

Village of Hales Corners, WI Building Board - Staff Report

Agenda:	October 15, 2020	Item:	2.1
Petitioner:	Menden		
Location:	12000 W. North Ridge Trail		
Request:	Shed		

Overview:

Construct 12 x 16ft shed – 192 sq ft

Issues to Discuss:

Placement of the structure is 36 ft and 39 ft from side and rear yard and is zoning compliant.

As structure exceeds 100 sq ft, per code section referenced below, it must conform to the construction standards of a garage.

SEC. 8-12-1 ACCESSORY USES OR STRUCTURES.

(c) **Placement Restrictions -- Residential District.** An accessory use or structure in Residence Districts R-1 to R-4 inclusive, and P-1 Institutional, may be established subject to the following regulations:

h. Any detached accessory building in excess of one hundred (100) square feet must conform to the construction requirements of a garage.



Shed (192 sq ft)



Projection
NAD_1983_2011_StatePlane_Wisconsin_South
_FIPS_4803_Ft_US

Notes
Menden

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.

88 94 188 Feet

1:1,129



THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAI

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

PLEASE PRINT ALL INFORMATION

Permit Number	20 HALE - B00094
Zoning:	R3 Bld. Bd. Y N
(BB fee separate from permit fee below)	

Property Owner DANIEL MENDEN	Tax Key# 7026014001
Contact Email mench19@sbcglobal.net	Project Address 12000 W. NORTH RIDGE TRAIL, HALES CORNERS
CONTRACTOR	Owner's Phone 414-458-0040
OWNER	Dwelling Contr. #
Address SAME	Email SAME
City/State/Zip	Contact Name
	Phone

Explanation and areas of work: **SHEK 12' x 16' (192 square feet)**

BUILDING IS:

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

PERMIT TYPE:

- | | | |
|-----------------------------------------|----------------------------------------|------------------------------------------|
| <input 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 | |

772 28234 1 09/01/2020
 88 12000 W. NORTH RIDGE TRAIL
 15:21:44 PAID 50.00

NET COST \$ 5,000
 (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.

Daniel Menden 9/1/2020

Owner or Contractor Signature Date

Building Inspector or Municipal Agent Date

Conditions of Approval Notes:

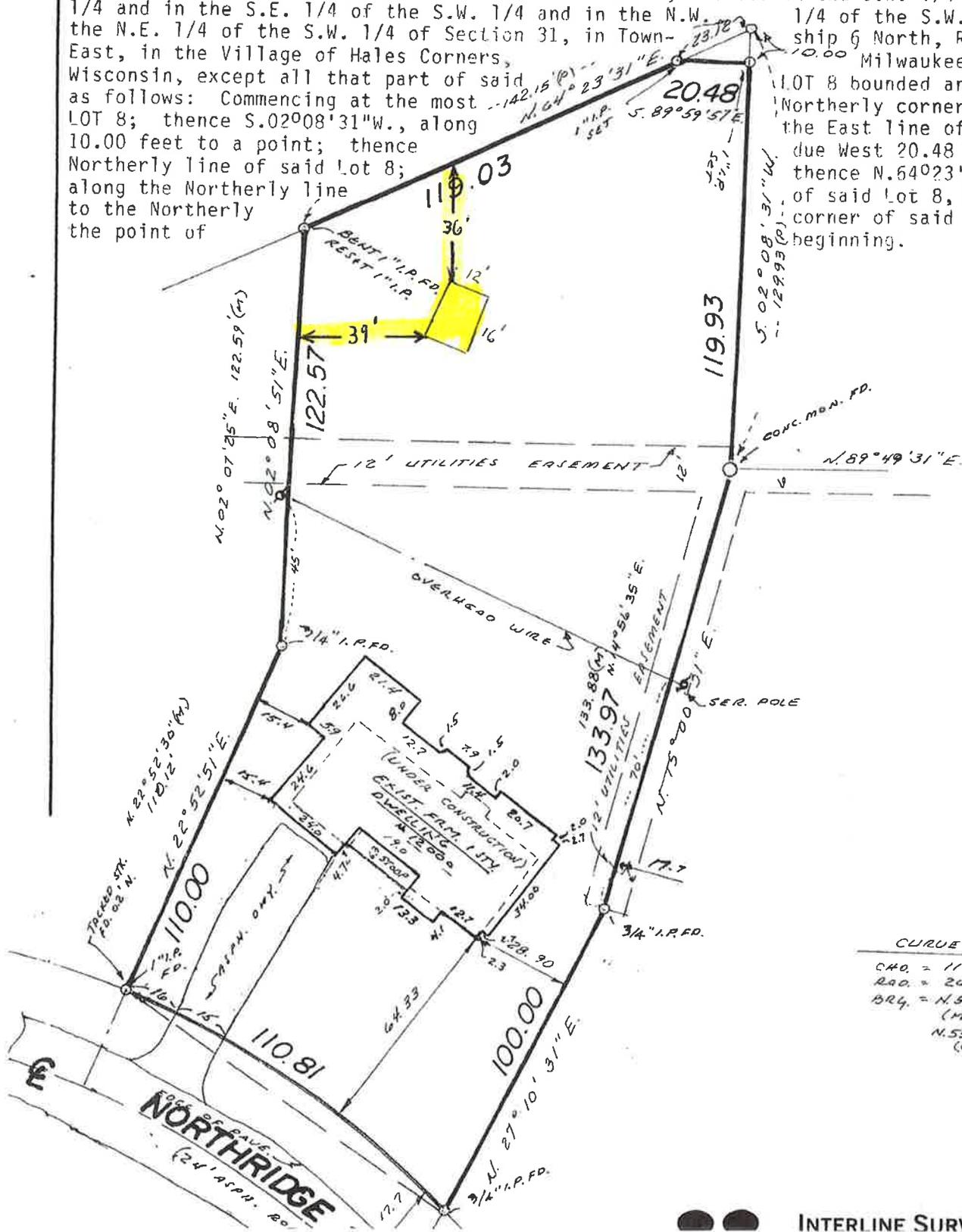
APPROVED BY PLAN COMMISSION or BUILDING BOARD Date: _____
COMM/BOARD FEES PAID: 9/1/20
NOTES:

BUILDING PERMIT FEES	
New, Additions, Alterations	50.00
Occupancy Permit	_____
Erosion Control	_____
Plan Examination	60.00
Other, seal, etc.	_____
Total Building FEES DUE	\$ 110.00

Plat of Survey

Survey For: Dan Menden
 Location: 12000 Northridge Trail

Description: LOT 8 BLOCK 24 HALE PARK ADDITION NO. 4, located in the S.W. 1/4 of the S.W. 1/4 and in the S.E. 1/4 of the S.W. 1/4 and in the N.W. 1/4 of the S.W. 1/4 and in the N.E. 1/4 of the S.W. 1/4 of Section 31, in Township 6 North, Range 21 East, in the Village of Hales Corners, Wisconsin, except all that part of said LOT 8 bounded and described as follows: Commencing at the most Northerly corner of said LOT 8, thence S.02°08'31"W., along 10.00 feet to a point; thence Northerly line of said Lot 8; along the Northerly line to the Northerly corner of said LOT 8, thence N.64°23'31"E., of said Lot 8, 23.12 feet to the Northerly corner of said LOT 8 and beginning.



CURVE DATA

CHD.	= 110.09	109.9960
RAO.	= 264.56	
BRL.	= N.55°04'40"W.	(MENS)
	= N.55°08'05"W.	(COM)

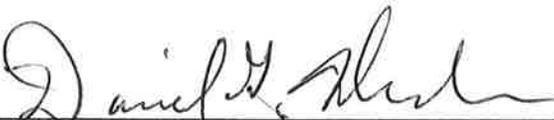
CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

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.

