



City of Waukesha
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Committee: Plan Commission	Date: 7/27/2022
Common Council Item Number: PC22-0273	Date: Click here to enter a date.
Submitted By: Doug Koehler	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.
Subject: Rezoning Petition – Willow Drive, Klotz Property - Request to amend the zoning district for 12.88 acres of land south of Willow Drive from T-1 Temporary Zoning District to the Rd-2 Two-Family Residential District.	

Details:
A developer has requested to rezone 12.89 acres south of Willow Drive to the Rd-2 Two-family Residential District, in anticipation of a duplex development to be called Rolling Meadows town homes. The conceptual plans call for 16 duplexes, being a mix of townhome style and ranch style across the site. There are wetlands on the western portion of the property which would not be developed. The project would extend Willow Drive as a private drive to the south property line, where it would provide a connection for future development on land to the south. If the zoning is approved, full development plans for the project will be submitted for formal review. When plans do proceed for the duplex project, staff suggests that building 10 be removed or the site be reconfigured so that it is not on an island surrounded by the private drive. If not reconfigured, staff feels a recreational amenity at that location would better serve the development.

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

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

Staff Recommendation:
Staff recommends approval of the rezoning the approximately 12.89 acres of land at the south end of Willow Drive from T-1 Temporary District to the Rd-2 Two-Family Residential District.