



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2025
<b>Common Council Item Number:</b> PC25-000	<b>Date:</b> 1/22/2025
<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>Rezoning – Waukesha Water Utility Operations Center, Chapman Road, Tax Key #1332001008 – A request from the Waukesha Water Utility to rezone approximately 11.09 acres of land along the north side of Chapman Drive from M-3 Limited Business and Industrial Park to I-1 Institutional District in anticipation of a new operations center.</b>	

**Details:** The City of Waukesha Water Utility is planning to relocate its headquarters building from its current location at 115 Delafield St. to a new property on Chapman Drive. The property is currently vacant and has M-3 Limited Business and Industrial Park zoning. It is immediately to the south of the City Drop Off Center, the Clean Water Plant, and the City Garage, separated from them by the Fox River bike trail. All of those properties are zoned M-2 General Manufacturing.

Before the Water Utility can begin construction, Site Plan and Architectural Review approval will be required, along with Building Permits. They would like to begin the process by rezoning the property.

Public utility offices are a Permitted Use in the I-1 zoning district. While the surrounding City properties have manufacturing zoning categories, their uses can also be considered to be institutional. I-1 zoned properties are frequently located in neighborhoods, surrounded by other properties with different zoning categories, so spot zoning is not a concern in this case.

The Comprehensive Plan designates the property for Industrial land use. Most other City properties have a Civic and Institutional land use designation. However, in this case staff feels that the Industrial category is consistent with the use of the property by the Water Utility.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
 No financial impact to the City.

**Staff Recommendation:** Staff recommends approval of rezoning the property on the north side of Chapman Dr., with tax key WAKC1332001008 from M-3 Limited Business and Industrial Park District to I-1 Institutional District.