



DEPARTMENT OF DEVELOPMENT

John F. Stibal

414/302-8460

414/302-8401 (Fax)

City Hall

7525 West Greenfield Avenue

West Allis, Wisconsin 53214

[www.westalliswi.gov](http://www.westalliswi.gov)

[jstibal@westalliswi.gov](mailto:jstibal@westalliswi.gov)

May 29, 2014

The Honorable Dan Devine and  
Members of the Common Council  
West Allis City Hall  
West Allis, Wisconsin

RE: Proposed ordinance amendment for Accessory Buildings and Permitted Obstructions in  
Required Yards

Dear Mayor Devine and Common Council Members:

This ordinance amendment is primarily being proposed to allow for greater flexibility in front yard setback requirements within the RB-2 Residence District, which covers the majority of residential properties located in the original neighborhoods of West Allis, prior to annexations.

The current zoning code requires a 20 ft. front yard setback, which does not accurately reflect the development of those areas, where front yard setbacks are often within the 20 ft. required setback. Many blocks may have typical front yards in the range of 10-15 ft., but the 20 yard setback is required for any new home, which causes it to be offset from its neighbors.

While researching the best way to provide flexibility within the front yard setback, several other aspects of the requirements of the RB-2 District were identified for improvement, including: definition additions for accessory buildings, simplification of permitted and special use definitions, consolidation of bulk requirements, and removal of unnecessary language or references.

In addition, it is being suggested that code language relating to accessory structures be removed from within each residence district and consolidated within the section of the code specific to Accessory Structures (12.10). These subsections relate to the bulk requirements of accessory structures, such as permitted square footage and height. Changes to those requirements are not being proposed at this time.

Respectfully,

A handwritten signature in black ink, appearing to read "SJS", is written over a horizontal line.

Steven J. Schaer  
Manager, Planning & Zoning Division

SJS:bjb