



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: 7/23/2025
ID Number: PC25-0127	Ordinance/Resolution Number (if applicable): Ordinance 25- _____
Department Submitting: Community Development	Board/Council Meeting Date: PC: 7/23/2025 CC: 9/2/2025
Agenda Item Title: Land Use Plan Amendment - 1300 and 1240 S. Grand Ave – A request from Bridge Church to amend the land use plan designation for the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from the Commercial (C) land use to Civic and Institutional (CIV) land use category.	

Issue Before the Council: Review and act on an amendment to the adopted Land Use Policy Map for 1300 and 1240 S Grand Ave from Commercial (C) land use to Civic and Institutional (CIV) land use category.
Options & Alternatives: <ul style="list-style-type: none">• Amend the Land Use Plan Policy Map to designate this property as Civic and Institutional (CIV)• Deny the request and the parcel will continue to have the Commercial (C) land use
Additional Details: Bridge Church has acquired the two properties to the north along Grand Ave and in anticipation of a future expansion project, is requesting the Land Use Plan Map be amended from Commercial Use (C) to Civic and institutional Use (CIV). This is associated with the rezoning request from B-4 Commercial to I-1 Institutional District, also on the July 23, 2025 Plan Commission agenda. The majority of the church property is currently under the CIV Land Use designation, and these two parcels as such will make the lands owned by the church consistent in their Land Use designation. When considering a Land Use Amendment, staff considers property location and adjacent land uses (both existing and planned). In this case the property is surrounded by Mindiola Park to the west, (where they provide a parking easement to the City for users of Mindiola Park), Commercial properties



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to the south along Sunset Drive and adjacent to a commercial office building and multifamily residential parking lot to the north. The church has been a long-standing neighbor in this area.

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.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

Provide a cultural resource for residents of the City.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommend approval of the Land Use Plan amendment with the following conditions.

- All City Department Department comments will be addressed.

Recommended Motion: "Move to recommend that the Common Council amend the Land Use Policy Map for the property at 1300 and 1240 S Grand Ave from Commercial (C) land use to Civic and Institutional (CIV) land use category.

Reviewed By:

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