



WEST ALLIS BOARD OF APPEALS MINUTES
July 11, 2017

MEMBERS PRESENT: Rachel Wagner – Vice Chair
Eric Euteneier – Board Member
Michael Pranghofer – Board Member

EXCUSED: Paul Budiac – Chair
Brian Keller – Board Member
Allisa Olstad – Alt. Member

ALSO PRESENT: Ed Lisinski, Director of Building Inspections & Neighborhood Services
Sally Bukowski, Clerical Support

Ms. Wagner called the meeting to order at 5:30 p.m.

Ms. Wagner stated that the Notice of Appeals for the subject case was published on June 29, 2017 in the “My Community Now” newspaper. She stated that all property owners within a radius of 100 feet of the subject property had been notified by mail of the appeal request. She also noted that no communications were received regarding today’s petition.

Mr. Euteneier made a motion to approve the minutes of the May 9, 2017 meeting. His motion was seconded by Mr. Pranghofer and unanimously approved.

Ms. Wagner called for the first case to be heard.

Mr. Lisinski read from denial letter #2017-03.

June 9, 2017

Anthony & Lyn Baudo
12250 W. Oklahoma Ave.
West Allis, WI 53227

RE: Written Notice of Permit Refusal No. 2017-03
Address: 12250 W. Oklahoma Ave.
Tax Key: 521-9961-008
Zoning: RA-1 Residence District

Dear Property Owner:

On May 26, 2017, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is thirty feet (30') by fifty feet (50'), which is one thousand, five hundred (1,500) square feet in area.

Your permit is denied because it is in violation of the following section of the West Allis Revised Municipal Code.

12.10 GENERAL PROVISIONS.
* * *

(2) Accessory Buildings. Accessory buildings are permitted as a matter of right in all of the Zoning Districts established under this Subchapter. Such buildings are, however, subject to all applicable general and specific regulations set forth in this Subchapter. The following shall apply to residential uses.
* * *

(f) A garage(s) shall not exceed one thousand (1,000) square feet in total area and a detached garage shall not exceed eighteen (18) feet in height.

Therefore, the garage is required to be a maximum of one thousand (1,000) square feet in total area. The proposed garage is one thousand, five hundred (1,500) square feet in total area, which is five hundred (500) square feet larger than the code allows.

Because the proposed garage is too large in total area, it does not meet the code, and is not allowed.

You may appeal this decision to the West Allis Board of Appeals. Information on filing an appeal can be obtained by contacting the Director of Building Inspections & Neighborhood Services at 414-302-8400.

Mr. Lisinski displayed pictures of the property and explained that the property owner wants to take down the current attached garage, and build a new detached garage which will be one-thousand, five-hundred (1,500) square feet, which is five-hundred (500) square feet more than the code allows. He noted that the new garage will be ten (10) feet from the house and twelve (12) feet from the north side property line and that the lot is big enough to accommodate the larger garage.

Mr. and Mrs. Baudo appeared on their own behalf. They explained that they needed a larger garage for the storage of classic cars.

Mr. Euteneier made a motion to approve the variance as it is not contrary to public interest and public safety and welfare would not be affected. The motion was seconded by Mr. Pranghofer and unanimously approved.

Mr. Euteneier motioned to adjourn, seconded by Mr. Pranghofer and unanimously approved. The meeting was adjourned at 5:40 p.m.

Respectively Submitted,



Rachel Wagner, Vice Chair
West Allis Board of Appeals



Ed Lisinski, Director of Bldg. Inspection & Neighborhood Services
Board of Appeals Secretary