



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: 10/22/2025
ID Number: PC25-0159	Ordinance/Resolution Number (if applicable): Ordinance 25- _____
Department Submitting: Community Development	Board/Council Meeting Date: PC: 10/22/2025 CC: 11/18/2025
Agenda Item Title: Rezoning - Tukka Properties, West of Meadowbrook Road and north of Coldwater Creek Dr.- A request to rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres).	

Issue Before the Council: Review and act on a rezoning request for 25.9445 acres of vacant land along the west side of Meadowbrook Road north of Coldwater Creek Drive. The land is currently under T-1 Temporary District, rezoning the property to B-5, I-1 PUD, and Rd-2, will allow for the division of land and future Senior Housing and Commercial development.

Options & Alternatives:

- Approve the rezoning request.
- Deny the request and the parcel will remain zoned T-1 Temporary District..

Additional Details: The owner of the land is working with Tukka Properties to establish a senior housing development of 119 units on approx. 7.3 of the acres to be rezoned I-1 Institutional PUD. Future commercial development is being considered on the south 6 acres of the site, and a senior duplex development is being considered for the northern 16.6 acres. The city land use plan calls for a mix of commercial or residential development in this area so the proposed rezoning is consistent with the Land Use Plan.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

Provide a housing opportunities for residents of the City.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the rezoning with the following conditions.

- All City Department Department comments will be addressed.

Recommended Motion: "Move to recommend that the Common Council rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres).

Reviewed By:

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