



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/26/2017
<b>Common Council Item Number:</b> ID#17-1125	<b>Date:</b> 7/26/2017
<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> <b>Discussion of proposed industrial/commercial mixed use zoning district.</b>	

**Details:**  
 At the request of the Plan Commission, planning staff has researched possible changes to the zoning code to allow transitional or mixed use areas along the city's arterial streets. The city's code currently does not allow retail or commercial uses in industrial areas, and does not allow manufacturing in business districts. This is a major problem for businesses such as Harika Foods, which combines light manufacturing with retail and dining. More generally, the code reduces flexibility in areas that might be desirable for both manufacturing and commercial uses.

The problem of inflexible zoning codes hindering growth rather than benefiting the community is a common one throughout the state and throughout the country. Many communities have used mixed use zoning to solve this problem. Some have tried to incentivize development in their central city areas through mixed use overlay districts. Others, such as Raleigh, NC, have completely updated their codes as part of a comprehensive process that clarifies and modernizes design and use standards throughout the entire city. In the long term Waukesha might benefit from a similar effort, but smaller scale changes will probably be enough to solve the specific problem posed by Harika Foods.

Planning staff has written a draft ordinance that is designed with a similar intent to the IX-Industrial Mixed Use district in the Raleigh code. Specifically, it is intended to serve as a transitional area between commercial and heavier industrial uses. Building design standards will be similar to Waukesha's M-1 Light Manufacturing District, and the allowed use regulations will combine the uses in M-1 districts with the uses in the B-5 Community Business District. Rather than try to list all allowed uses in exhaustive detail, staff has combined similar uses into broader categories where possible. This is a common practice in zoning codes that have been updated recently, including both the Raleigh code and the New Berlin, WI code, which also has a mixed use Industrial District. The new zone will also include restrictions on outdoor storage similar to the M-3 district, and restrictions on industrial uses producing fumes, noise, or other by-products that could disturb their neighbors.

Staff has selected parcels in several areas that may be good candidates for reclassification into this new type of district. The parcel where Harika foods proposed to locate is included, along with a few others along Bluemound.



Other potential areas are located along Les Paul Parkway near its intersections with Main Street, Arcadian Ave., Broadway and East Ave. The section of Sunset Drive just east of the Shoppes at Fox River is also included.

**Options & Alternatives:**

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**Financial Remarks:**

Click here to enter text.

**Staff Recommendation:**

This is a preliminary, conceptual draft that is submitted for discussion only. If the Plan Commission decides to go forward with the change, staff will modify the draft based on feedback from the Plan Commission, the city attorney, and other interested parties, and will resubmit it for action and a recommendation to Common Council at a future date.