

## **Manufacturing District Use Comparison:**

The traditionally zoned Manufacturing districts include exhaustive lists of Permitted Uses and Conditional Uses. In total, between the three manufacturing districts there are 168 total uses. M-2, General Manufacturing, includes the most Permitted Uses of the three, at 115, while M-3 is the most restrictive, with 30 Permitted Uses.

M-2 permits both light and heavy manufacturing, including all of the Permitted Uses in the M-1 district, but does not permit any retail or commercial uses except as a Conditional Use, with the condition that they are primarily oriented toward users of the manufacturing district. M-3, Office and Professional Business District, permits offices and certain limited commercial uses, as well as warehouses and wholesalers, but manufacturing uses are not permitted. M-1, Light Manufacturing, permits smaller scale manufacturing uses that do not have the potential to be disruptive to their neighbors but includes the same restrictions as M-2 when it comes to office, retail, and commercial uses.

MM-1, the Mixed-Use Manufacturing district is intended to permit all of the uses allowed in the M-1 district, as well as all of the uses in the B-3 General Business District. However, instead of an exhaustive and specific list of permitted uses MM-1 has several broad categories and permits uses with a similar impact to them, at the discretion of the zoning administrator. Out of the list of uses in the traditional manufacturing districts 96 are definitely Permitted Uses, and 49 are potentially Permitted Uses depending on the intensity of the use.

Any manufacturing use that is allowed in the M-1 district should be allowed in the MM-1 district, along with several that are currently only allowed in M-2, as long as they can be done indoors in a way that is not a nuisance to the surrounding properties. The office uses that are permitted in the M-3 district are also permitted in MM-1, but the category is broader in MM-1 so offices that might not be listed in M-3 are still allowed. Additionally, retail commercial uses, restaurants and taverns, and personal services are all Permitted Uses in the MM-1 district, so they are allowed as a principle use, without the caveat that they need to be oriented to primarily serve their neighbors.

Adult Oriented Establishments and self-storage businesses are not permitted in MM-1. Aside from those uses, MM-1 does not restrict any use that is realistically possible in the light manufacturing districts it is replacing and it also includes an expanded list of commercial, office, and retail uses that are not available in any manufacturing district.

See below for a detailed list of uses in the traditional manufacturing districts with a comparison showing which ones are and are not permitted in the MM-1 district, as well as a copy code section 22.405, which lists all of the MM-1 zoning regulations. Code sections for the other districts are available at <https://waukesha-wi.gov/1181/Chapter-22-Zoning>.

**Permitted Use: P**  
**Depends on Intensity and Specifics: D**  
**Conditional Use: C**  
**Not Permitted: N**

**MM-1:** 96 P, 49 D, 10 C, 13 N

**M-1:** 90 P, 0 D, 47 C, 31 N

**M-2:** 115 P, 0 D, 31 C, 21 N

**M-3:** 30 P, 2 D, 12 C, 124 N.

|  | MM-1 | M-1 | M-2 | M-3 |
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| <b>Assembly, processing, and manufacturing of the following:</b>                     |      |     |     |     |
| Automotive customizing, auto body shops  | P    | P   | P   | N   |
| Automotive upholstery and automotive accessories.                                    | P    | P   | P   | N   |
| Apparel and findings, and related products.  | P    | P   | P   | N   |
| Automatic temperature controls.  | P    | P   | P   | N   |
| Blank books, loose-leaf binders, and binding devices.                                | P    | P   | P   | N   |
| Books: publishing, printing, and binding.  | P    | P   | P   | N   |
| Brooms and brushes.  | P    | P   | P   | N   |
| Candy and Confectionary Products   | P    | P   | P   | N   |
| Cereal Preparations  | P    | P   | P   | N   |
| Costume jewelry, buttons, and miscellaneous notions                                  | P    | P   | P   | N   |
| Curtains and draperies   | P    | P   | P   | N   |
| Dental equipment and supplies.   | D    | P   | P   | N   |
| Dress and work gloves.   | P    | P   | P   | N   |
| Electrical appliances.   | D    | P   | P   | N   |
| Electronic devices.  | D    | P   | P   | N   |
| Engineering, laboratory, scientific, and research instruments and related equipment. | D    | P   | P   | N   |
| Envelopes  | P    | P   | P   | N   |
| Fabrics, broad and narrow woven.   | P    | P   | P   | N   |
| Felt goods.  | P    | P   | P   | N   |
| Flavor extracts and flavor syrups.   | P    | P   | P   | N   |
| Floor coverings limited to rugs and carpeting.                                       | P    | P   | P   | N   |
| Footwear.  | P    | P   | P   | N   |
| Fresh or frozen fruits, fruit juices, vegetables and specialties.                    | P    | P   | P   | N   |
| Glass.   | D    | P   | P   | N   |
| Greeting cards.  | P    | P   | P   | N   |
| Handbags and other personal leather goods.   | P    | P   | P   | N   |
| Hats, caps, and millinery.   | P    | P   | P   | N   |
| Household furniture and furnishings.   | P    | P   | P   | N   |
| Ice  | P    | P   | P   | N   |
| Ice cream and frozen desserts.   | P    | P   | P   | N   |
| Jewelry.   | P    | P   | P   | N   |

