



City of Waukesha
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Committee: Plan Commission	Date: 8/24/2022
Common Council Item Number: PC22-0288	Date: 9/6/2022
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Final Plat – Review an 18-lot Final Plat submitted by Habitat for Humanity of Waukesha County for the property at 433 N. Oakland Avenue	

Details: Habitat for Humanity of Waukesha County is proposing an 18-lot subdivision on the former Aeroshade Company property at 433 N. Oakland Avenue. The preliminary plat was approved at the April 27, 2022 Plan Commission meeting and May 17, 2022 Common Council meeting. The new plat will encompass all the land between N. Oakland Avenue and N. Greenfield Avenue from Ellis Street north to the bike trail. The development will also include sidewalk to be installed along N. Greenfield Avenue to the bike path. Sidewalk already exists on Ellis Street and N. Oakland Avenue.

The proposed final plat complies with lot dimensions and layout in the previously approved Rm-1, Multi-Family Residential PUD created for this development. The applicant is proposing to do the development in one phase so the Final Plan encompasses the entirety of the development. Staff has been working with the applicant on any outstanding issues, including revising the plat to incorporate an outlot for stormwater facilities, which will need to be fractionally owned by all of the owners in the subdivision

Options & Alternatives:

Financial Remarks:
No financial impact to the City.

Staff Recommendation:
Staff recommends the Plan Commission approve the Final Plat for the Aeroshade Subdivision submitted by Habitat for Humanity of Waukesha County, subject to:

1. Engineering Comments
2. Water Utility Comments
3. The stormwater management facility must be placed in an Outlot with each lot in the subdivision having an equal, undividable fractional ownership in that outlot.

4. Applicant will need to coordinate with City Forester if any of the existing street trees need to be removed for driveways or utility laterals. Any trees removed will need to be replaced elsewhere on the street. Street trees will also be required on N. Greenfield Avenue.