



COMMUNITY DEVELOPMENT

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262/524-3750 FAX 262/524-3751

Jennifer Andrews, Director

JMAAndrew@waukesha-wi.gov

October 15, 2020

Prairie Phillip LLC
200 S Prairie Ave.
Waukesha, WI 53186

Re: 2105 Pewaukee Rd. Use Inquiry

Dear Property Owner(s):

This department recently received a complaint, which was forwarded from the Waukesha County Department of Public Works, regarding truck traffic at the above noted property. An inspection revealed a significant amount of construction equipment stored in the rear section of the property, along with what appears to be possibly an active construction site.

The property is currently located in a T-1 Temporary Zoning District. This means it has never been rezoned since it was annexed into the city, and no uses are permitted aside from the single-family residential use that was present there at the time of annexation. Before any other use can be permitted at the property it will need to be rezoned to a different zoning classification.

Additionally, if any construction, storage, or other ongoing business use is proposed for the site it will need to go through a Site Plan and Architectural Review process and be approved by the Plan Commission, to ensure that it meets all city ordinances. Other permits, including but not limited to Building Permits, Erosion Control Permits, and Occupancy Permits may be required as well.

Please contact me to discuss the proposed use of the property, and the necessary steps for obtaining all the required approvals, by no later than Friday October 30th, 2020. Failure to respond or comply may result in further code enforcement action including citations, a lawsuit, and/or a stop work order.

Your cooperation and promptness will be appreciated.

Sincerely,

Charlie Griffith
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