



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

August 28, 2019

Tek Building & Remodeling
Attn: Travis
PO BOX 270151
Milwaukee, WI 53227

RE: Written Notice of Permit Refusal No. 2019-05
Address: 1021 S 96th St
Tax Key: 443-0293-002
Zoning: RA-3 Low Density Residential

Dear Applicant:

On August 20, 2019, an application was made for a permit for a detached garage to be erected on the above referenced property. The proposed garage is thirty two (32') by forty feet (52'), which is one thousand six hundred sixty four (1664) 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.

This refers to code subsection 12.10(2)(f) of the revised municipal code. Therefore, the garage exceeds the allowed square footage 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

cc: Property File/Owner

1021S 96 St_2019-9-24 Board of Appeals Denial Ltr



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
www.westalliswi.gov/BINS

App No:

#14413

BUILDING PERMIT APPLICATION

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

Section I - Location

a. Project Address: 1021 S 96

b. Property Owner: KNS TIGLI Phone: 414 737-8130
Owner Address: 1021 S 96 E-Mail: hticali+1995@gmail.com

c. Business Name: _____ Phone: _____
Contact Person: _____ E-Mail: _____

Section II - Contractor/Contacts

d. Contractor: TEK Bus. Phone: 414 828-2610
Address: PO Box 270151 MILWAU WI 53227 E-Mail: TRAVIS@tekbuilder.com
Contact Person: TRAVIS Phone: 414 828-2610

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

Dwelling Contractor Certification # 251631 Dwelling Contractor Qualifier # 251632

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 Bld ☐ Addition ☒ Alteration ☐ Demo ☐ Erosion Control ☐ Other
☒ Garage (Required: Height of Primary Structure: 14'-9"; Garage Wall Height: 9'; Total Garage Height: 14'-9")

g. Description of Project: build new garage

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: \$ 60,000

*** 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:

Tax Key #

443-0293-002

Zoning Class:

RA-3

Zoning Notes:

BDA-9/24/19

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

AUG 20 2019

RECEIVED
TIME 1:05pm PER [Signature]

CINNY

House 1210 sf

New Garage 1664 sf

2874 sf

40% ^{up to} 3738 sf

max 1000 sf
garage

Job No. 443-38477

A circular seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the name "CHRISTOPHER J. KUNKEL", the surveyor's number "S-1755", and the location "WAUKESHA, WI".



SITE PLAN
SCALE
1/4" = 1'-0"

SIZE CALCULATION:
45'X207.67' LOT = 9,345 SQFT
40% ALLOWED BUILDINGS TOTAL = 3,738 SQFT
1,210 SQFT HOUSE + 1,664 SQFT GARAGE = 2,874SQFT

PROJECT:

KRIS & STEVE TICALI
1021 S 96TH STREET
WEST ALLIS, WI 53214

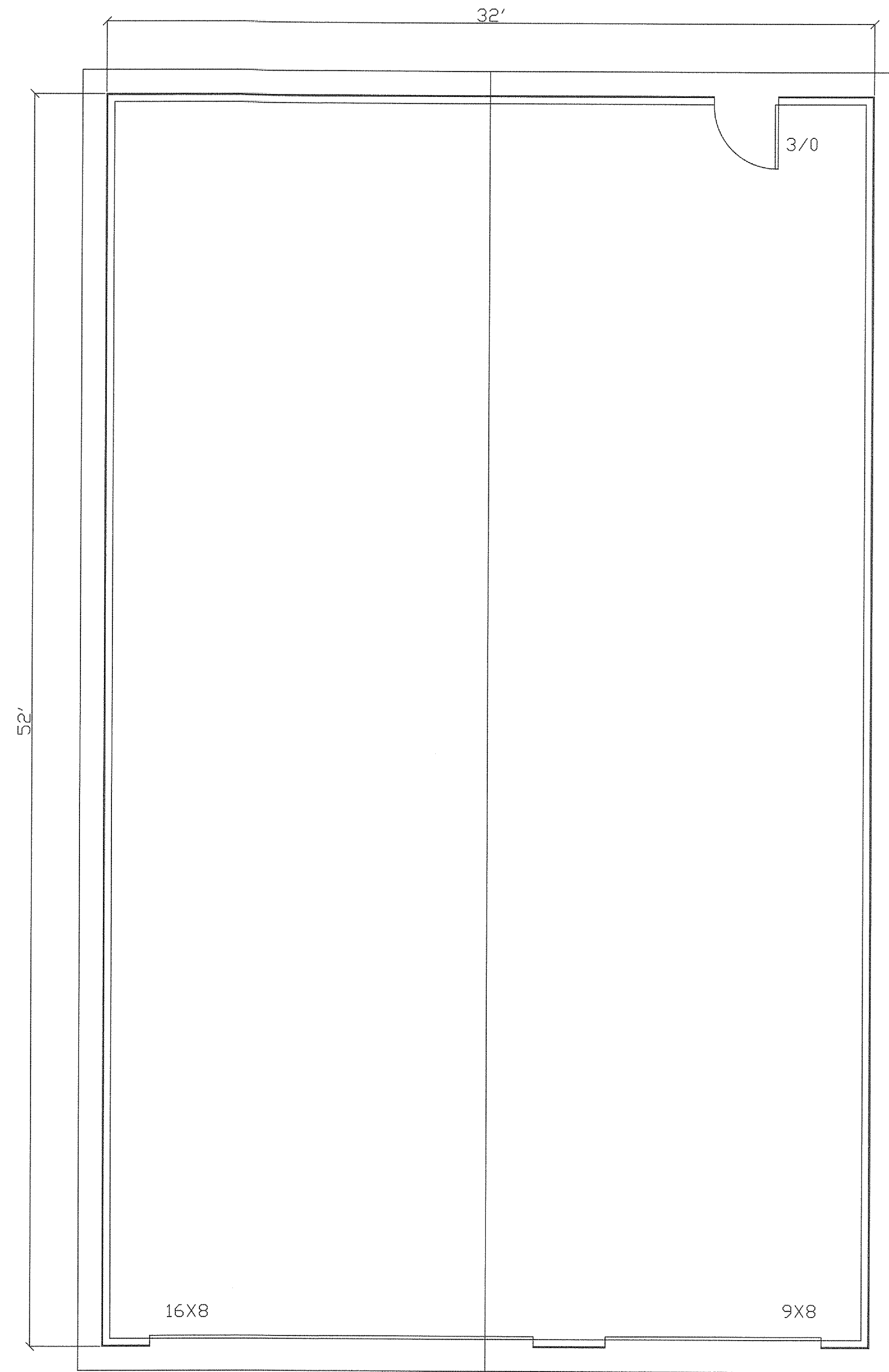
DRAWN BY
TEK
DATE
8/19/2019
SCALE
1/8" = 1'-0"
JOB NUMBER

