



City of West Allis

Legislation Text

File #: O-2010-0040, **Version:** 1

An Ordinance to repeal and recreate subsection 12.13(3)(a)3 and subsection 12.13(3)(b)4 of the West Allis Revised Municipal Code relating to Architectural Review and Site Standards for New Single Family Residential Construction.

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

PART I. Subsection 12.13(3)(a)3 of the Revised Municipal Code of the City of West Allis is hereby repealed and recreated to read as follows:

(3) Application.

(a) Architectural Review. This section applies to:

3. Single-family residential, when the following occurs:

a. New construction.

- (i) Single-family construction may be approved by the Department of Development staff. If the staff and the applicant are unable to come to an agreement on the proposed architectural design, the applicant may file a request for variance with the Plan Commission by submitting a written request to the Department of Development. At the time that a request for a variance is made, the applicant shall pay the required fee in accordance with development review fees in Chapter 12 of the Revised Municipal Code.
- (ii) If the Plan Commission and applicant are unable to come to an agreement on the proposed architectural design, the applicant may file a request for a variance with the Common Council by submitting a written request to the Department of Development. At the time that a request for a variance is made, the applicant shall pay the required fee in accordance with development review fees in Chapter 12 of the Revised Municipal Code.

PART II. Subsection 12.13(3)(b)4 of the Revised Municipal Code of the City of West Allis is hereby amended to read as follows:

(b) Site Review. This section applies to:

4. Single-family residential site standards, when the following occurs:

a. New construction.

- (i) Single-family construction will be exempt from landscaping review requirements, and may be approved by the Department of Development staff.
- (ii) A minimum of 25% of the lot shall be devoted to natural pervious area, such as a grassed lawn, and shall include the required front yard of the property. No front, side or rear yard may be fully covered in non-pervious materials. If the applicant is unable to satisfy the 25% natural pervious area requirement, the applicant may file a request for variance with the Plan Commission by submitting a written request to the Department of Development. At the time that a request for a

variance is made, the applicant shall pay the required fee in accordance with development review fees in Chapter 12 of the Revised Municipal Code.

- (iii) If the Plan Commission and applicant are unable to come to an agreement on the 25% natural pervious area requirement, the applicant may file a request for a variance with the Common Council by submitting a written request to the Department of Development. At the time that a request for a variance is made, the applicant shall pay the required fee in accordance with development review fees in Chapter 12 of the Revised Municipal Code.
- (iv) Single-family construction will be exempt from the security bond requirements noted in subsection 12.13(14).

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

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

Cc: Department of Development
City Attorney
Department of Building Inspections & Neighborhood Services

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