



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
 City Hall, 201 Delafield Street, Room 200
 Waukesha, WI 53188
 Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
 The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 6.26.23

NEW APPLICATION AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: PRECISION PATTERN COMPANY, INC.

LOCATION OF USE: 1601 AIRPORT RD. 53188

TYPE OF USE: ENGINEERING, MACHINING, ASSEMBLY, AND WAREHOUSE

Is this a NEW use or is this use being relocated from somewhere else? RELOCATION

If you are relocating a use, where are you relocating it from? 1901 S. 71ST ST. WEST ALLIS 53219

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: _____

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: 7:00 AM - 5:00 PM, MON-FRI

Number of Employees: 15

Number of on-site parking stalls available: 70

Length of permit requested (6 month, 1 year, 2 year, permanent): PERMANENT

Current zoning: M-3

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: _____

Will any hazardous materials be used? NO

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? ENGINEERING SALES, DESIGN, MACHINING AND ASSEMBLY OF MOLDS AND PATTERNS. ENGINEERING SALES, DESIGN, MACHINING AND ASSEMBLY OF EQUIPMENT, AUTOMATION, AND ASSEMBLY LINES. WAREHOUSE AND SALES OF MACHINERY COMPONENTS
2. Explain your business' daily operations. SALES, ENGINEERING, MACHINING AND ASSEMBLY OF PATTERNS, MOLDS, AND EQUIPMENT/AUTOMATION. ADDITIONALLY, WAREHOUSE AND SALES OF COMPONENT PRODUCTLINE
3. How will business be managed on a daily basis? PRECISION IS OWNED AND MANAGED BY FULL TIME EMPLOYEE AND PROPERTY OWNER
4. What are your products or services? PATTERNS AND MOLDS, MACHINED PARTS, ASSEMBLY LINES, AUTOMATED AND SEMIAUTOMATED WORK CELLS AND EQUIPMENT, SERVICE PARTS FOR MACHINERY
5. Will your employees need additional parking? NO
6. Are employees required to have any certification(s)? NO
7. Who is the owner of the building or premises where your business will be conducted? MATTHEW C. BURDICK, BURDICK HOLDINGS LLC.
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? -
9. Are there any insurance requirements for your business? NO
10. Will you have property insurance? YES
11. Are there any noise considerations/concerns with your business operations?
NO



Matthew Burdick
President
mattb@precisionpattern.net
Cell (414) 303-0669

1901 South 71st Street
Milwaukee, WI 53219-1293
Phone (414) 541-5911

Conditional Use Permit Application

Precision Pattern Company, Inc. is 76-year-old business, founded in West Allis in 1947. We have operated from the same location, with a couple of same-site expansions, for this entire period.

Precision serves three distinct markets. Our pattern division engineers and designs foundry patterns and coreboxes, as well as other types of molds, such as permanent molds and low pressure RIM molds. After design and approval, we machine these products in house, then assemble this equipment, providing correct fitment and finish.

Our equipment division will work closely with customers to engineer and design custom stand alone equipment, assembly lines, work holding implements, and well as fixtures and gages. Similarly, we will machine these components in house, and often subcontract some of the necessary products that are not within our core competency scope. After procurement, we'll assemble and prove out our products before shipping them to our customers.

Finally, our die cast division markets, designs, and warehouses a product line of replacement and wear parts for the die casting industry. Our inventory of in-house stock for these products allow us to distribute nationwide, and often at a much more competitive lead time when compared to our overseas competition.

For at least a decade, Precision has had spatial constraints that have hampered every aspect of our business. Inadequate room to warehouse our inventory, assemble our final products, and acquire new equipment, has constricted our new sales efforts and ability properly service our existing customer base. In 2022, I purchased the building at 1601 Airport Rd. with the plan to increase our sales volume, and grow our customer base. The Wisconsin manufacturing economy has been very strong, and we expect this trend to continue. Our current customer base is doing well, and we expect that they will continue to invest in their operations. This has led to an ever increasing pressure on product lead times, and Precision needs to maintain our excellent service to our customers by increasing our inventory and our internal capacity. We believe we can begin to achieve this by moving from our current footprint of 7,500 sf to the proposed space of 20,000 sf.

