



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 10/11/2017
<b>Common Council Item Number:</b> PC17-0110	<b>Date:</b> 10/25/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> 2040 West Bluemound Road– Rezoning	

**Details:**  
 Over the course of the past few months Planning staff has been working on the creation of a new Mixed Use Manufacturing zoning district (MM-1). The purpose of the MM-1 district is to provide for a variety of light industrial and manufacturing uses, while also incorporating retail, service, and commercial uses activity along high-traffic arterial corridors within, and adjoining the district. At the September 27<sup>th</sup> meeting the Plan Commission approved the creation of the new district and it is scheduled for a public hearing and action at the November 7, 2017 Common Council meeting.

Harika Foods appeared before the Plan Commission in June of this year to try to obtain a conditional use permit to allow them to operate a food service/restaurant and a grocery store as part of a planned production facility at 2040 W. Bluemound Road (current site of Monkey Joes). The Commission put that item on hold while staff worked on the new zoning district. While the new MM-1, Mixed Use Manufacturing zoning district will allow for restaurants and grocery stores, the item being reviewed by the Council on November 7 is only for the creation of the new district. It will not rezone the properties we have proposed for the district. Staff anticipates it will take a few months to notify the properties proposed for the new district, prepare the maps and legal notices, and get the rezoning through Plan Commission and Council.

Since Harika Foods has been waiting for a decision on this new district since June, staff is proposing to rezone the property at 2040 W. Bluemound Road right now so we don't delay their project any further. Should the Plan Commission and Council approve this rezoning, Harika foods can operate their production facility, food court, and grocery store at this site as a permitted use. This rezoning is also contingent on the Council creating the new district at the November 7, 2017 meeting.

**Options & Alternatives:**  
 The Plan Commission could deny the rezoning request.



**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends the Plan Commission approve the rezoning of the property at 2040 W. Bluemound Road from M-1, Manufacturing to MM-1, Mixed Use Manufacturing.