



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/11/2016
Common Council Item Number: PC#16-0030	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: The Salvation Army of Waukesha, 121 Third Street – Rezoning	

Details:
 The Salvation Army of Waukesha has purchased a small parcel adjacent to their existing facility at 445 Madison Street. They are requesting that property be rezoned from Rm-3, Multi-Family Residential to I-1, Institutional to match the zoning on their main property. The property is behind the existing property and is currently vacant.

The Land Use Plan has this area as “High Density Residential” and the lands to the southwest of the Salvation Army have developed as a multi-family residential. Given the small size of this parcel (0.17 acre) it could only accommodate a single-family home were it to remain residential. The location squeezed in between the Salvation Army and a larger apartment building makes it unlikely that it would be a desirable place for a single family house, so staff supports the rezoning and eventual combination into the larger Salvation Army lot.

This rezoning will also require a public hearing and action before the Common Council.

Options & Alternatives:
 The Plan Commission leave the property zoned Rm-3, Multi Family Residential.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends the Plan Commission approve the rezoning of the property at 121 Third Street from Rm-3, Multi-Family Residential to I-1, Institutional.

