



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 Plat – Springs at Meadowbrook – Preliminary Plat containing 54 single family lots and 1 out lot on 22.37 acres of vacant land on the north side of Summit Avenue west of Maple Way North.	

Details:
This preliminary plat is for the single-family subdivision portion of the proposed Springs at Meadowbrook development. The preliminary plat is proposed for fifty-four (54) single family lots and one (1) outlot to be located on 22.37 acres of vacant land along the north side of Summit Ave. The site is zoned RS – 3 Single Family Residential District. The lots adjacent to the existing larger lot single family homes along the north and east property lines will average about 22,000 sq. ft. in area, while the remaining lots will average approximately 11,000 sq. ft. in area. 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. Environmental corridor line to the west of the plat should be identified as Secondary Environmental Corridor not Primary.

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.