



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/26/2021
Item Number: PC21-0042	Date: 5/26/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Prairie Philip, 2105 Pewaukee Road, Rezoning - Rezone 5.2886 acres of land from T-1 Temporary Zoning to M-2 General Manufacturing District.	

Details: 2105 Pewaukee Road is surrounded on both the north and south sides by properties zoned M-2 General Manufacturing. The properties to the west, on the other side of Pewaukee Road, are zoned M-3. To the east is the Waukesha Lime and Stone Company quarry, in the City of Pewaukee.

The parcel is currently zoned T-1 Temporary District, which only permits continuance of the use which was present when it was annexed (or attached) into the city. It has been used as a single-family residence in the past, and a small house is still located on the property near Pewaukee Road, but at just over five acres the lot has an area which is more suited to an industrial use like the ones on the surrounding properties.

At some point between 2015 and 2018, judging by the city's aerial photos, the rear section of the lot was re-graded and it has been used for industrial equipment storage ever since. Last fall the city contacted the property owners, in response to a complaint from the Waukesha County Public Works Department about truck traffic entering and leaving the property, to let them know it needs to be zoned properly before it can be used for business purposes.

The applicants have also submitted an application for Site Plan and Architectural Review, for the changes that have already been done to the site as well as additional work to bring it into compliance with city codes. That application will be reviewed by the Plan Commission at the June 23rd meeting, and they won't be able to use the site as they have been until the Site Plan is approved and any required alterations are complete.

Options & Alternatives:



Financial Remarks: No Financial impact.

Staff Recommendation: Staff Recommends approval of rezoning the property at 2105 Pewaukee Road from T-1 to M-2 General Manufacturing with the following comments:

- A site plan must be approved, and occupancy granted, before the site can be used for the proposed purposes.
- Residential uses are not permitted in the M-2 zoning district, except as a Conditional Use for the owner or caretaker of the manufacturing operation. A Conditional Use will be required if the residential use is going to continue.