



CITY OF WAUKESHA

Administration

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

Committee: Plan Commission	Date: 11/13/2019
Common Council Item Number: PC19-0108	Date: 11/13/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Highview Homes LLC – Annexation of 4.97 acres near the intersection of Harris Highland and St. Paul Avenue	

Details: The applicant is seeking to annex a 4.97 acre property on Harris Highland Drive. The property is located in an island section of the Town of Waukesha, which is entirely surrounded by the City. Currently two large storage sheds are located on the property, but it is vacant otherwise. The applicant has conceptual plans to develop multi-family housing on the property, but is not ready to submit them for Plan Commission review at this point. The property is located on a hill, and the site's grading will pose significant challenges for any potential development there, but the applicant believes they can work around it. All of the other properties in the town island are currently single family homes. A senior housing apartment complex, which is in the City, is adjacent to the property to the south. .

If and when the multi-family development does go forward the applicant will need to meet a number of conditions, which are not required for annexation but are still worth noting. The majority of the property has been platted for single family development. Before it can be developed the lots will need to be re-combined. The Fire Marshall has also noted that the Plan Commission may need to allow the applicant to pave an emergency access drive to the edge of the lot line at the secondary access point, rather than requiring the typical five foot setback. Additionally, the Engineering Department may require a traffic study prior to development to determine whether improvements to Harris Highland Drive's intersection with St. Paul Ave. are necessary.

The Wisconsin Department of Administration informed the applicant that it is currently unable to review annexations from the Town of Waukesha to the City of Waukesha since the Town of Waukesha and the Town of Brookfield are in the process of negotiating a border agreement. This property is more than three miles from the nearest point in the Town of Brookfield, so it is very unlikely that the border agreement will have any effect on it. The City Attorney believes the DOA has incorrectly interpreted the state statute in this case and has advised the Plan Commission to go forward with the approval process.

Options & Alternatives:



Financial Remarks:

Staff Recommendation:

Staff recommends approval of the Annexation of 4.97 acres near the intersection of Harris Highland Dr. and St. Paul Ave. with the condition that all Engineering Department, Water Utility, and Fire Department comments will be addressed.