

46



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
-------------	-------	--------

2004-0187 Communication In Committee

A Communication from the Director, Department of Building Inspections & Zoning, regarding submittal of the 2003 Annual Report.

Introduced: 4/5/2004

Controlling Body: Safety & Development Committee

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
			Czaplewski	✓			
			Kopplin				
<i>4/5/04</i>			Lajsic	✓			
	✓		Narlock	✓			
		✓	Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
			Weigel	✓			
			TOTAL	<i>5</i>	<i>0</i>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

[Signature]
 Chair Vice-Chair Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak	✓			
			Czaplewski	✓			
<i>APR 05 2004</i>	✓		Kopplin	✓			
			Lajsic	✓			
		✓	Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell <i>et</i>				✓
			Vitale	✓			
			Weigel	✓			
			TOTAL	<i>9</i>	<i>0</i>		<i>1</i>



City of West Allis
Department of Building Inspections & Zoning

2003 Annual Report



CITY OF WEST ALLIS

WISCONSIN



Department of Building Inspections & Zoning

TED ATKINSON
Director

March 29, 2004

Honorable Mayor Jeannette Bell & Common Council Members
City of West Allis, WI

Dear Mayor Bell & Council Members,

Presented herewith is the Annual Report of the Department of Building Inspections & Zoning for the year 2003. This report provides a summation of the department activities for the year, including; construction, valuation, revenue, permits, and inspection reports.

The year-end total construction is reported to be \$32,734,798, up from the \$29,993,527 reported in 2002.

A building code history note occurred in 2003, with the elimination of "fire zones". Our local building code has required all structures except one and two-family dwellings to have exterior walls constructed of non-combustible materials since 1927. In 2001, multi-family construction was exempted from this requirement. In March, 2003, this code requirement was completely removed from our local code. Our local Building Code is no longer more restrictive than the State of Wisconsin Commercial Building Code.

The Department of Building Inspections & Zoning wishes to respectfully acknowledge the Mayor, Common Council and the citizens of our community. The Department positively looks forward to serving the community in 2004.

Sincerely,

Ted Atkinson, Director
Building Inspections & Zoning

Table of Contents

Introduction from Directori
 Table of Contents.....ii

Chapter		Page
1	Departmental Structure & General Information	
	Organizational Chart	1-1
	History	1-2
	Responsibilities	1-2
	Codes	1-3
	Scope of Work	1-4
2	Departmental Summary	
	Departmental Summary Report	2-1
	Departmental Revenue Report	2-2
	Departmental Inspection Totals	2-3
	Activities Report 1997 - 2001	2-4
	25 Year Activities Report	2-5
	Graphs	2-6
	Major Building Permits	2-9
	Business Occupancy Report	2-12
3	Building Division Report	
	Building Division Summary Report	3-1
	Building Permit Comparison	3-2
	Inspections - Building Division	3-2
	Board of Appeals	3-3
	Sign Maintenance Inspections	3-5
4	Electrical Division Report	
	Inspections - Electrical Division	4-1
	5 Year Permit Comparison - Electrical	4-1
	Electrical Review Board	4-2
	Electrical Licensing	4-2
5	Plumbing Division Report	
	Inspections - Plumbing Division	5-1
	5 Year Permit Comparison - Plumbing	5-1
6	Code Inspection & Property Maintenance Report	
	Inspections – Code Division	6-1

Chapter

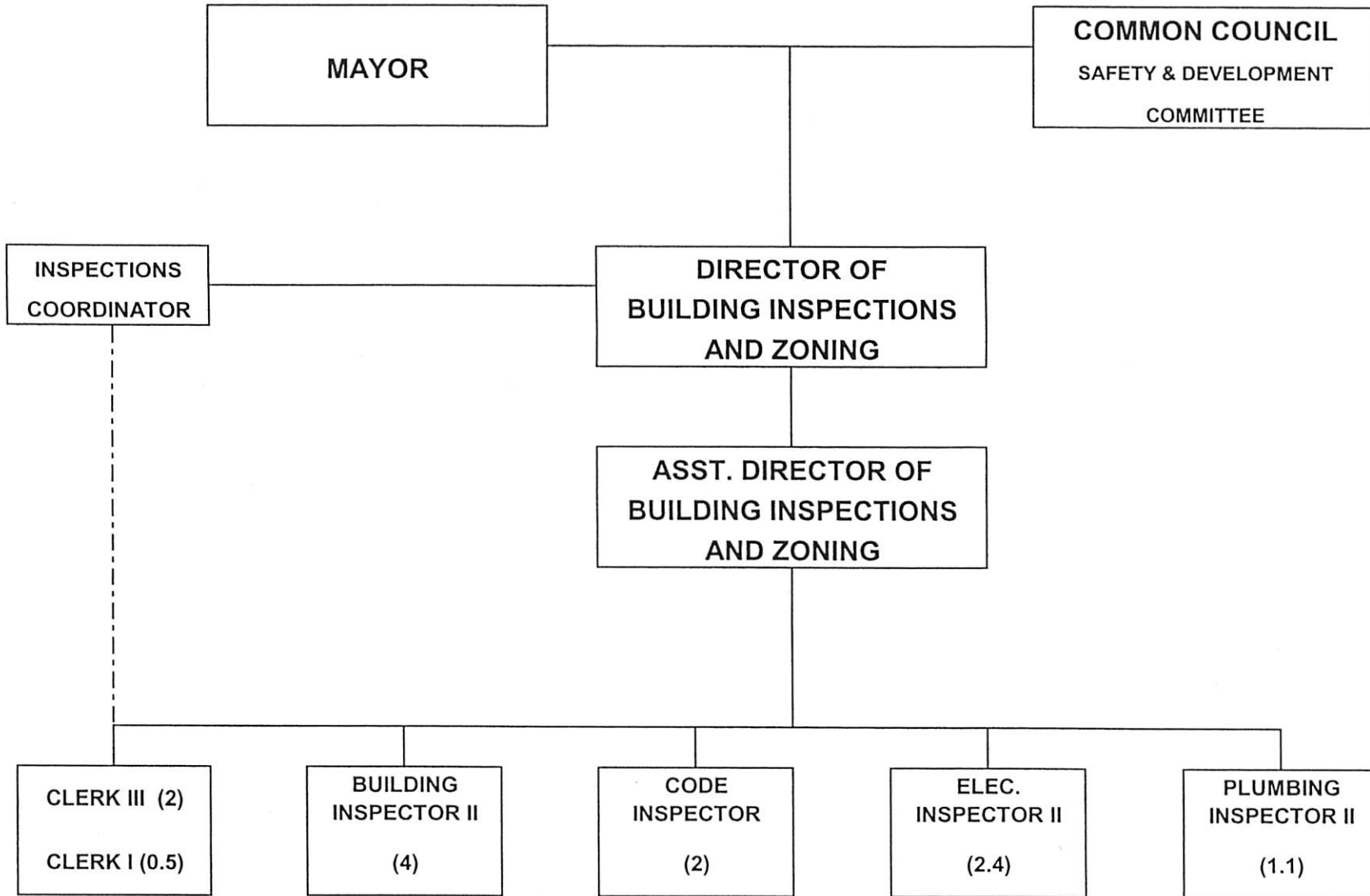
1

Departmental Structure & General Information

Building Inspections & Zoning Department



Department of Building Inspections & Zoning
ORGANIZATIONAL CHART
December, 2003



History

Building Codes and required inspections were first established by Ordinance No. 677, approved March 11, 1923. This ordinance included regulations for building construction and provided for a building inspector. The zoning regulations were first established by Ordinance No. 793, approved April 21, 1925.

During its existence, the department's primary purpose has been to provide reasonable control over the location, construction, maintenance, use, and occupancy of properties & buildings and their various built systems including building, electrical, plumbing, mechanical, heating & air conditioning.

Responsibilities

Building and zoning codes are concerned with life-safety and health of occupants and property preservation during the normal life of a building, as well as during distressed conditions. Property preservation and life safety code requirements are based upon past experience and documentation of statistics, including injuries or loss of life and monetary property replacement cost.

Building and zoning code administration is accomplished through the plan review of site & building plans, the issuance of permits, and subsequent periodic inspections throughout construction and later, when occupancy changes or when property maintenance issues are reviewed.

Prior to issuance of a permit for new construction, additions, or alterations to a property a number of life-safety/health requirements must be reviewed. These issues include:

1. Site area coverage, setbacks, parking, etc., for a proper development
2. Performance of building materials
3. Environmental amenities for personal comfort of spaces (i.e., fresh air, temperature, illumination, and sanitary facilities)
4. Protection of health through a clean water supply and safe disposal of contaminants through plumbing systems
5. Protection and safety from electrical shock and electrical fires

The review includes additional life-safety reviews. These codes assist in preventing losses when a building is in a distressed condition (i.e., fire).

1. The prompt and safe evacuation of the occupants along designated exit-ways to the exterior.
2. Design of the structural elements to prevent structural failure thereby providing reasonable safety for fire fighting and rescue.
3. The minimization of property damage by limiting the spread of fire and smoke within a building.
4. The spread of fire to adjacent buildings.
5. Removal of non-conforming uses & non-conforming structures.

