



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: 12/17/2025
ID Number: PC25-0179	Ordinance/Resolution Number (if applicable): Ordinance 25- _____
Department Submitting: Community Development	Board/Council Meeting Date: PC: 12/17/2025 CC: 01/20/2026
Agenda Item Title: Rezoning Petition - Dolphin Dr and Coral Dr, STOR-IT Right – A request to rezone the approximately 4.27 acres of vacant land northeast of the Coral Dr/Dolphin Dr intersection from M-3 Limited Business and Industrial Park to M-1 Light Manufacturing District.	

Issue Before the Council: Review and act on a rezoning request for 4.27 acres of vacant land along the east side of Dolphin Drive north of Coral Drive. The land is currently under M-3 Limited Business and Industrial Park District, rezoning the property to M-1 Light Manufacturing, will allow for the a proposed self-storage development.
Options & Alternatives: <ul style="list-style-type: none">• Approve the rezoning request.• Deny the request and the parcel will remain zoned M-3 Limited Business and Industrial Park District.
Additional Details: These are the last remaining vacant parcels in the Dolpin Drive Industrial Park. The site has remained vacant for over twenty years while the rest of the industrial park has been built out. Past developers have tried to develop on this site, but the limitations in size and shape, along with a stream along the south side of the site, make adhering to the M-3 District setbacks difficult in developing the site. A developer has proposed rezoinig to M-1 and has provide a plan to accommodate a proposed self storage facility on the site, which is a permitted use in the M-1 district.



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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?

Opportunity for new development on a long time vacant parcel.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the rezoning with the following conditions.

- All City Department Department comments will be addressed.

Recommended Motion: "Move to recommend that the Common Council rezone approximately **4.27** acres of vacant land northeast of the Coral Dr/Dolphin Dr intersection from M-3 Limited Business and Industrial Park to M-1 Light Manufacturing District.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature