

45



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
2005-0155	Communication	In Committee
Communication from the Director of Building Inspections & Zoning submitting his Department's 2004 Annual Report.		
Introduced: 3/15/2005		Controlling Body: Safety & Development Committee

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/15/05</u>			Barczak	✓			
			Czaplewski				
			Dobrowski				
			Kopplin				
			Lajsic	✓			
			Narlock				
		✓	Reinke	✓			
			Sengstock				
	✓		Vitale	✓			
			Weigel	✓			
			TOTAL	<u>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]*  
Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAR 15 2005</u>			Barczak	✓			
			Czaplewski	✓			
		✓	Dobrowski	✓			
			Kopplin	✓			
	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>—</u>		



City of West Allis  
Department of Building Inspections & Zoning  
**2004 Annual Report**



# CITY OF WEST ALLIS

WISCONSIN



Department of Building Inspections & Zoning

**TED ATKINSON**  
*Director*

March 7, 2005

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 2004. This report provides a summation of the department activities for the year, including; construction, valuation, revenue, permits, and inspection reports.

I wish to further this report by stating 2004 was a very active year with \$50.2 million in construction reported. This amount is the third largest on record (2000 - \$64.6 million; 1998 - \$51.7 million). The Whitnall Summit project at 6723 W. Washington Street accounted for 13.2% with 19 building permits and \$6.6 million in construction.

The Department looks forward to serving the community in 2005.

Sincerely,

Ted Atkinson, Director  
Building Inspections & Zoning

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Chapter  
**1**

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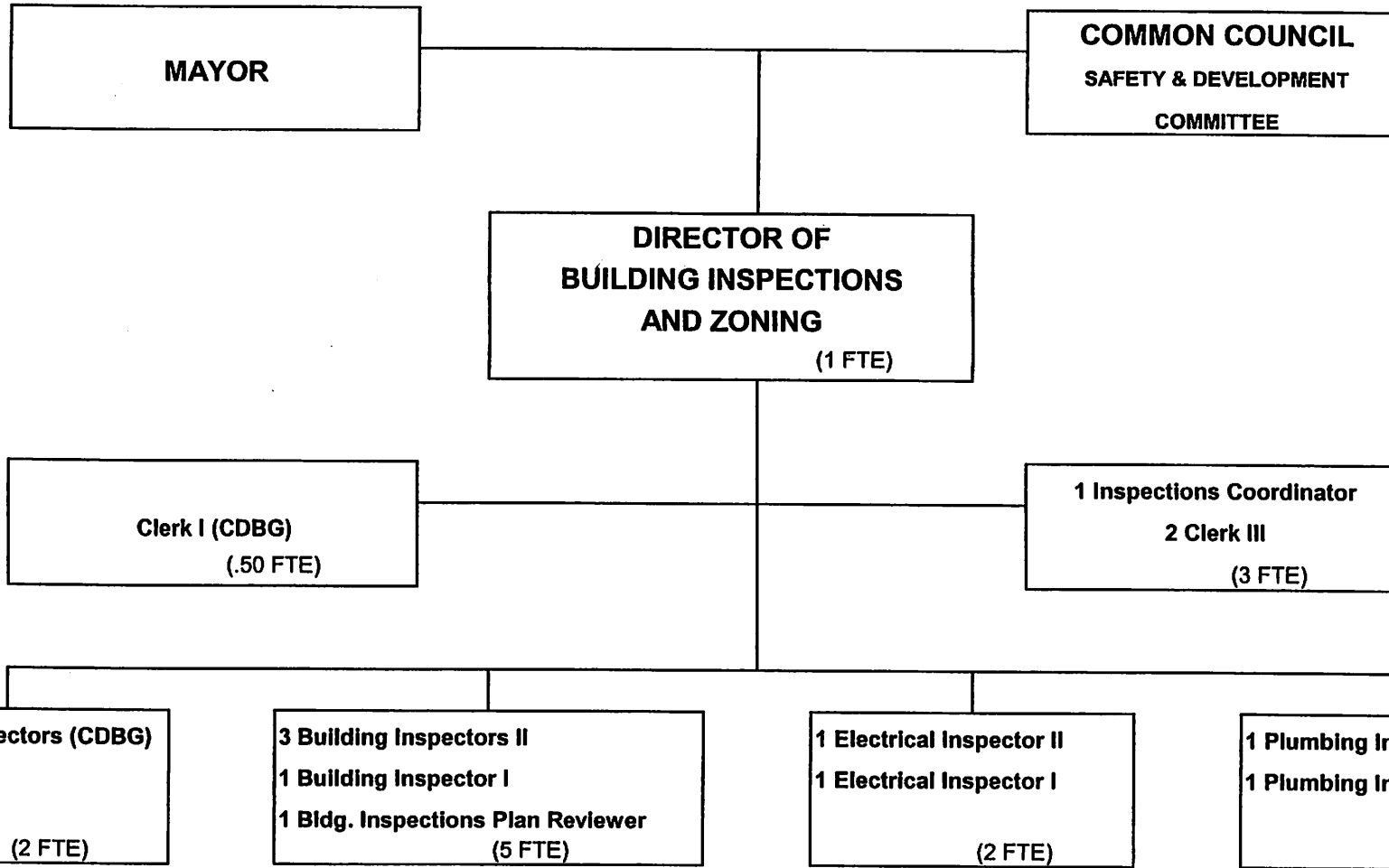
**Departmental Structure & General  
Information**

Building Inspections & Zoning Department



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**ORGANIZATIONAL CHART  
DEPARTMENT OF BUILDING INSPECTIONS  
AND ZONING**



TOTAL POSITIONS 14.5 FTE

## 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, the 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 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 building/zoning 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, site landscape/screening, and architectural regulations.
- Engineering Department for yard grades, building addressing, 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 1<sup>st</sup> and 2<sup>nd</sup> Aldermanic Districts
- Property Maintenance Board of Appeals



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## **Departmental Summary**

Building Inspections & Zoning Department



## 2004 Departmental Summary Report

### Building Inspections and Zoning Department

Construction Type	Permits	Valuation	Fees
Single Family - New Dwelling	6	\$923,000	\$6,876.00
Two-Family - New Dwelling	4	\$705,400	\$5,399.40
Commercial Property - New	14	\$15,166,000	\$82,036.00
Tax Exempt Property - New	1	\$756,912	\$6,383.00
Accessory Building (Garage/Outbuilding, etc.)	92	\$980,482	\$13,064.50
Single Family A & A	108	\$1,130,347	\$10,297.00
Single Family Deck	70	\$155,554	\$6,230.00
Two-Family - A & A	12	\$122,200	\$1,210.00
Two-Family Deck	20	\$33,150	\$1,600.00
Apartments A & A	16	\$3,918,100	\$6,047.00
Commercial A & A	124	\$12,744,197	\$79,092.00
Manufacturing Property - A & A	8	\$2,068,500	\$8,809.00
Tax Exempt Property - A & A	25	\$2,706,980	\$7,089.75
Accessory Structures - A & A	7	\$93,127	\$780.20
Foundations	2		\$400.00
Commercial Wreck	12	\$200,970	\$2,294.00
Residential Wreck	93	\$195,070	\$2,737.90
Signs & Billboards	194	\$578,676	\$19,767.64
Commercial HVAC	219	\$5,124,908	\$57,423.74
Residential HVAC	611	\$1,829,108	\$33,110.00
Swimming Pools	18	\$111,168	\$790.00
Additions & Alterations to Mobile Homes	14	\$18,147	\$420.00
Soil Erosion	30	\$65,950	\$7,622.00
Garage Slab Only	11	\$69,700	\$575.00
Sheds	5	\$2,727	\$150.00
Fences	208	\$232,467	\$4,245.00
Other	3	\$21,500	\$261.00
Tank Removal or Installation	1	\$75,000	\$75.00
<b>Report Totals</b>	<b>1,928</b>	<b>\$50,029,339</b>	<b>\$364,785.13</b>

