



City of Waukesha
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Committee: Plan Commission	Date: 7/26/2023
Common Council Item Number: PC22-0419	Date: 7/26/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Conditional Use Permit – 1601 Airport Rd., Precision Pattern Company, Inc. – Request to use the property for engineering, manufacturing, warehousing, and sales of dies, molds, and other parts for the manufacturing industry.	

Details: The applicant has purchased the property at 1601 Airport Road with the intention of relocating his metal parts manufacturing business there from its current location in West Allis. The business encompasses engineering, assembly, warehousing, and sale of patterns, molds, assembly lines, die casts, and other equipment for manufacturers.

The building at 1601 Airport Rd. has an area of approximately 25,000 square feet. Roughly 8,000 square feet will be used for office space for engineering, sales, and management. The rest of the building will be combined warehousing and production space. All manufacturing work will be done inside the building, and the applicant does not expect any impact on surrounding properties. The applicant has also noted that several businesses in the surrounding industrial park have very similar operations.

The M-3 Limited Business and Industrial Park district, where the property is located, allows manufacturing offices, sales and distribution centers, and warehousing as Permitted Uses, but does not specify actual manufacturing/assembly uses as Permitted. In this case, the Chief Building Inspector felt that a Conditional Use Permit should be required, to ensure that the manufacturing use is Accessory to the permitted office uses, and to ensure that it will not negatively impact the character of the neighborhood.

The business does not operate on second or third shifts, so it will only be occupied during regular office hours. Available off-street parking vastly exceeds the stated needs of the business and the requirements of the zoning code. The property does have a loading dock, but the applicant anticipates most equipment deliveries will be by courier vans or UPS/Fed Ex Delivery, rather than by large semi-trucks.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for Precision Pattern Co. at 1601 Airport Road with the following conditions:

- Applicant will receive an Occupancy Permit before beginning operations.
- All Engineering Department comments will be addressed.