



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Board of Zoning Appeals

Monday, August 1, 2022

4:00 PM

Council Chambers

1. Call to Order

2. Roll Call

Present 4 - Bryan Erickson, Steve Martin, Christine D'Angelo, and Kevin Reilly

Absent 1 - Ed Raether

3. Public Comment

4. Approval of Minutes

[ID#22-4621](#) Board of Zoning Appeals Minutes - July 11, 2022

A motion was made by Kevin Reilly, seconded by Christine D'Angelo, that the Minutes be approved. The motion passed by the following vote:

Aye: 4 - Bryan Erickson, Steve Martin, Christine D'Angelo and Kevin Reilly

Absent: 1 - Ed Raether

5. New Business

[ID#22-4419](#) 310 E Main Street - The APPEAL of Paul Cotton for multiple dimensional variances from Section 22.58 of the zoning code. If granted the variances will allow an oversized detached garage and two sheds which were constructed in the rear yard at 310 E. Main St. to remain, when accessory structures shall be located so that the foundation is no closer than five feet to a lot line, shall not exceed two in number when there is no attached garage, the garage shall not exceed 1,152 square feet in area, and all accessory structures shall not occupy more than 20% of the rear yard area.

Board felt there should be three separate motions to address the different aspects of this appeal request. 1-garage, 2- sheds, 3- exceed 20% area of rear yard with accessory structures.

The three motions will each have their own readings of the Findings of Fact.

ID#22-4419 310 E Main Street - The APPEAL of Paul Cotton for multiple dimensional variances from Section 22.58 of the zoning code. If granted the variances will allow an oversized detached garage and two sheds which were constructed in the rear yard at 310 E. Main St. to remain, when accessory structures shall be located so that the foundation is no closer than five feet to a lot line, shall not exceed two in number when there is no attached garage, the garage shall not exceed 1,152 square feet in area, and all accessory structures shall not occupy more than 20% of the rear yard area. Motion 1 - approve the appeal for the setback distance of the garage addition only (22.58(2)(a)(1). A motion was made by Christine De'Angelo, seconded by Kevin Reilly, to approve this request.

Aye: 4 - Bryan Erickson, Steve Martin, Christine D'Angelo and Kevin Reilly

Absent: 1 - Ed Raether

ID#22-4419 310 E Main Street - The APPEAL of Paul Cotton for multiple dimensional variances from Section 22.58 of the zoning code. If granted the variances will allow an oversized detached garage and two sheds which were constructed in the rear yard at 310 E. Main St. to remain, when accessory structures shall be located so that the foundation is no closer than five feet to a lot line, shall not exceed two in number when there is no attached garage, the garage shall not exceed 1,152 square feet in area, and all accessory structures shall not occupy more than 20% of the rear yard area. Motion 2 - Variance request for the area variance of the accessory structures to exceed 20 percent of the rear yard area but not to exceed the total area of the current detached garage and one 80 sq. ft. shed when structures shall not occupy more than 20% (22.58(1)(b). A motion was made by Steve Martin, seconded by Kevin Reilly, to approve this request.

Aye: 4 - Bryan Erickson, Steve Martin, Christine D'Angelo and Kevin Reilly

Absent: 1 - Ed Raether

Building permits must be obtained for the garage addition and for the one shed allowed to remain.

ID#22-4419 310 E Main Street - The APPEAL of Paul Cotton for multiple dimensional variances from Section 22.58 of the zoning code. If granted the variances will allow an oversized detached garage and two sheds which were constructed in the rear yard at 310 E. Main St. to remain, when accessory structures shall be located so that the foundation is no closer than five feet to a lot line, shall not exceed two in number when there is no attached garage, the garage shall not exceed 1,152 square feet in area, and all accessory structures shall not occupy more than 20% of the rear yard area. 3- Variance request for setback distance of shed to be less than 5 feet from the lot line when 5 feet is the required setback (22.58 (2)(a)(1)). A motion was made by Kevin Reilly, seconded by Christine D'Angelo, to deny this request.

Aye: 4 - Bryan Erickson, Steve Martin, Christine D'Angelo and Kevin Reilly

Absent: 1 - Ed Raether

6. Adjournment

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Aye: 4 - Bryan Erickson, Steve Martin, Christine D'Angelo and Kevin Reilly

Absent: 1 - Ed Raether