



Staff Report

File #: 23-576

Agenda Date: 9/12/2023

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Proposed zoning map amendments to rezone properties along Mayfair Road from North Avenue to the southern City limits to add the Mayfair Corridor Overlay District.

A. Background/Options

The City is seeking approval of zoning map amendments to incorporate additional properties along Mayfair Road, located south of North Avenue to the southern City limits near I-94, into the Mayfair Corridor Overlay District (/MAY). In January, the Committee reviewed and recommended approval of establishing the first phase of the /MAY Overlay District for the area along Mayfair Road from just north of Burleigh Street to North Avenue, including Mayfair Mall properties. The Common Council adopted the zoning map amendment in February.

The intent of establishing the Mayfair Corridor Overlay District is to implement recommendations and findings of various master plans and planning initiatives, including Zone Tosa for All Initiative, Burleigh Triangle and Mayfair Road North Redevelopment Plan and Wauwatosa Life Sciences Master Plan. Collectively, the common goal of the documents is to convert the Mayfair Road corridor into a higher-density, pedestrian friendly, mixed-use district.

The area under consideration is identified in the Mayfair Corridor chapter that starts of page 63 of the Wauwatosa Life Sciences Master Plan that was adopted in 2018 as part of the City's Comprehensive Plan. The Life Sciences Plan recommends high-density development with minimal street setbacks and minimum two-story buildings. Including the properties into the /MAY Overlay District will encourage higher-density development and require a minimum two-story building height. The Master Plan is located here:

<https://www.wauwatosa.net/home/showpublisheddocument/520/636809009719400000>

Currently, the majority of the project area is zoned General Commercial (C2) with some properties zoned Light Industrial (M1) District as well as Special Purpose District - Research Park (SP-RP). There are also a few Planned Unit Development Overlays (PUD) with various base zoning classifications.

At the July 2023 meeting, the Plan Commission recommended approval of this proposal 5-0-1. The required public hearing before the Common Council was held September 5, 2023 with one person speaking and one email submitted in opposition. Mailed notices for both the Plan Commission meeting and the public hearing were sent to 322 property owners and district alderpersons. The public hearing was also noticed in the newspaper as a Class 2 notice on August 16, 2023 and August 23, 2023.

B. Recommendation

Staff recommends approval.