

**Common Council  
City of Waukesha, Wisconsin**

**Ordinance No. 2023 - \_\_\_\_\_**

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**An Ordinance to Rezone Certain Property and to Amend the  
Zoning Map of the City of Waukesha, Wisconsin**

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**Whereas** the owners of the properties at 560 and 570 Bluemound Rd., the currently vacant property with Tax Key WAKC0969001, and the adjacent private road, more fully described below, have proposed rezoning them from B-5 Community Business and M-1 Light Manufacturing to M-2 General Manufacturing; and

**Whereas** on November 16<sup>th</sup>, 2022, the Plan Commission passed a resolution by which the proposed re-zoning of the properties was recommended to the Common Council; and

**Whereas** a notice of a public hearing of the proposed re-zoning to be held on January 3<sup>rd</sup>, 2023, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on December 20<sup>th</sup>, 2022 and December 27<sup>th</sup>, 2022; and

**Whereas** a public hearing of the proposed re-zoning was held at the regular Common Council meeting on January 3<sup>rd</sup>, 2023; and

**Whereas** the Common Council, at its January 3<sup>rd</sup>, 2023 regular meeting considered the Plan Commission's recommendation, the supporting materials, the statements given during the public hearing, and the statements of City staff; and

**Whereas** the Common Council had full debate on the proposed re-zoning and found that the proposed re-zoning is in the best interests of the City; and

**Whereas** a motion to adopt the recommendation of the Plan Commission and to approve the re-zoning was made, seconded and carried by the affirmative vote of a majority of the Common Council members present and voting;

**Now, therefore**, the Common Council of the City of Waukesha do ordain as follows:

**Section 1.** The following-described property is rezoned from B-5 Community Business and M-1 Light Manufacturing to M-2 General Manufacturing:

Lot 1, Certified Survey Map No. 9829 and lands in the Southwest 1/4 of the Southeast 1/4 of Section 22 and the Northeast 1/4 of the Northeast 1/4 of Section 27 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North and Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 22; thence North 89°00'34" East along the South line of said 1/4 Section 1030.72 feet to the point of beginning of

lands hereinafter described; thence North 47°59'39" West 248.31 feet to a point; thence South 42°00'21" West 60.00 feet to a point; thence North 47°59'39" West 300.00 feet to a point; thence North 42°00'21" East 60.00 feet to a point; thence North 47°59'39" West 202.08 feet to a point on the South line of Interstate "94"; thence North 81°55'29" East along said South line 650.12 feet to a point; thence South 48°59'31" East 287.36 feet to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 22; thence South 00°10'50" East along said East line 399.68 feet to a point on the South line of the Southeast 1/4 of Section 22; thence North 89°00'34" East along said South line 80.18 feet to a point on the West line of Lot 2, Certified Survey Map No. 3524; thence South 01°04'29" West along said West line 490.38 feet to a point; thence South 01°10'40" West 182.55 feet to a point; thence South 01°04'18" West 353.21 feet to a point on the North line of W. Bluemound Rd.; thence Northwesterly along said North line and the arc of a curve 41.94 feet, whose radius is 7590.85 feet, whose center lies to the Northeast and whose chord bears North 48°04'28" West 41.94 feet to a point; thence North 47°54'58" West along said North line 373.00 feet to a point; thence North 42°05'02" East along said North line 10.00 feet to a point; thence North 47°54'58" West along said North line 92.07 feet to a point; thence North 09°37'21" East 595.31 feet to a point; thence North 47°59'39" West 127.37 feet to the point of beginning.

Tax Key WAKC0952993, WAKC0969992001, and WAKC0969001.

**Section 2.** The Zoning Map referred to in Municipal Code §22.09 shall be amended to conform with the changes set forth in Section 1.

**Section 3.** All ordinances or parts of ordinances inconsistent with or contravening this ordinance are hereby repealed.

**Section 4.** This ordinance shall be in effect the day after its publication.

Passed the 3<sup>rd</sup> day of January, 2023.

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Shawn N. Reilly, Mayor

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Gina L. Kozlik, City Clerk-Treasurer