



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/15/2021
Item Number: PC21-0174	Date: 12/15/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Rezoning, City Owned Land on East Broadway – Rezone from T-1 and P-1 to P-1	

Details: As part of the Water Utility's Broadway Avenue pumping station project several large city-owned parcels on the east side of the city were combined into two last year. The smaller property, on the south side adjacent to Broadway, was rezoned to I-1 so it could be used for the new pumping station. The larger property, roughly 45 acres of undeveloped land, was not rezoned at that time. The western portion of that property contains the currently undeveloped Nike Missile park. The eastern portion was at one time intended for residential use but was never developed due to water access and grading challenges, and it has retained its T-1 Temporary zoning.

With the city's shift to parcel-based zoning the goal is to have one zoning classification for each property. When properties have multiple zoning classes the boundaries are typically vague, leading to confusion over how to enforce the zoning regulations.

The Parks Department has long term plans to develop the Nike Missile site into a publicly accessible park. While plans are very conceptual at this point the intention is to keep the eastern portion of the property as a part of the park space. As a result, the Parks Department has noted that they are in favor of the proposed rezoning.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
 Staff Recommends approval of rezoning the Nike Missile park site from P-1 and T-1 to P-1 Park District only.



