



**Building Inspection and  
Neighborhood Services**  
bldginspect@westalliswi.gov  
414.302.8400

July 23, 2019

JT Contractors, LLC  
Attn: Jon  
2414 S Chicago Ave  
Milwaukee, WI 53172

RE: Written Notice of Permit Refusal No. 2019-03  
Address: 2128 S 61<sup>st</sup> St  
Tax Key: 475-0261-000  
Zoning: RB-2 Low Density Residential

Dear Applicant:

On June 21, 2019, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is twenty four (24') by forty feet (40'), which is nine hundred sixty (960) square feet in area.

Your permit cannot be issued because it is in violation of the following section of the West Allis Revised Municipal Code.

On June 19, 2019 an ordinance (O-2019-0017) passed that the wall height cannot exceed ten feet (10') in height. This refers to code subsection 12.10(2)(f) of the revised municipal code. Therefore, the garage wall height exceeds the allowed limit. It does not meet the code, and is not allowed. You may appeal this decision and request a variance to the West Allis Board of Appeals. A variance can be granted only if, due to conditions unique to the property and not created by an owner, strict compliance with a zoning ordinance would:

1. Unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome (for an **area** variance)  
OR
2. Leave the property owner with no reasonable use of the property in the absence of a variance (for a **use** variance)

Please contact me with questions or concerns. Appeals must be requested in writing/email.

Sincerely, \_\_\_\_\_

**Erin Scharf**  
Neighborhood Services Zoning Inspector  
Building Inspection and Neighborhood Services | City of West Allis  
7525 W. Greenfield Ave. | West Allis, WI 53214  
Office: 414-302-8418 | Dept: 414-302-8400  
[escharf@westalliswi.gov](mailto:escharf@westalliswi.gov)

cc: Property File/Owner

2128 S 61 St\_2019-7-23 Board of Appeals Denial Ltr



App No: **#14255**

## BUILDING PERMIT APPLICATION

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

**Section I - Location**

a. Project Address: 2128 S 61<sup>st</sup> St

b. Property Owner:  Single Fam.  Two Family  Multi-Family  Comm.  Industrial  Tax Exempt  Mobile Home  
 Owner Name: Michael Lehmann Ryan Phone: 414 745 9907  
 Owner Address: 2128 S 61<sup>st</sup> St E-Mail: Mlehmann2@wi.rr.com

c. Business Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Section II - Contractor/Contacts**

d. Contractor: JT Contractors LLC Bus. Phone: \_\_\_\_\_  
 Address: 2414 S Chicago Ave S. Milw WI 53172  
 Contact Person: Jon Phone: 414 400 3956

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling DC-041700053  
 Dwelling Contractor Certification # 1414060 ✓ Dwelling Contractor Qualifier # 1414061 - cust. ID

e. Architect/Eng. \_\_\_\_\_ E-Mail: JTcontracting414@gmail  
 Address: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

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

g. Description of Project: Garage Build

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: \$ 33,000.00

\*\*\* 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: 04960 SF new 959 SF sf home Lot 6480 SF  
468 SF current + garage 154 SF porch 2592  
~~need demo permit~~ 1113 total SF -1113  
slab of new garage location/height 1479 allowed

Tax Key # 475-0261-000 Zoning Class: RB-2 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**  
**JUN 21 2019**  
**RECEIVED**  
**TIME 10:03 AM PER [Signature]**



# PLAT OF SURVEY

## LEGAL DESCRIPTION:

LOT 37 & THE NORTH 15 FEET OF LOT 36, BLOCK 1 OF JOSEPH JUNEAU SUBDIVISION NO. 1  
 LOCATED IN THE SE. 1/4 OF THE SE. 1/4 OF SECTION 3, T.6N., R.21E., CITY OF WEST ALLIS,  
 MILWAUKEE COUNTY, WISCONSIN.