I believe that my business would be a great fit for this location. The majority of my employees, myself included, are residents of Waukesha County. We would be bringing Precision's 16 family supporting jobs to Waukesha, where we would look to grow and

add jobs as well. This is a long term investment for not only me, but my comparatively younger business partner as well; he's the "next generation" of Precision, much as I was 12 years ago when I purchased into this business. Additionally, Precision has drawn many of our employees from local high schools as youth apprentices, and those youth apprenticeships have turned into state indentured apprenticeships that are completed at WCTC. We look forward to continuing to do this, and strengthening our ties to the Waukesha School District. We've also worked and developed a relationship with the Waukesha Engineering Preparatory Academy at Waukesha South. I'm a strong advocate for apprenticeships and internships, and foresee continuing to create these opportunities as we grow to fulfill our employee needs.

Also, Precision's equipment and manufacturing processes are similar, if not identical in some cases, to many other businesses in the area. Thirty percent of industrial park's businesses advertise themselves as manufacturers or metal processors. Precision does the same. We should have more than adequate parking. The majority of our deliveries and shipments are done on a courier van or pickup truck, with the occasional stake truck delivery and UPS / FedEx. We currently have only a first shift, so we typically are a 7:00 AM to 5:00 PM hours of operation business. I believe we will be a good neighbor and a good corporate citizen for Waukesha.

I've attached several drawings depicting the site map and location of the building on the lot. Also, a proposed shop layout is included, as well as some recent photographs of the building, and a letter of recommendation from HUSCO International, a major customer.

Thank you for the opportunity to present this application, and thank you for your time and consideration.



Matthew Burdick
President
Precision Pattern and Engineered Equipment

ALTA/NSPS LAND TITLE SURVEY

CLIENT

Force America

SITE ADDRESS

1601 Airport Road, City of Waukesha, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 6811, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on July 22, 1992 in Volume 57 of Certified Survey Maps, Page 95, as Document No. 1752594, being a part of the Southwest 1/4 of the Northeast 1/4, in Section 34, in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone NAD27), in which the South line of the NE 1/4 bears N88°45'17"E.

TITLE SOURCE

Old Republic National Title Insurance Company Policy Number: SV2413643, dated of February 25, 1993.

