



City Of Waukesha
Department of Community Development
BOARD OF BUILDING APPEALS

201 Delafield Street, Room 200, Waukesha, WI 53188
Phone (262) 524-3530 Fax (262) 524-3751

Filed 10-28-20

Hearing 11-17-20

NOTICE: The Board of Building Appeals meets on call in Room 200 of City Hall. Attendance of the appellant or a representative is required. The required fee is \$100.00.

The appeal or application must be filed with the Community Development/Building Division at least fourteen (14) days before the Board's meeting. Because additional information may be required by the Board, the applicant shall consult with the Building Division at the time of application for further direction. Such information as may be requested should be submitted seven (7) days before the Board's meeting.

Appellant

Owner

Name JEFF DALLMAN
21310 W WOODLAND DR
Address NEW BERLIN WI 53146
Phone No 414-531-4576

JENNY MUSTAPITCH
111 CARRIAGE DR
WAUKESHA WI 53188
262-442-7032

TO THE BOARD OF BUILDING APPEALS:

(Make application for NEW BEDROOM & EGRESS WINDOW/ WELL LOWER LEVEL.)

I hereby appeal from the decision of the Chief Building Inspector.

The premises affected is located at the following address: 111 CARRIAGE DR

Present use of premises SINGLE FAMILY RESIDENCE

Briefly describe proposed construction or alteration:

INSTALL EGRESS WINDOW WELL & WINDOW IN LOWER LEVEL (BASEMENT)
ADD BEDROOM LOWER LEVEL.

If this is an appeal, attach the statement of principal points on which appeal is based.

I hereby depose that the above statement(s) and the statement(s) contained in the paper(s) submitted herewith are true and correct.

Date 10/19/2020

[Signature]
Applicant Signature



October 19, 2020

I hereby request an appeal to obtain a building permit for 111 Carriage Dr to add a bedroom with egress window well and egress window in the basement. I face an existing hardship to the current code requirement that ceiling heights are to be at minimum 7'-0" AFF for 50% of square footage of the room. The house was built in 1972 and has a basement with a clear height of 6'-9" floor slab to bottom of the floor framing above and 6'-8" clear height AFF.

Kind regards,

Jeff Dallmann

DEPARTMENT OF COMMUNITY DEVELOPMENT - BUILDING INSPECTION

PERMIT NUMBER

BLR120-00405

APPLICATION FOR BUILDING PERMIT

Job Address: 111 CARRIAGE DR WAUKESHA WI 53188 Today's Date: 9/28/2020

The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith. The undersigned agrees that such work will be done in accordance with the said descriptions, plans and specifications in compliance with the building, zoning and health ordinances and all other ordinances of the City of Waukesha and with all laws and orders of the state of Wisconsin applicable to said premises.

The undersigned further applies for a permit to occupy the premises described herein for the uses and purposes as herein set forth and in strict accordance with all the provisions of the City of Waukesha zoning and health ordinances and all other ordinances of the City of Waukesha and State of Wisconsin applicable to said premises.

Contracting Company CMS CONTRACTING LLC Dwelling Contractor Certification # 1042936 Exp Date 4/16/21
Contractor's Name: TOM STRAUB Dwelling Contractor Qualifier # 1042935 Exp Date 5/14/21
Address N7105 PIERCE RD City MAYVILLE State WI Zip 53050
Telephone # 414-630-1881

Owner JEFF DALLMANN Telephone 414-531-4576
Address 21310 W WOODLAND DR Do you have a Well or Septic? Yes No
City NEW BERLIN State WI Zip 53146

☐ ☐ ☐ **IMPORTANT** ☒ Check one: ☒ Single-Family ☐ Duplex ☐ Multi-Family ☐ Commercial
☐ Check one: ☐ New Building ☒ Alteration ☐ Repair ☐ Addition ☐ Accessory Bldg

Square Footage of area being Added or Altered 200 SQ FT

Proposed Project: BEDROOM/EGRESS WINDOW ADD LOWER LEVEL Estimated Cost \$ 10,000

KP ELECTRIC LLC.

