

City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. **ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development Department at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of **\$100.00**.

This application is for (choose one)

☒ A variance from section 22.58 of the zoning code ☐ An appeal from the decision of the Zoning Inspector

For the property identified below:

Project Address: 1639 Auburn Ct. Tax Key #: _____

Current Zoning: _____ Existing Use: _____

ATTACH DETAILED DESCRIPTION OF PROPOSAL including what is being requested, the rationale, and if a variance request, the facts and circumstances that satisfy the criteria for variance listed on the reverse of this form.

In order to be placed on the Board of Zoning Appeals agenda, the Community Development Department must receive the completed application, fee, project description, and a set of plans in PDF format by the applicable deadline. If this is an appeal from the decision of the Zoning Inspector, also attach a copy of the decision or order rendered by the Zoning Inspector and a statement of principal points on which the appeal is based. The Community Development Department - Planning Division should be consulted to assure an application is complete before being submitted.

SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.

Applicant: (Person to receive notices)

Name: Joe Van Maldegiam

Address: 1639 Auburn Ct.

City & Zip: Waukesha, WI 53189

Phone: 262-224-0829

E-mail: Joe.vanmaldegiam@gmail.com

Owner of property:

Same as Applicant

I certify that the above statements and the statements contained in the materials submitted with this application are true and correct.

Applicant Signature

8-17-20

Date

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

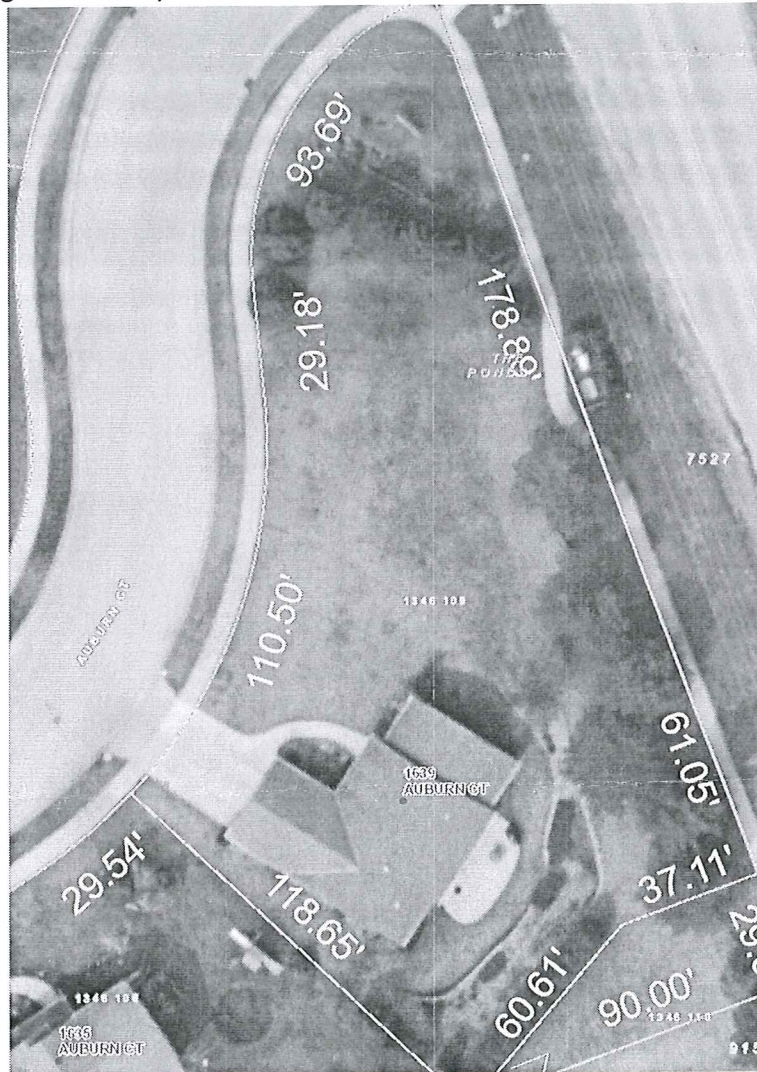
For Internal Use Only

Amount Paid: <u>\$100-</u>	Check # <u>1651</u>	Received by: <u>ma</u>
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Variance for 1639 Auburn Ct

Proposal: We would like to build an 8x16 shed on the side yard of our property to house lawn equipment and tools. We are asking for it to be placed on the far side of our lot away from any neighbors, tucked in front of a row of pine trees boarding our property.