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| Knit goods.  | P | P | P | N |
| Lace goods.  | P | P | P | N |
| Lamp shades.   | P | P | P | N |
| Leather fabrication, not including tanning.  | P | P | P | N |
| Luggage.   | P | P | P | N |
| Macaroni, spaghetti, vermicelli, and noodles.                                      | P | P | P | N |
| Manifold business forms.   | P | P | P | N |
| Mechanical measuring and controlling instruments.                                  | D | P | P | N |
| Mens', youths, and boys' furnishings, work clothing and allied garments.           | P | P | P | N |
| Morticians' goods  | D | P | P | N |
| Musical instruments and parts.   | P | P | P | N |
| Beverages and their bottling.  | P | P | P | P |
| Office furniture.  | P | P | P | N |
| Ophthalmic goods.  | D | P | P | N |
| Optical instruments and lenses.  | D | P | P | N |
| Orthopedic, prosthetic, and surgical appliances and supplies.                      | D | P | P | N |
| Paper coating and glazing.   | P | P | P | N |
| Partitions, shelving, lockers, and office and store fixtures.                      | P | P | P | N |
| Pens, pencils, and other office and artist materials.                              | P | P | P | N |
| Pharmaceutical processing.   | D | P | P | N |
| Photoengraving instruments and apparatus.  | D | P | P | N |
| Photographic equipment and supplies.   | D | P | P | N |
| Pressed and molded pulp goods.   | D | P | P | N |
| Raincoats and other waterproof outer garments.                                     | P | P | P | N |
| Robes and dressing gowns.  | P | P | P | N |
| Sanitary paper products.   | P | P | P | N |
| Signs and other advertising display media.   | D | P | P | N |
| Silverware and plated ware.  | P | P | P | N |
| Surgical and medical instruments and apparatus.                                    | D | P | P | N |
| Textiles, dyeing and finishing.  | P | P | P | N |
| Tire cord and fabric.  | D | P | P | N |
| Toys, amusement, sporting and athletic goods.                                      | D | P | P | N |
| Umbrellas, parasols, and canes   | P | P | P | N |
| Venetian blinds and shades.  | P | P | P | N |
| Wallpaper  | P | P | P | N |
| Watches, clocks, clockwork operated devices and parts.                             | P | P | P | N |
| Women's, misses, juniors, girls, and infants furnishings, work and dress garments. | P | P | P | N |
| Yarns and threads.   | P | P | P | N |
| Accounting, Auditing, and Bookkeeping Services                                     | P | N | N | P |
| Animal hospitals, veterinary services, and boarding of animals                     | D | C | C | P |
| Adult Oriented Establishments  | N | P | P | N |

