

City of Waukesha
Attn: Charlie Griffith, AICP

201 Delafield Street
Waukesha, WI 53188

Cover Letter

To Whom it May Concern:

We are writing to formally petition for the rezoning of the property located at 2001 S. West Ave., Waukesha, WI 53189, from its current designation as M-1 Light Manufacturing to MM-1 Mixed Use Manufacturing. Our thorough review of the area and the zoning regulations has led us to believe that this change will not only benefit our property but also contribute positively to the local business environment and community.

Under the current M-1 zoning, the building is restricted to accommodating only light manufacturing companies. However, we have identified a significant opportunity to utilize the office spaces within the property more efficiently. By transitioning to the MM-1 zoning designation, we would be enabled to attract a diverse range of tenants, including smaller businesses seeking office space. This flexibility would prevent portions of the building from remaining vacant and would foster economic activity in the region.

The MM-1 zone would allow for a combination of manufacturing and office use, aligning with the evolving needs of modern businesses. This change is particularly relevant in today's economy, where there is a growing demand for flexible office environments that can cater to a variety of functions beyond traditional manufacturing.

We believe that reclassifying this property to an MM-1 Mixed Use Manufacturing zone is a strategic move that can enhance the vibrancy of our neighborhood. It will support local entrepreneurship by providing small companies access to affordable office space, thereby stimulating job growth and fostering a collaborative community atmosphere.

We respectfully request the consideration of this rezoning to unlock the full potential of 2001 S. West Ave., Waukesha, WI 53189. We are committed to working with city officials and stakeholders to ensure that this transition is beneficial for all parties involved.

Thank you for considering our petition. We look forward to your positive response and are eager to engage in further discussions regarding this matter.

Sincerely,



Lawrence A. Meyers
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Waukesha, WI 53189
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