## 2004 Department Revenue Report

### Building Inspections and Zoning Department

Description	Amount
Building Permits	\$364,785.13
Examination of Plans	\$25,205.00
Occupancy Permits	\$43,200.00
Mobile Home Permits	\$1,275.00
Board of Appeals Fees	\$1,850.00
Sign Maintenance Inspections	\$19,256.00
Special Inspections/Reports - Reinspection	\$6,390.00
Building Address No & Frame	\$537.75
Xerox Copies/Zoning Maps	\$760.20
Initiation Fee (Fire Dept Permits)	\$1,950.00
Electrical Permits	\$193,471.50
Electrical Contractors Licenses	\$9,750.00
Plumbing Permits	\$86,838.00
All Other	\$130.00
<b>Grand Total</b>	<b>\$755,398.58</b>

## Departmental Inspection Totals

Building Inspections and Zoning Department

Month	# of Insp.
January	1,651
February	1,645
March	1,809
April	1,683
May	2,096
June	1,770
July	1,608
August	1,716
September	1,689
October	1,486
November	1,437
December	1,216
	19,806

# Activities Report 2000-2004

## Department of Building Inspections & Zoning

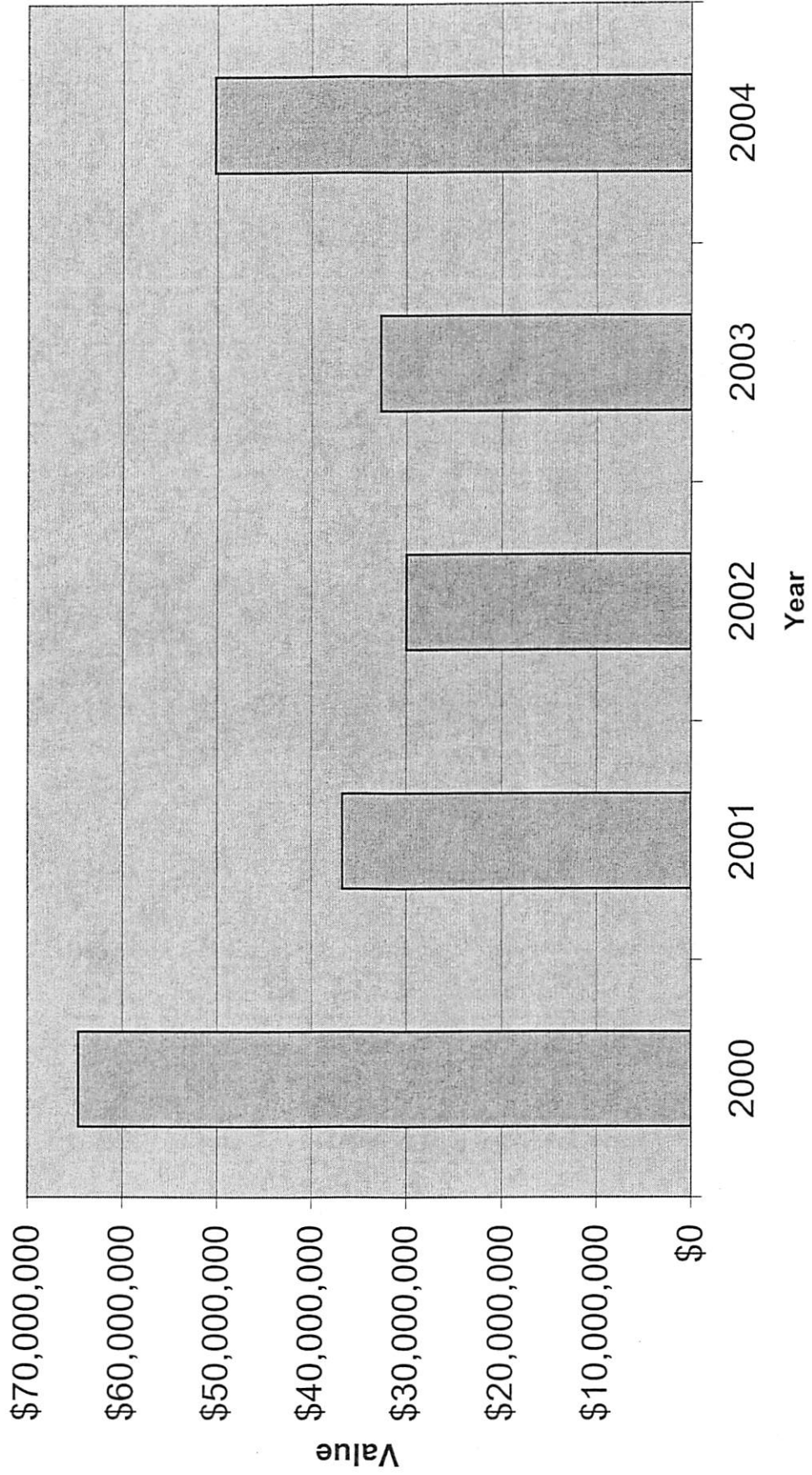
	2000 -----	2001 -----	2002 -----	2003 -----	2004 -----
Reported Valuation	\$64,588,709	\$36,697,077	\$29,993,527	\$32,734,798	\$50,229,339
<b>Fees (Revenue)</b>					
Administrative	\$33,864	\$33,954	\$37,867	\$38,414	\$57,354
Occupancy	\$34,750	\$28,175	\$29,100	\$33,475	\$43,200
Building Permits	\$211,447	\$189,655	\$168,573	\$231,885	\$364,785
Electrical Permits	\$147,348	\$109,606	\$117,140	\$134,684	\$193,472
Electrical Licensing	\$8,400	\$11,740	\$9,690	\$27,380	\$9,750
Plumbing	\$74,948	\$64,700	\$60,475	\$73,714	\$86,838
	=====	=====	=====	=====	=====
Totals	\$510,757	\$437,830	\$422,845	\$539,552	\$755,399
<b>Permits</b>					
Occupancy	274	241	248	238	255
Building	1,756	1,747	1,835	1,761	1,928
Electrical	2,058	1,977	2,028	1,951	2,023
Plumbing	929	882	772	973	871
Fire Department	137	118	127	170	208
Mobile Home Permits	46	44	48	34	38
	=====	=====	=====	=====	=====
Totals	5,200	5,009	5,058	5,127	5,323
<b>Inspections</b>					
Building	8,145	8,984	8,901	6,759	7,745
Electrical	4,554	4,643	4,771	4,798	3,824
Plumbing	1,979	2,616	2,618	2,718	2,355
Code Inspection		4,192	6,278	9,441	5,882
	=====	=====	=====	=====	=====
Totals	14,678	20,435	22,568	23,716	19,806

