



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: 3/28/2018
Item Number: PC18-0002	Date: 3/28/2018
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: Sievenpiper, Fountain Avenue – Certified Survey Map	

Details:

The applicant is seeking approval of a Certified Survey Map to divide the property at 122 Fountain Ave into two lots. Lot 1 will have an area of 16,120 square feet and will include the existing single family home and garage. Lot 2 will have an area of 8,075 square feet and will consist of the rear section of the current property on the corner of Fountain Ave. and Hartman Place.

The property is located in an RM-1 Multi-Family Residential zoning district. Both lots will meet the minimum lot size of 8,000 square feet. Lot 1 will meet all setback requirements for the existing buildings. Lot 2 will be large enough to build a small single family home that meets both the minimum floor area requirements and the minimum setbacks. Both lots will have a width of about 75 feet, which is equal to the minimum for corner lots.

The Engineering Department requested that sidewalk easements be added to the CSM, requested that the applicant provide a grading plan to show how they will mitigate the potential drainage issues on the site, and made several other comments. The applicant, Mr. Sievenpiper, has an agreement to sell Lot 2 to Habitat for Humanity of Waukesha County once it is divided from Lot 1. Mr. Sievenpiper and Habitat for Humanity have concerns regarding several of the Engineering Department comments. Several options have been discussed and staff feels that a compromise solution can be reached that will satisfy all parties.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of the Certified Survey Map for 122 Fountain Ave. with all Engineering Department comments to be addressed.