



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

## City of Waukesha Cover Sheet

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| <b>Committee:</b><br>Plan Commission   | <b>Meeting Date:</b><br>12/17/2025                  |
| <b>ID Number:</b><br>PC#25-0174  | <b>Ordinance/Resolution Number (if applicable):</b> |
| <b>Department Submitting:</b><br>Community Development   | <b>Submission Date:</b><br>12/5/2025                |
| <b>Agenda Item Title:</b><br>Review and possible action on the Certified Survey Map for 135 and 137 Wisconsin Avenue |   |

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| <b>Issue Before the Council:</b><br>Review and act on the Certified Survey Map for 135 and 137 Wisconsin Avenue- Request approval of a 2 Lot CSM to redivide the properties at 135 and 137 Wisconsin Avenue where 137 Wisconsin Avenue is proposed to include the rear portion of 135 Wisconsin Avenue. These properties are located in the B-2, Central Business District.  |
| <b>Options &amp; Alternatives:</b><br>The Plan Commission could approve the application with or without conditions or deny it. If the application is denied the proposal will not be able to go forward  |
| <b>Additional Details:</b><br>The applicant is looking to redivide the properties located at 135 and 137 Wisconsin Avenue by using a 2 Lot Certified Survey Map (CSM). 137 Wisconsin Avenue will add the rear portion of 135 Wisconsin Avenue to create a 10,929 sq. ft (0.2509 acre) parcel. Lot one will then be approximately 4,309 sq. ft (0.0989 acre) parcel. The properties are owned by the same property owner and are located in the B-2, Central Business District. |



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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?**

**Financial Remarks:**  
No Direct financial impact on the City

**Executive Recommendation:**  
Staff recommends approval of Certified Survey Map for 135 and 137 Wisconsin Avenue with the following conditions:

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

**Suggested Motion:**  
I move to approve the Certified Survey Map for 135 and 137 Wisconsin Avenue with staff comments to be addressed

**Reviewed By:**

|                    |               |
|--------------------|---------------|
| Finance Director   | Date Reviewed |
| City Attorney      | Date Reviewed |
| City Administrator | Date Reviewed |