

Village of Hales Corners, WI Building Board - Staff Report

Agenda:	October 15, 2020	Item:	2.6
Petitioner:	Vagnini		
Location:	11920 Indian Trail		
Request:	Fence		

Overview:

Request to place a 6 ft Fence on the north side yard (2 ft from lot line)

Issues to Discuss:

Fence as proposed is height and placement compliant in regards to a 2 ft setback.

The property is zoned R-3 and as such the front yard setback is 60 ft from the front yard lot line. The proposed fence drawing indicates the fence will extend beyond the front yard setback limit and further is requested to extend into the Village Right of Way (ROW). **It is not permissible to construct anything in the ROW area.**

If approved, the applicant shall be advised that the **fence may not extend the beyond their lot line (approximately 20 ft from the road edge is Village ROW)** and it has not been practice to allow structures beyond the front yard setback if it could become a traffic hazard. The property has a horseshoe driveway and line of site may be an issue. It is up to the applicant and the board to determine whether placement beyond the garage site line should be allowed.

SEC. 8-12-4 FENCES AND HEDGES.

(b) **Permit Required.** A permit from the Building Inspector shall be required for the construction or erection of any fence in excess of forty-eight (48) inches in height or of **any fence of any height to be located closer to the road than the building setback line established by this Zoning Code.** The fee shall be Fifty Dollars (\$50.00).

(c) **Building Board.** No permit for a fence shall be issued unless it has been found as a fact by the Building Board, by at least a majority vote, after a review of the property site and an examination of the application for the fence permit, which shall include exterior elevations of the proposed structure, that the height or the architectural appeal and **functional plan of the proposed fence or its location on the site will, when so constructed or erected, not be such as to cause a substantial depreciation in property values in the immediate neighborhood or as to cause a traffic hazard.**



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

*Private Fence - 6'±
11920 Indian Trl*



94
0 47
94 Feet
NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4903_Ft_1:564
©M/CAMLIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

*Vagnini
2.6*

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BUILDING PERMIT APPLICATION

Village of Hales Corners
 5635 S. New Berlin Rd., Hales Corners, WI 53130
 (414) 529-6161/Fax: (414) 529-6179
 www.halescorners.org

Permit Number

20 HALE - F00028

Zoning: R3 Bld. Bd. (Y) N
 (BB fee separate from permit fee below)

Inspection scheduling: Ken Robers (414)423-2100 ext 3107 or email: krobers@greendale.org

PLEASE PRINT ALL INFORMATION

Tax Key# 702.0030-000

Property Owner <u>Mike & Lauren Vagnini</u>	Project Address <u>11920 Indian Trail, Hales Corners 53130</u>
Contact Email <u>Vags427@msn.com</u>	Owner's Phone <u>414-852-4506</u>
CONTRACTOR <u>N/A - Self Install</u>	Dwelling Contr. #
Address <u>11920 Indian Trail</u>	Email <u>Vags427@msn.com</u>
City/State/Zip <u>Hales Corners, WI 53130</u>	Contact Name <u>Mike</u>
	Phone <u>414-852-4506</u>

Explanation and areas of work:
80 to 100 ft of privacy fence on south side of lot only.
6 FOOT HEIGHT

BUILDING IS:

- Residential
- Commercial
- Manufacturing
- Det. accessory bldg
- Shed 100sq.ft or less

PERMIT TYPE:

- Building-New
- Building-Addn.
- Alteration
- Deck / Pool
- Special Use
- Re-Roof
- Siding
- Fence
- Moving
- Re-Inspection
- Fireplace
- Grading/Filling
- Demolition
- Other

776 28424 1 09/21/2020
 BB 11920 INDIAN TRL - BUILDING
 13:54:50 PAID 50.00

NET COST \$ ~~1,000.00~~ 1,200.00
 (LESS HVAC, ELEC, PLBG)

General Contractor _____	Architect/Designer _____
Electrical Contractor _____	Plumbing Contractor _____
HVAC Contractor _____	Sewer/Water Contractor _____



SUBMISSION REQUIREMENTS:

- Electronic format of architectural plans is required for Building Board.** Email: cmartin@halescorners.org
- _____ 3 Copies of scaled drawings that may include: footprint, elevations, cross section * (3 sets for commercial plans)
 - _____ Site survey/plat with proposed structure drawn according to set backs/grading plan (if applicable)
 - _____ Any calculations needed and or types of materials (i.e. beams, trusses)
 - _____ If the owner is applying for the permit for a contractor, they **must** sign a Cautionary Statement document

NOTE: PLANS AND SPECIFICATIONS OF THE ABOVE DESCRIBED WORK MUST ACCOMPANY THIS APPLICATION. Starting work without procuring a permit for work will result in the assessment of double fees.

