



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: July 23, 2025
ID Number: PC25-0122	Ordinance/Resolution Number (if applicable): Ordinance 25-10
Name of Submitter: Jeff Fortin	Board/Council Meeting Date: PC: 7/23/2025 CC: 9/16/2025
Agenda Item Title: Review and act on a request from Momentum Early Learning and 3011 Saylesville, LLC to rezone a 0.32 acre property at the southeast corner of Saylesville Road and Lawrence Lane (WAKC1374993) from I-1 Institutional District to the B-3, General Business District.	

Issue Before the Board/Council: Review and act on a request to rezone the property at the southeast corner of Saylesville Road and Lawrence Lane (WAKC1374993) from I-1 Institutional District to the B-3, General Business District.
Options & Alternatives: <ul style="list-style-type: none">• Approve the rezoning request.• Deny the request and the parcel will remain zoned I-1, Institutional.
Additional Details: <p>At the September 2, 2025 meeting the Common Council held a public hearing on the proposed rezoning of the property at 3011 Saylesville Road and an adjacent unaddressed property to the south from I-1 Institutional District to the B-3, General Business District. At that meeting they also approved the rezoning of the parcel at 3011 Saylesville Road, but did not take action on the unaddressed parcel (WAKC374993) as the legal description provided by the applicant was incorrect as it included areas outside of the City of Waukesha. The legal description for the area to be rezoned has been corrected and is reflected in the new rezoning ordinance.</p>



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

This would help stimulate economic vibrancy by allowing more commercial uses on this property, increasing value and providing the southwest side of the city additional commercial businesses in close proximity.

Financial Remarks:

Rezoning will not have a fiscal impact on the City.

Suggested Motion:

I move to recommend that the Common Council rezone the property at the southeaster corner of Saylesville Road and Lawrence Lane (WAKC1374993) from I-1 Institutional District to the B-3, General Business District. from I-1, Institutional to B-3, General Business.

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed

**Common Council
City of Waukesha, Wisconsin**

Ordinance No. 2025 – 10

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

Whereas the owner of the property located at the southeast corner of Saylesville Road and Lawrence Lane, tax key WAKC 1374 993, more fully described below, have proposed rezoning it from I-1 Institutional District to B-3, General Business District; and

Whereas on July 23, 2025, the Plan Commission passed a resolution by which the proposed rezoning of the property was recommended to the Common Council; and

Whereas a notice of a public hearing of the proposed re-zoning to be held on September 2, 2025, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on August 19, 2025, and August 26, 2025; and

Whereas a public hearing of the proposed re-zoning was held at the regular Common Council meeting on September 2, 2025; and

Whereas the Common Council, at the September 16, 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 rezoning is in the best interests of the City; and

Whereas a motion to adopt the recommendation of the Plan Commission and to approve the rezoning 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 I-1, Institutional District to B-3, General Business District:

Lands being a part of the Northeast ¼ of the Northwest ¼ of Section 20, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, more particularly described as:

Commencing at the Northeast corner of the Northwest ¼ of said Section 20; thence S 88°49'21" W along the North line of said Northwest ¼, 416.23 feet to the point of beginning; thence S 29°42'21" W along the exterior of CSM 354, 65.68 feet; thence S 88°52'21" W along the exterior of CSM 354, 213.43 feet to a point

on the East right-of-way of Saylesville Road; thence N 29°24'21" E along said East right-of-way line, 65.26 feet to a point on the South right-of-way line of Lawrence Lane; thence N 88°49'21" E along said South right-of-way line, 213.94 feet to the point of beginning.

Said lands containing 12,028 square feet or 0.276 acres.

Tax Key Number WAKC 1374 993

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 in effect the day after its publication.

Passed the 16th day of September, 2025.

Shawn N. Reilly, Mayor

Katie Panella, City Clerk

Publication date: _____