



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 7/28/2021
Item Number: ID#21-2537	Date: 7/28/2021
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: Zoning Code Amendment – Staff recommends an amendment to Sections 22.43(6)a. and b. of the zoning code regarding setbacks for structures in parks	

Details:
 Staff is recommending changes to the zoning code for the setback of structures in parks. Recently, the Parks Dept has developed several small pocket parks, less than 2 acres in size in neighborhoods. The current code for P-1 parks requires all structures be set back at least 40 feet from all property lines. In the cases of small parks, this is a very difficult, if not impossible set back to meet depending on the configuration of the lot.

Staff is suggesting that on Park parcels less than 2 acres in size, the structure setback shall be 20 feet from all lot lines, except when adjacent to a residential lot, then the structure shall be 20 feet from the lot line, or at least 50 feet from the residential building, whichever is greater. For vacant residential lots, the 50 foot setback will be measured from the building envelope.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
 Staff recommends approval of the setback changes for Parks under 2 acres.

