

**Common Council
City of Waukesha, Wisconsin**

Ordinance No. 2026 – _____

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

Whereas the owner of the following property, WAKC1008065003 and WAKC1008065004, more fully described below, have proposed rezoning the parcels from M-3 Limited Business and Industrial Park District to M-1 Light Manufacturing District, encompassing 4.27 acres of land located northeast of the intersection of Dolphin Drive and Coral Drive; and

Whereas on December 17th, 2025, the Plan Commission passed a resolution by which the proposed re-zoning of the properties was recommended to the Common Council; and

Whereas a notice of a public hearing of the proposed re-zoning to be held on January 20th, 2026, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on January 6th, 2026, and January 13th, 2026; and

Whereas a public hearing of the proposed re-zoning was held at the regular Common Council meeting on January 20th, 2026; and

Whereas the Common Council, at its January 20th, 2026, 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 re-zoning is in the best interests of the City; and

Whereas a motion to adopt the recommendation of the Plan Commission and to approve the re-zoning 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 M-3 Limited Business and Industrial Park District to M-1 Light Manufacturing District:

Lots 3 and 4 of Certified Survey Map No. 9744, being a redivision of Parcel 4 of Certified Survey Map No. 7298, located in a part of the Southeast ¼ of the Southwest ¼ of Section 36, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, recorded in the office of the Register of Deeds for Waukesha County on March 16, 2004, in Volume 90 of Certified Survey Maps, pages 80 to 85 inclusive, as Document Number 3138418.

Said Parcels contain 4.27 acres of land, more or less.

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 effective the day after its publication.

Passed the 20th day of January, 2026

Shawn N. Reilly, Mayor

Katie Panella, City Clerk