



# City of West Allis

## Meeting Agenda

### Board of Appeals

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Tuesday, May 13, 2025

5:00 PM

City Hall, Room 210  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [25-0156](#) Approval of Draft Minutes from December 4, 2024

Attachments: [Draft Minutes of December 4, 2024](#)

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0165](#) Appeal by Landi Feto for an Area Variance to Sec 19.41 to construct an addition to a home at 1.7' from the property's side lot line at 2001 S. 70 St. (Tax Key No. 453-0926-000).

Attachments: [BOA Staff Review of 2001 S 70 St](#)

3. [25-0164](#) Appeal by Erendira Morales for an Area Variance to Sec. 13.31 for a fence exceeding 6-ft in height at 1520 S. 79 St. (Tax Key No. 452-0156-000).

Attachments: [BOA Staff Review 1520 S 79th St](#)

#### E. ADJOURNMENT



All meetings of the Board of Appeals are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

#### **NOTICE OF POSSIBLE QUORUM**

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

#### **NON-DISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

#### **AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

#### **LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



# City of West Allis

## Meeting Minutes

### Board of Appeals

Wednesday, December 4, 2024

5:30 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

#### REGULAR MEETING (draft minutes)

#### A. CALL TO ORDER

*The meeting was called to order at 5:30 p.m.*

#### B. ROLL CALL

**Present** 3 - Michael Pranghofer, William Johnson, Tricia Hallett

**Excused** 2 - Brian Keller, Paul Budiach

#### Others Attending

Steve Schaer, AICP, Manager of Planning and Zoning  
Jack Kovnesky, Planner  
Emily Wagner, Planner

#### C. APPROVAL OF MINUTES

1. [24-0661](#) Approval of Draft Minutes from November 15, 2023

**Attachments:** [Draft Minutes of November 15, 2023](#)

Johnson moved to approve this matter, Pranghofer seconded, motion carried.

#### D. MATTERS FOR DISCUSSION/ACTION

2. [24-0675](#) Appeal by Sarah Morgan for an Area Variance to Sec. 19.41 of the zoning code to appeal a 25 ft. rear setback and a 5 ft. side setback requirement for an addition to the principal building at 8530 W. Cleveland Ave. (Tax Key No. 487-0259-000)

**Attachments:** [PH Notice - Morgan](#)  
[BOA Staff Review of 8530 W Cleveland Ave](#)

*Emily Wagner presented.*

*Recommendation: Approval of an appeal by Sarah Morgan for an Area Variance to Sec. 19.41 to appeal a 25 ft. rear setback and a 5 ft side setback requirement for an addition to the principal building at 8530 W. Cleveland Ave. (Tax Key No. 487-0259-000)*

Johnson moved to approve this matter, Hallett seconded, motion carried.

#### E. ADJOURNMENT

*There being no further business, a motion was made by Hallett, seconded by Pranghofer to adjourn at 6:00 p.m.*



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**STAFF REPORT**  
**WEST ALLIS BOARD OF APPEALS**  
**Tuesday May 13<sup>th</sup>, 2025, 5:00 PM**  
**Room 128 – City Hall – 7525 W. Greenfield Ave.**

Watch: <https://www.youtube.com/user/westalliscitychannel>

**2. Appeal by David “Koz” Koscielniak and Landi Feto for an Area Variance to Sec. 19.41 to appeal a 3 ft side setback requirement for an addition to the principal building at 2001 S. 70<sup>th</sup> St. (Tax Key No. 453-0926-000)**

