



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/22/2020
Item Number: PC19-00009	Date: 7/22/2020
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Diane Gard, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Aeroshade, Oakland Ave., Ellis St., and N. Greenfield Avenue - Final Plat Review – Proposed Plat of 7 single-family lots and one outlot, south of the former Chicago and Northwestern R.R. right of way/Wisconsin and Southern R.R. right-of-way.	

Details:
 This project has been in the works since 2017 with several stops and starts. The proposal is for the redevelopment of the former Aeroshade property located north of Ellis Street, between N. Oakland Avenue and N. Greenfield Avenue. The applicant/owner has been working on grading and stormwater drainage plans and also was held up because there was an old remnant parcel that was part of the plat but was it was uncertain if it was actually owned by Aeroshade. They received a judgement in February 2020 that confirmed the land in question is owned by Aeroshade, Inc. so the Final Plat can move forward.

The Final Plat being proposed will create 7 lots out of the former Aeroshade site. These lots, along with 11 lots directly to the south and originally platted in 1887 will create a new subdivision with 18 lots. Additionally, there will be a narrow outlot behind lots 2, 3, 4, 5, and 6 for drainage.

A rezoning to Rm-1 (PUD), Multi-Family Residential Planned Unit Development, for this project was approved back in 2017. The PUD sets forth standards that will ensure this develops in a manner that fits in with the surrounding neighborhood. The standards were modeled after the Dunbar Oaks neighborhood, a similar infill redevelopment project on West Avenue, between Prospect Court and Dunbar Avenue.

The lots range in size from 8,782 to 12,226 square feet and all have a width of at least 50 feet at the building setback line, per the approved PUD regulations. A sidewalk will be installed along N. Greenfield Avenue and the applicant will need to coordinate with Engineering on the design of that sidewalk and the extension of the sidewalk north of the development across the railroad right-of-way. There are some other Engineering comments that will also need to be addressed prior to the City signing the plat for recording. In addition, the possibility exists that existing mature street trees could need to be removed for sewer and water laterals or due to driveway placement. We are therefore recommending that a tree replacement policy be part of this approval and the final version of the Planned Unit Development that gets recorded.

Options & Alternatives: The proposed Final Plat meets all the requirements set forth in the approved Plan Unit Development plan. The Plan Commission could add any conditions they feel necessary.



Financial Remarks:

Staff Recommendation:

Staff recommends approval of the Final Plat, subject to the following conditions:

1. All Engineering comments are addressed
2. All Water Utility comments are addressed
3. If any existing street trees along Ellis Street or N. Oakland Avenue need to be removed due to lateral or driveway placement, a replacement tree with a minimum of a 4-inch caliper will need to be installed in a nearby location determined by the City Forester.