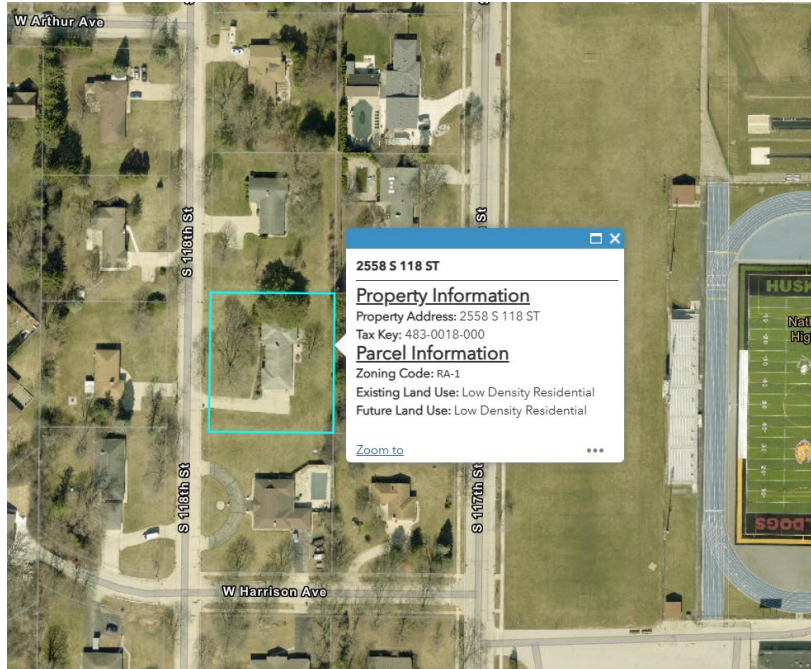




exceeds the current 150 sq. ft. coverage limit but still fits comfortably within the rear yard without violating any setback or height restrictions.

Given this context, and considering other requests for slightly larger accessory buildings, staff recommends the City of West Allis re-evaluate accessory building size limits. To this end, as part of the Board of Appeals decision, to also advise Common Council to consider changing the ordinance similar to other surrounding cities. Specifically, staff recommends consideration of an ordinance amendment that would increase the allowable accessory building size above 150 sq. ft., with an upper cap, potentially based on lot size or zoning district. Further exploration can be conducted by staff to ensure any ordinance amendments that affect the max coverage of accessory buildings will reflect best practices and maintain neighborhood compatibility.



Municipality	Regulation	Maximum Size Allowed
Greenfield	Area of Accessory Building (except garages). That this shall not prohibit the erection of two (2) accessory building (except garage) not exceeding two hundred fifty (250) square feet in area each to be no closer than two (2) feet to the side and rear lot lines and 10 feet to any principal structure	250 ft
Wauwatosa	Generally, total square footage of lot coverage for all buildings cannot exceed 37% and of that total percentage, detached garages, storage sheds, and outbuildings cannot exceed 12% of the lot area.	Varies
New Berlin	Square footage. Square footage shall be based on the first-floor footprint. Eaves up to 24" are excluded from this measurement. Overhangs and other attached accessory structures, as defined in §275-42D, exceeding 24" shall be counted towards the square footage.	Varies
Oak Creek	Two Accessory structures shall be permitted per lot, and shall only be permitted after a principal structure has been constructed on the same lot. An accessory structure shall not exceed 400 cumulative square feet.	400 ft

**Recommendation:** Board of Appeals has the discretion to approve or deny the requested Area Variance to Sec. 19.42 to construct a 192 sq. ft. shed at 2558 S. 118 St. (Tax Key No. 483-0018-000) based on the criteria of the of the individual case and the standards outlined in the zoning code. However, there is also an opportunity to consider a broader policy change that permits larger accessory buildings structures by right—up to a reasonable cap—potentially based on lot size or zoning district.