**Request for area variance:**

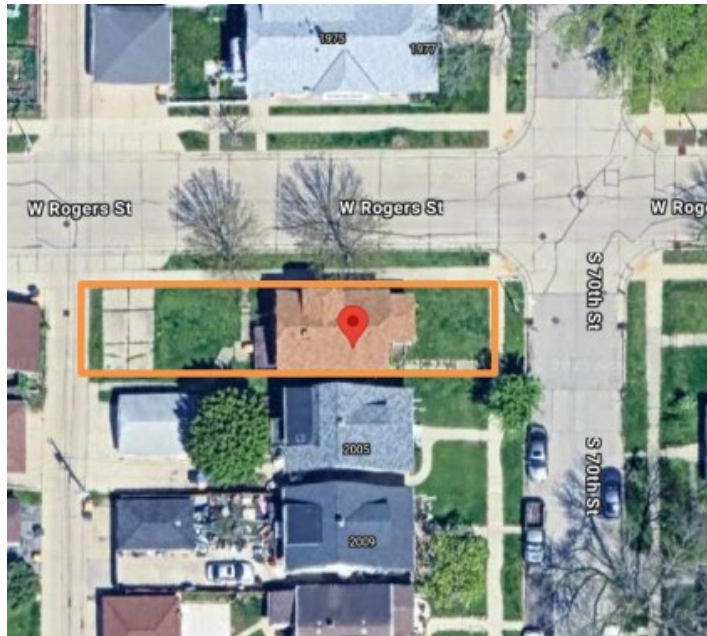
David “Koz” Koscielniak is applying for a variance on behalf of the property owner, Landi Feto. The property owner would like to construct an addition to the existing single-family home to convert it into a duplex. The property is zoned RB — “intended for traditional neighborhoods with a diverse array of housing types on small lots.” Two-unit dwellings are considered permitted uses in the RB zoning district, provided that the proposed addition meets the buildout regulations outlined in Section 19.41 of the West Allis Municipal Code for the district.

A two-story, 22’ x 21’ addition is proposed at the rear of the existing building, featuring a new set of wooden stairs and a landing. The addition will follow the existing buildout lines of the original residence. As such, it will remain compliant with all lot line regulations except for the requirement that structures be located at least 3 feet from the side lot line.

The RA-2 zoning district establishes the following setback: Side Setback: 3’

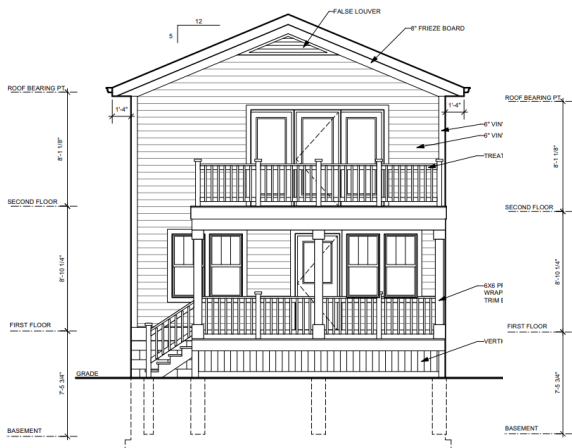
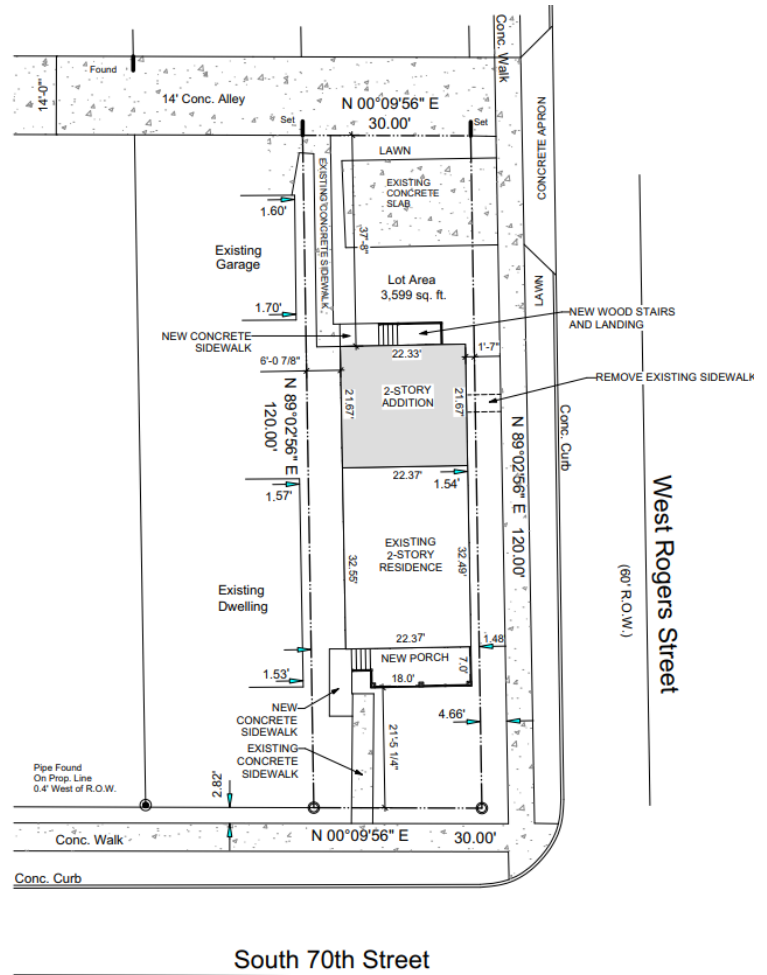
The applicant proposes the following setback: Side Setback: 1’7”

