



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/12/2018
Common Council Item Number: ID#18-1794	Date: 12/12/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: White Rock & Moreland Redevelopment – Rezoning	

Details:
 The proposal is rezone approx.. 2.5 acres of land located south of the intersection of White Rock and Moreland on both the east and west sides of White Rock Ave. from a B-1 Neighborhood Business district to Rm-3 PUD Multi-Family Residential district with a Planned Unit Development overlay. The developer has submitted conceptual plans showing a total of 72 new residential units for the project with two buildings on the west site with two buildings for a combined 39 units and on the east side, 2 buildings for a combined 33 units. This project will be adjacent to residential zoning to the east, while B-1 zoning will remain on the north side of Moreland Blvd. Staff recognizes that more detailed site and architectural plans are needed for this project, but conceptually this seems like a good fit for this site. The Developer is looking to apply for Wisconsin State low-income housing tax credits for this project, and would like the zoning in place before making that application.

Options & Alternatives:
 Click here to enter text.

Financial Remarks:
 Click here to enter text.

Staff Recommendation:
 Staff recommends approval of the rezoning with the condition that detailed plans will need to be reviewed by the Plan Commission and Common Council before the project will be approved.