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| Architectural Services   | P | N | N | P |
| Auto body shops, engine repair.  | P | C | P | P |
| Auto, marine, and aircraft manufacturing   | N | N | P | N |
| Automobile wrecking yard   | N | N | P | N |
| Banks, savings and loan associations, and other financial institutions.              | P | C | C | P |
| Chiropractor services.   | P | N | N | P |
| Cleaning, Dressing, and Dyeing   | D | P | P | N |
| Coating, engraving, and allied services  | D | N | P | N |
| Commercial bakeries  | P | P | P | N |
| Commercial greenhouses   | P | P | P | N |
| Construction and mining machinery; manufacturing and repair.                         | N | N | P | N |
| Corporate headquarters, manufacturing offices, and sales and distribution centers.   | P | C | C | P |
| Cutlery, hand tools, and general hardware manufacturing.                             | P | C | P | N |
| Dental services.   | P | N | N | P |
| Dry cleaning and dyeing establishments   | P | C |   | P |
| Electric lighting and wiring equipment manufacturing.                                | D | C | P | N |
| Electrical industrial apparatus manufacturing.                                       | D | C | P | N |
| Electrical transmission and distribution equipment manufacturing.                    | D | C | P | N |
| Electrometallurgical products manufacturing.   | D | C | P | N |
| Electrotyping and stereotyping.  | D | P | P | N |
| Engine and turbine manufacturing.  | D | N | P | N |
| Engineering services.  | P | N | N | P |
| Farm machinery and equipment manufacturing.  | D | C | p | N |
| Fine earthenware, table, and kitchen articles manufacturing.                         | P | C | P | N |
| Food locker plants.  | D | P | P | N |
| Food, beverage, and milk processing and soft drink bottling plants.                  | P | C | C | P |
| General or clerical offices.   | P | N | N | P |
| Glass and glass container manufacturing  | D | C | P | N |
| Health and recreational facilities   | P | C | N | P |
| Heating apparatus and plumbing fixtures manufacturing.                               | D | C | P | N |
| Household appliance manufacturing.   | D | C | P | N |
| Inflammable gases and liquids storage, not to exceed fifty thousand (50,000) gallons | D | N | P | N |
| Laboratories.  | D | P | P | D |
| Land surveying services.   | P | N | N | P |
| Legal services.  | P | N | N | P |
| Machine shops.   | P | P | P | N |
| Medical clinics  | P | N | N | P |
| Metal container manufacturing.   | D | C | P | N |
| Metal products manufacturing, fabricating, and distribution.                         | D | C | P | N |

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| Motorcycle and bicycle manufacturing.   | D | C | P | N |
| Newspaper and magazine publishing and printing.                               | P | P | P | N |
| Office, computing, and accounting machine manufacturing                       | P | C | P | N |
| Optometrists.   | P | N | N | P |
| Osteopaths.   | P | N | N | P |
| Packaging and assembly of products made from fur.                             | P | P | P | N |
| Physician and surgeon services  | P | N | N | P |
| Pleating, decorative and novelty stitching and tucking for the trade.         | P | P | P | N |
| Printing and publishing.  | P | P | P | D |
| Printing, lithographing, blueprinting, and photocopying establishments.       | P | C | C | P |
| Professional offices  | P | N | N | P |
| Research offices and laboratories   | P | N | N | P |
| Rice milling.   | P | P | P | N |
| Self-service storage facilities; mini-warehouses.                             | N | P | P | N |
| Screw machine products, bolts, nuts, screws, rivets, and washer manufacturing | D | C | P | N |
| Signaling and fire control equipment manufacturing.                           | D | N | P | N |
| Small arms ammunition manufacturing.  | D | N | P | N |
| Testing centers.  | D | N | N | P |
| Training schools for employment in the fields of industry or manufacturing.   | P | N | N | P |
| Typesetting.  | P | P | P | N |
| Urban planning services.  | P | N | N | P |
| Warehousing.  | P | P | P | P |
| Wire products manufacturing.  | D | C | P | N |
| Wholesaling.  | P | P | P | P |
| Wholesalers and distributors.   | P | P | P | P |
| Wool scouring, worsted combing, and towing to top.                            | D | P | P | N |

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| Construction services including general building contractors, carpentering, wood flooring, concrete services, masonry, stone work, tile setting, plastering services, roofing services, siding and gutter services, sheet metal services, and water well drilling services. | P | P | P | N |
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**Conditional Uses:**

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| Adult and child day care centers, provided that such uses are necessitated by employees, customers and visitors to offices, business and plants in the district, and provided that such day care centers shall not be located closer than two hundred (200) feet from any through highway unless approved by the Plan Commission | C | N | N | C |
| Animal hospitals, veterinary services, and boarding of animals   | D | C | C | P |