SHEET

1

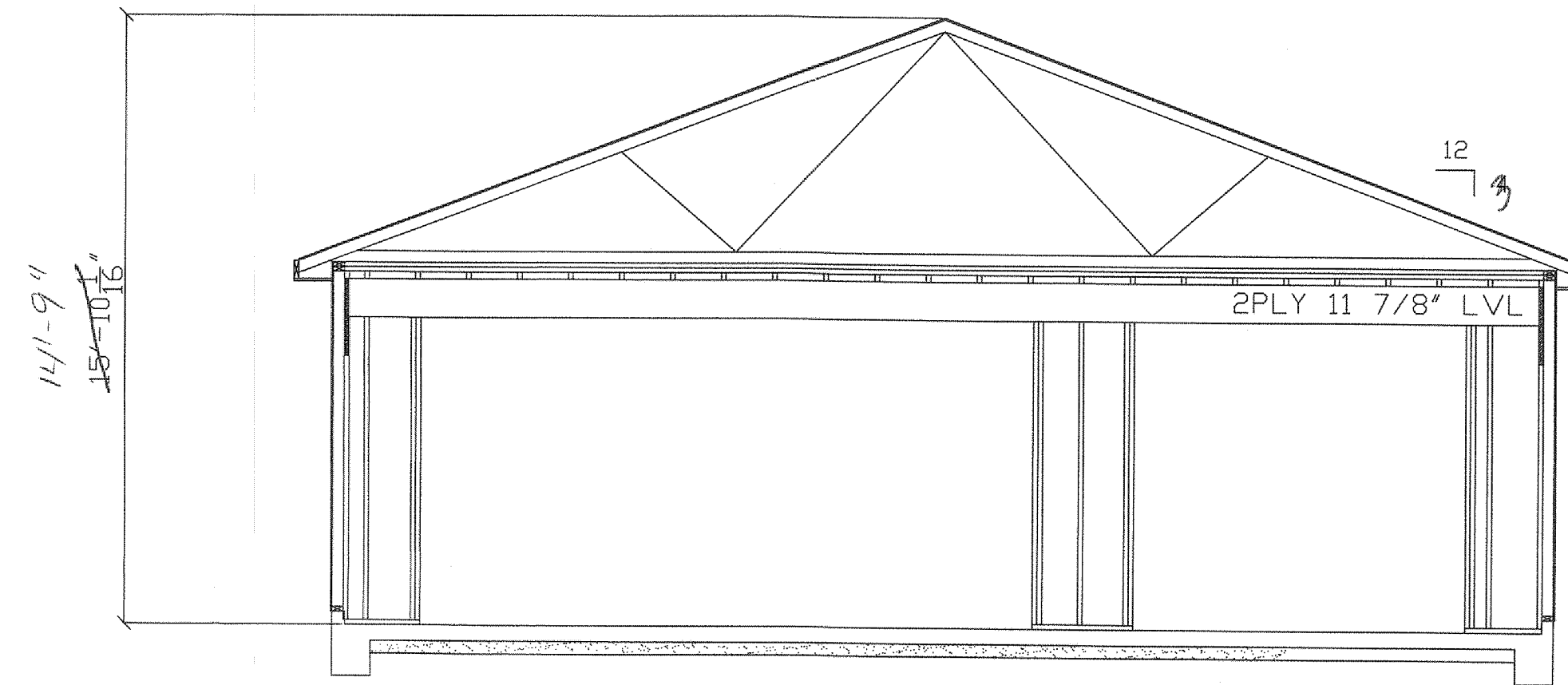
OF 7

TEK BUILDING & REMODELING INC.
P.O. BOX 270151
MILWAUKEE, WISCONSIN 53227



GARAGE FLOOR PLAN

SCALE
1/4" = 1'-0"



GARAGE SECTION

SCALE
1/4" = 1'-0"

Continuous "Shingle Over" Ridge Vent
Dimensional Asphalt Shingles Over 15# Felt
1/2" OSB Sheathing w/ "H" Clips On
Pre-Engineered Roof Trusses @ 24" O.C.

Aluminum fascia over 2x6 sub fascia
Aluminum soffit panels
Aluminum Gutters

LP SMARTSIDE
Tyvek Housewrap
7/16" OSB
2X4 STUDS @ 16" O.C.