## ATLAS SURVEY

2826 SAINT ANDREWS CT.  
 WAUKESHA, WI 53188  
 (262) 901-5256  
 WWW.ATLASSURVEYWI.COM

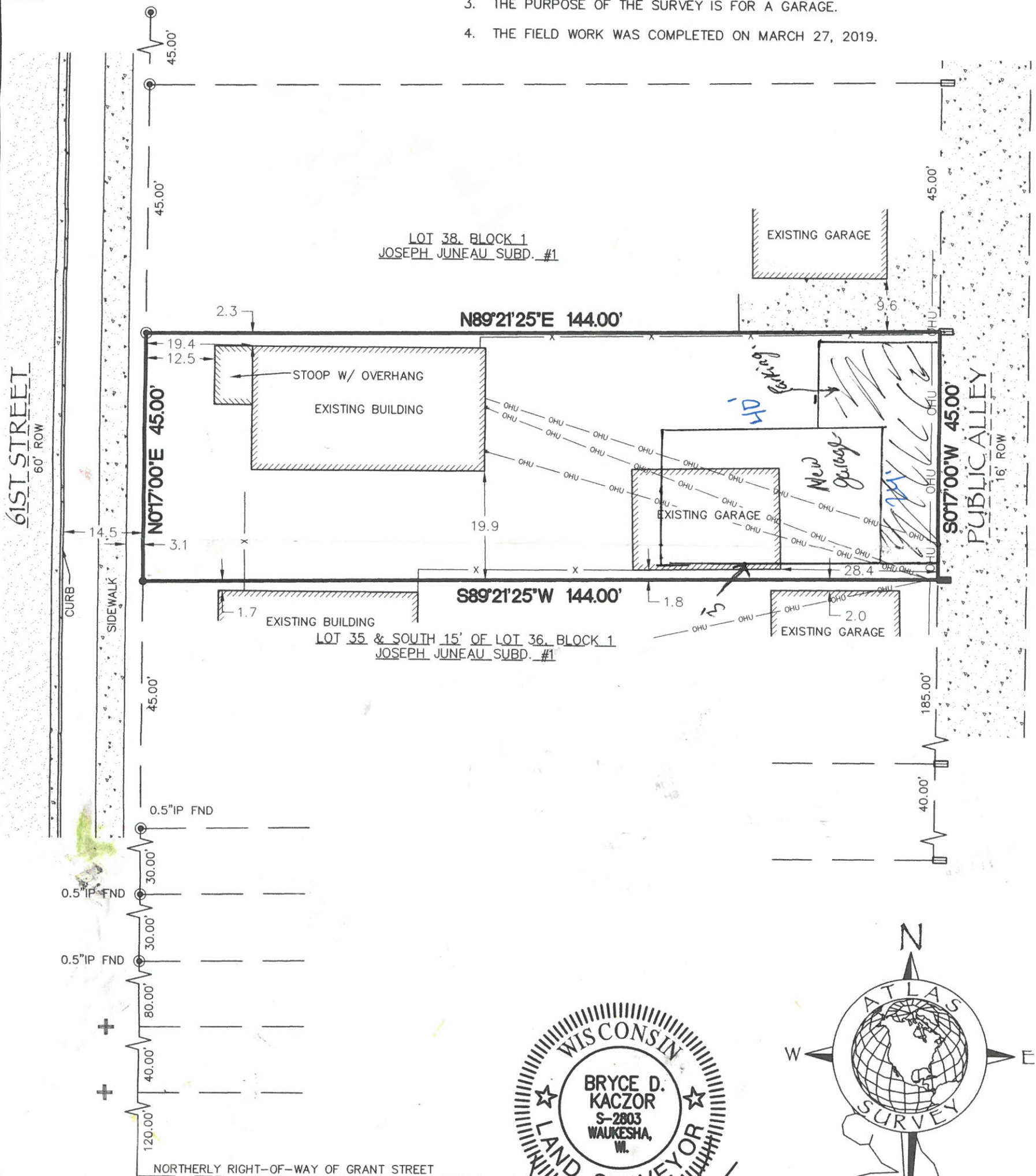
**SURVEYOR:**  
 BRYCE KACZOR, PLS S-2803  
**SURVEY FOR:**  
 RYAN LEHMANN  
**PROPERTY:**  
 2128 S. 61ST STREET  
 WEST ALLIS, WI 53219


## LEGEND

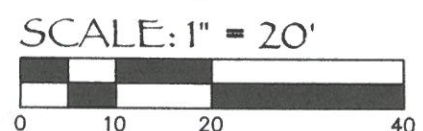
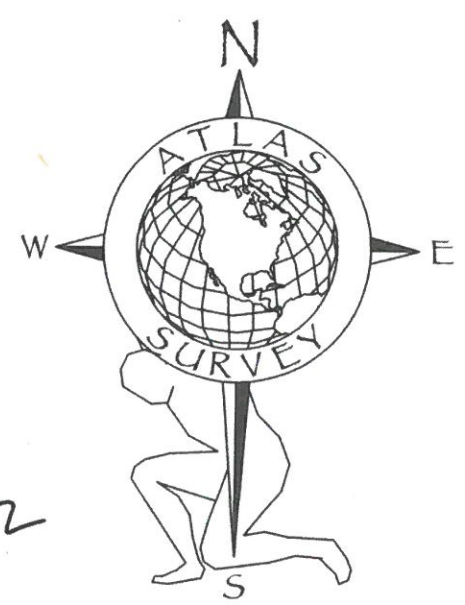
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - CROSS FOUND AT 6' OFFSET
- ▭ - NOTCH FOUND
- - NOTCH SET
- ⊕ - 1" DIA. IRON PIPE SET, 18" LONG
- OHU — OVERHEAD UTILITY WIRE
- UTILITY POLE W/ GUY WIRE
- ▭ - CONCRETE
- ▭ - ASPHALT

## NOTES:

1. ADDITIONAL EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE PURPOSE OF THE SURVEY IS FOR A GARAGE.
4. THE FIELD WORK WAS COMPLETED ON MARCH 27, 2019.



  
 DATED THIS 10TH DAY OF APRIL 2019.



## SURVEYOR'S CERTIFICATE:

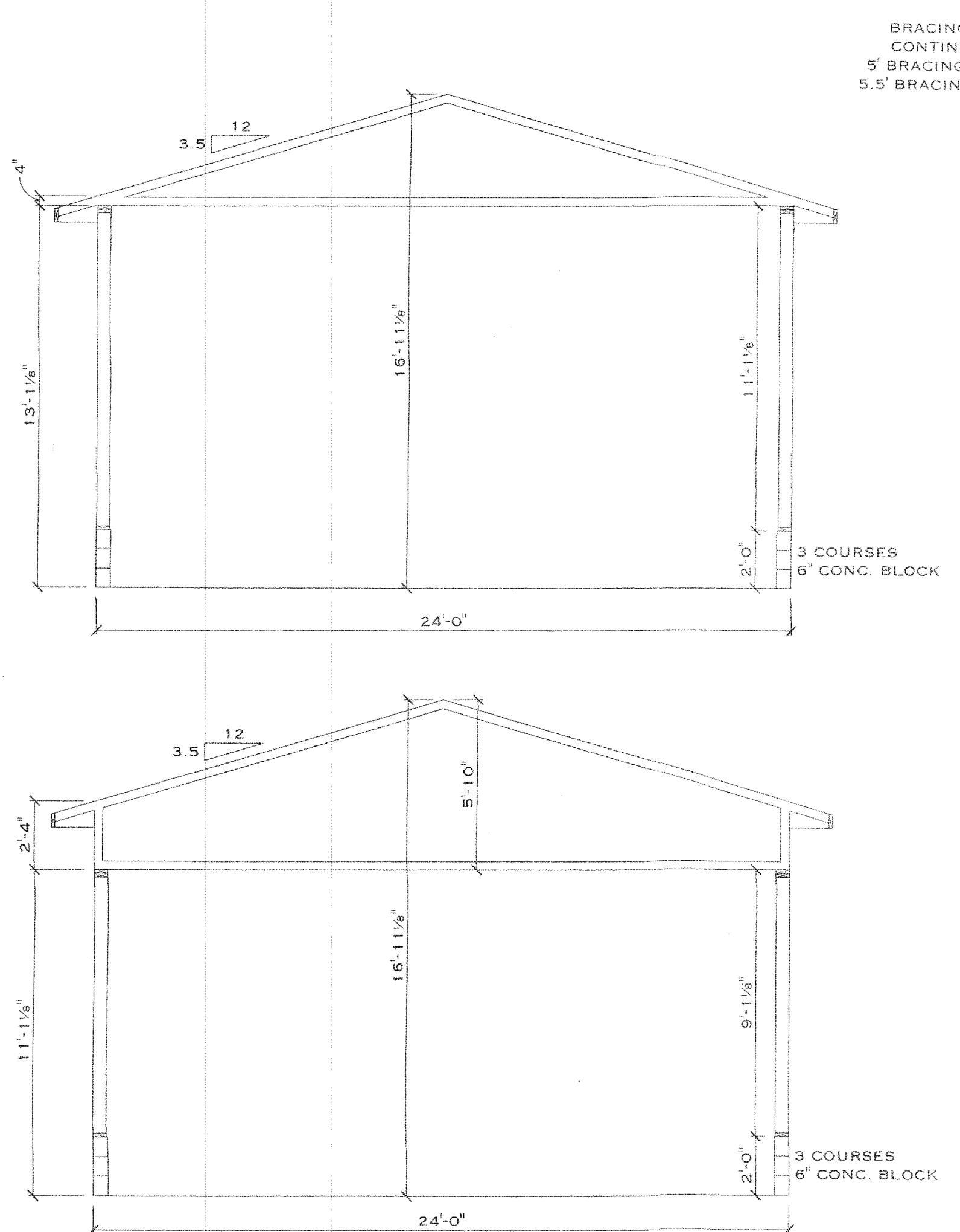
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

