



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/26/2020
Plan Commission Item Number: PC20-0014 & PC20-0015	Date: 2/26/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Waukesha Commerce Center, 402 Travis Lane – Conditional Use Permit	

Details: The applicant, Weidmann Electrical Technology Inc., is seeking a Conditional Use Permit to operate an electrical insulation testing facility in the Waukesha Commerce Center at 402 Travis Lane. They are currently operating in that location and had applied for an Occupancy Permit at the request of the landlord. The Chief Building Inspector determined that they also need a Conditional Use Permit.

The facility tests small samples of compressed gasses, oils, and solvents which are used for insulation of large scale electrical equipment. They test for chemical and physical properties, and for water, gasses, oxygen, or other impurities in the oil. Their clients are utilities and manufacturing companies. Weidmann is an ISO 17025 accredited organization, which means they undergo internal and external audits to ensure that they follow proper safety precautions for all of their equipment. They have five employees at this location and operate from 8:00 AM to 5:00 PM, Monday through Friday.

Permitted Principal Uses in the MM-1 District include assembly, manufacturing, and storage of various products, such as electrical devices, small scale machinery. Electrical equipment or insulation is not a permitted use but uses similar to and reasonably related to Permitted Principal Uses are allowed as a Conditional Use. Staff believes the proposed use is similar to electrical equipment manufacturing and will have a similar impact on its neighbors.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff Recommends approval of a Conditional Use Permit for Weidmann Electrical Technology Inc. at 402 Travis Lane in the Waukesha Commerce Center with the following conditions:

- Applicant will obtain an Occupancy Permit within sixty days of Conditional Use Permit approval.
- Applicant will obtain a Sign Permit within sixty days of Conditional Use Permit approval.