

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

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Committee: Plan Commission	Date: 6/3/2019
Common Council Item Number: ID#19-0679	Date: 6/3/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: The APPEAL OF Mark Krzykowski for a dimensional variance from section 22.58(1)b. of the zoning code. If granted, the variance would allow for the construction of a 576 sq. ft. detached garage in the rear yard at 121 S. Charles Street, when accessory structures shall not occupy more than twenty percent (20%) of the rear yard.	

Details: The applicant would like to demolish their existing garage and build a new, slightly larger garage on the same location. The current garage has an area of 369 square feet. It has room for only one car and is in deteriorated condition. The new garage will have an area of 576 square feet and will be a full sized two car garage. The lot area is just under 6,000 square feet and the width is 41 feet, which does not meet the minimum lot size of 8,000 square feet and minimum width of 65 feet in the RS-3 zoning district where it is located. The rear yard area is just over 3,000 square feet, so the maximum total area for all accessory structures is 656 square feet. In addition to the garage the property currently has a deck with an area of roughly 300 square feet, so the existing accessory structures exceed the maximum area. Most of the other properties on the block have full two car garages like the one the applicant is proposing. The garage, the house, and the deck were all existing when the applicant purchased the property.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

If the applicant proves a hardship exists, the Board may consider granting the variance request for a new garage with an area that will exceed 20% of the rear yard area when combined with other accessory structures.