Codes

In addition to the City of West Allis Revised Municipal Code, the State of Wisconsin, Department of Commerce (COMM) promulgates building construction codes and standards which are administered by this Department. Codes promulgated by the Department of Commerce are:

- **Commercial Building Code** This code adopts the International Building Code and applies to all public buildings, places of employment and multi-unit (3 or more) residential buildings. This code includes building, heating, ventilating and air conditioning requirements and special requirements for conformance to the American Disabilities Act.
- **Uniform Dwelling Code (UDC)** This code applies to the construction of all one and two family dwellings.
- **Electrical Code** The National Electrical Code (NEC) as modified by the Department of Commerce applies to all electrical installations.
- **Plumbing Code** This code covers the plumbing requirements for all buildings in the State of Wisconsin.

Scope of Work

The scope of work for The Department of Building Inspections and Zoning involves many departments within the City government. For example, the permit approval process may include review and/or approval by one or all of the following departments:

- Planning Division for review of special use regulations, site landscape/screening regulations, architectural regulations.
- Engineering Department for yard grades, building address, or floodplain review, driveway permits or street occupancy permits.
- Fire Department for applicable fire code regulations.
- Health Department for health code regulations.
- Assessor's Department for review of assessment if property is improved.
- Clerk/Treasurer's Office for licensing regulations.

The following is a list of duties included in the scope of this Department's responsibilities:

Building Division:

- Building Permits & Inspections
- Heating, Air Conditioning & Ventilation Permits & Inspection
- Plan Examination
- Mobile Home Permits
- Sign Permits & Sign Maintenance Inspections
- Demolition Permits
- Moving Permits
- Licensing Approvals & Renewals
- Issuing Building Address Numbers
- Occupancy Permits
- Fire Department Inspection Referrals
- Complaint Referrals
- Zoning Enforcement
- Abandon Vehicle Enforcement
- Plan Commission requirements for Landscape/Screening Bonding, Final Inspection & Maintenance
- Board of Appeals

Electrical Division

- Electrical Permits & Inspections
- Electric Company Service Notices
- Occupancy Permits
- Licensing Approvals & Renewals
- Fire Department Inspection Referrals
- Complaint Referrals
- Mobile Home Permits
- Electrical Contractor Licensing
- Electrical Review Board

Plumbing Division

- Water, Sanitary Sewer & Storm Sewer Permits & Inspections
- Well Operation & Abandonment Permits
- Mobile Home Permits
- Licensing Approvals & Renewals
- Occupancy Permits
- Complaint Referrals

Code Division

- Exterior Property Maintenance Inspection Program in the 1st and 2nd Aldermanic Districts
- Property Maintenance Board of Appeals

Chapter
2

Departmental Summary

Building Inspections & Zoning Department



2003 Departmental Summary Report

Building Inspections and Zoning Department

Construction Type	Permits	Valuation	Fees
Single Family - New Dwelling	6	\$630,000	\$4,006.00
Two-Family - New Dwelling	4	\$483,500	\$2,707.50
Apartment - New (3 Family or More)	1	\$5,600,000	\$38,079.00
Commercial Property - New	8	\$3,276,000	\$14,671.00
Accessory Building (Garage/Outbuilding, etc.)	88	\$881,050	\$10,323.75
Single Family A & A	102	\$1,078,281	\$10,615.20
Single Family Deck	43	\$84,980	\$2,910.00
Two-Family - A & A	17	\$111,650	\$1,335.50
Two-Family Deck	16	\$33,656	\$1,140.00
Apartments A & A	9	\$95,100	\$838.00
Commercial A & A	116	\$9,880,877	\$45,661.25
Manufacturing Property - A & A	8	\$2,040,200	\$6,468.00
Tax Exempt Property - A & A	14	\$2,091,400	\$6,172.50
Accessory Structures - A & A	4	\$2,970	\$150.00
Foundations	2	\$16,000	\$100.00
Commercial Wreck	26	\$284,146	\$3,491.00
Residential Wreck	79	\$80,638	\$2,583.75
Signs & Billboards	97	\$215,457	\$6,860.50
Commercial HVAC	162	\$3,385,383	\$36,192.19
Residential HVAC	630	\$1,930,108	\$25,900.00
Swimming Pools	12	\$54,327	\$490.00
Additions & Alterations to Mobile Homes	3	\$4,517	\$90.00
Soil Erosion	30	\$32,100	\$5,132.00
Garage Slab Only	8	\$29,840	\$400.00
Sheds	11	\$8,310	\$400.00
Fences	257	\$303,062	\$4,150.00
Other	7	\$101,245	\$1,018.00
Report Totals	1,760	\$32,734,798	\$231,885.14

2003 Department Revenue Report

Building Inspections and Zoning Department

Description	Amount
Building Permits	\$231,885.14
Examination of Plans	\$15,825.00
Occupancy Permits	\$33,475.00
Mobile Home Permits	\$850.00
Board of Appeals Fees	\$925.00
Sign Maintenance Inspections	\$15,541.00
Special Inspections/Reports - Reinspection	\$2,660.00
Building Address No & Frame	\$529.25
Xerox Copies/Zoning Maps	\$423.00
Initiation Fee (Fire Dept Permits)	\$1,660.00
Electrical Permits	\$134,684.87
Electrical Contractors Licenses	\$27,380.00
Plumbing Permits	\$73,714.00
Grand Total	\$539,552.26

Departmental Inspection Totals - 2003

Building Inspections and Zoning Department

Month	# of Insp.
January	2,235
February	1,865
March	2,031
April	2,078
May	2,120
June	1,868
July	2,412
August	2,225
September	2,142
October	1,926
November	1,510
December	1,304
	23,716

Activities Report 1999 - 2003

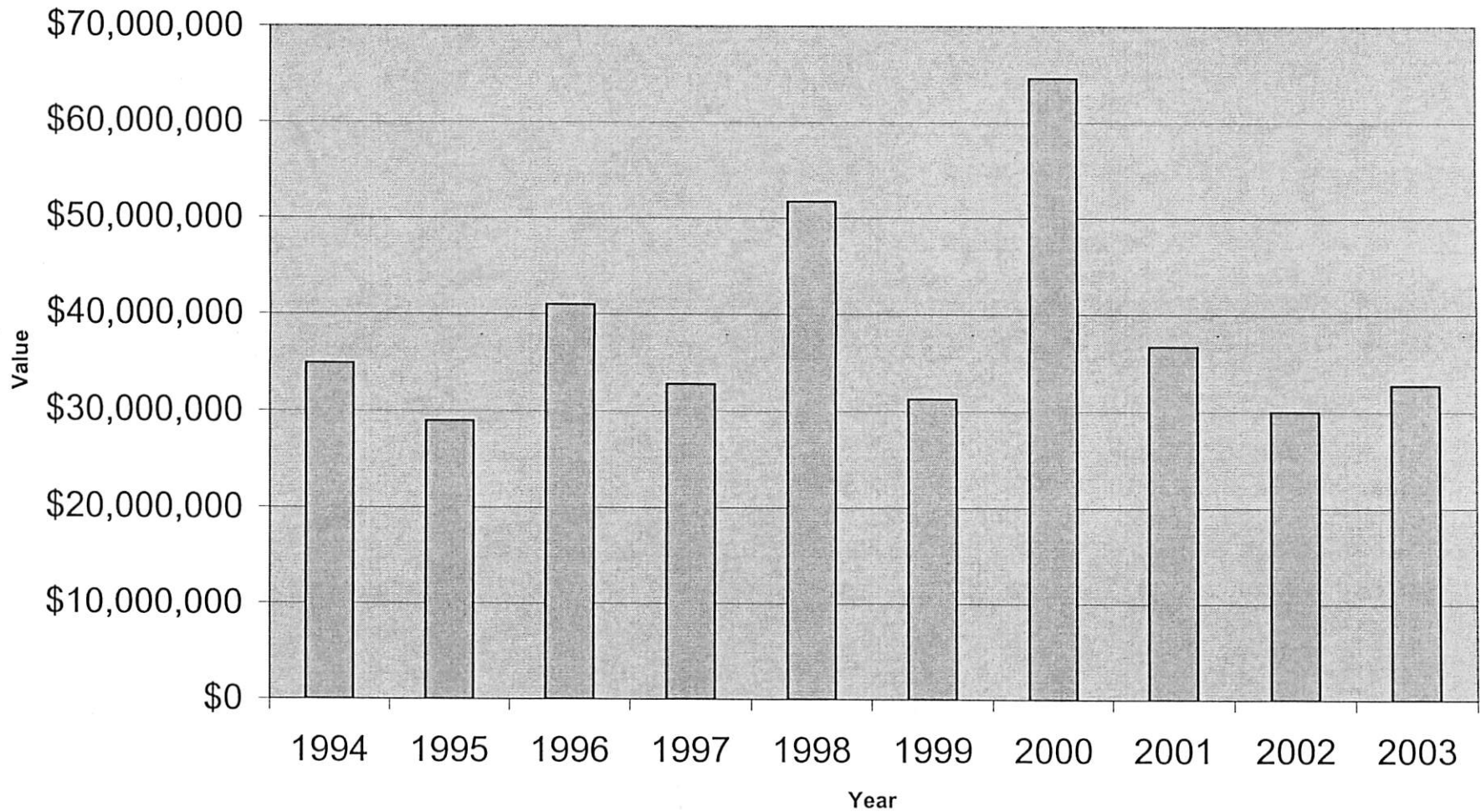
Department of Building Inspections & Zoning