**Activities Report 1979 - Present**  
**BUILDING INSPECTIONS & ZONING DEPARTMENT**

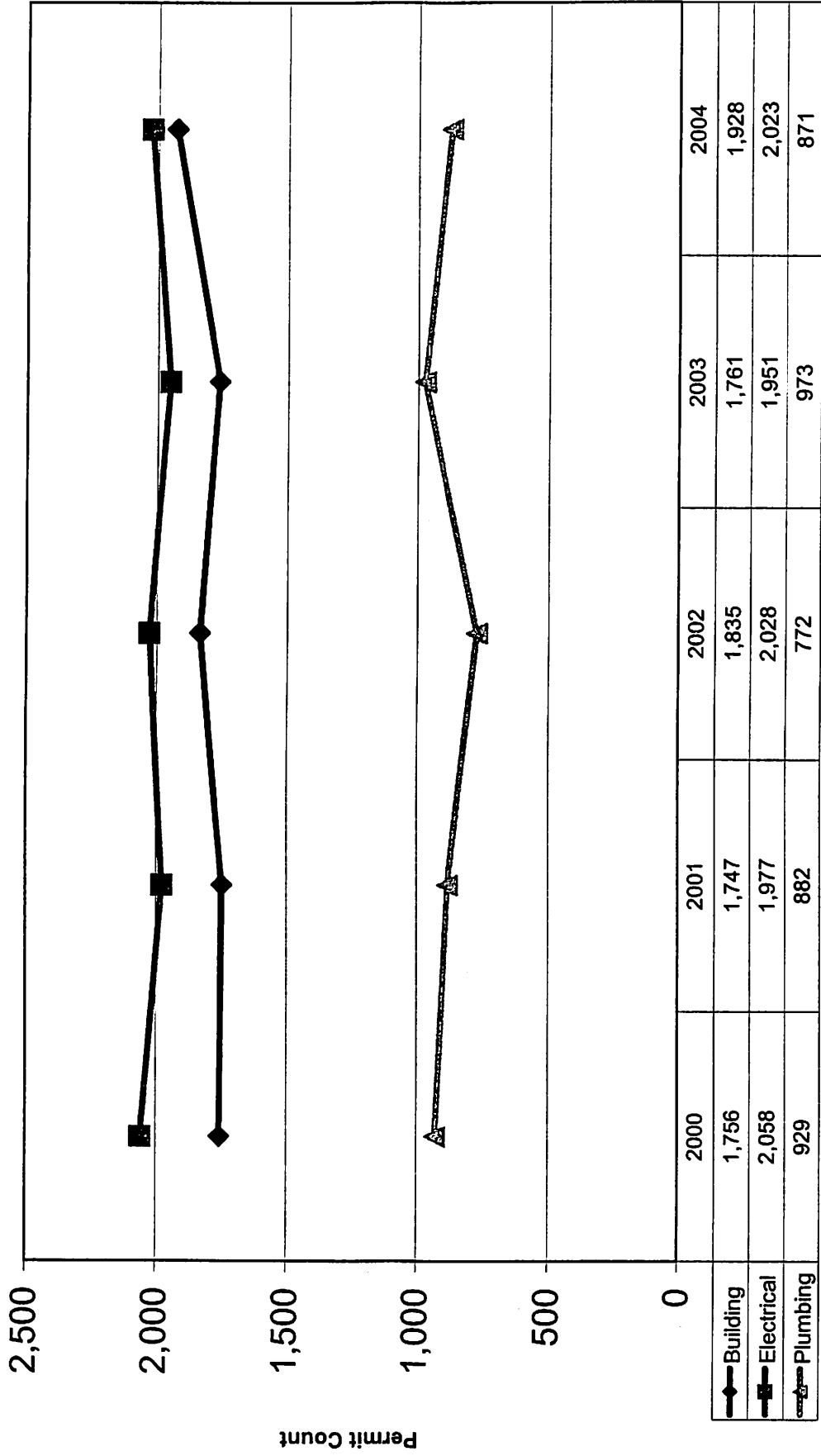
Year	Reported Valuation	Permits				Inspections					Fees			
		Bldg.	Elect.	Plmbg.	Total	Bldg.	Elect.	Plmbg.	Code	Total	Bldg.	Elect.	Plmbg.	Total
1979	\$ 16,080,305.00	1,426	1,290	1,263	3,979	2,400	4,906	2,942		10,248	\$ 61,057.15	\$ 26,165.75	\$ 20,296.00	\$ 107,518.90
1980	\$ 14,094,578.00	1,341	1,701	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	4,685	6,759	4,798	2,718	9,441	23,716	\$ 231,885.00	\$ 134,684.00	\$ 73,714.00	\$ 440,283.00
2004	\$ 50,229,339.00	1,928	2,023	871	4,822	7,745	3,824	2,355	5,882	19,806	\$ 364,785.13	\$ 193,472.00	\$ 86,838.00	\$ 645,095.13



