

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

<b>Agenda:</b>	June 18, 2020	<b>Item:</b>	2.1
<b>Petitioner:</b>	Hawke		
<b>Location:</b>	11831 Woodland Circle		
<b>Request:</b>	shed		

**Overview:**

Request to place a 8' x 12' shed in the rear yard 20 feet from rear yard lot line.

**Issues to Discuss:**

Proposed shed placement is zoning compliant.

# 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

30 HALE - B00033

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

Zoning: R-2 Bld. Bd.: (Y) N  
 (BB fee separate from permit fee below)

**PLEASE PRINT ALL INFORMATION**

Tax Key# 656-0146-000

Property Owner <u>GREGORY J. HAWKE</u>	Project Address <u>11831 WOODLAND CIR</u>
Contact Email <u>ghhawke@hotmail.com</u>	Owner's Phone <u>414-425-5220</u>
<b>CONTRACTOR</b>	
<u>TUFF SHED</u>	Dwelling Contr. # <u>DC-090500042</u> Qualifier #
Address <u>6280 S. Howell Ave</u>	Email <u>ckelly@tuffshed.com</u>
City/State/Zip <u>MILWAUKEE, WI 53207</u>	Contact Name <u>CRAIG KELLY</u> Phone <u>414-719-4396</u>

Explanation and areas of work: 8' x 12' Shed = 96 sq ft

736 27115 1 05/19/2020  
 BB 11831 WOODLAND CIR-BUILD  
 18:03:49 PAID 50.00

**BUILDING IS:**

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

**PERMIT TYPE:**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Building-New | <input type="checkbox"/> Re-Roof       | <input type="checkbox"/> Fireplace       |
| <input type="checkbox"/> Building-Addn.          | <input type="checkbox"/> Siding        | <input type="checkbox"/> Grading/Filling |
| <input type="checkbox"/> Alteration              | <input type="checkbox"/> Fence         | <input type="checkbox"/> Demolition      |
| <input type="checkbox"/> Deck / Pool             | <input type="checkbox"/> Moving        | <input type="checkbox"/> Other _____     |
| <input type="checkbox"/> Special Use             | <input type="checkbox"/> Re-Inspection |  |

NET COST \$ 3700.00  
 (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.**

Gregory J Hawke 5/19/2020  
 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: \$50.00 5/19/20

NOTES:

**BUILDING PERMIT FEES**

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



# MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Projection  
NAD\_1983\_2011\_StatePlane\_Wisconsin\_South  
\_FIPS\_4803\_Ft\_US

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 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.

47 24 47 Feet

1:282



THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS



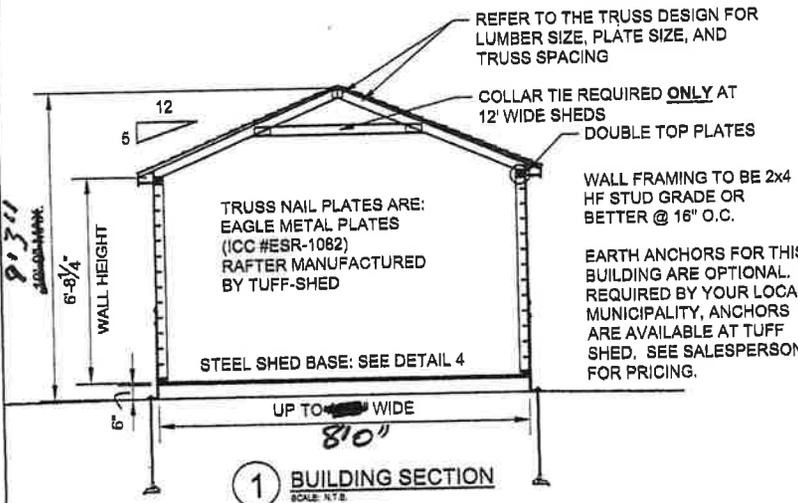






8' 12'

