

COMMUNITY DEVELOPMENT

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

Steven P. Crandell, Director
scrandel@ci.waukesha.wi.us

RECEIVED

DEC - 2 2016

FORD CONST. CO., INC.

November 28, 2016

Robert Ford
Ford Construction
1419 Poplar Dr.
Waukesha, WI 53188

Dear Mr. Ford:

On Monday, November 7, 2016, the City of Waukesha Board of Zoning Appeals, heard your request for a variance from Section 22.38(7)(a) of the Zoning Code.

The variance will allow a proposed building to be constructed at 1415 E. Main Street, which will have a street yard setback of 4 feet (4') from Main Street when the required setback is 25 feet..

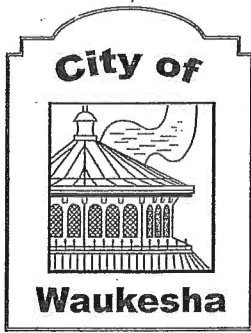
Based on the Findings of Fact, the Board decided to grant the variance.

Sincerely,

Doug Koehler
Secretary to the Board of Zoning Appeals

cc: Building Inspection





City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188

Stamp Date Received

To the Board of Zoning Appeals: I hereby make an application for (choose one)

[X] A variance from section _____ of the zoning code [] An appeal from the decision of the Zoning Inspector

For the property located at the following address: 1415 East Main Street, Waukesha WI

(Address of property in question)

NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED. Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development-Planning Division at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of \$100.00.

ALL APPEALS FOR VARIANCES MUST INCLUDE PLANS SHOWING THE VARIANCES BEING REQUESTED.

Other types of applications may require different information, so the Community Development-Planning Division should be consulted before the application is submitted.

Applicant: (Person to receive notices) Robert Ford

Owner of property:

Name: Ford Construction Co. Inc.

Larry Erlich

Address: 1419 Poplar Drive

Waukesha Iron and Metal

City & Zip: Waukesha, WI 53188

1351 E. Main Street

Phone: 262-896-9370

Waukesha, WI 53186

Please describe present use of premises: Misc. Metal Storage

Briefly describe below your proposal (attach additional sheets as needed):

Change to street set back from 25'-0 to approximetly 12'-0.

Please see attached

If this is an appeal from the decision of the zoning inspector, attach the following:

- 1) Copy of the decision or order rendered by the Zoning Inspector.
2) Statement of principal points on which appeal is based.

I hereby depose that the above statements and the statements contained in the papers submitted herewith are true and correct.

Applicant Signature

Date

PLEASE NOTE: THIS COMPLETED APPLICATION FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

For Internal Use Only

Table with 3 columns: Amount Paid, Check #, Received by

Ford Construction Co. Inc.

Projects change, Values don't.
Your priorities will always be ours.

August 26th, 2016

36123

Board of Zoning Appeals
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Re: Waukesha Iron and Metal, East Main Street
1415 East Main Street

Dear Sirs,

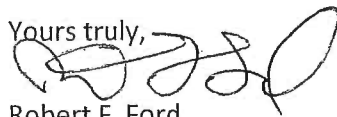
Waukesha Iron and Metal desires to have another building for storage, of tractor trailer trucks. They wish to store these expensive trucks out of the elements. They need a building depth of 70'-0" in order to do this. If we maintain a 25'-0 setback, the new building will overlap the existing overhead doors. The existing space will then loose space for the shorter trucks he currently stores there. This would also involve moving the underground electrical services. The desired set back would be about 12.9 on one end to 25'-0 on the other end.

The site is currently screened by a 6'-0 high solid vinyl fence. The existing buildings are above 16'-0 high and the proposed would be about the same. The street facing wall would have large windows similar to the far west building we did some years back.

Waukesha Iron and Metal is a growing business that continues to make capital investments in the city and expand their work force.

