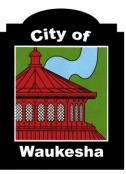
CITY OF WAUKESHA



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

| Committee : | Date: |
|----------------------------------|---------------------------------------|
| Plan Commission | 12/12/2018 |
| Common Council Item Number: | Date: |
| ID#18-1794 | 12/12/2018 |
| Submitted By: | City Administrator Approval: |
| Maria Pandazi, City Planner | Kevin Lahner, City Administrator |
| Finance Department Review: | City Attorney's Office Review: |
| Rich Abbott, Finance Director RA | 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.

