



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/27/2019
<b>Common Council Item Number:</b> PC19-0021	<b>Date:</b> 2/27/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> 201 Delafield – Rezoning from Institutional to Institutional Planned Unit Development	

**Details:**

The City of Waukesha is planning to construct a new City Hall on the same parcel that the current City Hall is located. The new building will be located on the southwest corner of the site, so it can be constructed while the existing building is still in use. The new building will be three stories and include the current departments located in City Hall as well as the Department of Public Works.

The proposed new City Hall building will not meet the minimum street yard or side yard setback requirements for the I-1 Institutional zoning district, and therefore will require a PUD zoning overlay to accommodate setbacks on the street yard (Delafield) and one side yard (southeast side of building).

The reduced setback is necessary to allow the building to be built on the existing City Hall site without first demolishing the existing City Hall building and provide for a future development site. The Water Utility building adjacent to the site has similar street yard setbacks. The project will comply with all other regulations of the I-1 district. The chart below compares the required and proposed setbacks.

	<b>Regular I-1 zoning minimum</b>	<b>Proposed PUD setbacks</b>
<b>Street Yard (from Delafield St.)</b>	25 feet from any street right of way.	13.3 feet.
<b>Street Yard (from Buena Vista)</b>	25 feet from any street right of way.	142.7 feet.
<b>Rear Yard (facing north)</b>	40 feet	81.2 feet
<b>Side Yard (facing North St.)</b>	10 feet	8.2 feet

**Staff Recommendation:**

Taking into account the adjacent buildings, development pattern, and zoning, staff recommends that the Plan Commission approve the rezoning of 201 Delafield Street from Institutional to Institutional Planned Unit Development.

