



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Board of Zoning Appeals	Date: 2/5/2018
Common Council Item Number: ID#18-0122	Date: 2/5/2018
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 ADOLFO RODRIGUEZ for a dimensional variance from section 22.61(4)(a) of the zoning code. If granted, the variance would allow a duplex to be constructed on a substandard lot at 1129 Baxter Street when a one-family detached dwelling may be erected on any substandard lot that existed on December 5, 1957, irrespective of its area or width, provided the applicable yard and other open space requirements are complied with as nearly as possible, and the property otherwise complies with this Chapter.	

Details:

The applicant would like dimensional variance to construct a duplex on a vacant substandard lot. The Rm-3 zoning allows for duplexes provided the lot is at least 9000 sq. ft. in size. The district also has a minimum lot width of 70 feet. In this case the lot in questions is only 66 feet wide, creating a nonconforming lot due to width. There are other similar size nonconforming lots in the neighborhood with duplex, or multi-family dwellings. The applicant would like the ability to do the same. The applicant has stated that he consulted with the Community Development Dept. to confirm a duplex could be constructed before purchasing the lot. Now that he is ready to get building permits he has been informed that a duplex is not permitted on the nonconforming lot.

Options & Alternatives:

Require a single-family home be constructed on the site.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

If the applicant proves a hardship exists, the variance should be approved to allow the construction of a duplex on this nonconforming lot which is 66 feet wide, instead of the required 70 feet.



