



City of West Allis

Ordinance: O-2016-0038

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number: O-2016-0038

Sponsor(s): Ald. May

Final Action:
AUG 02 2016

An Ordinance to repeal subsections 13.01(8) and 13.05(2)(b); amend subsections 13.04(1), 13.04(17), 13.04 (28), 13.05(1), 13.05(2)(e), 13.255(2)(e), 13.255(2)(f), 13.255(2)(j), 13.255(2)(j)2., 13.255(2)(o)3., 13.28(2)(b), and 13.28(9)(e); and create subsections 13.04(47), 13.04(48) and 13.23 of the City of West Allis Revised Municipal Code, Chapter 13, Building Code, relative to Accessory Structure requirements.

The Common Council of the City of West Allis do ordain as follows:

PART I. Subsection 13.01(8) of the City of West Allis Revised Municipal Code is hereby repealed.

PART II. Subsections 13.04(1), 13.04(17) and 13.04 (28) of the City of West Allis Revised Municipal Code are hereby amended to read as follows:

13.04 Definitions

(1) Accessory Building. See Garage.

* * *

(17) Garage. Garage is a structure used for storing motor vehicles that has more than two (2) sides completely enclosed.

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(28) Motor Vehicle. Motor vehicle is any self-propelling vehicle which is registered to travel over the streets and highways.

PART III. Subsection 13.04(47) and 13.04(48) of the City of West Allis Revised Municipal Code are hereby created to read as follows:

13.04 Definitions.

* * *

49 (47) Accessory Structure. Accessory structure is a building or structure (other than recreational equipment or swimming pools), such as a storage shed, a gazebo, or other structure that is subordinate and incidental to the main building which is not a garage.

(48) Storage Shed. Storage Shed is a building or structure that is accessory to a main building and is used for the storage of items other than motor vehicles.

PART IV. Subsection 13.05(1) of the City of West Allis Revised Municipal Code is hereby amended to read as follows:

13.05 Permits.

(1) Permits Required.

*Corrected by
Carmy Pen
Mayor Devine
Jan 12-27-16*

Any owner or authorized agent who intends to construct, alter, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, remove, convert or replace, except where otherwise a permit is specifically not required, any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Department of Building Inspections and Neighborhood Services and obtain the required permit(s). The owner of a property is ultimately responsible for securing required permits and complying with the notice or order from the inspector pertaining to securing permits. The type of work requiring a permit includes, but is not limited to: new buildings or structures or additions thereto; exterior and interior building and/or structural remodeling, including replacing drywall; re-roofing; moving or demolition of buildings or structures; accessory buildings or structures; slabs or foundation/slabs for future accessory buildings or structures; swimming pools; mobile homes; commercial parking lots; heating and ventilating equipment installation; other equipment to comply with installation codes; advertising or sign structures as stated in the sign code; soil erosion control; electrical work per Chapter 14; and plumbing work per Chapter 16.

PART V. Subsection 13.05(2)(b) of the City of West Allis Revised Municipal Code is hereby repealed.

PART VI. Subsection 13.05(2)(e) of the City of West Allis Revised Municipal Code is hereby amended to read as follows:

13.05 Permits.

* * *

(2) No Permit Required.

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(e) Siding. For residential one- or two-family use properties, no permit is required to install siding materials over existing siding on an existing dwelling or accessory building or structure.

PART VII. Subsection 13.23 of the City of West Allis Revised Municipal Code is hereby created to read as follows:

13.23 Accessory Structures.

(1) Scope. The provisions of this section shall apply to the installation and construction of accessory structures. All accessory structures are required to comply with the location, size, height, and other restrictions found in Chapter 12 of this Code.

(2) Construction. Accessory Structures shall be site-constructed out of treated or naturally decay-resistant wood or masonry, or shall be prefabricated out of plastic or metal.

(3) Base. All Storage Sheds shall have a concrete, asphalt or masonry paver base. Prefabricated storage sheds sixty-five (65) square feet or less, which have a prefabricated floor, shall be permitted to be installed per the manufacturer's installation specifications, which may or may not include a base.

(4) Anchoring. All Accessory Structures shall be anchored to a base or otherwise secured to prevent upheaval or overturning during a wind, flood or other event.

- (5) Rodent Harboring. All Accessory Structures shall be constructed and maintained to prevent rodent harboring inside the structure or underneath the structure, base or floor.
- (6) Permits. All Accessory Structures that are one hundred and fifty (150) square feet or less do not require a building permit.

PART VIII. Subsection 13.255(2)(e), 13.255(2)(f), 13.255(2)(j), 13.255(2)(j)2., and 13.255(2)(o)3. of the City of West Allis Revised Municipal Code are hereby amended to read as follows:

13.255 Permit Fees.

* * *

(2) Building permits associated with one- and two-family residential use properties including manufactured/mobile homes:

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(e) Accessory buildings or structures (includes plan review):

- 1. 150 square feet or less: no permit required.
- 2. Greater than 150 square feet: \$0.30/square feet; \$200 minimum.

(f) Slab only permit for accessory building or structure: \$100.00 each.

* * *

(j) Wreck, raze or demolition.

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2. Accessory building or structure: \$25.00 each

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(o) Mobile/Manufactured homes:

* * *

3. Permits for accessory structures: \$40.00 each.

PART IX. Subsection 13.28(2)(b) and 13.28(9)(e) of the City of West Allis Revised Municipal Code are hereby amended to read as follows:

13.28 Property Maintenance Code.

* * *

(2) Legislative Intent.

* * *

(b) Scope. The provisions of this Code shall apply to all buildings in the City, including the premises on which they are located, together with all accessory buildings or structures, except as otherwise provided.

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(9) Minimum Standards for Buildings and Structures. All buildings and structures and appurtenances shall be maintained in good repair as to prevent deterioration and infestation by rodents and insects. The exterior of all buildings and structures shall be maintained and not permitted to be a blighting influence to the surrounding properties, the neighborhood or the City in general.

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(e) Accessory Buildings and Structures.

- 1. Every accessory building or structure shall be maintained as stated in subsections (a) through (d).
- 2. Accessory structures shall be maintained in accordance with Chapter 12 and Section

13.23 of this Code.

3. Accessory buildings and structures shall have weather-tight, secure and properly operating overhead, service and other access doors.

PART X. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART XI. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED AUG 02 2016

APPROVED 8/8/16

 Monica Schultz
Monica Schultz, City Clerk

 Dan Devine
Dan Devine, Mayor