



**City of Waukesha**  
201 Delafield Street  
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## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 6/25/2025
<b>ID Number:</b> ID#25-1225	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Agenda Item Title:</b> <b>Zoning Code Update – Review of the District and Use Standards – An update on changes to the District and Use Standards code section drafts based on feedback from the Plan Commission and Council.</b>	

<b>Issue Before the Council:</b> Zoning Code Update proposed District and Use Standards drafts.
<b>Options &amp; Alternatives:</b> The Plan Commission may provide feedback, but should not take any action at this time.
<p><b>Additional Details:</b> At a special meeting on May 15<sup>th</sup>, the Plan Commission discussed the proposed draft of the Zoning Code district and use standards. Kari Papelbon from Houseal Lavigne presented the drafts, and Plan Commissioners and Council members provided feedback and asked questions. Based on the feedback, along with further internal staff discussion and discussion with the consultants, several changes have been made to the draft.</p> <p>The most notable change is to the names of the proposed residential districts. The initial goal was to use names that described the neighborhoods they were regulating. However, finding unique neighborhood descriptions has proved challenging, particularly since the proposal is to consolidate from nine to four residential districts. Some of the proposed district names also carry negative connotations with potential residents. Instead, the current proposal is to name the districts Residential Neighborhood 1, Residential Neighborhood 2, Residential Neighborhood 3, and Residential Neighborhood 4.</p> <p>The allowed uses in the RN-1 and RN-2 districts have also been changed to be more consistent with Comprehensive Plan goals. The RN-1 district will absorb the old RN-1 and RN-2 districts, which are large lot suburban-style residential. Single family homes will be allowed there, along with Accessory Dwelling Units, but not duplexes, triplexes, or larger multi-unit</p>



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developments. The RN-2 district will include portions of the existing Rs-3, Rd-1, and Rd-2 districts, which are both single family and duplex developments. Duplexes, triplexes, and quadplexes will be allowed there, but not larger 5-8 unit developments.

Several other smaller changes have been made to the use tables and other sections of the code. It is anticipated that these areas may need to be revisited after once we receive further draft sections, particularly definitions. The next code section will cover Development, Natural Resource Protection, Sign, and Subdivision Standards. The consultants are working on that section and expect to have a draft ready to present later this summer.

**What is the Strategic Plan Priority this item relates to:**

**People-Centered Development**

**What impact will this item have on the Strategic Plan Priority?**

The new zoning code, including specifically the District and Use Standards, will impact all areas of development.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** The Plan Commission may provide feedback, but should not take any action at this time.

**Recommended Motion:** The Plan Commission may provide feedback, but should not take any action at this time.

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>