



City of Waukesha
 201 Delafield Street
 Waukesha, WI 53188
 Tel: 262.542.3700
 waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 6/24/2026
ID Number: PC26-0067	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Rezoning Petition, Rm-3 to RM-3 (PUD) Multi-Family Residential with a Planned Unit Development Overlay - 600 Maple Avenue, Family Promise - a request to approve rezoning of 0.61 acres of land at 600 Maple Avenue from Rm-3 Multi-family Residential to Rm-3 Multi-family Residential with a PUD to accommodate a proposed 10 unit residential building.	

Issue Before the Council: Proposed new residential building for Family Promise
Options & Alternatives: The Plan Commission could recommend approval of the application with or without conditions, or recommend denial. If the application is denied the project will not be able to go forward. The application will go to the Council for final approval, with the Plan Commission's recommendation.
Additional Details: 600 Maple Avenue is the former location of the First Church of Christ, Scientist. The church closed several years ago and the building has been vacant ever since. The applicants, Family Promise of Waukesha County, would like to build a new residential facility on the property for families experiencing homelessness. The Rm-3 Multi-family Residential zoning district allows multi-unit residential buildings as a Permitted Use with no maximum number of units. However, the ordinance for the district includes a complicated formula for how many units can be allowed on a given property, based on its lot area. A certain lot area is required for each apartment unit, differentiated by number of bedrooms. The applicants would like to build a ten unit apartment building. It will consist of 2 one-bedroom units, 6 two-bedroom units, and 2 three-bedroom units. That unit count would require a lot area of 30,000 square feet, or 0.68 acre. The lot has an area of 26,340 square feet, or 0.60 acre.



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The Plan Commission and Council have the ability to relax those lot area requirements through a Planned Unit Development. The code identifies the minimum area for a residential PUD as one acre. However, the code also gives the Plan Commission the ability to approve a PUD overlay with less than that minimum area, provided the developer agrees to include supplemental design elements or site enhancements to compensate for the reduced area. Those can include public art installations, enhanced landscaping, upgraded architectural features or materials, plazas, fountains, or other similar features at the discretion of the Plan Commission and Council.

The drafts of the new zoning code do not include the same density formula. If the zoning code is approved, this project would be permitted without a PUD, although some additional design elements might apply.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

This proposal will allow Family Promise to build a ten-unit apartment building to serve families experiencing homelessness.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the proposed rezoning for Family Promise at 600 Maple Ave. from Rm-3 to RM-3 (PUD).

Recommended Motion: "I move to approve rezoning the property at 600 Maple Ave. from Rm-3 to Rm-3 with a Planned Unit Development Overlay."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature



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Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature