



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

January 22, 2019

Classic Builders
Attn: Jay Bollman
2250 S 70TH St
West Allis, WI 53214

RE: Written Notice of Permit Refusal No. 2019-02
Address: 2250 S 70TH St
Tax Key: 476-0486-000
Zoning: RB-2 Low Density Residential

Dear Applicant:

On December 20th, 2018, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is twenty six feet (26') by twenty two feet (22'), which is five hundred seventy two (572) 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.

12.36 RB-2 Residence District.

* * *

(7) Lot Coverage

* * *

(a) Main Building, Private Garage(s) and Accessory Building(s).

Lot Type

Interior lot 40%

1. This shall not be interpreted to disallow one- and two-family buildings from having a private garage of not more than four hundred eighty-four (484) square feet.

Therefore, the garage is required to be a maximum of four hundred eight-four (484) square feet in total area. The proposed garage is five hundred seven two (572) square feet in total area, which is eighty eight (88) square feet larger than the code allows.

Because the proposed garage is too large in total area, 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.

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

cc: Property File/Owner



Date 3/4/19

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: 2250 S. 70th St.

Submittal Date: 3/4/19

Tax Key: 476-0486-000

Meeting Date: 4/9/19

Permit Refusal #: 2019-02

Meeting Time: 5:30 pm

Amount Paid: \$150.00

Room No: City Hall 222

Receipt: 65650

I hereby request a variance to see attached.

Thank you for your consideration.

Signature: Jay Bollman

Print Name: JAY BOLLMAN

Telephone No. 262-679-4800

Email: ~~JBOLLMAN@GMAIL.COM~~

JBOLLMAN@CLASSICBUILDERSWI.COM



S83 W18901 Saturn Dr
Muskego, WI 53150
(P) 262.679.4800
(F) 262.679.4802

February 8, 2019

West Allis Board of Appeals
7525 W Greenfield Ave
West Allis WI 53214

RE: Request for Variance
Permit Refusal NO 2019-02
Address: 2250 S 70th St
Tax Key: 476-0486-000
Zoning: RB-2 Low Density Residential

CITY OF WEST ALLIS
BINS

MAR 04 2019

RECEIVED
TIME _____ PER _____

Dear West Allis Board of Appeals:

We are requesting a variance of 88 square feet to build a garage 572 square feet in area, which is larger than the maximum 484 square feet allowed for this property. The 484 square foot maximum is based on a 22' x 22' garage. We are requesting to extend this footprint to 22' x 26' in order to accommodate a 3' x 3' landing and stairs in the rear of the garage.

The elevation at the rear of the garage is higher than the elevation of the alley which would require a rear service door to be elevated as illustrated in the construction plans. This elevation of the service door would require stairs to reach the floor elevation of the garage. The subsequently required stairs would require additional depth of the garage in order to reasonably accommodate vehicles of normal size.

The existing sidewalk in the back of the house could remain on one plane without the need to alter the existing grade.

Thank you for your consideration

Classic Builders



City of West Allis
Department of Building Inspection & Neighborhood Services
7525 W. Greenfield Ave., West Allis, WI 53214
Phone: (414) 302-8400 Fax: (414) 302-8402
blaginsp@westalliswi.gov

App No:

#13806

BUILDING PERMIT APPLICATION

Section I - Location

- a. Project Address: 2250 S 70th St
- b. Property Owner: ☒ Single Fam. ☐ Two Family ☐ Multi-Family ☐ Comm. ☐ Industrial ☐ Tax Exempt ☐ Mobile Home
Mary Tegeder Phone: 414-218-0118
Owner Address: _____ E-Mail: ntegeder@aol.com
- c. Business Name: _____ Phone: _____
☐ Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

- d. Contractor Classic Builders Bus. Phone: 262-679-4800
Address: S89 W18901 Saturn Dr, Muskego WI, 53150
☒ Contact Person: Jay Bollman Phone: _____
The following certifications are **REQUIRED** for any work to a one- or two-family dwelling
Dwelling Contractor Certification # 17662 ✓ Dwelling Contractor Qualifier # 17663 ✓
e. Architect/Eng. _____ E-Mail: _____
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 Build new 22x26 Detached Garage
of Project: _____
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: \$ 29,000

*** 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:

1-3-19 Left message with Jay about Lot coverage > 40%. RB-2 484 sq ft
proposed 572 sq ft. JH

Tax Key # 476-0486-000 Zoning Class: RB-2 Zoning Notes: low density res.

