



**City of Waukesha**  
 201 Delafield Street  
 Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 2/25/2026
<b>ID Number:</b> PC26-0008	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Agenda Item Title:</b> <b>Certified Survey Map – Prairie Song Dr. (WAKC098835 &amp; 0988136) a request to approve a One lot CSM on 4.0295 acres of land proposed for residential development at the southwest corner of Summit Avenue and Prairie Song Drive in the Rm-2 PUD Multi-Family Residential Planned Unit Development District.</b>	

<b>Issue Before the Council:</b> Proposed Certified Survey Map combining two properties to accommodate a previously approved condominium development.
<b>Options &amp; Alternatives:</b> The Plan Commission should make a recommendation to the Council to approve the CSM with or without conditions, or to deny it. The CSM should be approved provided it meets all state and local subdivision requirements.
<b>Additional Details:</b> In January, the Plan Commission approved Site Plan and Architectural Review for a 24 unit condominium development on approximately four acres adjacent to Summit Ave. The development will include three four-unit buildings and two six-unit buildings oriented around a courtyard, on a single lot. Currently the land is divided into two parcels, so it needs to be combined before construction can begin.  The north lot currently has an area of approximately 86,000 square feet, while the south lot has an area of 88,000 square feet. The proposed Certified Survey Map combines them into a single lot with an area of 175,527 square feet or 4.02 acres.



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**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 twenty four new homes in the City.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** Staff recommends approval of the Certified Survey Map for Prairie Song Courtyards with the following conditions:

- Engineering Department and Water Utility comments will be addressed before the CSM is recorded.

**Recommended Motion:** "I move to approve the Certified Survey Map for Prairie Song Courtyards with all staff comments to be addressed."

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>