

January 8, 2024

FINDINGS OF FACT AND RESOLUTION
BOARD OF ZONING APPEALS

The APPEAL of Alan Haehle for a dimensional variance from Section 22.58(1)(b) of the zoning code. If granted, the variance will allow a new shed to be built in a street yard at 3001 Walden Cir., when accessory uses and detached accessory structures shall be permitted in the rear yard only, not in a street yard or side yard

- 1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties or classes of uses in the same zoning district. (Sec. 22.68(3)(b)1a Zoning Code)

Affirm (it is exceptional)

3
0

Dissent (it is general or not exceptional)

- 2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity. (Sec. 22.68(3)(b)1b Zoning Code)

Affirm (equal property rights could not otherwise be enjoyed)

3

Dissent (the same property rights can be enjoyed without variance)

0

- 3) That a variance is not being requested solely on the basis of economic gain or loss, and that self-imposed hardships are not being considered as grounds for the granting of a variance. (Sec. 22.68(3)(b)1c Zoning Code)

Affirm

3

Dissent

0

- 4) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the purpose and intent of the Zoning Code or public interest. (Sec. 22.68(3)(b)1d Zoning Code)

Affirm (adjacent property and/or public interest will not be detrimented)

3

Dissent (adjacent property and/or public interest will be impaired if the variance is granted)

0

On the basis of the foregoing Findings of Fact, the Board took the action indicated in the minutes.

ATTEST _____
Secretary to the Board



COMMUNITY DEVELOPMENT

201 DELAFIELD STREET
WAUKESHA, WISCONSIN 53188-3633
TELEPHONE 262-524-3750

Jennifer Andrews, Director

jandrews@waukesha-wi.gov

January 10, 2024

Alan D. Haehle
3001 Walden Circle
Waukesha, WI 53188

Re: 3001 Walden Circle zoning code variance

Dear Property Owner(s):

This is to officially inform you that the Board of Zoning Appeals approved your request for a dimensional variance from section 22.58(1)(b) of the Zoning Ordinance at its meeting on January 8th, 2024. The variance allows the shed constructed on your property to remain in the street yard facing Madison Street.

You will also need approval of a Building Permit from the Building Department. Please let me know if you have any questions. Thank you very much for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charlie Griffith".

Charlie Griffith
Senior Planner
Phone: 262-524-3529
cgriffith@waukesha-wi.org