Permit Fee: _____
Erosion Control Fee: _____
Plan Review Fee: _____
House # Fee: _____
Other: _____
Total Permit Fees: _____

Final Zoning Approval

(Inspector)

(Date)

Final Building Approval

(Inspector)

(Date)

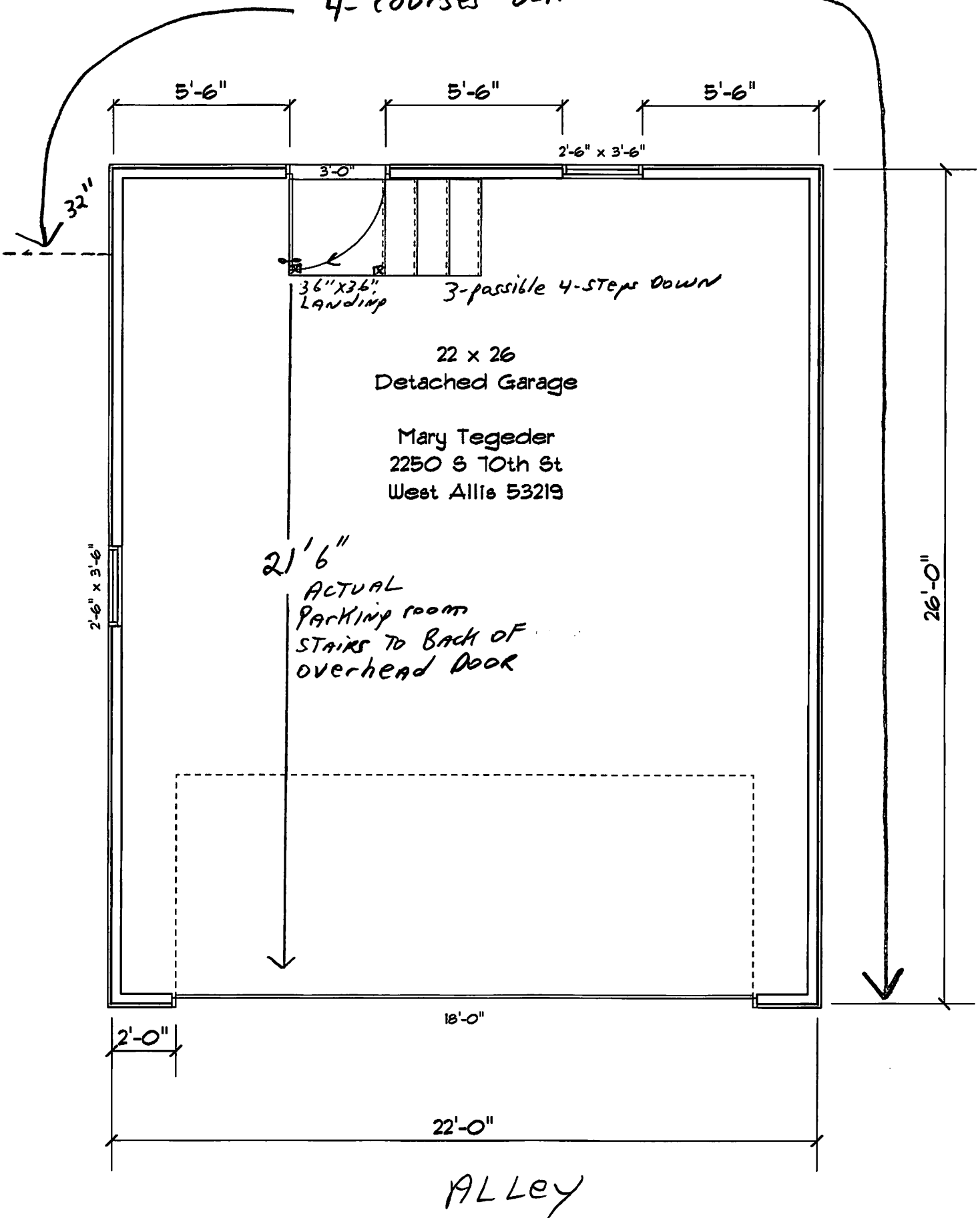
CITY OF WEST ALLIS
Stamp Official Date Received
BLDG. & ZONING

