



**CITY OF WAUWATOSA**  
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**MINUTES**  
**MEETING OF THE BOARD OF EXAMINERS & APPEALS**  
**Friday, September 11, 2009**  
**Committee Room #1**

PRESENT: S. Jung, C. Millman, R Ornst, D. Wheaton - 4

EXCUSED: R. Bachman J. Price, R. Lex, P. Nook

ALSO PRESENT: F. Knapp, Bldg. Inspector

Mr. Ornst as Chair called the meeting to order at 9:07 a.m.

**7318 Wellauer Drive**

Mr. Dale Ahrens, homeowner, has requested a variance to construct a 912 square foot detached garage whereas a 720 square foot detached garage is permitted. Reference WMC 15.04.040.C.3

Present in favor: Dale Ahrens, 7318 Wellauer Drive

No one present in opposition.

The Ahrens presented three letters from their neighbors in support of their garage plan.

Mr. Ahrens said they are replacing an old garage and since they have four vehicles they would like to build a larger garage instead of having to add a storage shed for their additional items. Mr. Ahrens reported that the zoning code allows for 12% of square footage of the lot for a garage and this meets the code.

Mr. Ornst reviewed the plans and noted that it would be a wood truss frame building and reviewed the location for the new garage.

Mr. Knapp reported that there is a 9 ft. rear setback and a 2 ft. side setback. He said the nearest structure to the garage would be the Ahrens home. He said they are taking all safety precautions by using 5/8" fire code drywall.

Mr. Wheaton reminded the committee that there were a few similar cases lately where variances were granted in keeping with the spirit of the code. Mr. Wheaton noted that in these cases the applicant was requested to use 5/8" fire code drywall and the installation of fire extinguisher(s) within the confines of the structure.

Moved by Mr. Millman, seconded by Mr. Jung  
to approve the variance contingent upon the installation  
of 5/8" fire code drywall and the installation of a 10#  
ABC fire extinguisher. The Ahrens are requesting the  
912 square foot garage as they have 4 vehicles they would  
like to protect. The board finds that: 1) a manifest injustice  
exists and that granting the Variance will be in keeping with  
the spirit of the code; 2) the Variance will not create special

detriment to the overall character of the neighborhood  
nor adversely affect property values; and 3) the hardship  
or practical difficulty was not created by the property owner – 4

The meeting adjourned at 9:17 a.m.

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David M. Wheaton, Secretary

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