



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final Board of Zoning Appeals

Monday, July 8, 2024

4:00 PM

Council Chambers, City Hall

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

[ID#24-9888](#) Minutes of May 13, 2024

Attachments: [BZA Minutes - Draft - 5-13-2024](#)

5. New Business

[ID#24-9784](#) The APPEAL of Stacy Tipton-Roe for a dimensional variance from Section 22.58(1)(b) of the Zoning Code. If granted, the variance would allow a shed to be constructed in the side yard at 2109 Oaklawn Ave, when accessory structures shall be permitted in the rear yard only.

Attachments: [Cover Sheet - 2109 Oaklawn Ave](#)
[BOBA Application](#)
[2109 Oaklawn Ave Description](#)
[A Site Plan - 2109 Oaklawn Ave. - BLR124-00138](#)
[zoning denial letter, 5-31-2024, 2109 Oaklawn Ave](#)
[IMG 2129](#)
[IMG 2130](#)
[IMG 2131](#)
[IMG 2133](#)
[IMG 2134](#)
[Plans - 2109 Oaklawn Ave. - BLR124-00138](#)
[Survey - 2109 Oaklawn Ave. - BLR124-00138](#)
[Tipton_locationimage](#)
[Finds of Fact and Resolution - 2109 Oaklawn Ave.](#)

[ID#24-9878](#)

The APPEAL of Filogonio Trujillo-Medina for a dimensional variance from Section 22.56(1)(a) of the Zoning Code. If granted, the variance would allow for the construction of stairs leading to the front door in the front yard within one (1) foot of the sidewalk at 211 Union St, when uncovered stairs, landings, and fire escapes shall not be closer than three (3) feet to any lot line.

Attachments:[Cover Sheet - 211 Union St](#)[Application](#)[Zoning Denial letter, 5-31-2024, 211 Union St](#)[IMG 2138](#)[IMG 2139](#)[IMG 2140](#)[IMG 2141](#)[IMG 2142](#)[IMG 2144](#)[IMG 2145](#)[Photos](#)[porch drawings](#)[Finds of Fact and Resolution - 211 Union St.](#)[ID#24-9887](#)

The APPEAL of Heather & Brian Cotton for a dimensional variance from Section 22.53(13)(a) of the Zoning Code. If granted, the variance would allow for the concrete driveway to remain in the rear yard at 1608 N. Grandview Blvd, with a setback of two (2) feet from the lot line, when driveways shall be set back at least five (5) feet from all side or rear lot lines.

Attachments:[Cover Letter - 1608 N Grandview Blvd](#)[Application](#)[DOC052824-05282024064411](#)[zoning denial letter, 5-31-2024, 1608 N Grandview BLVD](#)[Finds of Fact and Resolution - 1608 N. Grandview Blvd](#)

[ID#24-10136](#) The APPEAL of Neil Paulsen for a dimensional variance from Section 22.58(2)(a)(1) of the Zoning Code. If granted, the variance would allow the reconstruction of the detached garage in the rear yard at 712 N Grandview Blvd, with a setback of 1.5 feet from the lot line, when accessory structures shall be located no closer than five (5) feet to a lot line.

Attachments: [Cover Sheet - 712 N Grandview Blvd](#)
[Plans - 712 Grandview Blvd. - BLR124-00153](#)
[Survey - 712 Grandview Blvd. - BLR124-00153](#)
[BOZA Application](#)
[Findings of Fact and Resolution - 712 N Grandview Blvd](#)
[Ltr from Contractor](#)
[photos](#)

[ID#24-10137](#) The APPEAL of Cheryl Lee for a dimensional variance from Section 22.30(7)(c) of the Zoning Code. If granted, the variance would allow for the construction of a house at 1234 E Moreland Blvd, with a rear yard setback of 23 feet, when there shall be a rear yard of not less than forty-five (45) feet.

Attachments: [Cover Sheet - 1234 E. Moreland Blvd.](#)
[Notice of Decision of Zoning Administrator - 1234 E. Moreland Blvd.](#)
[1234 E. Moreland - Application and Drawings](#)
[1234 E. Moreland - Surveys and Floor Plan](#)
[Finds of Fact and Resolution - 1234 E. Moreland Blvd.](#)

[ID#24-10195](#) The APPEAL of Paul & Vina Stillwell for a dimensional variance from Section 22.58(2)(a)(1) of the Zoning Code. If granted, the variance would allow for the reconstruction of the detached garage in the rear yard at 114 Tenny Ave, with a setback of 0.5 feet from the lot line, when accessory structures shall be located no closer than five (5) feet to a lot line.

Attachments:

[Cover Sheet - 114 Tenny Ave](#)

[Application](#)

[24 X 22 Garage](#)

[West Elevation](#)

[Cross Section](#)

[East Elevation](#)

[Findings of Fact and Resolution - 114 Tenny Ave](#)

[Letter from Neighbor and letter from property owner](#)

[North Elevation](#)

[Plat of Survey](#)

[South Elevation](#)

[Stillwell plat Rev1](#)

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).