



Jill Gregoire
Zoning Inspector
Department of Building Inspections & Neighborhood Services
414.302.8418
jgregoire@westalliswi.gov

June 13, 2018

Gary Nagel & Pat Harvey
2041 S. 93rd St.
West Allis, WI 53227

RE: Written Notice of Permit Refusal No. 2018-07
Address: 2041 S. 93rd St.
Tax Key: 479-0184-000
Zoning: RB-2 Low Density Residential

Dear Property Owner:

On June 7th, 2018, an application was made for a permit for a gazebo to be erected on the above referenced property. The proposed gazebo is one hundred sixty eight (168) square feet.

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

12.10 GENERAL PROVISIONS.

* * *

(2) Accessory Buildings. Accessory buildings are permitted as a matter of right in all of the Zoning Districts established under this Subchapter. Such buildings are, however, subject to all applicable general and specific regulations set forth in this Subchapter. The following shall apply to residential uses.

* * *

(h) A residential accessory building may not exceed one hundred fifty (150) square feet in area and may not exceed twelve (12) feet in height.

An accessory structure is required to be a maximum of one hundred and fifty (150) square feet in area. The proposed gazebo is one hundred and sixty eight (168) square feet in area, which is eighteen (18) square feet larger than the code allows.

Because the proposed gazebo exceeds the maximum square footage, it does not meet the code, and is not allowed.

You may appeal this decision to the West Allis Board of Appeals. Information on filing an appeal can be obtained by contacting the Zoning Inspector at 414-302-8418.

Sincerely,

Jill Gregoire Zoning Inspector
City of West Allis Department of Building Inspection and Neighborhood Services
Phone: (414)302-8418
Email: jgregoire@westalliswi.gov
cc: Property File



6/13/18

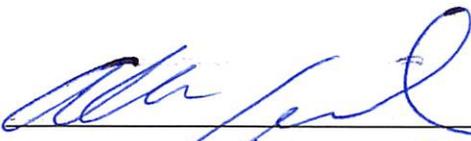
Board of Appeals Request Letter

This form must be returned to the Department of Building Inspection and Neighborhood Services by the submittal date listed below to be placed on the agenda for the next available meeting date. Requests submitted after this date will be moved to the following month. The Board will hear appeals based only on the current proposed plan. Any additional proposed changes to this plan must be submitted with this application. The Board cannot hear or discuss any additional changes once this request has been submitted.

Address:	2041 S. 93 rd St.	Submittal Date:	6-19-18
Tax Key:	479-0184-000	Meeting Date:	7-10-18
Permit Refusal:	#2018-07	Meeting Time:	5:30pm
Amount Paid:	\$150	Room No.:	City Hall 222
Receipt No:	64553		

I hereby request a variance to construct a gazebo that will be one hundred sixty eight (168) square feet, which is eighteen (18) square feet larger than the code allows.

Thank you for your consideration.

Signature 

Print Name: Allan Schrautnager

Telephone No. 414-507-3532

Email: aps@dauidjfrank.com



App No: **#13322**

BUILDING PERMIT APPLICATION

Section I - Location

a. Project Address: 2041 S. 93rd Street

Single Fam. Two Family Multi-Family Comm. Industrial Tax Exempt Mobile Home

b. Property Owner: Gary Nagel & Pat Harvey Phone: 414-546-3846

Owner Address: 2041 S. 93rd Street West Allis, WI E-Mail: gpmtnbiker@att.net

c. Business Name: _____ Phone: _____

Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

d. Contractor: David J. Frank Landscape Contracting Inc. Bus. Phone: 262-255-4888

Address: N120 W21350 Freistadt Road Germantown, WI 53022

Contact Person: Allan Schraufnagel Phone: 414-507-3532

The following certifications are **REQUIRED** for any work to a one- or two-family dwelling

Dwelling Contractor Certification # 16727 Dwelling Contractor Qualifier # 1072045

e. Architect/Eng. _____ E-Mail: _____

Address: _____

Contact Person: _____ Phone: _____

Section III - Project

Check box next to main contact person above (inspector questions/permit pickup) E-Mail: _____

f. Permit for: New Bldg Addition Alteration Demo Erosion Control Other

g. Description of Project: Installation of gazebo structure (gazebo kit supplied by homeowner) set on footings over backyard concrete patio.