1. The way the property is laid out there is not enough space behind the house to place the shed. We live on a hill and most of our backyard is a tiered rock wall or a really steep hill. There is a small spot above the rock wall behind the house; however, it is sloped towards the middle due to there being a water drain up there. Additionally, it would be close to the lot line at the top of the property.
 - a. Here is the layout of my property, in the picture you can see that the backyard is not very large and mostly the tiered rock wall



- i.
- ii. Here is the view from the ground (it will be to the right of the swingset)

Variance for 1639 Auburn Ct

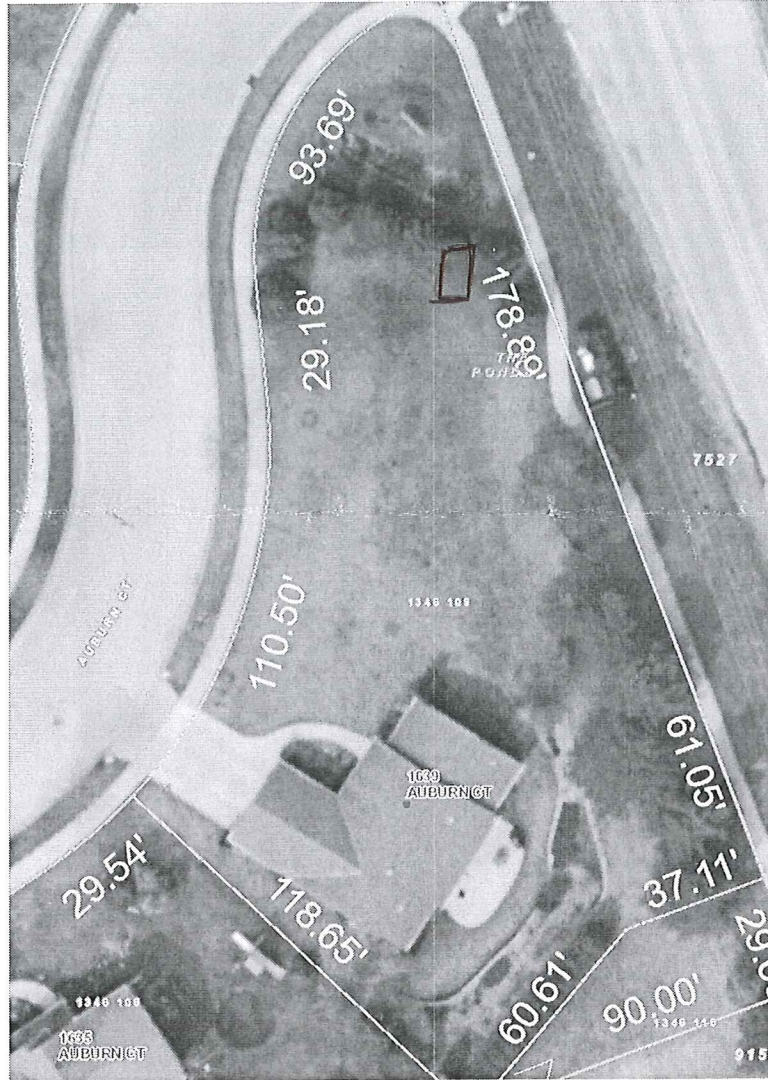


- 1.
- iii. Here is a wider shot of the side yard



- 1.
- b. My proposal is to put the shed on the corner of my lot by Guthrie and Auburn away from all neighbors and behind a row of pine trees

