



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/27/2022
<b>Common Council Item Number:</b> PC22-4392	<b>Date:</b> 7/27/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Rezoning – 1800 W. St. Paul Ave. Milwaukee Custom Cycles</b>	

**Details:** 1800 W. St. Paul Ave. is currently zoned M-1 Light Manufacturing. It is the only property in the immediate area with M-1 zoning. The property immediately to the west is zoned M-2 General Manufacturing, as is the district on the opposite side of St. Paul Ave. Other properties in the area have residential zoning or are located in the Village of Waukesha.

Milwaukee Custom Cycles, the current occupant, received approval of a Conditional Use Permit in 2017 to allow limited vehicle sales as well as display of several motorcycles for sale. The Conditional Use Permit expressly prohibited other sales or advertising. Previous users were also mostly small-scale commercial of the type that is common in MM-1 zoned areas.

The property is located on a busy arterial street, with adjacent residential uses. It is most likely too small to accommodate large scale manufacturing uses. Rezoning the property to MM-1 Mixed Use Manufacturing will make the current use Permitted rather than Conditional. It will also allow more flexibility for future uses of the building, while at the same time providing additional protection against nuisances for the surrounding residences.

**Options & Alternatives:**  
[Click here to enter text.](#)

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

**Staff Recommendation:**  
Staff recommends approval of rezoning 1800 W. St. Paul Ave. from M-1 Light Manufacturing to MM-1 Mixed Use Manufacturing.