

**Common Council**  
**City of Waukesha, Wisconsin**  
**Ordinance No. 2023 - \_\_\_\_\_**

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

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**Whereas** the owners of the of the property at 2301 Bluemound Rd. and the adjacent vacant property with tax key WAKC1127006001, more fully described below, have proposed rezoning them from MM-1 Mixed-use Manufacturing to B-5 Community Business District; and

**Whereas** on January 25<sup>th</sup>, 2023, the Plan Commission passed a resolution by which the proposed re-zoning of the properties was recommended to the Common Council; and

**Whereas** a notice of a public hearing of the proposed re-zoning to be held on February 23<sup>rd</sup>, 2023, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on February 9<sup>th</sup>, 2023, and February 16<sup>th</sup>, 2023; and

**Whereas** a public hearing of the proposed re-zoning was held at the regular Common Council meeting on February 23<sup>rd</sup>, 2023; and

**Whereas** the Common Council, at its February 23<sup>rd</sup>, 2023, 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 MM-1 Mixed-use Manufacturing to B-5 Community Business District:

Parcel 2 of Certified Survey Map No. 4150 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on February 25, 1982 In Volume 32 of Certified Survey Maps on Pages 298 to 302 inclusive, as Document No. 1177474, being a part of the Southwest ¼ of Section 30, Township 7 North, Range 20 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key WAKC1127005

And

A part of Parcels 3 and 4 of Certified Survey Map No. 4150 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on February 25, 1982 in Volume 32 of Certified Survey Maps at Pages 298 to 302 inclusive, as Document No. 1177474, being a part of the Southwest  $\frac{1}{4}$  of Section 30, Township 7 North, Range 20 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of said Parcel 3; thence South  $69^{\circ} 00' 00''$  East along the North line of said Parcel 3, 185.23 feet to a point on the East line of said Parcel 3; thence South  $01^{\circ} 26' 00''$  East, along said East line 48.24 feet; thence South  $88^{\circ} 34' 00''$  West 220.28 feet to a point on the East right-of-way line of Parklawn Drive; thence Northeasterly 4.15 feet along said right-of-way line and along the arc of a curve whose center lies to the East, whose radius is 363.75 feet and whose chord bears North  $20^{\circ} 40' 24.5''$  East 4.15 feet to a point of a tangency; thence North  $21^{\circ} 00' 00''$  East, along said East right-of-way line, 124.50 feet to the point of beginning.

Tax Key WAKC1127006001

**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 effect the day after its publication.

Passed the 23<sup>rd</sup> day of February, 2023.

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Shawn N. Reilly, Mayor

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Gina L. Kozlik, City Clerk-Treasurer