



CITY OF WAUKESHA

Administration

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Committee: Board of Zoning Appeals	Date: 2/3/2020
BZA Item Number: ID#20-0077	Date: 2/3/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: The APPEAL OF the City of Waukesha Public Works Department for a dimensional variance from sections 22.43(4)d. and 22.43(6)a. and b. of the zoning code. If granted, the variance would allow for a new pump house to be constructed at an existing pump station site with a setback of 49 feet from Madison Street, 38 feet from the west lot line, which is also a wetland, 12 feet from the south lot line and 27 feet from the highwater mark of the navigable water to the east (a storm water pond), on the west end of parcel 1317-001 along the south side of Madison St. south of Dairy Avenue when no structure shall be closer than 40 feet to a lot line, and there shall be a minimum shore yard setback of 75 feet from the ordinary highwater mark of a navigable body of water.	

Details: The applicant, the City of Waukesha Public Works Department, would like to build a new sanitary sewer pump station building on the edge of a wetland area near the corner of Madison St. and Merrill Hills Rd. The pump station is already located there, but the new building will house controls as well as a backup generator to ensure that the neighboring properties will still get water if the power goes out.

The proposed building would be 38 feet from the west property line, 49 feet from the north property line (facing Madison St.) and 38 feet from the ordinary high water mark of the adjacent stormwater pond. Buildings in the P-1 district are required to be set back 40 feet from the property line and 75 feet from any navigable water, which technically includes the pond. Municipal pump stations are allowed as a Conditional Use in the district, provided they are at least fifty feet from any property line. The Public Works Department has an application for a Conditional Use Permit scheduled for the February 26th Plan Commission meeting. It will go forward if this variance is approved.

The site is the location of an existing city easement for a pump station. It is surrounded on the west and south by wetland areas with C-1 Conservancy zoning, which does not allow any permanent buildings of this kind. To the east is the stormwater pond. The applicants believe flooding will not be an issue for the station since it will be above the 100-year flood elevation and also above the elevation of an emergency spillway.

The nearest residential property, which is also the nearest building of any kind, is located roughly 160 feet from the proposed station on the north side of Madison St.



Options & Alternatives:

Financial Remarks:

Staff Recommendation:

If the applicant proves a hardship exists, the Board may consider granting the variance to allow a pump station at the proposed location.