



**City of Waukesha**  
201 Delafield St. Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 7/26/2023
<b>Common Council Item Number:</b> PC23-0423	<b>Date:</b> 8/1/2023
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> PC#23-0423, 3017 Silvernail Road- Certified Survey Map	

**Details:**

The applicant is looking to create a new 2-lot Certified Survey Map (CSM) at 3017 and 3025 Silvernail Road. The properties are zoned RS-1, single-family residential district. 3017 (1.51 acres) and 3025 (1.94 acres) Silvernail Road are already two separate parcels, however, the applicant is adjusting the property lines to allow for potential, future development at Lot 1. The applicant indicated that Lot 1 could be divided off in the future. Lot 1 has been extended to create a 200' lot width, which is the minimum the city would allow if it was divided into two lots. The applicant currently lives on Lot 2, which lot width was decreased to 158.51'. Future development may be limited for Lot 1 due to the absence of sewer and water.

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

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

**Executive Recommendation:**  
Staff recommends approval of the Certified Survey Map for 3017 Silvernail Road with the following conditions:

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