



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 5/11/2026
Common Council Item Number: ID26-03507	Date: 5/11/2026
Submitted By:	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 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.

Details: The Salvation Army of Waukesha County is located on a 1.72 acre property at the corner of Madison Street and Third Street. It is zoned I-1 Institutional. The main building is currently considered to be Legal Non-conforming in the district, since it does not currently meet the street yard requirements for the district. It is set back approximately 16 feet from the Madison Street right of way and 11 feet from the Third Street Right of way. The minimum street yard setback is 25 feet.

The property is built into a hillside. Most of the lot area is made up of the building, the parking lots, and the slopes of the hill between. A small secondary building, which was formerly a single family home, is located along Madison Street at the east edge of the property.

The applicants would like to add a garage space for a service vehicle. The Salvation Army uses the vehicle to support its disaster response services. The vehicle includes expensive equipment and must be stored indoors. The applicants have considered several locations on the property for the garage, including a garage attached to the rear of the secondary building. All other locations would either lead to a loss of off-street parking or would necessitate significant, prohibitively expensive grading work.

The proposed location will have a setback of 8' – 8" from the street right of way facing Third Street. It will be attached to the main building and lined up with its face. The existing building is set back 11 feet at its nearest point, but it is not exactly parallel with the right of way line, so the setback is slightly reduced at the location of the garage. The garage will have masonry siding and a low-sloped roof, to fit in with the rest of the building. It will have two openings, which will be sized to fit the support vehicle and a trailer.

One reason the code requires a 25 foot street yard setback for most properties is to allow space for a vehicle to park in front of a garage entrance without blocking the sidewalk. The proposed location for this garage will not allow that much space, and could potentially present a safety concern if a large vehicle is backed out of the garage. The

applicants have stated that they do not plan to ever park any vehicles on the driveway apron. The Board of Zoning Appeals has limited ability to impose conditions on a variance or to enforce such conditions. If a variance is granted, the Plan Commission will need to approve this application as well, and they have more flexibility to impose conditions in their approval process.

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 grant a variance to allow the proposed attached garage at 445 W. Madison St.