



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 4/24/2019
<b>Common Council Item Number:</b> ID#19-0470	<b>Date:</b> 4/24/2019
<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> MM-1 Zoning	

**Details:** The city is initiating a rezoning from M-1 Light Manufacturing and M-3 Limited Business and Industrial to MM-1 Mixed-Use Manufacturing for three properties at the corner of Pearl Street and Les Paul Parkway, five properties near the intersection of Main Street and Les Paul Parkway, and six properties along Bluemound Road and Parklawn Drive. The MM-1 zoning district was created in 2017 to provide a classification for Manufacturing zoned properties along arterial corridors where there is a significant demand for retail and commercial uses. When the category was created Planning Department staff identified several districts throughout the city where the classification would be appropriate, including the areas that are currently being considered.

The City rezoned a number of properties along Sunset Drive and Travis Lane to MM-1 in January of 2019 after receiving Occupancy Permit applications for several existing businesses that did not fit into their former districts. The properties in the current group are the remaining candidates identified in 2017. One additional property, 2000 Bluemound Road, was initially identified as a candidate but was rezoned to I-1 Institutional in 2018 so it is not being considered for a change now. Another, 2040 Bluemound Road, was rezoned to MM-1 in 2017 at the request of the property owner.

The MM-1 zoning district is intended to permit all uses in the M-1 Light Manufacturing District and the B-3 General Business District. However, unlike the city's traditional zoning categories, all of which have exhaustively detailed lists of Permitted Uses and Conditional Uses, MM-1 includes only a few broad categories. The categories permit all light manufacturing uses provided the work is done inside and in a way that does not cause a nuisance for neighboring businesses. They also permit offices, retail, restaurants, and personal services, which are allowed either as Conditional Uses or not at all in the other Manufacturing districts. Depending on the success of the MM-1 district it may be used as a model for additional mixed use districts in other parts of the city in the future.

**Options & Alternatives:**



**Financial Remarks:**

**Staff Recommendation:**

Staff Recommends rezoning the properties with Tax Keys 1299024, 1007033001, 1007032, 1007029, 1007012, and 1007028 from M-3 to MM-1, and rezoning the properties with Tax Keys 1127997, 1127998, 1127005, 1127006001, 1127010, 1299022004, and 1299022008 from M-1 to MM-1.