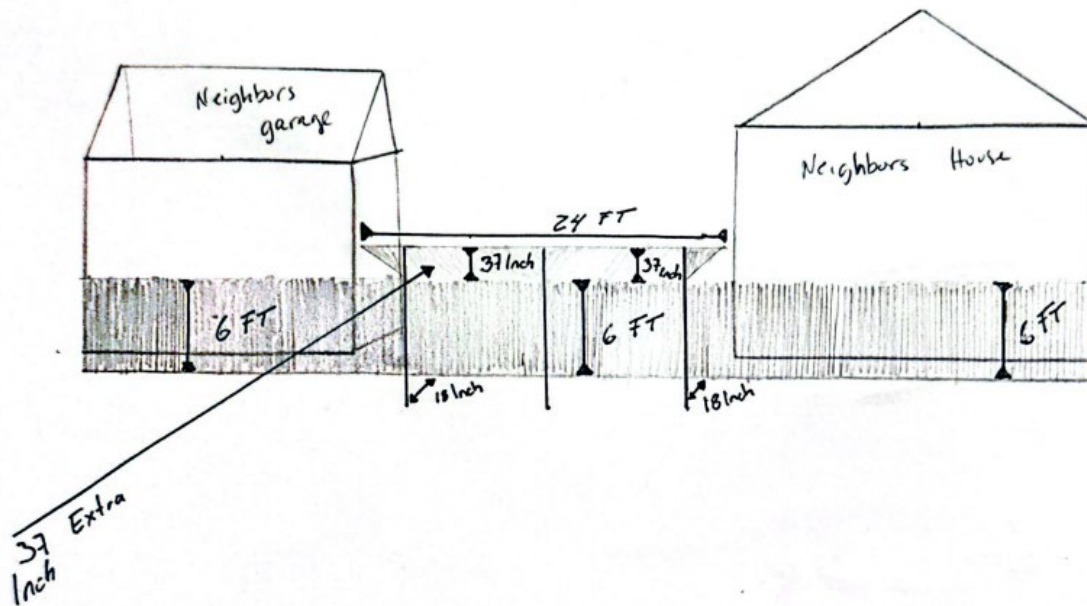




STAFF REPORT
WEST ALLIS BOARD OF APPEALS
Tuesday May 13th, 2025, 5:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

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

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 79th 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 79th 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.

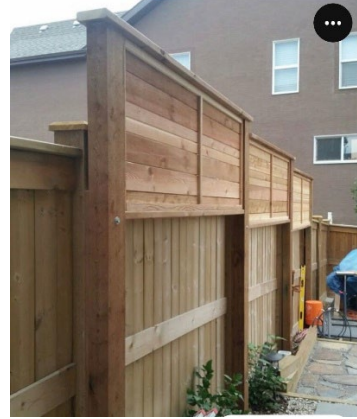
The applicant has offered several high-quality designs of potential options they may take to create this extension. These examples are shown below:



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 79th St. (Tax Key No. 452-0156-000).