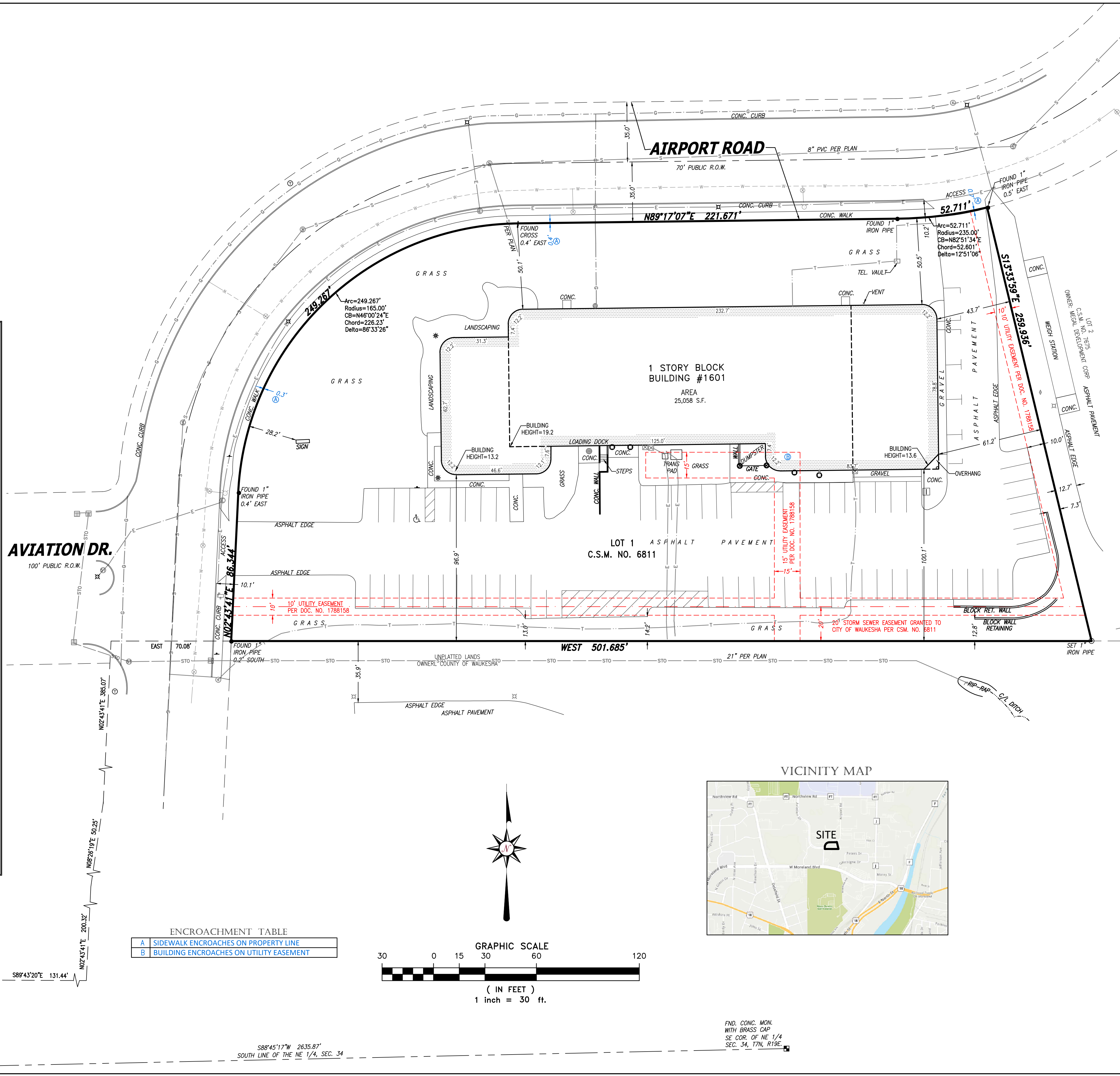
TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Waukesha, Community Panel No.55133C0213G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 108,900 square feet or 2.500 acres.
9. There are 69 regular parking spaces and 1 handicap space marked on this site.
- 11(a). No plans or reports provided by client.
- 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20221610938. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 22.40.
 Site is zoned: M-2 (Limited Business & Industrial Park)
 Front setback: 40 feet
 Side setback: 10 feet
 Rear setback: 25 feet
 Maximum building height: none

