



City of Waukesha
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Committee: Plan Commission	Date: 7/27/2022
Common Council Item Number: ID# PC22-0275	Date: 7/27/2022
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Certified Survey Map – 1032 Baxter Street, Water Utility Site – Proposed two lot and two outlot CSM on approximately 0.207 acres of land used by the Water Utility as a well site	

Details:

The City of Waukesha is looking to divide the property located at 1032 Baxter Street into two lots. Staff is seeking approval to have Lot 1 to be used as a single-family home site. Staff recommends that Lot 2 will be dedicated to the City of Waukesha Housing Authority. There are also two outlots indicated on the CSM. Staff recommends the first outlot will be dedicated to the neighbor at 1034 Baxter Street. The neighbors fence line is already located in the designated outlot. The second outlot will remain with the City of Waukesha Water Utility Department.

The property is zoned RM-3, Multi-Family Residential District. Engineering has indicated that the property appears to be in a floodplain.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:
Staff recommends approval for the Certified Survey Map located at 1032 Baxter Street with the following conditions:

- All engineering, water utility, and fire department comments to be addressed