



# City of West Allis

## Meeting Agenda

### Board of Appeals

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Thursday, October 9, 2025

5:30 PM

City Hall, Room 128  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

##### A. CALL TO ORDER

##### B. ROLL CALL

##### C. APPROVAL OF MINUTES

1. [25-0396](#) Approval of Draft minutes from August 19, 2025

Attachments: [Draft minutes of August 19, 2025](#)

##### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0397](#) Appeal by Charern Lee for an Area Variance to Sec. 19.41 for a legacy non-conforming structure requiring a variance due to a proposed lot split at 2214 S. 60th St. (Tax Key No. 474-0383-000)

Attachments: [2 BOA Staff Review of 2214 S 60th St.](#)

3. [25-0398](#) Appeal by Megan Grinnell for an Area Variance to Sec. 13.31 to construct a fence in the front yard of a single-family residence at 2407 S. 79th St. (Tax Key No. 488-0162-000)

Attachments: [3 BOA Staff Review of 2407 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

Tuesday, August 19, 2025

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** 4 - Michael Pranghofer, William Johnson, Paul Budiach, Tricia Hallett  
**Excused** 1 - Brian Keller

#### Staff

Steve Schaer, AICP, Director of Planning and Zoning  
Jack Kovnesky, Planner

#### Others Attending

Anthony Garcia, Principal Assistant City Attorney  
Marcello Orlando, Applicant

#### C. APPROVAL OF MINUTES

1. [25-0291](#) Approval of Draft minutes from July 9, 2025.

**Attachments:** [Draft minutes of July 9, 2025](#)

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

#### D. MATTERS FOR DISCUSSION/ACTION

2. [25-0295](#) Appeal by Marcello Orlando for an Area Variance to Sec. 19.42 to construct a garage less than 10-ft away from a principal building and to exceed the exterior wall height greater than 10-ft for existing residential property at 1365 S. 98 St. (Tax Key No. 443-0428-000)

**Attachments:** [BOA Staff Review of 1365 S 98 St](#)

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

#### E. ADJOURNMENT

*There being no further business, a motion was made by Budiach, seconded by Johnson to adjourn at 5:51 p.m.*



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**STAFF REPORT**  
**WEST ALLIS BOARD OF APPEALS**  
 October 9<sup>th</sup>, 2025, 5:30 PM  
 Room 128 – City Hall – 7525 W. Greenfield Ave.

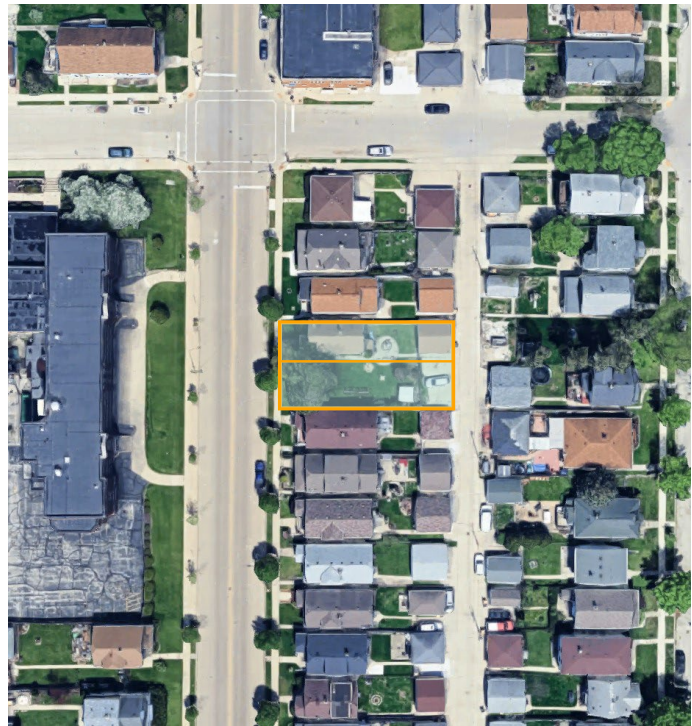
Watch: <https://www.youtube.com/user/westalliscitychannel>

