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March 14, 2025

City of Waukesha
Community Development
201 Delafield St
Waukesha, WI 53188

RE: Variance for 534 Grove St

To Whom It May Concern:

Carol Hunt and Classic Builders are seeking a variance for the location of an accessory building.

Mrs. Hunt's existing garage is in terrible condition and needs to be replaced. Her existing garage is 12' x 22' and we are proposing to construct a 12' x 22' detached garage, in the same location. We are looking to just replace what is currently there and in the same location.

The lot size 48' x 140', and narrows to 43.65'. The lot is extremely narrow, therefore, limiting the location of any garage. We simply cannot move the garage any further from the lot line as it will encroach on the residence.

Secondly, the elevation of the property limits where we can put the garage. The garage cannot be further back to avoid the residence due to an elevation drop at the rear of property.

The next-door neighbor has signed an approval letter allowing us to put the garage in the same location as the existing garage.

We appreciate your time in this matter.

Thank you,

Tina Bollman
Classic Builders