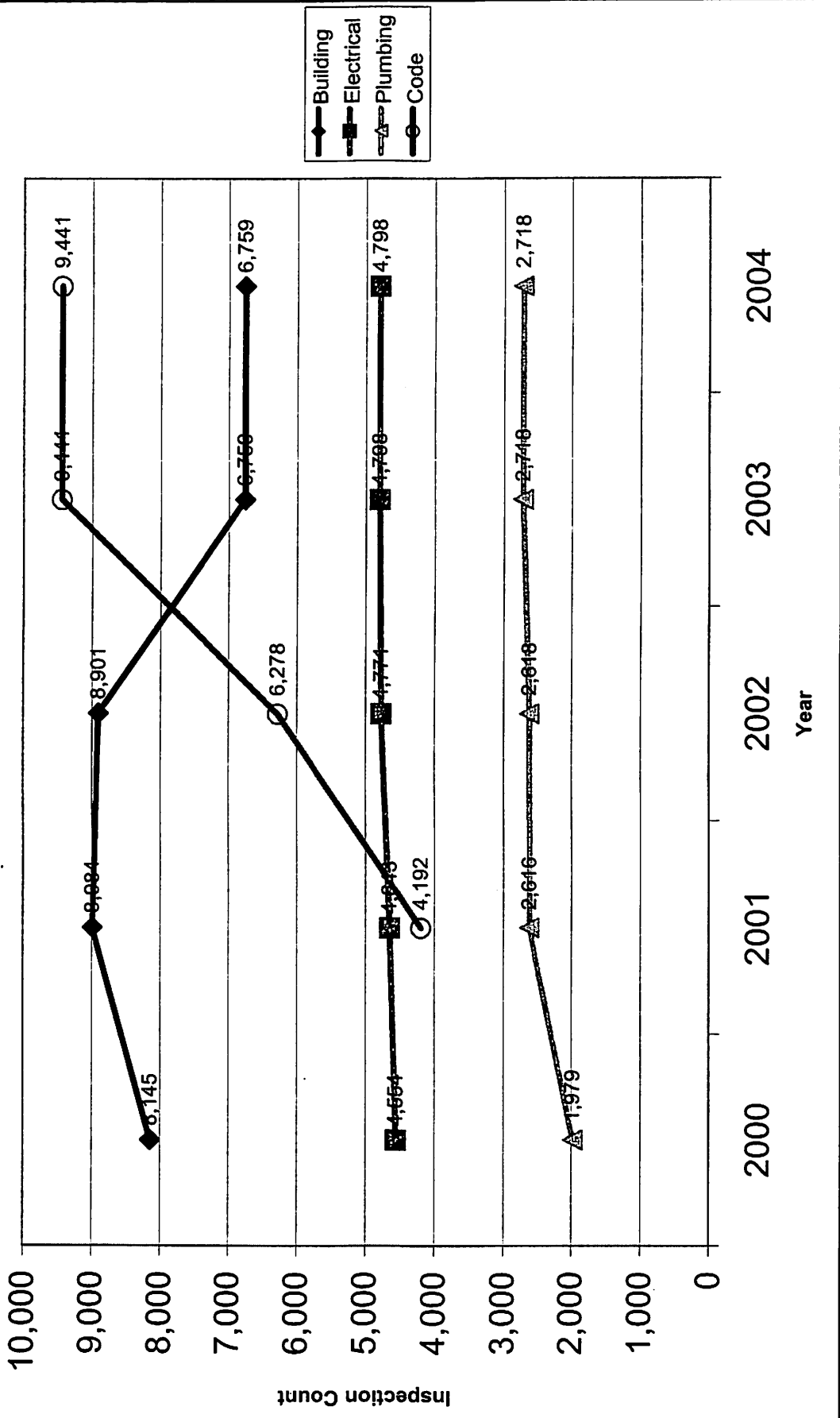
# Reported Valuation 2000-2004



# 5 Year Permit Comparison



# 5 Year Inspection Comparison



## 2004 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
1/6/2004	09015 W Maple St.	\$125,000	7.5 ton RTU, 10.5 ton RTU, 100 MBH unit heater, 125 MBH unit heater
1/9/2004	06737 W Washington St.	\$110,000	(21) VAV boxes, perimeter fintube radiation, new ductwork and hot water piping, Suite 1400
1/9/2004	02030 S. 116th St.	\$300,000	Alterations, 1st floor and mezzanine to include toilet rooms and elevator, remodel loading docks
1/19/200	06737 W Washington St.	\$390,000	Tenant buildout for Suite #1400
1/23/200	08901 W Lincoln Ave.	\$180,000	Alter Suite #2200
1/26/200	01414 S. 065th St.	\$476,000	(2) unit heaters, (2) boilers, (13) condensing units
1/28/200	11236 W Lapham St.	\$139,000	25 ton, 388 MBH RTU, exhaust system
1/30/200	11135 W National Ave.	\$95,300	(4) Packard 15 ton, 260,000 BTU rooftop units, (1) Packard 7.5 ton, 235,000 BTU rooftop unit, (1) Packard 5 ton, 125,000 BTU rooftop unit, (1) 125,000 BTU unit heater
2/3/2004	08901 W Lincoln Ave.	\$97,780	Add RTU and (5) reheat boxes, rearrange ductwork and grilles
2/5/2004	02424 S. 090th St.	\$70,000	Alterations to Suite 210
2/6/2004	06737 W Washington St.	\$70,000	Alterations to Suite #2133
2/13/200	06737 W Washington St.	\$100,000	Alterations to Suite #3105
2/24/200	01029 S. 119th St.	\$185,000	New single family dwelling
2/24/200	06737 W Washington St.	\$70,000	Alteration to Suites 2219 and 2223
3/16/200	06748 W Greenfield Ave.	\$150,000	Alterations to existing tenant space
3/22/200	10506 W Rogers St.	\$120,000	Addition and alterations
3/24/200	01800 S. 108th St.	\$50,000	Demolition of front portion of building
3/29/200	10915 W Rogers St.	\$60,000	First floor conference room, create second floor level mezzanine
3/29/200	06748 W Greenfield Ave.	\$120,000	(2) Carrier 292,000 BTU, 20 ton rooftop units, (2) Carrier 292,000 BTU, 15 ton rooftop units, (1) Carrier 92,000 BTU, 3 ton rooftop unit, (1) exhaust fan
4/1/2004	10537 W Greenfield Ave.	\$350,000	New Gas/Convenience Store/Restaurant
4/1/2004	10901 W Lapham St.	\$180,000	New kitchen/snack bar, women's toilet room, men's toilet room
4/16/200	01511 S. 108th St.	\$70,000	Interior alterations
5/3/2004	06737 W Washington St.	\$240,000	Stairs and floor infill, elevators

<b>Date</b>	<b>Address</b>	<b>Valuation</b>	<b>Description of Work</b>
5/5/2004	02906 S. 108th St.	\$342,741	Addition
5/11/200	01440 S. 084th St.	\$816,000	New restaurant
5/13/200	00930 S. 124th St.	\$60,000	22' x 12' addition
5/13/200	11601 W Lincoln Ave.	\$756,912	Bleachers
5/17/200	06737 W Washington St.	\$140,000	Alterations to Suites 2143, 2147, 3140 2224 and 2226
5/18/200	00555 S. 108th St.	\$472,000	Alterations/Elevator
5/24/200	01800 S. 108th St.	\$1,400,000	New commercial building
5/27/200	06737 W Washington St.	\$54,000	Tenant buildout for Suite 1100
6/1/2004	11601 W Lincoln Ave.	\$900,000	76' x 85' addition
6/4/2004	08301 W Greenfield Ave.	\$525,000	78' x 4' addition and 36' x 7'-4" addition
6/9/2004	06737 W Washington St.	\$92,500	Tenant buildout in Suites 2202 and 3115
6/15/200	01735 S. 106th St.	\$800,000	Alterations
6/15/200	09015 W Maple St.	\$285,000	20'-8" x 40'-2" equipment room - lower level
6/15/200	02323 S. 102nd St.	\$1,500,000	Alterations/canopy
6/18/200	00555 S. 108th St.	\$55,000	44' x 30' park shelter
6/29/200	02200 S. 114th St.	\$375,000	60 x 120 addition, and alterations
6/29/200	09229 W Lincoln Ave.	\$60,000	32' x 14' inground swimming pool
6/29/200	06581 W Washington St.	\$750,000	173' x 73' addition w75' x 26' mezzanine, and alterations
7/2/2004	01352 S. 092nd St.	\$100,000	New single family dwelling
7/14/200	02923 S. 108th St.	\$750,000	New 117' X 68' Building (Mercantile (5) spaces)
7/14/200	02905 S. 108th St.	\$750,000	New 95' X 63' Building (Mercantile (3) spaces)
7/16/200	07815 W Lapham St.	\$300,000	Interior Elevator Addition
7/16/200	02060 S. 086th St.	\$300,000	Construct Elevator Shaft
7/19/200	06737 W Washington St.	\$1,115,000	Tenant buildout, Suite 2300 & 3300
7/20/200	05301 W Lincoln Ave.	\$1,270,000	20 unit CBRF addition/elevator addition
7/23/200	02167 S. 090th St.	\$175,000	New 2 family dwelling
7/26/200	06900 W National Ave.	\$194,880	Alterations and vestibule addition
7/29/200	01800 S. 108th St.	\$58,889	(3) rooftop units, (1) unit heater
7/29/200	10909 W Oklahoma Ave.	\$140,000	Alterations, toilet rooms, lounge and manager's office, new service and checkout counters
7/29/200	06737 W Washington St.	\$375,000	Tenant buildout of Suites 2300 and 3300, (26) heat pumps
8/2/2004	06737 W Washington St.	\$350,000	Tenant buildout of Suites 1125 and 2150

<b>Date</b>	<b>Address</b>	<b>Valuation</b>	<b>Description of Work</b>
8/2/2004	06737 W Washington St.	\$225,000	Tenant alterations to Suites 1105, 1111, 1121, 1300 and 2181
8/4/2004	08710 W Orchard St.	\$300,000	Elevator addition and alterations
8/18/200	02323 S. 102nd St.	\$91,245	(2) 20 ton rooftop units, (1) 2 ton A/C unit, (1) 2 ton cond. Unit, (1) 500/418.5 boiler
8/24/200	11220 W Lapham St.	\$115,000	Tenant buildout
9/13/200	01440 S. 084th St.	\$54,000	(1) Trane 250,000 BTU heat/10 ton cool RTU, (1) Trane 200,000 BTU heat/7.5 ton cool RTU, (1) Captive Aire 500,000 BTU heat MUA, (1) Broan 300 CFM exhaust
9/14/200	06650 W Washington St.	\$2,000,000	Parking ramp
9/16/200	06737 W Washington St.	\$700,000	(2) Patteron Kelly boilers, 2000 mbh, (2) Evapco cooling towers, 234 tons, (1) Greenheck exhaust fan, 6000 cfm
9/22/200	06737 W Washington St.	\$200,000	Alterations to Suites 2125, 2133, 1420
9/22/200	09015 W Maple St.	\$75,000	Install above ground 10,000 gal. storage tank
10/4/200	09130 W Oklahoma Ave.	\$675,000	Gas station/store
10/4/200	00555 S. 108th St.	\$400,000	Alterations to cafeteria
10/6/200	02927 S. 108th St.	\$70,000	Tenant buildout
10/8/200	07202 W Lincoln Ave.	\$150,000	51'-9" x 28'-6" addition
10/12/20	09130 W Oklahoma Ave.	\$80,000	102' x 28' pump canopy
10/12/20	06737 W Washington St.	\$120,000	Stairs/tenant buildout
10/12/20	06737 W Washington St.	\$60,000	(1) 30,000 BTU makeup air unit, (2) 1.5 ton heat pumps, (1) 4 ton heat pump and (3) exhaust fans, Suite #2133
10/15/20	02867 S. Waukesha Rd.	\$175,000	New single family dwelling
10/18/20	07715 W National Ave.	\$150,400	New 2 family dwelling
10/18/20	02905 S. 108th St.	\$100,000	Interior alterations, tenant buildout
10/18/20	02931 S. 108th St.	\$50,000	Alterations, tenant buildout
10/19/20	02939 S. 108th St.	\$150,000	Tenant buildout
10/21/20	02431 S. 108th St.	\$100,000	New single family dwelling
10/21/20	01642 S. 077th St.	\$185,000	Elevation addition/alterations
10/22/20	01444 S. 113th St.	\$123,000	Alterations
10/27/20	09600 W Greenfield Ave.	\$275,000	New office building
11/2/200	06737 W Washington St.	\$110,000	Alterations to Suite #2141
11/3/200	09015 W Maple St.	\$150,000	188 ton chiller, exhaust system, distribution system, (2) split system cooling units
11/3/200	06425 W Greenfield Ave.	\$85,000	Tenant buildout for restaurant

