



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final Board of Zoning Appeals

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Monday, September 12, 2016

4:00 PM

City Hall, RM 207

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1. Call to Order
2. Roll Call
3. Approval of Minutes

[ID#16-1249](#) Minutes for the Meeting of August 1, 2016.

**Attachments:** [bzamn160801](#)

4. New Business

[ID#16-1342](#) The appeal of Dennis Janssen for a dimensional variance from section 22.58(2)(a)2 of the zoning code. If granted, the variance would allow an accessory structure to be built at 402 Dodie Drive which is proposed to be 240 square feet in area when an accessory structure shall not exceed 150 square feet in area.

**Attachments:** [20160817125351303](#)  
[402 Dodie Drive Cover Sheet](#)

[ID#16-1360](#) The appeal of Vance Skinner for a dimensional variance from sections 22.58(1)(b) and 22.58(2)(h)9 of the zoning code. If granted, the variance would allow construction of a swimming pool at 200 McCall Street which is proposed to be located in the street yard and have a one (1) foot setback with the required area way when a swimming pool is permitted in the rear yard only and shall be located no closer than ten (10) feet to a lot line.

**Attachments:** [200 McCall](#)  
[200 McCall Street Cover Sheet](#)

[ID#16-1361](#)

The appeal of Larry Erlich for a dimensional variance from section 22.38(7)(a) of the zoning code. If granted, the variance would allow for the construction of a building with a street yard setback of twelve feet, nine inches (12' 9") at 1415 E. Main Street when the required street yard setback is twenty-five (25) feet from the right-of-way.

**Attachments:**[20160826143305091](#)[1415 E. Main Cover Sheet](#)[ID#16-1362](#)

The appeal of Jim Lindenberg for a use variance from section 22.40(1), (2), & (4) M-3 Limited Business and Industrial Park District of the Zoning Code, whose purpose it to provide for the development of an attractive and aesthetic grouping of limited light industrial uses, offices, corporate headquarters, and support facilities in a park-like setting. If granted, the variance would allow a retail furniture store to expand at 1005 Spring City Drive (Master Z's) when the M-3 District does not include retail sales in the permitted principal uses or conditional uses.

**Attachments:**[20160829072559096](#)[1005 Spring City Drive Cover Sheet](#)

[ID#16-1366](#)

The appeal of CFT NV Developments LLC from the decision of the Plan Commission of July 13, 2016 to deny approval of the preliminary plans for a retail development at 2720 N. Grandview Blvd.

Note: No action will be taken at this meeting. This item will be limited to Staff communications regarding the procedures to be followed at the October 3, 2016 meeting of the Board of Zoning Appeals.

**Attachments:**[A100 - REVISED](#)[A200 - REVISED](#)[A201 - REVISED](#)[Alta Survey 06-16-15 - REVISED](#)[application - REVISED](#)[AS100 - REVISED](#)[Half Mile Radius-A001 - REVISED](#)[Panda-Waukesha Plan - REVISED](#)[PR - CFT Waukesha - ColoredSitePlan 16-0629 - REVISED](#)[PR - CFT Waukesha - RendersLandscape 16-0630 - REVISED](#)[PR - Panda Waukesha - Elevations 16-0518 - REVISED](#)[Silvernail and Grandview Parking Study Revised 16-0629 - REVISED](#)[Waukesha Written Statement 16-0701 - REVISED](#)[C-1-DEMOLITION - REVISED](#)[C-2-SITE - REVISED](#)[C-3-GRADING - REVISED](#)[C-4-UTILITY - REVISED](#)[C-5-DETAILS - REVISED](#)[CFT - wall sconce cut sheet -REVISED](#)[Panda Lighting cut sheet1 - REVISED](#)[Panda Lighting cut sheet2 - REVISED](#)[site light cut sheet 2 - REVISED](#)[site light cut sheet - REVISED](#)[Waukesha - Cut Sheets - REVISED](#)[pc160713 - Engineering Dept. Comments](#)[PR - CFT Waukesha -Ext Persp 16-0519](#)[pcom160713 - Fire Dept. Comments](#)[pcom160713 - Water Utility Dept. Comments](#)[PR - CFT Waukesha - CitySubmittal 16-0713](#)[BZA Application](#)**Legislative History**

4/27/16

Plan Commission

held

7/13/16

Plan Commission

denied

5. Adjournment