



**City of Waukesha**  
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| <b>Committee:</b><br>Board of Zoning Appeals  | <b>Date:</b><br>6/10/2024  |
| <b>Common Council Item Number:</b><br>ID#24-9887  | <b>Date:</b><br>6/10/2024  |
| <b>Submitted By:</b><br>Doug Koehler, Principal Planner   | <b>City Administrator Approval:</b><br><a href="#">Click here to enter text.</a>   |
| <b>Finance Department Review:</b><br><a href="#">Click here to enter text.</a>  | <b>City Attorney's Office Review:</b><br><a href="#">Click here to enter text.</a> |
| <b>Subject:</b><br><b>The APPEAL of Heather &amp; 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.</b> |  |

**Details:**  
1608 N. Grandview Blvd is zoned RS-3 Single-Family Residential. Currently the property has a concrete driveway in the South-West corner that does not meet the five (5) foot setback requirement, with the distance from the rear property line to the edge of the driveway measuring approximately two (2) feet.

The property owner(s) utilizes the area to park vehicle(s) and is proposing to leave the driveway as-is, to control the water flow that comes from the North due to the natural grade of the area.

The neighboring property to the rear, (1812 Sunkist Ave) has provided a written statement indicating their approval of the current driveway.

The property owner(s) argue that if the driveway requires alteration, it is a possibility that the neighboring properties could be negatively affected. Due to the pitch of the driveway, the natural disbursement of water stays within the property owner(s) parcel.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
**If the applicant proves a hardship exists, the Board may grant a variance to allow the concrete driveway to remain in the rear yard of 1608 N. Grandview Blvd without meeting the setback requirement of five (5) feet.**