DEC 20 2010

RECEIVED
TIME _____ PER M

Yard Grade 30" Higher
in Back Yard

4- courses BLK

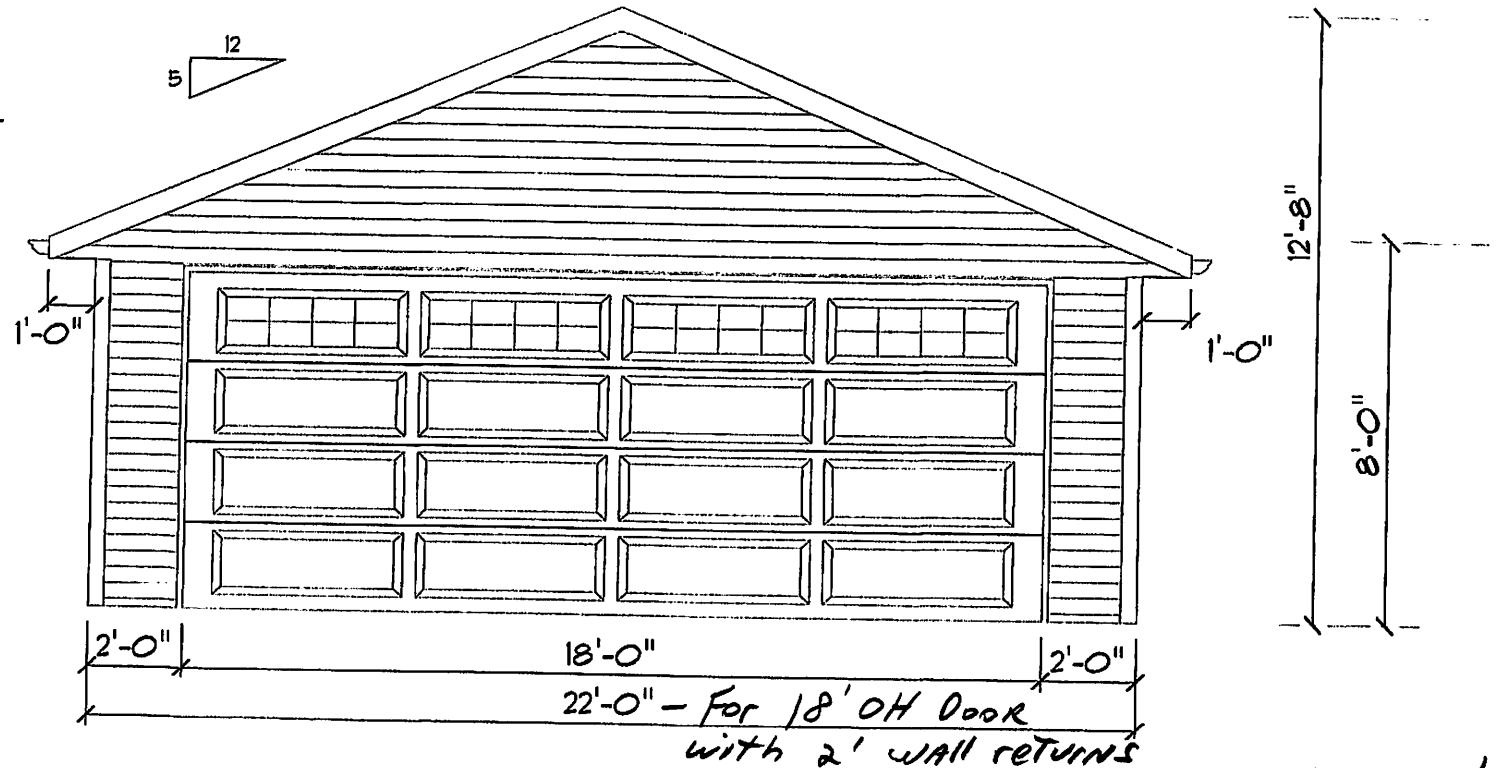


18 x 7
OH Door w/
Stockton Windows -
Sandtone

Double-4"
Vinyl Siding -
