



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3701 fax: 262.524.3899  
www.ci.waukesha.wi.us

<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 11/7/2016
<b>Common Council Item Number:</b> ID#16-1361	<b>Date:</b> 11/7/2016
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> The appeal of Larry Erlich for a dimensional variance from section 22.38(7)(a) of the zoning code. If granted, the variance would allow for the construction of a building with a street yard setback of four (4) feet, at 1415 E. Main Street when the required street yard setback is twenty-five (25) feet from the right-of-way.	

**Details:**  
The applicant would like to install a building for storage of large trucks. His desire is to have the building 70 feet deep for parking trucks, and would like to place it along Main Street in front of two existing buildings near the intersection of Main Street and Manhattan Drive. The right of way at this point jogs further into the site which appears to result in a setback of only a four (4) feet from the proposed building on the east end. A more appropriate location for the proposed building may be to the south of the existing two buildings within the site.

**Options & Alternatives:**  
If the applicant proves a hardship exists, the Board may consider granting the variance to allow the construction of the proposed building along Main Street..

**Financial Remarks:**

**Staff Recommendation:**  
Staff suggests the proposed building be located south of the existing buildings within the site.

