

VARIANCE REQUEST / 851 OAKLAND AVE, WAUKESHA

We bought the house in December 2020. The survey was completed in August 2023 and shows the lot line on the south of property runs along the driveway from the street to the rear of the house on the southeast corner. At this point, the driveway/lot line is 8.5 feet wide (property line to actual house).

We would like to extend the driveway approx. 30-35' into the yard, starting on the lot line and moving 1' off of the lot line to the north. From there, the plan would be to build a garage approx. 14' wide by 24' long. The south wall would be 1' north of the property line. The garage will be a standard 8' high wall with an 8" overhang. We want to protect the shrubbery along the line that is shared by us with our neighbors. We mocked an estimate on a survey where the driveway (red) would be and the garage (green) would be approximately.

REASONS / JUSTIFICATIONS:

The lot is a "sub standard" lot with very odd dimensions and size. Please see the survey for exact measurements.

We do not want to move the driveway into a curve and put the garage somewhere else in the yard because of extra cost and previously established trees/root systems on the east side of the existing patio. This would also be a concern/hardship for turning radius and angle because of the overall width of the lot itself. We do not want to go further back in the property along the south lot line because of the established mature tree and root system.

Numerous other houses/neighbors have garages that are less than the 5' setback mark/guidelines established in the past 10 years. There is at least one house where the garage is 1' or less off the property line on our block.

We are not running a business or planning to run a business out of property. We are not using the garage to store a boat or other such items. This is for storage of our vehicles and yard equipment.

We have no plans to sell or rent the property. We are both in our 50s and this is our "forever home"

We have looked at and researched every other option. The slight angle to run the driveway to the garage is to keep the angle we will have to navigate at a minimum to protect the house and the corner of the house, which is stucco. The house is over 100 years old. Our lot is landlocked short of easement on other properties.

Most – almost all other houses in our neighborhood have existing garages or shelters for use on their property. We are not pertinent to them (our neighbors) upgrading or changing. Granting this variance will not generate a new wave of construction, only our existing footprint.

The garage would continue to the sidewalk on the west side of the property on Oakland as it currently does, and our vehicles parked in the driveway would not impede passage on this. We currently have 2 vehicles on the property (2 Jeep JKUs) and when both are parked in the driveway take up a considerable space. We do not want to block sightlines for traffic or look like a car lot. The intersection to the north of us on Oakland is a high traffic/high accident area, and we have concerns about vehicles. We have had incidents where other vehicles use our driveway to turn around when the intersection is closed. There have been a few incidents of vehicles mounting the sidewalk and driving in our front yard to go around accidents. We wish to keep our vehicles out of this area.