Cameo

Aluminum
Soffit/Fascia &
Door Trim -
Montana Suede

Seamless Gutters -
Montana Suede



FRONT ELEVATION

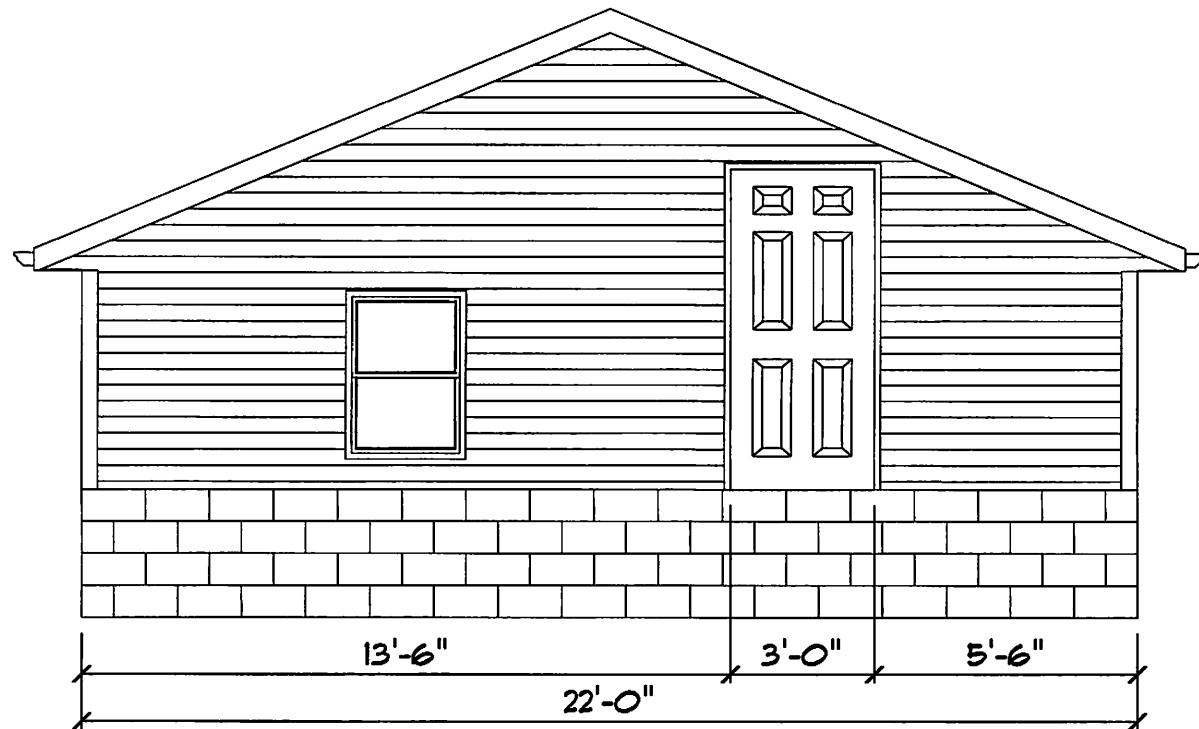
SCALE: 1/4" = 1'-0"

Alley only 14' wide!