PROJECT #19566

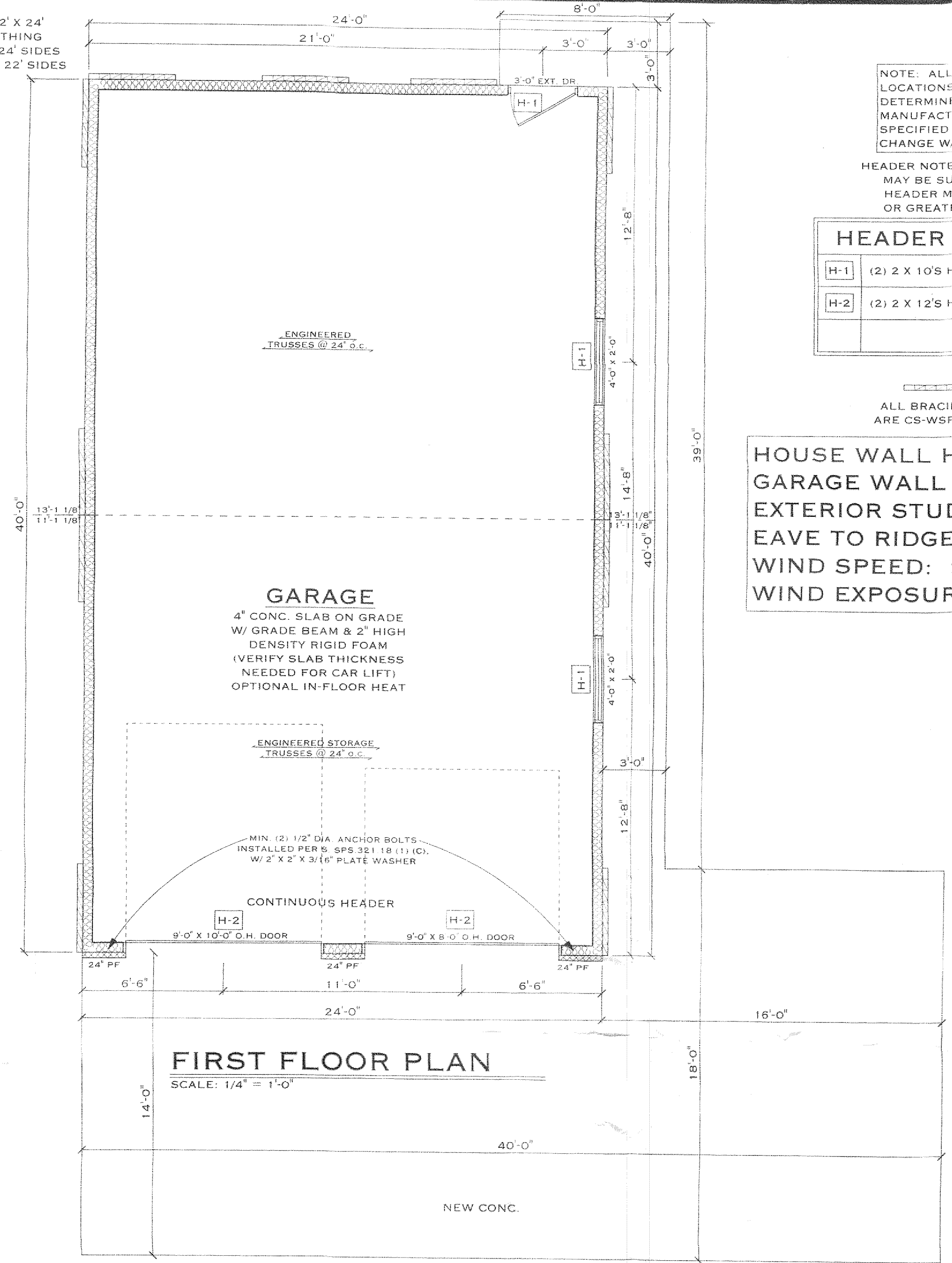
BEARINGS ARE REFERENCED TO THE RIGHT-OF-WAY OF 61ST STREET ASSUMED AS N00°17'00"E.





**HEIGHT DETAILS**  
SCALE: 1/4" = 1'-0"

BRACING BOX (1): 22' X 24'  
CONTINUOUS SHEATHING  
5' BRACING REQ'D ON 24' SIDES  
5.5' BRACING REQ'D ON 22' SIDES



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

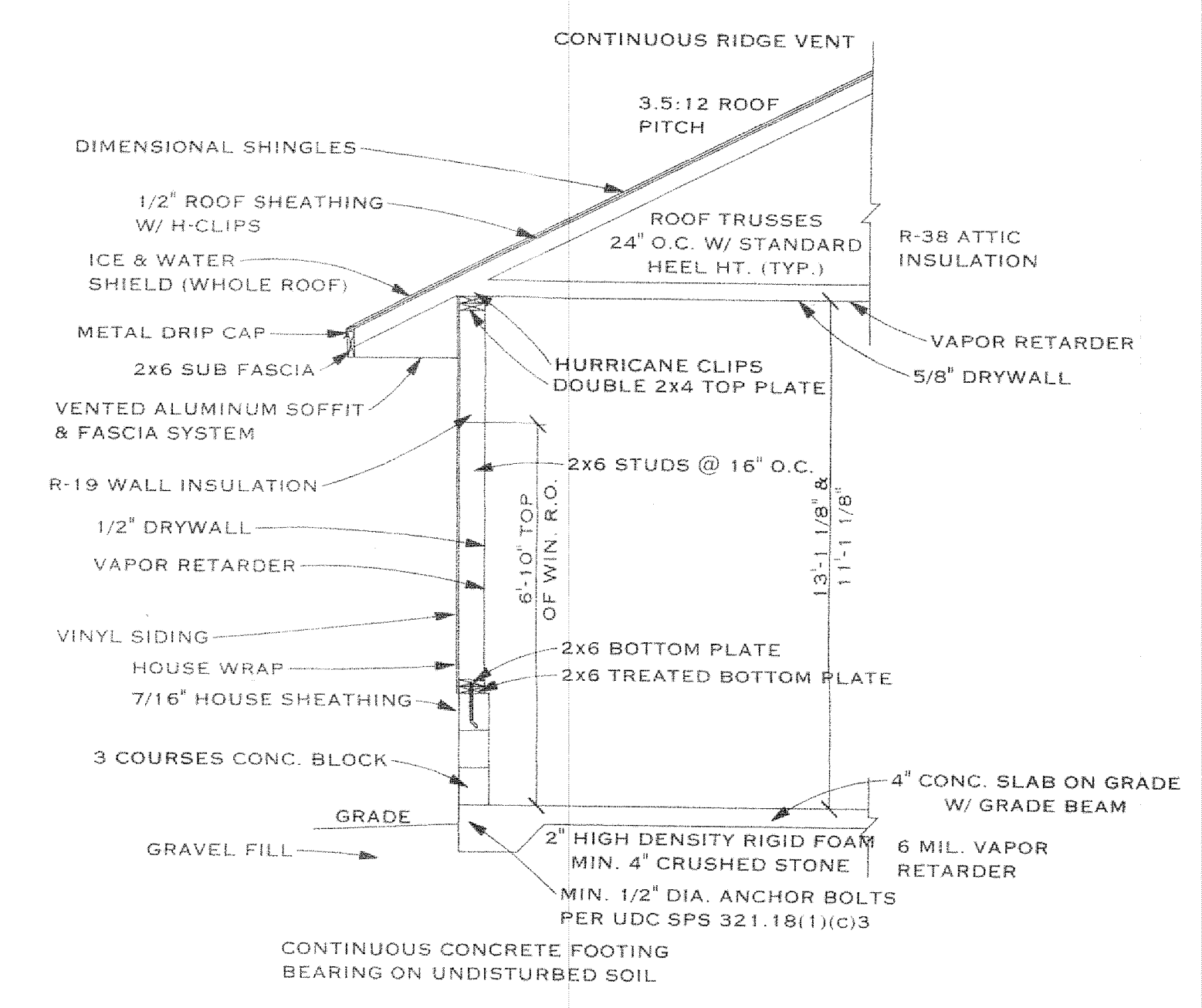
NOTE: ALL GIRDER TRUSS LOCATIONS & SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE W/ GIRDER PLACEMENT