Licensed Electrical Contractor

NONE REQUIRED

Licensed Plumbing Contractor

CMS CONTRACTING LLC

Licensed HVAC Contractor

SOLID STATE ARCHITECTURE

Architect / Designer / Engineer

This permit is in effect for 18 months from date of issue unless work is not started within 120 days of issue date, or activity ceases for more than 120 days, after which this permit shall lapse. If not used, that portion over the Plan Review Fee and an administrative fee of \$20.00 will be refunded by request before expiration. Double fees shall be charged if work is started before permit is issued. Work covered before inspection will be required to be totally exposed for inspection. Once notified that your permit has been issued, permit must be picked up within 25 working days. After this period, project will be marked null & void and all paperwork will be destroyed. **I HAVE READ AND UNDERSTAND THE TERMS STATED ABOVE. (Must be checked in order to proceed with plan review.)**

JEFF DALLMANN

Print Name

JEFF@COUNTRYSIDECARPENTRY.COM

Email Address

Signature / Date

9/28/2020

- FOR OFFICE USE ONLY -

Size _____
Zoning District _____ Historic _____
Class _____ Use _____
Building _____ Sq. Ft. _____
Garage _____ Sq. Ft. _____
Shed _____ Sq. Ft. _____
Deck _____ Sq. Ft. _____
Total _____ Sq. Ft. _____

RECEIVED

OCT 20 2020

BUILDING DEPT.

Footing and Foundation	\$	_____
Plan Review	\$	_____
Permit	\$	_____
State Seal #	\$	_____
Erosion Control	\$	_____
Occupancy	\$	_____
Fireplace	\$	_____
Copies/Scan Fees	\$	_____
Assessor Fees	\$	_____
Fire. Fees	\$	_____
TOTAL FEES	\$	_____

Approved by: _____

Revised 10/24/2018

From: jpf@solid-state-arch.com <jpf@solid-state-arch.com>

Sent: Friday, August 14, 2020 10:28 AM

To: Community Development City of Waukesha <CommDev@waukesha-wi.gov>; 'Jeff Dallmann' <jeff@countrysidecarpentry.com>

Subject: 111 Carriage Drive - Basement Living Area + New bedroom / Egress Window
- Existing Non conforming

I'm helping the owner/contractor on this small reno project. Jeff Dallmann is the owner/contractor, he is attached on this email.

Jeff Dallmann has been in contact with Mary about the job. Apparently, she has also been to the site.

The existing building is a single family home. The owner has recently inherited the property and is looking to make some improvements. The basement has been finished, the basement is a pre-existing, non-approved living area. Ideally, the owner would like to get the living areas on the books, reviewed and approved. The owner would also like to add a sleeping area and new egress window in the basement. In my review, the existing and proposed exiting works. The existing ceiling heights are low. Existing is 6'8" to bottom of existing drywall in the basement, 6'1" at the mechanical trunks (running north and south thru middle of floor plan). The owner is interested in pursuing any necessary variances that may be available to achieve his goals.

There is some confusion (on our end) about what drawings are required to proceed with the review and possible variances. I propose to submit the attached drawings for the review of the new basement living areas, and the proposed egress window. Drawings show existing conditions (on demolition drawings) show proposed work.

Are the attached drawings suitable for the proposed permit review?

Regards,

Jeffrey P Folstad
Architect, Principal

Solid State Architecture
305 N. Plankinton Avenue, Suite 101
Milwaukee, WI 53203

o: 414.231.3801
m: 414.467.6851

From: Mary Strankowski <mstrankowski@waukesha-wi.gov>
Sent: Monday, August 17, 2020 9:03 AM
To: jpf@solid-state-arch.com
Subject: FW: 111 Carriage Drive - Basement Living Area + New bedroom / Egress Window - Existing Non conforming

Jeff,

I've attached the building permit application and the application for the board of building appeals. This will need to be filled out as the ceiling height in the basement is under 7'. Both can be submitted at the same time so the permit can go under review while you are waiting for the appeal meeting. Applications need to either be dropped off at city hall or mailed to the department. Any other questions please let me know.

Mary Strankowski
Building Inspector
City of Waukesha – Department of Community Development
P:262-524-3535
mstrankowski@waukesha-wi.gov
www.waukesha-wi.gov