



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/8/2017
<b>Common Council Item Number:</b> PC17-0019	<b>Date:</b> 3/8/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Habitat for Humanity, 1116-1126 White Rock Redevelopment – Rezoning from RM-3 and B-1 to RM-3 PUD</b>	

**Details:**

Habitat for Humanity is undertaking a 7-lot redevelopment project on White Rock Avenue. The redevelopment will include the construction of five (5) new homes and the rehabilitation of two (2) additional homes. The area is one of the older areas of the city and was developed on small, narrow lots. In order to make sure their redevelopment plans fit in with the feel of the neighborhood, they are requesting a rezoning of these parcels from Rm-3, Multi-Family Residential and B-1, Neighborhood Business to Rm-3 (PUD), Multi-Family Residential Planned Unit Development Overlay. The two (2) B-1 Zoned Parcels were left over from an old restaurant that was razed several years ago. Staff feels this area is residential in nature and it is unlikely, given their size and location, they would be attractive to any prospective business so we are supportive of making them residential. The overlay will take the City's requirements for previously platted substandard lots and allow them to be applied to these lots.

Also on this agenda are two certified survey maps that will reconfigure the lot lines on four (4) lots on the west side of White Rock and take two larger lots on the east side of White Rock and create three (3) buildable lots and one outlot for future development.

The lots will range from 40-50 feet wide and 5,988-6,500 square feet. The requirements for new homes in this development will be as follows:

- Minimum lot width: 40'
- Minimum Lot Area: 5,900
- Side setbacks: 5 feet or 10% of the lot with at the building setback line, whichever is greater. In all cases, however, there will need to be a minimum of 10 feet between homes.
- Front Setback: 10 feet
- Rear setback: 25 feet
- Driveway Setback: 3 feet

The PUD would also allow for a shared driveway between lots 2 and 3 on the west side of White Rock.



**Options & Alternatives:**

The Plan Commission could make any modifications to the PUD they feel are necessary.

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends approval of the rezoning of the six (6) Habitat for Humanity parcels from B-1, Neighborhood Business and Rm-3, Multi-Family Residential to Rm-3 (PUD), Multi-Family Residential Planned Unit Development, subject to Engineering Comments.