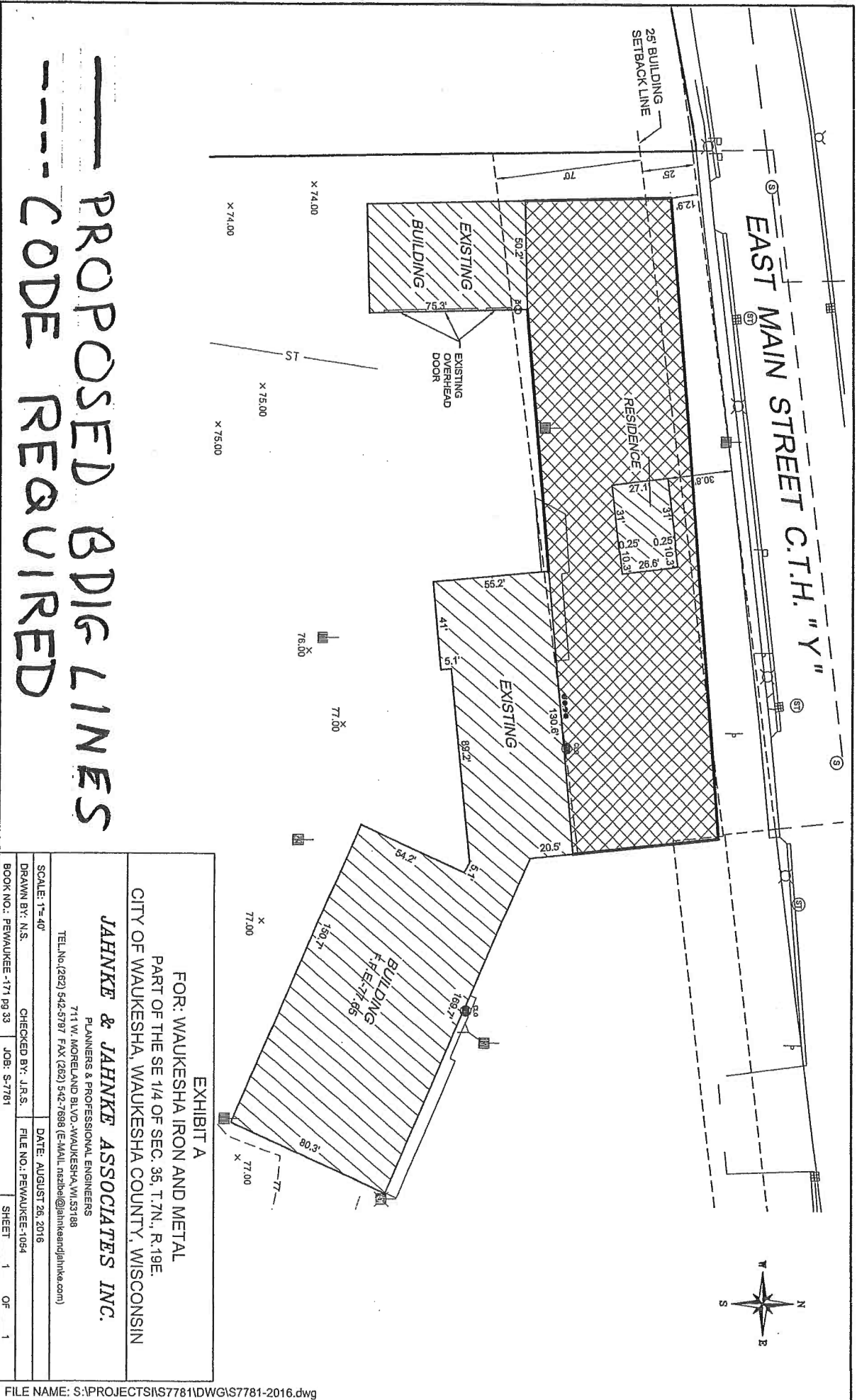
Thank you for your consideration.

Yours truly,



Robert F. Ford
President

1419 Poplar Drive ~ Waukesha, Wisconsin 53188
(262) 896-9370 ~ (262) 896-9371 FAX
www.fordconstructioninc.com



PROPOSED BLDG LINES
 --- CODE REQUIRED

EXHIBIT A
 FOR: WAUKESHA IRON AND METAL
 PART OF THE SE 1/4 OF SEC. 35, T.7N., R.19E.
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

