



WEST ALLIS BOARD OF APPEALS MINUTES
August 8, 2017

MEMBERS PRESENT: Brian Keller – Board Member
Michael Pranghofer – Board Member
Allisa Olstad – Alternate Member

EXCUSED: Paul Budiac – Chair
Rachel Wagner – Vice Chair
Eric Euteneier – Alternate Member

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

Mr. Keller called the meeting to order at 5:45 p.m.

Mr. Keller stated that the Notice of Appeals for the subject case was published on July 27, 2017 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.

Mr. Pranghofer made a motion to approve the minutes of the July 11, 2017 meeting. His motion was seconded by Ms. Olstad and unanimously approved.

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

Mr. Lisinski read from denial letter #2017-04.

June 26, 2017

Jared Rentmeester
3976 S. Quincy Ave.
Milwaukee, WI 53207

RE: Written Notice of Permit Refusal No. 2017-04
Address: 1211 S. 71st St.
Tax Key: 440-0283-000
Zoning: RB-2 Residence District
Legal: OTJEN PULLEN & SHENNERS N 20 FT LOT 28 & S 20 FT OF LOT 29 BLK 5

Dear Property Owner:

On May 9, 2017, an application was made for a permit for a second story dormer on the above referenced property. The proposed dormer is one and eight hundredths (1.8) feet off of the north side lot line.

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

12.36 RB-2 RESIDENCE DISTRICT

The RB-2 Residence District is intended to provide areas in the City for single family, two (2) family and limited multi-family residential uses. It is specifically intended for areas of the City designated as Class "B" Residential under the preceding City Zoning Ordinance and represents a historical zoning pattern.

* * *

(8) Side Yard.

(a) Every lot shall have two (2) side yards, the east and south of which will be not less than seven (7) feet in width and the north and west of which will be not less than three(3) feet in width; provided, however, that any lot having a width of forth (40) feet or less, which was platted and recorded prior to the passage of this Subchapter, shall have no side yard less than three (3) feet ibn width.

The proposed dormer is one and two hundredths (1.2) feet too close to the north side lot line, and therefore not allowed by code.

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 the property owner wants to construct a second story dormer that will be one and two hundredths (1.2) feet closer to the north side lot line than the code allows. He noted that the dormer will not be any closer to the lot line than the house.

Mr. and Mrs. Rentmeester appeared on their own behalf. They explained that they needed more headroom over the stairs. They also noted that the attic area would not be used as a bedroom.

Ms. Olstad 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. Pranghofer and unanimously approved.

Mr. Pranghofer motioned to adjourn, seconded by Ms. Olstad and unanimously approved. The meeting was adjourned at 5:53 p.m.

Respectively Submitted,

Brian Keller – Board Member
West Allis Board of Appeals



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