	1999 -----	2000 -----	2001 -----	2002 -----	2003 -----
Reported Valuation	\$31,250,674	\$64,588,709	\$36,697,077	\$29,993,527	\$32,734,798
Fees (Revenue)					
Administrative	\$32,793	\$33,864	\$33,954	\$37,867	\$38,414
Occupancy	\$30,600	\$34,750	\$28,175	\$29,100	\$33,475
Building Permits	\$181,431	\$211,447	\$189,655	\$168,573	\$231,885
Electrical Permits	\$131,666	\$147,348	\$109,606	\$117,140	\$134,684
Electrical Licensing	\$8,250	\$8,400	\$11,740	\$9,690	\$27,380
Plumbing	\$87,605	\$74,948	\$64,700	\$60,475	\$73,714
	=====	=====	=====	=====	=====
Totals	\$472,346	\$510,757	\$437,830	\$422,845	\$539,552
Permits					
Occupancy	249	274	241	248	238
Building	1,903	1,756	1,747	1,835	1,761
Electrical	2,103	2,058	1,977	2,028	1,951
Plumbing	942	929	882	772	973
Fire Department	162	137	118	127	170
Mobile Home Permits	46	46	44	48	34
	=====	=====	=====	=====	=====
Totals	5,405	5,200	5,009	5,058	5,127
Inspections					
Building	9,121	8,145	8,984	8,901	6,759
Electrical	4,262	4,554	4,643	4,771	4,798
Plumbing	2,682	1,979	2,616	2,618	2,718
Code Inspection			4,192	6,278	9,441
	=====	=====	=====	=====	=====
Totals	16,065	14,678	20,435	22,568	23,716

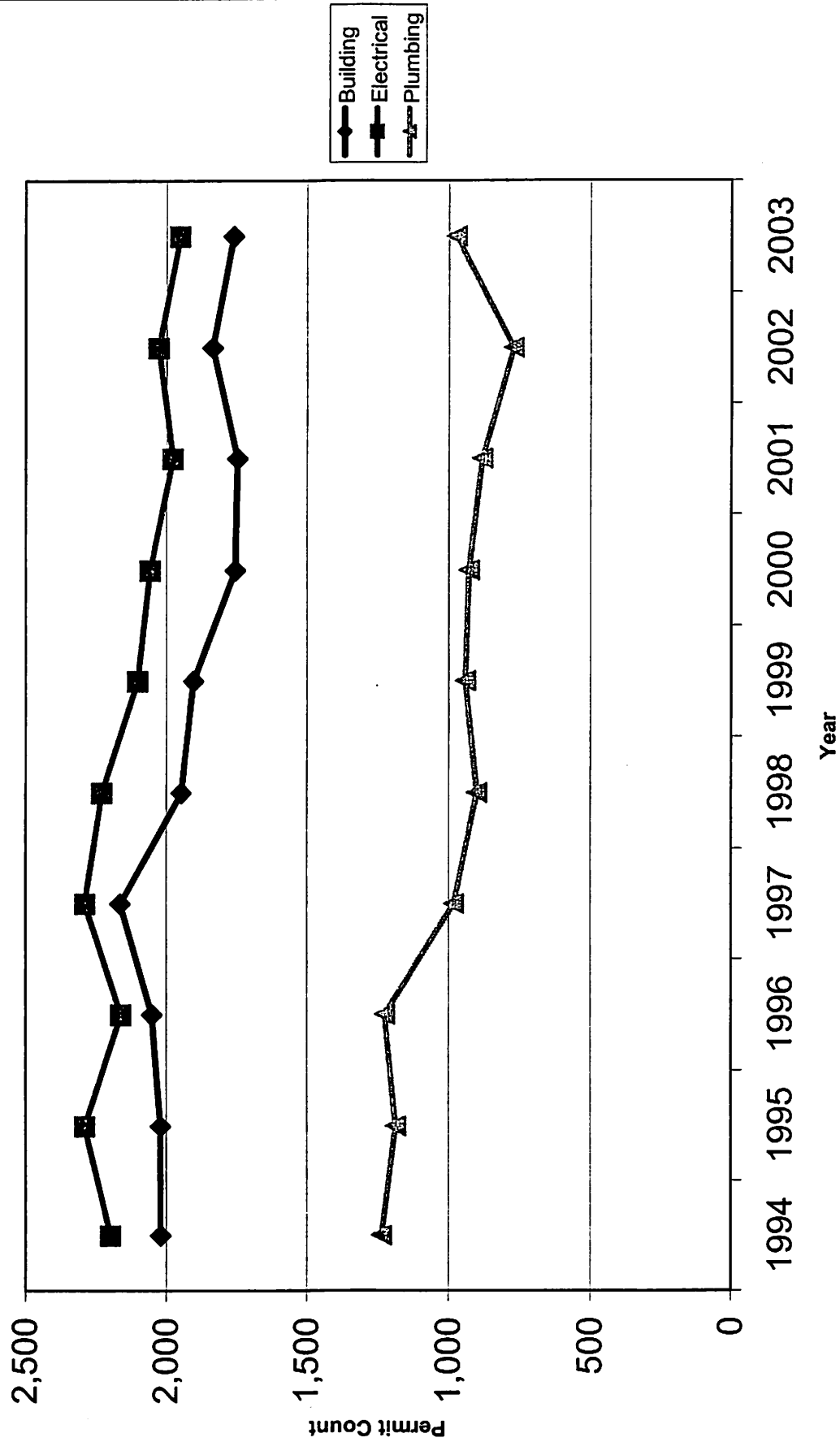
Activities Report 1978 - Present
BUILDING INSPECTIONS & ZONING DEPARTMENT

Year	Reported Valuation	Permits				Inspections					Fees			
		Bldg.	Elect.	Plmbg.	Total	Bldg.	Elect.	Plmbg.	Code	Total	Bldg.	Elect.	Plmbg.	Total
1978	\$ 14,111,110.00	1,432	1,320	1,400	4,152	4,144	5,970	3,274		13,388	\$ 48,509.54	\$ 19,515.33	\$ 18,383.20	\$ 86,408.07
1979	\$ 16,080,305.00	1,426	1,290	1,263	3,979	2,400	4,906	2,942		10,248	\$ 61,057.15	\$ 26,165.75	\$ 20,296.00	\$ 107,518.90
1980	\$ 14,094,578.00	1,341	1,701	952	3,994	7,006	5,510	2,325		14,841	\$ 62,186.60	\$ 26,843.02	\$ 16,588.55	\$ 105,618.17
1981	\$ 18,751,891.00	1,151	1,543	945	3,639	5,636	4,639	2,579		12,854	\$ 66,877.70	\$ 26,585.73	\$ 18,750.00	\$ 112,213.43
1982	\$ 13,468,086.00	958	1,122	897	2,977	5,803	3,850	3,391		13,044	\$ 47,004.40	\$ 17,214.18	\$ 12,788.56	\$ 77,007.14
1983	\$ 17,663,507.00	1,170	1,124	832	3,126	6,063	3,347	2,690		12,100	\$ 64,173.17	\$ 20,024.90	\$ 13,196.10	\$ 97,394.17
1984	\$ 14,177,316.00	1,305	1,382	911	3,598	6,452	3,880	2,854		13,186	\$ 60,194.89	\$ 23,702.75	\$ 13,725.95	\$ 97,623.59
1985	\$ 17,343,083.00	1,405	1,440	1,226	4,071	5,401	3,870	2,582		11,853	\$ 86,330.30	\$ 24,742.48	\$ 19,361.80	\$ 130,434.58
1986	\$ 25,082,115.00	1,476	1,639	1,101	4,216	4,461	4,114	3,002		11,577	\$ 137,967.69	\$ 45,330.94	\$ 29,311.65	\$ 212,610.28
1987	\$ 30,493,868.00	1,757	1,799	1,144	4,700	5,962	4,227	3,149		13,338	\$ 177,674.56	\$ 52,226.38	\$ 32,120.60	\$ 262,021.54
1988	\$ 35,584,980.00	1,918	2,084	887	4,889	5,991	5,149	3,006		14,146	\$ 147,278.03	\$ 51,301.31	\$ 27,648.95	\$ 226,228.29
1989	\$ 25,262,253.00	1,810	2,282	1,124	5,216	6,973	5,146	2,702		14,820	\$ 149,509.17	\$ 59,916.00	\$ 27,117.00	\$ 236,542.17
1990	\$ 25,493,179.00	1,757	2,106	875	4,738	7,050	5,586	2,928		15,564	\$ 146,640.70	\$ 77,327.00	\$ 25,810.00	\$ 249,777.70
1991	\$ 22,757,321.00	1,835	2,077	1,008	4,920	8,004	5,927	2,588		16,519	\$ 138,606.30	\$ 70,987.45	\$ 27,214.00	\$ 236,807.75
1992	\$ 36,859,553.00	1,959	2,719	1,054	6,093	9,461	5,626	2,516		17,017	\$ 182,092.81	\$ 127,869.75	\$ 48,827.80	\$ 358,790.36
1993	\$ 15,831,784.00	2,352	2,788	1,081	6,221	7,472	5,322	2,439		15,233	\$ 142,877.00	\$ 116,502.00	\$ 40,164.00	\$ 299,543.00
1994	\$ 34,900,396.00	2,020	2,198	1,237	5,455	8,211	5,185	2,363		15,759	\$ 228,616.00	\$ 107,585.00	\$ 52,921.00	\$ 389,122.00
1995	\$ 28,961,128.00	2,021	2,291	1,188	5,500	8,616	5,010	2,363		15,989	\$ 227,498.00	\$ 117,740.00	\$ 49,302.00	\$ 394,540.00
1996	\$ 40,981,870.00	2,052	2,162	1,227	5,441	9,062	4,624	2,179		15,865	\$ 257,974.00	\$ 106,623.00	\$ 55,055.00	\$ 419,652.00
1997	\$ 32,758,057.00	2,165	2,290	982	5,437	9,613	4,749	1,833		16,195	\$ 246,956.00	\$ 116,701.00	\$ 67,035.00	\$ 430,692.00
1998	\$ 51,757,062.00	1,947	2,230	901	5,078	9,000	4,872	2,442		16,314	\$ 227,489.00	\$ 145,732.00	\$ 86,590.00	\$ 459,811.00
1999	\$ 31,250,674.00	1,903	2,103	942	4,948	9,121	4,262	2,682		16,065	\$ 181,431.00	\$ 131,666.35	\$ 87,605.00	\$ 400,702.35
2000	\$ 64,588,709.00	1,756	2,058	929	4,743	8,145	4,554	1,979		14,678	\$ 211,447.26	\$ 147,348.15	\$ 74,948.00	\$ 433,743.41
2001	\$ 36,697,077.00	1,747	1,977	882	4,606	8,984	4,643	2,616	4,192	16,243	\$ 189,654.90	\$ 109,606.00	\$ 64,820.00	\$ 364,080.90
2002	\$ 29,993,527.00	1,835	2,028	772	4,635	8,901	4,771	2,618	6,278	16,290	\$ 168,573.00	\$ 117,140.00	\$ 60,475.00	\$ 346,188.00
2003	\$ 32,734,798.00	1,761	1,951	973	4685	6,759	4,798	2,718	9,441	23,716	\$ 231,885.00	\$ 134,684.00	\$ 73,714.00	\$ 440,283.00

