

**Common Council
City of Waukesha, Wisconsin**

Ordinance No. 2025 – _____

**An Ordinance to Rezone Certain Property and to
Amend the Zoning Map of the City of Waukesha**

Whereas the owners of the following property, WAKC098599 zoned T-1 Temporary, have proposed rezoning the eastern portion of the parcel encompassing 25.9445 acres of land located along the west side of Meadowbrook Road north of Coldwater Creek Drive to a mix of B-5 Community Business District (6.004 acres), I-1 PUD Institutional with a Planned Unit Development overlay district (7.2978 acres) and Rd-2 Two family Residential District (12.6427 acres).

Whereas on October 22nd, 2025, the Plan Commission passed a resolution by which the proposed re-zoning of the properties was recommended to the Common Council; and

Whereas a notice of a public hearing of the proposed re-zoning to be held on November 18th, 2025, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on November 4th, 2025, and November 12th, 2025; and

Whereas a public hearing of the proposed re-zoning was held at the regular Common Council meeting on August 19th, 2025; and

Whereas the Common Council, at its November 18th, 2025, regular meeting considered the Plan Commission's recommendation, the supporting materials, the statements given during the public hearing, and the statements of City staff; and

Whereas the Common Council had full debate on the proposed re-zoning and found that the proposed re-zoning is in the best interests of the City; and

Whereas a motion to adopt the recommendation of the Plan Commission and to approve the re-zoning was made, seconded and carried by the affirmative vote of a majority of the Common Council members present and voting;

Now, therefore, the Common Council of the City of Waukesha do ordain as follows:

Section 1. The following-described property is rezoned from T-1 Temporary District to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres):

Legal Description for B-5 Community Commercial District: COMMENCING at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-

of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point; Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-way Line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'46" East and along the said West Right-of-Way line, 796.08 feet to the place of beginning of lands hereinafter described;

Continuing thence South 00°06'46" East and along the said West Right-of-Way line, 503.93 feet to a point; Thence South 11°11'50" West and along the said West Right-of-Way line, 25.49 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 25.00 feet to a point; Thence South 45°08'52" West and along the said West Right-of-Way line, 37.74 feet to a point on the North Right-of-Way line of "Coldwater Creek Drive"; Thence South 89°52'26" West and along the said North Right-of-Way line, 58.34 feet to a point of curvature; Thence Southwesterly 19.59 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°23'25.5" West, 19.54 feet to a point of tangency; Thence South 74°54'25" West and along the said North Right-of-Way line, 58.34 feet to a point of curvature; Thence Southwesterly 19.59 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°23'25.5" West, 19.54 feet to a point of tangency; Thence South 89°52'26" West and along the said North Right-of-Way line, 300.15 feet to a point of curvature; Thence Northwesterly 31.42 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 20.00 feet, whose central angle is 90°00'00", and whose chord bears North 45°07'34" West, 28.28 feet to a point of tangency; Thence North 00°07'34" West, 241.14 feet to a point of curvature; Thence Northwesterly 99.51 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 730.00 feet, whose central angle is 07°48'37", and whose chord bears North 04°01'52.5" West, 99.43 feet to a point of tangency; Thence North 07°56'11" West, 87.00 feet to a point; Thence North 87°00'00" East, 169.57 feet to a point; Thence North 57°55'40" East, 274.91 feet to a point; Thence North 89°53'14" East, 120.91 feet to the point of beginning of this description.

Said Parcel contains 261,526 Square Feet (or 6.0038 Acres) of land, more or less.

Legal Description for I-1 PUD Institutional with Planned Unit Development Overlay District: Commencing at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point;

Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-way Line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'46" East and along the said West Right-of-Way line, 273.06 feet to the place of beginning of lands hereinafter described;

Continuing thence South 00°06'46" East and along the said West Right-of-Way line, 523.02 feet to a point; Thence South 89°53'14" West, 120.91 feet to a point; Thence South 57°55'40" West, 274.91 feet to a point; Thence South 87°00'00" West, 169.57 feet to a point; Thence North 07°56'11" West, 16.20 feet to a point of curvature; Thence Northwesterly 99.60 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 300.00 feet, whose central angle is 19°01'18", and whose chord bears North 17°26'50" West, 99.14 feet to a point; Thence North 63°02'31" East, 44.57 feet to a point; Thence North 00°00'00" East, 95.65 feet to a point; Thence North 03°00'00" West, 323.68 feet to a point; Thence North 00°00'00" East, 127.14 feet to a point; Thence North 89°51'55" East, 531.34 feet to the point of beginning of this description.

Said Parcel contains 317,893 Square Feet (or 7.2978 Acres) of land, more or less.

Legal Description for Rd-2 two Family Residential District: Commencing at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point; Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-way Line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to the place of beginning of lands hereinafter described;

Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'4 6" East and along the said West Right-of-Way line, 273.06 feet to a point; Thence South 89°51'55" West, 531.34 feet to a point; Thence South 00°00'00" West, 127.14 feet to a point; Thence South 03°00'00" East, 323.68 feet to a point; Thence South 00°00'00" West, 95.65 feet to a point; Thence South 63°02'31" West, 44.57 feet to a point; Thence Northwesterly 304.01 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 300.00 feet, whose central angle is 58°03'47", and whose chord bears North 55°59'22.5" West, 291.17 feet to a point

of tangency; Thence North 85°01'16" West, 218.30 feet to a point of curvature; Thence Northwesterly 135.04 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 370.00 feet, whose central angle is 20°54'44", and whose chord bears North 74°33'54" West, 134.30 feet to a point of tangency; Thence North 64°06'32" West, 76.45 feet to a point; Thence North 22°51'14" East, 61.04 feet to a point; Thence North 64°48'42" East, 126.66 feet to a point; Thence North 55°02'58" East, 85.68 feet to a point; Thence North 39°29'19" East, 115.27 feet to a point; Thence North 36°44'00" East, 159.18 feet to a point; Thence North 41°45'49" East, 195.74 feet to a point; Thence North 46°00'38" East, 268.31 feet to a point; Thence North 65°49'50" East, 360.07 feet to a point; Thence North 88°09'30" East, 150.66 feet to the point of beginning of this description.

Said Parcel contains 550,715 Square Feet (or 12.6427 Acres) of land, more or less.

Section 2. The Zoning Map referred to in Municipal Code §22.09 shall be amended to conform with the changes set forth in Section 1.

Section 3. All ordinances or parts of ordinances inconsistent with or contravening this ordinance are hereby repealed.

Section 4. This ordinance shall be effective the day after its publication.

Passed the 18th day of November 2025.

Shawn N. Reilly, Mayor

Katie Panella, City Clerk