



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: 5/27/2026
ID Number: PC26-0058	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Certified Survey Map – 211 and 233 Maple Avenue, Carroll University – a request to approve a 1 Lot CSM to combine the two properties at 211 and 233 Maple Avenue into one 3.382 acre lot located along the east side of Maple Ave. in the I-1 Institutional District.	

Issue Before the Council: Proposal to renew approval on a previously approved CSM for a new Carroll University parking lot.
Options & Alternatives: The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
<p>Additional Details: In 2024, the Plan Commission and Council approved a Certified Survey Map for combination of the properties at 211 and 233 Maple Ave. The building at 233 Maple Ave., the former Fox Head Brewery bottling plant, which was most recently the Fischer Creative Arts Center, has been purchased by Carroll University to use for classrooms and offices. The adjacent property has a warehouse building, which is in a state of disrepair.</p> <p>The University would like to demolish the warehouse building and combine the properties, adding a new campus parking lot in place of the building. The Plan Commission also approved a rezoning and Site Plan and Architectural Review for the proposal in 2024.</p> <p>Since the applicants did not record the CSM with the Waukesha County Register of Deeds within one year of its approval, they need to re-submit it to be approved again before it can be recorded and the properties can be officially combined. The new property will have an area of 3.38 acres.</p>



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

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 proposal will allow Carroll University to use a currently blighted property for student parking, reducing the parking needs in the central campus area.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of a Certified Survey Map for combination of the properties at 211 and 233 Maple Ave. with the following conditions:

- Engineering Department comments will be addressed prior to recording.

Recommended Motion: "I move to approve the proposed Certified Survey Map for 211 and 233 Maple Ave. with all staff comments to be addressed."

Reviewed By:

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