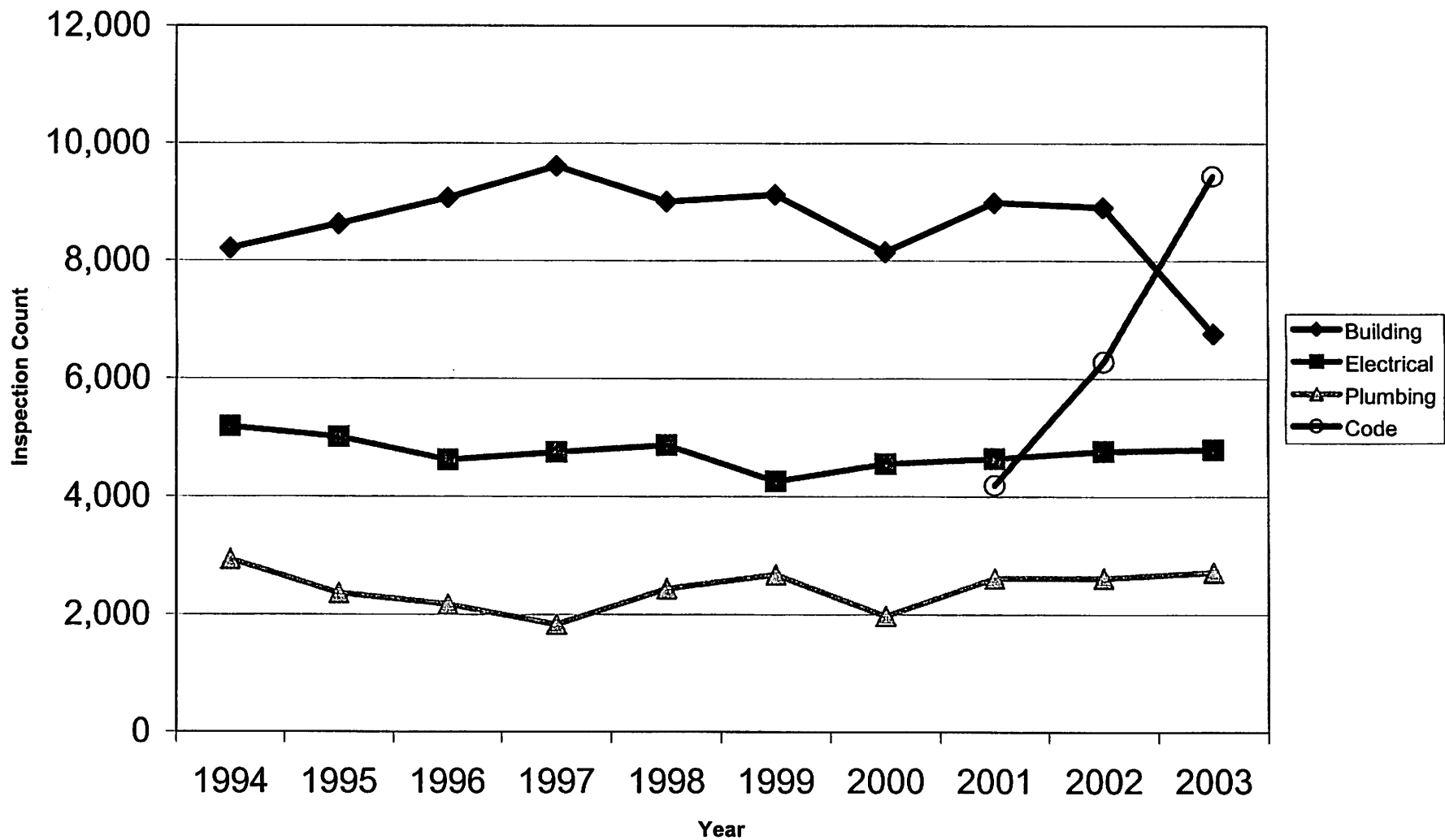
Reported Valuation 1994-2003



10 Year Permit Comparison



10 Year Inspection Comparison



2003 Major Building Permits

Building Inspections and Zoning Department

Building Permits with a valuation of \$50,000 and over are considered major building permits and are included in this report.

Date	Address	Valuation	Description of Work
1/7/2003	11108 W Lapham St.	\$200,000	New construction of Storage Building B
1/7/2003	02865 S. 108th St.	\$90,000	RTU-1 10 ton 189,000 BTU, RTU-2 8 ton 189,000 BTU, RTU-3 15 ton 189,000 BTU, Captive 3000 CFM air fan, Captive 2600 CFM air fan, Captive 1550 CFM air fan, Captive 1250 CFM air fan, Captive 4450 CFM air fan
1/8/2003	02954 S. 092nd St.	\$75,000	Convert commercial tenant space on first floor into (5) one bedroom apartments
1/15/2003	05630 W National Ave.	\$98,500	New 2 family dwelling
1/21/2003	12100 W Hayes Ave.	\$55,000	Remodel kitchen and family room
1/30/2003	01365 S. 108th St.	\$50,000	Remove non-load bearing partition walls, construct partition wall separating space (Double fee)
2/3/2003	01205 S. 070th St.	\$150,000	Construct 9 office, conference room and storage room on 4th floor
2/4/2003	08750 W National Ave.	\$77,000	Carrier RTU 1 230,000 BTU 16 ton rooftop unit, Carrier RTU 2 525,000 BTU 34 ton rooftop unit, (3) exhaust fans
2/10/2003	06036 W Mitchell St.	\$115,000	New 2 family dwelling
2/12/2003	08300 W Beloit Rd.	\$350,000	Alter nursing home into a 10 bed hospice
3/25/2003	06700 W Beloit Rd.	\$200,000	Rooming house alterations
3/28/2003	06682 W Greenfield Ave.	\$50,000	Remodel office space, Bld. 34
4/1/2003	06737 W Washington St.	\$189,800	(2) exhaust fans, (1) 55 ton RTU, (1) 60 ton RTU
4/17/2003	06737 W Washington St.	\$2,500,000	Addition and alteration, shell only, tenant buildouts later
5/2/2003	06737 W Washington St.	\$400,000	Bay 7 alterations
5/14/2003	12310 W Oklahoma Ave.	\$120,000	New single family dwelling
5/19/2003	11224 W Rogers St.	\$700,000	Addition, alteration (infill loading dock openings along N elevator, new footings at SE vestibule
5/21/2003	09004 W Lincoln Ave.	\$100,000	Construct office and conference rooms NW portion of first floor, construct offices and conference rooms on entire second floor
5/23/2003	01021 S. 098th St.	\$100,000	New single family dwelling
5/23/2003	01011 S. 098th St.	\$100,000	New single family dwelling
5/27/2003	08012 W Raymond Ln.	\$60,000	Addition for bedroom and bathroom
5/27/2003	09004 W Lincoln Ave.	\$52,762	Trane 15 ton RTU for 2nd floor, install distribution ductwork for all floors

