



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Plan Commission	<b>Date:</b> 6/28/2017
<b>Common Council Item Number:</b> PC17-0056	<b>Date:</b> 6/28/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Rolling Oaks II, Addition No. 2, Beeheim &amp; Guthrie (Town of Waukesha) – Extra Territorial Plat Review</b>	

#### Details:

Rolling Oaks II, Addition No. 2 is a 12.94 acre development in the Rolling Oaks subdivision in the Town of Waukesha. It will be divided into fifteen lots for single family housing. Lots range in size from 30,062 square feet to 37,279 square feet. A 2.028 acre outlot at the corner of Beeheim Rd and Guthrie Rd, which is labelled Outlot 4, is dedicated as a vision corner and a stormwater management area. The owners of the lots in both Addition 1 and Addition 2 of the Rolling Oaks II subdivision will be responsible for maintaining it.

The plat includes a 66' right of way for a new road, which will be called Spafford Lane. It will intersect with Beeheim Road at the southern end of the subdivision and Timm Drive near the northeast corner. The right of way meets City of Waukesha design guidelines, but the plat does not include specifications for sidewalks, terraces, or streetlights, which are required. However, this subdivision is well outside City boundaries, over 1000 feet away at the closest point. Given the restrictions on the City's ability to provide water to outlying areas it is unlikely that it will ever be a candidate for annexation in the foreseeable future.

#### Options & Alternatives:

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#### Financial Remarks:

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#### Staff Recommendation:

Staff recommends approval of the plat for Rolling Oaks II, Addition No. 2 with the request that the applicant should consider City design standards for sidewalks, terraces, and streetlights.

