

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

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Committee: Plan Commission	Date: 11/16/2020
Item Number: ID#20-1288	Date: 11/16/2020
Submitted By: Maria Pandazi, City 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: The appeal of Chad and Sandi Staeben for a dimensional variance from section 22.26(7)(c) of the zoning code. If granted the variance would allow a new sunroom to be built onto the house at 3931 Rivers Crossing Dr., set back 30 feet from the rear property line, when the minimum rear yard setback is 40 feet.	

Details: The house at 3931 Rivers Crossing Dr. is built very close to each of the minimum setback lines for the lot, leaving very little space to expand its footprint. The lot area is just over 8,000 square feet. In the rear yard, the house is approximately 43 feet from the lot line. The minimum rear yard setback in the RS-3 zoning district where the property is located is 40 feet.

The applicants would like to build a new sunroom onto the rear of the house. The sunroom will have an area of approximately 180 square feet. It will be ten feet high, and the walls will consist of custom glass panes over sliding windows on all sides except the one facing the house. It will extend about ten feet into the required rear yard setback area, leaving a setback of 30 feet.

The applicants have stated that the sunroom is necessary to provide a sunny inside space to help prevent seasonal depression during the winter months. They have provided a doctor's note stating that reduced sunlight in the winter months increases depression and anxiety, and that one of the residents has been advised to maximize sunlight during those months to help treat these symptoms. The applicants have also noted that several other properties in the area have similar sunrooms.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

If the applicant proves a hardship exists, the Board may approve a variance to allow a new sunroom to be built with a setback of thirty feet from the rear property line at 3931 Rivers Crossing Dr.



