



City of Waukesha
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| Committee: Board of zoning Appeals | Date: 6/8/2026 |
| Common Council Item Number: ID26-03579 | Date: Click here to enter a date. |
| Submitted By: Doug Koehler, Principal Planner | City Administrator Approval: Click here to enter text. |
| Finance Department Review: Click here to enter text. | City Attorney's Office Review: Click here to enter text. |
| Subject: The APPEAL of Jeff Trost for a Dimensional Variance from Section 22.58(1)(b) of the zoning code. If granted, the variance will allow construction of a shed in the street yard at 3100 Engler Dr., when detached accessory structures shall be permitted in the rear yard only, not the street yard or side yard. | |

Details: 3100 Engler Dr. is a corner lot, located at the intersection of Engler Dr. and Creekside Dr. Engler Dr. is a small street that currently dead ends into undeveloped land. It provides access for eight homes in addition to 3100 Engler Dr. Creekside Dr. dead ends at 3100 Engler Dr. The adjacent property to the rear is in the Village of Waukesha and is undeveloped.

The applicant would like to build a shed in the street yard of his property, adjacent to Creekside Dr. The shed will have an area of 150 square feet. It will be lined up with the rear line of the house. The applicant has not shown on the plans how far it will be set back from the house and from the lot line, but it will need to be at least five feet from either. The house is set back about 50 feet from Engler Drive.

The applicant has stated that the rear yard of the house slopes down toward a culvert, and that he would have to add a large, expensive foundation to the shed if he were to locate it there. He has also noted that since Creekside Drive is unlikely to be extended, the presence of a shed in the street yard there will have minimal negative impact, and has argued that it is a better location for the shed from an aesthetic standpoint than it would be in the rear.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:

- If the applicant proves a hardship exists, the Board may consider granting the variance request for the proposed new shed at 3100 Engler Dr.