

To: Planning and Zoning Commissioners
From: Andy Kass, AICP – Community Development Director
Date: February 21, 2025
Re: Waukeee Civic Master Plan
Attach: Waukeee Civic Master Plan Booklet

BACKGROUND

The City of Waukeee began acquiring property that is included as part of the proposed Waukeee Civic Master Plan in 2018. The intent of the land acquisition was to develop future civic spaces and buildings for our growing community. In January 2024, the City, in collaboration with SVPA Architects and Confluence began the process to develop a vision and master plan for the property, which is approximately 220-acres in area. To begin the process, staff members along with the entire Confluence team participated in a design charette to generate ideas, themes, and concepts for the property. The results from the design charette produced many of the themes and concepts reflected in the proposed plan. In addition to the design charette, staff along with members of the consultant team took trips to the Minneapolis/St. Paul and Kansas City metro areas to tour precedent projects, generate ideas and concepts for the plan, and to see real examples of how to execute a plan that creates a place that is vibrant and active.

Over the course of the planning process several concepts were developed and reviewed by the design team and City staff. The final concept for the Civic Master Plan was completed in January 2025 and is a refinement of all previous concepts. The proposed plan includes areas for civic spaces (buildings, park areas, recreation areas), expansion of Sugar Creek Golf Course to an 18-hole course, a diversity of residential uses, mixed use, commercial uses, the realignment of 6th Street, an extension of 10th Street, and additions to the trail network. The size of the property allows the City to have ample space to develop civic buildings and parks/recreation spaces needed in the future. The inclusion of residential, commercial, and mixed-use areas in the plan provides the opportunity to help create a vibrant and active district while also providing a funding source to construct future civic improvements within the area through the sale of property for private development.

The plan includes narratives for each area of the property, architectural theming for future civic buildings, and a proposed phasing plan and timeline. Initial phases of improvements to the property will largely focus on infrastructure improvements such as construction of 10th Street, stormwater detention, and University Avenue improvements. Civic building construction, park improvements, and the expansion of Sugar Creek Golf Course will occur as funding becomes available to construct such projects over the next several years.

STAFF RECOMMENDATION

The proposed plan addresses the space needs of the City and sets the stage for a unique area that will be the geographic center of our community into the future. Staff would recommend approval of the Waukeee Civic Master Plan.