



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/13/2015
<b>Common Council Item Number:</b> ID#15-3928	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Rezoning - Review a request by the Community Development Department to rezone the property at 434 Madison Street (Historic William Blair House) from I-1, Institutional to Rm-1, Multi-Family Residential.	

**Details:**  
 The Department of Community Development is requesting the rezoning of the property at 434 Madison Street from I-1, Institutional to Rm-1, Multi-Family Residential. This is in conjunction with the declaration of this property as surplus and the recommended Land Use Plan amendment on this agenda. The Institutional zoning designation reflected the City ownership and use of the property however now that it is being sold, staff is requesting the zoning be changed to reflect the future use and the zoning of the adjacent residential neighborhood, which is Rm-1, Multi-Family Residential.

The Rm-1, Multi-Family Residential zoning district allows for Bed and Breakfast facilities as a conditional use. Any conditional use permit application would need to be submitted by the purchasers of the property. Bed and breakfast establishments are also regulated by the State of Wisconsin.

**Options & Alternatives:**  
 The Plan Commission could recommend against the rezoning or recommend that a different zoning category that also allows bed and breakfast establishments.

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends rezoning the property from I-1, Institutional to Rm-1, Multi-Family Residential.