<b>Date</b>	<b>Address</b>	<b>Valuation</b>	<b>Description of Work</b>
11/8/200	10306 W Greenfield Ave.	\$60,000	Relocate entry doors, alterations to checkout and food service counter
11/9/200	09015 W Maple St.	\$450,000	Alterations
11/15/20	06854 W Beloit Rd.	\$950,000	Alterations , interior and exterior
11/19/20	00610 S. 108th St.	\$1,150,000	Alterations/addition
11/24/20	08516 W Lincoln Ave.	\$90,000	Multistack 450 ton chiller
11/24/20	11601 W Lincoln Ave.	\$95,000	Multistack 270 ton chiller
11/29/20	01640 S. 083rd St.	\$90,000	Alterations to create (3) tenant spaces
11/30/20	03225 S. 108th St.	\$7,500,000	Car dealership
12/1/200	00555 S. 108th St.	\$396,000	Mezzanine alterations
12/2/200	05301 W Lincoln Ave.	\$105,103	(1) 3 ton and (1) 3.5 ton cond. Units
12/2/200	03373 S. 113th St.	\$200,000	New two-family dwelling
12/8/200	07605 W Greenfield Ave.	\$100,000	Addition/alterations
12/8/200	00720 S. 092nd St.	\$2,500,000	Addition/alterations
12/10/20	06737 W Washington St.	\$70,000	Tenant buildout to Suite #2355
12/10/20	06650 W Washington St.	\$500,000	234' skywalk
12/13/20	02923 S. 108th St.	\$230,000	Tenant buildout for restaurant
12/15/20	08635 W Schlinger Ave.	\$180,000	New single family dwelling
12/21/20	*****	\$180,000	New two family dwelling @ 2048 S. 92nd St.
12/23/20	06581 W Washington St.	\$60,000	(3) furnaces, ( ) heat exchanger, (1) cooling coil, (2) exhaust fans

## Business Occupancy Report

### Building Inspections and Zoning Department

Below is a list of applicants for Business Occupancy Permits in the year 2004. Fees in the amount of \$43,200.00 were collected in connection with 255 applications.

Address	Occupant	Description of Business
02109 S. 055th St.	Custom Cleaners Unlimited LLC	Janitorial Business
02009 S. 056th St.	Seven Bells Cleaning Services, LLC	Cleaning Services
00714 S. 060th St.	CNT Industries d/b/a All Parts	Office and Storage Space
00836 S. 060th St.	Spirit of Healing LLC	Massage Therapy
01031 S. 060th St.	d'ju.neau! Art Gallery and Studio	Art Making, Gallery Shows, Retail Sales of Art/Gifts
01361 S. 060th St.	Taco Bell/Long John Silvers	Fast Food Restaurant
01900 S. 060th St.	Morgese's Club House	Tavern
01900 S. 060th St.	The Rock Shop	Tavern
02120 S. 066th St.	Kuhn's Home Improvements, LLC	Office for Home Improvement Business
01010 S. 070th St.	Peter A. Altenhafen Graphics, Inc.	Screen Printing, Print and Prepress Brokering
01126 S. 070th St.	Insured Information Systems	Office for Real Estate Title Insurance Companies
01126 S. 070th St.	Jan-Pro Cleaning Services	Office for Commercial Cleaning Business
01126 S. 070th St.	MTAC Inc.	Real Estate Title Insurance
01126 S. 070th St.	Total Mortgage Inc.	Mortgage Broker
01205 S. 070th St.	Centene Corp. d/b/a Managed Health Services	General Office
01410 S. 072nd St.	Byte Harmony, Inc.	Computer Consultation
01526 S. 072nd St.	Southside Baptist Church	School
01825 S. 072nd St.	Mulvaney Enterprises	Vehicle Storage, Vehicle Repair
01715 S. 076th St.	Family Video	Video Rental
02261 S. 076th St.	Country Craft Creations	Sale of Crafts
02140 S. 077th St.	R & R Cleaning	Cleaning
02077 S. 078th St.	Becher Beer & Liquor	Retail Liquor Store
01568 S. 081st St.	Lapham Beer & Food	Beer, Food, Candies
01610 S. 081st St.	Amazing Grace Chapel, Inc.	Church
01612 S. 081st St.	Amazing Grace Chapel, Inc.	Church
01729 S. 081st St.	Raz Hair Design	Hair Salon
01640 S. 083rd St.	Lockers Florist	Storage of Floral Supplies
01440 S. 084th St.	Cream City Custard	Fast Food Burgers and Custard
01470-74 S. 084th St.	Phoenix Research & Closings LLC	Title Company, Closings
01476 S. 084th St.	Assist 2 Sell Realty Master	Real Estate Sales
01482 S. 084th St.	Rock and Roll on 84th Street	Retail Shop, Selling Rocks and Minerals, Marbles, Etc.
01486 S. 084th St.	Standard Services	Mailing Service, Copying and Duplicating, Computer Media Cutting
01514-16 S. 084th St.	K-C Beverages	Liquor Store (OUT - NEVER WENT IN)
01514-16 S. 084th St.	Royal Iris Resale	Retail of New and Used Clothes, Antiques, Jewelry, Collectibles (CANCELLED BEFORE INSPECTIONS)
01519 S. 084th St.	Race Movers, LLC	Residential Movers
01606 S. 084th St.	Welch for Wisconsin	Political Campaign Office
01622 S. 084th St.	Royal Iris Resale	Retail, New and Used



<b>Address</b>		<b>Occupant</b>	<b>Description of Business</b>
01811	S. 084th St.	Andes-Magikist	Carpet Cleaning
01484	S. 084th Street	Fibers and Frames	Retail Sales of Needlework
02424	S. 090th St.	General & Vascular Surgeons	General and Vascular Surgery
02424	S. 090th St.	Sports Medicine & Orthopedic Center	Medical Clinic
02079	S. 092nd St.	K K Dental Lab, Inc.	Dental Lab
02079	S. 092nd St.	Outdoor Furniture Sales	Sale of Wood Patio Furniture and Signs
02079	S. 092nd St.	To be Determined	Resale of Musical Instruments/Equipment Accessories (CANCELLED BEFORE INSPECTIONS)
03044	S. 092nd St.	HealthCare Massage & Skin Care LLC	Massage Therapy, Facial and Waxing
02270	S. 102nd St.	Milwaukee Transit Archives & Museum, Inc.	Archival Research Center
02323	S. 102nd St.	Columbia St. Mary's	Primary Care Medical Clinic
02448	S. 102nd St.	St. Francis Mortgage Corp.	Wholesale Mortgage Banking
02514	S. 102nd St.	Acuity, A Mutual Insurance Co.	Property and Casualty Insurance Underwriting
02514	S. 102nd St.	Old Cornerstone Financial, LLC	Mortgage and Loan Processing
02514	S. 102nd St.	Signature Closing Service	Title Company Office
00730	S. 105th St.	Mail Order Processing	Office Work
01735	S. 106th St.	Allied Pools	Warehouse
01112	S. 108th St.	Waukesha Petroleum, Inc., d/b/a Mini-Mart 100	Gas Station with Mini-Mart
01119	S. 108th St.	Bella's Italian Cuisine	Restaurant, Carryout and Delivery Only
01119	S. 108th St.	Salvadore's Pizza	Pizzeria
01461	S. 108th St.	Allure Hair & Nail Salon Studio	Hair and Nail Salon
01511	S. 108th St.	Time Warner Cable	Cable Television and Internet Service
01551	S. 108th St.	All Fund Mortgage	Mortgage Company Branch Office
01551	S. 108th St.	All Fund Mortgage	Mortgage Company
01551	S. 108th St.	Best Processing Solutions, Inc.	Sale of Credit Card Terminals and Merchant Services
01551	S. 108th St.	Enterprise Process Consulting, Ltd.	IT Services
01551	S. 108th St.	Roman Real Estate, LLC	Building Management
01551	S. 108th St.	Sapinski Law Office, S.C.	Law Office
01650	S. 108th St.	H.O.B.O.	Storage for Retail Outlet Store
01800	S. 108th St.	Allied Pools	Retail Sales of Pools, Hot Tubs, Bars, Bars Stools, Pool Tables, Patio Furniture
01921	S. 108th St.	Budget Truck Rental	Maintenance and Repair of Trucks, Storage
01955	S. 108th St.	bliss hair design	Hair Salon
02021	S. 108th St.	V2 Corp. d/b/a Ziebart	Auto and Truck Rustproofing, Detailing, Accessories, Auto Glass Repair, Electronic Installations
02071	S. 108th St.	A. P. Candy Outlet	Candy Store
02719	S. 108th St.	Mid-Night Tuning	Sale of Auto Accessories
02905	S. 108th St.	Nextel Retail Stores	Retail Sale of Cellular Phones and Accessories
02906	S. 108th St.	Southtown Tire & Auto	Auto Repair Shop and Tires
02923	S. 108th St.	Nothing But Noodles	Restaurant
02927	S. 108th St.	Nick-N-Willy's Pizza	Take and Bake Pizza with Dine In Component

