

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 9/10/2018
Common Council Item Number: ID#18-1125	Date: 9/10/2018
Submitted By: Maria Pandazi, City Planner	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 Jeff Oldenberg for a dimensional variance from section 22.58(2)j.3. of the zoning code. If granted, the variance would allow for a solid 6-foot-tall residential fence in the street yard at 233 Greenfield Court, a double frontage lot with a street along the rear lot line, when residential fences shall not extend into the street yard.	

Details:

The applicant installed a 6-foot tall solid wood fence along the rear lot line, which in this case also is a street yard as Newhall St. runs along the rear of this property. Newhall Street is significantly higher in elevation than the house, allowing direct views into the rear yard and the back of the house, with no privacy. After reading the Regulations for Fences handout from the City, the rear yard was fenced in with a privacy fence thinking it was allowable, but being a double frontage lot, the rear yard is also considered another street yard in the zoning code. Double frontage lots are a rare occurrence in the City, and are not directly addressed in the Regulations for Fences handout.

Options & Alternatives:

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Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

If the applicant proves a hardship exists, the Board may consider granting the variance request for the six foot tall solid privacy fence in the rear street yard along Newhall Street.



