



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/10/2018
Common Council Item Number: PC17-0130	Date: 1/10/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Genesis House, 2000 Bluemound Road – Rezoning Petition	

Details: Lutheran Social Services of Wisconsin is proposing to rezone the property at 2000 Bluemound Rd. from M-3 Ltd Business and Industrial Park to I-1 Institutional. The property is one of three parcels located on the north side of Bluemound Road. The parcel immediately to the west, 1930 Bluemound Rd., is zoned M-1. The property immediately to the east was recently rezoned to MM-1. They are surrounded on three sides by a light industrial and warehouse park in the City of Pewaukee. The south side of Bluemound Road is residential, including a large multi-family development directly across the street from 2000 Bluemound.

In most cases staff would be opposed to spot zoning, or rezoning a property into a district that is unlike the surrounding area and is different from the use suggested by the comprehensive plan. However, institutional uses are often interspersed throughout the community, and don't necessarily need to be located in similar districts. In this case, the rezoning will result in expansion of a use that is similar to the current use and fills a need in the community.

Lutheran Social Services has requested that this rezoning be made conditional on approval of a Community Based Residential Facility license from the Wisconsin Department of Health Services. CBRFs are a conditional use in I-1 districts, so they have also submitted an application for a Conditional Use Permit.

Options & Alternatives:

The Plan Commission could choose to deny the rezoning request.

Financial Remarks:

[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of the petition to rezone the property at 2000 Bluemound Rd from M-3 Ltd Business and Industrial Park to I-1 Institutional.