Date	Address	Valuation	Description of Work
5/30/2003	06737 W Washington St.	\$250,000	Tenant buildout in Suites 210 and 220
6/3/2003	02214 S. 116th St.	\$50,000	York 90,000 BTU furnace, York 5 ton A/C unit, (2) Summeraire fresh air ventilators, York 25 ton rooftop unit, 100' 24" rond duct
6/5/2003	01450 S. 071st St.	\$140,000	New 2-family dwelling
6/10/2003	01440 S. 116th St.	\$54,000	(18) Bryant 60,000 BTU furnaces
6/10/2003	01450 S. 116th St.	\$69,000	(23) Bryant 60,000 BTU furnaces
6/10/2003	07300 W National Ave.	\$152,000	Carrier AHU-1, Carrier 20 ton CU-1, Burnham 330 MBH B-1, Burnham 330 MBH B-2, Greenheck 217 MBH MVAV-1
6/16/2003	05116 W Lincoln Ave.	\$50,000	Fire damage repair
6/18/2003	02447 S. 092nd St.	\$95,000	New single family dwelling
6/19/2003	11024 W Oklahoma Ave.	\$129,900	(40) Airflo 50,000 BTU furnaces, (20) Airflo 75,000 BTU furnaces, (60) 1.5 ton A/C units
6/25/2003	08300 W Beloit Rd.	\$72,000	(2) Carrier 5 ton FCU and (1) Carrier condensing unit
6/30/2003	02222 S. 114th St.	\$300,000	Addition and alterations
6/30/2003	01736 S. 064th St.	\$130,000	New 2-family dwelling
7/2/2003	02601 S. 108th St.	\$100,000	(2) York 40 ton 466,000 BTU rooftop
7/2/2003	08600 W Greenfield Ave.	\$50,000	Alterations to bar/back bar/kitchen
7/3/2003	07332 W National Ave.	\$1,637,672	Alteration and addition to administration offices
7/3/2003	10830 W Lapham St.	\$1,044,000	Alterations and additions to fire station
7/11/2003	02424 S. 090th St.	\$129,000	Alterations to Suite 214
7/11/2003	08710 W Orchard St.	\$70,000	Suspended ceiling and lighting
7/15/2003	01350 S. 108th St.	\$300,000	Interior and exterior alterations
7/23/2003	06804 W National Ave.	\$50,000	Interior alterations (alter entry vestibule, alter service counter, install 3-0 exterior door @ SE corner, install chainlink wall system
7/23/2003	02917 S. 102nd St.	\$50,000	28' x 12' addition for kitchen/bathroom/bedroom
8/5/2003	06737 W Washington St.	\$50,000	(8) 3 ton heat pumps, Suite 220
8/5/2003	06737 W Washington St.	\$510,300	(2) Patterson Kelly 2,000 MBH boilers, Suite 600
8/7/2003	01650 S. 108th St.	\$125,000	Construct non-load bearing walls to create offices/toilet rooms
8/8/2003	09015 W Maple St.	\$1,178,000	Culture Plant Addition/Freezer building
8/13/2003	01023 S. 119th St.	\$115,000	New single family dwelling
8/14/2003	07332 W National Ave.	\$203,154	(2) Burnham boilers, (1) Carrier condensing unit, (2) Mitsubishi condensing units, HVAC alterations

Date	Address	Valuation	Description of Work
8/14/2003	10830 W Lapham St.	\$205,200	(2) Burnham boilers, (1) Carrier 4 ton condensers, (1) Carrier 5 ton condensers, (1) Carrier 2.5 ton condensers, (1) Carrier 3 ton condensers, (2) Carrier 1.5 ton condensers
8/15/2003	00555 S. 108th St.	\$65,200	Alterations to maintenance shop (Bldg. 2) to create office/library
8/29/2003	01200 S. 071st St.	\$360,000	Roof replacement
9/4/2003	06737 W Washington St.	\$400,000	Tenant build out, Suites 2110, 3110 and 3130
9/4/2003	06640 W Beloit Rd.	\$60,000	Smith boiler
9/10/2003	06021 W Lincoln Ave.	\$60,000	(2) Ajax 1,000,000 BTU steam boilers
9/22/2003	02203 S. 108th St.	\$175,000	New car wash
9/25/2003	06737 W Washington St.	\$100,000	Install (11) new heat pumps, (3) unit heaters, (1) cabinet unit heater, and ductwork (first floor)
9/26/2003	01440 S. 084th St.	\$400,000	New restaurant
9/30/2003	01361 S. 060th St.	\$500,000	New restaurant
10/20/2003	01414 S. 065th St.	\$5,600,000	New 80 unit multifamily/commercial building
10/20/2003	11135 W National Ave.	\$1,500,000	Addition
10/20/2003	06642 W Washington St.	\$105,000	Demolish stormwater facility building
10/24/2003	08901 W Lincoln Ave.	\$375,000	Alterations, basement level
11/3/2003	00430 W Curtis Rd.	\$250,000	90' x 60' addition
11/5/2003	10731 W Oklahoma Ave.	\$450,000	New gas station/car wash
11/7/2003	02601 S. 108th St.	\$90,000	(2) 466,000 BTU, 40 ton rooftop units, (1) 200,000 BTU unit heater
11/12/2003	06737 W Washington St.	\$150,000	Tenant buildout, Suite 2225
11/14/2003	11515 W Rogers St.	\$103,200	12' x 20' equipment enclosure
11/24/2003	11236 W Lapham St.	\$400,000	Tenant buildout
11/26/2003	02746 S. 111th St.	\$100,000	New single family dwelling
12/1/2003	06756 W Greenfield Ave.	\$60,000	Canopy & Exterior Wall Infill
12/10/2003	11600 W Lincoln Ave.	\$150,000	Alterations and change of use
12/11/2003	01715 S. 076th St.	\$350,000	Alterations, Entrance Canopy, Vestibule Addition
12/12/2003	00333 S. 108th St.	\$180,000	Alterations to show room
12/15/2003	01361 S. 060th St.	\$51,570	(2)Trane 10 ton RTU, (1)Trane 7.5 ton RTU
12/17/2003	06737 W Washington St.	\$120,000	Tenant buildout, Suite #2215
12/18/2003	06756 W Greenfield Ave.	\$76,000	Tenant buildout
12/22/2003	03383 S. Cooper Ct.	\$55,000	16' x 19' family room addition
12/23/2003	06737 W Washington St.	\$50,000	Interior alterations to Rooms 2135 and 2135A

2003 Business Occupancy Report

Building Inspections and Zoning Department

Below is a list of applicants for Business Occupancy Permits in the year 2003. Fees in the amount of \$33475.00 were collected in connection with these applications.

Address	Occupant	Description of Business
00929 0108th St.	Advantage Group, Inc.	Car, Truck, Van, Motorcycle Service and Parts Sales
02005 S. 054th St.	Coakley Bros. Co.	Storage of Used Office and Household Commodity
02151 S. 054th St.	Adaptor Inc.	Manufacture Rubber Products, Supply and Distribution
02229 S. 054th St.	Machine Shop, River West Eng.	Machine Shop, Make Parts
02006 S. 055th St.	Coakley Bros. Co.	Storage of Used Office and Household Commodity
02102 S. 055th St.	Dacco of WI	Automotive Automatic Transmission Parts Sales
01756 S. 056th St.	Carl's Plumbing Services, Inc.	Plumbing contractor
01104 S. 058th St.	Herbalife	Selling Nutrition Products
00801 S. 060th St.	Bargain Bazaar	Collectibles - Weekend shows (CANCELLED BEFORE INSPECTIONS)
00801 S. 060th St.	Corp Care Distributions, Inc.	Non-Profit Gifts in Kind Program, Receive and Redistribute Gifts to Charities
00801 S. 060th St.	Hunger Task Force	Storage of Food
01031 S. 060th St.	Complete Home Improvements	Business Office
01112 S. 060th St.	Artistic Clay Products	Ceramic business including pouring molds, firing in kilns, and sales of greenware and other art supplies
02192 S. 060th St.	Ear Wax	Retail sales of Compact Discs
01628 S. 064th St.	Timothy Moore	Internet - Liquidators
01737 S. 068th St.	E-Z Breeze Cleaning	Cleaning Houses
01902 S. 068th St.	Bennett's	Tavern
02016 S. 069th St.	Candy Fantasia	Make decorations
01126 S. 070th St.	Advanced Waste	General Office
01126 S. 070th St.	Affiliated Attorneys	Attorneys Office
01126 S. 070th St.	Architecture 2000 Inc.	Architectural Design
01126 S. 070th St.	Clean Power, LLC	Store cleaning equipment for janitorial contract cleaning service
01126 S. 070th St.	Covenant Healthcare	Offices
01126 S. 070th St.	Dominion Medical Management, Inc.	Medical Billing
01126 S. 070th St.	Dominion Medical Management, Inc.	Medical Billing Company
01126 S. 070th St.	Fisher/Unitech, Inc.	Reseller of computer-aided design software, training of computer-aided design software
01126 S. 070th St.	Geo Marketing, Inc.	Office, Marketing Services
01126 S. 070th St.	NovaCare Rehabilitation	Outpatient Physical Therapy
01126 S. 070th St.	The Concord Group	Construction consulting firm
01126 S. 070th St.	The Wisconsin Heart Hospital	Clerical
01126 S. 070th St.	Vision Insurance Plan of America, Inc.	Vision Insurance
01205 S. 070th St.	State of Wisconsin, Department of Administration	Office for University of Wisconsin
01910 S. 073rd St.	T-N-T Automotive	Automotive Repair
01370 S. 074th St.	Muskus & Assoc./Muskus Mgmt.	Accounting, Software, Construction Consulting Firm

