

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

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Committee: Board of Zoning Appeals	Date: 5/21/2021
Item Number: ID#21-2342	Date: 6/7/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: The appeal of Mark Wojcinski 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 192 square feet at 3951 Oakmont Trail, when sheds shall not exceed 150 square feet in area.	

Details: 3951 Oakmont Trail is zoned Rs-2 Single Family Residential. It has an area of roughly 22,000 square feet. This is larger than other properties in the surrounding neighborhood, which typically have areas of around 15,000 square feet, since it is at a curve in the street and it has a triangular shape. The back yard faces a large, wooded isolated natural resource area, so it is not visible to any properties to the east.

The applicant would like to build a new 12 foot by 16 foot shed, a total area of 192 square feet. It will have a total height of 12 feet, and fiber cement board lap siding. It will have double doors on the front side and clerestory windows around the other elevations. It will be located near the back of the lot, in such a way as to limit visibility from surrounding properties as much as possible.

The applicant has stated that the larger shed size will make better use of the materials available and will result in less waste. He has also pointed out that the shed will take up a smaller proportion of his lot than a 150 square foot shed would on an 11,000 square foot lot.

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 192 square feet at 3951 Oakmont Trail.

