



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 8/12/2015
Common Council Item Number: PC15-0215	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director N/A	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: 1436 E. Racine Avenue – Rezoning	

Details:
 When properties are annexed, they receive a T-1, Temporary Zoning classification. That designation allows for all existing uses to continue as legal non-conforming uses until a permanent zoning is applied for by the owner and approved by the Plan Commission and Common Council. No additional or expanded uses are permitted until a permanent zoning is obtained. The property at 1436 E. Racine Avenue was annexed into the City of Waukesha in 1986 but since the property has been used as a single-family residence they have never requested a permanent zoning.

In June 2015 we received an application for a cellular tower on this property. New cell towers are a Conditional Use in all zoning districts. However since this property didn't have a permanent zoning we could not act on the application because it was adding a new use, which is prohibited under the T-1, Temporary Zoning ordinance.

The applicant is requesting the property be rezoned to Rm-2, Multi-Family Residential, which is what the adjacent property to the north and east is zoned. The Land Use Plan for this area calls for medium-high density residential and this rezoning is consistent with that designation.

Options & Alternatives:
 The property needs a zoning classification. Staff suggested the Rm-2 classification since it fits in with adjacent zoning. The property could be rezoned to one of our single-family zoning districts since it is a single family home. However, it would be the only property in the vicinity with a single family zoning.

Financial Remarks:
 None



Staff Recommendation:

Staff recommends in favor of the rezoning from T-1, Temporary Zoning to Rm-2, Multi-Family Residential.

Committee Recommendation:

[Click here to enter text.](#)