

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

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Committee: Plan Commission	Date: 9/11/2017
Common Council Item Number: ID#17-1300	Date: 9/11/2017
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 DAN GONZALEZ for a dimensional variance from section 22.58(2)(a)2. of the zoning code. If granted, the variance would allow for the construction of an 864 sq. ft. detached garage in the rear yard at 1860 Waterview Ln., when a detached garage shall not exceed 720 sq. ft. when accessory to a single-family dwelling.	

Details:

The applicant would like to construct a new detached garage in the rear yard. The current garage is in disrepair and needs to be replaced. The applicant owns several classic cars he would like to store in the garage. The maximum detached garage size allowed is 720 sq. ft, this would be 24 ' x 30'. The applicant is proposing 24'x36' to gain the additional space for storage of his vehicles. The applicant has a 10,000 sq. ft. rear yard so even at 864 sq. ft. the proposed garage is well under the 20% max of the rear yard area as proposed. The applicant has stated that the garage will look the same from the street whether it is 720 sq. ft. or 864 sq. ft., but be six feet longer on the sides, he has spoken to his neighbors adjacent to the proposed garage and they have not expressed any concern.

Options & Alternatives:

If the applicant proves a hardship exists, the Board may consider granting the variance to allow the construction of the 864 sq. ft. garage

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Require the detached garage meet the 720 sq. ft. maximum area requirement.



