



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/24/2021
Item Number: PC20-0128	Date: 3/24/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Aspen Overlook, Tenny Avenue – Rezoning – Proposal to rezone 10.9 acres of land from T-1 to Rm-1, Multi-family zoning with a PUD overlay.	

Details: The Aspen Overlook condominium development will include 36 units in nine four-unit buildings. It will be located on a property on the west side of Tenny Ave. with an area of roughly 10.9 acres. The parcel is currently zoned T-1, and the applicants are requesting that it be rezoned to RM-1 Multi-family Residential with a Planned Unit Development overlay.

The property is currently vacant and has not had any use since it was annexed into the city, but the Comprehensive Plan calls for medium density residential development in this area. Four-family dwellings are a Permitted Use in the RM-1 zoning district. The PUD overlay will allow relief from the RM-1 district's 45-foot minimum rear yard setback requirement for several of the condo buildings, but otherwise the development will meet or exceed all of the district's requirements.

The Plan Commission recommended in December that the forty-acre parcel immediately to the south of Aspen Overlook be rezoned to RM-1 in December as part of the Glen at Standing Stone development, and the Council approved the rezoning on March 16, 2021. Several high-density multi-family residential properties are located nearby to the west.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of rezoning the proposed Aspen Overlook condominium development from T-1 Temporary Use to RM-1 (PUD) Multi-family Residential.



