



**STAFF REPORT
GREENFIELD ZONING BOARD OF APPEALS
THURSDAY, JUNE 22, 2023
5:30 PM**

ROOM 100 – 7325 W. FOREST HOME AVE., GREENFIELD, WI 53220

1. Roll Call
2. Approval of the minutes from the December 22, 2022 meeting.
3. Election of chair pro-tem.
4. Zoning Special Exception petition for construction of an 8- ft. tall fence, to be located at 3653 S. 52 St., submitted by Joseph Strauss, owner. (Tax Key No. 556-0432-001)



The property owner, Mr. Strauss, is requesting a variance to construct an 8-ft. tall solid fence along his south property line (side yard), which abuts the backyard of two (2) residences. The property is zoned R-3 Single-Family Residential Conservation District. Per Section 21.04.0802.D.2.a. of the Municipal Code, fences in residential districts are restricted to a height of six (6) feet or less. The proposed fence location would be 80 ft. long, of the 120-ft. long south property line. Fences are allowed to be located along a property line, with a sufficient survey

Hand-drawn site plan of a property. The plan shows a rectangular lot with overall dimensions of 120.0' by 80.0'. The lot is divided into several areas:

- Prop. Dw.:** A large central area labeled "PROP. DW." with a width of 55'-0" and a depth of 28'-8".
- Art. Gar.:** An attached garage labeled "ART. GAR." with a width of 8'-22" and a depth of 23'-0".
- Other Dimensions:**
 - Overall width: 120.0'
 - Overall depth: 80.0'
 - Distance from the left boundary to the start of the Prop. Dw.: 28'-8"
 - Distance from the left boundary to the start of the Art. Gar.: 22'-0"
 - Distance from the right boundary to the start of the Art. Gar.: 5'-15"
 - Distance from the bottom boundary to the start of the Art. Gar.: 14.5'
 - Distance from the bottom boundary to the start of the Prop. Dw.: 14.5'
- Elevations:**
 - Top-left corner: EL. 170.13
 - Top-right corner: EL. 173.59
 - Bottom-left corner: EL. 171.70
 - Bottom-right corner: EL. 172.7
 - Top of Prop. Dw. (left side): EL. 171.5
 - Top of Prop. Dw. (right side): EL. 174.9
 - Top of Art. Gar. (left side): EL. 172.4
 - Top of Art. Gar. (right side): EL. 172.4
- Other Features:**
 - A red circle with the number "174.7" is drawn near the bottom-right corner of the Prop. Dw.
 - A line labeled "FENCE LOCATION" is shown along the top boundary, with a note "80'-0" MY SIDE OF PROPERTY LINE".
 - A line labeled "75.6" is shown along the bottom boundary.

I am Joseph R. Strauss, residing at 3653 S. 52nd Street, Greenfield WI 53220. I am asking for a variance to install an 8'-0" tall, green treated pine fence. This fence will be adjacent to the properties located at 5210 and 5220 W, Wilbur Ave., Greenfield WI.

Based on the attached pictures of the backyard properties adjacent to my personal property, it should go without further explanation that the view is repulsive. The fact that my property is elevated by at least two feet above these adjacent properties, a typical 6'-0" high fence will not "block out" the view from my property.



Staff recommends denial of the variance request to construct an 8-ft. tall fence along the south property line of 3653 S. 52 St., on the basis that a precedence would be set for all fence permit requests in residential districts. A 6-ft. fence, which could be permitted today, as it meets the Code height restrictions, would sufficiently provide screening of the abutting properties.

5. Adjournment