



City of West Allis

Meeting Agenda

Board of Appeals

Thursday, April 23, 2026

5:00 PM

City Hall, Room 128
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

1. [26-0213](#) Approval of Draft minutes from October 9, 2025

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

D. MATTERS FOR DISCUSSION/ACTION

2. [26-0222](#) Appeal by Gregory Maurer for an Area Variance to Sec. 19.42 to construct a 450 sq. ft at 11901 W Hayes Ave (Tax Key No. 483-0185-000)

Attachments: [Staff Report -11901 W Hayes Ave. \(4-23-28\)](#)

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

Thursday, October 9, 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 3 - William Johnson, Paul Budiach, Tricia Hallett
Excused 2 - Brian Keller, Michael Pranghofer

Others Attending

Megan Grinnell, Jeff the Fence Guy LLC; Jeff Jarozewski
Liz Krebsbach, 2211 S. 59 St.
Chareem Lee, Skyline Property Ventures

Staff

Steve Schaer, Director of Planning & Zoning
Emily Wagner, Planner
Anthony Garcia, Principal Assistant City Attorney

C. APPROVAL OF MINUTES

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

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

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

D. MATTERS FOR DISCUSSION/ACTION

2. [25-0397](#) Appeal by Chareem 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.](#)

Steve Schaer presented.

Liz Krebsbach (neighbor at 2211 S. 59th St) objected stating "for selfish reasons" she does not want another home developed in her neighborhood. She owns property east on S. 59th St.

Chareem Lee stated she is seeking to develop infill lot for low density residential (1800-2000 sf) single family home with a garage.

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

- 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.](#)

Emily Wagner presented.

The new wood fence will be 4-ft tall facing S. 79 St., with 6-ft tall north and south sides. The new fence will not extend beyond the lines established and will be in alignment with front facades of adjacent homes.

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

E. ADJOURNMENT

There being no further business, a motion was made by Johnson, seconded by Hallett to adjourn at 6:00 p.m.



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STAFF REPORT
WEST ALLIS BOARD OF APPEALS
 Thursday, April 23rd, 2026, 5:00 PM
 Room 128 – City Hall – 7525 W. Greenfield Ave.

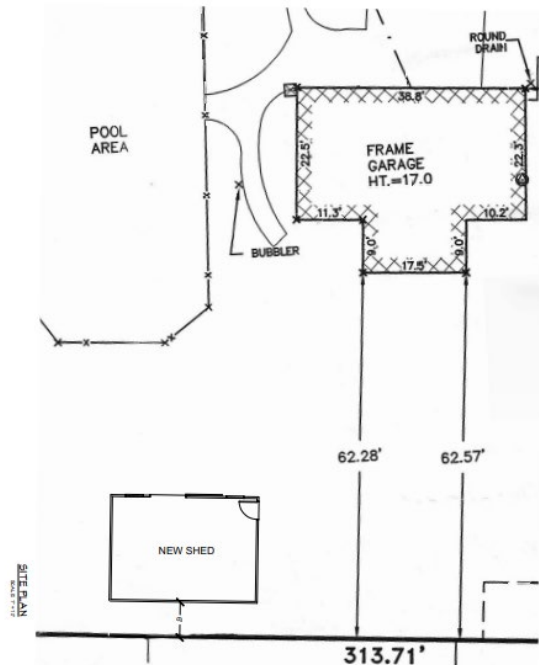
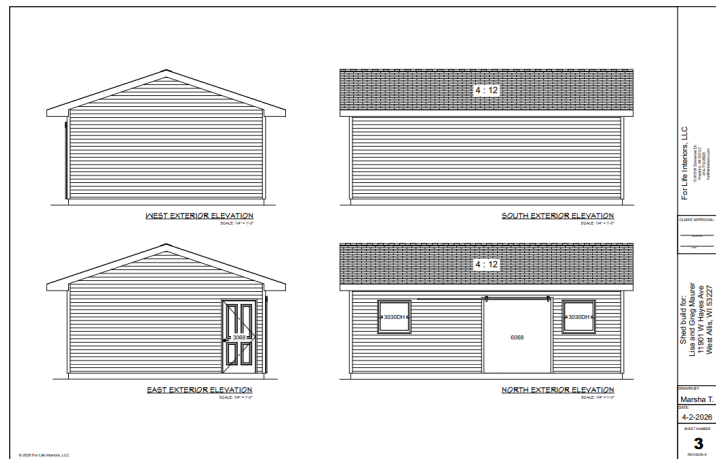
Appeal by Gregory Maurer for an Area Variance to Sec. 19.42 to construct a 450 sq. ft at 11901 W Hayes Ave (Tax Key No. 483-0185-000)

