



City of Waukesha
Department of Community Development
BOARD OF ZONING APPEALS
201 Delafield Street, Waukesha, WI 53188



NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED. Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development-Planning Division at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of \$100.00.

ALL APPEALS FOR VARIANCES MUST INCLUDE PLANS SHOWING THE VARIANCES BEING REQUESTED.

Other types of applications may require different information, so the Community Development-Planning Division should be consulted before the application is submitted.

Applicant: (Person to receive notices)

Name: Kenn & Sara Kaczkowski

Address: 19916 Rambling Rose Rd.

City & Zip: Waukesha, WI 53186

Phone: Ken: 414-414-3133

Sara: 414-507-7070

Owner of property:

Kenn & Sara Kaczkowski

(Same info as applicant)

To the Board of Zoning Appeals: I hereby (choose one)

[X] make an application for fence approval

[] appeal from the decision of the Zoning Inspector

For the property located at the following address: 19916 Rambling Rose Rd. Waukesha, WI 53186 (Address of property in question)

Please describe present use of premises: house located on corner lot, back patio on elevated ground and facing road bus line with no privacy

Briefly describe proposal: looking to get a 6 foot fence approved on side of house which faces road - bus line for privacy less than 25 ft away from sidewalk.

If this is an appeal, attach the following:

- 1) Copy of the decision or order rendered by the Zoning Inspector.
2) Statement of principal points on which appeal is based.
3) Plans showing the variances being requested.

I hereby depose that the above statements and the statements contained in the papers submitted herewith are true and correct.

Applicant Signature: [Signature] Date: 10.17.10

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

Table with 3 columns: Amount Paid (\$100), Check # (2913), Received by (ma)

**BOARD OF ZONING APPEALS
FINDINGS OF FACT**

Kevin & Sara Kaczowski
1996 Rambling Rose Rd.
Waukesha, WI 53186
Sarabednar@gmail.com
(K) 414-614-3133/ (S) 414-507-7270

Before a variance can be granted, the Board of Zoning Appeals must find that all of the following facts apply:

- 1. That there are exceptional extraordinary circumstances or conditions applying to the property in question or to the intended use of the property that do not apply generally to other properties or classes of uses in the same district.**

Our property is on the corner of Rambling Rose Road and Avalon Drive. Avalon Drive is on the city bus route, so the traffic can be heavier than it would be on any other street. Our house is set far back on the property, so much that it is on a slight hill and our "back patio" is technically our side yard which faces directly onto Avalon Drive/the city bus route. The way the property is set up allows no privacy without a fence. To be able to have privacy from the street traffic/bus line, we are requesting a 6 foot fence 16 feet in from the sidewalk.

- 2. That a variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district in the same vicinity.**

Because our house is set further back on the property, which then means the patio is on elevated ground, a 4 foot fence would provide no privacy. Having a 6 foot fence outside of the written parameters (requesting it to be 16 feet in from the sidewalk) would allow us to still be able to utilize a substantial space of our yard, without making it seem small/ closed in if it were 25 feet away from the sidewalk.

- 3. That a variance is not being requested solely on the basis of economic gain or loss, and that self-imposed hardships are not being considered as grounds for the granting of a variance.**

This variance is not being requested based on economic gain or loss or self-imposed hardships.

- 4. That the authorizing of a variance shall not be of substantial detriment to adjacent properties and will not materially impair the purpose of this chapter or the public interest**

This variance will not be of substantial detriment to adjacent properties.



Map Layers

Navigation

Identify

Clear

Bookmarks Metadata Print Help FAQ

Operational Layers

Bookmarks Metadata Help

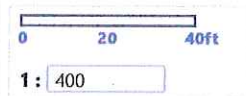
- Addresses
- Parcels
- Districts
- Environmental
- Floodplains (FEMA & Other Sources)
- Land Use
- Park And Open Space
- Soils
- Survey Control System
- Topography
- Transportation
- Water Features
- Zoning (County/Shoreland)
- Zoning (Town)

Base Maps

- Parcel Base Map (Black and White)
- Parcel Base Map (No Ortho)
- Parcel Base Map (Use with Ortho)
- General Purpose Basemap
- Historic Aerial Photos
- 2015 Aerial Photo
- Shaded Relief/Hillshade



Show Legend



House down the
Street w/ Fence
- See attached document

Navigation Search Tasks Analysis Buffers

Show Layers Pan Zoom In Zoom Out Full Extent Previous Extent Next Extent Point Identify Clear Highlights Show Metadata Bookmarks Metadata Print Help FAQ

