



CITY OF WAUKESHA

Administration

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

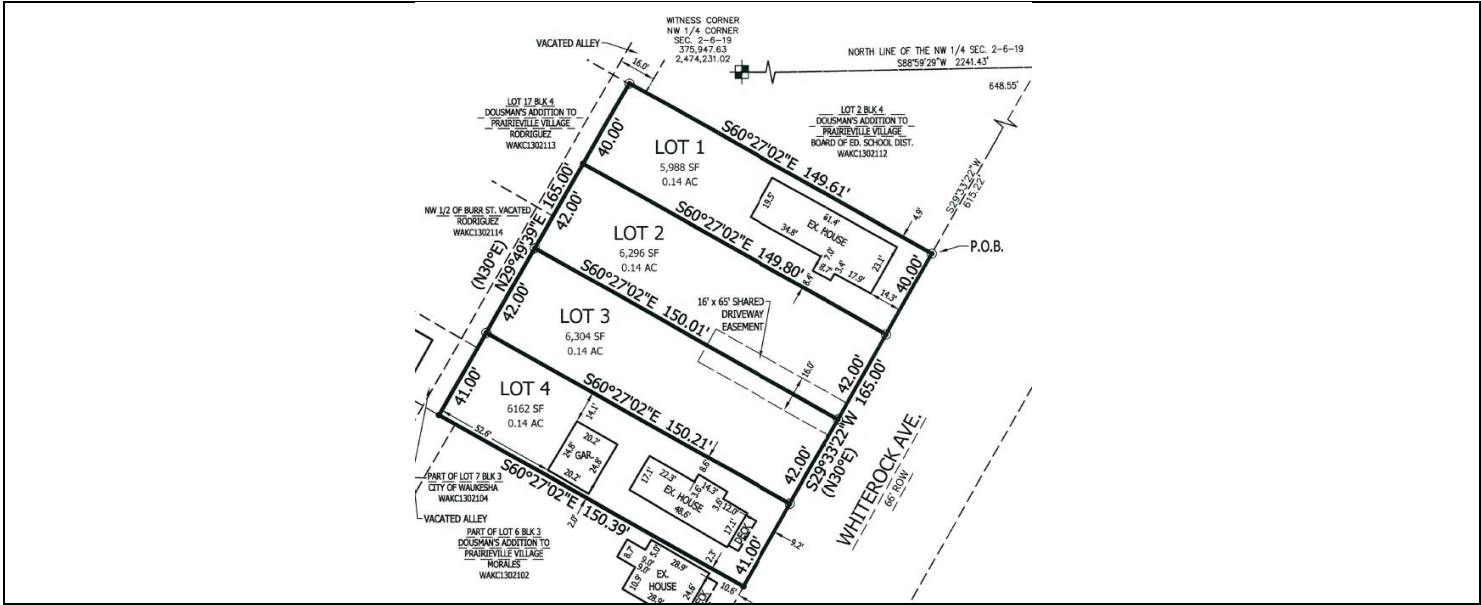
Committee: Plan Commission	Date: 12/13/2017
Common Council Item Number: PC17-0127	Date: 12/13/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Habitat for Humanity, 1116-1126 White Rock Avenue – PUD Amendment	

Details:
 In March of 2017 Habitat for Humanity of Waukesha County received approval for a small Planned Unit Development overlay district for the properties at 1116-1126 White Rock Avenue. The new Rm-3 (PUD) was created to provide some flexibility in lot sizes and setbacks to promote residential redevelopment of several parcels. The PUD allowed for the following reductions from the Rm-3 district requirements:

Minimum lot width: 40'
 Minimum Lot Area: 5,900
 Side setbacks: 5 feet or 10% of the lot with at the building setback line, whichever is greater. In all cases, however, there will need to be a minimum of 10 feet between homes.
 Front Setback: 10 feet
 Rear setback: 25 feet
 Driveway Setback: 3 feet

Since the creation of the PUD there have been some challenges meeting the driveway setbacks for lots on the west side of White Rock Avenue (Lots 1-4 shown below). Lots 2-3 were permitted a shared driveway as part of the PUD but lots 1 and 4 were subject to the 3-foot driveway setback. However both of these lots already have existing driveways that are built to the property line. Staff is therefore recommending an amendment to the PUD that would allow all of the driveways to be built to the property line. The majority of the homes on this stretch of White Rock Avenue have driveways built to the lot line, so staff is comfortable with this change.





Options & Alternatives:

The Plan Commission could leave the 3-foot driveway setback intact.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approving the amendment to the Planned Unit Development for 1116-1126 White Rock Avenue allowing for a 0-foot setback for driveways within the PUD boundaries