



City of Waukesha
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Committee: Board of Zoning Appeals	Date: 8/11/2025
Common Council Item Number: ID#25- 01816	Date: 8/11/2025
Submitted By: Robin Grams, Associate 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: ID#25-01816- The APPEAL of Lynne Robinson for a dimensional variance from Section 22.58 (1)(B) of the zoning code. If granted, the variance will allow for the construction of a shed at 606 Rawlins Drive, within the side yard, when detached accessory structures shall be permitted in the rear yard only.	

Details: <p>The applicant at 606 Rawlins Drive applying for a dimensional variance from Section 22.58 (1)(B) of the zoning code to allow for the construction of a shed in the side yard. Detached accessory structures are permitted in the rear yard only. The property is zoned RS-2, Single Family Residential. The lot is unique in the fact that there are five (5) property lines and is shaped in a pentagon. Additionally, the house has an L shape, which makes the patio on the west side of the house a side yard. The property is elevated in the rear, approximately 6' higher in the back than in the front.</p> <p>There currently is a shed located in the side yard, which has been there since at least 1995. The applicant is looking to take this shed down due to disrepair and replace it with a new shed. When the original shed was installed, there were not building permits required as there are today. The applicant is elderly and would like to keep the shed in the same location as the existing shed to make it easier for her to access. The shed is also located in a place that has limited visibility from the neighboring properties.</p>

Options & Alternatives:

Financial Remarks: Click here to enter text.
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Executive Recommendation: If the applicant proves a hardship exists, the Board may grant the variance to allow an addition of a detached accessory structure in the side yard