Address	Occupant	Description of Business
01900 S. 074th St.	Wisconsin Festivals, Inc.	Office
02073 S. 076th St.	Kathleen Bell - Bell Properties	Rooming House
02406 S. 076th St.	Casino Getaways	Office Work for Bus Tour Packages
02572 S. 076th St.	Global Systems Management Corp.	Computer, Network Integration, Service
01942 S. 077th St.	David A. Reske	Fire Arms Dealer
02077 S. 078th St.	Community Beer & Liquor	Retail Liquor Store
01503 S. 081st St.	Capt'n Nicks	Tavern
01509 S. 081st St.	Erin's Passion Parties	Office use for in-home parties
01721 S. 081st St.	SanFelippo's Pizzeria	Italian bakery with Pizza, Take Out and Delivery
00733 S. 084th St.	Angel's Auto Service	Auto Repair
01476 S. 084th St.	Progressive Accounting CPA, Inc.	Accounting and Taxes
01486 S. 084th St.	Fibers & Frames	Custom Framing Shop
01488 S. 084th St.	The Waggin' Tails	Dog Grooming
01514 S. 084th St.	Grogan Sports d/b/a Candy Galore and Homespun Creations	Retail candy and sporting goods, Demonstrate uses of fabric, gift baskets and corporate gift preparation (CANCELLED BEFORE INSPECTIONS)
01522 S. 084th St.	Homespun Creations	Retail Quilting, Fabric and Accessories
01606 S. 084th St.	D & L Second Hand Store	Second Hand Clothes Store
01606-1 084th St.	Friends of Scott Walker	Political Campaign Office
01618 S. 084th St.	Agnos Enterprises & Citizens for Agnos	Office
01626 S. 084th St.	Nail Salon 2000	Nail Salon
01964 S. 086th St.	Franklin Fieldhouse	Educational and Recreational Activities
02400 S. 090th St.	Dr. Heber and Dr. Stevenson	Surgical consults
02424 S. 090th St.	Lakeshore Medical Clinic	General Medical Office
02424 S. 090th St.	Walter K.T. Wong, MD SC	Medical professional services
03059 S. 092nd St.	K and E Gifts	Sale of gift baskets via the internet
00662 S. 093rd St.	Rotisser-eeze Bar-Be-Que Systems LLC	Sales, set up, service of rotisserie equipment
00670 S. 094th Pl.	Vern's Auto Repair	Auto Repair
01475 S. 101st St.	Rollex Building Supply	Sale and Distribution of Siding, Soffit, Trim, Gutters, Windows, Doors and Building Supplies
02363 S. 102nd St.	Premier Medical Staffing Services	Temporary staffing
02514 S. 102nd St.	Milwaukee Nephrologists, S.C.	General Office
02171 S. 107th St.	Airport Towncar Express	Airport Limo Services
02371 S. 107th St.	Modern Woodmen of America	Insurance and Financial Services
00333 S. 108th St.	M & M Motors, Inc.	Parking of Unlicensed Vehicles
00528 S. 108th St.	Getz Majdoch Inc./Halloween Express	Warehousing and retail sale of halloween costumes, decorations and related accessories
00801 S. 108th St.	American Cash 2 Go	Consumer Loan Company
01025 S. 108th St.	F & M Bank	Mortgage lending
01112 S. 108th St.	Hwy 100 Citgo	Gas Station and Convenience Store
01112 S. 108th St.	Towne & Country Oil	Gas Station and Convenience Store
01121 S. 108th St.	The Tool Specialist	Power Tool Repair
01365 S. 108th St.	Payday Loan Store of WI, Inc.	Short Term Loans
01550 S. 108th St.	McDonald's	Restaurant
01551 S. 108th St.	Select Financial, LLC	Mortgage Broker Company
01650 S. 108th St.	Arthritis Foundation of Wis. Chapter	Nonprofit Health Organization, Conduct Fundraising Programs
01955 S. 108th St.	New Beginnings Hair Design	Hair Salon
01955 S. 108th St.	Sheila's Shear Heaven, Ltd.	Hair Salon

Address	Occupant	Description of Business
02203 S. 108th St.	Rozina Petro LLC	Gas Station with Store
02203 S. 108th St.	Sunrise Car Wash	Car Wash
02711 S. 108th St.	Tobacco Deal	Tobacco Outlet
0800-20- 108th St.	M & M Motors, Inc.	5-10 Parking Spaces in Southeast Corner of Lot
02323 S. 109th St.	Atlas Appraisers	Home Appraisals
02323 S. 109th St.	Bruce Michael Redlin CPA	Taxes and Audits
02323 S. 109th St.	CU Fleet	Finance Indirect
02100 S. 116th St.	General Beverage Sales Co.	Wholesale spirits, wine and beer distributors
06923 W Becher St.	Brian P. Kelley, DDS	Dental Office
07527 W Becher St.	76th & Becher	Tavern and Restaurant
07601 W Becher St.	Come & Grow with Me	Day Care
07720 W Becher St.	Studio 7720	Hair Salon
08223 W Becher St.	Executive Catering Inc.	Catering Service
08330 W Becher St.	Alarmtronix	Display and sell security equipment
11022 W Becher St.	Liberty Glass Co.	Glass Repair and Service
11139 W Becher St.	CBA Tire	Truck Tire Sales and Service
06139 W Beloit Rd.	Mikelly's Pub & Grill	Restaurant
06626 W Beloit Rd.	Living Waters Christian Church	Church Services
06754 W Beloit Rd.	Airport Connect Car Service, Inc.	Taxicab Office
06754 W Beloit Rd.	Airport Connect Car Service, Inc.	Taxi Cab Office
06754 W Beloit Rd.	Altered Innovations	Web Design Office, Business Office
06754 W Beloit Rd.	Variety Home Shopping Club	Office, for Telephone Shopping
07709 W Beloit Rd.	Jones Jewelry	Wholesale and Retail Custom Jewelry
08300 W Beloit Rd.	Ruth Hospice	Hospice Care
05919 Burnham	G & G Creative Crafts & Supplies	Selling Hand Made Crafts and Supplies
05317 W Burnham St.	Heartwood Furniture	Cabinet and Furniture Construction
05401 W Burnham St.	Jalisco Restaurant & Banquet	Restaurant, Bar and Banquet Hall
05600 W Burnham St.	Leader Towing & Auto Sales	Car Sales & Towing
05707 W Burnham St.	Any One Can Get A Computer	Computer Sales and Service and Cell Phones
05832 W Burnham St.	Dhillon Beer & Liquor	Liquor Store
05908-1 Burnham St.	That New Staffing Co.	Temporary Staffing Co., Personal interviews & General Applications
05922 W Burnham St.	Colglasand LLC	Grocery Store
05924 W Burnham St.	Colglasand LLC d/b/a La Tiendita	Grocery Store
06200 W Burnham St.	Lunch Bunch Grill	Diner
06200 W Burnham St.	Mikelly's Family Restaurant	Restaurant
08410 W Cleveland Ave.	Innovative Mortgage LLC	Mortgage broker
08410 W Cleveland Ave.	Mary Determan, MSW, LLC	Therapist
08410 W Cleveland Ave.	Partners in Therapeutic Massage	Therapeutic Massage
00152 S. Curtis Rd.	Dane Enterprise, LLC	Distribution Center
00237 S. Curtis Rd.	Respiratory Partners	Office Only
00360 S. Curtis Rd.	O'Gorman's Marine Services	Marine Equipment Repair and Maintenance
00440 S. Curtis Rd.	Great Lakes Concrete Pumping LLC	Concrete Pumping Service
11629 W Dixon St.	Central Acoustical Supply House	Wholesale Distributor of Building Materials
11721 W Dixon St.	SteamDry	Carpet Cleaning
05225 W Electric Ave.	Knights Auto Works, Inc.	Upholstery, Auto Trim
11923 W Fairview Ave.	Neenah Springs, Inc.	Bottled water distributorship
12247 W Fairview Ave.	MII Equipment, Inc.	Distribution and Light Manufacturing of Industrial Equipment

