



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 10/22/25
ID Number: PC25-0160	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date: PC: 10/22/2025 CC: 11/18/2025
Agenda Item Title: Certified Survey Map - West of Meadowbrook Road and north of Coldwater Creek Dr. - A request to approve a 3-Lot CSM and Public Street ROW dedication for Coren Hills Drive on approximately 27.7696 acres of land in anticipation of a proposed senior housing project and future commercial development.	

Issue Before the Council: Review and act on a proposed 3 Lot CSM for approximately 27.7696 acres of land located along the west side of Meadowbrook Road north of Coldwater Creek Drive in anticipation of future senior housing and commercial development.
Options & Alternatives: • Approve the proposed 3-Lot CSM • Deny the request and the vacant property will remain undivided, making future development difficult.
Additional Details: Tukka properties is proposing a 119 unit senior housing project along the west side of Meadowbrook Road north of Colddwater Creek Drive. As part of the land division, the owner is requesting a 3 Lot CSM to accommodate the proposed 119 unit senior housing project, along with a lot for a future duplex senior housing development and a lot for a future commercial development.

What is the Strategic Plan Priority this item relates to: People-Centered Development



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What impact will this item have on the Strategic Plan Priority?

Create 3 lots for future development.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the 3-Lot Certified Survey Map with the following conditions:

- All City Department Department comments will be addressed.

Recommended Motion: "Move to recommend that the Common Council approve the 3-Lot Certified Survey Map on approximately 27.7696 acres of land located west of Meadowbrook Road and north of Coldwater Creek Dr.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature