



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/22/2017
<b>Common Council Item Number:</b> PC#16-0108	<b>Date:</b> 2/8/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Aeroshade, Inc. 433 Oakland Avenue – Rezoning from M-1, Manufacturing and Rm-1, Multi-Family Residential to Rm-1(PUD), Multi-Family Residential Planned Unit Development</b>	

**Details:**  
 The applicant is requesting to create a Planned Unit Development to redevelop the former Aeroshade property into a single-family traditional neighborhood style development. The goal is to create lots and houses that are appropriately scaled to fit in with the surrounding neighborhood.

**Rezoning:** The northern portion of the property is zoned M-1, Manufacturing. This is the portion of the parcel that had been used for the Aeroshade facility. The southern vacant/greenspace portion is zoned Rm-1, Multi-Family Residential, which is the same zoning as the surrounding neighborhood. The southern portion is already platted with seven (7) 50'x150' Lots. The rezoning will result in the entire property being zoned Rm-1 (PUD), Multi-Family Residential Planned Unit Development.

The Rm-1 PUD zoning will allow for the redevelopment of the site into a traditional neighborhood style development similar in lot and house size to the Dunbar Oaks redevelopment on the former YWCA site. The subdivision takes up one full block bounded by Ellis Street on the South, Railroad right-of-way on the north, Greenfield Avenue on the East and Oakland Avenue on the west. This subdivision will have eighteen (18) single family lots.

The PUD will grant some reduction in minimum lot sizes and setbacks to match the adjacent neighborhoods. Most lots will be the same size as the originally platted lots on the south end of this property. The Rm-1 zoning requires a minimum lot size of 8,000 square feet for single family residential structures (which the entire development will be). The minimum lot width is 65 feet (75 for corner lots). With the exception of the proposed Lot 9, all lots in this subdivision are less than 65 feet wide (most are 50'). Lots 1-3 and 15-18 are only 7500 square feet, falling 500 square feet under the 8,000 square foot minimums.

Setbacks will also be reduced to be similar to our Zoning Ordinance section on substandard lots. The front setback will be 25 feet (no change from Rm-1), with the exception of the corner lots, which will be allowed an 8 foot setback from the Ellis Street right-of-way. The side setback will be reduced from 10 feet to 6 feet and the rear will be 25 feet instead of the 45 feet required in the RM-1.



In exchange for the relaxed lot size and setbacks for this development, the applicant has agreed to impose some house design standards to ensure the new houses fit into the neighborhood. These standards are based off the standards created for Dunbar Oaks and include things like roof pitch minimums, vertical window orientation, and other design requirements typically associated with older homes. Each home must also have a front porch, which will also create that traditional neighborhood feel. Garages will not be permitted to extend in front of the homes and must be recessed at least two feet from the front of the home. Detached garages are encouraged but not required. The applicant will also be required to extend sidewalk on Greenfield Avenue along the entire length of the property from Ellis Street to the Railroad right-of-way.

Staff supports the PUD zoning, as it is the best tool for creating a new residential development that fits in with the surrounding neighborhood. In exchange for the relaxed setbacks. The smaller lot sizes and reduced setbacks, as well as design standards used in the Dunbar Oaks development worked will to ensure that development fit into the older surrounding neighborhood. The former industrial use (and M-1 zoning) are not compatible with the adjacent single and two-family uses that surround the property.

In addition to the rezoning and PUD creation the applicant has a certified survey map (CSM) on this agenda. They also will be returning for review and approval of a subdivision plat once the buildings are removed to the satisfaction of the City and the Wisconsin Department of Natural Resources (WDNR) provides documentation the site is suitable for the proposed single-family use.

A copy of the proposed PUD Design Guidelines is attached to the agenda.

#### **Options & Alternatives:**

The Plan Commission could require any additional conditions or requirements in the PUD. The Commission could also request a straight zoning with no relaxation of the lot width and area requirements or setbacks.

#### **Financial Remarks:**

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#### **Staff Recommendation:**

Staff recommends approval of the rezoning of the Aeroshade property at 433 Oakland Avenue from M-1, Manufacturing and Rm-1, Multi-Family Residential to Rm-1(PUD), Multi-Family Residential Planned Unit Development, subject the following conditions:

1. No development on the north end can occur until all structures, foundations, and other material have been razed and removed from the site to the satisfaction of the Chief Building Inspector.
2. All houses/development shall conform to the design standards.
3. Engineering Comments
4. Water Utility Comments
5. Building Inspection Comments