Request for Area Variance:

Gregory Maurer, owner of [11901 W. Hayes Ave](#), is proposing an accessory building in the rear yard of the existing lot. The applicant is requesting a variance to Sec. 19.42 of the zoning code to construct the proposed shed. The proposed building is 25' x 18' covering a total area of 450 sq. ft. Sec. 19.42 limits accessory building coverage to a maximum of 300 SF.

The rear setbacks of the proposal show setbacks of 6 ft. The size of the lot does not require the side setbacks to be specified as it will meet the 3-ft side yard setback requirement. All setback and height requirements within the zoning code are met.

[Sec 19.42](#) of the West Allis Municipal Code outlines regulations for residential accessory buildings, including location and size. According to these regulations other accessory buildings may not exceed 300 sq. ft for maximum building coverage. The proposed accessory building for 450 sq feet exceeds this regulation.



19.42 Residential Accessory Buildings

1. Location and Size. No residential accessory building may exceed the minimum and maximum standards set forth in the table below. If any cell is blank, no limit is imposed.

	Accessory Dwelling Unit	Detached Garage	Other Accessory Building
Exterior Wall Height (maximum)	20'	10'	10'
Height (maximum)	Height of principal building, not to exceed 20'	Height of principal building, not to exceed 18'	15'
Building Coverage (maximum)	50% of principal building, not to exceed 800 sq. ft.	1,000 sq. ft.	300 sq. ft.
Setback from Principal Building (minimum)	10'	10'	10'
Front Setback (minimum)	See WAMC 19.41	60'	60'
Rear Setback - abutting alley (minimum)	5'	5'	5'
Rear Setback - not abutting alley (minimum)	3'	3'	3'
Side Setback (minimum)	3'	3'	3'

Staff Comments:

The applicant proposes removing one of two existing sheds, a 100 sq. ft metal shed, or a 100 sq. ft pool shed, on the property to replace with the new proposed shed. The new shed would also allow the applicant to move current stored items from the 3rd stall of the property’s existing garage to the new proposed shed.

The property is considerably large in area, totaling 1.77 acres. Which is unusual for the neighborhood and for low density residential parcels across the city. The applicant requests a larger shed as it would not exceed the maximum building coverage of the lot or be visible from the street.

