



# City of West Allis

## Meeting Agenda

### Board of Appeals

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Tuesday, May 10, 2022

5:30 PM

City Hall, Room 128

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#### 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 meeting Room 128, West Allis City Hall, 7525 W. Greenfield Avenue, West Allis, Wisconsin, on Tuesday May 10, 2022, 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)302-8466 or in writing prior to the meeting by sending communications to [planning@westalliswi.gov](mailto:planning@westalliswi.gov) or Board of Appeals, c/o Planning & Zoning, 7525 West Greenfield Avenue, West Allis, WI 53214. For further information, call (414)302 8466. (Notice is posted in the "Daily Reporter" weekly newspaper and mailed to property owners within 100 feet of each listed property.)

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. APPROVAL OF MINUTES

1. [22-0241](#) Approval of Draft Minutes from July 13, 2021

Attachments: [MeetingMinutes July 13, 2021 - Draft](#)

#### D. MATTERS FOR DISCUSSION/ACTION

2. [22-0242](#) Property Address: 8121 W. Beloit Rd.  
Tax Key: 516-9979-003  
Appeal of Ryan Hutto to construct a storage shed that will be 216 square feet in total area, which is 66 square feet larger than the code allows.

Attachments: [Building Permit Application](#)  
[BOA Application - 8121 W Beloit Rd](#)  
[8121 W Beloit Rd - Shed](#)  
[8121 W Beloit Rd - Shed plans](#)  
[8121 W Beloit Rd - Survey](#)  
[8121 W Beloit Rd - Staff Report](#)

#### 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 - Draft

### Board of Appeals

Tuesday, July 13, 2021

5:30 PM

City Hall Art Gallery

#### REGULAR MEETING

#### A. ROLL CALL

**Present** 4 - Mr. Brian Keller, Ms. Allisa Olstad, Mr. Michael Pranghofer, and Mr. William Johnson

**Excused** 2 - Mr. Douglas Kaho, and Mr. Paul Budiac

#### B. APPROVAL OF MINUTES

1. [21-0285](#) Approval of Draft Minutes from May 11, 2021.

**Attachments:** [MeetingMinutes\(short\)May 11, 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. [21-0284](#) Property Address: 7729 W. Hicks St.  
Tax Key: 477-0049-000  
Appeal of Michael Amrhein to construct a second story addition on the above reference property. The proposed second story addition is 2.8 feet off the west property line (directly above current structure footprint). Per section 12.36(10)(a)(i) of the West Allis Revised Municipal Code, a single-family home shall have a side yard of not less than three (3) feet on any lot having a width of less than forty (40) feet, prior to the recording of this subchapter. The proposed addition is directly above the current footprint of the house which is currently non-conforming to the current code and is 0.2 feet too close to the west property line and therefore is not allowed by code. The non-conformity is not increasing.

**Attachments:** [7729 W HICKS Staff Report](#)  
[7729 W HICKS - Building Permit Application](#)  
[7729 W HICKS - Addition Plans](#)  
[7729 W HICKS - West-Allis-BOA-Application](#)

A motion was made by Mr. Johnson, seconded by Ms. Olstad that this matter be Approved as it is not contrary to public interest and public safety and welfare would not be affected. The motion carried unanimously.

#### D. ADJOURNMENT

A motion to adjourn was made by Mr. Johnson, seconded by Ms. Olstad. The motion was carried unanimously and the meeting was adjourned at 5:33 p.m.



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.

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App No: **16445**

## BUILDING PERMIT APPLICATION

Complete form, print and send to this department with all applicable documentation.

**Section I - Location**

a. Project Address: 8121 West Beloit RD

☒ Single Fam. ☐ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home

b. Property Owner: Ryan & Nicole Hutto Phone: 414-640-8282

Owner Address: 8121 W Beloit Rd E-Mail: bigheartproductions@gmail.com

c. Business Name \_\_\_\_\_ Phone: \_\_\_\_\_

☐ Contact Person: Ryan Hutto E-Mail: \_\_\_\_\_

**Section II - Contractor/Contacts**

d. Contractor: Superior Storage Sheds Bus. Phone: 262-470-7526

Address: N9466 Stone School Rd Mukwonago WI E-Mail: \_\_\_\_\_

☐ Contact Person: Paul Reins 53149 Phone: \_\_\_\_\_

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling

Dwelling Contractor Certification # \_\_\_\_\_ Dwelling Contractor Qualifier # \_\_\_\_\_

e. Architect/Eng. \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_

☒ Contact Person: Ryan Hutto Phone: 414-640-8282

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: \_\_\_\_\_

**Section III - Project**

f. Permit for: ☒ New Bldg ☐ Addition ☐ Alteration ☐ Demo ☐ Erosion Control ☐ Other

☐ Garage (Required: Height of Primary Structure: \_\_\_\_\_; Garage Wall Height: \_\_\_\_\_; Total Garage Height: \_\_\_\_\_)

g. Description of Project: 12' x 18' shed in back corner of yard (8' walls) 2-3' steel doors w/window at top of wall on one side.

