



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/12/2018
Common Council Item Number: ID#18-1277	Date: 6/4/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review:	City Attorney's Office Review: Brian Running, City Attorney
Subject: Reorganization and update to Section 22.18 (Landscaping) of the City's Zoning Code	

Details: Section 22.18 of the City's Zoning Code has been extensively reorganized to make it clearer for users to understand and to better differentiate between Residential and Non-Residential requirements.

In addition to the reorganization, one change was incorporated into the proposed revision that requires residential new construction landscape to be completed prior to the granting of occupancy. If landscaping can not be complete, the Chief Building Inspector may grant temporary occupancy. This update to the code was initiated because there have been several occasions where landscape has not been completed which results in significant erosion control problems and overall master grading problems. Once occupancy is granted, the City has no effective way to ensure compliance of the grading and landscape plans. This change will ensure that erosion control measures are in place until the landscape is complete and also ensure that the master grading plan will be followed.

A redline version has been attached to the agenda as well as the proposed revised language in its entirety in the attached ordinance. Because of the extensive reorganization of the section, the text in the ordinance may be more concise to understand the reorganization of the whole section.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Plan Commission unanimously recommended approval of the changes to Section 22.18 of the City's Zoning Code.

