



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 5/13/2024
Common Council Item Number: ID#24-9613	Date: 5/13/2024
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 Alan Haehle for a dimensional variance from Section 22.58(2)(a)(2) of the Zoning Code. If granted, a garden shed which was constructed at 3001 Walden Court with an area of 190 square feet will be allowed to remain, when accessory buildings shall not exceed 150 square feet in area on a lot in any residential district when the principal dwelling has an attached garage.	

Details: 3001 Walden Cir. is zoned Rm-1 Multi-family residential, and it is a single family home. It is located at the intersection of Walden Circle and Comanche Lane. Comanche Lane's intersection with Madison St. is immediately to the south, and Madison Street runs along the south side of the property.

The existing shed on the property was built in 2023. The applicant initially did not realize that a Building Permit was required. He applied for one after he was contacted by City inspectors. The Board of Zoning Appeals approved a variance in January of 2024 to allow a shed in the current location, which is a street yard.

The plans submitted at the time showed a shed area of 150 square feet, 10 feet wide by 15 feet long. After the variance was approved the applicant submitted a new Building Permit application, and identified the shed area as 190 square feet. The applicant has stated that he realized after the fact that the shed area was larger than he initially showed, and would prefer to not have to reduce the size if possible.

He noted that his lot has several large landscaped berm areas to screen it from the Madison St. to the south. Those areas require an unusual amount of maintenance, which increases his need for gardening tools. He says he has filled up the existing shed with tools, and might not have enough storage space for all of them if he needs to reduce the size.

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 consider granting a variance to allow the shed at 3001 Walden Circle.