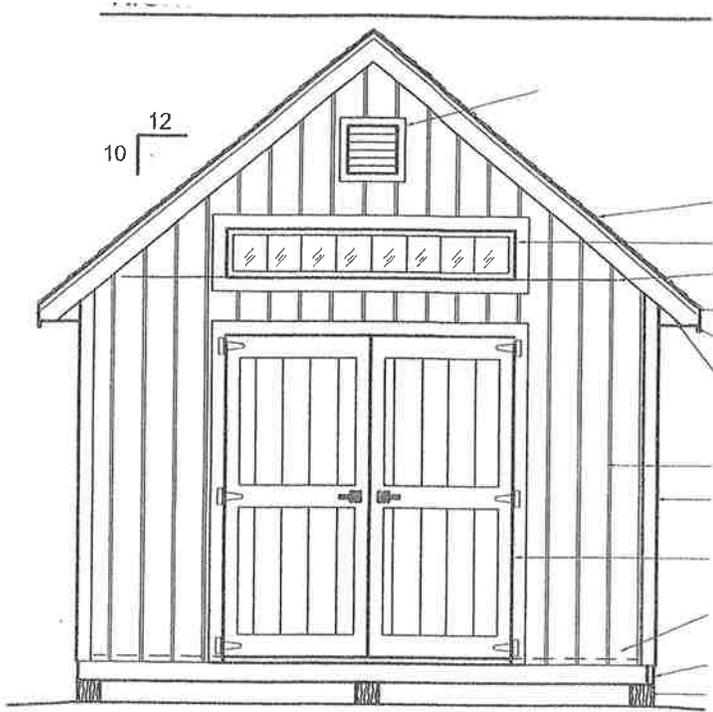
By signing below, I acknowledge that I have received a copy of this cautionary statement.



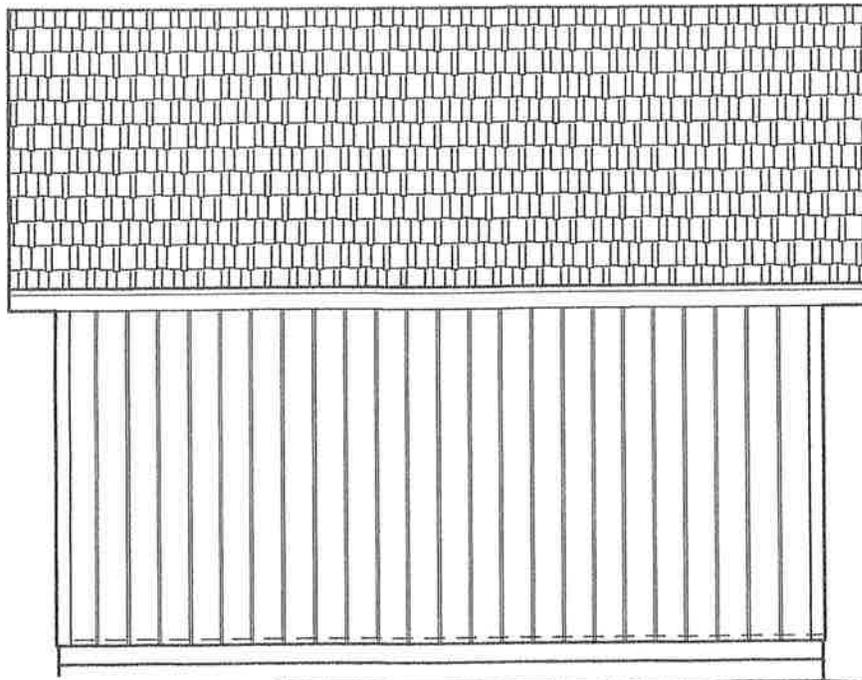
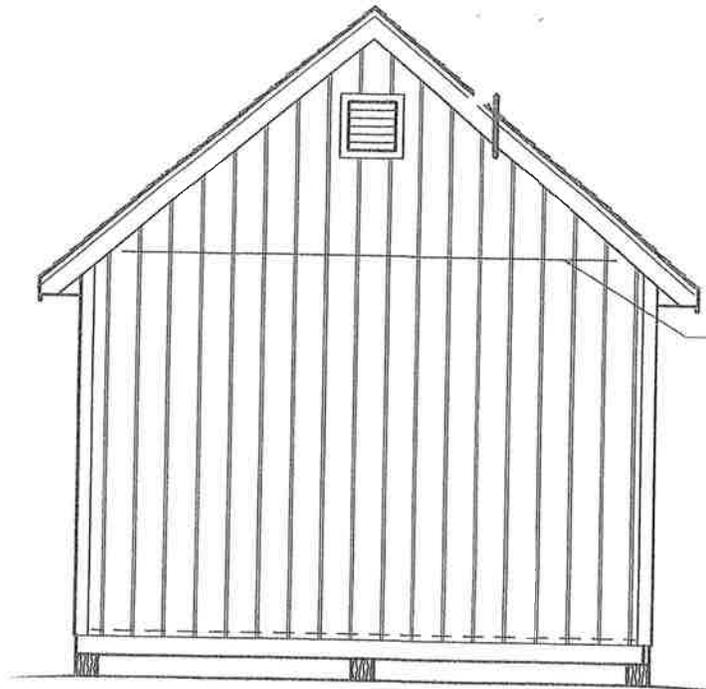
Homeowner's Signature

Date: 9/1/2020

* style of the shed



FRONT

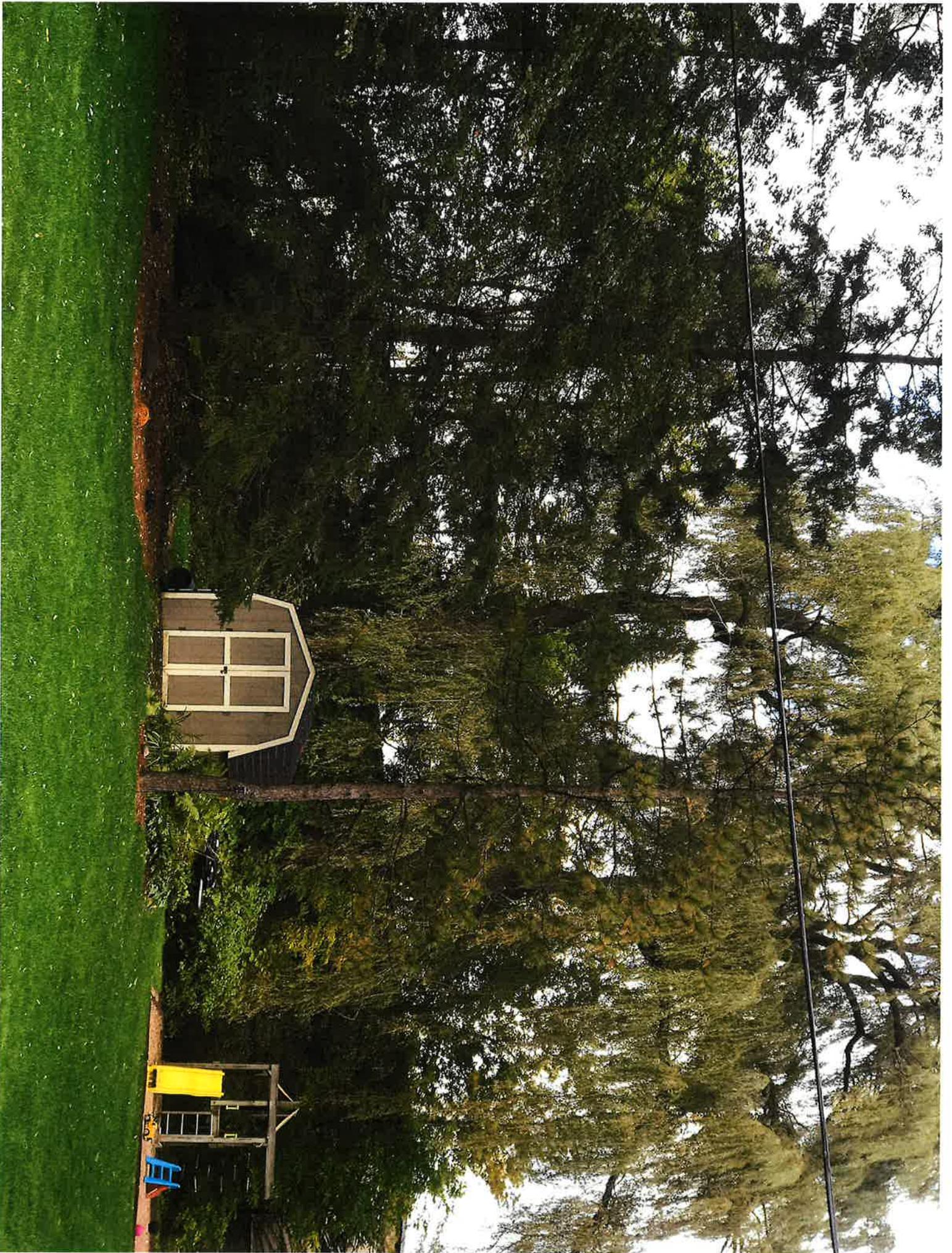