HEADER NOTE: HEADERS SPECIFIED MAY BE SUBSTITUTED W/ ANY HEADER MATERIAL W/ EQUAL OR GREATER DESIGN VALUES

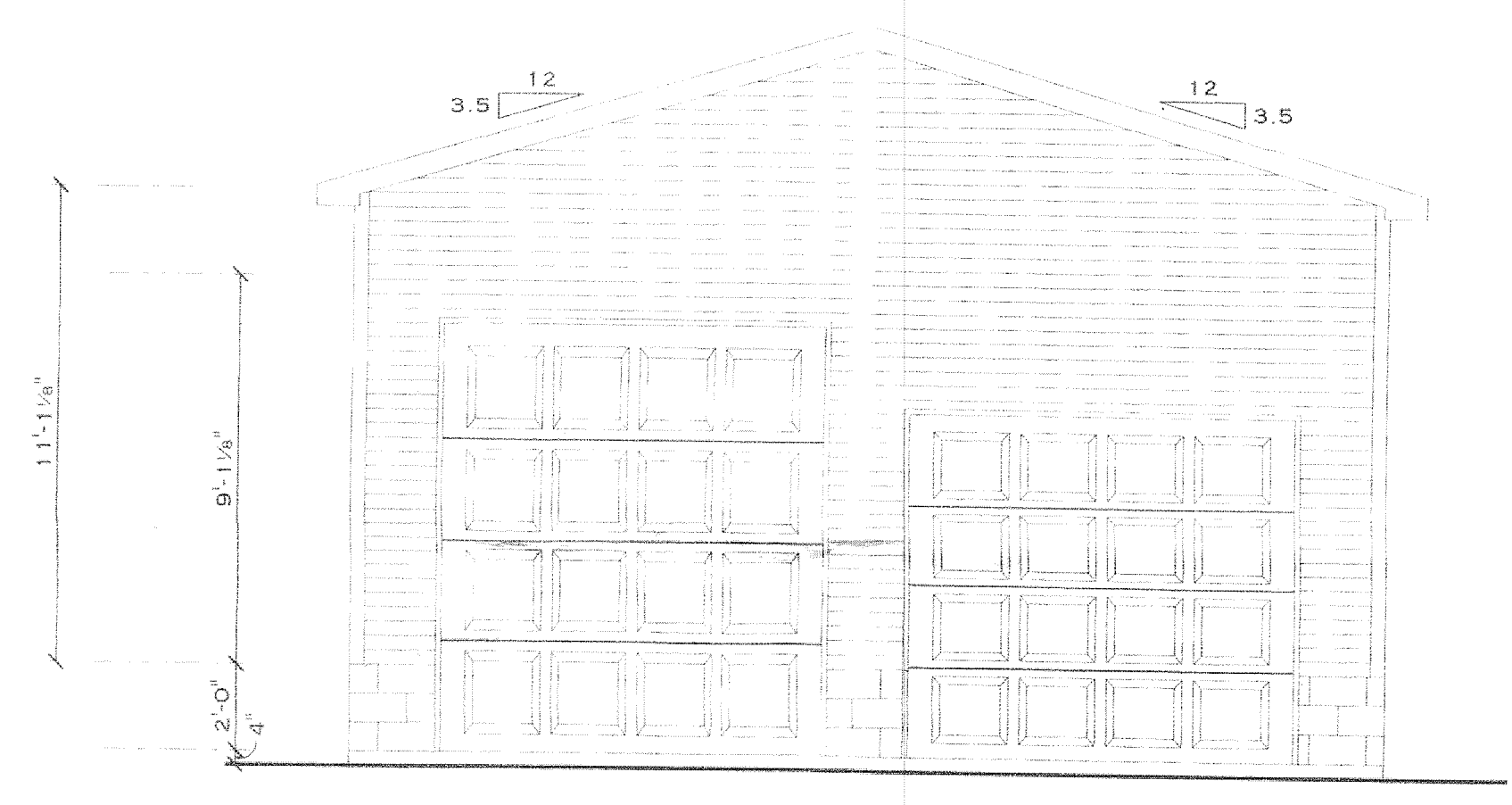
HEADER SCHEDULE	
H-1	(2) 2 X 10'S HEM FIR S.S.
H-2	(2) 2 X 12'S HEM FIR S.S.

