



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 11/17/2021
Item Number: PC21- 0119	Date: 11/17/2021
Submitted By: Maria Pandazi, City 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: Certified Survey Map – Review a 1-lot Certified Survey Map on White Rock Avenue submitted by for Humanity of Waukesha County (Prairieview Village).	

Details:
 In March of 2017 Habitat for Humanity created a certified survey map (CSM) redrawing property lines for several parcels on the east side of White Rock Avenue. The CSM created 3 lots and one outlot. Since that approval, Habitat has developed three new homes on the lots at 1123, 1129, and 1135 White Rock Avenue. The remaining Outlot had been reserved for future development. Habitat is now requesting approval of a 1-lot CSM that would convert that Outlot into a Lot.

Under the previously approved Planned Unit Development (PUD) lots needed to have a minimum width of 40 feet, which is why the subject parcel had to be labeled as an unbuildable Outlot. The Plan Commission approved an amendment to the PUD (the Council will review the amendment at the November 16th, 2021 meeting) that reduced the width requirement of the subject parcel to 23 feet, which now makes it a conforming lot. However in order to do that, a new CSM needs to be approved that converts that Outlot into a Lot. It should be noted that no homes will be constructed in the 23-foot wide portion of this parcel, they will be in the larger area at the east end of the parcel. The 23-foot wide portion will be the location of the private driveway to serve the development.

This CSM is being done in conjunction with the proposed development of Prairieville Village, a duplex development which is also on this agenda for Final Site and Architectural Plan approval.

Options & Alternatives: The CSM meets all of the requirements of the Planned Unit Development and should be approved.

Financial Remarks:



Staff Recommendation:

Staff recommends Plan Commission approval of the 1-Lot Certified Survey Map submitted by Habitat for Humanity of Waukesha County, subject to the following conditions.

1. Applicant will return to the Plan Commission for site and architectural review and approval. The revised plans shall incorporate a future road extension to the east.
2. Applicant will return to the Plan Commission for Certified Survey Map approval, which should also address previous surveying errors abutting the certified survey map.