* style of the shed

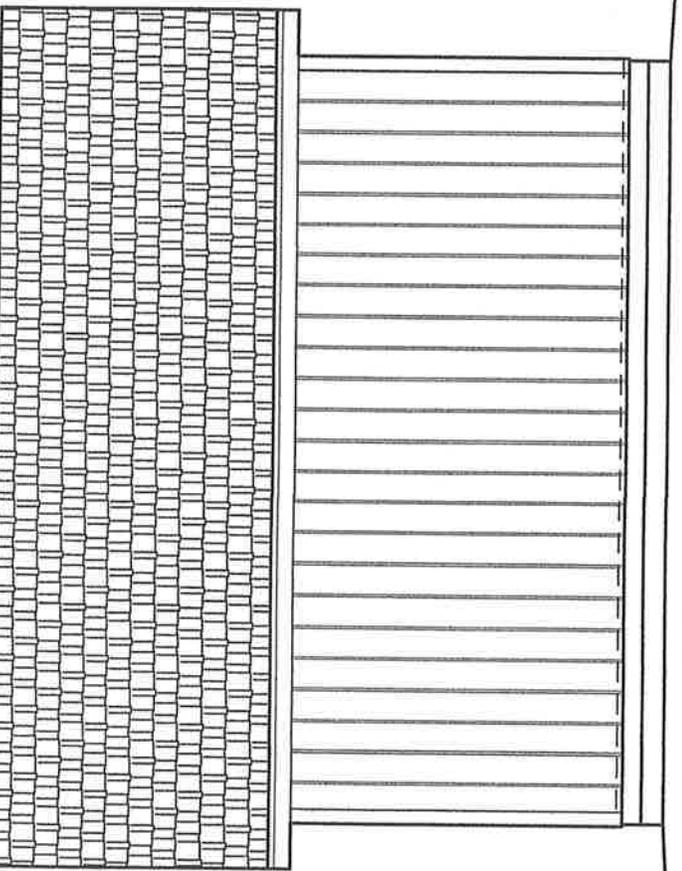
• (Shed color - gray)

