

Stefanie Escobedo

From: Karl Schreiber
Sent: Wednesday, June 25, 2025 11:15 AM
To: info@candccontracting.com
Cc: Jeanette Ruplinger; Michael Niedermann; Stefanie Escobedo
Subject: 4035 N 110th ST

Charles and Julie

Your application for a detached garage at the subject location is denied for Design Review.

The proposed garage is at variance from other accessory structures in the neighborhood in massing and scale.

The proposed garage is not architecturally appealing, notably the tall wall and minimal detailing of the South facing wall.

If there are questions about our decision, please let me know.

Karl Schreiber

Housing and CDBG Manager
City of Wauwatosa
414-471-8400
7725 West North Avenue
Wauwatosa, WI 53213

Michael Niedermann

From: Jeanette Garcia <jrup19@yahoo.com>
Sent: Tuesday, June 24, 2025 4:29 PM
To: Michael Niedermann
Subject: [External] 4035 N 110th st

Mr. Niedermann and to those it may concern,

I am writing to you to try and resolve any miss understanding there may be on the subject of our wanting to build a new garage.

I understand that there seems to be an assumption that because we would like a larger garage than what is typical for our neighborhood that we have intent to start a business or will be running a business from our home.

I would like to state that we have absolutely no intent now or in the future to start a business of any sort.

Here is my reasoning as to why I want a larger garage.

- our current garage is not in good condition, the garage door is old, an eye sore and needs assistance closing, and the structure itself is in poor condition.
- my husband owns many tools, he likes to putz, fixing his cars or just working on things to improve the house or outdoor area of our home.
- because my husband has so many tools or mostly tool chests, it took up a lot of space in our garage where it was very difficult to get our vehicles in.
- we own 4 cars and 3 of them are close to 20yrs old, we have 3 drivers in the home, because our cars are older, we have a backup for when one needs some TLC.
- I personally would like a garage big enough to fit our cars into, first to get them out of the driveway and second because I'm tired of cleaning my car off in winter.
- My husband is a very hard worker; he works in landscaping and during the busy months can sometimes work 50-60 hours a week. I wanted to give him a nice area where he can enjoy his time off and work on his hobbies, I feel he deserves that. I know when he is working in the current garage it can sometimes be a little noisy if he is using some of his power tools or especially the compressor (which is not used often, just to put air in tires). Having his work area behind the part of the garage where the cars are and enclosed would eliminate almost all, if all noise.
- I also wanted to give him a little sitting area beyond the work area, to which he could sit and enjoy some time with his friends, this area is enclosed and at least one hundred feet from any home, which would disturb no one.

We have resided in our home for almost 8 years; we have for the most part kept to ourselves and have had absolutely no issues with any of our neighbors. We love our house and wish for it to be our forever home. We love our neighborhood and would never wish to build an "eyesore" of a garage. Our garage will be in compliance with any regulations Wauwatosa has. It will have the same siding as the house and from the street it will look like any other garage, my husband is a landscaper and will make sure all around the garage looks beautiful with mulch and plants. I love my backyard, it is one of the main reasons I bought this house, I would never want anything to disturb its beauty. I have spoken to our contractor, and they have reassured me that from my neighbors to the south of us, because their land property is much higher than ours, that half of the garage will be not even be seen.

We have spoken to Francisco and Marilyn, initially they were hesitant and then they said it was ok and even signed the paper that was requested from the city. My husband spoke to Francisco, and he said he

had absolutely no issue with it. Later my husband spoke to Marilyn again after we were told there was another complaint and she was very upset with him saying a garage of that size would take the air away from her home. I truly believe she can't quite visualize what we intend to build, that it will be further down on our property than our current garage and that because of the difference in property levels that it won't seem as large from her view. I also believe she thinks that we are starting some business, which is absolutely not the case.

My husband and I would be more than willing to come meet with you and discuss any concerns. We honestly just have the intent to build something that we may enjoy for the next 50 years.

Please feel free to reach out to me if needed, I am usually available after 2pm on the weekdays.

