

**Common Council
City of Waukesha, Wisconsin
Ordinance No. 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 1336 948 and WAKC 1336 347, zoned B-4 Office and Professional Business; WAKC 1336 948 and WAKC 1336 947, zoned I-1 Institutional; and WAKC 1336 940, zoned B-3 General Business; encompassing 7.2801 acres of land located west of South Grand Avenue and north of West Sunset Drive and more fully described below, 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 properties was recommended to the Common Council; and

Whereas a notice of a public hearing of the proposed re-zoning to be held on September 2, 2025, was published as a Class 2 notice pursuant to Chapter 985 of the Wisconsin Statutes on August 21, 2025, and August 26, 2025; and

Whereas a public hearing of the proposed re-zoning was held at the regular Common Council meeting on September 2, 2025; and

Whereas the Common Council, at its September 2, 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-4 Office and Professional Business, I-1 Institutional, and B-3 General Business to I-1 Institutional District:

Commencing at the Southwest corner of the Southeast 1/4 of Section 10, Township 6 North, Range 19 East; thence North 88°11'08" East along the South line of said Section

1272.00 feet to a point at the intersection of said South line and an Extension of the West Right-of-Way line of South Grand Avenue; thence North 00°14'27" West along said West line 50.02 feet to a point on the North Right-of-Way line of West Sunset Drive and the East line of Certified Survey Map Number 12462; thence continuing North 00°14'27" West along said West Right-of-Way line and the East line of said Certified Survey Map 154.98 feet to a point on the North line of said Certified Survey Map and the Point of Beginning of the lands hereinafter described; thence South 88°11'08" West along the North line of said Certified Survey Map 305.00 feet to a point on the West line of said Certified Survey Map; thence North 00°14'27" West 102.50 feet to a point; thence South 88°11'08" West 175.00 feet to the Northwest corner of Parcel 2 of Certified Survey Map Number 9202; thence South 00°14'27" East along said West line of Certified Survey Map Number 9202, 257.48 feet to a point on said North Right-of-Way line of West Sunset Avenue; thence South 88°11'08" West along said North Right-of-Way line 65.00 feet to the Southeast corner of Lot 3 of Certified Survey Map Number 4312; thence North 00°14'27" West along the East line of Certified Survey Map Number 4312, 257.48 feet to the Northeast corner of Lot 2 of Certified Survey Map Number 4312; thence South 88°11'08" West along the North line of Certified Survey Map Number 4312, 140.00 feet to the Northwest corner of Lot 1 of Certified Survey Map Number 4312; thence North 00°14'27" West 265.93 feet to a point; thence North 88°11'08" East 180.00 feet to a point; thence North 46°23'48" East 150.00 feet to a point; thence North 88°11'08" East 90.89 feet to a point; thence North 00°14'27" West 142.00 feet to the Southwest corner of Lot 1 of Certified Survey Map Number 3252; thence North 89°45'33" East 304.90 to the West Right-of-Way Line of South Grand Avenue; thence South 00°14'27" East along said West Right-of-Way Line 602.05 feet to the Point of Beginning.

Said lands contain 317,122 square feet or 7.2801 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 2nd day of September 2025.

Shawn N. Reilly, Mayor

Katie Panella, City Clerk

Publication date: _____