



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: PC25-0118	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: Rezoning - 1300 and 1240 S. Grand Ave – A request from Bridge Church to rezone the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from B-4 Office and Professional District to I-1 Institutional District.	

Issue Before the Council: Review and act on an rezoning request for 1300 and 1240 S Grand Ave from B-4 Office and Professional District to I-1 Institutional District.
Options & Alternatives: <ul style="list-style-type: none">• Approve the rezoning request.• Deny the request and the parcel will remain zoned B-4 Office and Professional District.
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 rezoning of 1300 and 1240 S Grand Ave from B-4 Office and Professional District to I-1 Institutional District. This is associated with the Land Use Plan Amendment request from Commercial (C) land use to Civic and Institutional (CIV) land use category, also on the July 23, 2025 Plan Commisison agenda. The majority of the church owned property is currently under the I-1 Institutional District, and these two parcels being rezoned will make the lands owned by the church consistent in their zoning designation. 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.



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?

Provide a cultural resource for residents of the City.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the rezoning with the following conditions.

- All City Department Department comments will be addressed.

Recommended Motion: "Move to recommend that the Common Council rezone the property at 1300 and 1240 S Grand Ave from B-4 Office and Professional District to I-1 Institutional District.

Reviewed By:

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