The proposed setbacks do not comply with [Sec. 19.41 Building Size and Location](#) requirements.

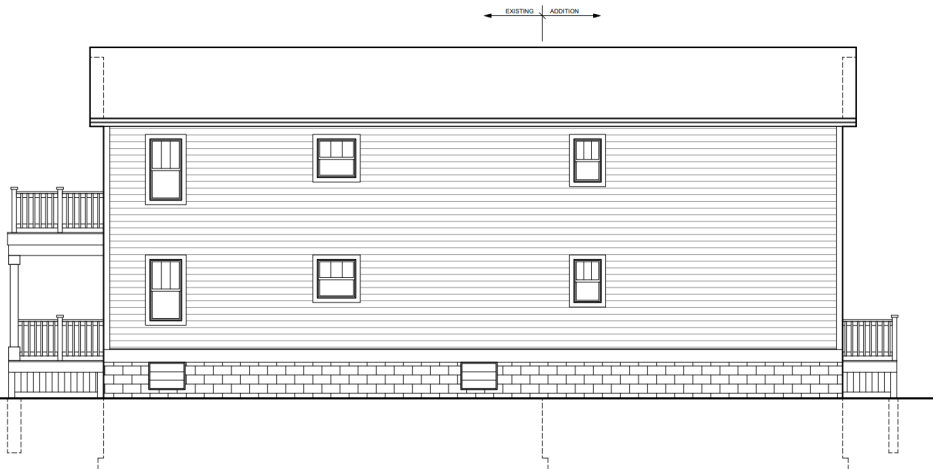


**Staff Comments:** Although the proposed setbacks are non-compliant, staff believe that there are adequate considerations to necessitate an area variance for this amended structure. Discussions with the applicant have revealed that the applicant wishes to appeal the side setback requirement to construct an addition that sits flush with the original structure and appears entirely as one building together. The neighborhood already fosters duplexes similar in nature to the one proposed, and the applicant wishes to keep the look and style of the building coherent within the context of the neighborhood. Overall, the applicant has put forth a quality, logical design for the addition that will seamlessly transition the single-family home into a duplex, furthering the City's goals of expanding housing quantity and variety throughout West Allis.

**Recommendation:** Approval of an appeal by David "Koz" Koscielniak and Landi Feto for an Area Variance to Sec. 19.41 to appeal a 3 ft side setback requirement for an addition to the principal building at [2001 S. 70<sup>th</sup> St.](#) (Tax Key No. 453-0926-000).



