



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

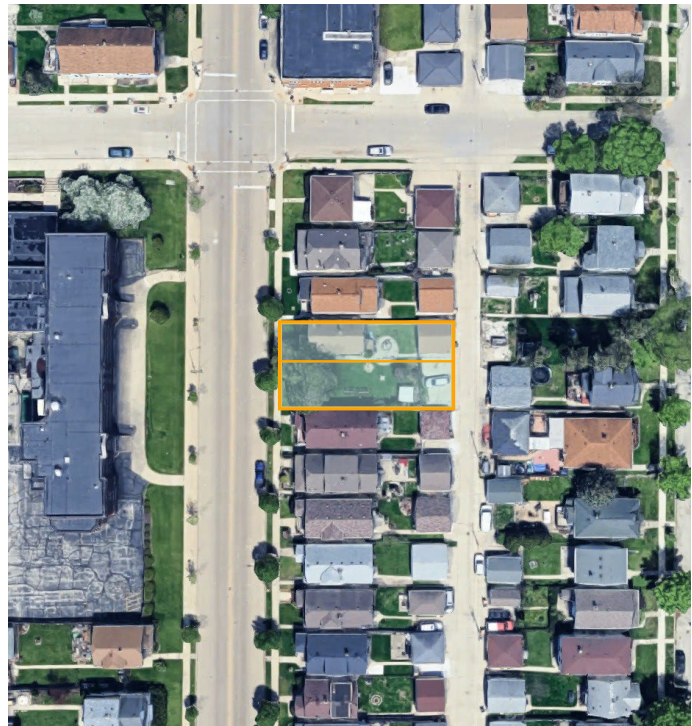
Watch: <https://www.youtube.com/user/westalliscitychannel>

**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.

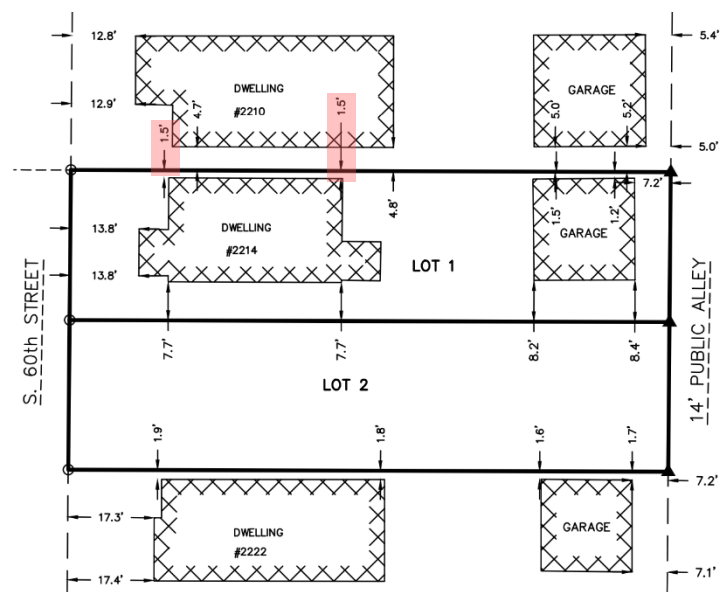
The existing house and garage were built in 1900 and 1919, respectively, and situated less than three feet from the northern lot line. These conditions make them legal nonconforming structures under today's zoning ordinance. By law, once a new lot is created through the Certified Survey Map (CSM) process, 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**

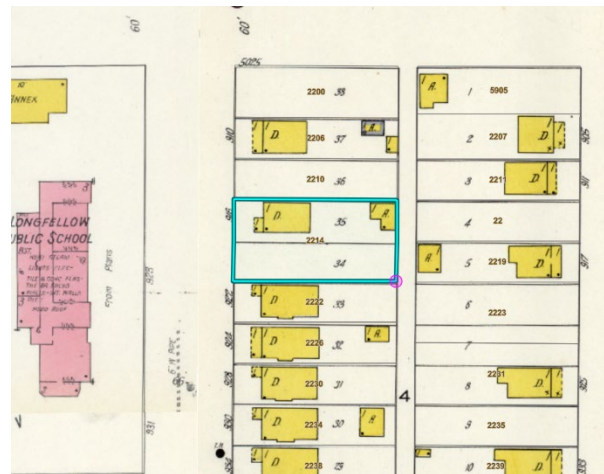
The existing house and garage were built well before zoning codes were adopted and at one time sat on two separate parcels, as shown in the 1927 Sanborn Fire Insurance Map. These structures were not placed by the current property owner, and their locations create a unique situation not generally shared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

