



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 2/16/2026
Common Council Item Number: ID#26-02876	Date: 2/16/2026
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#26-02876- The APPEAL of Bethesda LLC for a dimensional variance from Section 22.38 (7)(c) of the zoning code. If granted, the variance will allow for the reconstruction of the manufacturing building at 576 Elizabeth Street, 6" from the rear lot line, where a rear yard setback of not less than twenty-five (25) feet is required.	

Details:

The applicant located at 576 Elizabeth Street is looking to obtain a dimensional variance from Chapter 22.38 (7)(c) from the zoning code. The property is zoned M-1, Light Manufacturing District. The property owner tore down a dilapidated building several years ago and are looking to reconstruct the building as part of their business. The old building was built right up to the property line in the rear yard. There is an existing building to the south of the proposed location and railroad tracks to the north, limiting where they can put the new building.

Other parts of the same structure and the neighboring buildings to the east are also currently built up to the property line. The zoning code requires a twenty-five (25) foot rear yard setback in the M-1 zoning district. The applicant is looking to construct the building in the original footprint of the previous building. This would put the building approximately 6" from the lot line. If the building was required to meet the 25' setback, it would be too narrow to function.

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 reconstruction of the manufacturing building within the twenty-five (25) foot rear yard setback requirement.