



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 4/22/2026
ID Number: PC26-0047	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Rezoning Petition – 223 S West Avenue, Water Utility Building – A request to rezone approximately 0.12 acres of land, WAKC1333164, located along the east side of S West Avenue north of Newhall Avenue from the Rm-1 Multi Family Residential District to the B-1 Neighborhood Business District.	

Issue Before the Council: Review and act on the 1 Lot rezoning located 223 W West Avenue. The proposed rezoning from Rm-1 Multi Family District to B-1 Neighborhood Business District would rezone 0.12 Acres of land to allow for a small commercial use on the site.
Options & Alternatives: The Plan Commission could recommend approval of the CSM with or without conditions or recommend denial it. If the recommendation is to deny, the proposal may go on to the Common Council with a negative recommendation.
Additional Details: The City is looking to dispose of this surplus property. Before transferring the property, the lot needs to be expanded to include the portion of the existing building currently extending into the West Avenue ROW. This one lot CSM will encompass the entire building within the lot for 223 S West Avenue. The new lot will be 0.12 acres in size. The site is currently under Rm-1 multi-family residential zoning. There is an existing former Water Utility Station building in the site, which was permitted as a conditional use. The existing building is still in good condition and would lend itself well to a small commercial use. Staff feels the site size and shape is not conducive to residential use, and rezoning provides the opportunity to extend the life of this building.



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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?

Financial Remarks:

No Direct financial impact on the City, although the property would return to the tax rolls once it is returned to private ownership.

Executive Recommendation:

Staff recommends approval of the rezoning from Rm-1 Multi Family Residential to B-1 Neighborhood Business District.

Suggested Motion:

I move to approve the rezoning of 0.12 acres of land located at 223 S West Avenue from Rm-1 Multi-Family Residential District to B-1 Neighborhood Business District.

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed