



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Board of Zoning Appeals

Monday, September 12, 2016

4:00 PM

City Hall, RM 207

1. Call to Order

2. Rollcall

Present 5 - Rathsack, Martin, Langill, Raether, and Hansen

3. Approval of Minutes

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

A motion was made by Hansen, seconded by Martin, that the Minutes be approved. The motion carried by the following vote:

Aye: 5 - Rathsack, Martin, Langill, Raether and Hansen

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.

A motion was made by Rathsack, seconded by Hansen, that this Business Item be approved. The motion carried by the following vote:

Aye: 5 - Rathsack, Martin, Langill, Raether and Hansen

[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.

A motion was made by Hansen, seconded by Raether, that this Business Item be approved. The motion carried by the following vote:

Aye: 4 - Martin, Langill, Raether and Hansen

Nay: 1 - Rathsack

[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 four feet (4'). The required street yard setback is twenty-five feet (25') from the right-of-way located at 1415 E. Main Street.

This item is on hold.

[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.

Indexes: 1005 Spring City Drive

A motion was made by Hansen, seconded by Raether, that this Business Item be approved with the condition that 80% of the site be retail and 20% be non-retail and that Master Z's corporate headquarters remain at this location. The motion carried by the following vote:

Aye: 4 - Martin, Langill, Raether and Hansen

Nay: 1 - Rath sack

[ID#16-1366](#) a. Hearing of the Appeal of CFT NV Developments, LLC from the July 13, 2016 decision of the Plan Commission to deny approval of the preliminary plans for a retail development at 2720 N. Grandview Blvd.

b. A motion may be made to convene in closed session, pursuant to Wis. Stats. 19.85(1)(a), to deliberate the matter of the appeal and possibly reach a decision.

c. A motion may then be made after deliberation to re-convene in open session, pursuant to Wis. Stats. 19.85(2), and possibly announce a decision or take other action with regard to the appeal.

No action taken.

5. Adjournment