



City of Waukesha
 201 Delafield Street
 Waukesha, WI 53188
 Tel: 262.542.3700
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City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 6/24/2026
ID Number: PC26-0060	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Conditional Use Permit – 2211 S. West Avenue, Fast Pitch Factory – A request for a conditional Use Permit to allow the operation of fast pitch softball training facility, to include two pitching tunnels and four batting cages in the existing building at 2211 S West Avenue located in the M-2 Manufacturing District.	

Issue Before the Council: Proposal to operate a youth sports training facility in a manufacturing space.
Options & Alternatives: The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward at this site.
Additional Details: 2211 S West Avenue is a manufacturing building in an industrial park south of the Les Paul Parkway in Aldermanic district 10. The lot is zoned M-2 General Manufacturing and includes two buildings, 2211 and 2207 S West Avenue; the building under consideration is split into multiple suites. This project would occupy suites E and F, and the two suites had already been combined prior to the signing of a lease agreement . The applicants have a 3-year lease agreement with the property owner. The parcel is owned by West Avenue Properties LLC and sits on the city boundary. The space at the rear of suites E and F, between the two buildings, is used for outdoor storage. There are two overhead doors and two personnel doors at the rear of these suites. The M-2 zoning district is intended to provide a more general and less restrictive manufacturing and industrial district than M-1. Conditional uses under M-2 does include those allowed under M-1. The M-1 district allows, with conditions, commercial recreation facilities. This facility and the two suites it would occupy measure about 7,000SqFt. The suites have been vacant for approximately one year, being previously used for metal fabrication.



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The application indicates there are 16 parking stalls available to the tenant. 8 of these stalls are at the front and the other 8 at the rear. The tenants have a key(s) to access the gate and park in the rear, per their lease agreement. The applicant indicated this rear parking would be used only as needed. There would be no employees. The space would include two pitching tunnels and four batting cages. Hours of operation would be from 4pm to 8pm Monday through Friday, then 10am to 8pm on Saturday and Sunday. This is largely outside of normal business hours, which could reduce interference with industrial traffic.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

This proposal will create a year-round training and recreational space for a youth club, the Lady Legends Ball Club of Mukwonago, and repurpose a currently vacant building/suite.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the conditional use permit for 2211 S West Avenue, with the following conditions:

- Parking spaces must be striped according to city standards and regulations and kept free of storage and 'junk'.
- An Occupancy Permit will be obtained from the Building Department before operations can begin there. The permit will need to include a change of use analysis completed by a licensed design professional, to determine if any alterations are needed to bring the building up to code for the proposed use.
- Fire Department and Building inspection comments will be addressed.

Recommended Motion: "I move to approve the proposed Conditional Use Permit for 2211 S West Avenue with staff comments to be addressed."



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Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
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City Administrator	Reviewer Signature