



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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| Committee: Plan Commission | Meeting Date: 1/28/2026 |
| ID Number: PC#25-0200 | Ordinance/Resolution Number (if applicable): |
| Department Submitting: Community Development | Submission Date: 1/20/2026 |
| Agenda Item Title: Review and possible action on the Certified Survey Map for 1901 S. Prairie Avenue | |

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| Issue Before the Council: Review and act on the Certified Survey Map for 1901 S Prairie Avenue- A request to approve a 1 Lot CSM which combines three parcels covering 34.817 acres of land owned by Weldall Manufacturing in the M-2, General Manufacturing District at the south end of Prairie Avenue. |
| Options & Alternatives: 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 |
| Additional Details: The applicant is looking to create a 1 Lot Certified Survey Map (CSM) at 1901 S. Prairie Avenue. The property is zoned M-2, General Manufacturing District and is currently owned by Weldall. Presently, the property consists of three separate lots. The applicant is looking to combine those lots to create a 1 Lot, 34.817 acre parcel. Weldall has added more buildings the past few years and combining the lots into a 1 Lot CSM will help any future expansion meet setback requirements. |



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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 1901 S Prairie 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 1901 S Prairie Avenue with staff comments to be addressed

Reviewed By:

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