



---

**WEST ALLIS BOARD OF APPEALS MINUTES**  
**September 12, 2017**

**MEMBERS PRESENT:** Rachel Wagner – Vice Chair  
Brian Keller – Board Member  
Eric Euteneier – Alternate Member

**EXCUSED:** Paul Budiac – Chair  
Michael Pranghofer – Member  
Allisa Olstad – Alternate 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 August 30, 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. Keller made a motion to approve the minutes of the August 8, 2017 meeting. His motion was seconded by Mr. Euteneier and unanimously approved.**

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

Mr. Lisinski read from denial letter #2017-05.

August 8, 2017

Kevin Eiler  
1325 S. 123<sup>rd</sup> Street  
West Allis, WI 53214

RE: Written Notice of Permit Refusal No. 2017-05  
Address: 1325 S, 123<sup>rd</sup> Street  
Tax Key: 446-0460-000  
Zoning: RA-2 Residence District

Dear Property Owner:

On May 16, 2017, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage will utilize an existing slab that is twenty-two feet (22') by twenty-four feet (24'). The existing slab is located two and four tenths feet (2.4') from the south side property line and nine and eight tenths feet (9.8') from the dwelling.

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.

(a) No accessory building, unless an integral part of the main building, shall be erected, altered or moved within ten (10) feet of the nearest wall of the main building, or within sixty (60) feet of the front lot line, or within three (3) feet of a side or rear lot line, or within five (5) feet of any alley line.

Therefore, the garage is required to be a distance of three feet (3') from the south side property line and ten feet (10') from the nearest wall of the dwelling. The proposed garage is six tenths feet (0.6') too close to the south side property line and two tenths feet (0.2') too close to the dwelling.

Because the proposed garage is too close to the side property line and too close to the dwelling, it does not meet the code, and would not be 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.

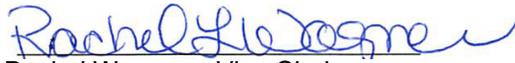
Mr. Lisinski displayed pictures of the property and explained that the property owner wants to construct a new detached garage on an existing slab. The garage would be constructed six tenths feet (0.6') too close to the south side property line and two tenths feet (0.2') too close to the dwelling.

Mr. Eiler appeared on his own behalf. He stated that none of his neighbors had any objections about the proposed garage.

**Mr. Keller 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. Euteneier and unanimously approved.**

**Mr. Keller motioned to adjourn, seconded by Mr. Euteneier and unanimously approved. The meeting was adjourned at 5:36 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