

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 Department 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**.

This application is for (choose one) J3  
 A variance from section 22-58 of the zoning code     An appeal from the decision of the Zoning Inspector

For the property identified below:  
Project Address: 132 La Salle St. Tax Key #: WAKC1306410

Current Zoning: \_\_\_\_\_ Existing Use: \_\_\_\_\_

**ATTACH DETAILED DESCRIPTION OF PROPOSAL** including what is being requested, the rationale, and if a variance request, the facts and circumstances that satisfy the criteria for variance listed on the reverse of this form.

In order to be placed on the Board of Zoning Appeals agenda, the Community Development Department must receive the completed application, fee, project description, and a set of plans in PDF format by the applicable deadline. If this is an appeal from the decision of the Zoning Inspector, also attach a copy of the decision or order rendered by the Zoning Inspector and a statement of principal points on which the appeal is based. The Community Development Department - Planning Division should be consulted to assure an application is complete before being submitted.

**SEE REVERSE FOR DEADLINES AND ADDITIONAL INFORMATION.**

Applicant: (Person to receive notices)	Owner of property:
Name: <u>Joshua Folcik</u>	<u>Joshua Folcik</u>
Address: <u>132 La Salle St.</u>	<u>132 La Salle St.</u>
City & Zip: <u>Waukesha WI 53188</u>	<u>Waukesha WI 53188</u>
Phone: <u>262-278-8016</u>	<u>262 278 8016</u>
E-mail: <u>jmfolcik@hotmail.com</u>	<u>jmfolcik@hotmail.com</u>

I certify that the above statements and the statements contained in the materials submitted with this application are true and correct.

Joshua Folcik Applicant Signature      5/13/21 Date

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

For Internal Use Only		
Amount Paid: <u>\$100</u>	Check # <u>cash</u>	Received by: <u>ma</u>

Thank you for taking the time to hear my request for my plan to replace my existing fence with a new higher one in its place.

My property is at 132 La Salle Street, which is on the corner of La Salle Street and Chicago Avenue. I have been here since 2005 and when I bought the property it had its current fence enclosing the back yard, which is a 4 foot wood picket solid fence. It was probably about half its current age at that time. I have included photos of the street side portion of it below. The fence is more often in need of repair as it has aged and it is time to replace it. I have a substandard property that is 65 feet wide instead of the normal minimum of 75 feet and it is .19 acres in size. This means my back yard has less usable space further from the sidewalk, and I would miss out a lot of usable space by moving my fence in from where it currently is. I am requesting that I be able to replace it in-place where it is with a higher fence with 1 more foot of solid material, and a lattice foot above that, for a total of 6 feet high. I have included a picture of the product we have picked out for the material, our plans are to have it tan to match our siding.

The fence today and in the future would not be any hinderance to road visibility on my corner, as it is inset 28 feet from the corner of my front yard as it is, not including additional distance across the sidewalk and boulevard to the street so it should not affect visibility. Snow removal will also not be a problem otherwise it already would. I have had no problems with even our largest snowfalls with keeping the snow in the designated area between the sidewalk and road. The length of the section along the sidewalk is also only half of the total property length, approx. 64 of the total 128 feet. I have included the overhead photo from the GIS property system below, with red lines showing where the existing fence is, the new fence would be in the same placement.

For the **5 criteria** for a variance, I provide the following reasoning:

- 1 – My lot is a corner lot, but is also long and narrow, 10 feet narrower than a standard lot minimum, further limiting usable space depending on fence placement.
- 2 – My neighbors enjoy the option of having tall fences in their back yards. Today with our existing fence we do not have similar privacy available.
- 3 – This variance is not being requested for economic gain or loss, I have lived at this property since 2005 and plan to remain here.
- 4 – I have not created the situation the property is in, this property and its structures/layout was built before I purchased it.
- 5 – The purpose of the ordinance is for making the sidewalk hospitable and ease with snow removal. I can also assume it is related to visibility with the roadway. The placement of this fence would not hinder that, nor would I feel it be visibly unsightly. It would run just half the length of the property between the detached garage and front yard.


If a variance is not provided, even a direct replacement of the existing fence could be problematic with a zoning rules as it is a solid picket fence today, leaving us to severely restrict our property size further if we were to still attempt to replace the aging fence with anything providing privacy.

I have looked at this proposed fence request for 132 La Salle Street and do not object to it

Name

Street Address

PAT WEISS  
Tina ~~Bickel~~  
Bob Holmer

816 Chicago Ave   
801 Chicago Ave Tina ~~Bickel~~  
929 Chicago Ave 