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: \$ 2,898.00

***** DO NOT WRITE BELOW THIS LINE *****

Req.	Approved	Req.	Approved
<input type="checkbox"/> Zoning	_____	<input type="checkbox"/> Plan Approval	_____
<input type="checkbox"/> Building Setbacks	_____	<input type="checkbox"/> Building No	_____
<input type="checkbox"/> Yard Grade	_____	<input type="checkbox"/> DPW Driveway	_____

Building Inspector Notes: _____

Tax Key # _____ Zoning Class: _____ 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)

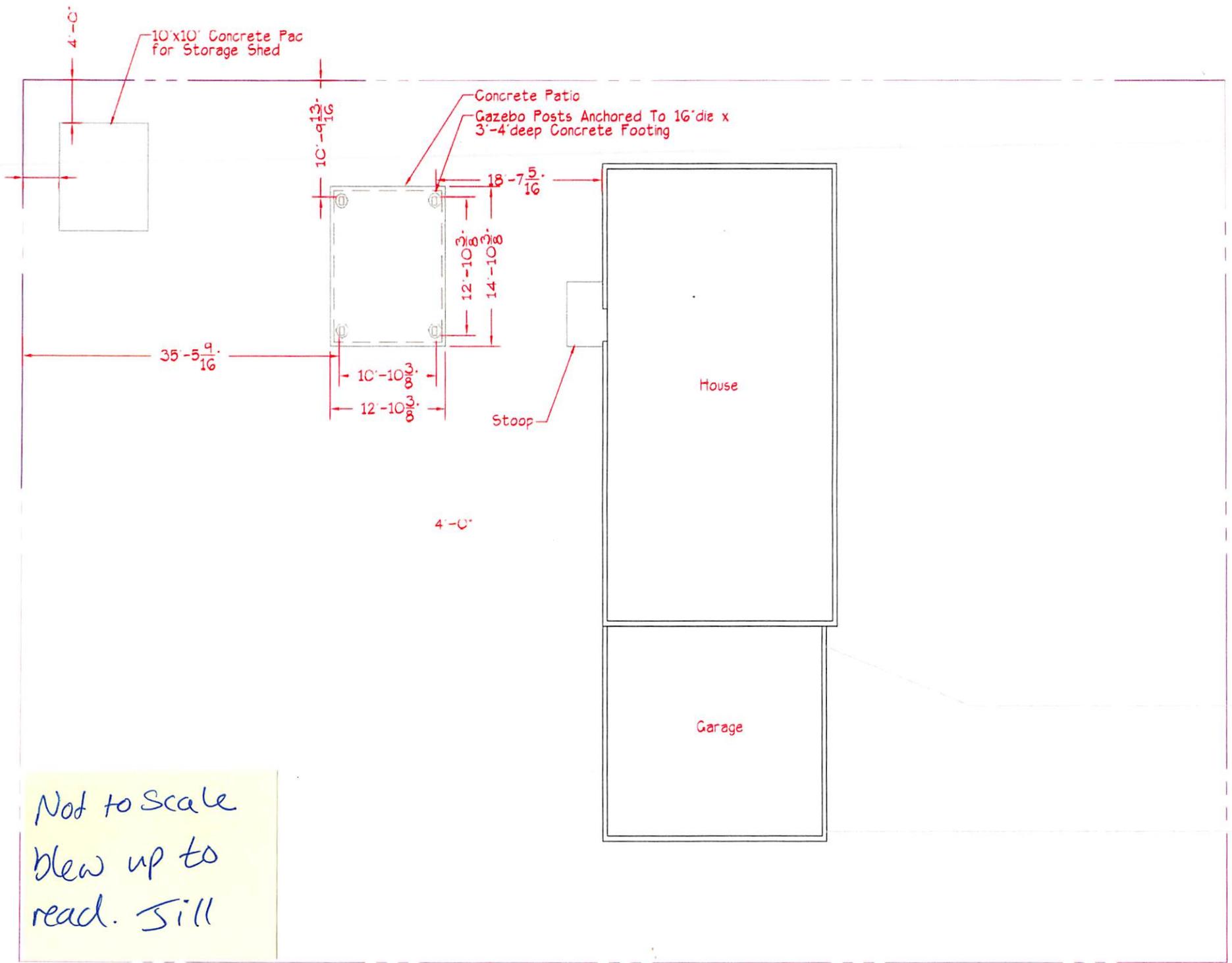
(Date)

