



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/10/2017
Common Council Item Number: PC17-0034	Date: 5/10/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Grandview Square Subdivision – PUD Amendment	

Details:
 The applicant would like amend the Grandview Square PUD to allow the placement of a single-family home on Outlot 1 along Madison street between Grandview Blvd. and Kilps Dr. Access to the lot will be off of Kilps Court West. This outlot was to be open space for the benefit of the residents and maintained by the homeowners association of Grandview Square. The homeowners association never took responsibility for the outlot and eventually it was auctioned off by Waukesha County through tax foreclosure. The current owner held a neighborhood meeting in 2012 to discuss building a duplex on the lot. That idea was met with resistance from the neighbors who want the land to remain undeveloped. The City Attorney Office has reviewed this project and its history, and determined that an amendment to the PUD would be a proper avenue for the applicant to take to change the agreement to allow the proposed construction. During 2016, the applicant sent out a letter to the 100 plus owners of property in the neighborhood describing his proposal. He included a ballot to with four choices: 1) Support the single-family home proposal, 2) Support the Grandview Square neighborhood taking ownership of Outlot 1 and managing future maintenance, 3) Support paying the maintenance costs to the owner of Outlot 1 (~\$22 per year) and not take ownership, and 4) Support transferring Outlot 1 to the City or County and add maintenance to the Grandview Square owners tax bills. 21 letters/ballots were returned: 19 supporting development of a single-family home on Outlot 1; and 2 supporting paying towards the maintenance of Outlot 1. With this new information, the applicant would like the Plan Commission to reconsider his proposal to construct a single-family home on Outlot 1.

Options & Alternatives:
 Deny the PUD amendment request. Require the current owners in the subdivision to abide by the terms of the agreement, create a homeowners association and obtain title for the open space.

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



Staff Recommendation:

Recommend approval of the PUD amendment to allow for the construction of a single-family home on outlot 1 in the Grandview Square subdivision.