



City of West Allis

Meeting Minutes - Draft

Board of Appeals

Tuesday, May 11, 2021

5:30 PM

City Hall, Art Gallery

REGULAR MEETING

NOTICE IS HEREBY GIVEN that the Board of Appeals of the City of West Allis will conduct a hearing regarding requests for variance to the City of West Allis Revised Municipal Code (RMC), in the City Hall Art Gallery, 7525 W. Greenfield Ave., West Allis, Wisconsin on Tuesday May 11, 2021, at 5:30 P.M., or as soon thereafter as the matter may be heard, on the following. Regarding any appeal hereafter listed, any interested person(s) may express an opinion by calling (414)302-8400 or in writing prior to the meeting by sending communications to Board of Appeals, c/o Building Inspection and Neighborhood Services, 7525 West Greenfield Avenue, West Allis, WI 53214. For further information, call (414)302 8400. (Notice is posted in the "Daily Reporter" weekly newspaper and mailed to property owners within 100 feet of each listed property.)

A. ROLL CALL

Present 5 - Ms. Allisa Olstad, Mr. Michael Pranghofer, Mr. William Johnson, Mr. Douglas Kaho, and Mr. Paul Budiac
Excused 1 - Mr. Brian Keller

B. APPROVAL OF MINUTES

1. [21-0185](#) Approval of Draft Minutes from April 27, 2021

Attachments: [MeetingMinutes\(short\)April 27, 2021](#)

A motion was made by Ms. Olstad, seconded by Mr. Johnson that this matter be approved. The motion carried unanimously.

C. MATTERS FOR DISCUSSION/ACTION

2. [21-0186](#)

Property Address: 800 S. 108 St.

Tax Key: 444-9995-002

Appeal of U-Haul International, Inc. and its property ownership entity AREC I LLC (collectively, "U-Haul"), by their attorney Brian Randall of Davis & Kuelthau, s.c., request a variance pursuant to Section 12.15(2)(b), Revised Municipal Code of the City of West Allis, for a variance to operate outdoor storage, public storage facility, and vehicle sales and rental uses at 800 S. 108th Street (Parcel No. 444-9995-002), currently zoned C-3. Section 12.42(1) and (2) govern the uses allowed in the C-3 Zoning District and does not allow outdoor storage, public storage facility, or vehicle sales and rental uses as permitted or special uses in the C-3 Zoning District.

Attachments: [800 S 108 ST Staff Report FINAL](#)

[2021-04-23 Randall ltr to S. Schaer filing U-Haul variance \(14520859\)](#)

[2021185 - U-Haul International, Inc. \(Brian C. Randall \) Zoning Letter \(14508756\)](#)

[U-Haul's Narrative in Support of Variance Request \(with Exhibits\) \(14520930\)](#)

[West Allis Board of Appeals Application \(Signed\) \(14520865\)](#)

After due deliberation and consulting the Zoning Board Handbook, 2nd Edition 2006, a motion was made by Ms. Olstad to deny the variance because the applicant cannot meet the unnecessary hardship criteria, seconded by Mr. Johnson, that the variance denial be Approved. The motion carried by the following vote: Board members Michael Pranghofer, Allisa Olstad and William Johnson voted to deny the variance while Board Chairperson Paul Budiac voted against the denial of the variance.

Aye: 3 - Ms. Olstad, Mr. Pranghofer, and Mr. Johnson

No: 1 - Mr. Budiac

D. ADJOURNMENT

A motion to adjourn was made by Mr. Johnson, seconded by Ms. Olstad. The meeting was adjourned at 9:21 pm.



All meetings of the {bdName} 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.

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.