



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Board of Zoning Appeals

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Monday, May 11, 2026

4:00 PM

Council Chambers, City Hall

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1. Call to Order

2. Roll Call

**Present** 3 - Kevin Reilly, Timothy Retic, and Eric Dunst

**Absent** 1 - Christine D'Angelo

3. Public Comment

4. Approval of Minutes

[ID#26-03528](#) Minutes of April 13, 2026

**A motion was made by Timothy Retic, seconded by Eric Dunst, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 3 - Kevin Reilly, Timothy Retic and Eric Dunst

**Absent:** 1 - Christine D'Angelo

5. New Business

[ID#26-03507](#) The APPEAL of the Salvation Army of Waukesha County for a dimensional variance from Section 22.42(7)(a) of the zoning code. If granted, the variance will allow for the construction of a new attached garage at 445 W. Madison St., with a street yard setback of 8 feet from the Third St. right of way, when there shall be a minimum street yard setback of 25 feet from any street right of way.

**A motion was made by Timothy Retic, seconded by Eric Dunst, to approve this item with the condition that the applicant will add mirrors to the garage for safety. The motion carried by the following vote:**

**Aye:** 3 - Kevin Reilly, Timothy Retic and Eric Dunst

**Absent:** 1 - Christine D'Angelo

[ID#26-03523](#) 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.

**A motion was made by Timothy Retic, seconded by Eric Dunst, that this item be approved. The motion carried by the following vote:**

**Aye:** 3 - Kevin Reilly, Timothy Retic and Eric Dunst

**Absent:** 1 - Christine D'Angelo

[ID#26-03506](#) The APPEAL of the City of Waukesha for a dimensional variance from sections 22.33(5)(b), 22.33(7)(a), and 22.33(7)(c) of the zoning code. If granted, the variance will allow for alteration of lot lines on an existing property at 223 S. West Ave., resulting in a new parcel with a setback of less than one foot from the street right of way, and a rear yard of less than seven feet, when there shall be a minimum street yard setback of 25 feet from the right of way of all streets, there shall be a rear yard of no less than 25 feet, and individual business sites in the B-1 district shall provide sufficient area for the principal building and its accessory buildings, and required yards.

**A motion was made by Eric Dunst, seconded by Timothy Retic, that this item be approved. The motion carried by the following vote:**

**Aye:** 3 - Kevin Reilly, Timothy Retic and Eric Dunst

**Absent:** 1 - Christine D'Angelo

## 6. Adjournment