

**Village of Hales Corners, WI Building Board - Staff Report**

<b>Agenda:</b>	Sept. 17, 2020	<b>Item:</b>	2.5
<b>Petitioner:</b>	DeMatthew		
<b>Location:</b>	5447 S. 116 <sup>th</sup> Street		
<b>Request:</b>	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.



# MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

Fence  
5447 S. 115th St. R3



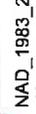
47

47 Feet

24

0

NAD\_1983\_2011\_StatePlane\_Wisconsin\_South\_FIPS\_4803\_Ft\_ 1:282



47 Feet



Notes

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

2.5

# 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

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

Permit Number
<span style="font-size: 1.2em;">20</span> HALE <span style="font-size: 1.2em;">F00026</span>
Zoning: <span style="font-size: 1.2em;">R3</span> Bld. Bd.: <span style="font-size: 1.2em;">Y</span> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span>
(BB fee separate from permit fee below)

**PLEASE PRINT ALL INFORMATION**

Property Owner <span style="font-size: 1.1em;">Rebecca DeMatthew</span>	Tax Key#
Contact Email <span style="font-size: 1.1em;">bdemattnew@gmail.com</span>	Project Address <span style="font-size: 1.1em;">5447 S. 115th St. Hales Corners 53130</span>
<b>CONTRACTOR</b> <span style="font-size: 1.2em;">N/A</span>	Owner's Phone <span style="font-size: 1.1em;">262-902-5183</span>
Address	Dwelling Contr. #
City/State/Zip	Qualifier #
Email	Phone
Contact Name	Phone

**Explanation and areas of work:**  
Putting a privacy fence in the backyard for our dog - 6 foot cedar fence

**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

770 28190 1 08/24/2020  
 50 5447 S 115TH ST-BUILDING  
 50:38 PAID 50:00

**NET COST \$** \$3,300.00  
 (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.**

<span style="font-size: 1.2em;">Rebecca DeMatthew</span>	<span style="font-size: 1.2em;">08/24/2020</span>		
Owner or Contractor Signature	Date	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.	_____
<b>Total Building FEES DUE</b> .....	<b>\$</b> _____

(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.

  
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.

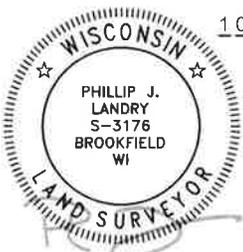
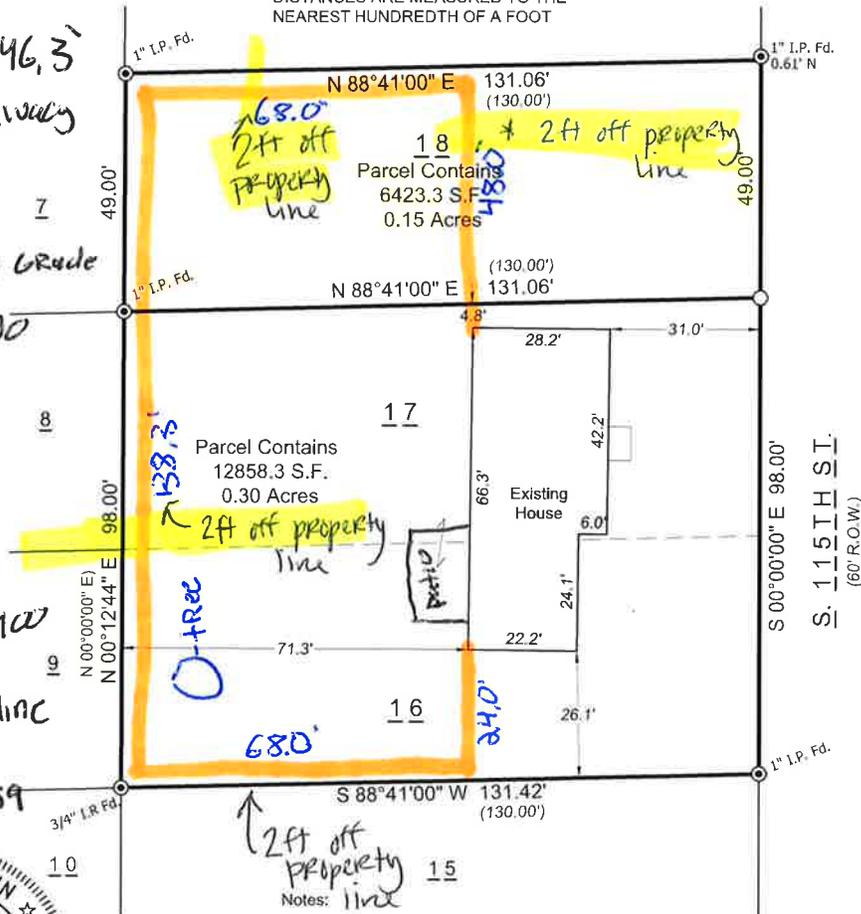
PREPARED FOR:  
 Stephen Gow  
 5447 S. 115th St.  
 Hales Corners, WI 53130

