



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 7/28/2021
Item Number: PC21-0059	Date: 7/28/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: The Retreat, Extraterritorial Plat Review – A proposed 8 residential lot, and 3 outlot plat to encompass approx. 49.5 Acres of land east of CTH G, in the Town of Delafield.	

Details: The applicant is seeking approval of a Plat to divide a roughly 49 acre property in the Town of Delafield into 8 lots and 3 outlots. The parcel is located roughly one half mile from the west boundary of the City of Waukesha.

The lots will have areas ranging from exactly five acres at the small end to approximately 6.5 acres. Outlots 1 and 2 have areas of between 1 and 2 acres each and are located at the end of each of the two proposed cul de sacs. Outlot 3, which is located in the space where Norm's Road will exit the property and connect to the existing Norm's Road, has an area of 0.27 acres.

Norm's Road intersects with County Road G, and currently ends in a driveway into the existing house on this property. The Plat extends its right of way into the property, to a T-intersection with a new road called Glenmoor Drive to the east and Retreat Court to the west. Glenmoor Drive will end in a cul de sac but its right of way will extend to the property to the east. The road right of way width is 66 feet, and the cul de sacs have a radius of 75 feet, both of which exceed the City's design minimums.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of an Extra Territorial Plat for The Retreat in the Town of Delafield.