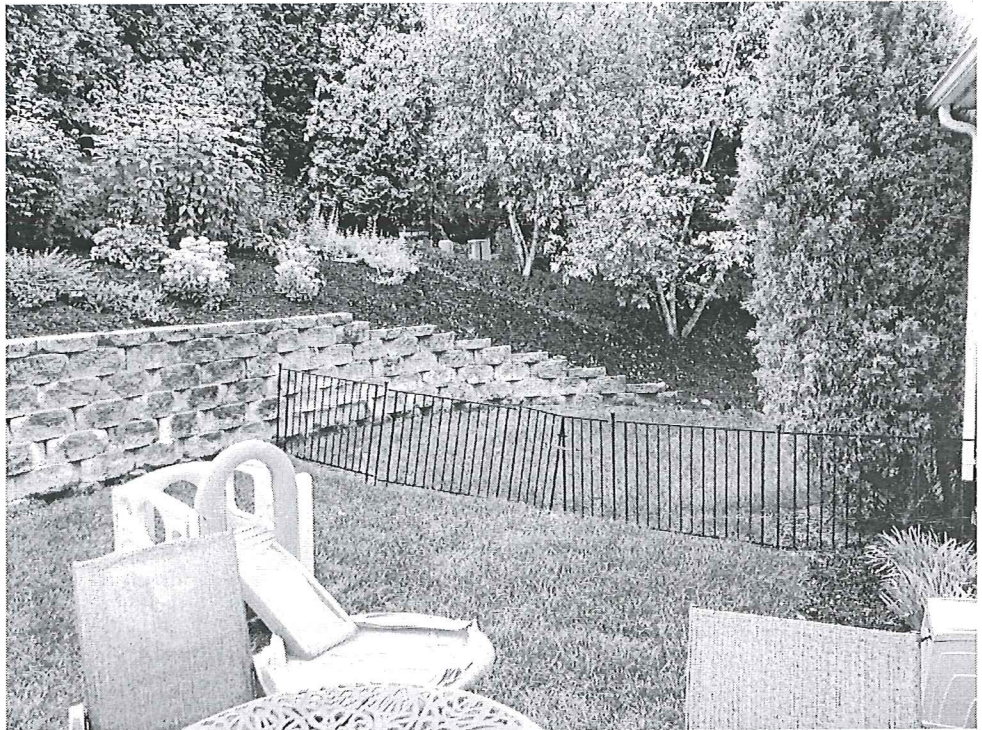
Variance for 1639 Auburn Ct



- i.
2. I am suggesting to place the shed away from all neighbors on the far side of the lot near the corner of our property. Many of our neighbors have either bigger backyards or their walls are not placed as close to their homes providing them more space between the back of their home and the wall.
 3. This variance is for a garden shed in order to be able to store lawn equipment (mowers, garden tools, snow blower, ect.) allowing my family to park both our cars in the garage.
 4. The rock wall was put in prior to us purchasing the home and seems to be a barrier for supporting the hill between us and the neighbor behind us.
 5. After looking over our property, we feel the placement of the shed on the far side of the lot would help it from affecting neighbors since we do not share the lot line on that side with anybody and by placing in near the row of pine trees it is not visible from the entrance to the neighborhood.
 - a. Here is the backyard to show you how small of a space we have back there

Variance for 1639 Auburn Ct

i.

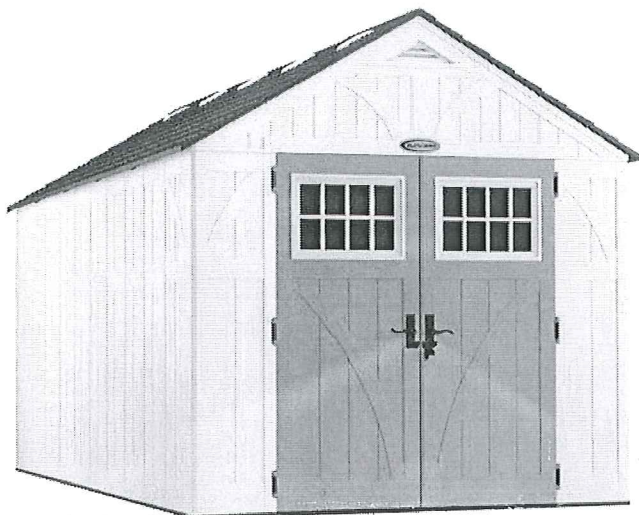


ii.



Suncast® Tremont® 8 x 16 Shed

Model Number: BMS8160 | Menards® SKU: 1932659



Online Price

EVERYDAY LOW PRICE

\$1,979.00

11% MAIL-IN REBATE Good Through 8/22/20

\$217.69

FINAL PRICE

\$1,761³¹ each

You Save \$217.69 After Mail-In Rebate

Size: Tremont 8x16

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



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