



City of Waukesha
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Committee: Plan Commission	Date: 11/20/2024
Common Council Item Number: PC24-0626	Date: 11/20/2024
Submitted By: Doug Koehler, Principal Planner	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.
Rezoning – 909 Blackstone Ave, Blackstone Plaza – A request to rezone 2.35 acres of land at the northeast corner of Blackstone Avenue and Arcadian Avenue from the M-2 General Manufacturing District to the MM-1 Mixed Use Manufacturing District.	

Details: 909 Blackstone Ave. is a multi-tenant office and warehouse building located at the intersection of Blackstone and Arcadian Avenues. To the east and north of the property is a heavy industrial district, but to the west, including directly adjacent across Blackstone Ave., is a residential neighborhood. The building has been used as a factory in the past, but for many years it has been divided up into multiple tenant office and storage spaces.

Unfortunately the property and most of the current tenants do not have valid occupancy permits. The previous owner applied for an occupancy permit in 2018, but failed to complete the process and allowed the permit to expire. The tenant spaces also have several tenants, including long-term tenants, who have never received occupancy. In attempting to rectify this issue it has come to the attention of staff that some of the existing tenants, including a travel agency and an architectural draftsman, are not permitted uses in the M-2 district. Staff believes that the property is better suited for MM-1 zoning than M-2 and has recommended to the applicants that they adopt that change.

Under the current M-2 zoning one of the existing tenants would be required to vacate and several others would need Conditional Use Permits. With the property rezoned to MM-1 all tenants will be able to remain, and only one will require a Conditional Use Permit.

Like other MM-1 properties, 909 Blackstone Ave. is located along an arterial corridor (Arcadian Ave.) and has some market for more commercial or office type tenants. It's current configuration with multiple small tenant spaces is appropriate for the types of small-scale businesses that are common in the MM-1 district, and would not convert easily to a larger scale industrial operation. Due to its location near residences, future conversion back to a heavier industrial use would not be desirable.

Whether or not this rezoning request is approved, the applicant will need to apply for an Occuancy Permit from the Building Department, both for the Blackstone Plaza building as a whole and for each of the tenants.

Options & Alternatives:

Click here to enter text.

Financial Remarks:

No financial impact to the City.

Staff Recommendation: Staff recommends approval of the request to rezone the property from M-2 General Manufacturing to MM-1 Mixed Use Manufacturing.