



CITY OF WAUKESHA

Administration

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Committee: Board of Zoning Appeals	Date: 4/3/2016
Common Council Item Number: ID# 16-1601	Date: 4/3/2016
Submitted By: Doug Koehler	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: The appeal of Charles Leach for a variance from Section 22.58(2)(j)(2) of the Zoning Code. If granted, the variance would allow for the construction of a six foot (6') tall solid wood residential fence extending approximately fifty feet (50') into the street yard of the property. The ordinance does not allow residential fences in the street yard located at 801 Westowne Avenue.	

Details:
 The appeal of Charles Leach for a variance from Section 22.58(j)(2) of the Zoning Code. If granted, the variance would allow a solid, 6' 0" tall residential fence to be constructed in the front street yard at 801 Westowne Ave., when a residential fence shall not extend into the street yard. At 801 Westowne Ave., the house set back unusually far from Westowne Avenue, approximately 82 feet, resulting in a very deep front yard. The typical setback is 25 feet in this neighborhood. The applicant would like to install a 6 foot high solid residential fence along the north lot line shared with the neighbor at 805 Westowne Ave. The fence is proposed to extend approximately 50 feet into the street yard but maintain a setback of 30 feet from Westowne Ave. If this fence was proposed on the neighbors side of the lot line, the fence would be legal as proposed.

Options & Alternatives:
 Deny the variance request.

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

Staff Recommendation:
 This is a unique lot, in that it has a very deep front street yard. The Staff does not necessarily oppose the variance requests, but feels specific extenuating circumstances should be cited, if the Board decides to grant the variance.

