to Rd-2 (PUD) to allow for the development of four (4) side-by-side duplexes. Following the meeting the applicant asked staff to hold off sending it to the Common Council for a public hearing and action because they were rethinking their development plans.

The applicant has decided they would like to develop this parcel into five (5) single-family lots and has submitted a new rezoning application requesting a rezone from T-1, Temporary Zoning to Rs-3, Single-Family Residential. Staff has had discussions with the applicants and even though the proposal is for single family homes, we would prefer to see the zoning match the west side of Big Bend Road, which is Rd-2, Two-Family Residential.

The undeveloped property to the east is slated to be Rs-2, Single Family Residential but the lots along Big Bend would be too narrow to meet the 90' minimum width requirement. Staff would prefer to not have a small pocket of Rs-3, Single Family zoning district here when the Rd-2 zoning would allow them to build single family homes with the same setback requirements. The applicant has agreed with staff's recommendation.

There are some Water Utility and Engineering Comments regarding the relocation of the water laterals and sewer laterals and how they line up with the new lot configuration. These issues will need to be addressed when the applicant submits the subdivision plat for approval.

**Options & Alternatives:**  
 The Plan Commission could rezone this to Rs-3, as proposed by the applicant.

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



**Staff Recommendation:**

Staff recommends that the Plan Commission rezone the property from T-1, Temporary Zoning to Rd-2, Two-Family Residential.