Explain: (i.e.: New Single Family Home, Alteration to Tenant Suite, Swimming Pool Installation, 24x24 Garage, etc.) For fence use other side to draw location.

h. Estimated Cost of Construction: \$8,000 - \$9,000

\*\*\* DO NOT WRITE BELOW THIS LINE \*\*\*

Req.	Approved	Req.	Approved	Req.	Approved
<input type="checkbox"/> Zoning	_____	<input type="checkbox"/> Plan Approval	_____	<input type="checkbox"/> WAFD Plans Sent	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____	<input type="checkbox"/> Other	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____		

Building Inspector Notes: \_\_\_\_\_

Tax Key # \_\_\_\_\_ Zoning Class: \_\_\_\_\_ Zoning Notes: \_\_\_\_\_

Permit Fee: \_\_\_\_\_

Erosion Control Fee: \_\_\_\_\_

Plan Review Fee: \_\_\_\_\_

House # Fee: \_\_\_\_\_

Other: \_\_\_\_\_

Total Permit Fees: \_\_\_\_\_

Final Zoning Approval

(Inspector)

(Date)

Final Building Approval

(Inspector)

(Date)

Stamp Official Date Received

CITY OF WEST ALLIS  
BINS

APR 21 2022

RECEIVED  
TIME \_\_\_\_\_ PER \_\_\_\_\_



# Board of Appeals Application



Project Name 8121 W Beloit ~~Shed~~ shed

## Appealant or Agent for Appealant

Name Ryan Hutto  
Company \_\_\_\_\_  
Address 8121 W Beloit Rd  
City West Allis State WI Zip 53219  
Daytime Phone Number 414-640-8282  
E-mail Address bighartproductions@gmail.com

## Agent is Representing (Tenant/Owner)

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Daytime Phone Number \_\_\_\_\_  
E-mail Address \_\_\_\_\_

## Property Information

Property Address 8121 W Beloit Rd  
Tax Key No. 516-9979-003  
Aldermanic District \_\_\_\_\_  
Current Zoning RA-2  
Property Owner Ryan & Nicole Hutto  
Property Owner's Address \_\_\_\_\_

Existing Use of Property \_\_\_\_\_  
Previous Occupant \_\_\_\_\_

Office Use - Receipt Info: \_\_\_\_\_

## Application Type and Fee

(Check all that apply)

- ☐ Use Variance \$175  
☐ Area Variance \$175  
☐ Municipal Code Section of Appeal:

- ☐ Hardship/Reasoning for Appeal:

In order to be placed on the Board of Appeals agenda on the 2nd Tuesday of the month, Planning & Zoning **MUST** receive the following by 20 days prior to the BOA meeting.

- ☐ Completed Application  
☐ Corresponding Fees  
☐ Project Description including estimated cost  
☐ Set of plans (electronic) - check all that apply  
☐ Survey  
☐ Floor Plans  
☐ Elevations  
☐ Other

Items shall be sent to [Planning@westalliswi.gov](mailto:Planning@westalliswi.gov).  
Please make checks payable to: City of West Allis

\*Abutting property owners within 100ft will be notified.\*

We need to have a larger size shed to fit our things in the garage so we can get a car into garage. The 150' is not large enough for the needs we have.  
~~12x18~~ The 12x18 is what we need to fit everything.

FOR OFFICE USE ONLY Application Received \_\_\_\_\_  
Publication Sent \_\_\_\_\_  
Publication Date \_\_\_\_\_  
Board of Appeals Meeting \_\_\_\_\_

Applicant or Agent Signature Ryan Hutto Date 4/22/22

Property Owner Signature Ryan Hutto Date 4/22/22



## CITY OF WEST ALLIS

## \*\*\* CUSTOMER RECEIPT \*\*\*

Oper: WALSJXG      Type: OC    Drawer: 1  
Date: 4/22/22 01    Receipt no: 25473

Description	Quantity	Amount
B5      BIB BOARD OF APPEALS	1.00	\$175.00
Trans number:		2529977

G/L account number:  
10000004420104  
8121 W BELOIT RD

Tender detail		
CK CHECK PAYMEN	1139	\$175.00
Total tendered		\$175.00
Total payment		\$175.00