It is hereby agreed between the undersigned and the Village of Hales Corners that all work performed as herein described shall be completed in strict compliance with the Village of Hales Corners Municipal Code and all laws of the State of Wisconsin relating to such work. Furthermore, by signing this application, or by authorizing an agent to sign this application, the owner/tenant acknowledges that an inspection or inspections of the work herein described are required and consents to the entry onto the subject property by an employee or agent of the Village of Hales Corners to perform all necessary inspections. Said inspection(s) shall only be made at reasonable times by notice and/ or appointment.
 * Permit expires 18 months from issue date.

<u>Lauren Vagnini</u> Owner or Contractor Signature	<u>9/9/2020</u> Date	_____ Building Inspector or Municipal Agent	_____ Date
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Conditions of Approval Notes:

APPROVED BY PLAN COMMISSION or BUILDING BOARD Date: _____
 COMM/BOARD FEES PAID: 9/21/20
 NOTES:

BUILDING PERMIT FEES	
New, Additions, Alterations	<u>50.00</u>
Occupancy Permit	_____
Erosion Control	_____
Plan Examination	_____
Other, seal, etc.	_____
Total Building FEES DUE	\$ _____

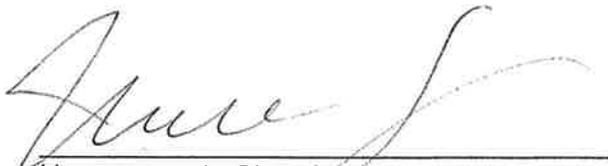
CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2)(a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

By signing below, I acknowledge that I have received a copy of this cautionary statement.



Homeowner's Signature

Date: 9/21/2020

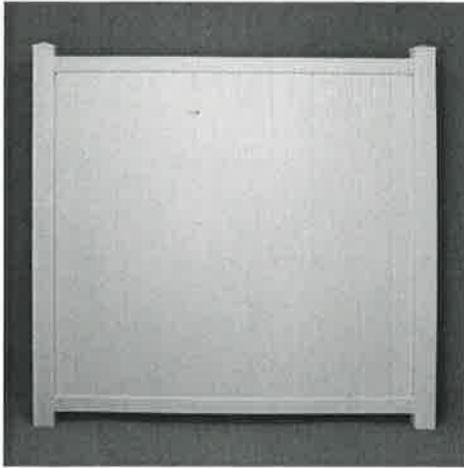


2 ft off
Property line

Privacy Fence

Yardworks® Belmont 6 x 6 White Privacy Vinyl Fence Panel
 (Actual Size 68-1/2"H x 66-7/8"W)
 Model Number: CMCFWL1115 | Menards® SKU: 1728601

Style and Fence color (white)



EVERYDAY LOW PRICE \$44.99
 11% MAIL-IN REBATE Good Through 9/5/20 \$4.94
FINAL PRICE **\$40⁰⁵** each

You Save \$4.94 After Mail-In Rebate

Color:

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

 <p>Pick Up At Store 9 In-Stock at FRANKLIN <small>Check Another Store for Availability.</small></p>	 <p>Delivery Available</p>
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Description & Documents

This low-maintenance vinyl fence panel kit features a unique design that securely locks pickets into place. Its glue- and fastener-free connection between pickets and rails provides a neighbor-friendly appearance that is the same on both sides. This fence panel features tongue-and-groove pickets that allow for complete privacy. This panel has been designed for use with 4" x 4" - 8' White Vinyl Post Kit (SKU #1728602). You will need to purchase one post kit per panel plus one to end the fence run.

Features

- Approximate on center post spacing is 72" - Due to the nature of vinyl products, it is highly recommended to measure the panels before setting your posts.
- Coordinating Gate: 6' x 42" Belmont Privacy Gate with Hardware (SKU #1728603).
- Preassembled white privacy fence panel.
- Features a neighbor-friendly design that is the same on both sides.
- This panel has been designed for use with 4" x 4" - 96" White Vinyl Post Kit (SKU 1728602). You will need to purchase one post kit per panel plus one to end the fence run.
- Made of durable, low-maintenance vinyl.
- Post and post caps are sold separately.
- Limited Lifetime Warranty.

Brand Name: Yardworks

Specifications

Product Type	Vinyl Privacy Fence Panel	Material	Vinyl
Thickness	1-1/2 inch	Special Features	UV Resistant
Overall Height	68-1/2 inch	Weight	31 pound
Overall Width	66-7/8 inch	Color/Finish	White
Top Style	Flat	Installed Height	72 inch
View Return Policy			

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.menards.com/rebate.

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