

PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from RS-3 to RS-3 with Residential PUD Overlay.

Legal Description:

Lot Two (2), CERTIFIED SURVEY MAP NO. 12535, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on February 13, 2024 in Volume 130, Page 222 as Document No. 4755028, said certified survey map being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 32, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin

The reason(s) for the Rezoning Petition are:

The Residential Planned Development District is established to permit development that will, over a period of time, be enhanced by coordinated area site planning and diversified location of structures, building heights, & types. The design of The Winterberry Reserve Neighborhood, facilitated by the PUD zoning overlay, seeks to create housing diversity within the framework of a master planned community that offers a wide range of housing formats and price points. The range of formats and price points provides housing choices for a diverse set of buyers seeking the following options; first time home-buyer options, move-up, luxury, and down-size options. Chapters 2 and 3 of the updated comprehensive plan discuss policies and goals of the City as it pertains to land use and housing. These sections acknowledge both the need for more housing development in the City, and the greatest threat to meeting the housing demand and needs of a growing and changing population - the limited resource of developable land within the City limits of Waukesha. In response, the comprehensive plan outlines certain policies and recommendations which, in summary, encourage; 1) higher density, quality housing development, 2) developers to include a higher proportion of smaller units in new construction, and 3) construction of housing at a range of price points to meet demands of varying household types, sizes, and incomes. The proposed PUD overlay has been formulated to specifically address these three goals.

Continental 665 Fund LLC, a Delaware limited liability company
By: Continental Properties Company, Inc., its Manager

Signature of Owner(s)

By: *Daniel J. Minahan*
Daniel J. Minahan (its) President

KC
by EM

Owner's Name (please print)

Continental 665 Fund LLC

Address of Owner

W134N8675 Executive Parkway

Menomonee Falls, WI 53051

Phone No. of Owner

(262) 502-5500

E-mail Address of Owner

sjohnson@cproperties.com

Signed before me on this 27th day of January, 2025 by Daniel J. Minahan, President of Continental Properties Company, Inc., the Manager of Continental 665 Fund LLC.

Daniel Hanke
Notary Public Daniel Hanke
My Commission Expires: 1-22-2027