**2. Appeal by Charern Lee for an Area Variance to Sec. 19.41 for a legacy non-conforming structure requiring a variance due to a proposed lot split at 2214 S. 60th St. (Tax Key No. 474-0383-000)**

**Request for area variance:**

The property owner at 2214 S. 60th St. proposes to divide the existing parcel into two lots. Each proposed lot would be approximately 30 feet wide by 120.36 feet deep. Proposed Lot 1 contains an existing house and garage. Proposed Lot 2 is currently vacant except for landscaping.

The existing house and garage were built in 1900 and 1919, respectively, and situated less than three feet from the northern lot line. These conditions make them legal nonconforming structures under today's zoning ordinance. By law, once a new lot is created through the Certified Survey Map (CSM) process, the nonconforming status is re-evaluated, and the structures would no longer comply with the current 3-foot side setback standard. The applicant therefore seeks a variance from Sec. 19.41 to allow the creation of the new lot while maintaining the existing dwelling and garage.



The required setbacks for the RB Zoning District according to Sec. 19.41 are the following:

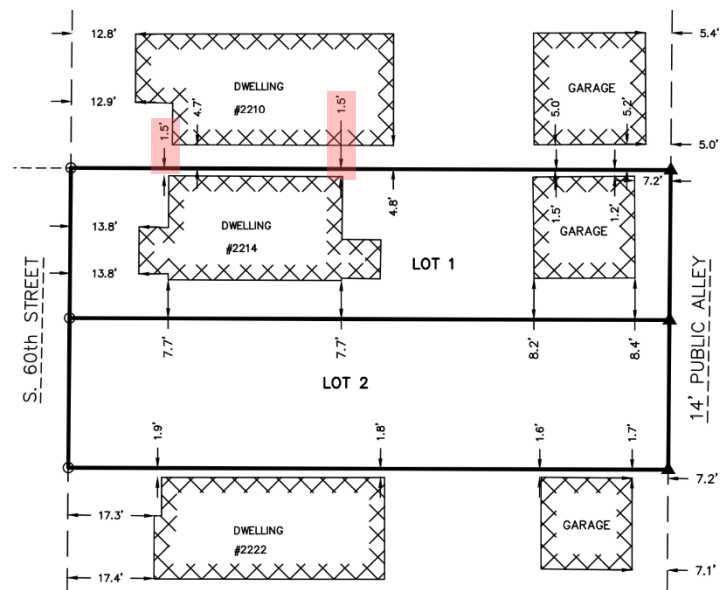
- Front (maximum): 30 ft
- Front (minimum): 10 ft
- Rear (minimum): 10 ft
- Side (minimum): 3 ft

The front and rear setbacks are met for the existing house on the proposed Lot 1. However, the side setback of 1.5 feet does not meet the 3 ft minimum setback.

**Required Variance Findings**

**1. Unnecessary Hardship**

Without a variance, the lot split would



cause the existing structures to lose their legal status, preventing the owner from using the property in a manner consistent with other properties in the neighborhood. Approval would allow the property owner the same right to maintain a dwelling and garage while creating a new buildable lot, consistent with other parcels in the district.

2. **Conditions Unique to the Property**

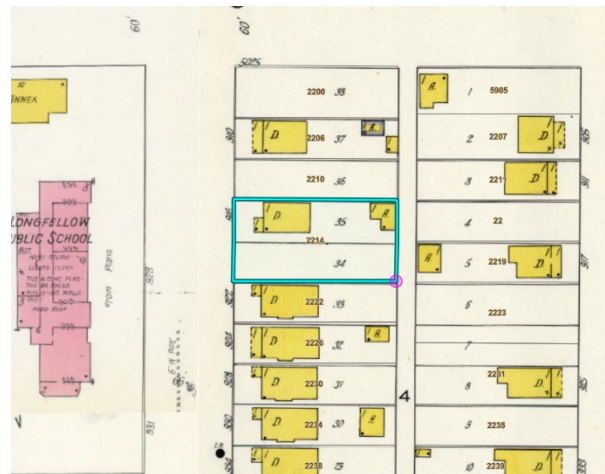
The existing house and garage were built well before zoning codes were adopted and at one time sat on two separate parcels, as shown in the 1927 Sanborn Fire Insurance Map. These structures were not placed by the current property owner, and their locations create a unique situation not generally shared by other properties in the RB Zoning District.

