



CITY OF WAUKESHA

Administration

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| Committee: Plan Commission | Date: 3/8/2017 |
| Common Council Item Number: PC17-0015 | Date: 3/8/2017 |
| 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: Habitat for Humanity, 1116-1126 White Rock Redevelopment – Certified Survey Map | |

Details:
 This Certified Survey Map is part of Habitat for Humanity's redevelopment project on White Rock Avenue. This CSM will reconfigure the lot lines of the four lots on the west side of the street to make lots that are more similar in size. Currently they range from 33 feet wide to 50 feet wide. The new lots will be 40-42 feet wide and 5,988-6,304 square feet. There are two buildings that will remain on lots 1 and 4 and lots 2 and 3 will be used for new single-family homes. The lots will meet the minimum size and width set forth in the PUD and all homes will meet the reduced setbacks permitted by the PUD.

Options & Alternatives:
 The Plan Commission would require all lots meet the current standards for the straight Rm-3 zoning district, which requires 70-foot-wide lots that are 8,000 square feet in area.

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

Staff Recommendation:
 Staff recommends approval of the 4-lot Certified Survey Map for the properties at 1116 to 1126 White Rock Avenue, subject to the following conditions:

1. Approval is conditioned on Common Council approval of the Planned Unit Development for this area.
2. Engineering Comments, including any technical corrections to the map.

