

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

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<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 5/3/2021
<b>Item Number:</b> ID#21-2080	<b>Date:</b> 5/3/2021
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>The appeal of John Wormhoudt for a dimensional variance from section 22.58(2)(a)(2) of the zoning code. If granted the variance will allow construction of a new storage shed with an area of 176 square feet at 1024 Motor Avenue when accessory buildings shall not exceed 150 square feet in area.</b>	

**Details:** 1024 Motor Ave. is located at the corner of Motor Ave. and S. Hine Ave. and it is zoned Rm-1 Multi-family residential. The lot's area is roughly 6,900 square feet, which is substandard in the RM-1 district. It's width narrows from 50 feet at Motor Ave. to 42 feet at the rear. The minimum width for corner lots in the RM-1 district is 75 feet. The property is located on a steep hill, and it has a small one car garage and very little room for additional offstreet parking.

The applicant has partially completed the shed, which he built to support his woodworking hobby, in the space immediately to the north of the garage. The shed is wood frame, with wood siding, and is anchored into the concrete base. It has a shingled, single slope roof and is nine feet tall at it's highest point. The applicant plans to paint it to match the house. The doors have a folding, accordion-style configuration to maximize space inside the shed. Despite the odd configuration of the lot the shed meets all of the setback requirements.

He has stated that he didn't realize a shed permit was required, or that the shed he built was over the size limit, until he tried to hire an electrician to install a permanent electrical system. He has pointed out that the existing garage has space for one car, and very little additional space for parking or storage, and his existing needs have already taken all of the space in the shed. He has also noted that the lot's unusual shape and incline make it extremely difficult or impossible to locate a shed anywhere else.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.



**Staff Recommendation:**

If the applicant proves a hardship exists, the Board may consider granting a variance to allow a shed with an area of 176 square feet at 1024 Motor Ave.