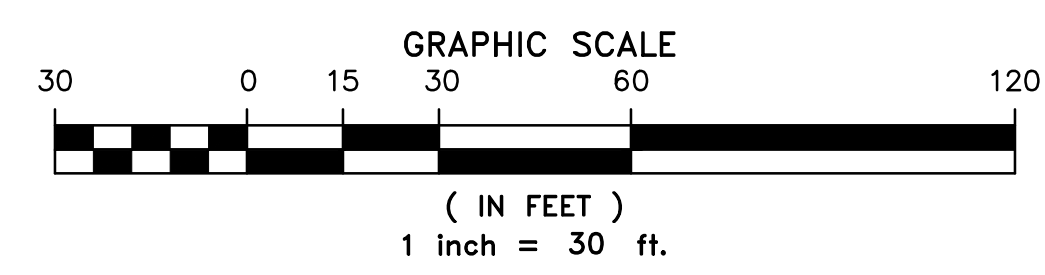
LEGEND

●	INDICATES FOUND 1" IRON PIPE
○	INDICATES SET 1" IRON PIPE
+	INDICATES FOUND CHISELED CROSS
⊙	SANITARY MANHOLE
⊕	SANITARY CLEANOUT OR VENT
⊗	SEPTIC TANK ACCESS COVER
⊘	M.I.S. MANHOLE
⊙	UNKNOWN MANHOLE
⊙	STORM MANHOLE
⊙	INLET (ROUND)
⊙	INLET (SQUARE)
⊙	CURB INLET
⊙	STORM SEWER END SECTION
⊙	GAS VALVE
⊙	GAS METER
⊙	WATER VALVE
⊙	HYDRANT
⊙	WATER MANHOLE
⊙	WATER SERVICE CURB STOP
⊙	WELL HEAD
⊙	STAND PIPE
⊙	WALL INDICATOR VALVE
⊙	POST INDICATOR VALVE
⊙	LIGHT POLE
⊙	SPOT/YARD LIGHT
⊙	UTILITY POLE
⊙	GUY POLE
⊙	GUY WIRE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC PEDESTAL
⊙	ELECTRIC METER
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊙	CONTROL BOX
⊙	FIBER OPTIC PEDESTAL/SIGN
⊙	TRAFFIC LIGHT
⊙	COMMUNICATION MANHOLE
⊙	BOLLARD
⊙	SOIL BORING/MONITORING WELL
⊙	WATER SURFACE
⊙	WETLANDS FLAG
⊙	MARSH
⊙	FLAGPOLE
⊙	PARKING METER
⊙	SIGN
⊙	MAILBOX
⊙	RAILROAD CROSSING SIGNAL
⊙	HANDICAP SPACE
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE
---	SANITARY SEWER
---	STORM SEWER
---	WATERLINE
---	MARKED GAS MAIN
---	MARKED ELECTRIC
---	OVERHEAD WIRES
---	MARKED TELEPHONE
---	MARKED CABLE TV LINE
---	MARKED FIBER OPTIC
---	BURIED ELECTRIC SERVICE
---	BOARD FENCE
---	CHAIN LINK FENCE
---	WIRE FENCE



ENCROACHMENT TABLE

A	SIDEWALK ENCROACHES ON PROPERTY LINE
B	BUILDING ENCROACHES ON UTILITY EASEMENT



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 19, 20(a) of Table A thereof. The field work was completed on April 20, 2022.