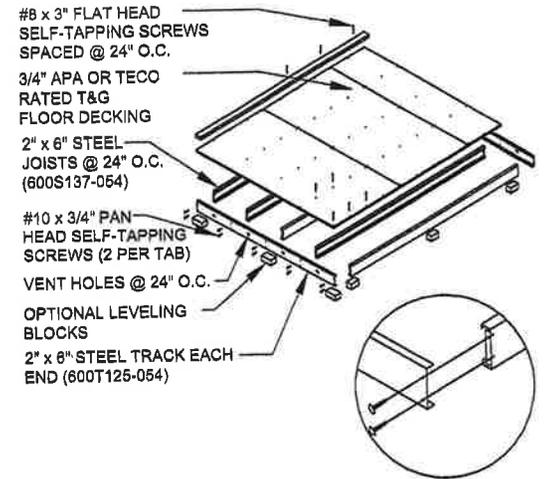
# PPR SHED ~~8'0" WIDE~~ 12' WIDE x UP TO ~~8'0" LONG~~ LONG PREMIER PRO SERIES



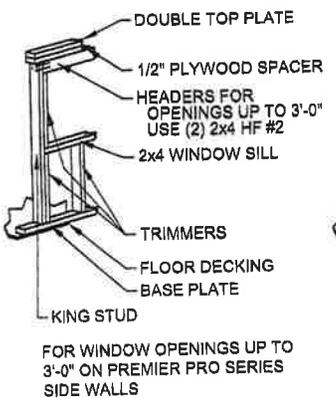
1 BUILDING SECTION  
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE:** 2018 IBC AND 2018 IRC
  - DESIGN LOADING:**  
WIND SPEED & EXPOSURE: 115C  
ROOF LIVE LOAD: 35 PSF  
ROOF DEAD LOAD: 10 PSF
  - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

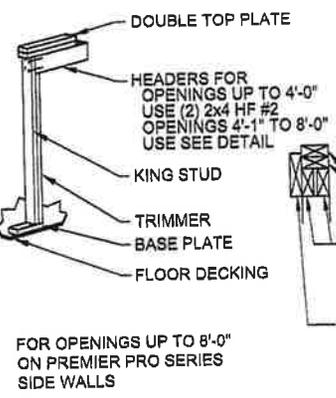
- NAILING:**
- ROOF:**  
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:  
8d NAILS @ 6" O.C. AT EDGES  
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**  
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:  
8d NAILS @ 6" O.C. AT EDGES.  
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



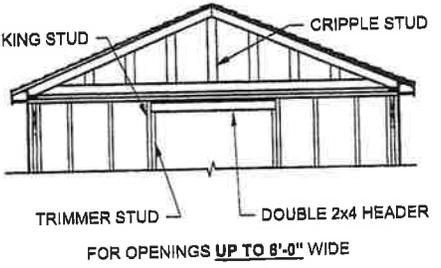
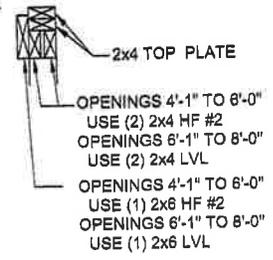
- STEEL SHED FOUNDATION:**  
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED  
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.  
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".  
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.  
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS  
SCALE: N.T.S.



2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS  
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS  
SCALE: N.T.S.

4 SHED BASE DETAIL  
SCALE: N.T.S.

**TUFF SHED**  
Storage Buildings & Garages  
TUFF SHED, INC.

Order #:	P.O. #
Customer:	Drawn By: SJ
Site Address:	Date: 12/28/18
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	Checked By:
	Date:
	Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:  
**TUFF SHED, INC.**

IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

**TITLE**

BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
NOTES - 2018 IBC & IRC - 115C

