



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 7/22/2026
ID Number: PC26-0054	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Certified Survey Map, 809 Phillip Drive, The Gund Company – A request to approve a one lot Certified Survey Map covering 10.301 acres of land on the south side of Phillip Drive, located in the M-2 General Manufacturing District.	

Issue Before the Council: Proposal to combine two properties into one in anticipation of an addition onto a manufacturing building.

Options & Alternatives:

- Approve the Certified Survey Map and allow the project to go forward.
- Deny the Certified Survey Map, making it very difficult or impossible for the applicants to proceed with their plans.

Additional Details: The Gund Company at 800 Phillip Drive manufactures composite materials for use in electrical systems, engines, and other mechanical and industrial equipment. They would like to significantly expand their Waukesha facility, with a 110,000 square foot addition. The addition will include office, warehouse, and manufacturing space. The Plan Commission reviewed conceptual plans for the project in June, and the applicants hope to complete the Site Plan and Architectural Review process in the coming months.

In order to accommodate the addition, the applicants plan to expand onto an adjacent property to the west of their existing facility. The current property at 809 Phillip Dr. has an area of approximately 4.4 acres. The adjacent property to the west, which does not currently have any building on it, has an area of approximately 5.9 acres. When the two properties are combined into one, the new lot will have an area of 10.3 acres.



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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 allow a manufacturing business in the City to increase its capacity.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the proposed tanks and slab at 800 Phillip Dr. with the following conditions:

- Engineering Department and Water Utility comments will be addressed.

Recommended Motion: "I move to approve the proposed Certified Survey Map for 809 Phillip Dr. with staff comments to be addressed. "

Reviewed By:

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