Thank you for your time.

Jeanette Garcia

262-726-2612

PLAT OF SURVEY

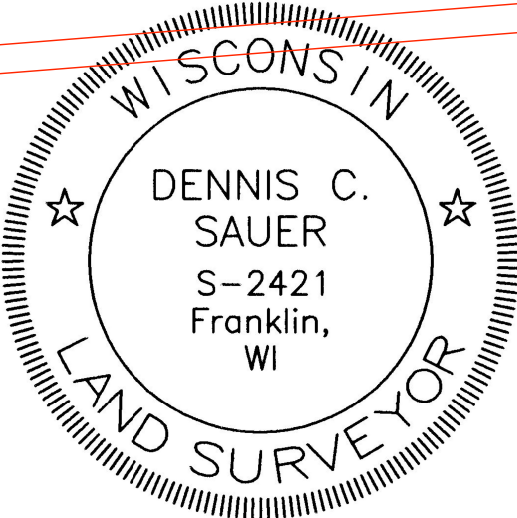
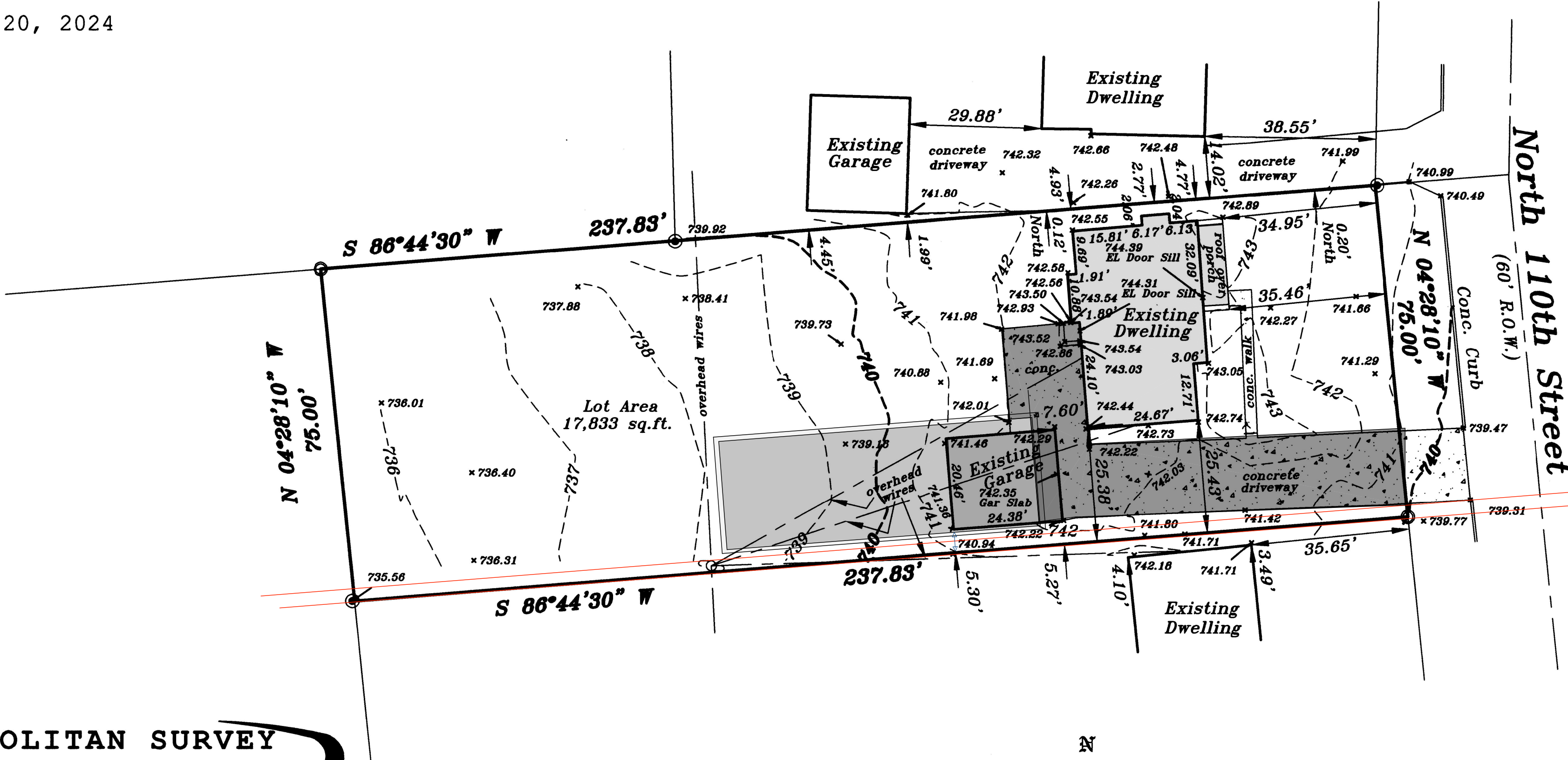
LOCATION: 4035 North 110th Street, Wauwatosa, Wisconsin

