



March 5, 2018

TO: City of Waukesha

FROM: Habitat for Humanity of Waukesha

RE: Proposed CSM for property at --- East Ave/Fountain

- Cris and Valerie Jo Sievenpiper have proposed to split their property at 122 S. East Ave.
- Habitat for Humanity currently owns the property contiguous to the proposed 'new' lot created by the CSM and can provide, if requested, a fully executed contract to purchase the property subject to the CSM approval.
- The Sievenpipers will, if requested, provide written authorization for Habitat for Humanity to negotiate the terms with the City of Waukesha.

PROPOSAL:

1). Eliminate the requirement for sidewalks along Fountain Ave.

Rationale:

- a). This is a substandard street with little foot traffic
- b). There is currently a sidewalk on the North Side of Fountain Ave.
- c). Installation of a sidewalk proves a significant hardship:
 - The grading along the entire lot line has costly challenges
 - There are utility poles, mature trees, stop signs, and street signs that would provide additional hardship and excessive cost
 - The reason this property is being split is to create an additional lot on Hartman; imposing excessive costs and unreasonable upgrades will prohibit this split

2). Eliminate the requirement for Letter of Credit, Televising the Sewer, Grading and Storm Water Management plans

Rationale:

- a). The petitioner is creating the CSM to sell the property to Habitat for Humanity who will build on both the subject lot and the one HFH owns to the South
- b). The improvements will be completed by Habitat for Humanity when they build on the property. The requirements noted on the CSM are typically part of the 'building' permit process, so that what we are requesting be waived for the CSM will be addressed at the time of the building permit application.

3). After approval of the CSM, the newly created lot will be sold to Habitat for Humanity. (as evidenced by the executed contract to purchase the property).

4). When Habitat for Humanity elects to build on the subject property, they will be required (standard operating procedure) to provide:

- a). Proof of satisfactory connection to both sewer & water
- b). Grading and storm water management planplan

c). At the time of building permit, Habitat for Humanity agrees to install sidewalk along ***Hartman Only*** in conjunction with the construction of the new homes. Installation of a sidewalk along Hartman will require significant clearing of trees and fill – which will be addressed in the site plan of the building permit. Adding a sidewalk on Hartman across the existing lot and the newly formed lot will extend an existing sidewalk on the East Side of Hartman. The sidewalk will have a handicap accessible corner compatible with the Sidewalk on the West Side of Hartman, which runs both South along Hartman and West along Fountain.

Additional rationale:

- Fountain Avenue is a substandard street. At some point in the City's history, this was approved by the City as a full thoroughfare. Since the street itself is an exception, in accordance with 23.09, we respectfully request that consideration is given to imposing unnecessary cost and hardship – made so because of previous allowances made by the City.
- At one time there *was* a right-of-way along Fountain Ave.... which the City vacated.
- Although the code calls for sidewalks, bonding, grading, storm water plans, etc. to be done at the time of a CSM, an exception is requested until such time as a permit for construction of improvements is requested on the 2 lots (one existing and one newly formed), which is standard on infill lots anyway.
- By making the exceptions requested:
 - a). An additional taxable parcel will be created without hardship to land owner
 - b). No adverse changes from the existing configuration of an already-substandard area will be done (no grading, moving utility poles, paving, removal of foliage, fill, etc).
 - c). Utilizing the newly created lot *in conjunction* with the existing lot of record, lends itself to the feasibility of a quality development in a timely manner with everything being addressed at the time of construction.





Fountain Ave. along side of existing home. A 5' sidewalk easement would require moving a utility pole, foliage and extensive grading and run pretty close to the window of the existing home.

In addition, the topography would have to be significantly modified. When East Avenue was recently reconfigured, the street was actually lowered, creating even more of a potential elevation issue.



Picture of Sidewalk on the North Side of Fountain Ave. (Across from Subject Property) which should be sufficient to handle the limited foot traffic on Fountain.



Picture of Hartman Lots:
Standing at the South end of the lot Owned by Habitat for Humanity and looking North toward Fountain. There are significant topography and foliage issues that would have to be addressed to simply ‘install’ sidewalks. Habitat is prepared to install Sidewalks on Hartman in conjunction with a FULL PLAN to improve both lots simultaneously. In the interim, everything would be as it has been for decades.