



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: 2/25/2026
ID Number: PC26-0011	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 2/18/2026
Agenda Item Title: Rezoning Petition – Smart Trust, west of Meadowbrook Road and north of Summit Avenue - A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres) located north of Summit Avenue and west of Meadowbrook Road..	

Issue Before the Council: Consider rezoning the 9.78 acres of land in anticipation of future development.
Options & Alternatives: The Plan Commission could recommend approval of the Rezoning with or without conditions or recommend denial. If the recommendation is to deny, the proposal may go on to the Common Council with a negative recommendation.
Additional Details: The applicant is looking to divide this land for future development opportunities. This land is currently under T-1 Temporary District, and before the land can be split it must have permanent zoning. The 9.78 acres of vacant land is proposed to be rezoned to I-1 Institutional District (7.76 acres) and Rs-1 Single Family Residential District (2.02 acres).



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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?

Financial Remarks:

No Direct financial impact on the City

Executive Recommendation:

Staff recommends approval of the rezoning from T-1 Temporary District to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres) located north of Summit Avenue and west of Meadowbrook Road with all City Department comments and concerns to be addressed.

Suggested Motion:

I move to approve the rezoning from T-1 Temporary District to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres) located north of Summit Avenue and west of Meadowbrook Road with all City Department comments and concerns to be addressed.

Reviewed By:

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