



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Common Council	Meeting Date: July 23, 2025
ID Number: PC25-0128	Ordinance/Resolution Number (if applicable):
Name of Submitter: Jeff Fortin	Board/Council Meeting Date: PC: 7/23/2025 CC: 9/2/2025
Agenda Item Title: Review and act on a request from Momentum Early Learning and 3011 Saylesville, LLC to amend the land use plan designation for the property at 3011 Saylesville Rd, (WAKC1363075), and the 0.32 acre property to the south (WAKC1374993) from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category	

Issue Before the Board/Council: Review and act on an amendment to the adopted Land Use Policy Map for 3011 Saylesville Road and the unaddressed property to the south (WAKC1374993) from CIV, Civic and Institutional to C, Commercial.
Options & Alternatives: <ul style="list-style-type: none">• Amend the Land Use Plan Policy Map to designate this property as C, Commercial• Deny the request and the parcel will continue to have the CIV, Civic and Institutional District designation.
Additional Details: The current owner and the potential buyer of the property at 3011 Saylesville Road are requesting a land use plan amendment from CIV, Civic and Institutional to C, Commercial in order to allow the potential buyers to operate a childcare center in a portion of the building, but also lease a part of the building to a compatible commercial tenant. Also on the July 23, 2025 agenda is a request to rezone this property from I-1, Institutional to B-3, General Business.



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The property was last used as the Lawrence School childcare center. That business closed in 2023. The property was originally a public school and was part of the Waukesha school district until the 1970s. In the 1980s it was converted into a residential treatment facility, which operated for several years prior to the use as a childcare center. All previous uses fit in with the Civic/Institutional designation on the adopted land use map and the I-1, Institutional Zoning.

The CIV designation is aimed towards allowing public and private schools, colleges, and universities. City, County, and State-owned facilities; and private institutions, churches, and hospitals. The proposed C, Commercial designation would allow for a variety of retail, service, and office uses, which also would include things like the proposed commercial childcare center.

When considering a Land Use Amendment, staff considers property location and adjacent land uses (both existing and planned). The property is surrounded by residential parcels in the Village of Waukesha on north, east and west. To the south is a Waukesha Water Utility reservoir site that will remain in service and Waukesha West High School, both which are zoned I-1 Institutional. The property had been used for a commercial childcare center for several years and the potential buyers would continue that under the new land use designation (and zoning) but would also present opportunities for additional commercial uses that are compatible with the surrounding area and the parcel's location along an arterial road.

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?

This would help stimulate economic vibrancy by allowing more commercial uses on this property, increasing value and providing the southwest side of the city additional commercial businesses in close proximity.

Financial Remarks:

Amending the Land Use Plan will not have a fiscal impact on the City.

Suggested Motion:

I move to recommend that the Common Council amend the Land Use Policy Map for the property at 3011 Saylesville Road (WAKC1363075) and the unaddressed property to the south (WAKC1374993) from CIV, Civic and Institutional to C, Commercial.



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Reviewed By:

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