3. **No Harm to Public Interests**

The variance would not harm adjacent properties, as the house and garage have existed in their current location for over a century without adverse effects. The proposed split would maintain setbacks for front and rear yards, and side yard impacts are unchanged. The neighborhood already includes many lots of similar size and arrangement, and the proposal supports the City's goals of expanding housing variety.

**Staff Comments:** Although the proposed setbacks are non-compliant under the current zoning ordinance, staff believes that there are adequate considerations to necessitate an area variance. The neighborhood already fosters properties/lots similar in nature to the one proposed. Additionally, the creation of this lot will further the City's goals of expanding housing quantity and variety throughout West Allis. If approved the Certified Survey Map will be placed on the next Common Council meeting October 21, for approval.

**Recommendation:** Approval of an appeal by Charern Lee for an Area Variance to Sec. 19.41 for a legacy non-conforming structure requiring a variance due to a proposed lot split at 2214 S. 60th St. (Tax Key No. 474-0383-000)



1927 Sanborn Fire Insurance Map showing what is now 2214 S 60<sup>th</sup> St







**STAFF REPORT**  
**WEST ALLIS BOARD OF APPEALS**  
**October 9<sup>th</sup>, 2025, 5:30 PM**  
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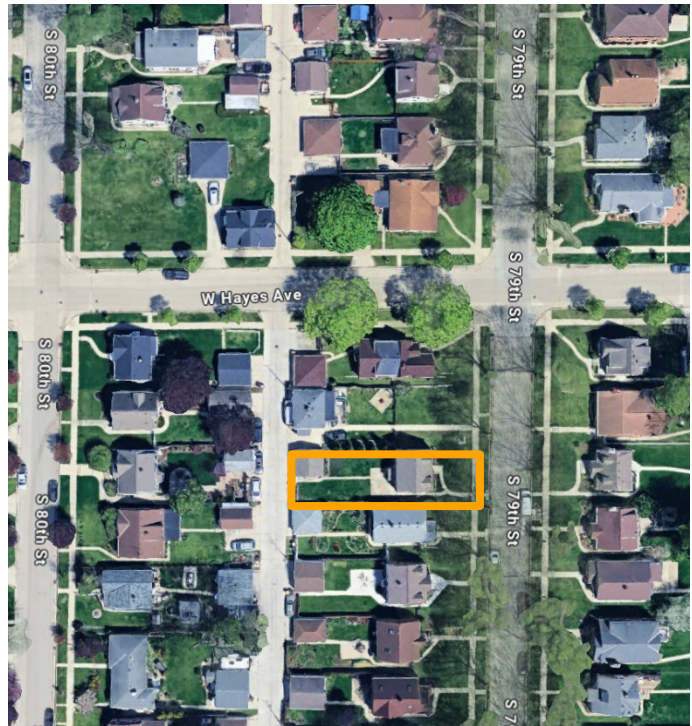
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**3. Appeal by Megan Grinnell for an Area Variance to Sec. 13.31 to construct a fence in the front yard of a single-family residence at 2407 S. 79th St. (Tax Key No. 488-0162-000)**