1 PROPOSED FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION  
SCALE: 1/4" = 1'-0"

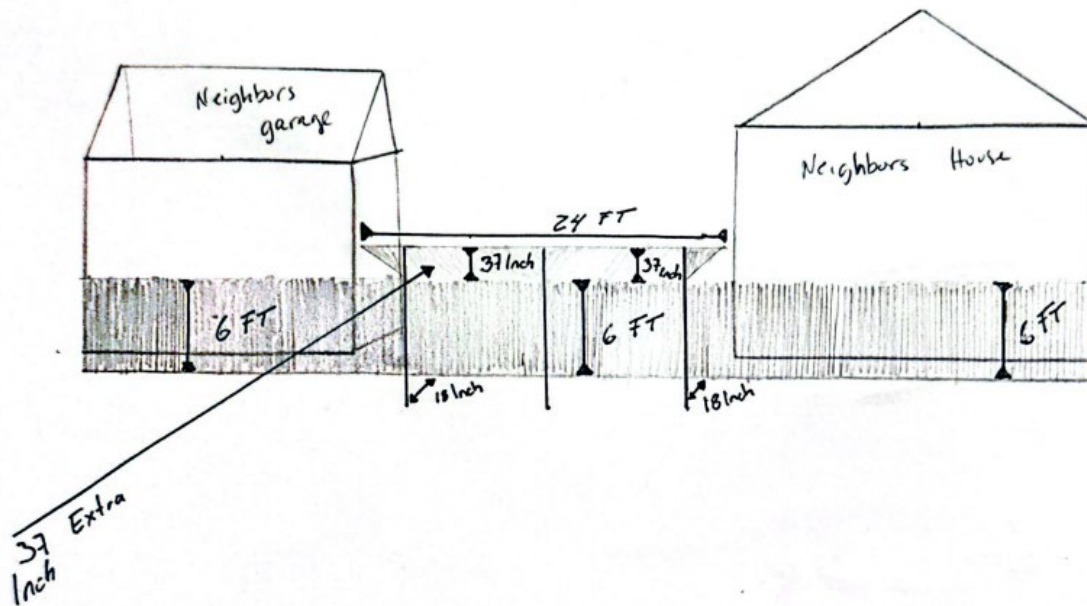




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3. Appeal by Erendira Morales for an Area Variance to Sec. 13.31(2) to appeal a fence height restriction of 6 ft to construct a fence 9 ft 1 in in height at 1520 S 79<sup>th</sup> St. (Tax Key No. 452-0156-000).



**Request for area variance:**

Erendira Morales applied on behalf of her household for a variance to install fencing above the maximum height requirement for fences in residential districts at 1520 S 79<sup>th</sup> St. The fence would be installed along the south side of their back yard and would total 9'1" in height. The fence will extend from their neighbor's fence to their garage, totaling 24 ft in distance.

[Sec. 13.31\(2\)](#) of the West Allis Municipal Code outlines regulations for fences in one- and two-family residences. According to these regulations, "Fences are permitted, not to exceed six (6) feet in height, in the side and rear yards." The applicant is requesting a variance to exceed this height requirement to extend screening measures for their backyard, at a height outside the requirements of this regulation.

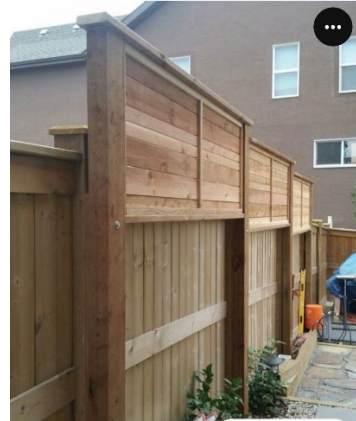
The applicant has offered several high-quality designs of potential options they may take to create this extension. These examples are shown below:



**Wood fence metal slats**



**Wood fence, wood slats**



**Wood fence, stepped slats**

**Staff Comments:** The applicant's family has been having ongoing privacy disputes with their neighbor to the south. While their neighbor has installed a small section of fencing (pictured below) which exceeds 6 ft. in height, the applicant wishes to install a more permanent and decorative extension of screening on their property. Considering the nature of these disputes, staff believe that the installation of high-quality fencing at the dimensions outlined by the applicant would provide a level of solvency to these problems for both the neighbor and applicant. Staff are open to additional comments regarding the type of fencing installed to determine an appropriate level of screening while remaining consistent with the neighborhood's character and scale.



**Recommendation:** Approval of an appeal by Erendira Morales for an Area Variance to Sec.13.31(2) to appeal a fence height restriction of 6 ft to construct a fence 9 ft 1 in in height at 1520 S 79<sup>th</sup> St. (Tax Key No. 452-0156-000).