30 x 42
Single-Hung
Window -
White

36" 2-Lite
Service Door

*Estimated Block
Layout*

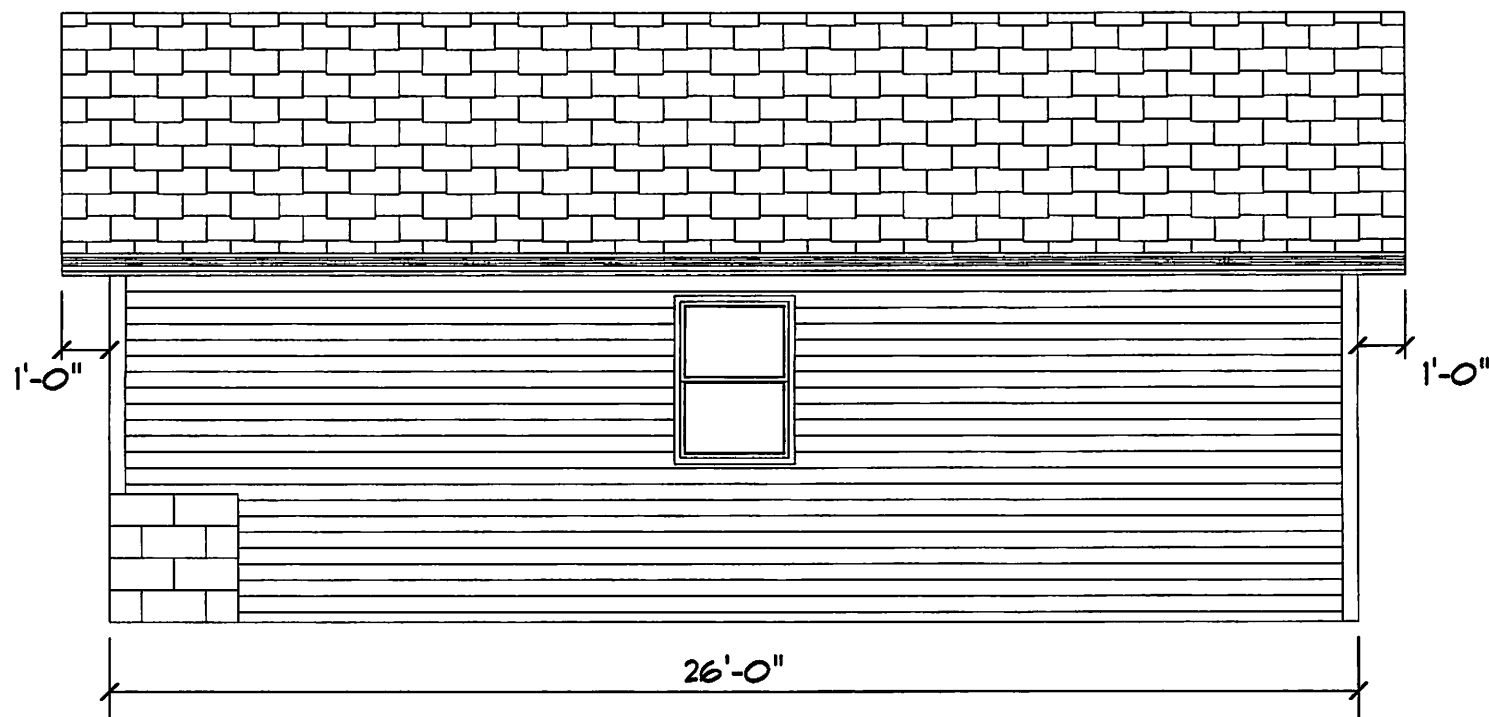


REAR ELEVATION

SCALE: 1/4" = 1'-0"

