



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 2/8/2017
Common Council Item Number: PC#16-0107	Date: 2/8/2017
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: Aeroshade, Inc. 433 Oakland Avenue – Certified Survey Map	

Details:
 This item goes along with the Rezone/Planned Unit Development (PUD) application also on this agenda. 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:
 The Plan Commission could direct the applicant to leave the lot configuration as originally platted.

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



Staff Recommendation:

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

1. Engineering Comments
2. Approval is conditioned on Common Council approval of the rezoning/Planned Unit Development request.
3. The CSM should show the original property lines dashed in and the signature line for the City Planner should be updated.