



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Board of Zoning Appeals	Date: 7/14/2025
Common Council Item Number: ID#25- 01000	Date: 7/14/2025
Submitted By: Robin Grams, Associate 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: ID#25-01000- An appeal for a dimensional variance from Section 22.25(7)(c) of the zoning code. If granted, the variance will allow for the construction of a new addition to the house at 2910 Skyline Court, with a rear yard setback of sixteen (16) feet, when the rear yard shall have a setback of no less than forty-five (45) feet.	

Details:

The applicant at 2910 Skyline Court is applying for a dimensional variance from Section 22.25(7)(c) of the zoning code to allow for an addition to their property. The property is zoned RS-2, Single Family Residential District. The addition will meet the required 10' side yard setback, but the rear yard setback will be 16' instead of the required 45' setback. The variance would allow for the applicant to build the addition within the 45' setback requirement.

The addition will be used to add garage and storage space. It would be able to house a boat, additional vehicles, and allow for more storage, allowing the applicant to keep items off the driveway. The addition will be designed to match the house both architecturally and by color. It will have a pitched roof, decorative trim, and windows that will blend into the surrounding neighborhood.

The unique shape of the lot, which has five lot lines, makes a determination of where the rear lot line and side lot line difficult to judge. The lot has some constraints due to the shape and location of the property. There is also a 12' grade increase from the front of the property to the back. The addition will have little impact on the neighborhood as the property in the rear is located in the City of Pewaukee on a large lot. The neighbor to the east, which will be impacted the most, has sent in a letter of support for the addition. The applicant also has two other letters of support from neighbors located on the court.

Options & Alternatives:

Financial Remarks:

[Click here to enter text.](#)

Executive Recommendation:

If the applicant proves a hardship exists, the Board may grant the variance to allow an addition with a 16' setback from the lot line.

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