



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/28/2017
Common Council Item Number: PC17-1015	Date: 6/28/2017
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: Residential Driveway Widening – 617-619 Brasted Place	

Details:
 The applicant who owns the southern half of the two-family building would like to widen his driveway approach to make it easier to maneuver into his garage without driving over grass. Currently the driveway is 32 feet at the curb and 31 feet at the sidewalk. He would like to make it around 37' 6" at the curb and 41 feet at the sidewalk. Section 6.13 (4) of the City's Code limits the width of driveways to 35 feet at the curb and 30 feet at the sidewalk for residential properties. Since his proposal exceeds the maximum widths, the code requires Plan Commission and Common Council review and approval for the driveway approach widths. The applicant would also be widening his driveway on the property but no special approval is needed for that, he just needs to maintain a 5 foot driveway setback from property lines.

Staff supports the proposed widening of the driveway approach. The way the duplex, and more specifically his garage, is situated on the site, it makes it difficult to maneuver a larger vehicle like a pickup truck into the garage without making a really tight turn and some backup maneuvers or driving over the lawn. The new proposal will make it more of a straight drive into his garage. The property is also a duplex with an additional garage so this will more evenly distribute driveway surface between the two units.

Options & Alternatives:
 The Plan Commission could hold them to the 35 feet at the curb and 30 feet at the sidewalk requirement.

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

Staff Recommendation:
 Staff recommends approval of a wider driveway approach 617-619 Brasted Place to 37' 6" at the curb and 41 feet at the sidewalk.

