



WEST ALLIS BOARD OF APPEALS MINUTES
November 8, 2016

MEMBERS PRESENT: David Princeton – Chair
Jean Wolfgang – Board Member
Brian Keller – Board Member

EXCUSED: Rachel Wagner – Board Member
Bill Catlin, Jr. – Alternate Member

ALSO PRESENT: Ed Lisinski, Director of Building Inspections & Neighborhood Services
Sally Bukowski, Clerical Support

Mr. Princeton called the meeting to order at 5:30 p.m.

Mr. Princeton stated that the Notice of Appeals for the subject case was published on October 27, 2016 in the "My Community Now" newspaper. He stated that all property owners within a radius of 100 feet of the subject property had been notified by mail of the appeal request. He also noted that no communications were received regarding today's petition.

Ms. Wolfgang made a motion to approve the minutes of the September 13, 2016 meeting. Her motion was seconded by Mr. Keller and unanimously approved.

Mr. Princeton called for the first case to be heard.

Mr. Lisinski read from denial letter #2016-06

October 12, 2016

Julie Carlsen
Building Service, Inc. (BSI)
W22N630 Cheaney Rd.
Waukesha, WI 53186

RE: Written Notice of Permit Refusal No. 2016-06
Address: 8306 W. Lincoln Avenue
Tax Key # 477-0658-001
Zoning: C-2 Neighborhood Commercial District
Legal: Tolles Subdivision, Lots 10, 11 and 12, Block 8.

Dear Ms. Carlsen,

On October 4, 2016, an email was submitted to request a revision to the site plan that would result in fifteen (15) parking stalls on the site. The site currently has nineteen (19) stalls, and the proposed plan would eliminate four (4) existing parking stalls for a turn-around and drop off area. The floor area of the building is four thousand, nine hundred and ninety-eight (4,998) square feet. The zoning code requires one off-street parking space for every three hundred (300) square feet of floor area. That calculation requires seventeen (17) parking stalls to be off-street and on-site.

Your request is denied because it is in violation of the following sections of the West Allis Revised Municipal Code.

12.19 Off-Street Parking, Loading and Other Site Improvement Regulations.

* * *

(7) Required Off-Street Parking Spaces.

(a) Number. The number of parking spaces required shall be in accordance with the following schedule:

* * *

(7) Business, Professional and Government Offices: One space for every three hundred (300) square feet of gross floor area.

The proposal is to reduce the off-street parking at this site from nineteen (19) spaces to fifteen (15) spaces. The site currently requires seventeen (17) spaces. It would make the site short of the required number of parking spaces by two (2) spaces, and therefore not compliant with the code.

The West Allis Plan Commission has reviewed the site and has recommended approval of the variance for two (2) spaces on the following basis:

1. The proposed use will rely heavily upon public and private transit service;
2. The existing building is not being expanded to increase the requirements for additional off-street parking, over what was required when the building was originally constructed;
3. Should the use change, the drop off lane may be replaced with four (4) parking spaces.

You may appeal this decision to the West Allis Board of Appeals. Information on filing an appeal can be obtained by contacting the Director of Building Inspections & Neighborhood Services at 414-302-8400.

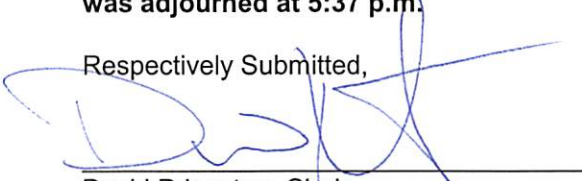
Mr. Lisinski displayed pictures of the property and explained that this is a multi-tenant building. The appellant wants to get rid of four (4) parking stalls to make room for a drop off service for the new tenant. He also noted that this was approved by the Plan Commission.

Ms. Schneider appeared on her own behalf as the occupant of the tenant space. She explained that the drop off service was needed because she will be working with blind and hearing impaired clients.


Ms. Wolfgang made a motion to approve the variance as it is not contrary to public interest and public safety and welfare would not be affected. The motion was seconded by Mr. Keller and unanimously approved.

Ms. Wolfgang motioned to adjourn, seconded by Mr. Keller and unanimously approved. The meeting was adjourned at 5:37 p.m.

Respectively Submitted,



David Princeton, Chair
West Allis Board of Appeals



Ed Lisinski, Director of Bldg. Inspection & Neighborhood Services
Board of Appeals Secretary