



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/24/2019
Common Council Item Number: ID#19-0444	Date: 4/24/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: The Highlands – Consultation	

Details:
 Bielinski Homes would like to consult the Plan Commission regarding a proposed residential plat at the far west end of the City along the north side of Summit Avenue. The approximately 80 acres of land is currently being farmed, the Land Use Plan calls for residential use in this area. The proposed plat would include envisions 148 lots in a mixed neighborhood, with 19 duplex lots on the south end of the development, with the remaining 129 lots being single family. Avg. lot size will be approx. 10,500 sq. ft. for single family, and 11,000 sq. ft. for duplex lots. Several areas of greenspace are being set aside for storm water facilities and amenities for the neighborhood. Staff would prefer to have a development with more density on this site, but this will be a challenging site to develop based on the topography. Access will be off of Summit Avenue across from Oakmont Drive, with connections east into the public street of Woodland Hills. Several proposed streets for future growth to the west are also provided.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff is comfortable with a mixed neighborhood of duplex and single family in this area, but would encourage including smaller lot sizes to provide a mix of housing sizes and price points while creating more density for the development.