48" CS-WSP  
ALL BRACING PANELS SHOWN ARE CS-WSP 48" UNLESS NOTED

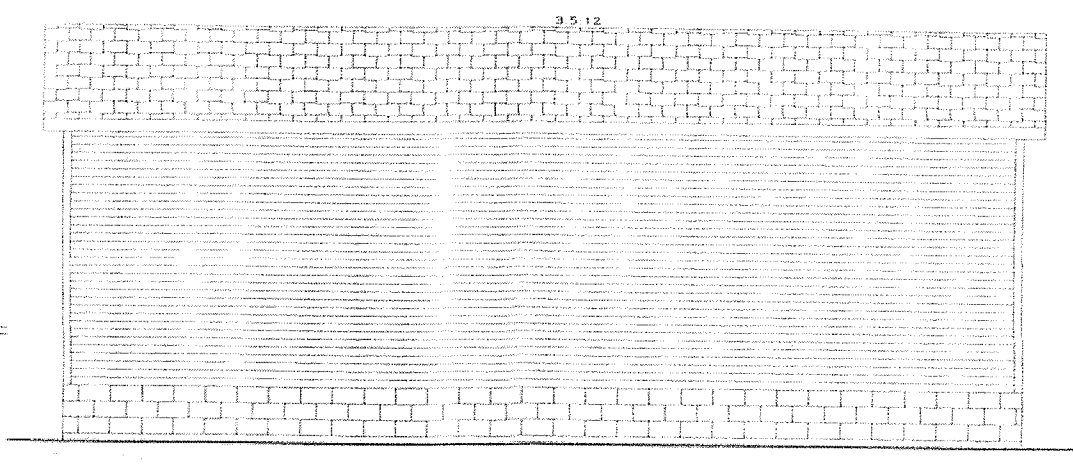
HOUSE WALL HT.: NA  
GARAGE WALL HT.: 13'-1 1/8"  
EXTERIOR STUD SPACING: 16" O.C.  
EAVE TO RIDGE HT.: 5'-0"  
WIND SPEED: 90 (ASCE 7-05)  
WIND EXPOSURE CATEGORY: B



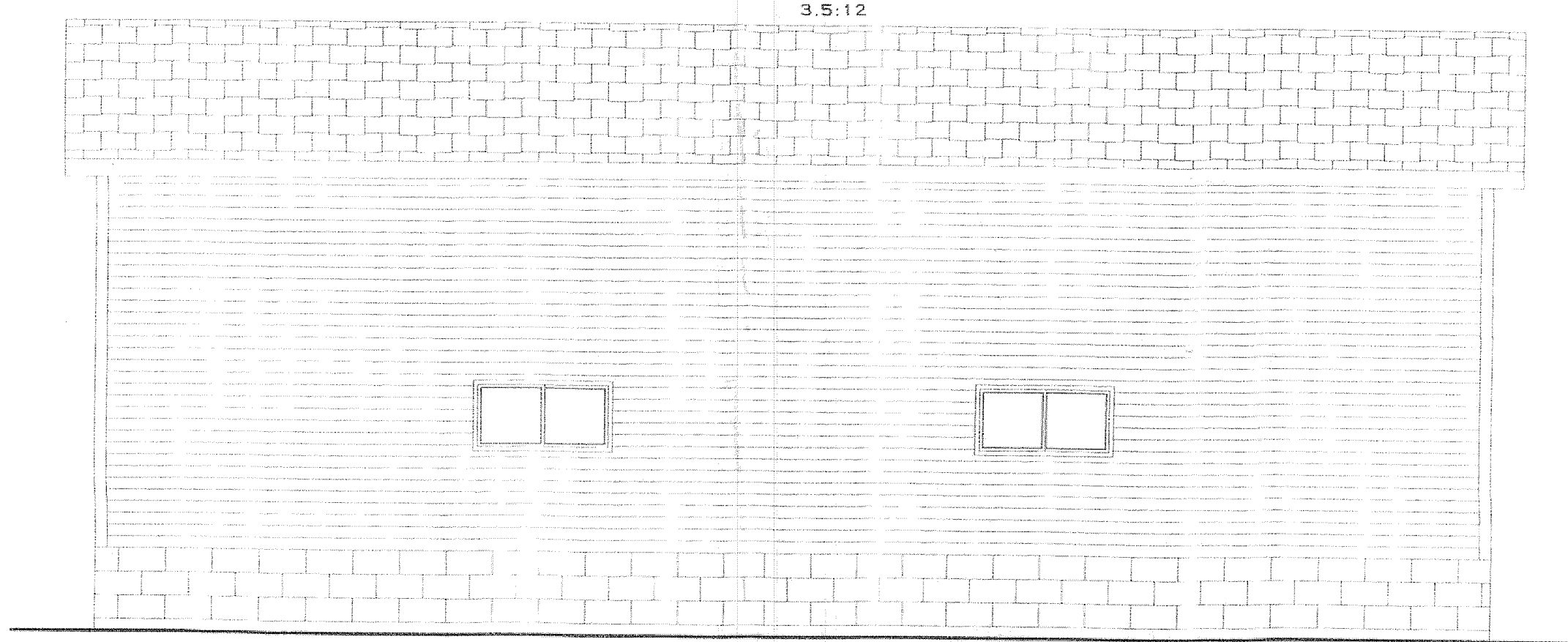
**TYPICAL SECTION**  
SCALE: 3/8" = 1'-0"