5" CONCRETE SLAB WITH THICKEND EDGE

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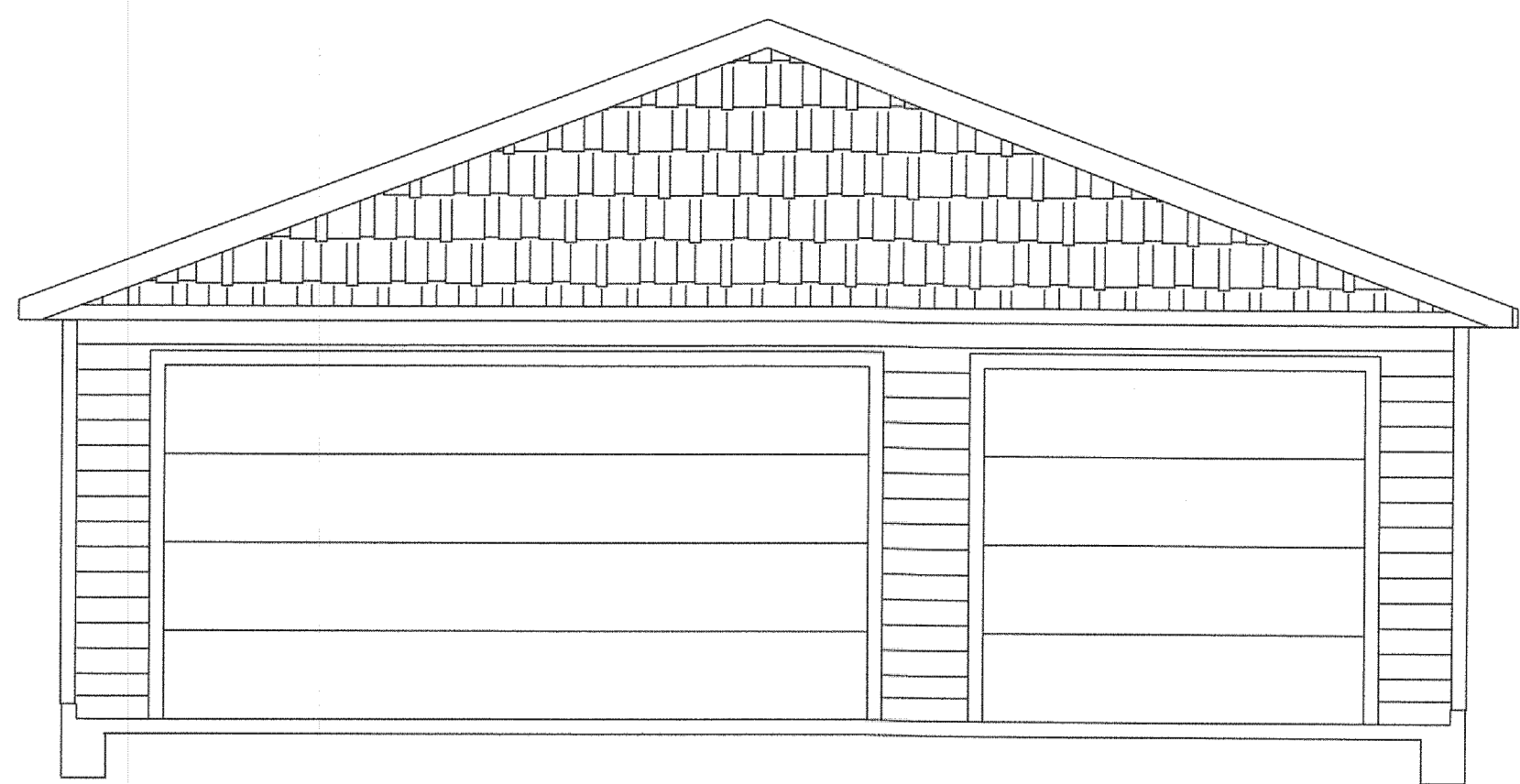
SCALE
1/4" = 1'-0"

