



May 8, 2026

COMMUNITY

NOTICE OF DECISION OF ZONING ADMINISTRATOR

Notice of Determination Property and Request

The subject property is located at 223 S. West Avenue and is zoned B-1. The application requests approval to alter the lot lines of an existing property.

Basis for Denial

The application is denied because it does not comply with Sections **22.33(7)**, **22.33(5)(c)**, and **22.33(7)(c)** of the City of Waukesha zoning code.

Applicable Zoning Code Provisions

7. Setback and Yards

1. There shall be a minimum street yard setback of twenty-five (25) feet from the right-of-way of all streets.
2. There shall be a rear yard of not less than twenty-five (25) feet.

5. Lot Area and Width

Section 22.33(5)(c) provides that individual business sites in the B-1 District shall include sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards.

Appeal Rights

This decision may be appealed to the Board of Zoning Appeals in the manner provided by the Code of the City of Waukesha. Any appeal must be filed with the Community Development Planning Department within twenty (20) days of the date of this notice.

Kristin Stone
Zoning Administrator
City of Waukesha