Address	Occupant	Description of Business
06301 W Greenfield Ave.	Alternatives in Psychological Consultation	Mental health therapy, support group, social skills group, AODA-alcohol, counseling
06330 W Greenfield Ave.	The Rock Shop	Tavern
06682 W Greenfield Ave.	Adoption Resources of WI	Adoption Services
06682 W Greenfield Ave.	Metropolitan Police Services of America LLC	Private police
06682 W Greenfield Ave.	Upper Iowa University	Classrooms and office for college classes
07017 W Greenfield Ave.	Zajal & Jypsy's Game Castle	Activity Center (Card Games, Arcade Game, Etc.)
07028 W Greenfield Ave.	Mortgage Werks, Inc.	Mortgage Broker
07046 W Greenfield Ave.	For Mom & Me, Inc.	Resale of New and Used Children's Clothing and Accessories
07100 W Greenfield Ave.	B & K Bar Supplies	Bar, Restaurant and Home Supplies
07123 W Greenfield Ave.	West Allis Antique Center	Antiques and Collectibles
07125 W Greenfield Ave.	Alberti's Trophies	Wholesale Trophies, Plaques, Etc.
07207 W Greenfield Ave.	HS Management Group Inc.	Office for outsourcing other companies
07207 W Greenfield Ave.	Photografix	Photography, Computer Work
07210 W Greenfield Ave.	J.H.B. Security, LLC dba R.T.M. Events	Office work, payroll, storage of files, uniforms and equipment
07210 W Greenfield Ave.	West Allis Community Communications Corp.	Video and Audio Productions of Community Television Programs
07211 W Greenfield Ave.	Kim's Costumes	Rental and sales of costumes and theatrical supplies
07213 W Greenfield Ave.	Perfect Pagers and Cellular	Cell Phone Retailer
07218 W Greenfield Ave.	West Allis Liquor & Tobacco	Liquor Store
07223 W Greenfield Ave.	Mainstreet Market	Cell Phones, Pagers, Gifts
07335 W Greenfield Ave.	Rajun Cajun	Restaurant w/Beer and Wine
07420 W Greenfield Ave.	Liberty Tax Service	Income Tax Service
07508 W Greenfield Ave.	Essential Home Improvements	Office/Showroom for Home Improvement Business
07508 W Greenfield Ave.	Essential Home Improvements, Inc.	Home Improvements (DENIED - NOT ZONED FOR THIS TYPE OF BUSINESS)
07727 W Greenfield Ave.	Mega Restaurant	Restaurant
07801 W Greenfield Ave.	Carpet Warehouse	Sale of Floor Covering
07819 W Greenfield Ave.	A to Z Quality Fencing	Fencing Contractor
07829 W Greenfield Ave.	Video Games & Cards	Sell Card Games and Rent Access to Game Network
08129 W Greenfield Ave.	Senor Sol	Restaurant
08413 W Greenfield Ave.	Farmers Insurance	Insurance Agency
08633 W Greenfield Ave.	National Diagnostics Corporation	Drugs and Alcohol Testing and Counseling
08831 W Greenfield Ave.	Physician Resource Management	Podiatrist Network
09509 W Greenfield Ave.	Sacred Skin, Inc.	Tattoo and Body Piercing
09538 W Greenfield Ave.	Egg Roll Supreme, LLC	Restaurant
09716 W Greenfield Ave.	Come Learn With Me	Child Care
10025 W Greenfield Ave.	G & O Thermal	Wholesaler, Office, Showroom
10233 W Greenfield Ave.	Prescriptions Plus a Good Value Pharmacy	Long Term Care Pharmacy
10501 W Greenfield Ave.	Speedy Loan	Corporate Office/Finance Company
11308 W Greenfield Ave.	Andrew I. Richman	Insurance mortgage, Agent for Polaris Med.
7418-20 Greenfield Ave.	Pager World	Retail Phones, Pagers, Accessories (CANCELLED BEFORE INSPECTIONS)
11250 W Lapham St.	Minvalco Inc.	Sales and Shipping of HVACR Controls and Parts
05630 W Lincoln Ave.	Close Encounters	Tavern

Address	Occupant	Description of Business
06004-0 Lincoln Ave.	MJD Productions	Audio and Video Production
06227 W Lincoln Ave.	D & B LLC	Office space
06733 W Lincoln Ave.	Information Technology Professionals LLC	Computer consulting, sales and system set up
06768 W Lincoln Ave.	Ann's Nails	Nail Service
06819 W Lincoln Ave.	T.J. Petroleums, LLC	Service Station
07202 W Lincoln Ave.	J.I. Petroleum	Auto Repairs & Gas Station
07330 W Lincoln Ave.	Small Treasures Children's Center, Inc.	Child Care
07510 W Lincoln Ave.	Lombardo Law Office	Law Firm
07628 W Lincoln Ave.	Gundersons Sportscards	Resale of Sportscards and Memorabilia
08302 W Lincoln Ave.	Preferred Tan and Hair Design	Tanning and Hair Salon
08501 W Lincoln Ave.	WELS Lutherans for Life/Assoc. Pregnancy Counseling Svc	Pregnancy Counseling
09004 W Lincoln Ave.	ACL Billing	Billing for Aurora Hospital
10201 W Lincoln Ave.	Partners in Pharmacy Coop	Programs and Services to Independent Pharmacies
10401 W Lincoln Ave.	Network Telecom LLC	Sales and Marketing Office
10809 W Lincoln Ave.	Design Dental Inc.	Design and Make Crowns and Bridges for Dentists
10923 W Lincoln Ave.	Becker, Inc.	Sales Offices for Marketing and Communications Services Company
11327 W Lincoln Ave.	Rogers Memorial Hospital	Administrative Offices, Accounting, Billing
11524 W Lincoln Ave.	The Lunch Box	Sandwich shop
6038A W Lincoln Ave.	Regina's on Lincoln	Retail Sales of Antiques, Collectibles and Novelties
7628-30 Lincoln Ave.	Gunderson Sportscards	Resale of Sportscards and Related Items
06038 W Lincoln Avenue	Guzman Goods Food Store	Grocery Store
06201 W Mitchell St.	H D Hideout	Tavern
06328 W Mitchell St.	Parrot's Pub	Tavern
11029 W Mitchell St.	WD 60/60, Inc.	Food Warehouse and Distribution (CANCELLED -- NEVER WENT IN)
05601 W National Ave.	A-1 Furniture	Sale of new and used furniture and appliances
05610 W National Ave.	FFF Auto Sales	Used Car Sales
05835 W National Ave.	Hanley's Tribal Apparel Store	Store, Sale of New Clothing, Jewelry, Cards, Blankets and Accessories
06215 W National Ave.	Steel Horse	Sports Bar and Grille
06237 W National Ave.	Wisconsin Restaurant Supply Co.	Restaurant Supplies
06404 W National Ave.	My Bar	Tavern
06833 W National Ave.	Rookies Sports Bar & Grill	Sports Bar and Grill
07100 W National Ave.	Jesion's Needle Inn	Tavern
07201 W National Ave.	Your Dollar Plus Store LLC	Retail store
07300 W National Ave.	West Allis Fire Dept. #1	Fire Engine House with Living Quarters, Training Facilities, Repair Facilities and Offices
07725 W National Ave.	Excel Custom Apparel	Screen printing and embroidery of textiles
07725 W National Ave.	Mayflower Contract Service	Parking
08004 W National Ave.	Trader's 101	Resale Shop, Vacuum Repair
08008 W National Ave.	Frugal Homebrewer	Retail sales of hme brewing and home winemaking supplies and training classes
08028 W National Ave.	Painted Parrot	Pub and Restaurant
08100 W National Ave.	Lisa's Flower & Gift Shop	Floral and Gift Shop
08544 W National Ave.	Allied Home Mortgage Capital Corp.	Mortgage banking
08556 W National Ave.	Cutting Edge Ministry	Church Use