JOB NUMBER

SHEET

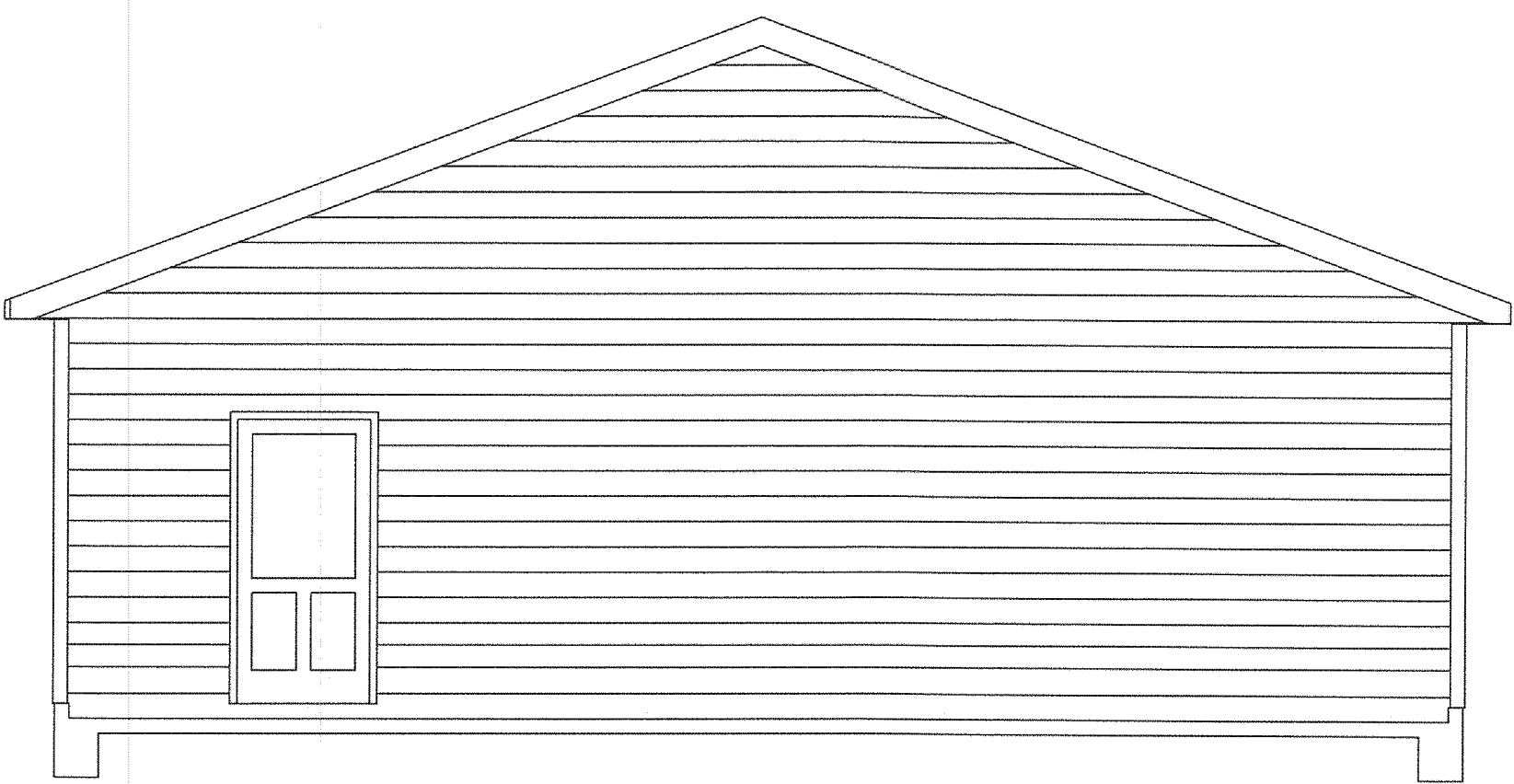
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OF



