

Brett Stegerwald

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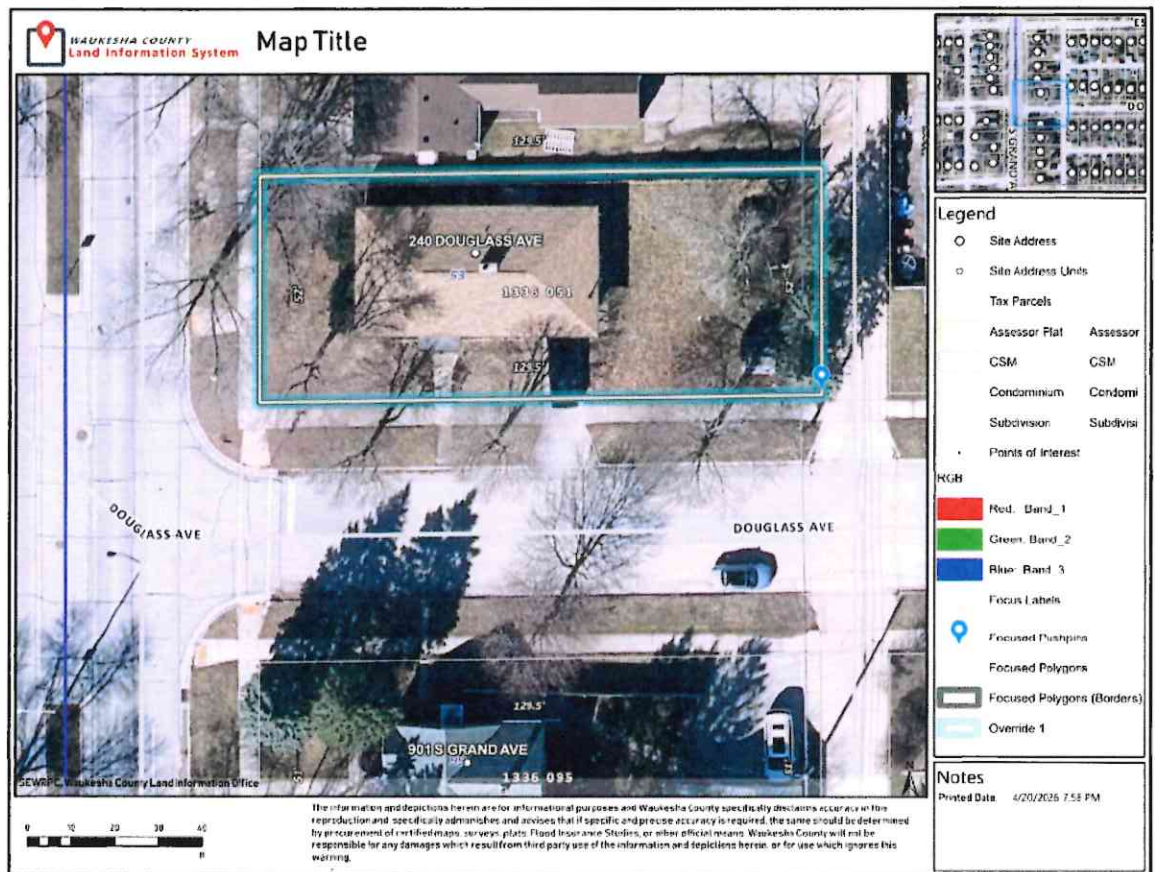
I am respectfully requesting a variance to the side yard fencing for my specific lot at 240 Douglass Ave.

- I am requesting a dimensional variance to allow a fence extension closer to the sidewalk along my side yard. Due to the unique layout and positioning of my lot, my property does not have a traditional usable backyard area like neighboring properties. This creates a hardship that is specific to my property and limits my ability to reasonably enjoy and utilize my yard space.
- From my understanding of the Ordinance, with my corner lot it deems everything from the border of my house up towards Douglass Ave as "Front Yard", thus limiting how far my privacy fence can extend toward Douglass Ave.
- The special circumstances relate directly to the configuration of the lot and home placement, not to a personal preference or a desire for financial gain. Because of the way the property is situated, the side yard functions as the primary outdoor living and recreation area for the property. I am a City of Milwaukee Police Officer that has goals of becoming a K9 Officer. I also have a dog. Having a larger space will aide in the training and also benefit my career when I become a K9 Officer allowing the dogs room to exercise and train in privacy.
- The requested fence extension would provide privacy, security, and adequate space for my dogs to safely use the yard. Neighboring properties with more traditional backyard layouts are able to enjoy these same property rights without requiring a variance, while the layout of my property prevents me from doing so under the current ordinance.
- This hardship was not self-created. The lot configuration and placement of the home existed prior to my ownership and are conditions unique to the property itself. The request

is not being made for economic benefit, increased property value, or commercial purposes, but rather to allow reasonable residential use and enjoyment of the property.

- The proposed fence would remain consistent with the residential character of the neighborhood and would not negatively impact neighboring properties or undermine the intent of the zoning ordinance. The fence is intended solely to create a safe and private area while maintaining the overall appearance and purpose of the zoning regulations.
- Complying strictly with the current setback requirements creates an unnecessary burden due to the unusual layout of the property and the lack of a functional backyard space. It limits me to only use 2/3rd of my “side yard” as a privacy and recreational space. Granting this dimensional variance would allow reasonable use of the property without creating harm to the surrounding neighborhood.

My Residence From Aerial



None of the examples seem to match how my yard and house is set up. My residence is located central in my lot, tucked back from both Grand Ave and Douglass Ave. I have approximately 6 ft of property from the rear of my house to my neighbor's adjoining property to the North.

As you can see from the Photos, I have absolutely 0 back yard. The portion of my yard on the Western side of my residence that is on Grand Ave is sloped down and not ideal for any sort of fencing.

My house line to the top portion of my sidewalk is approximately 18 ft.

I am respectfully requesting your approval to extend my fence on my side yard leaving a cushion of 2.5-3 feet in between the sidewalk and the privacy fence.

Nearly every neighbor on Douglass Ave has their back yard completely fenced in, and I am just looking for the same opportunity.

Thank you for your time and consideration!

Brett Stegerwald