Address	Occupant	Description of Business
08626 W National Ave.	Mid-America Satellite	Warehouse for Satellite Installation
08656 W National Ave.	Cook Specialty Co., Inc.	Distributors of cake decorating and candy making supplies
08830 W National Ave.	Harv's Wholesale	Wholesaling Cars to Dealerships and Auction - CANCELLED BEFORE INSPECTIONS!
08911 W National Ave.	Magoo's	Tavern
09108 W National Ave.	Phatbeat Records	Selling of Music and Supplies
10150 W National Ave.	Badgerland Mortgage Group, Inc.	Mortgage Broker
10150 W National Ave.	Independent Title Services, Inc.	General office (Combined with Suite #140)
10150 W National Ave.	Kidney Institute, Ltd.	Home Dialysis Training and Outpatient Clinic
11066 W National Ave.	Curves for Women	Fitness Center
07516 W Oklahoma Ave.	Wisconsin Bingo Supply & Equip. Co., Inc.	Retail and Wholesale Bingo Supplies
07530 W Oklahoma Ave.	Boesen Florists	Retail Floral Sales
07532 W Oklahoma Ave.	Budget Line Cash Advance	Check Advance
10633 W Oklahoma Ave.	Asian Nails	Nail Salon
10702 W Oklahoma Ave.	Ball Four	Sportd Products
10702 W Oklahoma Ave.	Scrapbooks N More LLC	Scrapbook, rubber stamp embossing and other craft supplies
10706 W Oklahoma Ave.	D and T Wholesale	Sale of cell phones and general merchandise
10711 W Oklahoma Ave.	Martha's Vineyard	Liquor Store
10711 W Oklahoma Ave.	Martha's Vineyard	Liquor Store
10720 W Oklahoma Ave.	Liberty Tax Service	Tax Preparations & Courses
08729 W Orchard St.	Angie's Tax Service, LLC	Tax Preparation
10915 W Rogers St.	Badger Truck Center, Inc.	Sales and Service of New and Used Commercial Trucks
11224 W Rogers St.	Pan-O-Gold Baking Co.	Distribution Warehouse for Wholesale Bakery
02930 S. Root River Pkwy.	School District of West Allis/West Milwaukee	Community Recreation Activities and Education
09210 W Schlinger Ave.	Family Pride Laundromat	Laundromat
06600 W Washington St.	Advance Boiler & Tank Co., LLC	Manufacturer of tanks & pressure vessels
06695R Washington St.	Epsilon Fine Cabinetry	Cabinet Manufacturing
06737 W Washington St.	Genesis Behavioral Services, Inc.	Administrative Offices
06737 W Washington St.	Impact Alcohol & Other Drug Abuse Services, Inc.	Alcohol and Drug Abuse Office
06737 W Washington St.	Pitney Bowes	Sale of Postage Equipment
06737 W Washington St.	Siemens Westinghouse	Office and Warehouse Storage
06737 W Washington St.	Whitnall Summit Co.	Real estate owner

Chapter

3

2003 Building Division Report

Building Inspections & Zoning Department



2003 Building Division Summary Report

Building Inspections and Zoning Department

Construction Type	Permits	Valuation	Fees
Single Family - New Dwelling	6	\$630,000	\$4,006.00
Two-Family - New Dwelling	4	\$483,500	\$2,707.50
Apartment - New (3 Family or More)	1	\$5,600,000	\$38,079.00
Commercial Property - New	8	\$3,276,000	\$14,671.00
Accessory Building (Garage/Outbuilding, etc.)	88	\$881,050	\$10,323.75
Single Family A & A	102	\$1,078,281	\$10,615.20
Single Family Deck	43	\$84,980	\$2,910.00
Two-Family - A & A	17	\$111,650	\$1,335.50
Two-Family Deck	16	\$33,656	\$1,140.00
Apartments A & A	9	\$95,100	\$838.00
Commercial A & A	116	\$9,880,877	\$45,661.25
Manufacturing Property - A & A	8	\$2,040,200	\$6,468.00
Tax Exempt Property - A & A	14	\$2,091,400	\$6,172.50
Accessory Structures - A & A	4	\$2,970	\$150.00
Foundations	2	\$16,000	\$100.00
Commercial Wreck	26	\$284,146	\$3,491.00
Residential Wreck	79	\$80,638	\$2,583.75
Signs & Billboards	97	\$215,457	\$6,860.50
Commercial HVAC	162	\$3,385,383	\$36,192.19
Residential HVAC	630	\$1,930,108	\$25,900.00
Swimming Pools	12	\$54,327	\$490.00
Additions & Alterations to Mobile Homes	3	\$4,517	\$90.00
Soil Erosion	30	\$32,100	\$5,132.00
Garage Slab Only	8	\$29,840	\$400.00
Sheds	11	\$8,310	\$400.00
Fences	257	\$303,062	\$4,150.00
Other	7	\$101,245	\$1,018.00
Report Totals	1,760	\$32,734,798	\$231,885.14

Building Permit Comparison 1999 - Present

Building Inspections and Zoning Department

YEAR	# of PERMITS	VALUATION	FEES
1999	1914	\$31,234,373.75	\$181,191.89
2000	1756	\$64,583,708.82	\$211,397.26
2001	1747	\$36,697,076.51	\$189,654.90
2002	1835	\$29,993,527.40	\$168,573.03
2003	1764	\$32,734,798.17	\$231,885.14

Building Division Inspection Totals - 2003

Building Inspections and Zoning Department

Month	# of Insp.
January	775
February	568
March	439
April	427
May	459
June	527
July	677
August	581
September	610
October	695
November	485
December	515
	6,758

Board of Appeals

The Board of Appeals of the City of West Allis is organized in accordance with State of Wisconsin Statutes, Section 62.23(7)(e). The Board shall have the power in specific cases and after notice, where there are practical difficulties or unnecessary hardships in carrying out the strict letter of the Zoning Ordinance, to vary such provisions in harmony with the general purpose and intent of the Zoning Ordinance, so that public health, safety and general welfare may be secured, substantial justice done, and reasonable development standards applied.

The following cases were heard in 2003:

Mtg. Date	Property	Description
2/11/2003	7400 W. Greenfield Ave.	Erect 2 signs on the east and west sides of the building that will be 37'-8" above grade where only 20' in height is allowed
2/11/2003	9116 W. Orchard St.	Allow a 4' chain link fence to be erected 5' from the front yard lot line
4/8/2003	9740 W. Hayes Pl.	Erect detached garage 1' from dwelling & 2' from south property line
4/8/2003	1367 S. 59th St.	Erect a 3' fence located 4' from sidewalk
5/13/2003	2821 S. Seymour Pl.	Erect a 22'-4" x 30' garage addition onto the house that has a 12' x 22' existing attached garage, with the total garage area being 934 sq. ft.
5/13/2003	2447 S. 92nd St.	Erect a single-family dwelling with a yard grade of 209.23' where it has been determined the yard grade should be 206.64'
5/13/2003	8805 W. Cleveland Ave.	Erect a 16 x 20 detached garage located 7' from the main dwelling
5/13/2003	1021 S. 98th St.	Erect a single-family dwelling with a yard grade of 216.0 where it has been determined the yard grade should be 212.5
5/13/2003	1011 S. 98th St.	Erect a single-family dwelling with a yard grade of 216.3, where it has been determined the yard grade should be 212.8
7/8/2003	1981 S. 75th St.	To allow a 6' high fence to remain in the vision area of the intersection of an alley with a street.
7/8/2003	1932 S. 72nd St.	To construct a second story addition which will be approx. 2.28' from the side lot lines.
7/8/2003	2917 S. 102nd St.	Construct a 12' X 28' addition onto the rear of the dwelling. The addition will be 5' from the detached garage.
10/14/2003	11950 W. Morgan Ave.	Erect an addition on the rear of the dwelling that will be 6'-6" from the detached garage

Sign Maintenance Inspections

Chapter 13 of the City of West Allis Revised Municipal Code (RMC) regulates Outdoor Advertising. Section 13.255(2)(o)7 of the RMC requires that all signs projecting into the City right-of-way be inspected annually and that an annual maintenance inspection fee of \$25.00 per sign be charged to the owner of the sign.

Section 13.255(2)(o)7 also regulates billboards in the City and requires that they, too, be inspected and an annual fee in the amount of \$.30/sq. ft. of area with a minimum fee of \$50.00 per billboard be charged.

279 Signs and 35 billboards were inspected in 2001. Fees in the amount of \$15,541.00 were collected.

Chapter

4

2003 Electrical Division Report

Building Inspections & Zoning Department



Electrical Permit Comparison 1999 - Present

Building Inspections and Zoning Department

YEAR	# of PERMITS	VALUATION	FEES
1999	2103	\$7,127,508.75	\$131,666.35
2000	2058	\$13,389,628.77	\$147,348.15
2001	1977	\$4,266,180.23	\$109,606.00
2002	2030	\$4,338,096.50	\$117,140.40
2003	1952	\$4,398,692.50	\$134,684.87

Electrical Division Inspection Totals - 2003

Building Inspections and Zoning Department

Month	# of Insp.
January	464
February	320
March	310
April	472
May	525
June	431
July	421
August	373
September	341
October	430
November	331
December	380
	4,798

Chapter

5

2003 Plumbing Division Report

Building Inspections & Zoning Department



Plumbing Permit Comparison 1999 - Present

Building Inspections and Zoning Department

YEAR	# of PERMITS	FEES
1999	940	\$87,605.00
2000	929	\$74,948.00
2001	882	\$64,700.00
2002	773	\$60,475.00
2003	973	\$73,714.00

Plumbing Division Inspection Totals - 2003

Building Inspections and Zoning Department

Month	# of Insp.
January	146
February	180
March	236
April	367
May	288
June	207
July	163
August	267
September	247
October	231
November	273
December	113
	2,718

Chapter

6

2003 Code Inspection & Property Maintenance Report

Building Inspections & Zoning Department



Code Division Inspection Totals - 2003

Building Inspections and Zoning Department

Month	# of Insp.
January	847
February	797
March	1,046
April	812
May	848
June	703
July	1,151
August	1,004
September	944
October	570
November	421
December	296
	9,439