



**CITY OF WAUKESHA**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 8/25/2021
<b>Item Number:</b> PC21-0063	<b>Date:</b> 8/25/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>MacArthur Road, Rezoning – A request to remove 0.374 acres of the C-1 Conservancy Overlay District from parcel 1326-999, along the north side of MacArthur Road east of Comanche Lane.</b>	

**Details:**

The applicant is looking to rezone a portion of MacArthur Road, east of Comanche Lane. The property is currently zoned RS-1, Single-Family Residential, with a C-1 (Lowland Conservancy) overlay. The applicant is proposing to remove the C-1 conservancy overlay from 0.374 acres of the parcel, with the purpose of allowing a single-family residence to be constructed. The applicant is looking to remove the 0.374 acres from the conservancy, in which according to the fall 2020 delineation are no longer in the wetlands.

The property is a 5.21-acre site located on the north side of MacArthur Road and east of Comanche Lane. The 0.374 acres requested for rezoning is on the southeast corner of the property. The rest of the property is a mix of woods and wetlands.

Note: Any future residential development on the site will require public sanitary sewer and sidewalk

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.

**Staff Recommendation:**  
 Staff recommends approval of the MacArthur Road rezoning with the following conditions:

- All engineering, fire department, and water utility comments to be addressed

