



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: PC22-0307	Date: Click here to enter a date.
Submitted By: Doug Koehler	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Preliminary Subdivision Plat - Winterberry Reserve, north of Summit Avenue – A request to approve the Final Plat for a 79 single family lot subdivision with two out lots on approximately 22.2 acres of land along the north side of Summit Avenue east of the Springs at Meadowbrook Apartments.	

Details:
This preliminary plat is for the single-family subdivision located to the east of the Springs at Meadowbrook apartments. This preliminary plat is proposed for fifty-four (79) single family lots and one (1) outlot to be located on approximately 22.2 acres of vacant land along the north side of Summit Ave. The site is zoned RS – 3 PUD Single Family Residential with Planned Unit Development Overlay District. The lots adjacent to the existing larger lot single family homes along the north and east property lines will range from approximately 13,500 sq. ft. to 20,000 sq. ft. in area, while the remaining exterior lots range from 8,300 sq. ft. to 11,0000 sq. ft. in area. The 34 lots on the interior block of Cranberry Circle will be smaller lots averaging 4,520 sq ft in size. These lots have vehicle access from the rear serviced by a private Carriage Lane Alley running the length of the block. These lots will not have driveway access directly onto the public street. Winterberry drive will continue from Tallgrass Subdivision south to Summit Avenue, while Windsor Place will extend from the Maple Way Subdivision to the east into Winterberry Drive. The one outlot is proposed for a storm water facility at the southeast corner of the site. Staff noted that there is no need to extend Windsor Place as a public street west of Winterberry Drive, the emergency access drive from the apartments should extend directly to Winterberry Drive as a private drive.

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

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

Staff Recommendation:
Staff recommends approval the preliminary plat of Springs at Meadowbrook with all City Dept. comments and concerns to be addressed.