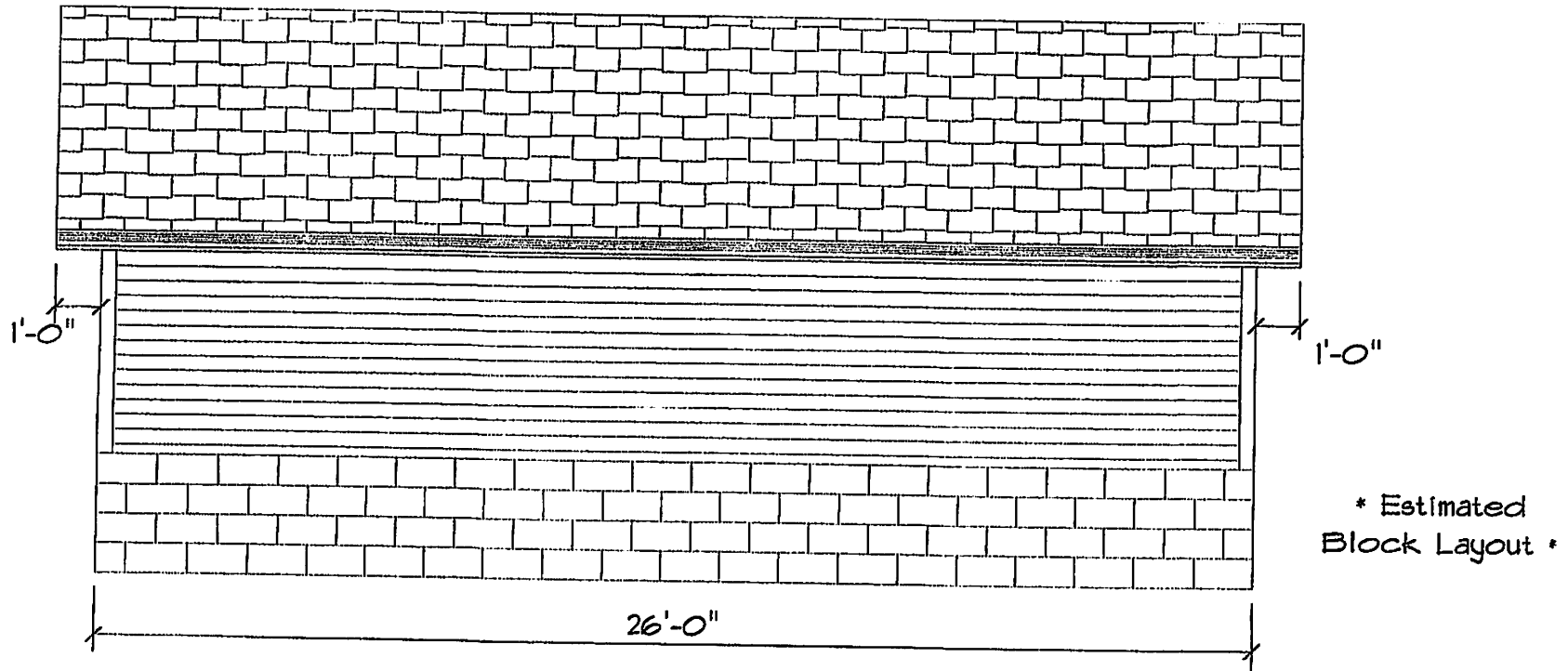
Dimensional
Shingles -
Match House

30 x 42
Single-Hung
Window -
White



LEFT ELEVATION

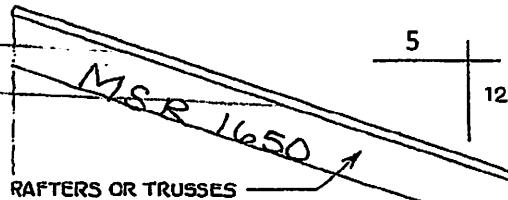
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

1x6
Collar ties
in upper 1/3
of rafter



RAFTERS OR TRUSSES
2 x 6 COLLAR JOISTS 4' O.C.

(2) 12" LVL
DOOR HEADERS 2 x 12s
(IF 9' OR LESS)

Doug fir

2 x 4 TOP PLATES

Window
Headers:
2-Ply 2x6

30yr Dimensional SHINGLES
15# ASPHALT FELT
7/16" OSB ROOF SHEATHING

NAILER

1x6 FACIA

Aluminum SOFFIT

COVE MOLDING

D4 Vinyl SIDING

7/16" OSB SHEATHING

2x4 STUDS 16 ON/CTR

ADDRESS 2250 S 70th St

NAME Tegeder, Nancy

GARAGE SIZE 22 x 26

ANCHOR BOLTS 6' ON/CTR

4" MIN. CONCRETE
6 x 6 x 10 GA. MESH

2x4 TREATED PLATE

#4 4" MIN.