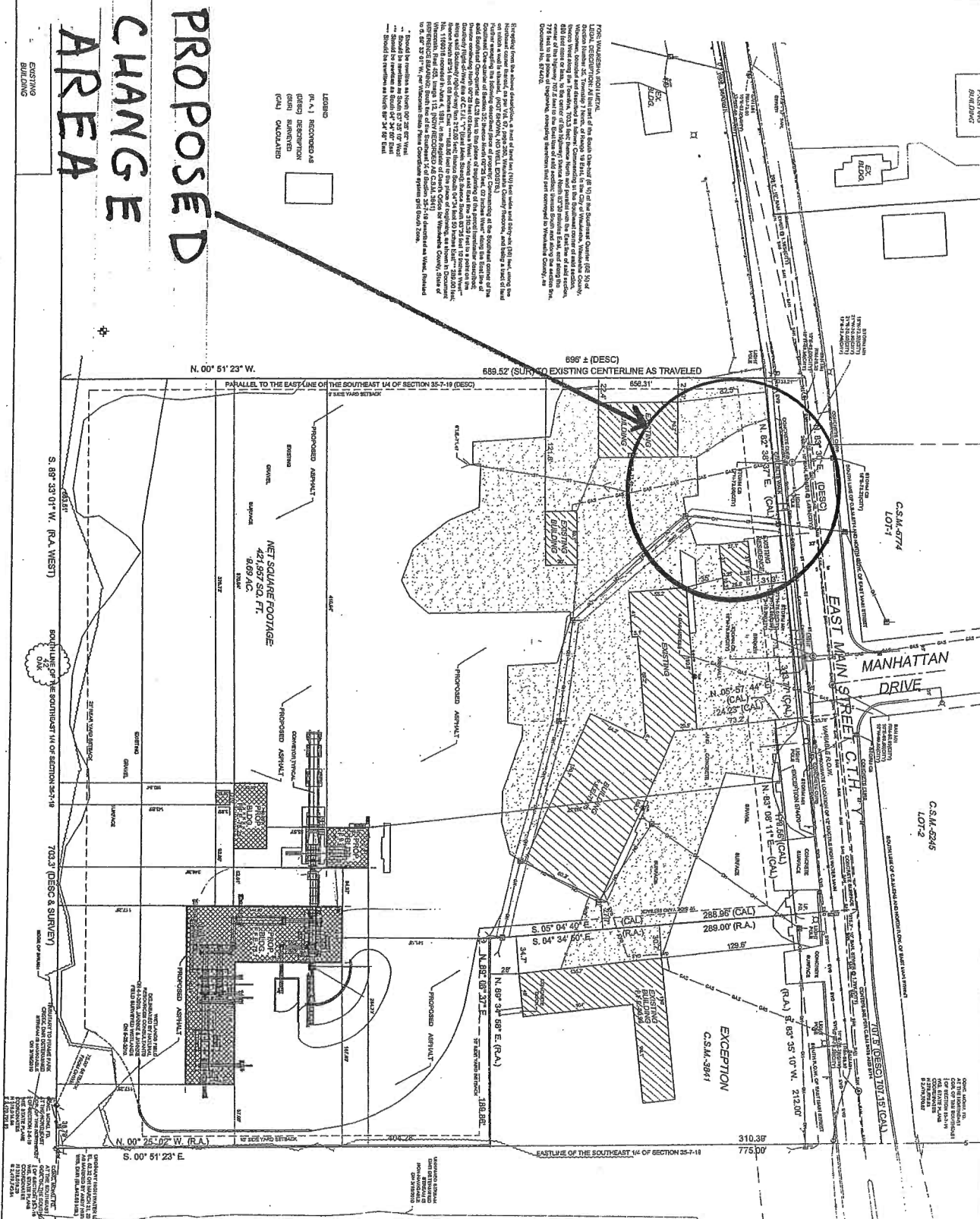
JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53188
 TEL: (262) 542-5787 FAX: (262) 542-7598 (E-MAIL: nzejbel@jahnkeandjahnke.com)

SCALE: 1"=40'	CHECKED BY: J.R.S.	DATE: AUGUST 26, 2016
DRAWN BY: N.S.	FILE NO.: PEWAUKEE-1054	
BOOK NO.: PEWAUKEE-171 PG. 33	JOB: S-7781	SHEET 1 OF 1

EXISTING - 2010

PROPOSED CHANGE AREA

EXISTING BUILDING



LEGEND

- 1 EXISTING BUILDING
- 2 EXISTING CONCRETE FOUNDATION WITH BRICK OR
- 3 EXISTING CONCRETE MASONRY WITH BRICK OR
- 4 EXISTING ELECTRICAL METERS
- 5 EXISTING GAS SERVICE
- 6 EXISTING FURNACE
- 7 EXISTING HANGING PANELS
- 8 EXISTING LIGHT FIXTURES
- 9 EXISTING SCHEDULED
- 10 EXISTING TUBS/BATHS
- 11 EXISTING WALLS/DOORS
- 12 EXISTING WINDOWS
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NET SQUARE FOOTAGE

421,997 SQ. FT.

9.69 AC.

EXCEPTION

C.S.M.-3981

LEGEND

- 1 EXISTING BUILDING
- 2 EXISTING CONCRETE FOUNDATION WITH BRICK OR
- 3 EXISTING CONCRETE MASONRY WITH BRICK OR
- 4 EXISTING ELECTRICAL METERS
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CITY OF WISCONSIN

PLAT OF SURVEY

FOR WALKERSHA IRON AND METAL

PART OF THE 1/4 OF SEC. 16, T.1N., R.1E.

CITY OF WALKERSHA, WISCONSIN COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.

1111 W. WISCONSIN AVENUE, SUITE 200

WISCONSIN, WI 53033

DATE: 08/11/10

SCALE: 1" = 40'