



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/13/2019
<b>Common Council Item Number:</b> ID#19-0031	<b>Date:</b> 2/13/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Klotz Property, South of Tanglewood Road – Consultation	

**Details:**  
Neumann Development has requested a consultation with the Plan Commission to discuss a proposed plat on the Klotz property located southwest of the Rivers Crossing subdivision south of Tanglewood Dr. at Willow Dr. extended. The proposed plat is for 18 single family lots along an 800-foot long cul-de-sac. At a preapplication meeting staff expressed a need to have Willow Dr. extended to the southerly lot line for future street connectivity and not be proposed as a cul-de-sac. Staff also advised that the cul-de-sac exceeds the 500-foot maximum length for dead end streets as specified in the design requirements for the layout of subdivisions in the city code. At that meeting staff expressed a preference for the applicant's proposed 18-lot layout with Willow Drive terminating at the City limits, and stated they would not support a proposed plat with the cul-de-sac. The applicant would like to discuss the cul-de-sac option with the Plan Commission to hear their opinions prior to making a formal preliminary plat submittal.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff is not supportive of the cul-de-sac proposal for the extension of Willow Drive.

