



**City of Waukesha**  
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<b>Committee:</b> Board of zoning Appeals	<b>Date:</b> 6/8/2026
<b>Common Council Item Number:</b> ID26-03579	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> The APPEAL of Brett Stegerwald for a Dimensional Variance from Section 22.58(2)(l)(3)(C) of the zoning code. If granted, the variance will allow construction of a solid fence at 240 Douglas Ave., in the street yard fronting the street that is the property's address, when solid fences are allowed in side yards and rear yards only.	

**Details:** 240 Douglas Ave. is located at the corner of Douglas Ave. and Grand Ave. The house has an unusual orientation on the lot, which makes it legal non-conforming in the Rs-3 Single Family Residential zoning district. It is addressed on Douglass Ave., and its front door faces that street, but it is set back less than twenty feet from Douglass Ave. and less than ten feet from the rear, north lot line. The side street yard setback from Grand Ave. matches the front yard setback of properties on Grand Ave. to the north and south. The side yard on the east side of the property is the largest yard, a similar size to rear yards on other properties on Grand Ave.

The applicant would like to build a solid fence in the street yard facing Douglass Ave. For most properties, solid fences are allowed in rear yards and side yards only. Fences in street yards have a maximum height of four feet and must be decorative and at least 50% see through. For corner lots or lots with multiple street yards, solid fences are allowed in the yard facing the street the house is not addressed on, provided they are set back at least one foot from the property line. This is intended to allow those properties to have a functional rear yard with the same level of privacy that would be expected in a regular rear yard.

The applicant has stated that he would like to use the side yard for the same functions that a regular rear yard would be used, particularly as a space for his dog. He has also stated that the actual rear yard is too small for that purpose and the street yard facing Grand Ave. has too much slope. He is proposing a fence which is set back between 2 and 3 feet from the sidewalk, with an additional setback for the vision corner at the alley intersection.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
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**Executive Recommendation:**

- If the applicant proves a hardship exists, the Board may consider granting the variance request for the proposed new fence at 240 Douglass Ave.