<b>Address</b>		<b>Occupant</b>	<b>Description of Business</b>
02931	S. 108th St.	EB Games	Sale of Computer Software Games
02939	S. 108th St.	Starbucks Coffee Co.	Coffee Shop
02323	S. 109th St.	American Dental Specialty Institute	Business Office
02323	S. 109th St.	Mortgage Group of Wisconsin	Mortgage Broker
02030	S. 116th St.	Ferguson Enterprises	Plumbing Sales, Storage
02077	S. 116th St.	Landcraft Survey & Engineering, Inc.	Survey and Civil Engineering
02149	S. 116th St.	Alois	Management/Sales, Contracting
07419	S. Becher St.	Xpress Yourself Graphics	Screen Printing
07527	S. Becher St.	Rodeo Grill LLC d/b/a Flappers	Tavern and Restaurant
08929	W Becher St.	Joy's Wok	Oriental Restaurant
05645	W Beloit Rd.	Allam, George	Income and Tax Accounting
05645	W Beloit Rd.	Tsounis Corporation	Taxi Business
06139	W Beloit Rd.	Close Encounters	Tavern
06754	W Beloit Rd.	C Reedy & Associates	Kirby Vacuum Distributor
06754	W Beloit Rd.	Knights Autoworks	Office Work
07633.	W Beloit Rd.	Homespun Creations	Retail Quilting, Fabric, Notions, Gifts
05317	W Bumham St.	A-a Distributors	Distribution of Sporting Good
05317	W Bumham St.	John's Pro Clean	Carpet Cleaning
05401	W Bumham St.	Perko's	Tavern
05501	W Bumham St.	Ubie's Double Vision	Tavern
05707	W Bumham St.	Jo's Market	Retail Business
05906	W Bumham St.	Rocco's Bar & Grill	Tavern
05919	W Bumham St.	The Dream Catcher	Retail Sales
05922	W Bumham St.	This and That	Sale of New and Used Items
05924	W Bumham St.	Time Capture Studio	Photography Studio
06125	W Bumham St.	K & K Auto Body Garage Truck Service, Inc.	Truck and Car Trailer Repair
07334	W Cleveland Ave.	Bud's Breaking Point	Hand Tools for Bending and Cutting Metals
08410	W Cleveland Ave.	Midwest Landscape Co.	Business Office
08423	W Cleveland Ave.	Cleveland Av Discount Liquor	Liquor Store
08424	W Cleveland Ave.	Classic Pet Grooming Boutique	Dog and Cat Grooming
08431	W Cleveland Ave.	Cleveland Av Discount Liquor	Liquor Store
09701	W Cleveland Ave.	MdDay, Ltd.	Making Iron Transfer T-Shirts, Sweatshirts, Mugs
00212	S. Curtis Rd.	Wisconsin Window Sales	Window Distributor
00237	S. Curtis Rd.	NEB Doctors of Wisconsin, Inc.	Sales Office
00360	S. Curtis Rd.	CWT of Wisconsin	Industrial Wastewater Pretreatment
11600	W Dixon St.	Contractor Utility Service, Inc.	Construction Equipment Storage
11624	W Dixon St.	Prolite Building Supply LLC	Whole Building Supplies
11815-1181	W Dixon St.	Speedway Sales & Service	Sale and Storage of Outdoor Power Equipment
12211	W Fairview Ave.	Wisconsin Imaging Solutions, LLC	Copier, Printer, Fax Machine Reseller
12247	W Fairview Ave.	Eagle Enterprises, Ltd.	Commercial Janitorial and Ceramic Tile Restoration
12247	W Fairview Ave.	Speedway Sales & Service	Office and Warehouse
06540	W Grant St.	The Dirty Martini	Tavern
06229	W Greenfield Ave.	Ziklag Global Investments, Inc.	Musical Productions and Concerts, Movies, Christian Worship Services
06419	W Greenfield Ave.	State Farm Insurance - Alex Toole Agency	Insurance Agency and Financial Services
06682	W Greenfield Ave.	Apexx Group, LLC	Sales and Marketing

<b>Address</b>	<b>Occupant</b>	<b>Description of Business</b>
06682 W Greenfield Ave.	Power Engineers Collaborative	Engineering and Design Services, Equipment Procurement and Sale
06682 W Greenfield Ave.	ReGENco, LLC	Storage
06748 W Greenfield Ave.	Big Lots Stores, Inc. d/b/a Big Lots #1825	Retail Variety Store
06756 W Greenfield Ave.	Dollar Tree	Retail Sales
06767 W Greenfield Ave.	State Process Service, Inc.	Investigative and Investment Firm
07032 W Greenfield Ave.	Salon Davini	Hair Salon
07036 W Greenfield Ave.	U.S.A. Nail	Nail Salon
07121 W Greenfield Ave.	Forsythe Center of Martial Arts, LLC	Martial Arts Training
07213 W Greenfield Ave.	Swords & Dreams	Sale of Knives, Swords, Dream Catchers
07217 W Greenfield Ave.	Avant-Garde	Body Piercing and Jewelry Sales
07223 W Greenfield Ave.	Wisconsin Leather Plus	Leather Sales
07239 W Greenfield Ave.	Vibe Energy Center	Retail/Therapy/Holistic Medicine
07334 W Greenfield Ave.	Republican Party of Wisconsin	Phone Banks, Political Activity, Meetings
07335 W Greenfield Ave.	Doyle Food Services, Inc. dba Doyle's Milwaukee Inn	Restaurant
07340 W Greenfield Ave.	Complete Realty. LLC	Real Estate Services
07344 W Greenfield Ave.	Diane's Designs	Watch and Jewelry Repair and Designs
07524 W Greenfield Ave.	Quizno's Classic Subs	Restaurant
07605 W Greenfield Ave.	BP Greenmart	Gas Station and Convenience Store
07821 W Greenfield Ave.	Fair Park Motors, Inc.	Used Motor Vehicle Sales
07829 W Greenfield Ave.	Boring Bob's Tours	Race Tours and Tickets, Racing Collectibles
08031 W Greenfield Ave.	Paulie's	Bar and Grill
08123 W Greenfield Ave.	Best Electric Service	Electrical Contractor
08501 W Greenfield Ave.	Honey Dip Donuts	Donut Shop (CANCELLED BEFORE INSPECTIONS)
08530 W Greenfield Ave.	Express Pantry	Grocery Store
08601 W Greenfield Ave.	S & S Embroidery	Embroidery
08626A W Greenfield Ave.	SMV Billing, Inc.	Medical Claims Processing
08831 W Greenfield Ave.	Building Services & Consultant, LLC	Energy Efficiency Consulting Services
10506 W Greenfield Ave.	Club Canine, LLC	Dog Grooming and Pet Supplies
10537 W Greenfield Ave.	Akash Petroleum, Inc.	Convenience Store and Gas Station
10716 W Greenfield Ave.	Whitlow Enterprises	Locksmith
10909 W Greenfield Ave.	Bares Industrial Sales, Inc.	Sales Office
10909 W Greenfield Ave.	Direct Mortgage Resources	Mortgage Lending
10909 W Greenfield Ave.	Farmers Insurance	District office for insurance sales/financial products
11904 W Greenfield Ave.	Tavern on the Green	Tavern
07201 W Greenfield Avenue	Solidstate TV Service	TV Repair Service
07207 W Greenfield Avenue	Learning Curves Motorcycle Safety	Motorcycle Safety, Consulting Office
08027 W Greenfield Avenue	Sunsational Tanning	Tanning Salon
10830 W Lapham St.	West Allis Fire Station #3	Fire Station
10901 W Lapham St.	International Autos, Inc.	Auto Parking
11220 W Lapham St.	Medical Equipment Specialists	Sale & Distribution of Medical Supplies
11236 W Lapham St.	Wisconsin Medical Cyclotron	Office and Production of Pharmaceutical Supplies
05000-5050 W Lincoln Ave.	Grebe's Bakeries, Inc.	Bakery
05330 W Lincoln Ave.	A & A Transmission South	Auto Transmission Repair

