



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 7/28/2021
Item Number: PC21-0060	Date: 7/28/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Prairie Phillip, 2105 Pewaukee Road, Conditional Use Permit – Propose to use the existing house on the property as a caretaker's unit for this industrial property.	

Details: The property at 2105 Pewaukee Road has been occupied by a single-family home since it became part of the city. It was rezoned in June to allow manufacturing uses, which currently occupy the rear of the site. Residential uses typically are not permitted in the M-2 district, but the applicants are hoping the current resident can be allowed to stay. The only exception which can be allowed is for the owner or caretaker of the Principal manufacturing operation.

The current resident is the mother of the owner of Midwest Drilled Foundations and Equipment, the company which owns the property and has been using the rear for storage. The applicant has stated that she acts as a caretaker for the property.

Staff is comfortable with allowing the residential use provided that it will only apply to the current resident and will not be continued if she moves away. At that point either a new Conditional Use Permit will be required, or the entire property will need to be converted to a permitted Manufacturing use.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
Staff recommends approval of a Conditional Use for residential use at 2105 Pewaukee Road with the following conditions:

- The Conditional Use Permit will only apply to the current resident.

