



**CITY OF WAUKESHA**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 10/27/2021
<b>Item Number:</b> PC21-0118	<b>Date:</b> 10/27/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Certified Survey Map, Moreland Plaza, 811 -831 Delafield Street –Proposed two lot CSM to split the off the anchor tenant space of the shopping center for future development.</b>	

**Details:** In anticipation of future development, a 2-lot CSM is proposed to spit the Moreland Plaza site between the larger anchor tenant at 831 W. Moreland Blvd. and the rest of the smaller tenant spaces to the the east. Lot 1 will include the 831 W. Moreland Blvd. space and encompass 1.95 acres on the west side of the site. Lot 2 will encompass the remaining 2.16 acres of land on the east side of the site. The proposed lot line between the two lots will result in a zero lot-line setback between the anchor tenant space at 831 W. Moreland Blvd. and the adjacent tenant space at 827 W. Moreland Blvd.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff recommends approval of the 2- Lot Certified Survey Map to divide the Moreland Plaza Shopping Center for future development, with the following condition:

- All Engineering Department comments will be addressed.
- The site must be rezoned to B-1 PUD, to allow the zero lot-line setback between tenant spaces on either side of the proposed lot line.