Stamp Official Date Received

**CITY OF WEST ALLIS
BLDG. & ZONING**

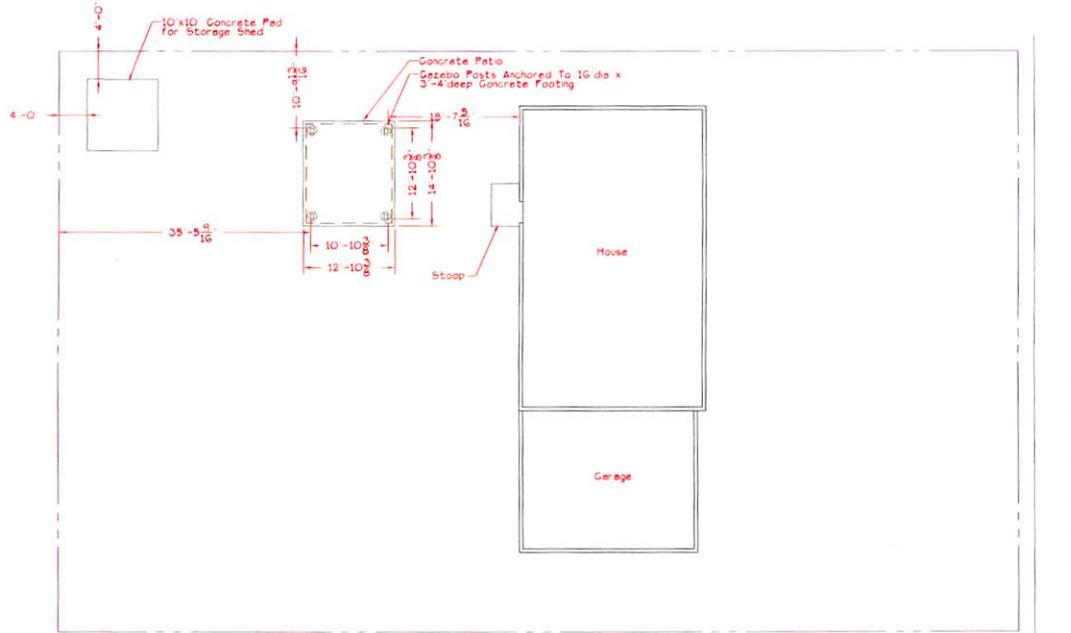
JUN 07 2018

RECEIVED
TIME 9:09am PER *[Signature]*



Not to Scale
 blew up to
 read. Still

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR APPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND IS SUBJECT TO PROSECUTION.

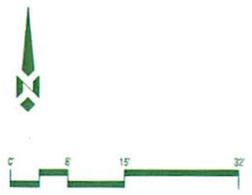


Landscape Development for
Nagel/Harvey Residence
2041 South 93rd Street
West Allis, Wisconsin

David J. Frank
Design Group
1032 907 1/2 Maple Road
P.O. Box 7
Greenfield, WI 53022
U.S.A.
Tel: (262) 234-4000
Fax: (262) 234-4001
E-Mail: djfrank@djfrank.com
www.djfrank.com

Landscape Development by
Allen F. Schwanagel
Assoc. L.A.

Drawn By
SBE
Sheet **1**
of **1**
Date: 6/2014
Scale:



TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
DAVID J. FRANK
LANDSCAPE CONTRACTING, INC.
1032 907 1/2 MAPLE ROAD
GREENFIELD, WI 53022
TEL: (262) 234-4000
FAX: (262) 234-4001
WWW.DJFRANK.COM

Landscape Plan

Scale: 1" = 6'-0"



PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

MSS / MORTGAGE SURVEY SERVICE

7016 WEST OHIO AVENUE

Phone: 414/327-4400

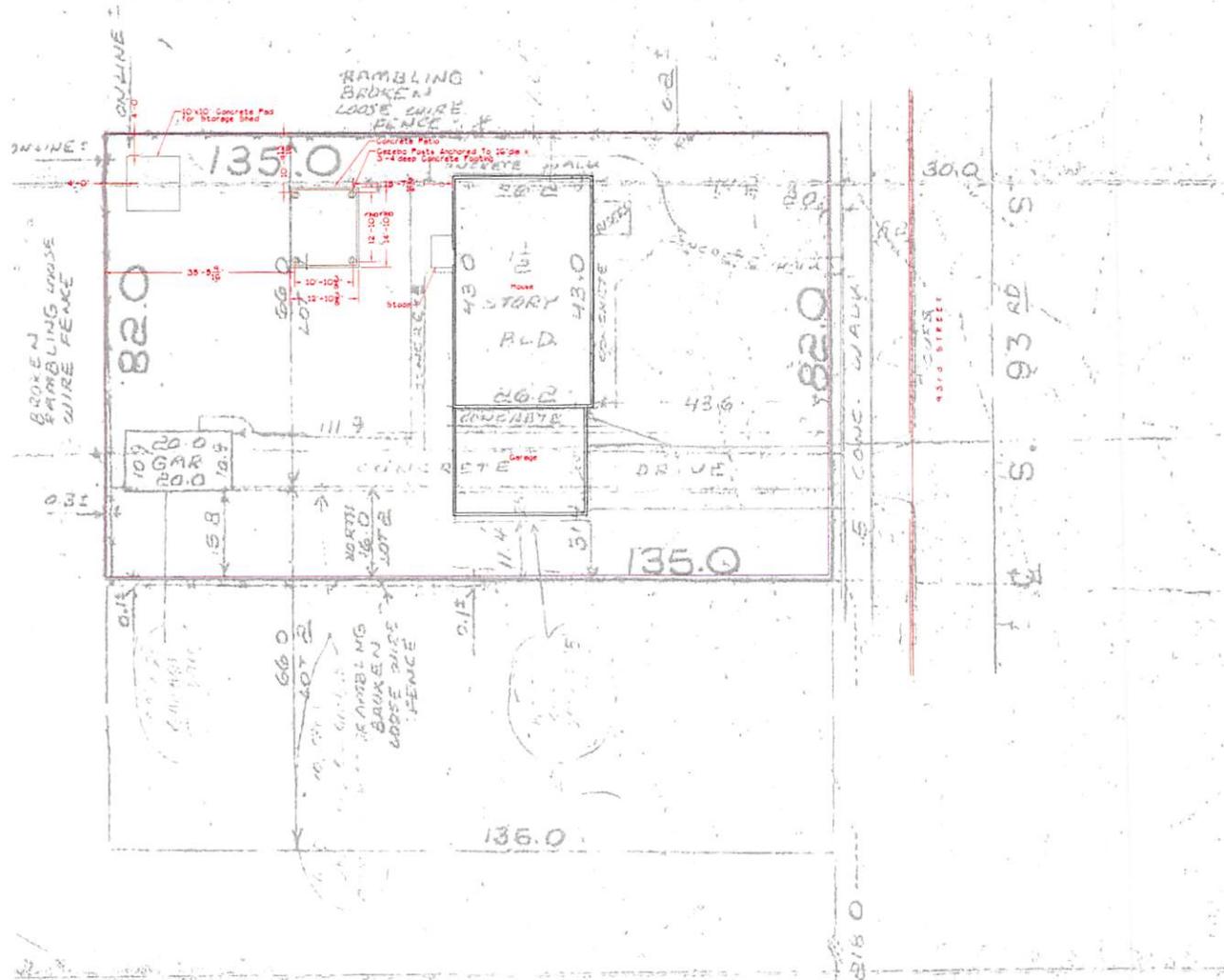
MILWAUKEE, WISCONSIN 53219

Prepared for Merrill Lynch Mortgage Corp. / Gary Nagel / Patricia Harvey

Location of Property 2041 South 93rd Street West Allis, WI

Description of Property

Lot 1 and the North 16 feet of Lot 2, in C. Schjaeger's Oak Hill, in the South East 1/4 of Section 5, Township 6 North, Range 21 East, in the City of West Allis, County of Milwaukee and State of Wisconsin.



N/L W. BECHER ST.

SCALE: 1" = 30'