Date of Map: April 22, 2022

DRAFT

Donald C. Chaput
 Professional Land Surveyor
 Registration Number S-1316

**CHAPUT
LAND SURVEYS**

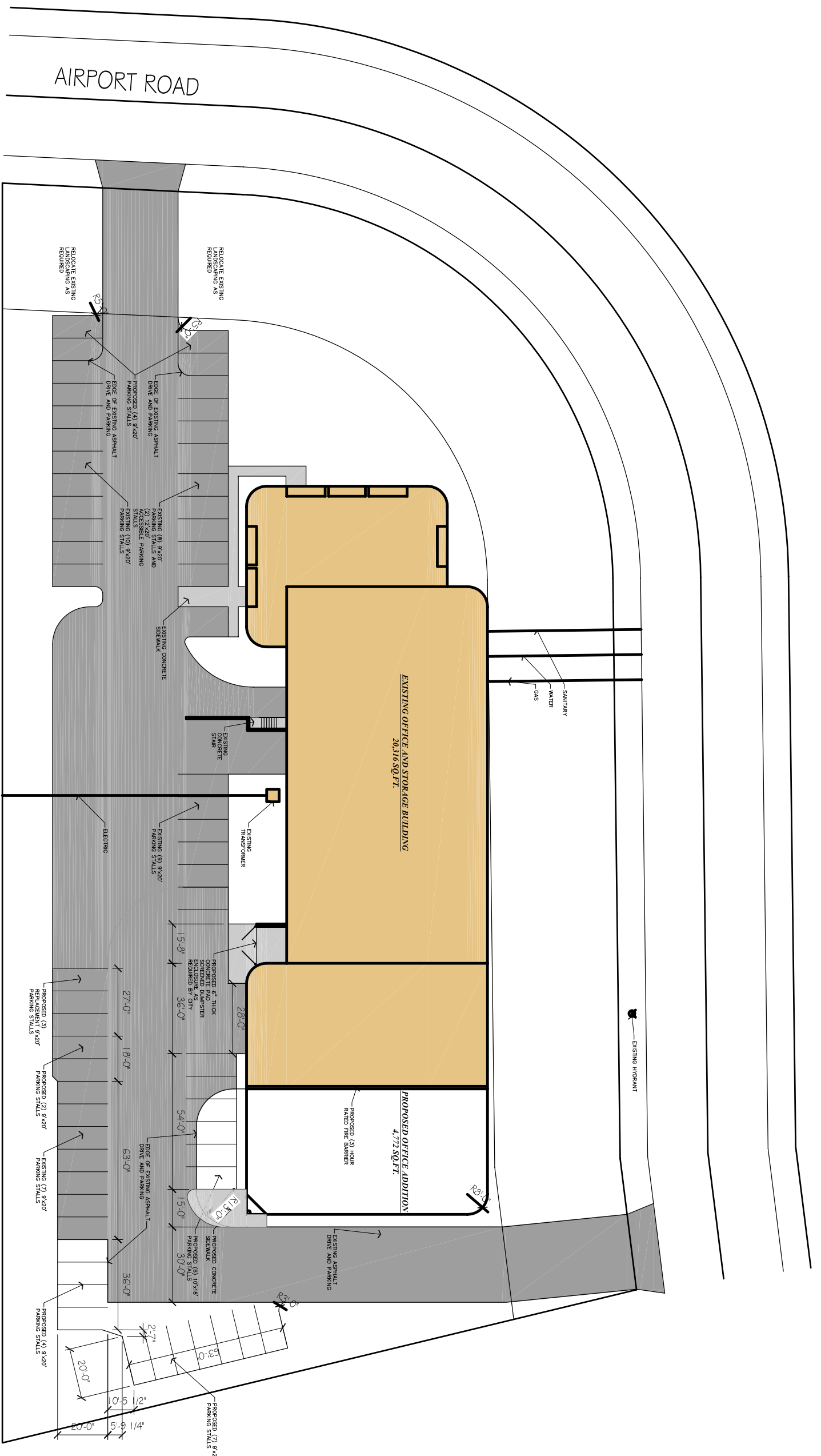
234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

Date	Revision description

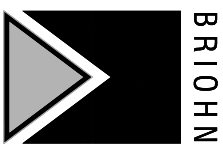
This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privileges. The information shown hereon is intended solely for the use of the client and client directed third parties.
 Drawing No. 4118-Far

