

**CITY OF WAUKESHA****Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/10/2017
<b>Common Council Item Number:</b> ID# 17-0855	<b>Date:</b> 7/10/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> The appeal of Paul Johnston for a dimensional variance from Section 22.24(7)(c) of the zoning code. If granted, the variance would allow an addition to be constructed at 300 E. Wabash Avenue which would result in a rear yard setback of 26 feet when the minimum required rear yard setback is to be 40 feet.	

<b>Details:</b> This property is located at the corner of E. Wabash and S. Charles Street, constructed in 1949. While the house is addressed on Wabash, the driveway to the garage is off of Charles Street. The neighbor to the north is addressed on Charles street, so their southerly side lot line (requiring a 10-foot setback) is the northerly rear lot line requiring a 40-foot setback for the proposed addition at 300 E. Wabash. The garage is setback 40 feet from Charles Street, tucked behind the house which is set back 25 feet from Charles Street. There is a breezeway that attaches the garage to the house, if detached, the garage would only need to be setback 3 foot from the rear lot line.
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<b>Options &amp; Alternatives:</b> Deny the variance request, requiring the owner to meet the zoning setback distances by reconfiguring the proposed addition.
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<b>Financial Remarks:</b> <a href="#">Click here to enter text.</a>
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<b>Staff Recommendation:</b> If the applicant proves a hardship exists, the variance should be approved to allow the garage addition to encroach 14.0 ft. into the required rear yard.
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