



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 7/8/2024
Common Council Item Number: ID#24-10195	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 Paul & Vina Stillwell for a dimensional variance from Section 22.58(2)(a)(1) of the Zoning Code. If granted, the variance would allow for the reconstruction of the detached garage in the rear yard at 114 Tenny Ave, when accessory structures shall be located no closer than five (5) feet to a lot line.	

Details: 114 Tenny Ave is zoned RS-3 Single-family residential. It is located close to the corner of E College Ave and Tenny Ave, South-West of Buchner Park. The property has a width of 42 feet along Tenny Ave and is 135 ft in depth. The property owner is working with Garage Pros to remove the existing detached garage in the rear yard and build a new detached garage.

The property owner(s) received an Order from the City of Waukesha Fire Department to repair and/or replace the detached garage due to safety concerns.

The existing detached garage is 26.1' wide by 20.3' feet deep, with a setback on the South property line of 6" on the front-end and 18" on the rear of the detached garage.

The applicant would like to construct a new detached garage. The proposed detached garage will have a total area of approximately 528 square feet and will be for the purpose of vehicle parking. The proposed detached garage would be 24' wide by 22' deep, with a setback of 2' along the South property line.

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 114 Tenny Ave.