



City of Waukesha
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Committee: Plan Commission	Date: 10/25/2023
Common Council Item Number: PC23-0454	Date: 10/25/2023
Submitted By: Doug Koehler, Principal 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 – Grandview Square Outlot 1 – A request for a 4 lot CSM on Outlot 1 of Grandview Square Planned Unit Development, to create four single family lots for development.	

Details: Outlot 1 of the Grandview Square Subdivision has an area of approximately 2.9 acres. When the subdivision was developed Outlot 1 was designated as a green space to provide a buffer between Madison St. and the residences to the south. It was originally jointly owned by a homeowner's association, which was responsible for maintenance. In 1984 the property went into tax foreclosure and was purchased by a developer. Since then it has changed hands several times.

The current proposal is to subdivide the property into four lots. Lots 1, 2, and 3 will have areas of 13,036 square feet, 12,092 square feet, and 12,226 square feet respectively, just over a quarter of an acre each. Lot 4 will have an area of 86,910 square feet, just over two acres. No direct access to the property is permitted from Madison St. Instead the property has access from Kilps Court West. The access will be a part of Lot 4, with an access easement to the other three properties. The applicant intends to build four single family homes on the newly created lots.

When previous developers came forward with applications related to this property they informed staff that the property has a deed restriction on it which prevents any development unless the owners of all lots in the subdivision agree to waive their rights to the land. Because of this restriction, staff is recommending denial of the application. The applicant understands the recommendation and expects the application will be denied. He has stated that this is a necessary step in a future lawsuit.

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

Financial Remarks:
No financial impact to the City.

Staff Recommendation:
Staff recommends denial of a Certified Survey Map to subdivide Outlot 1 of the Grandview Square Planned Unit Development into four lots.