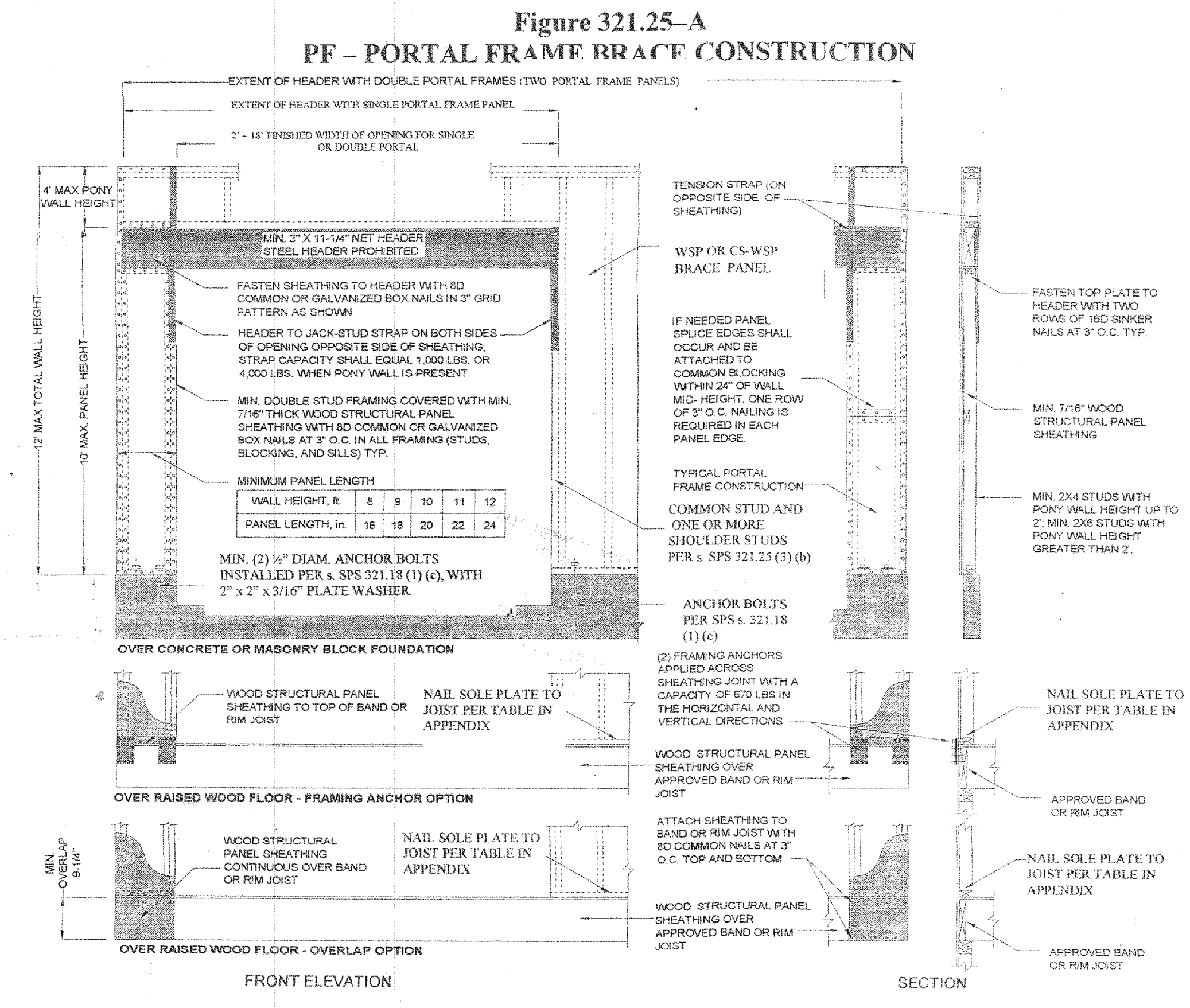
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