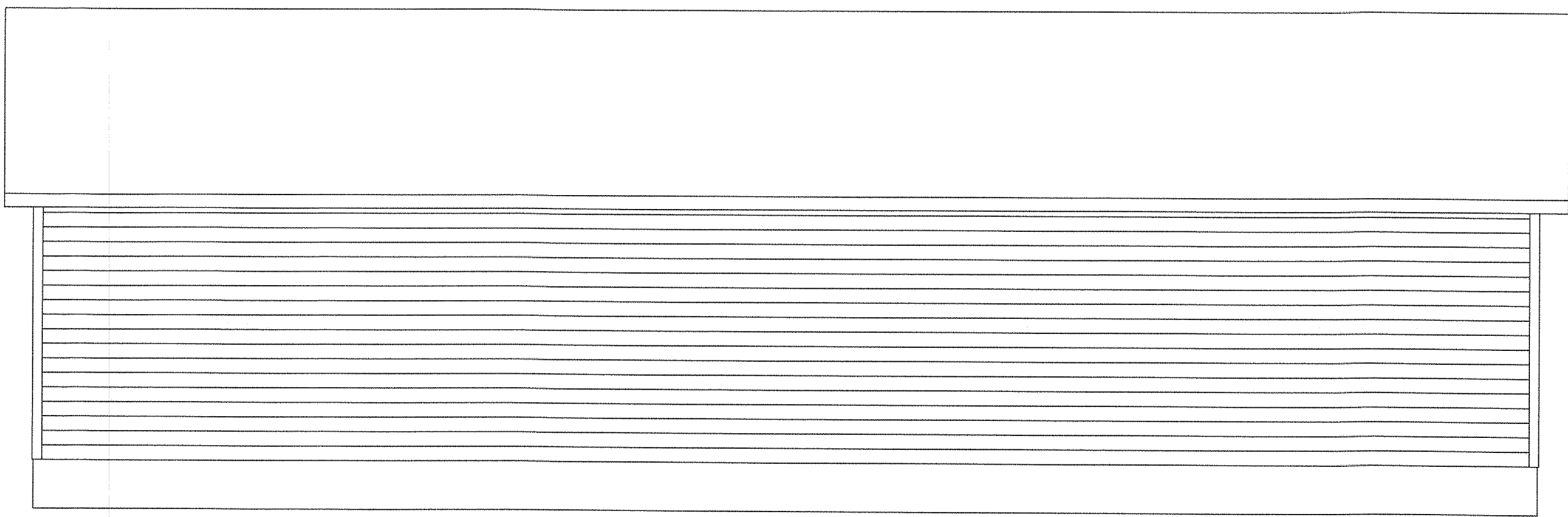
FRONT ELEVATION

SCALE
1/4" = 1'-0"



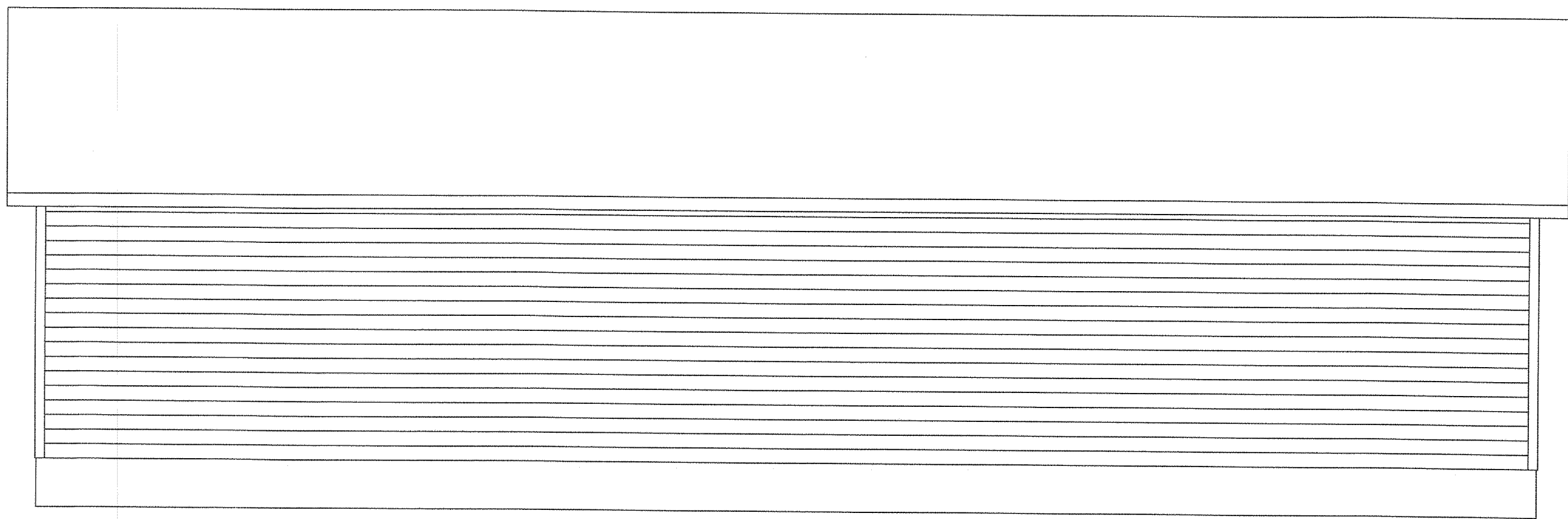
REAR ELEVATION

SCALE
1/4" = 1'-0"



RIGHT ELEVATION

SCALE
1/4" = 1'-0"



LEFT ELVATION

SCALE
1/4" = 1'-0"

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OF 7

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