



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/28/2018
<b>Common Council Item Number:</b> PC18-0032	<b>Date:</b> 3/28/2018
<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> Linden Grove, 425 N. University – Certified Survey Map	

**Details:** The applicant is seeking approval of a Certified Survey Map to shift the border between two lots so it doesn't cross through the existing buildings. The applicant, Linden Grove Inc. is the owner of both lots.

Lot 2 currently has an area of 7.609 acres. It contains the existing main building of the Linden Grove senior living facility, as well as an existing Community Based Residential Facility. Last August the Plan Commission and Common Council approved a PUD amendment allowing Linden Grove to build a new CBRF building on Lot 2. Lot 1 currently has an area of 3.176 acres. It contains the Linden Heights senior apartment building. The southern border of Lot 1 currently overlaps with the edge of the Linden Heights building. The Engineering Department requested that that error be fixed as one of the conditions of approval of the PUD Amendment.

The CSM will shift the border between Lot 1 and Lot 2 to the south in the area around the current overlap. The new lot line will be fifteen feet south of the Linden Heights building, so it will meet the minimum side yard setback. When the CSM is recorded Lot 1 will have an area of 3.230 acres, and Lot 2 will have an area of 7.556 acres. The lot line immediately to the east of Linden Heights is 11.4 feet from the building. Staff has requested that the lot line be adjusted there as well to meet the fifteen foot minimum setback requirement.

### Options & Alternatives:

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### Financial Remarks:

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### Staff Recommendation:



Staff recommends approval of the Certified Survey Map for Linden Grove with the condition that the lot line immediately to the east of the Linden Heights building be adjusted to meet the minimum side yard setback and with all Engineering Department Comments to be addressed.