<b>Address</b>		<b>Occupant</b>	<b>Description of Business</b>
05330	W Lincoln Ave.	Formella Enterprises, LLC	Vehicle Repair and Service
05708	W Lincoln Ave.	Allis Machine, Inc.	Remanufacture Autos and Trucks, Cylinder Heads and Blocks
06004-06	W Lincoln Ave.	Royal Iris Resale	Retail Sales of New and Used Items
06038A	W Lincoln Ave.	Remember When Confections	Candy Store
06231	W Lincoln Ave.	Dhillon's Market, Inc., dba Corner Depot	Liquor Store
06716	W Lincoln Ave.	Kwik Pantry	Convenience Store
06819	W Lincoln Ave.	Hafiz Trans, Inc.	Taxi Cab Office
07202	W Lincoln Ave.	Hometown	Gas Station and Convenience Store
07630	W Lincoln Ave.	Neighborhood Contractors	Sales of Home Improvement Products
08001	W Lincoln Ave.	Catholic Family Life Ins.	Insurance Sales
08302	W Lincoln Ave.	Sunset Beach Tanning & Hair Care	Tanning and Hair Salon
10201	W Lincoln Ave.	Great Lakes Connections	Technology Consulting
10817	W Lincoln Ave.	Lake Country Hygienic Center	Nutritionist, Reflexology, Visceral Somatic Release, Nonchiropractic Manipulation, Iridology, Cleansing and Detoxification Protocols
10817	W Lincoln Ave.	Nader's Hair-U-Go	Hair Salon
11600	W Lincoln Ave.	Kaerek Homes	Design, Build, Development Company
06328	W Mitchell St.	Charmed	Tavern
06420	W Mitchell St.	Walking in the Spirit Ministries	Worship Services
06501	W Mitchell St.	Wolf's Vending	Office for Vending Company
06607	W Mitchell St.	American Automotive Corporation	Automotive Engine Installation and Repair
11218	W Mitchell St.	Central Transport	Transportation, Trucking Company, Freight Transportation
06220	W National Ave.	Paradise Café, Inc.	Restaurant
05610	W National Ave.	Sam's Auto	Used Car Sales and Service
05616	W National Ave.	Blue Ribbon Heating & A/C	Heating & A/C Service, Parts & Supplies
05616	W National Ave.	H & H Outdoor Power Equipment	Repair, Rebuild & Sell Power Equipment, Tools (CANCELLED BEFORE INSPECTIONS)
05616	W National Ave.	Sterling Technology, Inc.	Repair/Refurbish of Small Motors, Access Panels (APPLICATION DENIED, NOT A PERMITTED USE)
05835	W National Ave.	Brasil Arts & Fitness	Martial Arts, Dance, Fitness Routines
06301	W National Ave.	Brooklyn Bobs	Restaurant
06900	W National Ave.	West Allis Police Department	Police Department Interview and Holding Facility
07004	W National Ave.	Suzzette Grisham	Hair Salon
07100	W National Ave.	Close Encounters	Tavern
07100	W National Ave.	Jesion's Needle Inn	Tavern
07100	W National Ave.	Jesion's Needle Inn	Tavern
07332	W National Ave.	West Allis Fire Administration	Administrative Offices and Training Facility
07722	W National Ave.	Taylor Studios	Recording Studio
07725	W National Ave.	David Stys	Rstoration and Repair of Vintage Motor Vehicles, Personal Use Only
08000	W National Ave.	Veronica's Sweets & Fashion Shop	Candy, Fashion Store
08100	W National Ave.	Daisy Lane Floral	Flower Shop
08104	W National Ave.	Artistic Tanning	Tanning Salon

<b>Address</b>	<b>Occupant</b>	<b>Description of Business</b>
08121 W National Ave.	Charlie's Brass Works	Repair Brass Instruments, Sale of Used Instruments
08125 W National Ave.	Go-Line Sportswear	Imprinted Sportswear and Gifts
08544 W National Ave.	Investigative Services Agency of WI, Inc.	Private Investigations
08544 W National Ave.	Odyssey Supply, LLC	Computer Sales Office
08544 W National Ave.	U.S. Media Concepts	Video Editing/Office Use
08626 W National Ave.	Custom PC	Computer Sales, Service and Repair
09100 W National Ave.	Readings by Gina	Tarot Card Readings, Spiritual Counseling
09312 W National Ave.	Independent Living Supplies	Retail and Office for a DME and DMS Provider
09530 W National Ave.	Enterprized Self Serve, LLC	Gas, Convenience Store
10150 W National Ave.	Level 3 Communications	Telecommunication Sales
10533 W National Ave.	Affordable Sleep Disorders Testing	Diagnostic Sleep Disorder Testing
10533 W National Ave.	Developers Diversified Realty	Office
11080 W National Ave.	Orthotics on the Go, Inc. dba Good Feet	Retail of Arch Supports
11082 W National Ave.	Allure Hair & Nail Studio	Hair and Nail Salon
11108 W National Ave.	Master Hearing Aid Center	Hearing Aid Sales and Service, Hearing Testing
11135 W National Ave.	Michael's Arts & Crafts	Retail Sales of Arts and Crafts Materials, and Also Classes
07540 W Oklahoma Ave.	Mattress N' More	Mattress and Furniture Retail
10617 W Oklahoma Ave.	B & J Builders Supply & Services	Estimating for Commercial Properties
10702 W Oklahoma Ave.	Unknown at this time	Liquor Store
10706 W Oklahoma Ave.	Xfusion Internet Café	On-Site Rental of Computers with Internet Access
10731 W Oklahoma Ave.	Poor Richard's	Gas Station, Car Wash, Convenience Store
10909 W Oklahoma Ave.	Big Lots	Retail Sales
06753 W Rogers St.	Children's Creative Corner	Childcare
11020 W Rogers St.	Vista Design & Construction	Construction Company
09418 W Schlinger Ave.	Uno Properties/Team Electric	Office Use
09706R W Schlinger Ave.	White Mountain Cable Construction	Cable Utility Labor Contractor
06600 W Washington St.	NDT Specialists, Inc.	X-Ray Inspection of Castings, Weldments
06623 W Washington St.	ReGENCo	General Office
06737 W Washington St.	A-C Equipment Services Corp.	Corporate Headquarters, Sales and Administration
06737 W Washington St.	Al-Anon Family Groups of SE WI, Inc.	Office
06737 W Washington St.	Alterra Healthcare Corp.	Office
06737 W Washington St.	Ameripay Payroll, Ltd.	Office
06737 W Washington St.	Asset Management Outsourcing	Office
06737 W Washington St.	Barbizon of Wis., Inc.	Office, Modeling
06737 W Washington St.	Blue Chip Retirement	Office
06737 W Washington St.	Completely Bare Hair Removal LLC	Laser Hair Removal, Foto Facial, Acne Treatment
06737 W Washington St.	EMS System, LLC	Office
06737 W Washington St.	Lincoln State Bank	Bank/Office
06737 W Washington St.	Media Dynamics, Inc.	Office
06737 W Washington St.	Metropolitan Ballet	Ballet Classes