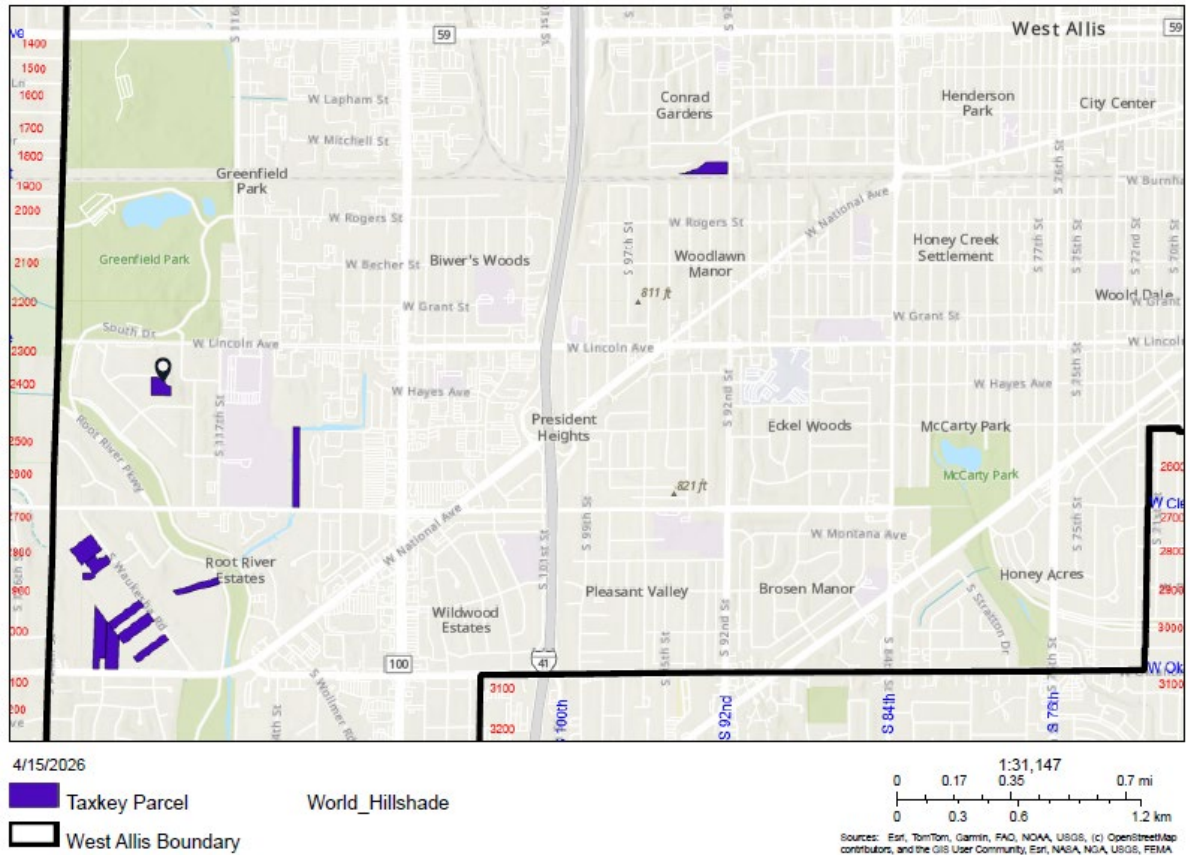
Considering the size of the property and the three criteria necessary for an area variance (discussed more below), staff believe that an alternative arrangement could be considered by the Board of Appeals to accomplish storage needs expressed by the applicant. The removal one old 100-sf shed and relocating stored items from both the shed and existing garage is prompting the applicants request for an area variance, the current total storage need is 340 sq. ft. The existing pool storage of 100 sq ft would remain on the property. An alternative proposal staff would put for consideration is to allow for an area variance of 50 sq ft so that the applicant can build a 350 sq ft shed, which should meet their storage needs according to the information the applicant has provided.

There are three points staff have considered in their review of the area variance:

- 1) Reasonable use: “compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome” *Snyder v. Waukesha County Bd. of Adjustment*, 74 Wis.2d 468, 247 N.W.2d 98 (1976). In this case, the applicant is requesting an area variance to build a shed to accommodate their large storage needs and reclaim use of their 3rd garage stall. However, with the pool shed remaining on the property the owner only has need for 340 sq ft of storage, not 450. Therefore, a smaller area variance, such as 350 sq. ft instead of 450 sq. ft would meet their current storage needs and would not prevent the property owner from the reasonable use and enjoyment of their property.
- 2) Unique property conditions: “zoning variance applicants must show that the alleged unnecessary hardship is due to a unique property condition.” Unique property conditions are inherently environmental in nature – soil conditions, steep slopes, and wetlands present common unique property conditions in Wisconsin. The requested area variance is not due to environmental hardship,

but rather the size of the lot. This property is unique in that there are only ten other low density residential parcels of similar size in the city. While parcel size is not normally considered a unique property condition, in this case staff would consider it to be unique as the property size is well above the average that the municipal code was written for.

BOA-26-1 High Acreage Res Property Map



- 3) Not contrary to public interest: This criterion requires the zoning board to consider the purposes of the ordinance at issue and determine “whether the relief requested is consistent with the public interest such that the variance should be granted, or whether a variance would subvert/undermine the purpose of the zoning restriction to such an extent that it must be denied.” *Ziervogel*, 269 Wis.2d at para. 34. The proposed property would not exceed the overall building coverage for the entirety of the lot, with the proposed shed the total lot coverage would be 5% of the lot size. In addition, staff have received two comments from the public, neighbors of the applicant that are in support of the proposed shed. The shed would not be a visual disturbance to neighbors as the property has significant tree coverage, only the roof of the shed would be visible to other properties. With these considerations staff find the proposed shed not contrary to the general public’s interest.

Recommendation: Denial of the appeal by Gregory Maurer for an Area Variance to Sec 19.42 to appeal a building coverage maximum to construct a 450 sq ft shed at 11901 W Hayes Ave (Tax Key No. 483-0185-000). Staff would support a 50-sf area variance to construct a 350-sf shed on the property based on the rationale explained in criteria 1-3 above.

