



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/14/2018
<b>Item Number:</b> PC18-0002	<b>Date:</b> 3/14/2018
<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>Sievenpiper, Fountain Avenue – Certified Survey Map</b>	

#### Details:

The applicant is seeking approval of a Certified Survey Map to divide the property at 122 Fountain Ave into two lots. Lot 1 will have an area of 16,120 square feet and will include the existing single family home and garage. Lot 2 will have an area of 8,075 square feet and will consist of the rear section of the current property on the corner of Fountain Ave. and Hartman Place.

The property is located in an RM-1 Multi-Family Residential zoning district. Both lots will meet the minimum lot size of 8,000 square feet. Lot 1 will meet all setback requirements for the existing buildings. Lot 2 will be large enough to build a small single family home that meets both the minimum floor area requirements and the minimum setbacks. Both lots will have a width of about 75 feet, which is equal to the minimum for corner lots.

The Engineering Department requested that sidewalk easements be added to the CSM, requested that the applicant provide a grading plan to show how they will mitigate the potential drainage issues on the site, and made several other comments. The applicant, Mr. Sievenpiper, objected to several of the comments. He requested that the item be held from the February 14<sup>th</sup> Plan Commission meeting and removed from the consent agenda.

Habitat for Humanity recently purchased the parcel immediately to the south for redevelopment, and plans to purchase the rear parcel that will be created by this CSM. They have requested that the Plan Commission make an exception to Chapter 23 of the city code and approve the CSM without requiring that all Engineering Department comments be addressed.

#### Options & Alternatives:

If the Plan Commission finds that compliance with all the Engineering Department Comments will cause practical difficulty or undue hardship, and that granting relief from compliance will not be detrimental to the public good and will not impair the purpose of the relevant regulations, it could recommend approval of the CSM without requiring that all of the comments be addressed.



**Financial Remarks:**

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**Staff Recommendation:**

Staff recommends approval of the Certified Survey Map for 122 Fountain Ave. with all Engineering Department comments to be addressed.