



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 10/25/2017
Common Council Item Number: PC17-0048	Date: 4/16/2019
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: Aeroshade, Oakland Ave., Ellis St., and N. Greenfield Avenue – Final Plat Review	

Details:
 In February 2017 the Plan Commission and Common Council approved the rezoning/Planned Unit Development and a Certified Survey Map for the lands between Oakland Avenue and Greenfield Avenue, north of Ellis Street (the former Aeroshade property) to allow for the redevelopment of the land into an 18 lot single family subdivision. The applicant is now requesting Preliminary Plat approval for the seven (7) lots at the north end of the redevelopment site. The remaining 11 lots at the south end of the property were previously platted and a Certified Survey Map was approved that altered the orientation of three lots at the southeast corner of the development.

The lots range in size from 8,782 to 12,226 square feet and all have a width of at least 50 feet at the building setback line, per the approved PUD regulations. A sidewalk will be installed along N. Greenfield Avenue and the applicant will need to coordinate with Engineering on the design of that sidewalk and the extension of the sidewalk north of the development across the railroad right-of-way. There are some other Engineering comments that will also need to be addressed.

Options & Alternatives:
 The Plan Commission could include any additional conditions they feel necessary.

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

Staff Recommendation:
 Staff recommends approval of the preliminary plat for the Aeroshade property subject to the following conditions:

1. Water Utility Comments
2. Engineering Comments



3. Working with the City Forester on replacement and location of any street trees affected by the driveways, sidewalks, or utility work.