↑  
 N  
 BEARINGS ARE REFERENCED TO BLOSSOM HEATH SUBD., EAST LINE LOT 16/17, BLOCK 1 BEARS S 00°00'00" E

### LEGEND

- 3/4"X18" IRON ROD SET 1.50Lbs./LINEAL FOOT
- ⊙ MONUMENT FOUND AS NOTED (Measured Outside Diam.)
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

Footage: 346.3'  
Style: DE Privacy  
Height: 6'  
Gates: 1  
Level/Grade: Grade  
TEAR out OR Removal: NO  
Open picket 6" Cedar Privacy fence  
Est. costs: 3,400  
Diggers Hotline Ticket #:  
20202323659



### SURVEYOR'S CERTIFICATE

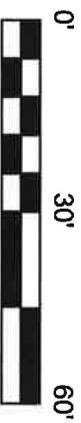
I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

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



18575 Brookfield Lake Drive • Unit 61  
 Brookfield, WI 53045 • (262) 312-1034  
 c3geomatrics.com

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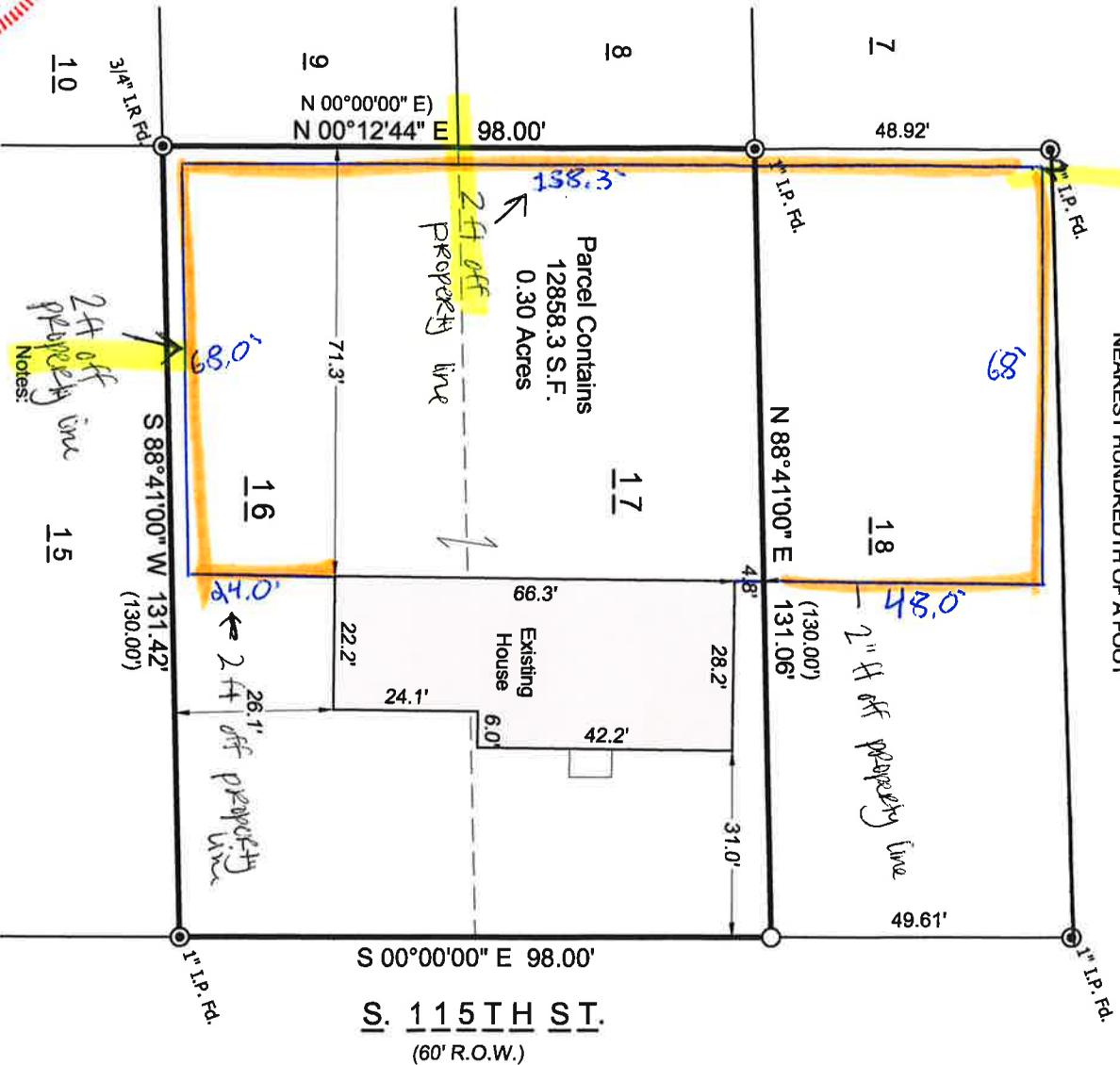
PREPARED FOR:

