



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

Committee: Board of Zoning Appeals	Date: 7/8/2024
Common Council Item Number: ID#24-10136	Date: 7/8/2024
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 Neil Paulsen for a dimensional variance from Section 22.58(2)(a)(1) of the Zoning Code. If granted, the variance would allow the reconstruction of the detached garage in the rear yard at 712 N Grandview Blvd, when accessory structures shall be located no closer than five (5) feet to a lot line.	

Details: 712 N Grandview Blvd is zoned RS-3 Single-family residential. It is located close to the corner of N Grandview Blvd and Brad St, just South of Grandview Park. The property has a width of 50 feet along N Grandview Blvd and is 150 ft in depth. The property owner has hired Kerzner Remodeling, Inc to remove the existing detached garage as well as an existing shed in the rear yard and build a new detached garage.

The existing detached garage is 20' wide by 20' feet deep, likely built in the 1950's and has a setback on the South property line of less than 2 feet.

The applicant would like to construct a new detached garage. The proposed detached garage will have a total area of approximately 690 square feet and will be for the purpose of parking a vehicle and provide additional space for lawn care machinery and storage. The proposed detached garage would be 20' wide by 34' deep, utilizing the existing foundation slab and installing a 14' by 20' foundation slab extending the foot-print Westward.

Due primarily to the width of the parcel the property owner would like to utilize the same or similar footprint of the existing garage to facilitate as much rear yard space available.

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 detached garage at 712 N Grandview Blvd.