



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 6/10/2024
Common Council Item Number: ID#24-9784	Date: 6/10/2024
Submitted By: Doug Koehler, Principal 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: The APPEAL of Stacy Tipton-Roe for a dimensional variance from Section 22.58(1)(b) of the Zoning Code. If granted, the variance would allow a shed to be constructed in the side yard at 2109 Oaklawn Ave, when accessory structures shall be permitted in the rear yard only	

Details:
2109 Oaklawn Ave is zoned RS-3 Single-Family Residential District. The home was built directly abutting the South Property Line, there is a distance 3.7 feet between the rear property line and the home itself.

The property owner would like to install an 8 ft. by 12 ft. garden shed, used solely for storing outdoor equipment for lawn and garden care, and a bicycle.

The property owner previously had two (2) small storage containers in the location of the proposed 96 sq. ft. garden shed.

The applicant is requesting a variance based upon the fact that the property does not have a proper rear yard due to the physical location of the home within the property boundary.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
If the applicant proves a hardship exists, the Board may grant a variance to allow the construction of a 96 sq. ft. garden shed in the side yard, without requiring the shed to be installed in the rear yard.