



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 29, 2019
6:00 PM

Room 128 – City Hall – 7525 W. Greenfield Ave.

8. Ordinance to amend subsections 12.10(2)(f) Accessory Buildings of the Revised Municipal Code relative to height of Accessory Buildings (garages).

Overview & Zoning

In 2014, ordinance O-2014-0036 modified various sections of subsection 12.10 General Provisions. Among the changes was increasing the residential garage height from 15-ft to 18-ft in response to a number of Board of Appeals variance requests prior.

The sponsored ordinance amendment seeks to reduce the residential garage height from 18-ft to 16-ft.

Revised Municipal Code of the City of West Allis is hereby amended to read:

* * *

(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)~~ **sixteen (16)** feet in height.





While reducing the overall height is one option to bring the scale of a garage into proportion with the principal structure, alternate options also exist to simply reducing the overall garage height. Some concepts and a local example are provided below for review:

Alternate options

- a. limiting the vertical wall height of the garage:
 - less imposing and comparable grade to soffit/eave height with that of home
 - promotes a more typical garage door size (to accommodate passenger vehicles)
- b. limiting the overall garage height in proportion to the principal building height:
 - garage shouldn't be taller than the main building (it's accessory)

Local Example - Consider the 18-ft garage below on S. 94 St.

- Wall height of garage wall (grade to soffit/eave) is comparable to the home
- Garage not taller than home
- Typically sized garage door
- Color of home and garage match



Recommendation: Recommend Common Council consideration of the Ordinance to amend subsections 12.10(2)(f) Accessory Buildings of the Revised Municipal Code relative to height of Accessory Buildings (garages).