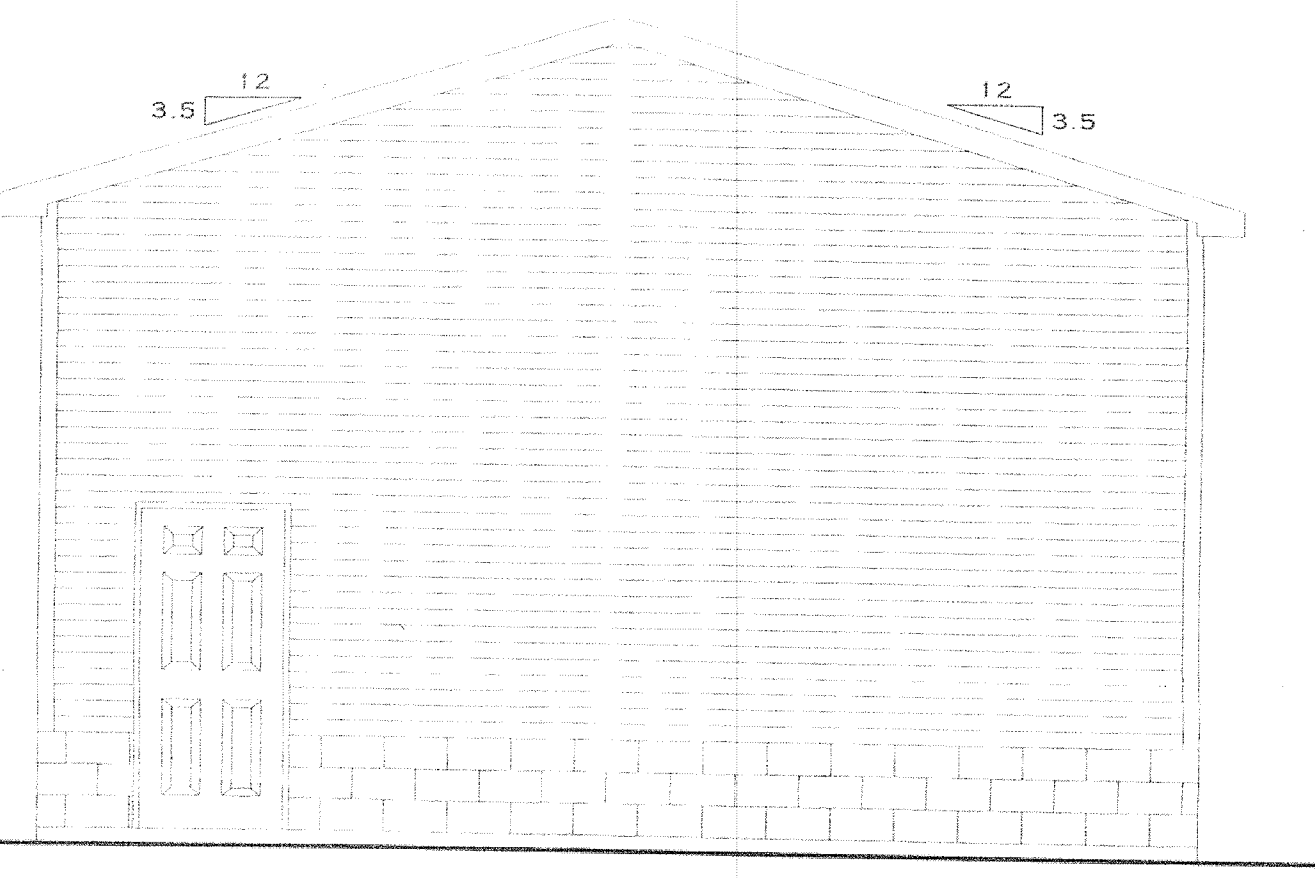
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**Figure 321.25-A**  
**PF - PORTAL FRAME BRACE CONSTRUCTION**



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO VERIFY WITH HOME OWNER WINDOW SELECTIONS AND VERIFY WINDOW MANUFACTURER'S SPECS FOR WINDOW ROUGH OPENINGS. ALSO NEED TO VERIFY THAT WINDOWS MEET EGRESS, LIGHT, AND VENTILATION UDC CODES PER WINDOW MANUFACTURER'S SPECS

**IMPORTANT NOTE:**

\* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR MUST REVIEW ALL DIMENSIONS, DETAILS AND MATERIALS SPECIFICATIONS AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

\* IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

CUSTOM DESIGNED FOR:  
**TONY BOSCH**

JOB NAME: 24 X 40 GARAGE  
DRAWN BY: TRAVIS BAUS

REVISIONS:	DATE:	DATE:	DATE:	DATE:	DATE:

DESIGN CENTER:  
PHONE (920) 322-9700  
FAX (920) 322-9999  
450 WEST JOHNSON ST.  
POND DU LAC, WI 53065

LUMBER YARD:  
PHONE (920) 583-4546  
FAX (920) 583-4215  
N3880 OAK CENTER RD.  
OAKFIELD, WI 53065

