



CITY OF WAUKESHA

Administration

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Committee: Board of Zoning Appeals	Date: 11/5/2018
Common Council Item Number: ID#18-1611	Date: 11/5/2018
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 Shawn Stib 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 601 Norwood Court, a double frontage lot with a street, Summit Avenue (STH 18), along the rear lot line, when residential fences shall not extend into the street yard.	

Details: The applicant would like to replace the current 6' high solid residential fence in the rear yard with a new 6' high solid residential fence. The current fence has been there for over 30 years and has come into a state of disrepair and needs to be replaced. The rear yard is adjacent to Summit Avenue (STH 18), creating a double frontage lot. The house was constructed in 1981 and based on historic aerial photos, the fence was constructed at the same time. The proposed fence will be a maintenance free vinyl fence which should improve the aesthetics along Summit Avenue. The property is directly across the street from the Waukesha North High School athletic field.

Options & Alternatives: Click here to enter text.

Financial Remarks: Click here to enter text.
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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.

