



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/8/2017
Common Council Item Number: PC17-0019	Date: 3/8/2017
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: Habitat for Humanity, 1123 White Rock Redevelopment – Certified Survey Map	

Details:
 This Certified Survey Map is part of Habitat for Humanity's redevelopment project on White Rock Avenue. This CSM will take two (2) existing lots and create three (3) 50'x150' (7,500 square feet) lots for future construction of single family homes. There used to be a duplex on the property at 1123 White Rock but it was in such disrepair that Habitat razed the building. There is also a remnant .81 acre outlot that will be used for future development.

The lots will meet the minimum size and width set forth in the PUD and all homes will meet the reduced setbacks permitted by the PUD.

Options & Alternatives:
 The Plan Commission would require all lots meet the current standards for the straight Rm-3 zoning district, which requires 70-foot-wide lots that are 8,000 square feet in area

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

Staff Recommendation:
 Staff recommends approval of the 4-lot Certified Survey Map for the properties at 1116 to 1126 White Rock Avenue, subject to the following conditions:

1. Approval is conditioned on Common Council approval of the Planned Unit Development for this area.
2. Engineering Comments.