**Request for area variance:**

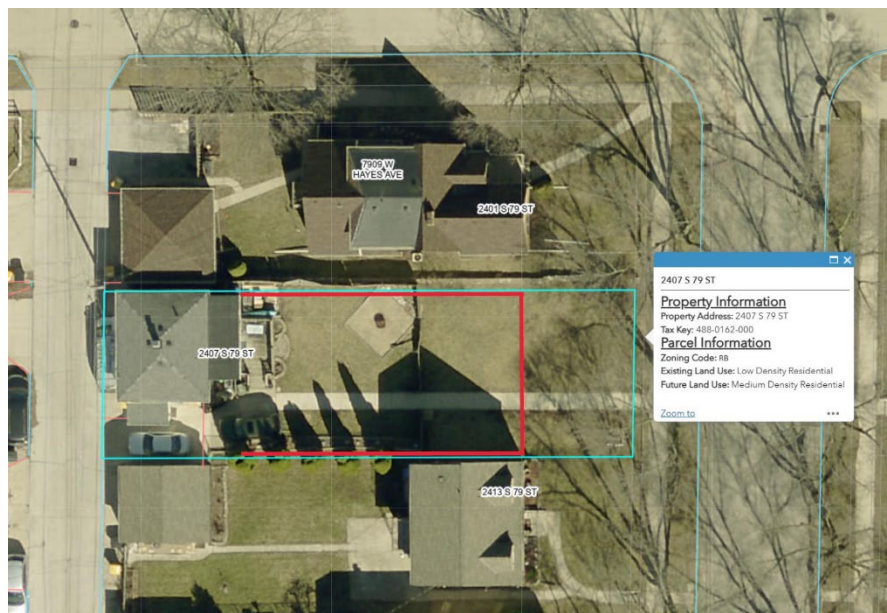
The property owner at 2407 S. 79<sup>th</sup> St. proposes to build a front yard fence on their property. The property at 2407 S. 79<sup>th</sup> St. is a single-family residence built in 1930, located on a parcel measuring approximately 40 feet wide by ~128 feet deep. The house was built unusually far toward the rear/west end of the property along the alley rather than being situated similar to other homes in the neighborhood that are centered within the lot area.

Under current regulations (Sec. 13.31), fences are not permitted within front yards. Because of the atypical placement of the house, the usable yard space is located in the front, preventing the owner from installing a fence that would provide privacy and security similar to that enjoyed by other properties with traditional house placements.



The property currently has an existing front yard fence, which may predate the adoption of the current ordinance. The applicant seeks to extend that fence to align with the front setbacks of neighboring homes, rather than the unusually deep setback of her own house. The proposed fence would meet the height and design requirements of the zoning code.

The Director of Code Enforcement has reviewed the request and expressed support for the variance, subject to approval by the Board of Appeals.



## **Required Variance Findings**

### **1. Unnecessary Hardship**

The owner is currently prevented from securing and enjoying the primary usable yard space on the property. Since the house is built far to the rear, the front yard functions as the property's main outdoor area. Compliance with the ordinance deprives the owner of the ability to enclose and use their yard space in a manner consistent with its intended residential purpose and nearby residences.

### **2. Conditions Unique to the Property**

The hardship arises from the unusual placement of the house toward the rear of the lot that was built in 1930. This is an uncommon condition within the City. This is not a condition created by the property owner, but a legacy placement decision made when the house was originally constructed.

### **3. No Harm to Public Interests**

Extending the fence to the line of neighboring houses will not create a detriment to adjacent properties or the public interest. The fence will be consistent with the visual pattern of front setbacks along the street and will not impair light, air, or visibility. The existing fence has long been present without negative impact.

**Staff Comments:** The unusual placement of this home presents a clear hardship. Without relief, the property owner is deprived of the ability to have a fenced-in outdoor space equivalent to other properties in the neighborhood. Extending the fence to match the prevailing setback line of adjacent homes would provide consistency and enhance neighborhood character, rather than detract from it.

**Recommendation:** Approval of an appeal by Megan Grinnell for an Area Variance to Sec. 13.31 to construct a fence in the front yard of a single-family residence at 2407 S. 79th St. (Tax Key No. 488-0162-000) subject to details of the fence being submitted to the Planning and Zoning Office to ensure compliance with zoning and design standards: No chain-link fencing allowed. A wood or composite style, and up to maximum 6-ft tall, not encroaching into required front yard beyond alignment with adjacent homes to the north and south.



