

May 11, 2026

FINDINGS OF FACT AND RESOLUTION
BOARD OF ZONING APPEALS

The APPEAL of INNIO Waukesha Gas Engines Inc. for a dimensional variance from Section 22.39 (7)(a) of the zoning code. If granted, the variance will allow for reconstruction of an existing entrance to a manufacturing building at 1101 W. St. Paul Ave, with a street yard setback of 7'-2" from the W. St. Paul Ave. right of way, when there shall be a minimum street yard setback of 25 feet from the right of way of all streets.

- 1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties or classes of uses in the same zoning district. (Sec. 22.68(3)(b)(1)(A) Zoning Code).

Affirm (it is exceptional) _____

Dissent (it is general or not exceptional) _____

- 2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity. (Sec 22.68(3)(b)(1)(B) Zoning Code).

Affirm (equal property rights could not otherwise be enjoyed) _____

Dissent (the same property rights can be enjoyed without a variance) _____

- 3) That a variance is not being requested solely on the basis of economic gain or loss, and that self-imposed hardships are not being considered as grounds for the granting of a variance. (Sec. 22.68(3)(b)(1)(C) Zoning Code).

Affirm _____

Dissent _____

- 4) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the purpose and intent of the Zoning Code or public interest (Sec. 22.68(3)(b)(1)(D) Zoning Code).

Affirm (adjacent property and/or public interest will not be detrimented) _____

Dissent (adjacent property and/or public interest will be impaired if the variance is granted) _____

On the basis of the foregoing Findings of Fact, the Board took the action indicated in the minutes.

ATTEST _____
Secretary to the Board