

**Common Council
City of Waukesha, Wisconsin**

Ordinance 2025 – _____

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

Whereas the owners of the following properties, WAKC 1302 340 008 zoned B-3 General Business; WAKC 1302 320, WAKC 1302 331 001, WAKC 1302 332, WAKC 1302 333, WAKC 1302 334, WAKC 1302 335, WAKC 1302 336, and WAKC 1302 337 zoned Rm-3 Multi Family Residential; WAKC 1302 340 003, WAKC 1302 998, and WAKC 1302 338 zoned I-1 Institutional; and WAKC 1302 319 and WAKC 1302 339 001 zoned M-1 Light Industrial; referred to herein as the Parcels; have proposed rezoning them all to I-1 Institutional zoning district; and

Whereas on July 23, 2025, the Plan Commission passed a resolution by which the proposed rezoning of the Parcels was recommended to the Common Council; and

Whereas a notice of a public hearing of the proposed re-zoning to be held on August 19, 2025, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on August 5, 2025, and August 12, 2025; and

Whereas a public hearing of the proposed re-zoning was held at the regular Common Council meeting on August 19, 2025; and

Whereas the Common Council, at its August 19, 2025, 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 rezoning 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, which is composed of all of the Parcels and which will later be recorded as a lot of a Certified Survey Map, is rezoned from a mix of B-3 General Business, Rm-3 Multi-Family Residential, I-1 Institutional, and M-1 Light Industrial, to I-1 Institutional District:

COMMENCING at the Southwest corner of the Northwest 1/4 of said Section 2; thence North 89°29'05" East along the South line of said 1/4 Section 362.73 feet to a point on

the East line of Pleasant Street and the point of beginning of lands hereinafter described; thence North 00°14'58" West along said East line 122.98 feet to a point; thence North 89°53'55" East 132.00 feet to a point on the East line of Lot 26 of Daniel Wells, Jr. Plat of Prairieville Village; thence North 00°14'58" West along the East line of Lots 26-32 inclusive of said Plat 428.99 feet to a point on the South line of Arcadian Avenue and the Northeast corner of Lot 32 of said Plat; thence North 89°53'55" East along said South line 514.15 feet to a point on the West line of the Canadian National Railroad; thence Southwesterly along said West line and the arc of a curve 94.35 feet, whose radius is 1901.27 feet, whose center lies to the Northwest and whose chord bears South 23°21'13" West 94.34 feet to a point; thence South 40°56'40" West along said West line 148.11 feet to a point; thence South 39°26'07" West along said West line 41.57 feet to a point; thence South 38°00'24" West along said West line 208.09 feet to a point; thence South 38°26'58" West along said West line 558.40 feet to a point; thence Southwesterly along said West line and the arc of a curve whose radius is 4111.96 feet, whose center lies to the Northwest and whose chord bears South 49°49'18" West 8.23 feet to a point on the East line of Pleasant Street; thence North 00°14'58" West along said East line 284.07 feet to the point of beginning.

Said lands contain 223,907 square feet, or 5.1402 acres.

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 19th day of August 2025.

Shawn N. Reilly, Mayor

Katie Panella, City Clerk

Publication date:_____