



City of Waukesha
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Committee: Plan Commission	Date: 4/27/2022
Common Council Item Number: PC22-0229	Date: 5/17/2022
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: Preliminary Plat – Review an 18-lot preliminary 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. There had been a previous approval for a similar subdivision submitted by Aeroshade and a local developer however that plat was never recorded. Habitat has an accepted offer to purchase the property a develop an 18-lot subdivision that is very similar to the previously approved one. Currently the southern portion of the property is already platted with seven (7) 50'x150' Lots. It was platted as the Wardrobe's Addition to Waukesha in 1887 but was never developed. The northern portion was the home of the Aeroshade Company. 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 will also need to be installed along N. Greenfield Avenue to the bike path. Sidewalk already exists on Ellis Street and N. Oakland Avenue.

The proposed preliminary plat complies with the proposed Rm-1, Multi-Family Residential PUD agreement that is also on the agenda for this evening. The applicant is proposing to do the development in one phase so it is anticipated a Final Plat will be submitted for all 18 lots this spring. The applicant will need to place the Stormwater Management facilities in an Outlot to be fractionally owned by all the lots in the development. There are also several Engineering comments that will need to be addressed.

Options & Alternatives:

Financial Remarks:
No financial impact to the City.

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

1. Sidewalk will be required along N. Greenfield Avenue from Ellis Street to the south edge of the bike trail.
2. The stormwater management area being placed in an Outlot and each lot having an equal fractional ownership in that outlot.

3. 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.
4. Engineering Comments