

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



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 Department 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**.

This application is for (choose one)

☒ A variance from section 22.43 of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: Madison St Tax Key #: WAKC 1317.001

Current Zoning: P-1 Park District Existing Use: Sanitary sewage pump station on an easement

ATTACH DETAILED DESCRIPTION OF PROPOSAL including what is being requested, the rationale, and if a variance request, the facts and circumstances that satisfy the criteria for variance listed on the reverse of this form.

In order to be placed on the Board of Zoning Appeals agenda, the Community Development Department must receive the completed application, fee, project description, and a set of plans in PDF format by the applicable deadline. If this is an appeal from the decision of the Zoning Inspector, also attach a copy of the decision or order rendered by the Zoning Inspector and a statement of principal points on which the appeal is based. The Community Development Department - Planning Division should be consulted to assure an application is complete before being submitted.

SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.

Applicant: (Person to receive notices)

Name: Christopher Langemak, P.E City of Waukesha DPW

Address: 130 Delafield St

City & Zip: Waukesha, WI 53188

Phone: 262-524-3598

E-mail: clangemak@waukesha-wi.gov

Owner of property:

Heritage Hills Homeowners Association Inc

3519 Fiddlers Creek Dr

Waukesha, WI 53188

I certify that the above statements and the statements contained in the materials submitted with this application are true and correct.

Christopher Langemak Digitally signed by Christopher Langemak
Date: 2020.01.15 13:02:37 -06'00'

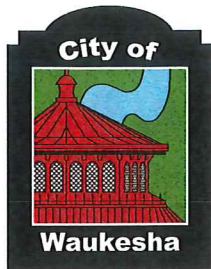
1/15/2020

Applicant Signature

Date

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

For Internal Use Only		
Amount Paid: _____	Check # _____	Received by: <u>ma</u>



DEPARTMENT OF PUBLIC WORKS

Fred Abadi, PhD, PE, Director

fabadi@waukesha-wi.gov



January 15, 2020

Board of Zoning Appeal
201 Delafield St
Waukesha, WI 53188

Madison St Sanitary Sewage Pump Station Zoning Appeal

Dear Board Members:

The City of Waukesha is requesting a variance to construct a new building to house the controls and generator for an existing sanitary sewer pumping station located at the site. The building is being proposed in order meet the requirements of the Board of Public Works to provide a safe work environment for the City's employees and house the generator to provide reliable sewer service in case of a power outage.

The existing pump station is located on an easement roughly 84 feet deep and 78 feet wide that was granted to the City for the use as a sanitary pumping station site.

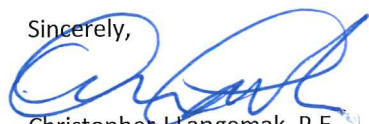
The easement site is land locked by land owned by Waukesha County to the west, conservancy area to the south, storm water detention facilities to the east and Madison St to the north. There are also wetlands that are located to the south and west of the easement site.

The existing site is currently zoned P-1 Park District which allows the conditional use for a municipal pumping station (22.43(4)d) with 40-foot setback from the property line (22.43(6)a). It also requires a 75-foot setback from a navigable body of water (22.43(6)b).

The proposed building will be located roughly 38 feet from the westerly lot line, and 12 feet from the southerly lot line. The proposed building will also be 38 feet from the normal water elevation (27 feet from the 100 year elevation) of the detention pond; however, the first floor is located 3 feet above the 100-year highwater elevation and 2 feet above the emergency spillway elevation for the detention pond so the building should not be impacted in the event the pond would completely fill with storm water.

The variance is being requested since the location and size of the easement was determined when the original pumping station was designed in the early 2000s without knowing the present-day needs. The variance would allow the City to construct the proposed building to house the controls and generator to help protect the equipment and employees and provide reliable and cost-effective sanitary sewer service to the rate payers it is servicing. The building will also screen the equipment from the neighboring properties creating a more visually aesthetic site.

Sincerely,



Christopher J. Langemak, P.E.
Project Engineer

☒ **ENGINEERING
DIVISION**
Alex Damien, PE
City Engineer
130 Delafield St.
Waukesha, WI 53188
262-524-3600

☐ **MUNICIPAL PARKING
SERVICES**
Fred Ripley
Parking Supervisor
241 South St.
Waukesha, WI 53188
262-524-3622
Fax – 262-650-2573

☐ **STREETS
DIVISION**
300 Sentry Dr.
Waukesha, WI 53186
262-524-3615
Fax – 262-524-3612

☐ **CLEAN WATER
PLANT**
Jeff Harenda
Plant Manager
600 Sentry Dr.
Waukesha, WI 53186
262-524-3625
Fax – 262-524-3632

☐ **WAUKESHA METRO
TRANSIT**
Brian Engelking
Transit Manager
2311 Badger Dr.
Waukesha, WI 53188
262-524-3634
Fax – 262-524-3646