



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/25/2022
<b>Common Council Item Number:</b> PC22-0222	<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>Consultation – Summit Field and Springs at Meadowbrook – Conceptual plan review of a proposed 16 building, 320 Unit apartment project the Springs at Meadowbrook, as part of the Summit Field development to also include 56 single-family lots, and a conservancy area on approximately 63 acres of land located along the north side of Summit Avenue between Meadowbrook Road and Maple Way.</b>	

**Details:**  
This is a proposed mixed use residential project to combine both single family and multifamily development on this 63-acre site along with a small proposed commercial lot at the southwest corner, while trying to preserve a portion of the woodlands along the west side of the property which are part of the secondary environmental corridor. While staff is excited with the possibility of a mixed-use residential project at this location, staff also has reservations over the proposed timing of the different aspects of the development. Staff suggests the rezoning and plat for the single-family subdivision aspect of the site, be submitted along with the rezoning and development plans for the apartment project. The 56-lot single family subdivision will be located along the north and east ends of the development adjacent to the existing single homes found in the Maple Way and Tallgrass subdivisions. The proposed 320-unit apartment project is planned to be a gated community, with its own clubhouse and pool facility, along with a pet playground, and options for attached or detached garages as well as surface parking. All of the units have independent entrances around the exterior of the two-story buildings. A sidewalk will be required along the length of Summit Avenue across the entire 63-acre project site. A sidewalk connection from the apartments will be needed to Summit Avenue as well as to the new street proposed to the east.

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

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

**Staff Recommendation:**  
This is an opportunity for the Plan Commission to provide feedback on the proposed development, including raising any comments or concerns towards aspects of the plan you feel should be addressed before formal submittals of the plans are made.