Stephen Gow / Rebecca DeRothman  
 5447 S. 115th St.  
 Hales Corners, WI 53130

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**SURVEYOR'S CERTIFICATE**

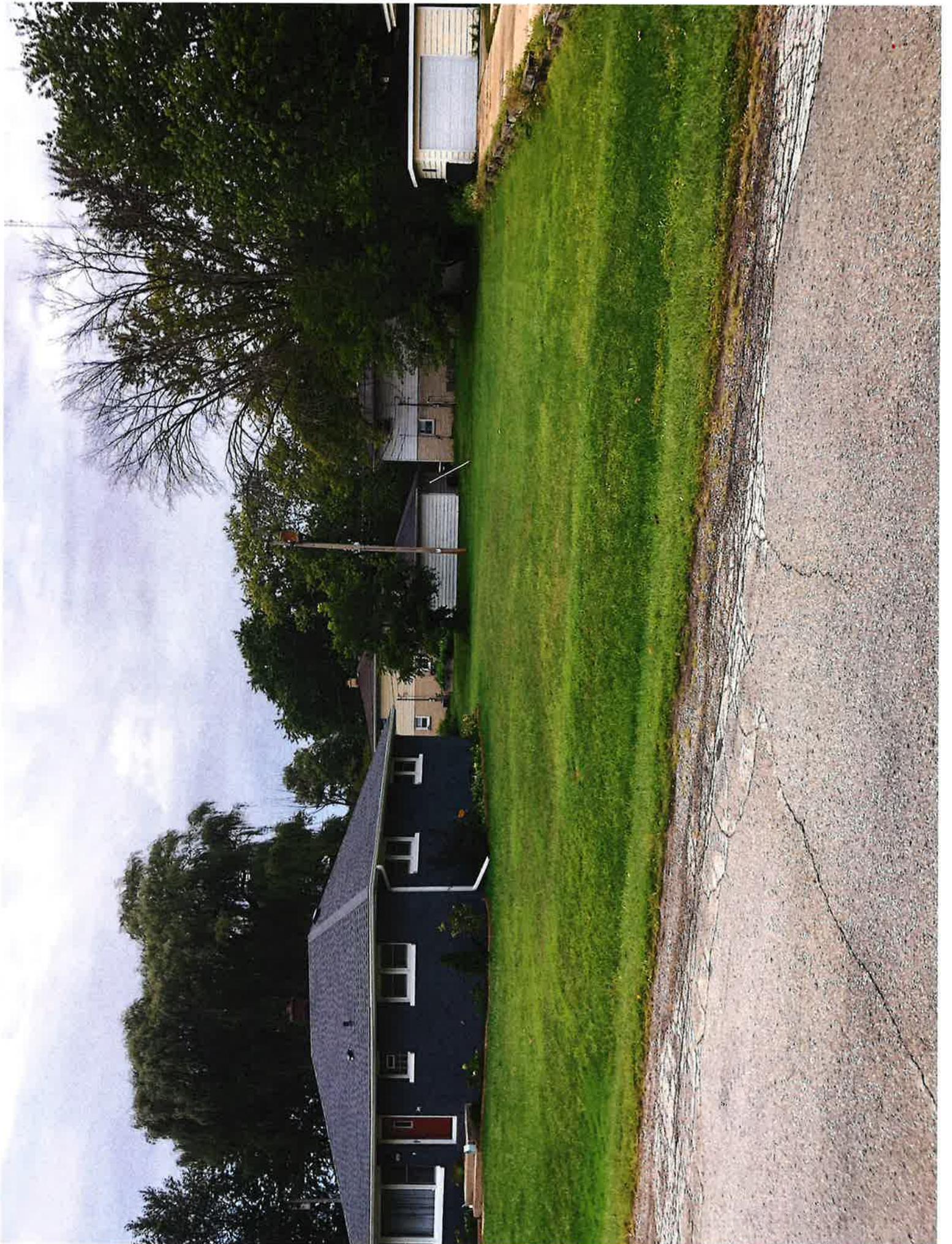
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**CEBER**  
 GEOMATICS

