



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/22/2020
Item Number: PC20-0066	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 Ave. – Certified Survey Map – Proposed 3 Lot CSM to orient the 3 lots to Greenfield Avenue at the NW corner of Ellis Avenue and Greenfield Avenue.	

Details:

The applicant is returning to the Plan Commission again with for re-approval of a Certified Survey Map that is part of the Aeroshade redevelopment. The Plan Commission approved the CSM in 2017 and again in 2018 yet it was never recorded due to outstanding engineering comments on the overall Aeroshade redevelopment plan. Since it has been 2 years since the last approval, the CSM needs to be reapproved by the Plan Commission and Common Council.

The southern end of the Aeroshade property is part of an existing platted subdivision called "Wardrobes Addition." This was platted in 1887 and also includes the block south of Ellis Street. There are 11 platted lots. The lots are all 50 feet wide and depths vary from 150 for the six (6) lots on the south end and 175 feet for the four (4) northern lots.

This CSM is being used to re-orient three (3) lots at the southeastern corner of the subdivision to face N. Greenfield Avenue. They currently face Ellis Street. There are concerns with the current lot orientation. First, the lots to the west are oriented to Oakland Avenue and the surrounding neighborhood also has the lots facing Greenfield and Oakland Avenue. Reconfiguring them to face Greenfield Avenue will help this new development better blend in with the existing neighborhood. The second issue is the utilities in Ellis only run from Oakland about halfway down the block. Since there are already utilities in Greenfield Avenue it makes more sense to arrange the lots to face that way.

Typically, if this were creating three (3) new lots they would need to be 65 feet wide (75 for corner lots) and 8,000 square feet. The PUD allows for the smaller lot width (50 feet) and area (7,500 square feet), which this proposed CSM meets. Additionally, development of these lots will be in accordance with the terms of the Planned Unit Development and Design Standards.

Options & Alternatives: Since it meets the requirements set forth in the approved Planned Unit Development, the CSM should be approved as submitted.



Financial Remarks:

Staff Recommendation:

Staff recommends approval of the Certified Survey Map reconfiguring the three (3) parcels within the Wardrobes Addition Subdivision, subject to:

1. Engineering Comments
2. The CSM should show the original lot lines dashed in and the signature line for the City Planner should be updated to show Doug Koehler as the Plan Commission Secretary.