



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 7/13/2026
Common Council Item Number: ID# 26-03962	Date: 7/13/2026
Submitted By: Megan Steiner Potier, 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: The APPEAL of Heather and Patrick Conway for a dimensional variance from Section 22.53(13)(a) and Section 22.58(2)(a)(1) of the zoning code. If granted, the variance will allow for the extension of the driveway at 851 Oakland Ave located within one foot of the lot line, when for lots narrower than sixty-five (65) feet the driveway setback shall be no less than seven percent (7%) of the lot width. If granted, the variance will also allow construction of a new garage at 851 Oakland Ave located one foot from the lot line, where accessory buildings shall be located so that the foundation is not closer than five (5) feet to a lot line.	

Details: 851 Oakland Ave. is zoned RM-1 Multi-Family Residential. The property has a width of 50 feet along Oakland Ave. The applicant would like to extend their existing driveway approximately 30-35 feet and then build a new garage at the end of the extended driveway.

The applicant's existing driveway shares an approach with the neighboring property's driveway at 847 Oakland Ave. Code requires the driveway be setback 3.5 feet from all side and rear lot lines rather than the standard 5 feet due to the applicant's narrower property width. The existing driveway directly abuts the south side lot line along its entire length. The applicant would like to extend this driveway along the lot line and gradually angle the driveway to a setback of 1 foot from the side lot line at its new endpoint.

The applicant would also like to construct a new garage at the end of the extended driveway. The garage foundation would be located 1 foot from the side lot line. The applicant does not want to extend the driveway in a curve north and construct a new garage further north behind their house due to extra cost and previously established trees/root systems in that area. Similarly, the applicant does not want to construct the new garage further toward the rear lot line due to an established, mature tree and root system at the rear of their property.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

If the applicant proves a hardship exists, the Board may consider granting a variance to allow the proposed driveway extension and new garage construction.