



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

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 6/24/2026
ID Number: ID#26-03204	Ordinance/Resolution Number: <i>(if applicable):</i>
Name of Submitter: Jennifer Andrews	Target Next Board/Council Meeting Date: 7/7/2026
Agenda Item Title: Zoning Code Update – Review and possible action on a proposal to replace City Ordinance Chapter 22 Zoning and Chapter 27 Signs and Outdoor Advertising, with a new, fully rewritten zoning ordinance.	

Issue Before the Board/Council:

Final drafts of the proposed zoning ordinance for review and approval

Options & Alternatives:

The Council could approve the zoning code as presented or make revisions to any portion of it.

Additional Details:

The Plan Commission, the Common Council, the Planning Department, City Attorney's office, and other City staff, have been working since the beginning of 2024 on a full scale rewrite to the City's zoning ordinance. This rewrite is a continuation of a longer process which began with the update to the Comprehensive Plan, which was completed between 2021 and 2023.

On April 1st, the Plan Commission voted to recommend approval of the rewritten zoning ordinance. The Council reviewed the code at their meetings on April 21st and May 5th, but decided to delay a vote on the code until a new representative could be appointed for Aldermanic District 11.

The Plan Commission's vote to recommend approval included a note that the City Attorney's office will review and update the formatting of the code before it is published. The Attorney's office has been working on those updates since the beginning of April. Their updates have included changes to the wording of some sections, along with changes or additions to several definitions. None of the ideas in the code have changed but, in the opinion of the attorney's office, the revisions do a better job of expressing some of those ideas in a legally defensible way.

Additionally, the consultants corrected two errors on the zoning map from the version that was on the Plan Commission agenda at the April 1st meeting. That map incorrectly displayed the existing Planned Unit Development overlay. The overlay should be consistent with the existing PUD areas, but some properties were not included on the April version of the overlay. Also, the label of the Mixed Use Node Overlay districts reflected an earlier draft of the code, rather than the current label in the code text. Both of those errors have been corrected on the updated map. The map now also shows the rezoning of 223 S. West Ave., which was approved by the Council this spring.

With these updates, staff believes the code is ready for a final vote on approval, with an implementation date of September 1st, 2026



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What is the Strategic Plan Priority this item relates to:

People Centered Development

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

The new zoning ordinance will regulate all development throughout the City.

Financial Remarks:

The City has made a significant investment, including both staff time and consulting services, to bring the code drafts to this point. By encouraging redevelopment and higher quality development, staff believe the rewritten code will have a long-term positive impact on the City's tax base and overall financial outlook. However, no direct or immediate financial impact is expected.

Suggested Motion: "I move to approve the proposed new Chapter 22 of City ordinances, replacing the existing Chapter 22 and Chapter 27 in their entireties, to go into effect on September 1st, 2026."

Reviewed By:

City Attorney Brian Running	Date Reviewed
City Administrator Anthony W. Brown	Date Reviewed