



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2025
<b>Common Council Item Number:</b> PC24-0645	<b>Date:</b> 1/22/2025
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Consultation – River Road and Rapids Trail – Residential Duplex Development – A request from Bielinski Homes to discuss a conceptual plan for a 12-duplex development on 4.87 acres of land south of the intersection of River Road and Saylesville Road. This property is currently zoned B-5 Community Business District.</b>	

**Details:** Bielinski Homes is proposing a residential development on the currently vacant land at the intersection of River Road, Saylesville Road, and Rapids Trail. They would like to build twelve duplex homes on the property, for twenty-four units total.

Ten of the twelve buildings will be accessed via a private drive, which connects to Rapids Trail south of its intersection with River Road. One of the other two buildings will have driveway access directly to Rapids Trail for both units. The other will have one driveway directly onto Rapids Trail and the other onto the private road. River Road and Saylesville Road are both County Highways, and this site is not allowed additional access to them.

The private road will end in a cul de sac. The initially submitted site plan shows a cul de sac length of 590 feet, measured to the back end of the circle. The fire code allows dead end streets with a maximum length of 500 feet, for safety purposes. The Waukesha Fire Department takes that measurement from the center point of the cul de sac. A second site plan shows the outline of a shortened cul de sac. The applicant believes they can make this change without losing any of the duplex units.

Staff has also noted that sidewalk should extend the whole length of the cul de sac. Sidewalk extending along both sides would be preferred, but has not been required in similar previous developments. Sidewalk will also be required along River Road to the intersection of Saylesville Road, in addition to the sidewalk along Rapids Trail, since those sections are listed as high priority in the Sidewalk Plan.

The proposed buildings have a similar design to duplex projects Bielinski has built for several developments throughout the City, including the recent Prairie Song Villas off of Prairie Song Road on the City's west side, the Stillwater Villas near River's Crossing Park, and also the existing duplexes at the north end of the River's Crossing neighborhood, immediately adjacent to this property. In the past, the City has typically requested more masonry be added to the buildings than is shown in the conceptual plans that have been submitted for this project.

An AT&T Utility building is located at the south end of the property, with an access easement extending from Rapids Trail and an actual gravel access road extending from the intersection of River Road and Saylesville Road. Both the easement and the access drive will need to be reconfigured prior to final approval, and any portion of the access drive that extends beyond the cul de sac will need to be paved. Staff would also like to ensure that the existing robust screening for the building is maintained or fully replaced.

The property is currently zoned B-5 Community Business District. A residential development will require rezoning, and this proposal would also require Planned Unit Development zoning. The property has a Mixed Residential-Commercial designation in the Comprehensive Plan. This proposal would be consistent with that designation. At this time the applicant is looking for feedback from the Plan Commission on the proposal, and the Plan Commission should not take any action.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:** The Plan Commission should take no action at this time, but should provide feedback on the suitability of the proposal in this location, and on the design of the buildings and site.