



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/22/2015
Common Council Item Number: PC15-0208	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Turtle Trail Condominiums, Big Bend Road - Rezoning	

Details:
 The applicant is requesting rezoning a 1.46 acre area on Big Bend Road from T-1, Temporary Zoning to Rd-2 (PUD), Two-Family Residential Planned Unit Development. The rezoning is being done to accommodate an 8-unit (4 building) duplex condominium development.

Options & Alternatives:
 The City's adopted Land Use Plan calls for medium density residential in this area. That can include a variety of development types and zoning classifications from multi-family to single family. Staff feels that 2-family residential is an appropriate zoning for this property as it matches the zoning for the lands across the street and will provide a nice transition from the multi-family zoned lands to the west and the planned single-family development to the east.

The City could also approve a straight Rd-2, Two Family Residential zoning classification without a PUD overlay but that would remove the architectural control we have under a PUD scenario.

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

Staff Recommendation:
 Staff recommends in favor of the rezoning from T-1, Temporary Zoning to Rd-2 (PUD), Two Family Residential Planned Unit Development.

Committee Recommendation:
[Click here to enter text.](#)