MSS / MORTGAGE SURVEY SERVICE

7076 WEST OHIO AVENUE

Phone: 414/327-4400

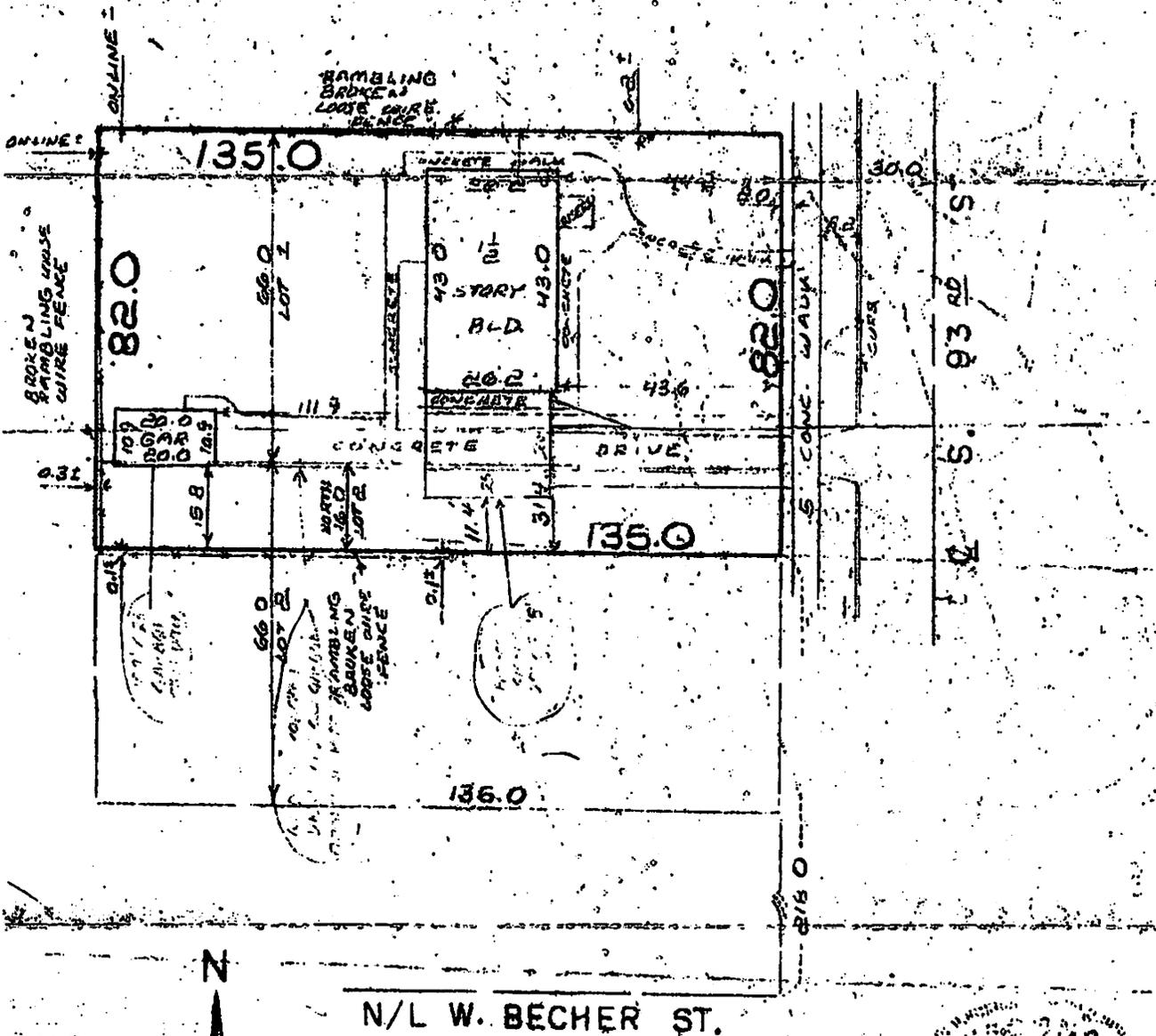
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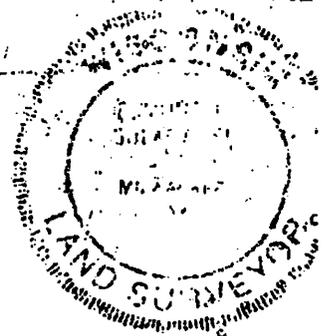
Location of Property 2041 South 93rd Street West Allis, WI

Description of Property

Lot 1 and the North 16 feet of Lot 2, in C. Schjager's Oak Hill, in the South East 1/4 of Section 5, Township 6 North, Range 71 East, in the City of West Allis, County of Milwaukee and State of Wisconsin.



SCALE: 1" = 30'



12' X 14' WOOD GAZEBO WITH ALUMINUM ROOF

Installation and Operating Instructions – YM12941



<http://bit.ly/gazeboinstall>

HEIGHT:
10'5" / 3.175m

Revised 11-15-2016

YARDISTRY

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www.yardistrystructures.com

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