

10/08/2025

City of Waukesha

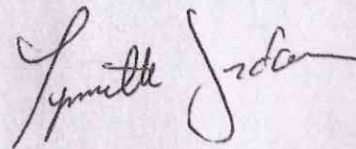
We are requesting a dimensional variance for the side setbacks to build a duplex on the lot at 236 S. West Ave. The lot is an unconventional size and shape. It is much more narrow than a standard lot, which the standard setbacks are created for.

As 236 S. West is a very narrow lot, a conventional duplex design is much too wide. We have worked with Stortz Custom Homes to design a duplex which we thought was narrow enough for the lot, yet large enough to meet the required living area square footage for the city ordinances. The duplex is only 39 ft 9 inches wide. At this width, the 4 bedrooms going the width of the building are each only 9 ft 4 ½ inches wide.

This design does fit the side setbacks at the front of the lot. Unfortunately the lot narrows, more than was anticipated, and the back of the house is just over the 10 ft setback minimum. We are requesting a variance to a 9 ft side setback so we can build a 39ft 9inch wide and 46 ft ½" long duplex.

Never Bored, LLC

Lynnette Jordan, member

A handwritten signature in black ink, appearing to read "Lynnette Jordan", written in a cursive style.