



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 6/8/2026
Common Council Item Number: ID26-03579	Date: Click here to enter a date.
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: The APPEAL of Eyrekr and Clifford Wiemer for a Dimensional Variance from Section 22.58(2)(a)(2) of the zoning code. If granted, the variance will allow construction of a new garden shed at 2219 Northview Rd., with an area of 192 square feet, on a property with an attached garage, when accessory structures shall not exceed 150 square feet in area for properties with an attached garage.	

Details: 2219 Northview Road has an area of 43,567 square feet, almost exactly one acre. The house on the property has an attached, two car garage, and an existing shed with an area of 120 square feet. It is part of a stretch of properties along Northview Road which developed in the then Town of Pewaukee, all with lot areas of one acre or more. Some currently have sheds and others do not. The property is zoned Rs-3 Single Family Residential.

The applicants would like to build a new shed with an area of 192 square feet. They have stated that a larger shed is necessary to meet the property's maintenance and storage needs. Specifically, a smaller shed will not fit a riding lawn mower, which is needed to mow the large back yard.

The house on the property is set back about 64 feet from Northview Road; it is at least 20 feet from either side lot line, and over 250 feet from the rear lot line.

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

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

Executive Recommendation:

- If the applicant proves a hardship exists, the Board may consider granting the variance request for the proposed new shed at 2219 Northview Road.