

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

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Committee: Board of Zoning Appeals	Date: 4/6/2020
Item Number: ID#20-0389	Date: 4/6/2020
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 Douglas Proulox for a dimensional variance from section 22.58(2)(a)(2) of the zoning code. If granted, the variance would allow for a new accessory building in excess of 150 sq. ft. at 1811 Milky Way Road, when no more than one accessory structure shall be erected on a lot in any residential district when the principal dwelling has an attached garage, and the accessory structure shall not exceed one hundred fifty (150) square feet in area.	

Details: The applicant is seeking a variance to allow him to build a new RV port, with a shed connected to it. Since the house has an attached garage, only one accessory structure is allowed, with a maximum area of 150 square feet.

The property has an area of 1.5 acres, or approximately 65,000 square feet. The minimum lot size in the RS-3 zoning district, where it is located, is 8,000 square feet. Most lots in RS-3 zoned areas have an area much closer to the minimum than to the area of this lot. It is surrounded on three sides by Waukesha County parkland. Across the street on the west side is undeveloped land owned by the City. The only privately-owned property nearby is in the Town of Waukesha and is also undeveloped. The property was annexed from the Town of Waukesha in the late 1990's in order to get access to City water. It has not been significantly altered since its annexation, so it is similar to many residential properties in the Town of Waukesha, some of which have large outbuildings on them.

The proposed RV port would have an area of roughly 520 square feet. A roughly 120 square foot shed would be attached to it, so the total area of the structure would be 640 square feet. It would be located at the east end of the driveway, next to the house, in the same location as the existing shed as of the 2018 aerial photo. That shed will be removed, and the applicant has confirmed that he does not plan to relocate it somewhere else on the property.

Options & Alternatives:**Financial Remarks:**

Staff Recommendation:

If the applicant proves that a hardship exists the Board may consider granting a variance to allow an accessory structure with a total area of roughly 640 square feet, as shown in the application.