<b>Address</b>		<b>Occupant</b>	<b>Description of Business</b>
06737	W Washington St.	Pinkerton Consulting & Investigations, Inc.	Office
06737	W Washington St.	Remedy Intelligent Staffing	Office
06737	W Washington St.	Residential Tile Services, Inc.	Office
06737	W Washington St.	Rupena's, Inc.	Café
06737	W Washington St.	Rupena's, Inc.	Café, Office, Conference Room and Patio
06737	W Washington St.	Salon Voga	Hair Salon
06737	W Washington St.	Securitas Security Services USA, Inc.	Office
06737	W Washington St.	Silver Train, Inc.	Office
06737	W Washington St.	Summit Spa, LLC	Office
06737	W Washington St.	TDS Management Group, Inc.	Office
06737	W Washington St.	The Travel Academy, LLC	Travel Agency and Offices
06737	W Washington St.	Vision Insurance Plan of America, Inc.	Office
06737	W Washington St.	Whitnall Summit Co.	Design Center for Prospects
06737.	W Washington St.	Sanford Brown College	School

Chapter

**3**

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## **2003 Building Division Report**

Building Inspections & Zoning Department



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## 2004 Building Division Summary Report

Building Inspections and Zoning Department

Construction Type	Permits	Valuation	Fees
Single Family - New Dwelling	6	\$923,000	\$6,876.00
Two-Family - New Dwelling	4	\$705,400	\$5,399.40
Commercial Property - New	14	\$15,166,000	\$82,036.00
Tax Exempt Property - New	1	\$756,912	\$6,383.00
Accessory Building (Garage/Outbuilding, etc.)	92	\$980,482	\$13,064.50
Single Family A & A	108	\$1,130,347	\$10,297.00
Single Family Deck	70	\$155,554	\$6,230.00
Two-Family - A & A	12	\$122,200	\$1,210.00
Two-Family Deck	20	\$33,150	\$1,600.00
Apartments A & A	16	\$3,918,100	\$6,047.00
Commercial A & A	124	\$12,744,197	\$79,092.00
Manufacturing Property - A & A	8	\$2,068,500	\$8,809.00
Tax Exempt Property - A & A	25	\$2,706,980	\$7,089.75
Accessory Structures - A & A	7	\$93,127	\$780.20
Foundations	2		\$400.00
Commercial Wreck	12	\$200,970	\$2,294.00
Residential Wreck	93	\$195,070	\$2,737.90
Signs & Billboards	194	\$578,676	\$19,767.64
Commercial HVAC	219	\$5,124,908	\$57,423.74
Residential HVAC	611	\$1,829,108	\$33,110.00
Swimming Pools	18	\$111,168	\$790.00
Additions & Alterations to Mobile Homes	14	\$18,147	\$420.00
Soil Erosion	30	\$65,950	\$7,622.00
Garage Slab Only	11	\$69,700	\$575.00
Sheds	5	\$2,727	\$150.00
Fences	208	\$232,467	\$4,245.00
Other	3	\$21,500	\$261.00
Tank Removal or Installation	1	\$75,000	\$75.00
<b>Report Totals</b>	<b>1,928</b>	<b>\$50,029,339</b>	<b>\$364,785.13</b>



## Building Division Inspection Totals

Building Inspections and Zoning Department

Month	# of Insp.
January	723
February	734
March	539
April	590
May	1,155
June	658
July	578
August	585
September	624
October	556
November	552
December	451
	7,745

## Building 5 Year Permit Comparison

YEAR	# of PERMITS	VALUATION	FEES
2000	1756	\$64,583,709	\$211,397.26
2001	1747	\$36,697,077	\$189,654.90
2002	1835	\$29,993,527	\$168,573.03
2003	1764	\$32,734,798	\$231,885.14
2004	1928	\$50,029,339	\$364,785.13

## 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 2004:

Mtg. Date	Property	Description
3/9/2004	1800 S. 108th St.	Construct a 19,735 sq ft retail bldg. that will be located two and nine-tenths (2.9) feet off of the front lot line & have only fifty-four (54) parking spaces
4/13/2004	12231 W. Verona Ct.	Erect a 6' fence along the lot line fronting on Morgan Ave.
4/13/2004	2868 S. Conger Pl.	Erect a 2-story addition which will be located 6'-3" off of the east side lot line.
4/13/2004	13** S. 92nd St.	Erect a single family dwelling 2' off the south side lot line with a 2' overhang
5/11/2004	2115 S. 94th St.	Erect a 32' X 34' detached garage that is 18' high.
5/11/2004	9338 W. Natoinal Ave.	Erect an addition onto the dwelling located eight (7) feet six (6) inches off of the west (street side) lot line.
5/11/2004	3220 S. 116th St.	Erect a 24' X 22' attached garage with a total area of 528 sq. ft.
5/11/2004	2025	Erect a 22' X 24' detached garage 6" off the rear lot line & 11.12 feet from the dwelling.
5/25/2004	1111 S. 113th St.	Erect a garage that will exceed the allowable lot coverage by 360.6 sq. ft., and be 1.6' higher than allowed
5/25/2004	2208 S. 68th St.	Erect a garage that will exceed the lot coverage by 62 square feet
6/9/2004	7724-26 W. Cleveland Ave.	Erect a thirty-six (36) wide by twenty-feet eight (28) deep detached garage. (1008 sq ft in area)
6/9/2004	2025 S 73rd St.	Erect a twenty-four (24) by twenty-four (24) detached garage which will total five hundred seventy-six (576) square feet.
7/13/2004	8861 W. Schlinger Ave.	Erect a twenty-four (24) foot by twenty-six (26) detached garage located six (6) feet six (6) inches from the dwelling.
7/13/2004	2134 S. 68th St.	Erect a twenty-four (24) foot by twenty-four (24) foot detached garage.
8/10/2004	1024 S. 111th Pl.	Previously built deck erected one (1) foot from the lot line

<b>Mtg. Date</b>	<b>Property</b>	<b>Description</b>
9/13/2004	913 South 74th Street	Erect a dormer on the north side of the dwelling, one (1) foot, nine and one-quarter (9-1/4) inches from the north with an assumed one (1) foot overhang, nine & one-quarter (9-1/4) inches from the north lot line.
9/13/2004	1512 South 77th Street	Erect 4' high board on board fence in the front yard up to the front lot line.
9/13/2004	77** West National Avenue	Erect a two-family dwelling on a lot having a total area of 3,409.31 square feet.
12/14/2004	8705 W. Mitchell St.	Erect a 36' x 24' 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 \$35.00 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.

273 Signs and 34 billboards were inspected in 2004. Fees in the amount of \$19,256.00 were collected.

Chapter

**4**

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## **2003 Electrical Division Report**

Building Inspections & Zoning Department



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## Electrical Division Inspection Totals

Building Inspections and Zoning Department

Month	# of Insp.
January	332
February	329
March	417
April	385
May	362
June	336
July	251
August	312
September	275
October	218
November	265
December	342
	3,824

## Electrical 5 Year Permit Comparision

Year	# Of Permits	Fees
2000	2,058	\$147,348.15
2001	1,977	\$109,606.00
2002	2,030	\$117,140.40
2003	1,952	\$134,684.87
2004	2,024	\$193,471.50

Chapter  
**5**

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**2003 Plumbing Division Report**

Building Inspections & Zoning Department



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## Plumbing Division Inspection Totals

Building Inspections and Zoning Department

Month	# of Insp.
January	153
February	138
March	211
April	229
May	165
June	254
July	261
August	271
September	202
October	206
November	134
December	131
	2,355

## Plumbing 5 Year Permit Comparison

Year	# Of Permits	Fees
2000	929	\$74,948.00
2001	882	\$64,700.00
2002	773	\$60,475.00
2003	973	\$73,714.00
2004	871	\$86,838.00





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# **Code Inspection & Property Maintenance Report**

Building Inspections & Zoning Department



## Code Division Inspection Totals

Building Inspections and Zoning Department

Month	# of Insp.
January	443
February	444
March	642
April	479
May	414
June	522
July	518
August	548
September	588
October	506
November	486
December	292
	5,882