

**CITY OF WAUKESHA****Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/13/2019
<b>Common Council Item Number:</b> PC19-0020	<b>Date:</b> 3/13/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>The Legend at Merrill Hills – Extra-territorial Certified Survey Map</b>	

**Details:** The applicant is seeking Extra-territorial approval of a Certified Survey Map combining a parcel of undeveloped property in the Town of Waukesha with an existing single family residential lot and dividing an outlot from the combined property.

The outlot, labelled Outlot 1 on the CSM, will have an area of 12.13 acres and will include the driving range for the Legend at Merrill Hills golf course. Lot 1 will have an area of 42.27 acres and will include the entirety of the current single-family lot on Oak Knoll Ave., as well as the remainder of the undeveloped property. A section of Lot 1 with an area of roughly 18,500 square feet will be dedicated as public right of way to create a cul de sac at the end of Sun Valley Trail, which currently dead ends into the west edge of the property. Another 367 square foot section of what is currently the single-family lot will be dedicated as part of Oak Knoll Drive. The CSM also notes the location of wetlands and an Isolated Natural Resource Area in the southeast corner of the property.

The property is located in the Town of Waukesha. At the nearest point it is roughly 1,600 square feet from the City of Waukesha boundary. A section at the south end of the property is adjacent to Genesee Road (Highway 59), but the CSM notes that no access is allowed there.

**Options & Alternatives:****Financial Remarks:****Staff Recommendation:**

Staff Recommends approval of the Extra-territorial Certified Survey Map for The Legend at Merrill Hills.



