



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/24/2023
<b>Common Council Item Number:</b> PC24-0494	<b>Date:</b> 1/24/2023
<b>Submitted By:</b> Doug Koehler, Principal Planner	<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>Rezoning – 3424 Madison Street, Olde Farm Subdivision – A request from Bielinski Homes to rezone approximately 12.3132 acres of land along the north side of Madison Street west of the Heritage Hills Subdivision from Rs-2 Single Family Residential District to Rs-3 Single Family Residential District.</b>	

**Details:** The applicants would like to develop a 17 lot single family subdivision on 12.31 acres at 3424 Madison Street. 3424 Madison Street was the site of the Howell family farm, portions of which have previously been developed into the Howell Oaks and Heritage Hills subdivisions.

The Rs-3 district is the most prevalent zoning designation for single-family neighborhoods throughout the City. It has the smallest lot size minimums and setback requirements. Heritage Hills, immediately to the east, is zoned Rs-3. The Rs-2 district has larger minimum lot sizes and setbacks. The area to the west of the proposed subdivision is zoned Rs-2, along with a few other subdivisions in the western part of the City.

The proposed lots for the new subdivision will all have areas of over 12,000 square feet, which exceeds the minimum for both the Rs-3 district and the Rs-2 district. However, some of the proposed building footprints will not meet the setback requirements for the Rs-2 district, and the applicants are requesting the rezoning so they can make them fit. The reduced setbacks in the Rs-3 district will allow the applicant to build larger houses than they otherwise could, comparable in size to the ones in the Heritage Hills subdivision.

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

**Financial Remarks:**  
No financial impact to the City.

**Staff Recommendation:**  
Staff recommends approval of the proposed rezoning for 3424 Madison Street, from Rs-2 Single Family Residential to Rs-3 Single Family Residential.