<b>DRAWING NO.</b>	PPR-01
<b>REV. LEVEL</b>	01
<b>SHEET</b>	1
<b>PAGE</b>	1 OF 1

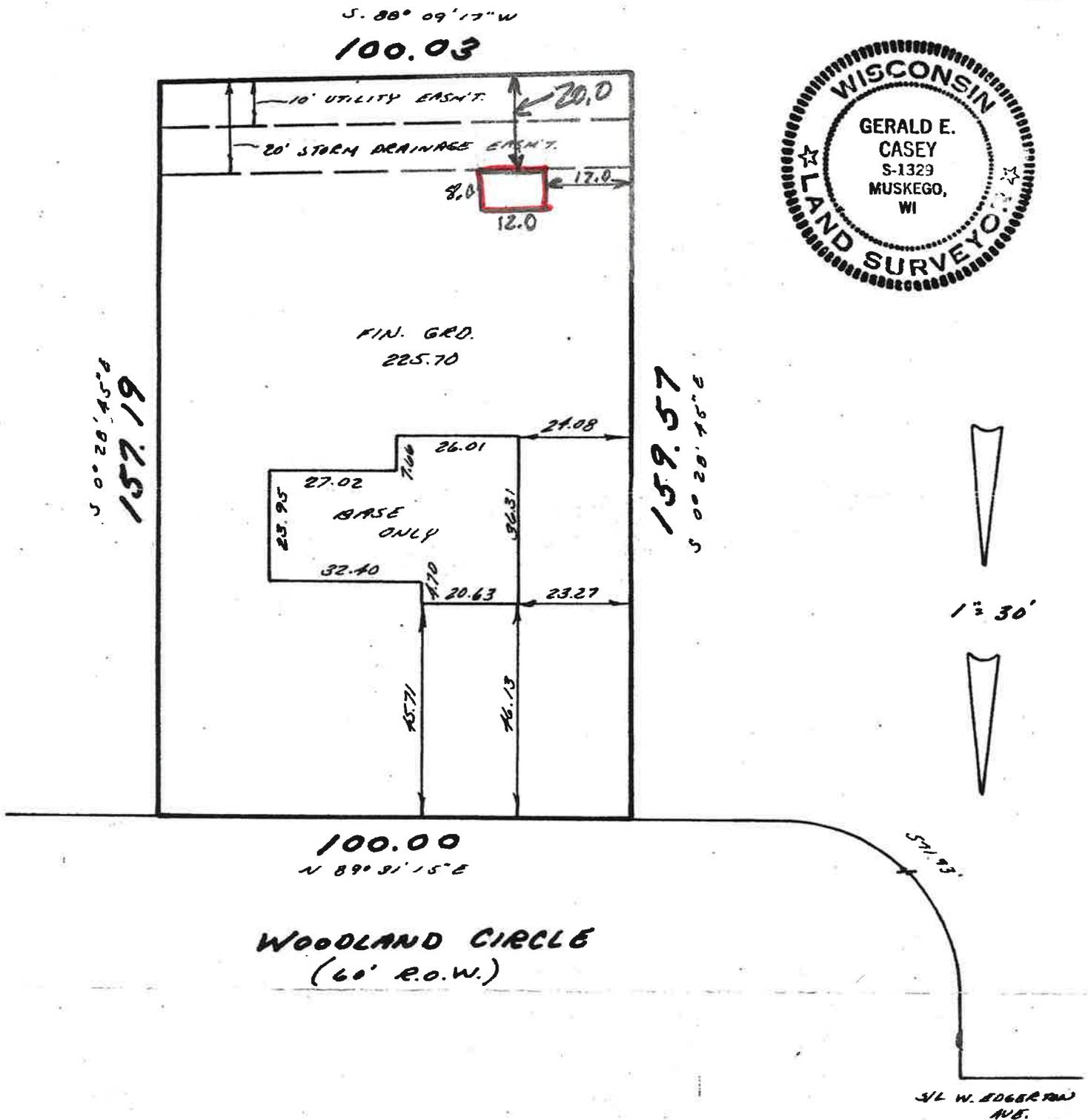
**PLAT OF SURVEY**

**LOCATION:** Woodland Circle, Hales Corners, Wisconsin

**LEGAL DESCRIPTION:** Lot 7 in Block 2 in EDGERTON WOODLANDS SUBDIVISION, being a part of the NE 1/4 of the fractional SW 1/4 of Section 30, T 6 N, R 21 E, in the Village of Hales Corners, Milwaukee County, Wisconsin.

January 8, 1986

Survey No. 65879



**METROPOLITAN SURVEY SERVICE, INC.**  
REGISTERED LAND SURVEYORS  
100 W. JANESVILLE RD. HALES CORNERS, WI 53130  
529-5380

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 STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, 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 THERE TO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED Gerald E. Casey

Gerald E. Casey  
Registered Land Surveyor S-1329