

Wauwatosa, WI

Staff Report

Agenda Date: 11/14/2023

Proposed zoning text amendment related to drive-through establishments in the Mayfair Corridor Overlay District

Submitted by:

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Department:

Development/Planning Division

A. Background/Options

At the September 12, 2023 Community Affairs Committee (CAC) meeting, staff presented draft Mayfair Corridor Overlay regulations related to high volume drive-through establishments (eating establishments, car washes, gas stations, and banks) on Mayfair Road based on direction from the Common Council in June. The location of the Mayfair Corridor Overlay District is shown on the attached maps.

The Committee unanimously referred the proposal to the Plan Commission to initiate the zoning text amendment process. Since the September meeting, staff determined banks should not be subject these regulations as the impact to roadway operations is minimal. In response to questions asked at the September meeting about existing drive-through establishments that will be subject to the proposed regulations, Zoning Code Chapter 24.15 Nonconformities will be reviewed and applied based upon the specific project details.

The Plan Commission recommended approval of the ordinance 7-0 at the October meeting. The required public hearing was held November 7, 2023 before the Common Council with no one commenting on the proposal.

B. Recommendation

Staff recommends approval.