



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: 5/27/2026
ID Number: PC26-0057	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Conditional Use Permit – 2100 Airport Road – A request for a Conditional Use Permit to allow the operation of a metal machining, stamping, fabrication, and powder coating business at 2100 Airport Road in the M-3 Limited Business and Industrial Park District.	

Issue Before the Council: Proposal to operate a metal stamping and fabricating business in the
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.
Additional Details: 2100 Airport Road has been used as an office and warehouse for many years. The applicants, Wisconsin Metal Parts LLC, would like to use it for metal fabrication, stamping, painting, and similar operations. All manufacturing work will take place inside, but there may be limited outdoor storage of equipment and materials. The M-3 district is intended to provide an attractive and aesthetic grouping of limited light industrial uses, offices, corporate headquarters, and support facilities in a park-like setting. Warehouses and offices are a permitted use in the district, but manufacturing uses such as metal fabrication are not. The proposed use will be consistent with the purpose of the M-3 zoning district provided its operations are inside or well screened, as the applicant has stated. The business will eventually employ up to 85 people at this location, on multiple shifts. Initially 25 to 30 employees may work on first shift, which will be the largest shift. At no point will more than 65 people work on a single shift. Operations may be up to 24 hours per day, five days per week.



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The applicants plan to bring back plans for Site Plan and Architectural Review approval for the potential outdoor storage, and for a long term solution for an existing gravel drive in the rear of the building. The drive is not included on any approved plans for the building, and gravel would not be permitted in the M-3 zoning district. The property owner believes the drive is required for fire department access to the airport safety zone behind the property. The City of Waukesha Fire Department has stated that they did not impose that requirement and would not use a gravel drive for access.

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 new manufacturing business to occupy a building in the M-3 Limited Business and Industrial Park District.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the proposed storage shed at 1317 Arcadian Ave. with the following conditions:

- 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.
- Prior to applying for Occupancy, the applicant must either return the access drive to grass or pave it. Site Plan and Architectural Review approval will be required prior to paving the drive. SPAR approval will also be required for any outdoor storage.
- Fire Department comments will be addressed.

Recommended Motion: "I move to approve the proposed Conditional Use Permit for 2100 Airport Rd. with staff comments to be addressed. "

Reviewed By:

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