



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/28/2022
<b>Common Council Item Number:</b> PC22-0306	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Doug Koehler	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Rezoning Petition - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to rezone approximately 63 acres of land from T-1 Temporary District to 22.37 acres of Rs-3 Single Family District, 28.48 acres of Rm-3 PUD Multi-Family Residential with a Planned Unit Development Overlay District, and 13.21 acres of Rm-3(UCO) Multi-family District with and Upland Conservancy overlay district.</b>	

**Details:**  
As part of the new Spring at Meadowbrook/Summit Fields Project, a proposed 320-unit multifamily community and a 54-lot single family subdivision, Continental Properties is requesting a zoning change to the proposed for this residential project. Currently the entire 63-acre property is zoned T-1 Temporary District. The proposed zoning includes approximately 22.37 acres to Rs-3 Single Family District over the northeast portion of the property, approximately 28.48 acres to Rm-3 PUD Multi Family Residential with a planned Unit Development Overlay District over the central portion of the property, and approximately 13.21 acres to Rm-3 UCO Multi-Family Residential with an Upland Conservancy Overlay District. The PUD will allow for a 45 foot rear yard setback for the apartment buildings along their north property line in exchange providing an extra level of landscaping to provide visual screening.

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

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

**Staff Recommendation:**  
Staff recommends approval for the rezoning of the approximately 63 acres of vacant land along the north side of Summit Avenue between Meadowbrook Road and Maple Way North from T-1 Temporary District to 22.37 acres of Rs-3 Single Family District, 28.48 acres of Rm-3 Multi-Family District, and 13.21 acres of Rm-3(UCO) Multi-family District with and Upland Conservancy overlay district.