



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/27/2021
<b>Item Number:</b> PC20-0133	<b>Date:</b> 1/27/2021
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Carroll University, Health &amp; Wellness Center, 304 N. East Avenue, Rezoning - Request to rezone the property at 304 N. East Avenue from B-1 Neighborhood Business to I-1 Institutional zoning.</b>	

**Details:** 304 N. East Ave. has been occupied by numerous neighborhood businesses, most recently a bookstore. Last year it was purchased by Carroll University for use as the University Health Services building. Since it will no longer have a commercial use the school is has applied to rezone the building to I-1 Institutional. Part of the proposed use would be Permitted in the B-1 district, but not all of it. Rezoning the property to I-1 will allow flexibility for both the current proposed use of the property and for any future uses the University might need it for.

Most of the rest of the Carroll campus is currently zoned Institutional, including the properties to the north and south of 304 N. East Ave. Several former residences on Wright St. have retained their residential zoning, and the academic offices there are permitted as Conditional Uses. That would not be possible in the B-1 district.

The property is part of an Institutional area in the Land Use element of the city's Comprehensive Plan.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff recommends approval of rezoning for the property from B-1 Neighborhood Business to I-1 Institutional.

