



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>

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. 70th St. (Tax Key No. 453-0926-000)

Request for area variance:

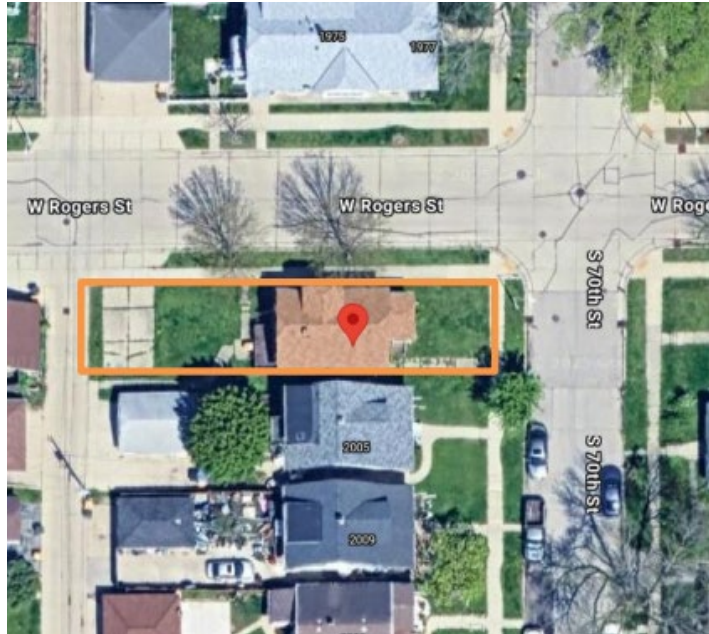
David “Koz” Koscielniak is applying for a variance on behalf of the property owner, Landi Feto. The property owner would like to construct an addition to the existing single-family home to convert it into a duplex. The property is zoned RB — “intended for traditional neighborhoods with a diverse array 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’

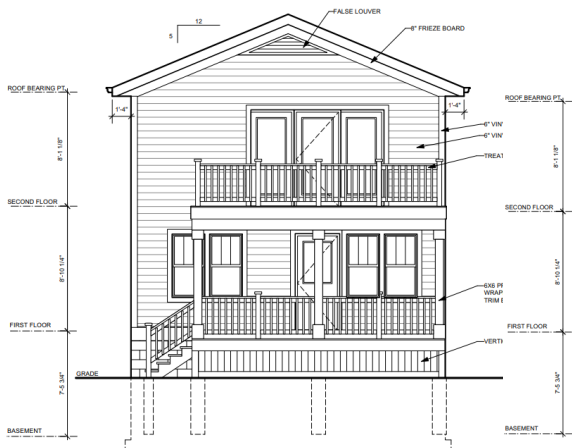
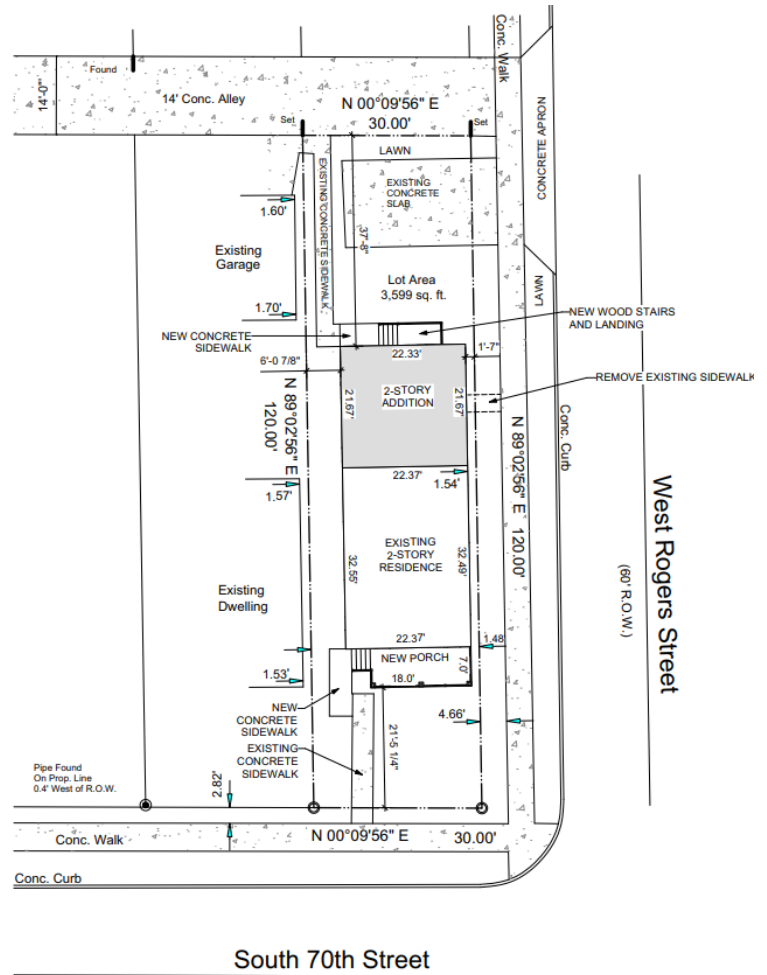
The applicant proposes the following setback: Side Setback: 1’7”

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

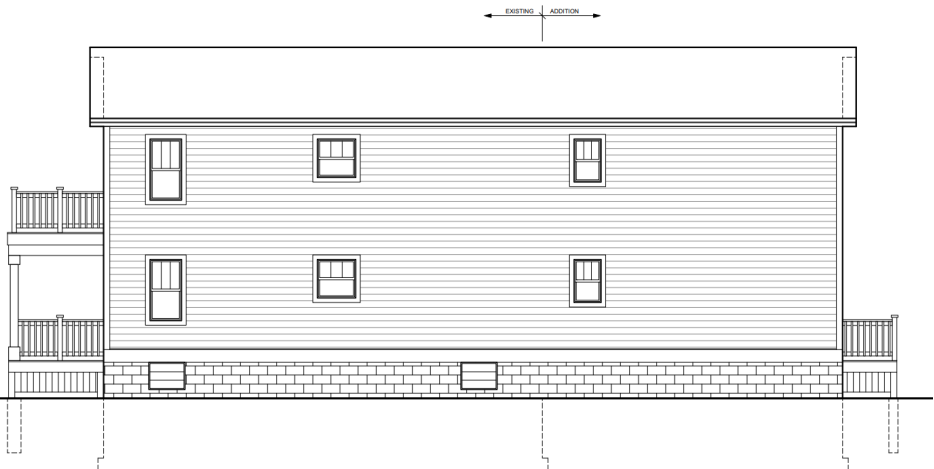


Staff Comments: Although the proposed setbacks are non-compliant, staff believe that there are adequate considerations to necessitate an area variance for this amended structure. Discussions with the applicant have revealed that the applicant wishes to appeal the side setback requirement to construct 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. 70th 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"