LEGAL DESCRIPTION:

The North 75 feet of that part of the Southeast 1/4 of Section 6, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a pint in the South line and 898.50 feet West of the Southeast corner of said Southeast 1/4; running thence North on and along a line 366.30 feet to a point which is 925.60 feet West of the East line of said 1/4 Section; thence West on and along a line which is parallel to the South line of said 1/4 Section 237.83 feet to a point; thence South on and along a line 366.30 feet to a point in the South line of said 1/4 Section; thence East on and along the South line of said 1/4 Section 237.83 feet to point of commencement.

November 20, 2024

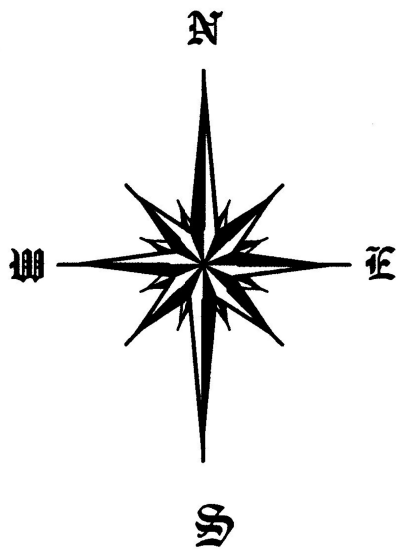
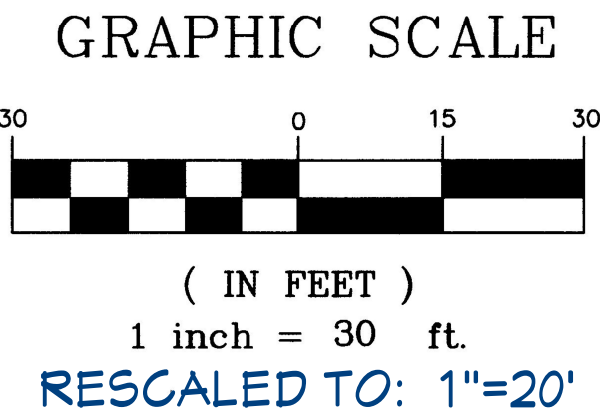
Survey No. 115433



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

⊙ — Denotes Iron Pipe Found
○ — Denotes Iron Pine Set



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 STRUCTURE AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

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.