1/2" rebar

1" MIN. GRAVEL FILL

8"

Classic Builders
Tegeder Residence

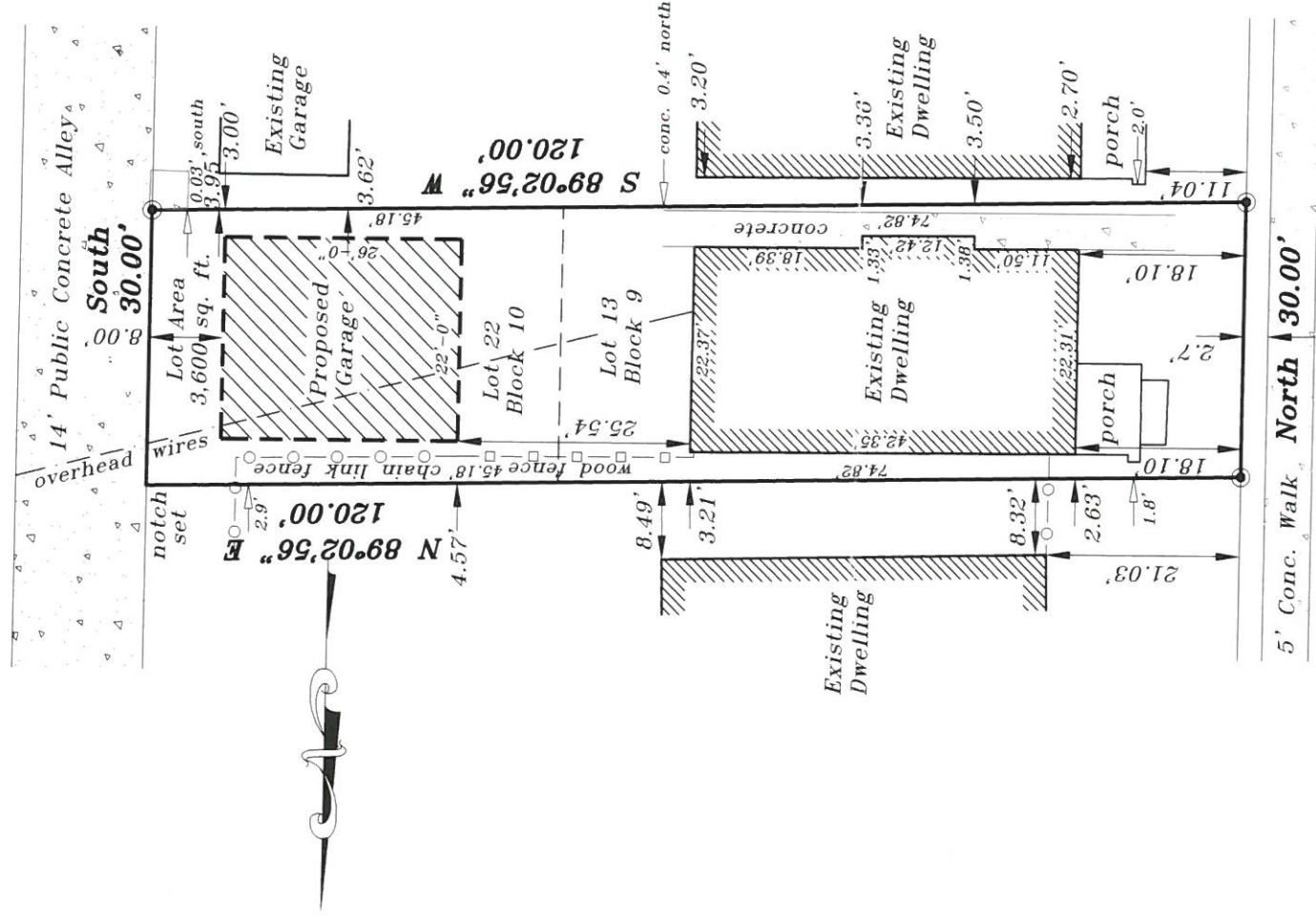
PLAT OF SURVEY

LOCATION: 2250 South 70th Street, West Allis, Wisconsin

LEGAL DESCRIPTION: Lot 13 in Block 9 in **AGNEWS HIGHLANDS ACRES**,
ALSO: Lot 22 Block 10 in **WOOD DALE** being in the Southwest 1/4 of
Section 3, Town 6 North, Range 21 East, City of West Allis,
Milwaukee County, Wisconsin.

October 15, 2018

December 4, 2018 Added Proposed Garage (Not Staked) Survey No. 110036



South 70th Street

(60' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130

PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

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