



City of Waukesha
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City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 12/17/2025
ID Number: PC25-0176	Ordinance/Resolution Number (if applicable):
Name of Submitter: Doug Koehler	Target Next Board/Council Meeting Date: 01/20/2025
Agenda Item Title: Final Subdivision Plat Review – Olde Farm Subdivision, 3424 Madison Street – Final Subdivision Plat Review – Olde Farm Subdivision, Madison Street – Request to approve the Final Plat for the Olde Farm Subdivision, located along the north side of Madison Street west of Fiddler’s Creek Drive.	

Issue Before the Board/Council: Proposed new subdivision consisting of 17 single family homes.
Options & Alternatives: The Plan Commission could recommend approval of the plat with or without conditions or recommend denial. The recommendation will be taken before the Council for formal action by the City. The Preliminary Plat for the Olde Farm Subdivision was approved in January of 2024. State law requires the City to approve the plat if it conforms substantially to the approved Preliminary Plat, and to any local plans and ordinances adopted as authorized by law.
Additional Details: The applicant is seeking approval of a Final Plat for the Olde Farm Subdivision at 3424 Madison St. 3424 Madison St. is a 12 acre property on the north side of Madison Street, between Heritage Hills Subdivision on the east and Pebble Creek on the west. The applicant has completed grading, utility infrastructure, and road installation. The Final Plat must be approved and recorded before the applicant can dedicate infrastructure to the City and begin building and selling houses. The subdivision will consist of 17 single family homes, plus four outlots. Overton Ave., which currently dead-ends into the east edge of the property, has been extended to serve the subdivision. It curves and runs north - south, to an intersection with Madison Street.

The majority of the lots will have an area between 12,000 and 13,000 square feet, with several larger lots around the curve of the road. The property was rezoned to Rs-3 Single Family Residential when the Preliminary Plat was approved in early 2024.

Outlot 1 and Outlot 2 will contain stormwater facilities for the subdivision. Outlot 3 will contain a small portion of Pebble Creek adjacent to Madison St. Outlot 4 will contain a wetland area at the north end of the property. A grass walking path will connect Heritage Hills Park, on the east side of the property, with the City owned passive recreation area along Pebble Creek.

What is the Strategic Plan Priority this item relates to:

People Centered Development

What impact will this item have on the Strategic Plan Priority?

This proposal will allow construction of seventeen new single family homes in the City.

Financial Remarks: No direct financial impact to the City.

Suggested Motion: “I move to approve the Final Subdivision Plat or Olde Farm Subdivision at 3424 Madison Street, with staff comments to be addressed prior to recording.”

Reviewed By:

Finance Director Joseph P. Ciarro	Date Reviewed
City Attorney Brian Running	Date Reviewed
City Administrator Anthony W. Brown	Date Reviewed