



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

Agenda Date: 1/9/2024

Request by Chris Carr, The Sigma Group, on behalf of the City, for a Zoning Map Amendment from Special Purpose - Public Facilities District (SP-PUB) to Special Purpose - Parks and Open Space District (SP-POS) at the southeast corner of 116th Street and Gilbert Avenue for the west side park

Submitted by:

Tammy Szudy

Department:

Development

A. Background/Options

The applicant, on behalf of the City, is requesting a zoning map amendment from Special Purpose - Public Facilities District (SP-PUB) to Special Purpose - Parks and Open Space District (SP-POS) at the southeast corner of 116th Street and Gilbert Avenue for the new west side park. The proposed rezone to SP-POS is the most appropriate zoning classification for park uses.

The Plan Commission reviewed the request at the November 13, 2023 meeting and recommended approval 6-0. The required public hearing before the Common Council was held December 19, 2023 with no one speaking about the proposal.

Attached to this report is the applicant's project statement and plans.

B. Staff Comments

Planning/Zoning Division

The Future Land Use Map (attached) in the 2008-2030 Comprehensive Plan classifies this area as "Public Parks and Open Space," a category that "includes publicly-owned parks devoted to playgrounds, play fields, play courts, trails, picnic areas, and related recreational activities."

The Active Tosa Plan also identifies this side as "a potential neighborhood park to serve proximate neighborhoods. The space is envisioned as a mostly passive green space with additional recreation amenities including a playground, frisbee golf course and defined natural areas." The plan is found here with information about this site on page 144:

[<https://www.wauwatosa.net/home/showpublisheddocument/470/636550877723900000>](https://www.wauwatosa.net/home/showpublisheddocument/470/636550877723900000)

Building Division

No issues.

City Assessor's Office

No issues.

City Clerk's Office

No issues.

Public Works Department

No issues.

Engineering Division

No issues.

Fire Department

No issues.

Health Department

No issues.

Police Department

No issues.

C. Recommendation

Staff recommends approval.