



City of Waukesha
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Committee: Plan Commission	Date: 3/23/2022
Common Council Item Number: PC22-0219	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, 704 N. Grand Ave. - Request to amend the zoning district at 704 N. Grand Ave. from B-3 General Business District to the B-2 Central Business District.	

Details:
In anticipation of an addition and improvements to the former Associated Bank building at 704 N Grand Avenue, a request has been made to rezone the property as well as the City owned Parking Lot #7 at the corner of Wisconsin Avenue and Clinton Street. The property is currently Zoned B-3 General Business, as part of the anticipated improvements to the building, the applicant would like to use the same architectural style and setbacks which would not be permitted under B-3 zoning. Such setbacks are allowed in the B-2 Central Business District which is immediately adjacent to the north. As part of the rezoning, the commercial uses would remain, but the B-2 zoning setbacks would allow for a building addition that would be more in keeping with the current architectural design and be more harmonious with the feel of other downtown developments in our Central Business District. To accommodate future improvements, it would be proper to change the zoning for the approximately 0.85 acres of land along the north side of Wisconsin Avenue between Grand Avenue and Clinton Street from B-3 General Business District to the B-2 Central Business District.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
Staff recommends approval of the rezoning the approximately 0.85 acres of land along the north side of Wisconsin Avenue between Grand Avenue and Clinton Street from B-3 General Business District to the B-2 Central Business District.