18575 Brookfield Lake Drive • Unit 61  
 Brookfield, WI 53045 • (262) 312-1034  
 c3geomatics.com

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

Job# 20200







Design ID: 319555284907

Estimate ID: 10706

# MENARDS® FENCE DESIGNER

\* 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 stated 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 price, 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



Natural  
wood  
color

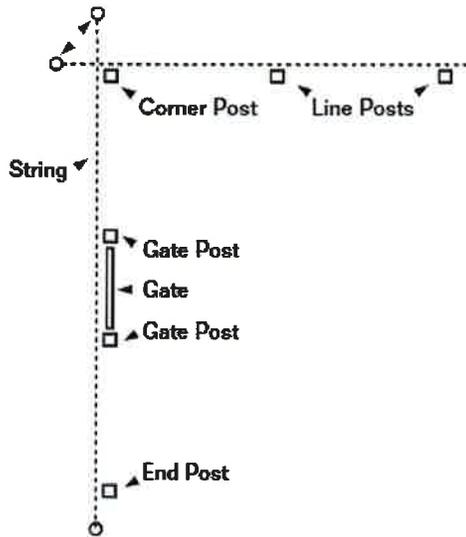
Design ID: 319555284907  
Estimate ID: 10706

# MENARDS® FENCE DESIGNER

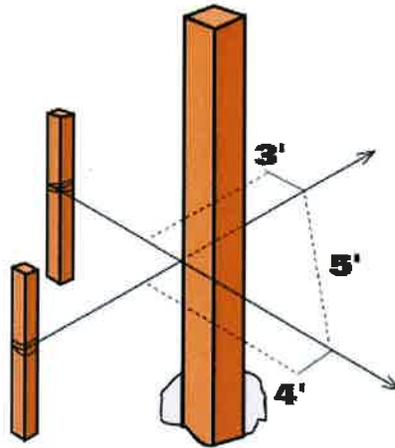
## Wood Fence Assembly & Installation

### Step 1. Preparation and Layout

Begin by staking out the fence. Locate the fence corners, gate posts and end posts.

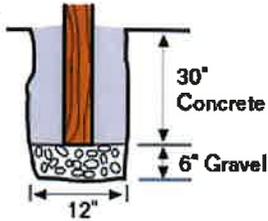


Squaring up corners:  
Use the 3-4-5 Triangle Method.

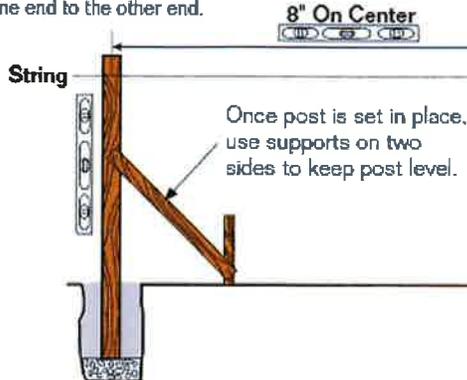


### Step 2. Setting the Posts

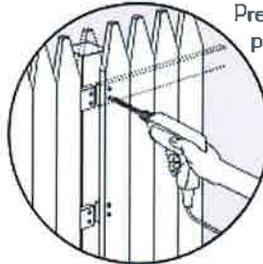
Set posts 8' on center. Dig post holes 12" diameter by 36" deep with 6" of gravel.



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



### Step 3. Installing Fence Sections



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.