Map Layers Navigation Identity Clear Bookmarks Metadata Help

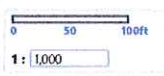
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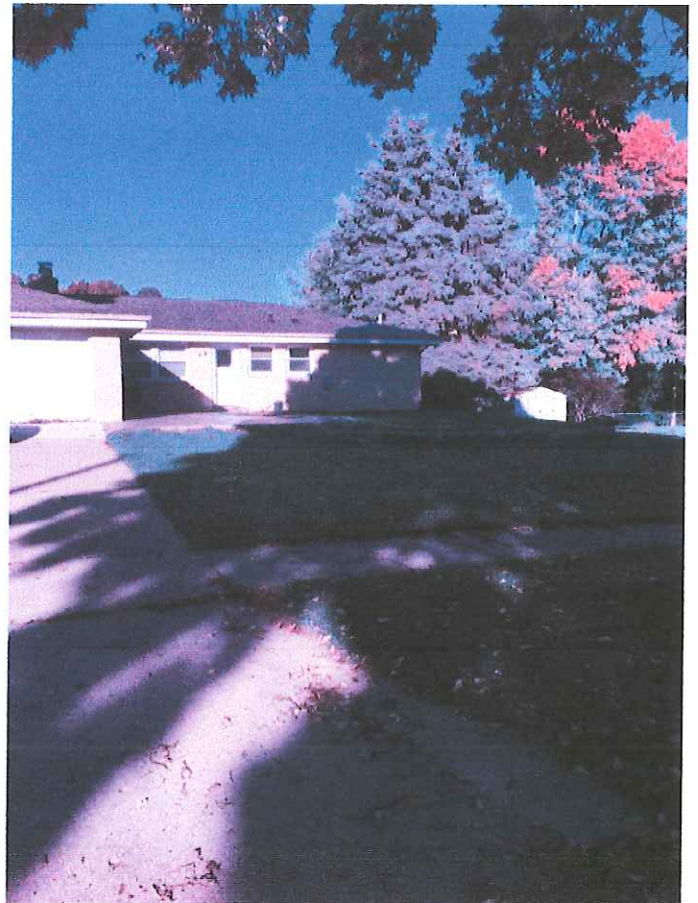
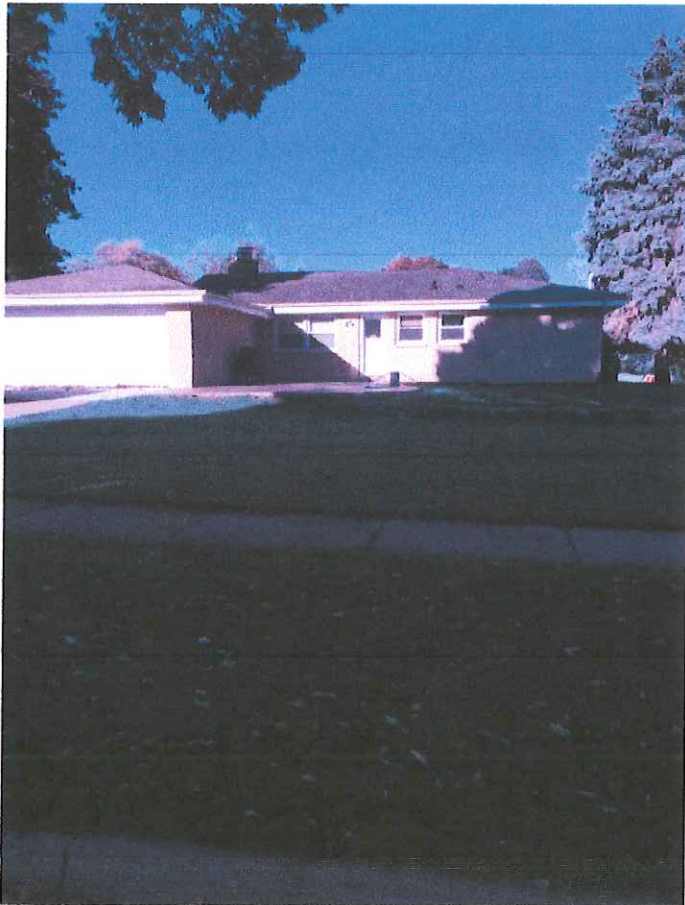


↑
our
property

Show Legend



Our property: 1996 Rambling Rose Rd. Waukesha, WI 53186



Corner lot on same street: 2000 Laura Ln. Waukesha, WI 53186

