

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

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Committee: Plan Commission	Date: 6/12/2019
Common Council Item Number: PC19-0044	Date: 6/12/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: The Reserve at Waukesha, Certified Survey Map - Review a four (4) lot certified survey map for the properties at 313 Bank Street, 210 Bank Street, a portion of 151 E. St Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue.	

Details:

The applicant is requesting approval of a four lot Certified Survey Map for several properties located between the Fox River and St. Paul Avenue, west of Barstow Street. The land division is being requested to accommodate the construction of the Reserve at Waukesha, a mixed use (residential and commercial) development as well as the development of a small park and dividing off land for future development opportunities. Here is a breakdown of the lots and future uses:

- Lot 1: The Reserve at Waukesha, a mixed use building with 186 units of multi-family housing and retail/commercial space.
- Lot 2: This lot will be donated to the City of Waukesha for a small park with performance space and other amenities.
- Lot 3: This lot will be graded and will be made available for future development.
- Lot 4: This lot will be donated to the City. It would likely be made available for future development at the corner of Barstow and St. Paul.

Options & Alternatives:

Staff has provided the applicant with the option of doing the CSM as a 5-lot land division to avoid having a narrow strip of land between the east and west parts of Lot 2. The applicant is evaluating this option.

Financial Remarks:**Staff Recommendation:**

Staff recommends approval of the Certified Survey Map, subject to the following conditions:

1. Engineering Comments
2. Consideration of reconfiguring the proposal to a 5-lot land division to avoid having a narrow strip of land between the east and west parts of Lot 2



