



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
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## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 12/17/2025
<b>ID Number:</b> PC25-0183	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Name of Submitter:</b> Doug Koehler	<b>Target Next Board/Council Meeting Date:</b> 01/20/2025
<b>Agenda Item Title:</b> <b>PUD Final Site Plan &amp; Architectural Review – Rapids Trail and River Road, Bielinski Homes, River Road Villas – Request to approve plans for a 12 Duplex condominium development for a total of 24 units on 4.7 acres of land under the Rd-2 PUD zoning district.</b>	

<b>Issue Before the Board/Council:</b> Proposal to build 24 new condominium units on currently undeveloped land at the corner of River Road and Rapids Trail.
<b>Options &amp; Alternatives:</b> The Plan Commission could recommend that the Council approve the application with or without conditions, or deny it. Since the property will be a Planned Unit Development, the Council will ultimately decide on approval of the Site Plan.  If the Council does not approve the PUD Site Plan and Architectural Review, the 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 currently undeveloped. 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 new homes will be ranch style duplex condominiums with attached garages. The garages will be located in front of the buildings, primarily with entrances facing directly onto the street, with a few side entry garages. When the Plan Commission reviewed the application at a consultation in January of 2025, Plan Commissioners asked the applicant to consider ways to increase the number of side entry garages. Instead, they have been reduced from six at the consultation to three now. The Plan Commissioners also asked the applicant to consider ways to increase or reconfigure masonry on the

building exteriors and/or increase the visual variety of the homes. The plans for the buildings have not been changed. The Plan Commission and Council should consider whether the proposed buildings are acceptable as they are, or should be modified to improve the appearance of the development.

The rear sides of several of the houses will face toward River Road and Rapids Trail. The applicant will provide a landscaped berm with a relatively dense planting of trees along the north and west property boundaries to screen the homes. Sidewalk will extend along River Road, Rapids Trail, and Saylesville Road for the whole length of the property. Sidewalk will extend along the north side of the private road to the beginning of the cul de sac.

A stand of trees at the south end of the property will need to be cut back to make room for the development, but a few of the existing trees will remain, and the wetland area to the south will remain as a buffer between the development and River's Crossing neighborhood. An existing AT&T utility building at the south end of the property will remain, as will its screening. The building will be accessed via the drive, with a driveway extending from the driveway for building six. A utility easement for AT&T extends along the south side of the property to Rapids Trail.

**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 PUD Site Plan and Architectural Reviews for the River Road Villas at Rapids Trail and River Road with all staff comments to be addressed."

**Reviewed By:**

**Finance Director**

Joseph P. Ciurro

**Date Reviewed**



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<b>City Attorney</b> Brian Running	<b>Date Reviewed</b>
<b>City Administrator</b> Anthony W. Brown	<b>Date Reviewed</b>