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| Automobile service stations provided that all gas pumps meet the setback requirements of the district and are located not closer than forty (40) feet to any side lot line. Automobile service stations in the M-3 district shall not be located closer than two hundred (200) feet from an arterial highway unless approved by the Plan Commission.   | P | C | C | C |
| Central composting site and related operations, such as woodshaving or brush collection sites.   | C | N | C | N |
| Commercial service facilities, such as restaurants, convenience food stores, fueling stations, and adult and child care centers, provided that all such services are physically and saleswise oriented toward industrial district users and employees and that other users are only incidental customers. Commercial service facilities in the M-3 district shall not be located closer than two hundred (200) feet from an arterial highway unless approved by the Plan Commission. | P | C | C | C |
| Dimension hardwood flooring, veneer, and plywood manufacturing and processing.   | C | C | C | N |
| Eating and drinking establishments.  | P | C | C | N |
| Hotels and motels provided that such facilities, when located in the M-3 district, shall not be located closer than two hundred (200) feet from an arterial highway unless approved by the Plan Commission   | C | N | N | C |
| Indoor sports and recreation facilities.   | P | C | C | N |
| Freight yards, freight terminals, and transshipment depots   | N | C | C | N |
| Government structures, such as fire and police stations.   | C | C | C | N |
| Lawn and garden equipment manufacturing and storage.   | D | C | C | N |
| Lumber yards, millwork, saw mills, and planing mills.  | D | C | C | N |
| Parks and playgrounds.   | P | C | C | N |
| Processing of feed for animals and fowl, and processing of animal health products.   | D | C | C | N |
| Public passenger transportation terminals, such as bus and rail depots, but not including airports, airstrips, heliports, helipads and landing fields. Any such use shall be located not less than one hundred (100) feet from any residential district boundary.  | N | C | C | C |
| Radio, television, and electronics assembly, not to be located within five hundred (500) feet of any residential district.   | D | P | P | C |
| Quarries and mineral extraction operations including washing, crushing, or other processing of non-metallic minerals; ready-mix concrete and asphalt plants; concrete building block and other similar products manufacture; and peat and soil removal, provided that:   | N | N | C | N |
| Recycling center and/or transfer stations  | N | C | C | N |

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| Residential quarters for the owner or caretaker of an industrial operation.  | C | C | C | N |
| Sanitary landfills, disposal areas, and incinerators.  | N | N | C | N |
| Sewage treatment plants, provided that no treatment facility is located closer than five hundred (500) feet to any dwelling, pursuant to Chapter NR 110 of the Wisconsin Administrative Code | N | N | N | N |
| Solar energy collectors erected as an accessory structure.   | D | C | C | C |
| Storage of animal feeds, fertilizer, seeds, and animal health products   | C | C | C | N |
| Temporary uses as set forth in Section 22.63.  | C | C | C | C |
| Transmitting towers, receiving towers, and relay and microwave towers without broadcast facilities or studios.   | N | C | C | C |
| Utility substations, municipal wells, pumping stations, and towers provided that the use is not less than fifty feet from any lot line.  | C | C | C | C |
| Wireless communications facilities as set forth and under conditions authorized in Section 22.21   | N | C | C | C |
| Uses similar to and reasonably related to permitted principal uses.  | C | C | C | N |
| Buildings that exceed forty feet in height when adjacent to a residential district.  | P | C | C | C |

**CHAPTER 22**  
**Zoning**

**22.405 MM-1 Mixed-Use Manufacturing District**

(Cr. #12-17)

- (1) Creation and Purpose.** The MM-1 Mixed-Use Manufacturing District is hereby created. The purpose of the MM-1 district is to provide for a variety of light industrial and manufacturing uses, also incorporating retail, service, and commercial uses activity along high-traffic arterial corridors within, and adjoining the district. The MM-1 district may be used to serve as a transition between heavy industrial areas and other districts.
- (2) Definitions.** Capitalized terms are as defined in Municipal Code §22.05.
- (3) Permitted Principal Uses.** Permitted Principal Uses in the MM-1 district are light industrial and manufacturing uses, which do not require large-scale buildings, do not generate heavy truck or rail traffic, and do not produce noise, vibration, smoke or odors in the surrounding area, along with retail and commercial uses that are either associated with the industrial and manufacturing uses or are not out of character with those uses. The following are Permitted Principal Uses in the MM-1 district:

