

**Common Council  
City of Waukesha, Wisconsin**

**Ordinance No. 2024 - \_\_\_\_\_**

---

**An Ordinance to Rezone Certain Property and to Amend the  
Zoning Map of the City of Waukesha, Wisconsin**

---

**Whereas** The owners of the property at 211 Maple Ave., more fully described below, have proposed rezoning it from M-2 to I-1 Institutional District; and

**Whereas** The owners of the property at 223-227 Maple Ave., more fully described below, have proposed rezoning it from B-3 to I-1 Institutional District; and

**Whereas** on March 27, 2024, the Plan Commission passed a resolution by which the proposed re-zoning of the property was recommended to the Common Council; and

**Whereas** a notice of a public hearing of the proposed re-zoning to be held on May 7<sup>th</sup>, 2024, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on April 23<sup>rd</sup>, 2024, and April 30<sup>th</sup>, 20224; and

**Whereas** a public hearing of the proposed re-zoning was held at the regular Common Council meeting on May 7<sup>th</sup>, 2024; and

**Whereas** the Common Council, at its May 7<sup>th</sup>, 2024, regular meeting considered the Plan Commission's recommendation, the supporting materials, the statements given during the public hearing, and the statements of City staff; and

**Whereas** the Common Council had full debate on the proposed re-zoning and found that the proposed re-zoning is in the best interests of the City; and

**Whereas** a motion to adopt the recommendation of the Plan Commission and to approve the re-zoning was made, seconded and carried by the affirmative vote of a majority of the Common Council members present and voting;

**Now, therefore**, the Common Council of the City of Waukesha do ordain as follows:

**Section 1.** The following-described property is rezoned from M-1 and B-3 to I-1 Institutional District

Being Lots 1, 2 and 3 in Imperial Subdivision, and part of Lot 5, and 6, Block 7 in Cutlers Second Addition, all in the Southwest<sup>1</sup>/<sub>4</sub> of the Southeast<sup>1</sup>/<sub>4</sub> of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the South <sup>1</sup>/<sub>4</sub> corner of said Section 3; thence N 87°57'24" E, along the south line of said southwest<sup>1</sup>/<sub>4</sub>, 713.28 feet; thence North 00°21'56" East, 472.52 feet to the east right of way line of Maple Avenue and the point of beginning; thence continuing North 00°21'56" East, along said west line, 362.01 feet to the south line of the Wisconsin Southern Railroad right of way; thence North 87°37'08" East along said south line, 565.69 feet to the west line of the Canadian National Railroad right of way;

thence S 40°20'08" West along said west line, 492.21 feet; thence South 87°37'42" West, 249.13 feet to the east line of Maple Avenue and the point of beginning.

Tax Key WAKC1308429 and WAKC1308474

**Section 2.** The Zoning Map referred to in Municipal Code §22.09 shall be amended to conform with the changes set forth in Section 1.

**Section 3.** All ordinances or parts of ordinances inconsistent with or contravening this ordinance are hereby repealed.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and publication.

Passed the 7<sup>th</sup> day of May, 2024

---

Shawn N. Reilly, Mayor

---

Sara Spencer, Interim City Clerk-Treasurer