SIGNED

DATE:
4/11/25

SHEET:
1

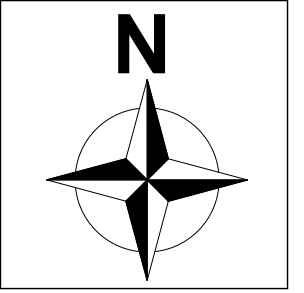
ALFONZO & JEANETTE GARCIA
4035 N. 110TH ST.
WAUWATOSA, WI

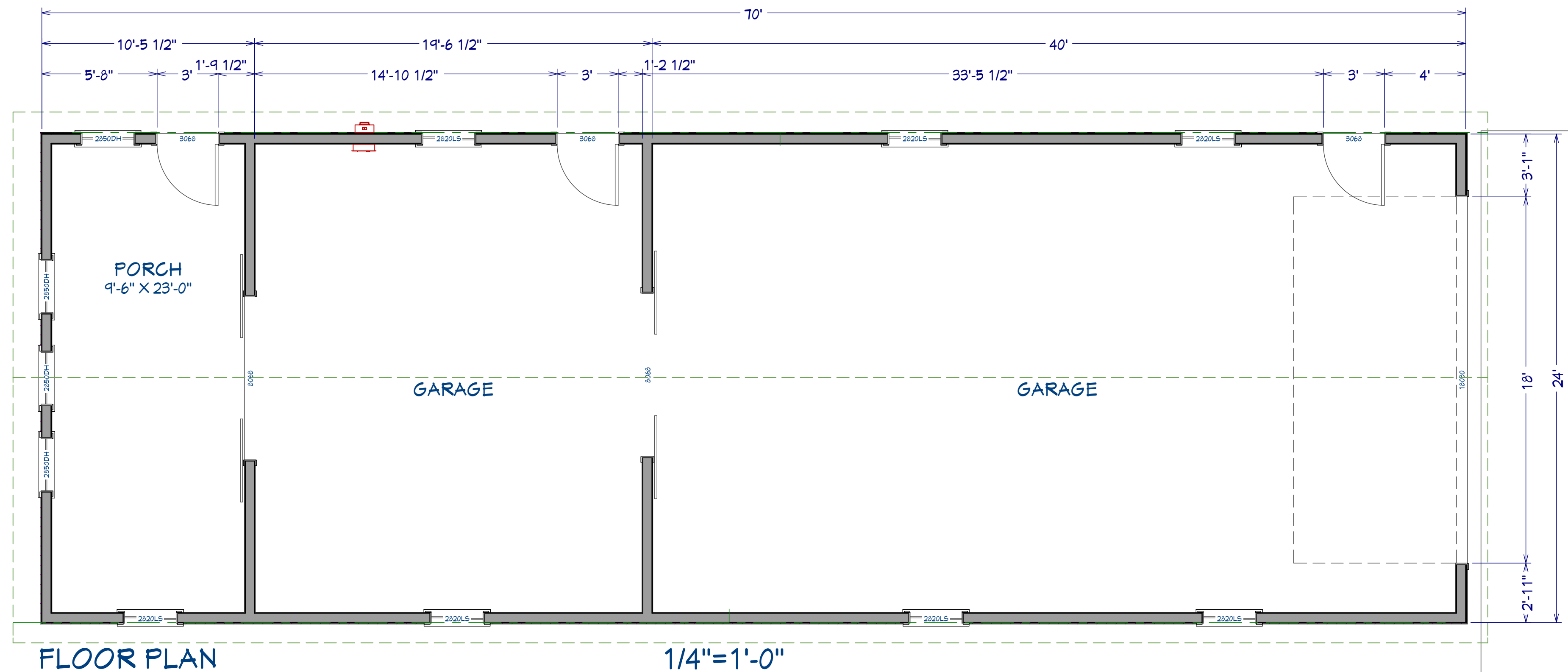
Liam Design
WILLIAM HAHN
262-893-9846
LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET
DOUSMAN, WI
53118

