



**CITY OF WAUKESHA**

**Administration**

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

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/12/2018
<b>Common Council Item Number:</b> PC18-0113	<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> <b>Sunrise Liquor, 518 Delafield Street – Rezoning</b>	

**Details:**  
 The applicant is requesting a zoning change from B-1 (Neighborhood Business District) to B-3 General Business District. The current business is a liquor store, and allowed in the B-1 zoning district. The B-1 Neighborhood Business District is intended to provide for individual of small groups of retail and customer service serving primarily the convenience of a local neighborhood and the character and operation should be compatible with the surrounding neighborhood. The B-3 General Business District is intended to offer a wider range of retail products and services than provided in the Neighborhood Business District.

The property at 518 Delafield is directly adjacent to residential zoning, across the street from a neighborhood park and across the street from comparable B-1 zoning. Staff believes the B-1 zoning is appropriate for this location.

The applicant indicated that they would like to add U-Haul rental trucks and potentially other services to their business, and that is the reason for the rezoning request. The B-3 zoning district does not allow auto sales (which the U-Haul business would be considered) within 100 feet of a residential district.

**Staff Recommendation:**  
 Staff recommends denial of the rezoning request. The property is adjacent to residential property, across from a neighborhood park, and directly across the street from other B-1 zoning. Staff believes that uses allowed in B-3 zoning would be incompatible with the surrounding neighborhood.

