



CITY OF WAUKESHA

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3700 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 1/26/2022
Item Number: ID#22-3397	Date: 1/26/2022
Submitted By: Doug Koehler, Principal 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: Land Use Plan Amendment - Vacant land south of the intersection of Saylesville Road and River Road - Propose to amend the Land Use Plan designation on approximately 4.8 acres of vacant land from Commercial Use to High Density Residential Use.	

Details:
 In the summer of 2021, Cardinal Capital was on the July 28th Plan Commission Agenda and then the September 7 Common Council Agenda for a consultation on a potential 72-unit multi-family project on 4.8 acres of vacant land south of the Saylesville Road/River Road intersection, which would require a Land Use Plan Amendment from Commercial Use to High Density Residential Use and Rezoning to Multi-Family Residential. At those meetings conceptual plans were presented for a 72-unit multi-family development. Staff gave a brief history of the land, noting that it has been under B-5 Community Business District zoning for over 20 years and no commercial ventures have been proposed for the site during that duration. Staff suggested the City may want to consider amending the Land Use Plan to a Residential Use, as that has been the only interest shown in the property over the last several years. Both the Commission and the Council expressed interest in the project and an openness to explore the Land Use Plan Amendment and the Rezoning to accommodate a residential project.

Cardinal Capital has decided to pursue a residential development at this site, the first steps in this process involve a change in the Land Use Plan from Commercial Use to Residential Use, and then rezoning the property from B-5 to Rm-3 Multi-Family zoning which matches the underlying zoning found on the adjacent properties. Sound planning practices suggest placing higher density uses along arterial street intersections, in this case, both Saylesville Road and River Road are each County Trunk Highways. Since time has shown that commercial use is not viable at this location, multi-family residential would be a logical use. Having a multi-family development will produce less traffic than a commercial use and provide a transition from the intersection south into the Rivers Crossing subdivision. Common planning theories suggest having high density development at the high traffic areas, stepping down to less dense residential use further into the subdivision.

The Rivers Crossing subdivision is a fine example of this concept, with multi-family uses in the north and east portions of the subdivision, where the apartments and condominiums are found, then transitioning to single-family homes as you move southerly and westerly into the subdivision.

The developer has included several conceptual drawings of the development to accompany the Land Use Plan Amendment and Rezoning request. The plans show a 3-story building utilizing a flat roof to not be as prominent of



a feature on the landscape. By using a 3- story building the developer is able to preserve an abundance of green space around the site, the proposed building will be over 300 feet from the next nearest residential building.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of the amending the Land Use Plan for the vacant 4.8-acre parcel from a Commercial Land Use to a High Density Residential Use.