C & C CONTRACTING
INFO@CANDCCONTRACTING.COM

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION





DATE:
4/11/25

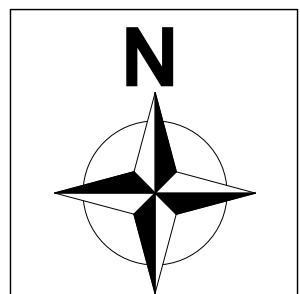
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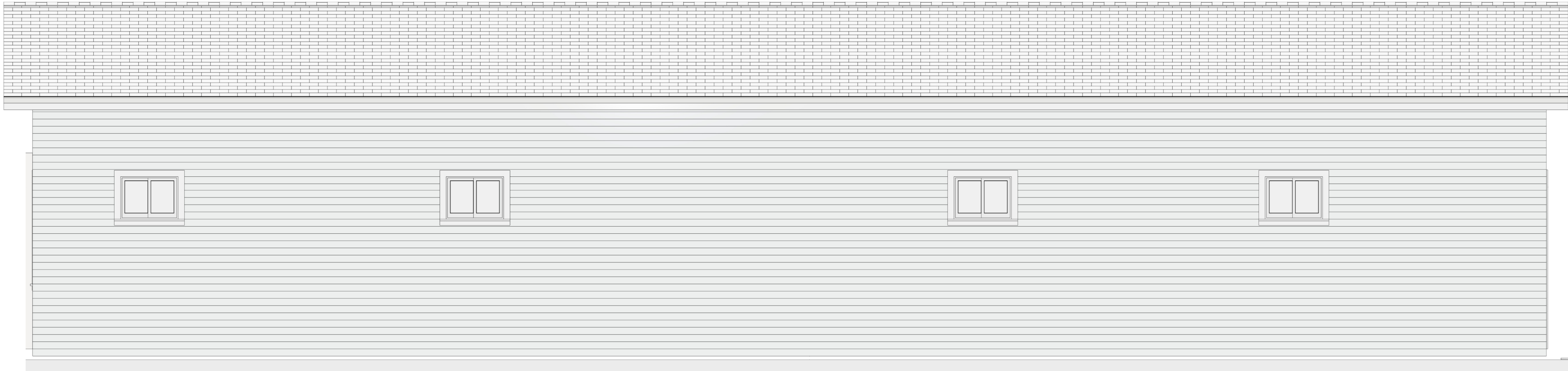
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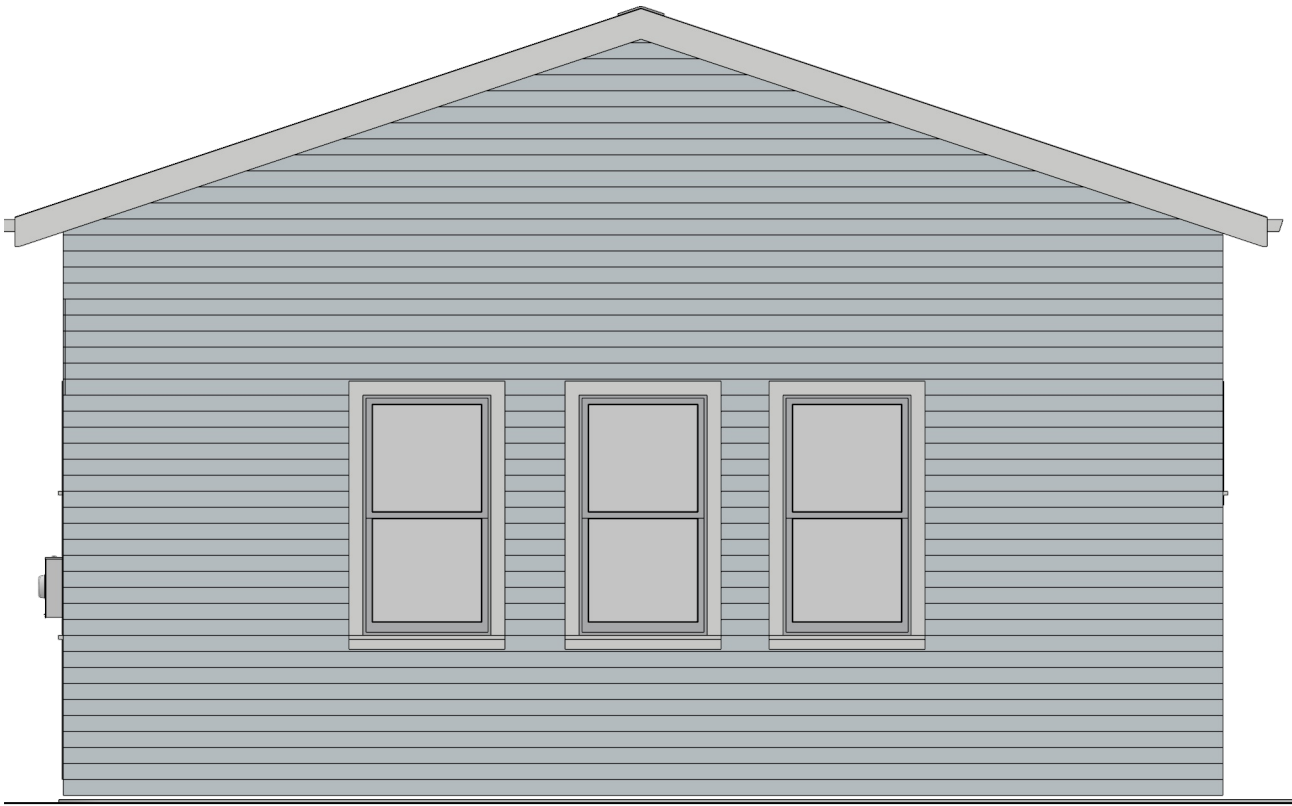




