



City of Waukesha
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Committee: Plan Commission	Date: 8/24/2022
Common Council Item Number: PC22-0290	Date: Click here to enter a date.
Submitted By: Doug Koehler	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.

Subject:
Rezoning Petition – Numerous properties surrounding the downtown Central Business District – Staff is requesting to amend the zoning district for multiple properties in the downtown area. The majority of changes will be from B-3 General Business to B-2 Central Business District for commercial properties adjacent to and on the main traffic corridors surrounding the Central Business district. Other changes would be from B-3 General Business to I-1 Institutional District for several Church and other Institutional properties in the downtown, and B-3 general Business to Rm-3 Multi-Family District for numerous residential properties on the outer fringe which remain in residential uses.

Details:
 The Community Development Department has been studying the Zoning in the Downtown area and is considering recommending several areas of changes to provide a more consistent approach to Zoning in what is considered the downtown area. Staff has recognized that there are several areas along and immediately adjacent to the Downtown B-2 Central Business District, which, for all intents and purposes, are generally considered to be part of the downtown area. Staff feels that tying these areas, which currently fall under B-3 General Business zoning, into the same B-2 zoning will provide for a more cohesive and stronger downtown moving forward. I will summarize several of the key recommendations for rezoning below. The attached maps include a map of the existing zoning in the downtown, and a map of the recommended changes as discussed below.

- Wisconsin Avenue from East Avenue to West Avenue.** This corridor, covering both the north and south sides of Wisconsin Avenue, while immediately adjacent to the downtown B-2 Central Business District, these properties are currently zoned B-3 General Business District. Staff feels this area is generally considered to be part of the downtown, and consists of older buildings, many of which do not meet the current setbacks of the B-3 District. Including this area in the B-2 zoning would provide a consistent boundary to the southern limits of the Downtown Central Business district while bringing many of the buildings into compliance with setbacks, as the B-2 District provides a zero-lot line setback. Furthermore, the change in zoning to B-2, would allow for any future redevelopment to occur in a manner more similar and harmonious with the rest of the downtown. The B-2 zoning would extend to two adjacent commercial properties south of Wisconsin Ave. along Barstow. Many of these properties are older housing stock, and staff would look to establish a mixed-use residential overlay district which would allow for these homes to be converted back to residential uses on their first floor as a conditional use, while allowing residential as a permitted use on the upper levels. The exception

along this corridor would be 121 Wisconsin Avenue, First United Methodist Church, which is recommended to be rezoned from B-3 to I-1 Institutional District to reflect the long standing use at this location.

- **East Avenue from Broadway to Main Street.** This corridor would also rezone the properties on both the east and west sides of East Avenue from B-3 General Business to B-2 Central Business District. Again, staff recognizes this area is generally perceived as part of the Downtown and converting this corridor to B-2 would clearly define the eastern boundary of Downtown while providing the opportunity for future redevelopment to occur in a manner more similar and harmonious with the Downtown. The exceptions in this corridor would be 100 E. Broadway, the First Congregational Church, 111 E. Main St., St. Mathias Episcopal Church, 818 N. East Ave., St. Joseph Congregation, 812 N. East Ave, Hebron House, and 810 Martin Street, Waukesha City Church, to be rezoned from B-3 to I-1 Institutional to reflect the long standing uses at these locations. Also 801 N. East Avenue is recommended to be rezoned from B-3 to Rm-3 Multi Family District to more accurately represent the High-Rise apartment building residential use on this site.
- **E. North Street Corridor at Barstow.** This corridor would rezone the properties along the north side of E. North Street on either side of Barstow from B-3 to B-2 Central Business District. Doing so would provide consistent zoning along either side of the street in the Barstow area and provide a northern limit to the downtown area, while providing for future redevelopment to be done in a similar manner as throughout the downtown.
- **W. St. Paul Ave. Corridor.** This area is generally recognized as the western extent of the Downtown, the area bounded by E. St. Paul, W. North St. and Fuller Street is recommended to be rezoned from B-3 to B-2 Central Business district. This would provide a western limit to the Downtown area. Fire Station No. 1 at 130 W St. Paul is recommended to be rezoned from B-3 to I-1 Institutional District to reflect its long standing institutional use.

There are several areas just outside of these corridors, while currently under B-3 General Business Zoning, are residential properties which have never been used for commercial activity, and staff does not foresee them converting to commercial activity. Staff recommends rezoning this area back to the Rm-3 Multi-Family Residential District. This would include the properties at 619 West Avenue, 614/616 Maple Avenue, 611 Barstow, and the residential properties currently used for residential uses along the north side Park Avenue including 206, 220, 226, 234, 238 and 242 E. Park Avenue.

Also, just outside of the Wisconsin Avenue corridor at 601 N Grand Avenue, zoned B-3 is a former residence now used as offices. Other properties at this intersection, formerly residences but now used as offices, are zoned B-4, it is recommended that 601 N. Grand be rezoned from B-3 to B-4 Office and Professional Business District.

Finally, on the north side of the 1000 block of E Park Avenue there are four vacant parcels owned by the First United Methodist Church and used as a formal parking lot for the church. Staff is recommending these lots be rezoned from their current Rm-3 zoning to I-1 Institutional District to reflect the long standing use at this location.

Options & Alternatives:

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Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of rezoning the described properties above to provide for a more consistent approach to zoning in the Downtown area.