



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 11/10/2025
Common Council Item Number: ID#25- 02365	Date: 11/10/2025
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--02365 The APPEAL of Lynnette Jordan for a dimensional variance from Section 22.30 (7)(B) of the zoning code. If granted, the variance will allow for the construction of a duplex at 236 S West Avenue, with side yard setbacks of 9 feet, when there shall be a side yard on each side of all buildings of not less than ten (10) feet in width.

Details:

The applicant at 236 S West Avenue is applying for a dimensional variance from Section 22.30 (7)(B) to build a duplex on the vacant lot within the side yard setback requirement. The parcel is a substandard lot with a front width of 64' and a rear width of 48'. In the RM-1 zone, the street yard setback is twenty-five (25) feet. Since the lot narrows toward the rear yard, the applicant is seeking a variance for the side yard setback. The applicant would meet the front yard and rear yard setback requirements.

The side yard setback requirement in the RM-1 zone, is no less than ten (10) feet. The proposed duplex is approximately 39.9' wide, which would require the applicant to build within the 10 foot setback. In the RM-1 district, duplexes are allowed on lots greater than 9,000 sq. ft. which this lot is, measuring at approximately 13,060 sq. ft. However, due to the narrow lot and the way the applicant would like to build the duplex, they would need to infringe on the side yard setback requirement by approximately one (1) foot, which means that there would still be approximately nine (9) feet of side yard setbacks on both sides.

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 the construction of a duplex with side yard setbacks of 9 feet at 236 S West Avenue