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Committee: Plan Commission	Date: 4/27/2022
Common Council Item Number: PC22-0230	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: Planned Unit Development Amendment – Review a request by Habitat for Humanity of Waukesha County to amend the existing Planned Unit Development for the property at 433 N. Oakland Avenue	

Details: In 2017 the City rezoned the property at 433 N. Oakland from M-1, Manufacturing and Rm-1, Multi-Family Residential to Rm-1 (PUD), Multi-Family Planned Unit Development to allow for the redevelopment of the former Aeroshade Company property into an 18-lot single-family subdivision. The Aeroshade Company was the applicant at the time. They also received approvals for the Final Plat as well as a Certified Survey Map (CSM) for the proposed development. The Aeroshade building was razed, and some site work was completed but the plat and CSM were never recorded, so the development never moved forward. Habitat for Humanity of Waukesha County now has an accepted offer to purchase the property and is moving forward with their approvals.

The original PUD, as well as this proposal, was created to allow for the redevelopment of this property into a traditional style neighborhood that fits in with the surrounding homes, most of which were built in the 1920s. The setback and lot area/dimension relief that was in the approved PUD will not change. The deviations from the Rm-1, Multi-Family Residential district are shown below.

	Rm-1 Requirement	PUD Requirement
Lot Width	65 feet (75 feet for corners)	
Lot Area (Single-Family)	8,000 square feet	7,500 square feet
Front Setbacks	25 feet for all sides facing a public street	25 feet but corner lots on Ellis Street only need an eight (8) foot setback on Ellis Street.
Side Setbacks	10 feet	6 feet with a minimum of 10 feet between any houses
Rear Setbacks	45 feet	25 feet
Driveway Setbacks	5 feet	0 feet to allow for shared driveways, 2 feet for any non-shared driveway

While most of the PUD agreement will remain unchanged, there are a few changes. The major difference is that instead of 18 single-family lots there would be 16 single-family lots and two (2) duplex lots. The notable changes in this amendment include:

1. Having two lots be available for duplexes.
2. Allowing for a maximum of four ranch-style homes, which allows them to accommodate a wider range of clients.
3. Removal of a reference to an Architectural Control Committee
4. Waiving of impact fees since the proposed development will be Affordable Housing, restricted to households at or below 80% of the County Median Income level.
5. Reduction in required Landscape Letter or Credit to match State statutes

The proposed PUD agreement and design guidelines are attached to the agenda.

Options & Alternatives:

The Plan Commission can amend the proposed PUD agreement.

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends the Plan Commission approve the amended Planned Unit Development (PUD) agreement as proposed.