



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2020
<b>Common Council Item Number:</b> PC19-0141	<b>Date:</b> 1/22/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject: Public Hearing: Precision Diagnostics, Inc., 1701 Pearl Street - Conditional Use Permit</b>	

**Details:** The applicant is seeking a Conditional Use Permit for an automotive repair business at 1701 Pearl St. 1701 Pearl St. is a multi-tenant professional building with offices on the front side, facing Les Paul Parkway, and warehouse space in the rear. It is zoned M-3, Limited Business and Industrial, and the surrounding properties are either industrial or undeveloped.

Precision Diagnostics will be located in a rear-facing tenant space without an office. They will perform repairs to sensors, calibration systems, and other electronic and computerized car parts. Their customers will be other vehicle repair companies, so Precision Diagnostics will not do any work on a retail basis. Work will be on vehicle electrical systems only and will not include regular engine or body repair. Their customers will deliver vehicles to them on flatbed trucks, and all work will be done indoors. Staff has requested an interior floorplan or layout to confirm the locations of exits and to clarify the layout of vehicle work stations. If the applicant cannot provide one in time for the Plan Commission meeting it will be required prior to issuance of an occupancy permit. The applicant may also need to upgrade the ventilation system prior to occupancy.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends approval of a Conditional Use Permit for Precision Diagnostics at 1701 Pearl St. with the following conditions:

- No vehicle sales on the property.
- No vehicles will be stored outside unless they are licensed, operable, and in a regular parking space.



