



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final Board of Zoning Appeals

Monday, May 11, 2026

4:00 PM

Council Chambers, City Hall

1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes

[ID#26-03528](#) Minutes of April 13, 2026

Attachments: [BZA Minutes - Draft 4-13-2026](#)
[Sign In Sheet - 4-13-2026](#)

5. New Business

[ID#26-03506](#) The APPEAL of the City of Waukesha for a dimensional variance from sections 22.33(5)(b), 22.33(7)(a), and 22.33(7)(c) of the zoning code. If granted, the variance will allow for alteration of lot lines on an existing property at 223 S. West Ave., resulting in a new parcel with a setback of less than one foot from the street right of way, and a rear yard of less than seven feet, when there shall be a minimum street yard setback of 25 feet from the right of way of all streets, there shall be a rear yard of no less than 25 feet, and individual business sites in the B-1 district shall provide sufficient area for the principal building and its accessory buildings, and required yards.

Attachments: [Cover Sheet- BZA 223 S West Avenue](#)
[Hardship Rationale Letter - 223 S. West Ave.](#)
[223 S West Ave. Zoning Administrator Denial Letter](#)
[Aerial Photos - 223 S. West Ave.](#)
[Draft Certified Survey Map - 223 S. West Ave](#)
[Findings of Fact and Resolution - 223 S. West Ave.](#)

[ID#26-03507](#) The APPEAL of the Salvation Army of Waukesha County for a dimensional variance from Section 22.42(7)(a) of the zoning code. If granted, the variance will allow for the construction of a new attached garage at 445 W. Madison St., with a street yard setback of 8 feet from the Third St. right of way, when there shall be a minimum street yard setback of 25 feet from any street right of way.

Attachments: [Cover Sheet - 445 Madison St.](#)
[Variance Rationale Letter - Salvation Army, 445 Madison St.](#)
[445 Madison St, Zoning Administrator Denial Letter](#)
[Building and Site Plans - Salvation Army, 445 Madison St.](#)
[BZA Application - 445 Madison](#)
[Findings of Fact and Resolution - 445 Madison St.](#)
[Photos - Salvation Army, 445 Madison St.](#)

[ID#26-03523](#) The APPEAL of INNIO Waukesha Gas Engines Inc. for a dimensional variance from Section 22.39 (7)(a) of the zoning code. If granted, the variance will allow for reconstruction of an existing entrance to a manufacturing building at 1101 W. St. Paul Ave, with a street yard setback of 7'-2" from the W. St. Paul Ave. right of way, when there shall be a minimum street yard setback of 25 feet from the right of way of all streets.

Attachments: [Cover Sheet - 1101 W. St. Paul Ave.](#)
[Findings of Fact and Resolution - 1101 W. St. Paul Ave.](#)
[1101 W. St Paul Ave. Zoning Administrator Denial Letter](#)
[Applicant Cover Letter - Innio Gas Engine, 1101 W. St. Paul Ave.](#)
[Architectural Plans - Innio Gas Engine, 1101 W. St. Paul Ave.](#)
[BZA Application - Innio Gas Engine, 1101 W. St. Paul Ave.](#)

6. Adjournment

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Community Development Office 48 hours prior to the meeting at 524-3750, or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).