



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final Board of Zoning Appeals

Monday, January 9, 2017

4:00 PM

City Hall, RM 207

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

[ID#16-1624](#) Minutes for the Meeting of November 7, 2016 and December 5, 2016.

Attachments: [bzamn161107](#)
[bzamn161205](#)

4. New Business

[ID#16-1732](#) The appeal of Dan and Patricia Quirt for a dimensional variance from Section 22.26(7)(c) of the Zoning Code. If granted, the variance would allow a 13' X 17' sunroom addition to be built in the rear of the house at 2504 Fox River Circle with one corner of the structure thirty-eight (38') feet from the adjoining lot when the required rear lot setback is forty (40') feet.

Attachments: [20161121073353782](#)
[2504 Fox River Circle Cover Sheet](#)

[ID#16-1663](#) 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 is 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 for retail furniture store to expand at 1005 Spring City Drive (Master Z's) with a mix of 87% retail and 13% office/warehouse when the M-3 District does not include retail sales in the permitted principal uses or conditional uses. Previously this applicant was granted use variance for 80% retail with 20% corporate headquarter office/warehouse.

Attachments: [20161107073340709](#)
[1005 Spring City Drive Cover Sheet](#)

[ID#16-1702](#)

The appeal of Stephen VanderBloemen for a dimensional variance from Section 22.35(7)(a) of the Zoning Code. If granted, the variance would allow for a street yard setback of eleven (11') feet at 222 W. St. Paul Avenue when the required street yard setback is twenty-five (25') from the right-of-way of all streets.

Attachments:[Architectural Plans](#)[B-2 Standards](#)[B-3 Standards](#)[BZA Attachment-Justification for Variance Letterhead FINAL 11-10-2016](#)[Civil Plans](#)[Colored Renderings](#)[LOT](#)[North Ave-St Paul-Fuller B3 District](#)[Signed St.Paul Place Partners LLP Board of Zoning Appeals application_11102](#)[Zoning-St. Paul Ave Corridor](#)[222 W. St. Paul Avenue Cover Sheet](#)

ID#16-1623

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.

i. A motion may be made, after the announcement of the closed session by the Chair, at any time during the aforementioned matters as well as later in the meeting to convene in closed session, pursuant to Wis. Stats. 19.85(1)(g), Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved specifically pertaining to 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. Upon conclusion of the aforementioned closed session(s) the Board of Zoning Appeals will make a motion to reconvene in open session pursuant to Wis. Stat. 19.85(2).

ii. A motion may be made, after the announcement of the closed session by the Chair, to convene in closed session, pursuant to Wis. Stats. 19.85(1)(a), Deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body to consult with council, deliberate the matter of the appeal, and possibly reach a decision on 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.

iii. A motion will then be made to reconvene in open session, pursuant to Wis. Stat. 19.85(2) and take any action with regard to 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.

Legislative History

12/5/16 Board of Zoning Appeals approved

5. 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 Department 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.