



**City of Waukesha**  
 201 Delafield St. Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 2/16/2026
<b>Common Council Item Number:</b> ID#26-02891	<b>Date:</b> 2/16/2026
<b>Submitted By:</b> Charlie Griffith, Senior Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> ID#26-02876- The APPEAL of Michael and Charlene Markwardt for a dimensional variance from Section 22.26(7)(a) of the zoning code. If granted, the variance will allow a home to be constructed on the currently vacant property with Tax Key WAKC1000071 at the intersection of Buena Vista Ave. and Pewaukee Rd., set back 10 feet from the Buena Vista Ave. right of way, when a street yard setback of not less than 25 feet is required.	

**Details:** Pewaukee Road and Buena Vista Ave. intersect at an unusual angle, creating a small, triangular shaped parcel. The property is currently undeveloped and was City owned until recently. It has an area of approximately 6,700 square feet, which makes it a substandard lot. However, because it is triangular, because it is located on a corner, and because it has two street yards, the property is unable to take advantage of the reduced setback requirements which substandard lots normally enjoy. The side yard setback could be reduced to between eight and nine feet, but the both street yards still have a 25 foot setback minimum.

The applicants would like to build a new single family home on the property. The house will have a first floor area of approximately 1,000 square feet, including a one car attached garage. It will have a front entrance on Pewaukee Rd. and it will be two stories tall. Pewaukee Road follows a steep downward incline in this location, so the first floor and/or the basement will be partially built into the hill. The applicants have provided a conceptual floor plan and front elevations, but they do not want to invest the money to develop more detailed plans until they know whether they will receive this variance.

A triangular portion of the northeast corner of the house will extend into the street yard setback along Buena Vista Ave., to a location about ten feet from the property boundary. The rear of the house will be about fifty feet from the rear point of the triangle.

The applicants have argued that the lot's unusual shape and size make it difficult if not impossible to design a reasonably sized single family home which would fit within the setback limits. They believe the home they are proposing will be modestly sized and consistent with the homes in the surrounding neighborhood. They also believe any negative impact it could have on neighboring properties will be limited by its location next to a street right of way, which will mean the closest properties in the direction of the variance they are requesting will be much farther away than neighbors normally are.

**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 proposed single family home on the undeveloped lot with tax key WAKC1000071, extending 15 feet into the Buena Vista Ave. street yard.