



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/13/2015
Common Council Item Number: ID#15-3927	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: Land Use Plan Amendment - Review a request by the Community Development Department to amend the Land Use Plan for the property at 434 Madison Street (Historic William Blair House) from Institutional to medium-high density Residential.	

Details:
 The City is in the process of selling the Historic William Blair House located at 434 Madison Street (Madison Street Historic District). The City sent out a request for proposals in 2013 and began the process of selling the property to a couple who was interested in opening a Bed and Breakfast. The process was suspended due to a lawsuit filed by the Waukesha Masonic Lodge. The City won the lawsuit and the Mason's will not appeal the decision so the City can go forward with declaring the property as surplus.

The property is currently zoned I-1, Institutional and is identified on the Land Use Map as Institutional. Since the City is selling the property and the future use will be residential (Bed and Breakfasts are a Conditional Use in our residential districts) staff is requesting an amendment to the Land Use Map from Institutional to Medium-High Density Residential to match the Land Use for the adjacent residential neighborhood and allow for the rezoning of the property to a residential zoning classification.

Options & Alternatives:
 The Plan Commission could recommend an alternative land use designation that would still allow for a Bed and Breakfast such as Commercial or a different category of residential land use. However staff feels this is the most appropriate Land Use for this property.

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

Staff Recommendation:
 Staff recommends the Plan Commission recommend to the Common Council the land use designation for the property at 434 Madison Street be changed from Institutional to Medium High Density Residential.