Trans date: 4/22/22      Time: 12:24:27

\*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*





# Village of

Ryan Hutto

Applicant to provide all information in red

Shingles: Architectural  
Fiberglass  
Asphalt

Roof Sheathing  
1/2 X 4 X 8  
OSB  
PLY  
15lb Felt

Pitch 12/8

10"

☐ Trusses  
@ 24" OC

For Spans Greater than 6 Feet Use  
Mechanical Clip Fasteners at Plate to  
Rafter/Truss Connection  
\*Span Includes Overhang

Wall Sheathing  
3/8 X 4 X 8

Siding  
LP SmartSide panel siding

No Grade Beam Foundation!  
(entire perimeter)

Anchor Bolts: Max. 18"  
from Corners  
and 6' Apart

Rafter Size 2 X 6  
Rafter Spacing 24 OC  
Collar Tie Size 2 X 4  
Collar Tie Spacing 48 OC  
Joist Size - X -  
Joist Spacing - OC  
Rafter Species/Grade construction  
Joist Species/Grade -  
Ridge - X - Double 5/8" Gussets

Wall Studs 2 X 4  
@ 16 OC

Interior Finish? -  
Insulation? -  
Will Structure Be Heated? -  
Will Electric be Installed? -

Treated Bottom Plate

12

18

5x1 Trussom  
2x6x63" HDR

Rafter Direction

**Floor Plan**

72x80  
Steel doors  
2x6x78"  
HDR

Indicate the Following on Floor Plan Above:

- 1) Dimension (L X W)
- 2) Location & Size of Windows & Doors
- 3) Joists, Truss and /or Rafter Direction
- 4) Length & Size of all Headers
  - a) At Service Door
  - b) At Overhead Door
  - c) At Windows

Height of Building  
From Grade to Peak \_\_\_\_\_

Min. 4" Concrete Reinforced with  
6 X 6 X #10 Woven Wire Mesh over  
Min 4" Compacted Granular Fill

**Accessory Structure Wall Section**







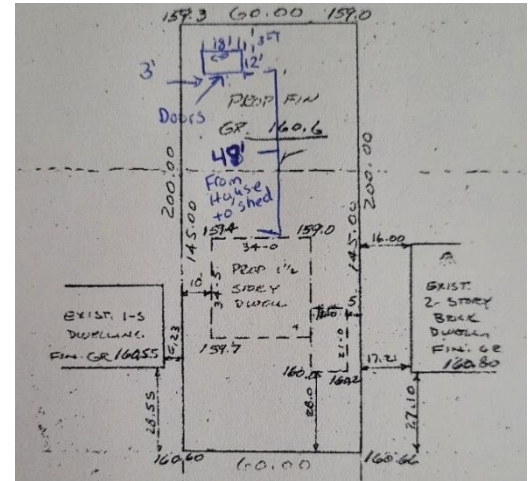


**STAFF REPORT**  
**REQUESTED VARIANCE FOR 8121 W BELOIT RD**  
**PARCEL NO. 516-9979-003**

**WEST ALLIS BOARD OF APPEALS**  
**Tuesday, May 10**  
**6:00 PM**  
**City Hall – Room 128**

**Request for Area Variance:** Appeal of Ryan Hutto to construct a residential accessory building on the above reference property. The proposed residential accessory building would be 216 sq. ft. Per section 12.10(2)(h) of the West Allis Revised Municipal Code, residential accessory buildings may not exceed 150 sq. ft.

The applicant would like the larger accessory building for storage, so that they can fit a car into the property's garage. The applicant believes 150 sq. ft. is not sufficient for this purpose, and 216 sq. ft. will be necessary to create enough space for the vehicle in the garage. The applicant's garage is a 1-car garage and is 324-sf. For comparison, the typical 2-car garage is about 484-sf.



**Staff Comments:** In response to the request for a variance, staff would typically recommend increasing the garage size, which is below the 1,000 sq. ft. maximum. However, the unique circumstances of this property prevent feasible alternatives. The building and side lot line setback prevent garage expansion sideways. Expansion to the front lot line would be unsightly and expansion to the rear would force a relocation of the existing patio and block existing windows. The proposed shed is 66 sq. ft. larger than allowed, but due to the small size of the garage there would not be an undue concentration of accessory buildings on this property. Additionally, the proposed location is well-situated on the rear corner of the lot.

The City adopted a new zoning code May 6. This project may be compared to the regulations of either the old or new zoning code. The relevant standards did not change with the updated code. Ultimately, staff considers this request not objectionable due to the property's unique circumstances.

**Recommendation:**

Recommend approval of an appeal to request a variance pursuant to Section 12.10(2)(h) of the West Allis Revised Municipal Code, for a variance to construct the proposed residential accessory building at 8121 W Beloit Rd (Parcel No. 516-9979-003).