



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

Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: PC22-0308	Date: Click here to enter a date.
Submitted By: Doug Koehler	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Land Use Plan Amendment - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – Request to amend the Land Use Plan on approximately 63 acres of vacant land from High Density Residential, Park Land, and Commercial Use to approximately 50 acres High Density Residential Use and 13 acres of Secondary Environmental Corridor use.	

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 change to the Land Use Plan. Currently the 63-acre property is planned for 20 acres of Parkland, 22 acres of High-Density Residential development, 10 acres of Commercial, and 11.85 acres of secondary environmental corridor. Since Oliver Park has developed across the street, the 20 acres of parkland are no longer needed on this property, and the developer is requesting to remove the Commercial designation as well, the existing Meadowbrook Shopping Center is immediately to the west of this property. To accommodate this proposed residential development the proposed land use plan will change to approximately 50 acres of High-Density Residential Use to accommodate the residential developments and associated storm water facilities. The remaining 13 acres along the west end of the property will then be designated for Secondary Environmental Corridor.

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

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

Staff Recommendation:
Staff recommends approval of the Land Use Plan change on the 63 acres of land along the north side of Summit Avenue to include 50 acres of High-Density Residential Use and 13 acres of Secondary Environmental Corridor.