



**City of Waukesha**  
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## City of Waukesha Cover Sheet

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| <b>Committee:</b><br>Plan Commission  | <b>Meeting Date:</b><br>12/17/2025                           |
| <b>ID Number:</b><br>PC25-0184  | <b>Ordinance/Resolution Number (if applicable):</b>          |
| <b>Name of Submitter:</b><br>Doug Koehler   | <b>Target Next Board/Council Meeting Date:</b><br>01/20/2025 |
| <b>Agenda Item Title:</b><br><b>Rezoning Petition – Rapids Trail and River Road, Bielinski Homes – A request to rezone the approximately 4.87 acres of vacant land north of Rapids Trail, west of River Road, and south of Saylesville Road from B-5 Community Business District to Rd-2 PUD Two Family Residential with a Planned Unit Development Overlay District.</b> |  |

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| <b>Issue Before the Board/Council:</b> Petition to rezone a vacant property from B-5 commercial to RD-2 Duplex Residential, with a PUD Overlay.  |
| <b>Options &amp; Alternatives:</b> The Plan Commission could recommend that the Council approve the rezoning or deny it. The Council will consider the Plan Commission's recommendation and make a final decision.<br><br>If the Council does not approve rezoning the property, it will retain its commercial zoning classification and the proposed development will not be able to go forward.  |
| <b>Additional Details:</b> The property at the intersection of River Road and Rapids Trail has an area of 4.87 acres and is zoned B-5 Community Business District. It was originally intended to be used for a business which would serve the River's Crossing subdivision and surrounding neighborhoods, but no such business has ever occupied the site. In the 2024 Comprehensive Plan the property, along with surroundign properties, were designated as Mixed Residentail-Commercial, to potentially allow residential development there as well.<br><br>The applicants would like to develop 24 duplex condominium units in twelve buildings on the property. Eleven of the buildings will be accessed by a new private road which will be built on the property, intersecting with Rapids Trail and ending in a cul de sac near the southwest side of the property. The twelfth building will have driveway access directly onto Rapids Trail. |

The proposed buildings on the property will mostly exceed the setback and dimensional requirements for the Rd-2 district. The only exception is building 5, which will have a street yard setback of 14 feet from the private street where it curves into the cul de sac. Relief from that requirement can be provided as part of the Planned Unit Development approval. The PUD will also allow all of the buildings to be constructed on a single property, with shared ownership.

**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 provide 24 new housing units, on a property which is currently undeveloped.

**Financial Remarks:** No direct financial impact to the City.

**Suggested Motion:** “I move to approve rezoning the property at Rapids Trail and River Road from B-5 Community Business District to Rd-2 Two Family Residential District.”

**Reviewed By:**

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| <b>Finance Director</b><br>Joseph P. Ciarro   | <b>Date Reviewed</b> |
| <b>City Attorney</b><br>Brian Running         | <b>Date Reviewed</b> |
| <b>City Administrator</b><br>Anthony W. Brown | <b>Date Reviewed</b> |