

**CITY OF WAUKESHA****Administration**

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 8/12/2015
<b>Common Council Item Number:</b> PC15-0210	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Jennifer Andrews, DCD	<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	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Turtle Trail Condominiums, Big Bend Road – PUD Review	

**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. The use of a Planned Unit Development will allow the City to require a certain level of architectural quality, attractive landscaping, and an appropriate site plan and helps create a unified, cohesive development.

**Options & Alternatives:**

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. Two-family residential on a straight Rd-2 zoned property do not need Plan Commission site and architecture approval, just building permits.

**Financial Remarks:**

[Click here to enter text.](#)

**Executive Recommendation:**

Staff recommends in favor of the proposed rezoning and the Planned Unit Development.



**Committee Recommendation:**

Click here to enter text.