SOUTH ELEVATION_____1/4"=1'-0"



EAST ELEVATION_____1/4"=1'-0"



WEST ELEVATION_____1/4"=1'-0"

DATE:
4/11/25

SHEET:
3

ALFONZO & JEANETTE GARCIA
4035 N. 110TH ST.
WAUKWATOSA, WI

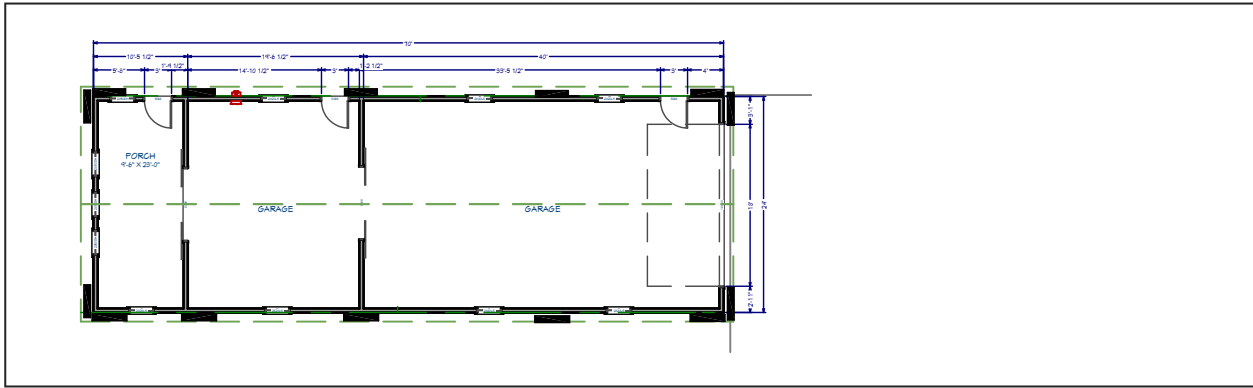
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Complete this worksheet or provide equivalent information on the plans submitted with the permit application.

Sketch and dimension the building plan and the wall bracing rectangle(s) per 321.25(8)(c)1. and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels.



