



CITY OF WAUKESHA

Administration

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Committee: Board of Zoning Appeals	Date: 9/12/2016
Common Council Item Number: ID#16-1342	Date: 9/12/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: The appeal of Dennis Janssen for a dimensional variance from section 22.58(2)(a)2. of the zoning code. If granted, the variance would allow an accessory structure to be built at 402 Dodie Drive which is proposed to be 240 square feet in area when an accessory structure shall not exceed 150 square feet in area.	

Details:
The applicant would like to remove the existing 10' x 10' shed and replace with a 12' x 20 ' shed in approximately the same location, in the rear yard north of the attached garage. When the principal structure has an attached garage, only one accessory structure is permitted and it shall not exceed one hundred and fifty (150) square feet in area. If the proposed structure would be attached to the principal structure no variance would be needed.

Options & Alternatives:
If the applicant proves a hardship exists, the Board may consider granting the variance to allow the construction of a 240 sq. ft. accessory structure.

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

Staff Recommendation:
Staff suggests the proposed 240 sq. ft. structure be attached to the principal structure which would not require a variance.

