



**City of Waukesha**  
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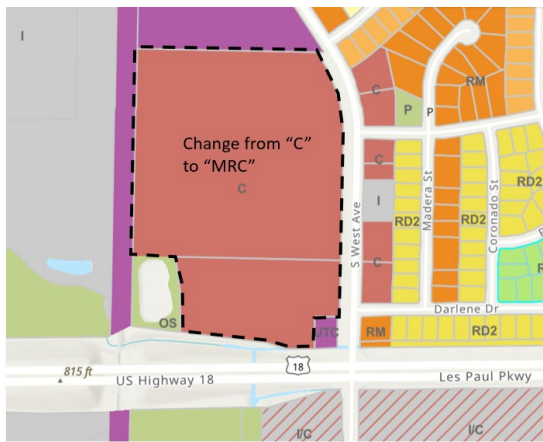
<b>Committee:</b> Plan Commission	<b>Date:</b> 12/13/2023
<b>Common Council Item Number:</b> 23-8131	<b>Date:</b> 12/19/2023
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> Review corrections and edits to the Comprehensive Plan made after the November 15, 2023 meeting and recommend they are incorporated into the final plan scheduled for Common Council adoption on December 19, 2023	

**Details:** At the November meeting the Plan Commission reviewed and recommended Common Council adoption of an update to the Comprehensive Plan. Since that meeting staff and the Southeastern Wisconsin Regional Planning Commission have been reviewing the document and have found a few things that should be revised prior to the Public Hearing.

The changes are as follows:

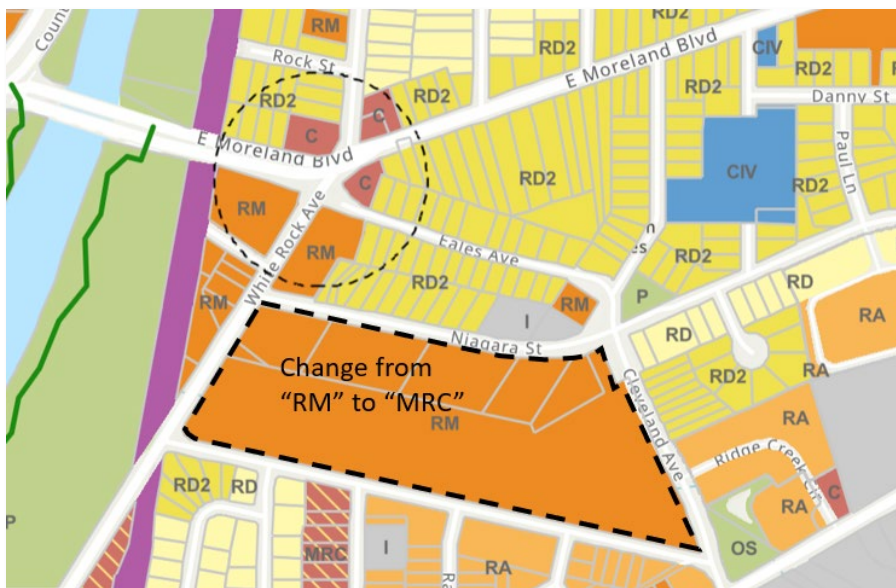
1. General edits and formatting. Staff and SEWRPC have made minor spelling, grammar and formatting changes that do not change the content of the document.
2. Chapter 2 Land Use Policy Map. Staff has found the following instances where the planned land use for parcel(s) needed to be changed to match other similar parcels and Goals and Policies set forth in the plan. They are as follows:
  - a. The Planned Land Use for the Wal-Mart owned properties at the northwest corner of Les Paul Parkway and S. West Avenue (shown below) should be MRC, Mixed Residential & Commercial. This change was missed in the initial draft but is supported by Land Use Policy 2.2.5, which encourages the residential redevelopment of underutilized parking lots or commercial spaces. This is shown on the map on the next page.

Map of Wal-Mart area



- b. The Planned Land Use for the area bounded by Perkins, White Rock, Niagara, and Cleveland (shown below) should be MRC, Mixed Residential Commercial. The City is aware of environmental contamination in this area from previous uses, particularly the former Navistar property, and uncertainty over what will be allowed on this site requires the City be flexible with planned land uses in this area. MRC will still allow Multi-Unit Residential but adds option for commercial/non-residential uses.

Map of area



**Options & Alternatives:**

**Financial Remarks:** None

**Staff Recommendation:**

That the Plan Commission recommends the Common Council include these corrections and edits to the 2023 Update to the Comprehensive Plan for the City of Waukesha.