

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

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<b>Committee:</b> Board of Zoning Appeals	<b>Date:</b> 5/21/2021
<b>Item Number:</b> ID#21-2309	<b>Date:</b> 6/7/2021
<b>Submitted By:</b> Doug Koehler, Principal 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 Dennis Stodola for a dimensional variance from section 22.58(2)(a)(2) of the zoning code. If granted the variance will allow construction of a shed with an area of 240 square feet at 1603 Haymarket Road, when sheds shall not exceed 150 square feet in area.</b>	

**Details:** 1603 Haymarket Rd. is zoned Rs-3 Single Family Residential. It has an area of roughly 16,500 square feet. Most of the properties in the area are between 9,000 and 12,000 square feet in area, so it is larger than usual. An existing shed with an area of roughly 80 square feet is located near the northeast (rear) corner of the yard.

The applicants are planning to build a pool in their back yard. The proposed pool will meet all zoning code requirements. The existing shed is in a deteriorated condition, so the applicants would like to replace it as part of their project. They believe they will need a larger shed to fit both their existing yard maintenance equipment and the new equipment they will need for maintaining the pool.

They have proposed a new 12' x 20' (240 square foot) shed which will be in roughly the same location as the existing one. It will have a single-slope roof and a wall height of eight feet. The total height will be less than twelve feet. The siding will be vertical boards, most likely either vinyl or fiber cement material.

The applicant has noted that most properties in the area do not have pools, and therefore do not have the increased need for maintenance equipment that he will have once the pool is completed. Properties that do have pools often have larger garages or other storage space within the house.

**Options & Alternatives:**

**Financial Remarks:** No Financial impact.



**Staff Recommendation:**

If the applicant proves a hardship exists, the Board may choose to grant a variance to allow a 240 square foot shed at 1603 Haymarket Rd.