



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Landmarks Commission	<b>Date:</b> 7/1/2020
<b>Item Number:</b> ID#20-0779	<b>Historic Name/District:</b> College Ave. Historic District
<b>Subject:</b> Landmarks Commission Certificate of Appropriateness for 143 W. College Avenue.	

**Details:** The applicant, Paula Nelson, is seeking a Certificate of Appropriateness to construct a garden shed in the street yard at 143 W. College Ave. The property contains two three-unit condominium buildings. One faces Fountain Ave. to the south and is addressed on Fountain Ave. The other, which faces College Ave. and has the 143 W. College Ave. address, is non-contributing to the College Avenue Historic District.

Accessory structures normally are only permitted in the rear yard of residential properties, but the rear yard of this residence is entirely taken up by parking space. The gardening materials are currently stored in one of the residents' garage but they make it very difficult, if not impossible, to use the garage for parking his car. The Board of Zoning Appeals will also need to approve a Variance for it at its meeting on Monday July 6<sup>th</sup> before the applicant can build the shed.

The shed will be located in a landscape area in the front yard of the property, to the left of the driveway facing in. It will be set back 46 feet from the property boundary. The applicant also noted that it could be placed along the west side of the building, but it would not be possible to do so and also leave the five feet distance from the house required by the fire code. It will be made from resin materials with shingle-style panels for the roof. It will be 7 feet wide by 8 feet deep, with a height of 8 feet, 6 inches. The applicant has stated that she would be willing to consider other materials if required to but would prefer not to due to the increased cost.

**Paint and Repair Grant Information:** None

### Relevant Secretary of the Interior Standards:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



**Staff Recommendation:**

Staff recommends approval of a Certificate of Appropriateness for a garden shed in the street yard at 143 W. College Ave.

- If the Landmarks Commission determines that it would be appropriate it may require the applicants to use different materials for the shed to fit in better with the historic district or screen it with additional landscaping.