CHAPUT LAND SURVEYS



SITE PLAN
SCALE: 1" = 20'-0"
NORTH

BRIORN

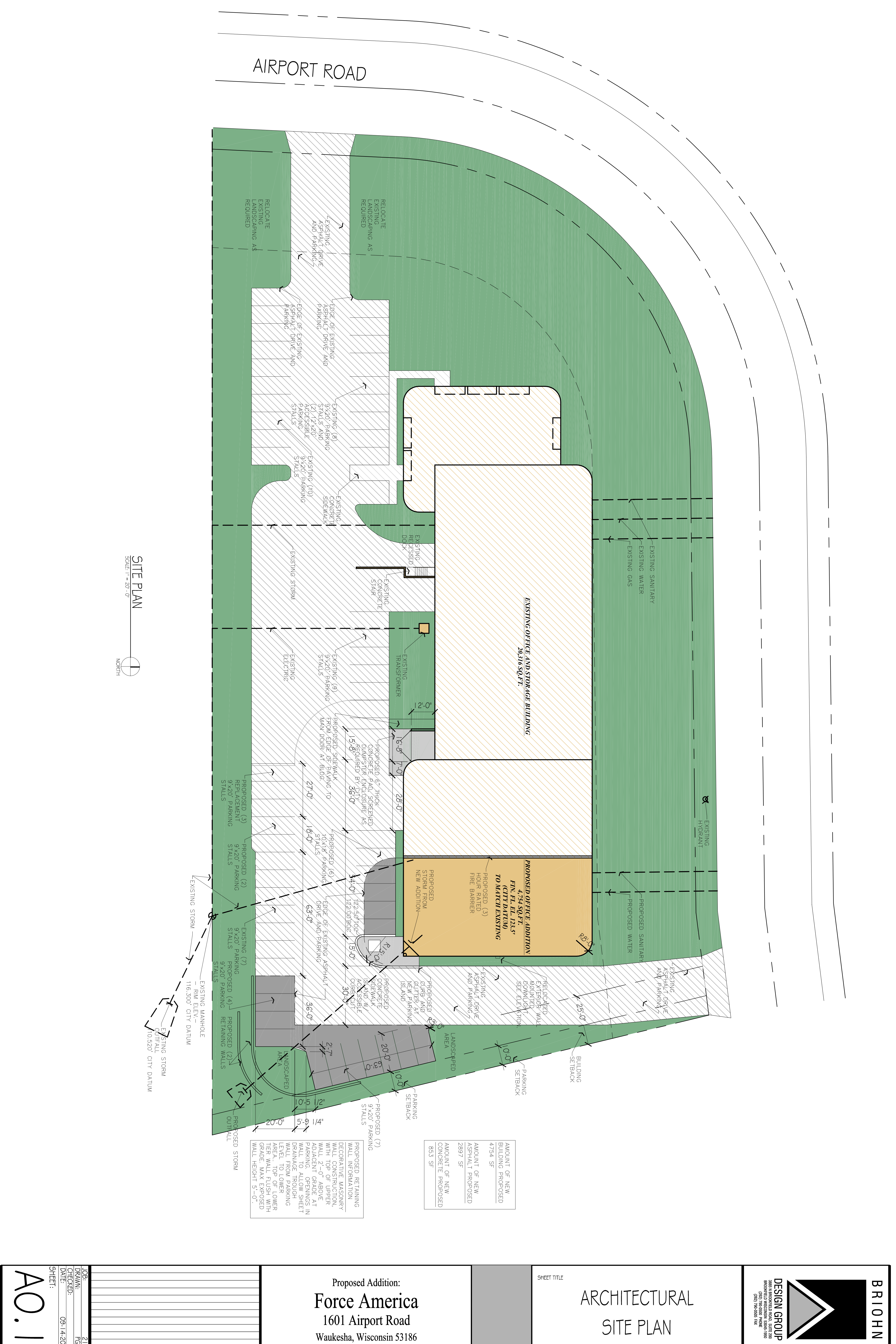


DESIGN GROUP
3881 W. BROADFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1890
TEL: 763.466.5500
FAX: 763.466.5501

SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

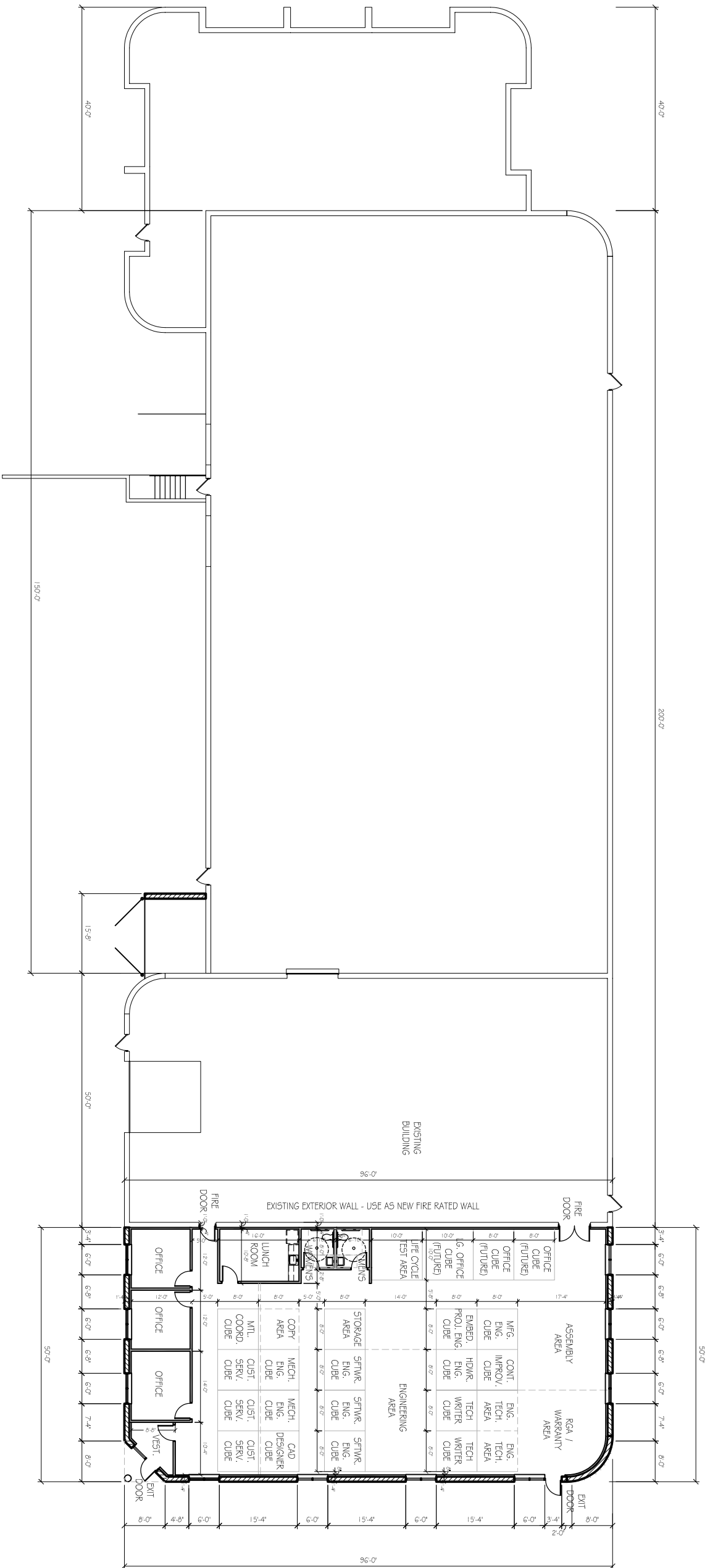
Proposed Addition:
Force America
1601 Airport Road
Waukesha, Wisconsin 53186

JOB#	21474
DATE	10/12
DATE	10/16
DATE	09-08-2010
SHEET:	AO.1

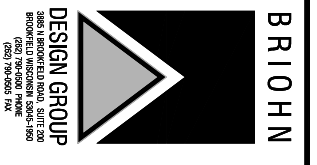


AMOUNT OF NEW BUILDING PROPOSED	4734 SF
AMOUNT OF NEW ASPHALT PROPOSED	2897 SF
AMOUNT OF NEW CONCRETE PROPOSED	853 SF

PROPOSED RETAINING WALL INFORMATION
 DECORATIVE MASONRY WALL CONSTRUCTION, WITH TOP OF UPPER WALL 2'-0" ABOVE ADJACENT GRADE AT PARKING OPENINGS IN DEBRIS WALL THROUGH LEVEL TO LOWER AREA. TOP OF LOWER TIER WALL FLUSH WITH GRADE. MAX EXPOSED WALL HEIGHT 5'-0".



FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 NORTH



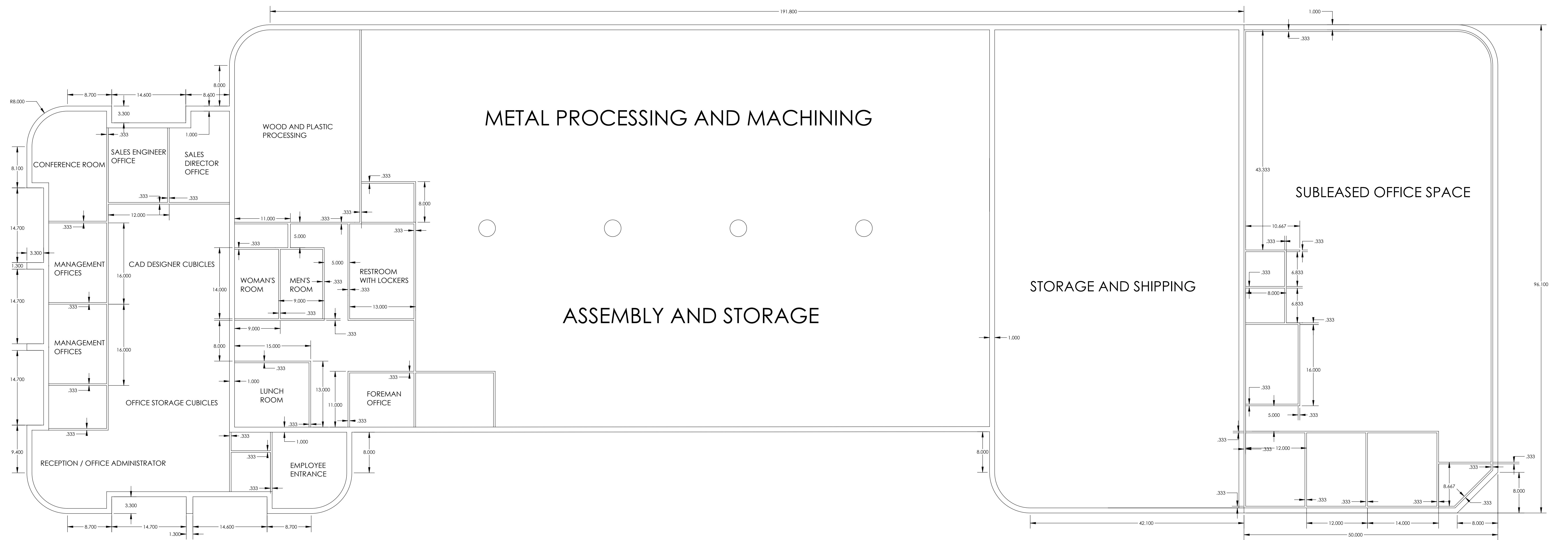
DESIGN GROUP
 3880 W. MONROE ROAD, SUITE 200
 BROOKFIELD, WISCONSIN 53005-1890
 (262) 796-6661 FAX
 (262) 796-6661 PA

SHEET TITLE
FLOOR PLAN

Proposed Addition:
Force America
 1601 Airport Road
 Waukesha, Wisconsin 53186

JOB#	2124
DRAWN BY	TRB
CHECKED BY	TRB
DATE	09-08-2010

SHEET:
A1.1







Jacob Nelson
Sr Manufacturing Project Manager
HUSCO
2239 Pewaukee Rd
Waukesha, WI 53188
262-513-4225

June 20th, 2023

To Whom This May Concern,

My name is Jacob Nelson and am a Sr Manufacturing Manager at HUSCO's Waukesha location. Our company has worked with and relied on Precision Pattern to provide excellent equipment design and manufacturing services that have supported the growth of our global operation. This relationship has grown and developed over the past twenty plus years. Precision is one of our most valued and key equipment suppliers.

Having Precision Pattern near our facility with added square footage and capacity to support the needs of HUSCO is vital to the growth of our organization. Please consider the impact of area business growth with having this outstanding supplier in the close area and consider allowing occupancy for Precision Pattern.

Thanks,

A handwritten signature in black ink, appearing to read "Jacob Nelson". The signature is written in a cursive, flowing style.