

**CITY OF WAUKESHA****Administration**

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

<b>Committee:</b> Plan Commission	<b>Date:</b> 12/13/2017
<b>Common Council Item Number:</b> PC17-0113	<b>Date:</b> 12/13/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Ridge at Woodland Creek Rezoning Cover Sheet	

**Details:**  
This parcel was zoned B-4 PUD in 2005 as part of a mixed-use development for the Ridge at Woodland Creek, which included a multi-family development of 32 units in eight four-unit buildings to the north of this parcel. At that time, it was envisioned that this parcel along Main Street would have an office building constructed upon it. Shortly after approval, the project development slowed due to the economy. The Developer has now finished the multi-family portion of the development, and feels the current environment no longer supports an office market at this location. He has had many inquiries for more residential units in this area, and would like to rezone this parcel to Rm-3 PUD, the same as the lands to the north, to provide additional residential units.

**Options & Alternatives:**  
Deny the rezoning request and wait for a demand in the office market to return.

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

**Staff Recommendation:**  
Staff recommends approval of the rezoning from B-4PUD to Rm-3PUD.

