



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 8/12/2015
Common Council Item Number: PC15-0210	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 – 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 does not need Plan Commission site and architecture approval, just building permits.

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

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

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

