



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

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 4/22/2026
<b>ID Number:</b> ID#26-03495	<b>Ordinance/Resolution Number (if applicable):</b> <b>Ordinance 25-</b> _____
<b>Department Submitting:</b> <b>Community Development</b>	<b>Board/Council Meeting Date:</b> PC: 4/22/2026 CC: 6/2/2026
<b>Agenda Item Title:</b> <b>Land Use Plan Amendment - 223 S West Avenue, Water Utility Building – A request from the Community Development Department to amend the land use plan designation for the property at 223 S West Ave, WAKC 1333164, from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.</b>	

<b>Issue Before the Council:</b> Review and act on an amendment to the adopted Land Use Policy Map for 223 S West Ave from Civic and Institutional (CIV) land use category to the Commercial (C) land use category.
<b>Options &amp; Alternatives:</b> <ul style="list-style-type: none"> <li>• Amend the Land Use Plan Policy Map to designate this property as Commercial (C) land use</li> <li>• Deny the request and the parcel will continue to have the Civic and Institutional (CIV) land use</li> </ul>
<b>Additional Details:</b> The City is looking to dispose of this surplus property. Before transferring the property, the lot needs to be expanded to include the portion of the existing building currently extending into the West Avenue ROW. The one lot CSM will encompass the entire building within the lot for 223 S West Avenue. The new lot will be 0.12 acres in size. The site is currently under Civic and Institutional (CIV) land use category. There is an existing former Water Utility Station building on the site, which was permitted in this land use category. The existing building is still in good condition and would lend itself well to a small commercial use. Staff feels the site size and shape is not conducive to residential use, and a commercial use provides the opportunity to extend the life of this building. There will also need to be a public hearing on the Land Use Amendment and the Rezoning prior to Common Council action on these items.



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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?**

Sustainability, by providing an opportunity to reuse an older building.

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

- **Executive Recommendation:** Staff recommend approval of the Land Use Plan Amendment for 223 S West Ave from Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

**Recommended Motion:** “Move to approve that the Land Use Policy Map for the property at 223 S West Ave be changed from Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>