



**CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, 201 Delafield Street, Waukesha, WI 53188
(262) 524-3750**

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 04/29/2026

NEW APPLICATION AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Please describe your proposed use below in as much detail as possible. Be sure to include potential future growth, to avoid needing to come back for further approvals in the future. Some portions of the questionnaire below will not apply to all Conditional Use Permit applications. If there are relevant details which are not covered below, please attach a written narrative to explain them.

NAME OF PROJECT OR BUSINESS: Wisconsin Metal Parts, LLC

LOCATION OF USE: 2100 Airport Rd, Waukesha WI 53188

TYPE OF USE: Manufacturing - CNC Machining, Metal Stamping, Metal Fabrication, Powder Coat Paint, Warehouse, etc.

Is this a NEW use or is this use being relocated from somewhere else? New to building, partial relocate from previous facility

If you are relocating a use, where are you relocating it from? N4 W22450 Bluemound Rd

Do you operate a use in other locations? (Circle one) YES NO

If yes, please explain: Related WMP operations at N4W22450 Bluemound Rd & 404 Pilot Ct

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: 24/5 - Limited weekend use (Saturday morning, Sunday evening)

Number of Employees: 25-85

Number of on-site parking stalls available: 65 per info available, no material increase expected

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent

Current zoning: M-3

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: City of Waukesha, Wisconsin DNR, Wisconsin DSPS/Fire Marshal as applicable

Will any hazardous materials be used? Yes — powder coating materials, pretreatment/cleaning chemicals, compressed gases/natural gas, and related maintenance/waste materials; SDS and hazardous materials inventory to be maintained on site.

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Custom/contract metal parts manufacturing with accessory in house powder coating

2. Explain your business' daily operations. Indoor fabrication, machining, stamping, assembly and powder coating

3. How will business be managed on a daily basis? Managed by WMP operatoins leadership, supervisors, safety/quality staff and trained operators

4. What are your products or services? Fabricated, machined, stamped, welded, assembled, and powder-coated metal components

5. Will your employees need additional parking? no material increase anticipated

6. Are employees required to have any certification(s)? job-specific welding/forklift/PPE/respirator and powder coating training

7. Who is the owner of the building or premises where your business will be conducted?
Badger Property, LLC

8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes - it is contingent on getting conditional use permit

9. Are there any insurance requirements for your business? Yes - commercial GL, workers comp, property, auto, cyber and related

10. Will you have property insurance? Yes

11. Are there any noise considerations/concerns with your business operations?
No off-site noise impacts expected; indoor process and compliant equipment/ventilation

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.