



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: 12/17/2025
ID Number: PC25-0180	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Board/Council Meeting Date: PC: 12/17/2025 CC: 01/20/2026
Agenda Item Title: Planned Unit Development Amendment – 2310 Fox Run Blvd– Request amend the Fox Run PUD to allow residential uses on Lot 4 of the development which is currently vacant under the B-5 PUD community Business Planned Unit Development Overlay District.	

Issue Before the Council: Developer has requested to amend the Fox Run PUD agreement as it relates to Lot 4. At the time of the PUD approval, Lot 4 was vacant with no pending development plans, the PUD agreement spelled out that Lot 4 would be developed as a commercial parcel. Lot 5, adjacent to the west of Lot 4 was assigned and since built out as residential. The developer is requesting to consider residential development for Lot 4 at this time.

Options & Alternatives:

- deny the PUD amendment, and residential development will not be able to proceed on Lot 4.

Additional Details: Lot 4 is an interior lot in this development, as such it has no Public street frontage and has been difficult to market for commercial activity. The residential development on Lot 5 to the west was successful, and if permitted, the developer would like to expand the residential development onto lot 4 to provide more units and also new amenities to the new and existing residential units. If approved, full development plan review for the new residential building will be required.



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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?

Opportunity for new residential development on a difficult to develop commercial parcel.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: staff recommends approval of the PUD amendment to allow residential use on LOT 4 of the Fox Run development.

Recommended Motion: Move to approve the PUD amendment for the Fox Run PUD Agreement to allow for residential use on Lot 4 of the Fox Run Development.

Reviewed By:

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