Village of Hales Corners, WI  Building Board  -  Staff Report

Agenda:  Sept. 17, 2020         Item:  2.5

Petitioner:  DeMatthew

Location:  5447 S. 116th Street

Request:  Fence

Overview:
Request to construct 6 foot fence on side and rear yard.

Issues to Discuss:

Request to place a 6 ft fence, 2ft from the lot line on the north side yard, west rear yard and south side yard. Zoning complaint as presented as the fence does not extend into the front yard setback as is two feet from the lot lines on each side.

Plat map included shows that the home spans to parcels, with the garage attached but on one parcel and the dwelling on the other.

Advise that under the current zoning code, any accessory structure (shed) can only be placed on the lot containing the dwelling unit without application of a variance as the garage on the second lot is legal non-conforming as there is no principal dwelling on that lot. Code does not allow for expansion of legal nonconforming status which would be the effect of any additional structures placed upon that lot. Another option would be to combine the lots into one through the Certified Survey Map process to correct the status to legal conforming.
Village of Hales Corners
5635 S. New Berlin Rd., Hales Corners, WI 53130
(414) 529-6161/Fax: (414) 529-6179
www.halescorners.org
Inspection scheduling: Ken Robers (414)423-2100 ext 3107 or email: krobers@greendale.org

BUILDING PERMIT APPLICATION

Property Owner
Rebecca DeMatthew
Contact Email
bdemattew@gmail.com
Owner’s Phone
262-902-5183

CONTRACTOR
N/A
Address

City/State/Zip

Dwelling Contr. #

Email

Contact Name

Qualifier #

Phone

Explanation and areas of work:
Putting a privacy fence in the backyard for our dog. 6 ft. cedar fence.

BUILDING IS:
☒ Residential
☐ Commercial
☐ Manufacturing
☐ Det. accessory bldg
☐ Shed 100 sq. ft. or less

PERMIT TYPE:
☐ Building-New
☐ Building-Addn.
☐ Alteration
☐ Deck/Pool
☐ Special Use

☐ Re-Roof
☐ Siding
☐ Moving
☐ Re-Inspection

☐ Fireplace
☐ Grading/Filling

☐ Fence
☐ Demolition

☐ Other

General Contractor

Electrical Contractor

HVAC Contractor

Architect/Designer

Plumbing Contractor

Sewer/Water Contractor

SUBMISSION REQUIREMENTS:

☑ 3 Copies of sealed 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.

Owner or Contractor Signature

Owner or Contractor Date
08/24/2020

Building Inspector or Municipal Agent
Date

Conditions of Approval Notes:

APPROVED BY PLAN COMMISSION or BUILDING BOARD Date: _______ _______ _______

COMM/BOARD FEES PAID: _______

NOTES:

BUILDING PERMIT FEES

New, Additions, Alterations
Occupancy Permit
Erosion Control
Plan Examination
Other, seal, etc.

Total Building FEES DUE ...... $ _______

(OVER)
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.

[Signature]
Homeowner's Signature

Date: 08/24/2020
Plat of Survey

Property Description: Document No. 10950804
Parcel 1: Lot Sixteen (16), in Block One (1), in Blossom Heath Subdivision, being a part of the Southeast One-quarter (1/4) of Section Thirty (30), Township Six (6) North, Range Twenty-one (21) East, in the Village of Hales Corners, Milwaukee County, Wisconsin.
Parcel 2: Lot Seventeen (17), in Block One (1), in Blossom Heath Subdivision, being a part of the Southeast One-quarter (1/4) of Section Thirty (30), Township Six (6) North, Range Twenty-one (21) East, in the Village of Hales Corners, Milwaukee County, Wisconsin.

PREPARED FOR:
Stephen Gow
5447 S. 115th St.,
Hales Corners, WI 53130

LEGEND
- 3/4"x18" IRON ROD SET 1.50LBS/LINEAL FOOT
- MONUMENT FOUND AS NOTED (Measured Outside Diameter)

() INDICATES DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

Footage: 346.3
Style: DE Privacy
Height: 6'
Gates: 1
Level/Grade: Grade
Tree cut out or removal: No
Open Picket 6" cedar privacy fence:
Cost: $3,400

Surveys Hotline:
Ticket #: 701-003-3659

PHILIP J. LANDRY
BROOKFIELD, WI

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys under the Wisconsin Administrative Code (A-E) and the map hereto is correct to the best of my knowledge and belief. This Survey is for the use of the present owners of the property at the date below.

Dated this 24th Day of July, 2020: Phillip J. Landry S-3176

1. Building dimensions and associated offset distances were measured along the outside of the structure wall.
2. A site commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown herein.
3. Field work completed on 07-06-20.

C3E GEOGRAPHICS
18575 Brookfield Lane Drive • Suite 61
Brookfield, WI 53005 • (262) 312-1034
C3Egeomatics.com
Design ID: 319555284907
Estimate ID: 10706

* Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices listed herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than prices, has been provided by the guest. MENARDS is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Fence Image
Wood Fence Assembly & Installation

Step 1. Preparation and Layout
Begin by staking out the fence. Locate the fence corners, gate posts and end posts.

Squaring up corners:
Use the 3-4-5 Triangle Method.

Step 2. Setting the Posts
Set posts 8' on center. Dig post holes 12" diameter by 36" deep with 6" of gravel.

Pre-drill all holes through the picket and rail. This will prevent wood from splitting.

Attach fence section to posts with rust proof screws or nails.

Level posts by running line level along the top of posts from one end to the other end.

Once post is set in place, use supports on two sides to keep post level.

Block Supports