  - (a)** The assembly, processing, manufacturing and storage of products including, or similar in character to and having an impact on the surrounding area similar to:

    - (i)** Furniture and household items.
    - (ii)** Apparel and textiles.
    - (iii)** Medical devices and equipment.
    - (iv)** Office supplies and printed items.
    - (v)** Electronic devices, small-scale machinery, and appliances.
    - (vi)** Food and beverage preparation and packaging.
  - (b)** Automotive customization, automotive accessories, auto body shops, and automobile service stations provided that all gas pumps meet the setback requirements for the district and are located not closer than 40 feet from any side lot line.
  - (c)** Warehousing and wholesaling.
  - (d)** Construction services including but not limited to general building contractors, carpentry, flooring, concrete services, masonry, roofing services, siding and gutter services, sheet metal services, and water well drilling services.



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- (e) Business offices and financial institutions.
  - (f) Professional medical offices and clinics.
  - (g) Clubs, indoor sports facilities, recreation facilities, and fitness establishments.
  - (h) Restaurants and taverns.
  - (i) Retail commercial services included but not limited to grocery stores, hardware stores, variety stores, sporting goods stores, art galleries, and art studios.
  - (j) Personal services including but not limited to laundromats, hair salons and barber shops, informational and instructional services, tailors, and shoe repair shops.
- (4) Permitted Accessory Uses.**
- (a) Garages used for storage of vehicles used in conjunction with the operation of the business.
  - (b) Off-street parking and loading areas.
  - (c) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation.
  - (d) Roof-mounted solar collectors provided that a registered engineer or registered architect has certified that the structure is adequate to support the load.
- (5) Conditional Uses.**
- (a) Commercial adult and child care centers.
  - (b) Outdoor display of retail merchandise.
  - (c) Outdoor storage, provided it is screened from view by an appropriate wall, fence, or hedge.
  - (d) Residential dwelling units provided they are limited to the upper stories and not located on the ground level, provided that there shall be a minimum floor area of 300 square feet for an efficiency apartment, 450 square feet for a one-bedroom dwelling unit, 600 square feet for a two-bedroom dwelling unit, and 700 square feet for a three-bedroom dwelling unit.
  - (e) Government structures, such as fire and police stations.

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**22.405 MM-1 Mixed-Use Manufacturing District**

- (f) Drive-in or drive-through facilities.
  - (g) Uses similar to and reasonably related to principal permitted uses.
- (6) Nuisance Avoidance.**
- (a) All operations and activities of all uses within this district shall be conducted wholly inside a building or buildings.
  - (b) All uses should be conducted in such a manner that they will not be detrimental to the surrounding area or to the City as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors.
- (7) Lot Area and Width.** Lots shall provide sufficient area and width for the principal building and its accessory buildings, off-street parking and loading areas, and required yards.
- (8) Building Height.** There shall be no maximum height for a principal building. No accessory building shall exceed 20 feet in height.
- (9) Setback and Yards.**
- (a) There shall be a minimum street yard setback of 25 feet from the right-of-way of all streets.
  - (b) There shall be a side yard on each side of all buildings of not less than 10 feet.
  - (c) There shall be a rear yard of not less than 25 feet.
  - (d) There shall be a minimum shore yard setback of 75 feet from the ordinary highwater mark of a navigable body of water.
- (10) Erosion Control.** The uses and structures in the MM-1 District are subject to Chapter 32 of the City of Waukesha Municipal Code, Chapter 21 of the Wisconsin Uniform Dwelling Code, and any other applicable State laws and administrative rules.
- (11) Plans and Specifications to Be Submitted to the Plan Commission.** To encourage a business environment that is compatible with the residential character of the City, building permits for permitted uses in the MM-1 District shall not be issued, and no substantial changes shall be made to any site improvements without review and approval by the Plan Commission in accordance with Municipal Code §22.15. Plan Commission review shall include consideration of factors such as open space utilization, ingress, egress, parking, landscaping, building plans and the general layout in relationship to the surrounding area.

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**22.405 MM-1 Mixed-Use Manufacturing District**

- (12) Planned Unit Developments.** The restrictions on lot area, lot width, building height, setbacks, and yards may be reduced or increased if the property is part of a Planned Unit Development Overlay District in accordance with Municipal Code §22.52.