Indicate applicable Wall Bracing Method for each level (see Table 321.25-G), each labeled rectangle if more than one [see 321.25(8)(c)], and amount of bracing (# of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed):

Rectangle: A Wall Ht. = 12' Eave to Ridge Ht. = 4'2" Max. Opening Ht. = 8'0" Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) =		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-J Min. panel width (Table 321.25-H) =		PF Method (see Figure 321.25-A). Indicate number of PF panels 16-24" wide provided. Min. PF width (Fig. 321.25-A) =	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			70'	24'		
One floor, roof and ceiling						
Two floors, roof and ceiling						

WIND BRACING

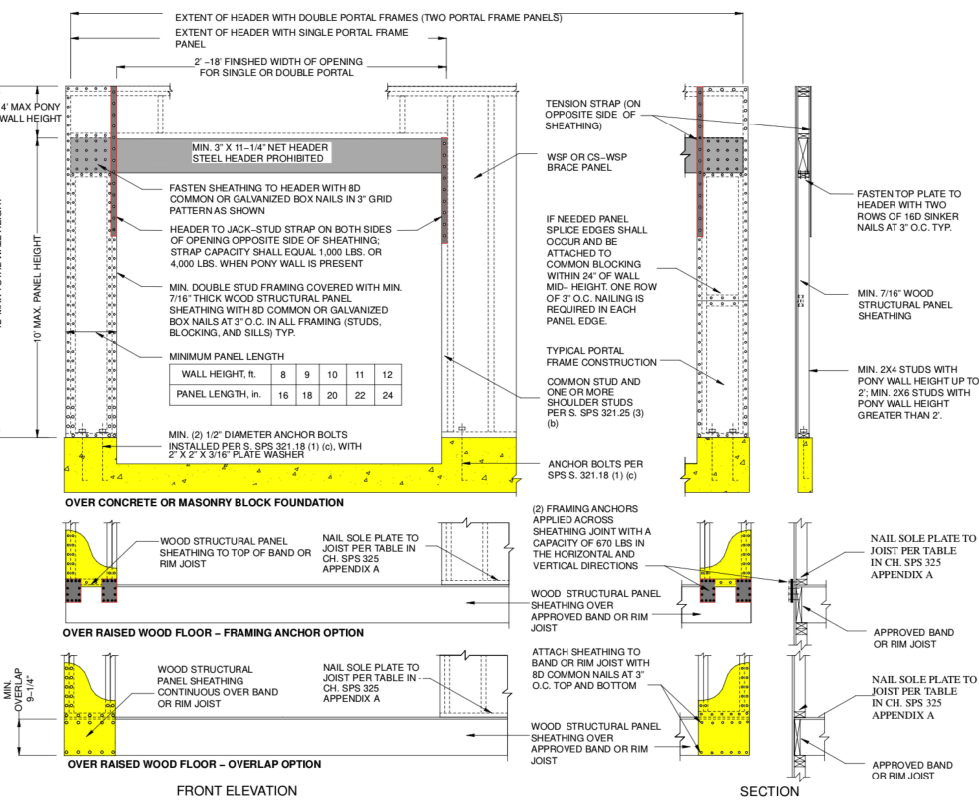
Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau

SPS 321.25 WISCONSIN ADMINISTRATIVE CODE

48

Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



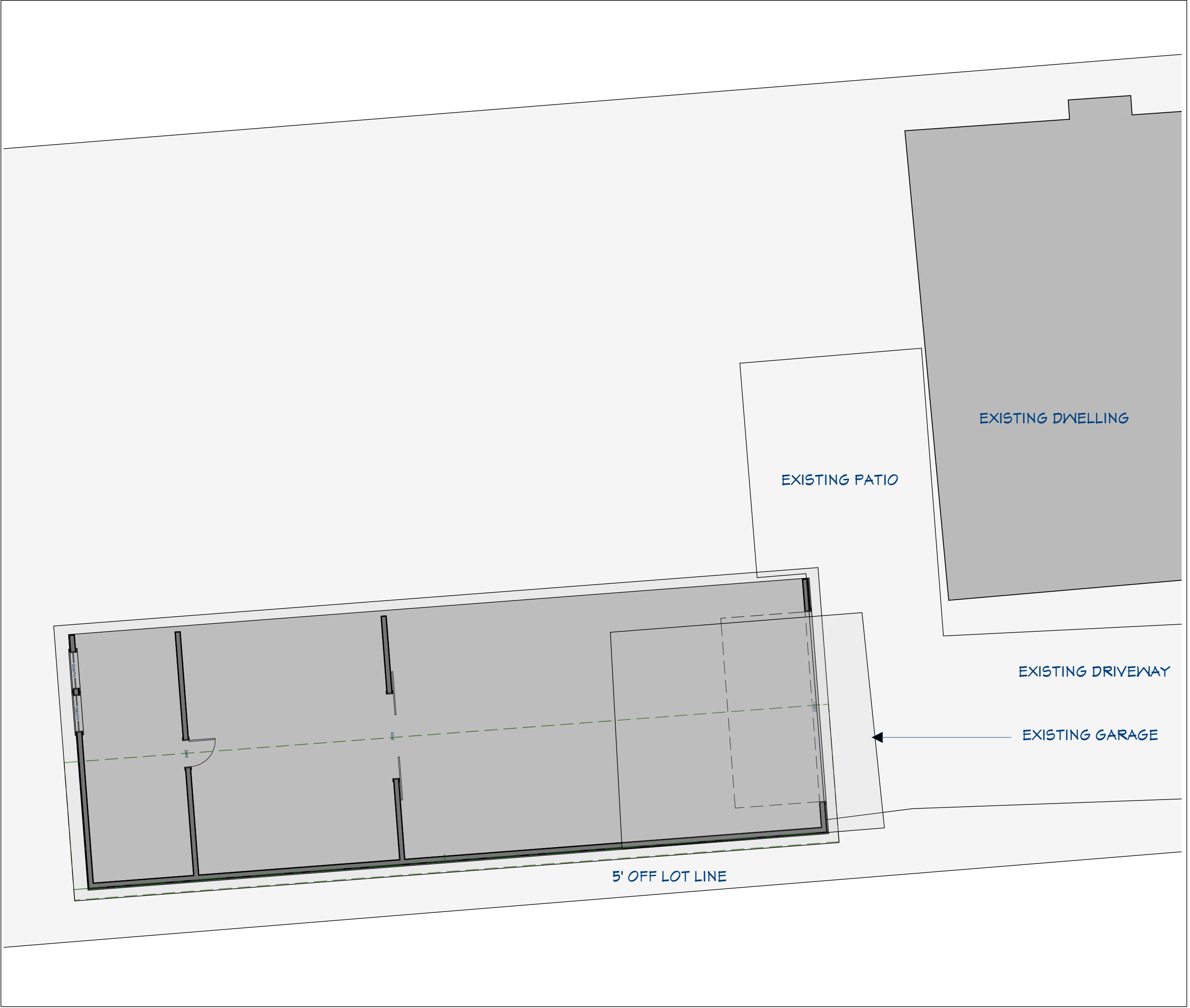
Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross-section, 1/2-inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25-G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing needs, the outermost extents of the building plan at each floor level shall be considered. The bracing shall be provided to the outermost extent of each building side as shown in Figure 321.25-B.
2. In no case may the amount of bracing be less than two brace panels parallel to each exterior side of the building at each floor level of the building.
3. Where used, the number of intermittent brace panels applied parallel to each rectangle side shall comply with Table 321.25-1.
4. Where used, the total length of continuous sheathed brace panels applied parallel to each building side shall comply with Table 321.25-2.
5. The location of brace panels applied to walls parallel to
- accordance with an approved design. Wall framing shall be continuous from the lowest floor to the wall top plate at the roof. All exterior wall framing shall be sheathed with solid blocking or framing. Braced wall panels may not be required on the balloon-frame wall portion providing the bracing amount and brace panel height-to-width ratio are maintained. Where braced panels are located on the balloon-frame wall portion, they shall have a height-to-width ratio of not more than 2.5:1.
- For a gable end wall, if the brace-panel height does not exceed the gable height, the height-to-width ratio of the 21-foot spacing requirements in Figure 321.25-C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, the height-to-width ratio of not more than 2.5:1, and comply with Figure 221.25-C.

PORTAL WIND BRACING



PARTIAL SITE PLAN _____ 1/8"=1'-0"

DATE:	4/11/25
SHEET:	5

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