



City of Waukesha
 201 Delafield Street
 Waukesha, WI 53188
 Tel: 262.542.3700
 waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 1/28/2026
ID Number: ID#26-02890	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Zoning Code Update – Review updates to the zoning code draft resulting from City Attorney review.	

Issue Before the Council: Several draft sections of the proposed new zoning code for review and discussion.
Options & Alternatives: The Plan Commission, Council members, and anybody else in attendance who wishes to speak should provide input and ask questions. No vote should be taken at this time.
<p>Additional Details: In October, November, and December the Plan Commission reviewed and discussed several draft sections of the zoning ordinance. The sections included information on non-conformities, review procedures, code enforcement, and site and design standards.</p> <p>Much of the Plan Commission’s discussion focused on changes to Site Plan and Architectural Review approval process. Specifically, the code as drafted includes detailed development and design standards, and the intention is many projects which meet the standards will be approved at staff level, with Plan Commission review available as an appeal or for exceptions.</p> <p>Since December the City Attorney’s office has been working on a comprehensive review of the zoning code drafts. They have suggested changes to several sections, including the sections covering Site Plan and Architectural Review. The goal of the recommended changes is to ensure that the Plan Commission has clear parameters for determining how to decide on Site Plan approvals, while still retaining flexibility.</p> <p>Staff will present the attorneys’ recommendations for discussion, and will also provide examples of how the review process will work. The entire code will be presented to the Plan</p>



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Commission and Council in the last joint working session at a special meeting on Wednesday February 11th. The approval process will begin soon afterwards.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

These proposals will allow for more orderly development throughout the City.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: The Plan Commission should take no action on this draft at this time, but should discuss it and provide input.

Recommended Motion: No motions should be taken at this time.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature