



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/26/2021
Item Number: PC21-0035	Date: 5/26/2021
Submitted By: Doug Koehler, Principal 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: 1606-1610 Lincoln Avenue, Rezoning - Rezone 3.45098 acres of land from M-3 Limited Business and Industrial Park District to M-1 Light Manufacturing District.	

Details: The front section of the property at 1610 Lincoln Ave. is currently zoned B-5 Community Business District and the rear is zoned M-3 Limited Business and Industrial. A gas station and carwash are located on the front portion of the property, which is adjacent to Les Paul Parkway. The rear of the property is currently unimproved and unused.

The applicants would like to use the rear portion of the property for semi-truck parking, as a stopover for long haul drivers. The drivers typically use the gas station, but not to an extent that would allow vehicle storage to be considered an Accessory Use on the lot as it is currently configured. Vehicle storage will be the Principal Use of the new lot, so it needs to be rezoned to a Manufacturing district which allows that use. The adjacent properties to the west are currently zoned M-1 Light Manufacturing and are used for similar purposes. The rear portion of the property sits on a capped landfill, so any substantial building there will be extremely expensive, and it is unlikely that the more intensive uses allowed in the M-3 district will ever be feasible there.

Since the city has moved to parcel-based zoning, split zoned lots like this one as it is currently configured are discouraged. Dividing the property into two and rezoning the back section will create two lots which both have appropriate zoning for their use and their surroundings.

The applicant submitted a Site Plan along with the application, which shows a paved surface for truck parking and grass plantings in the border between the properties. The applicant is currently reconsidering the site plan and a modified version will be on the Plan Commission agenda for the June 23rd meeting. The lot cannot be used as proposed until the Site Plan is approved, work has been completed, and the applicants have received Occupancy Permits.

Options & Alternatives:



Financial Remarks: No Financial impact.

Staff Recommendation:

Staff Recommends approval of rezoning the newly created lot in the rear of the property at 1610 Lincoln Ave. from M-3 to M-1 Light Manufacturing with the following comment:

- The newly created lot may not be used until a Site Plan has been approved and a valid Occupancy Permit has been issued.