



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/27/2017
<b>Common Council Item Number:</b> PC17-0086	<b>Date:</b> 9/27/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>817 Chicago Avenue – Rezoning</b>	

**Details:** The applicant is proposing to rezone the property at 817 Chicago Avenue from B-1, Neighborhood Business to Rm-1, Multi-Family Residential. The property was used as a Hair Saloon in the past but now is only used for residential. The property to the east at 811 is also zoned B-1 but these two parcels are the only commercially zoned properties in what is otherwise a completely residential neighborhood. The applicant would like to use the property as a duplex but with the B-1 zoning they are limited to residential uses on the back half of the first story and second story. Since they don't feel this is a viable location for any business they would like to rezone it to residential. Staff asked the owner to contact the property to the east to see if they were also interested in rezoning but there has been no response from that neighbor. Ideally they would both be rezoned together but the owner has a pending purchase that is contingent on the rezoning.

Staff supports the rezoning as it fits in with the surrounding neighborhood which is also zoned Rm-1, Multi-Family Residential. This area is not a viable business location anymore and the B-1 zoning doesn't appear to be a good fit for these parcels given how the area has developed. Staff will reach out to the owner of 811 Chicago and see if they are interested in rezoning but that process shouldn't hold up this rezoning.

**Options & Alternatives:**  
 The Plan Commission could keep the B-1 zoning.

**Financial Remarks:**  
[Click here to enter text.](#)



**Staff Recommendation:**

Staff recommends the Plan Commission recommend Common Council approval of the rezoning from B-1, Neighborhood Business to Rm-1, Multi-Family Residential.