Existing Area

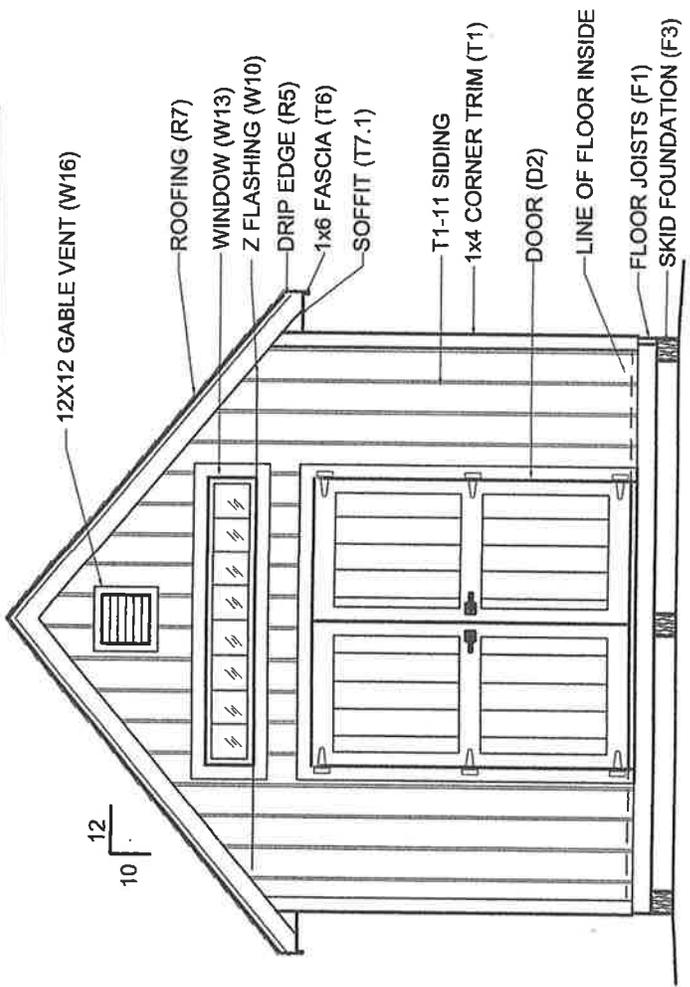




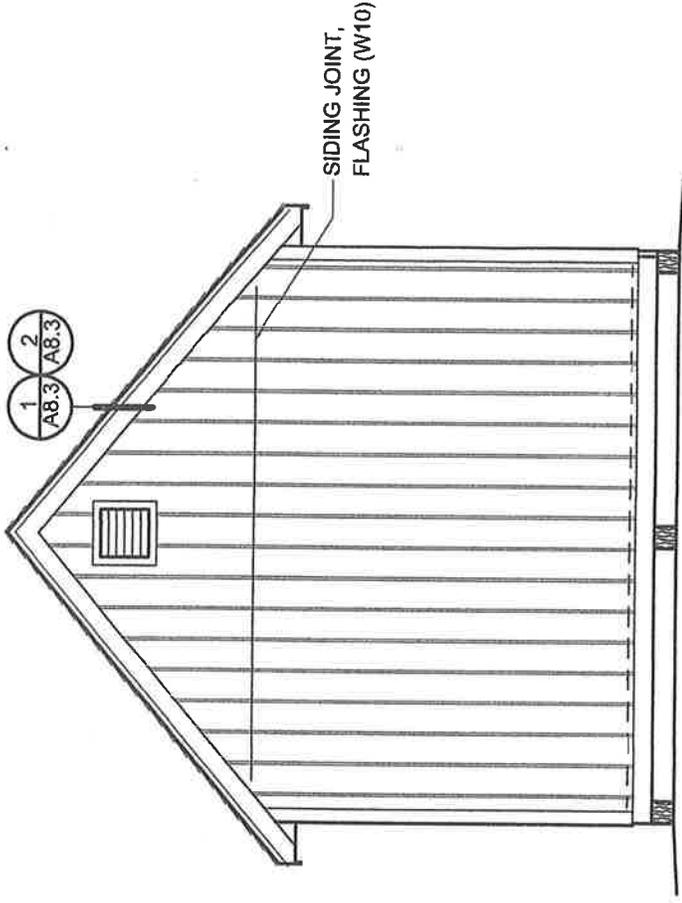
File



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

SIDING JOINT.
FLASHING (W10)

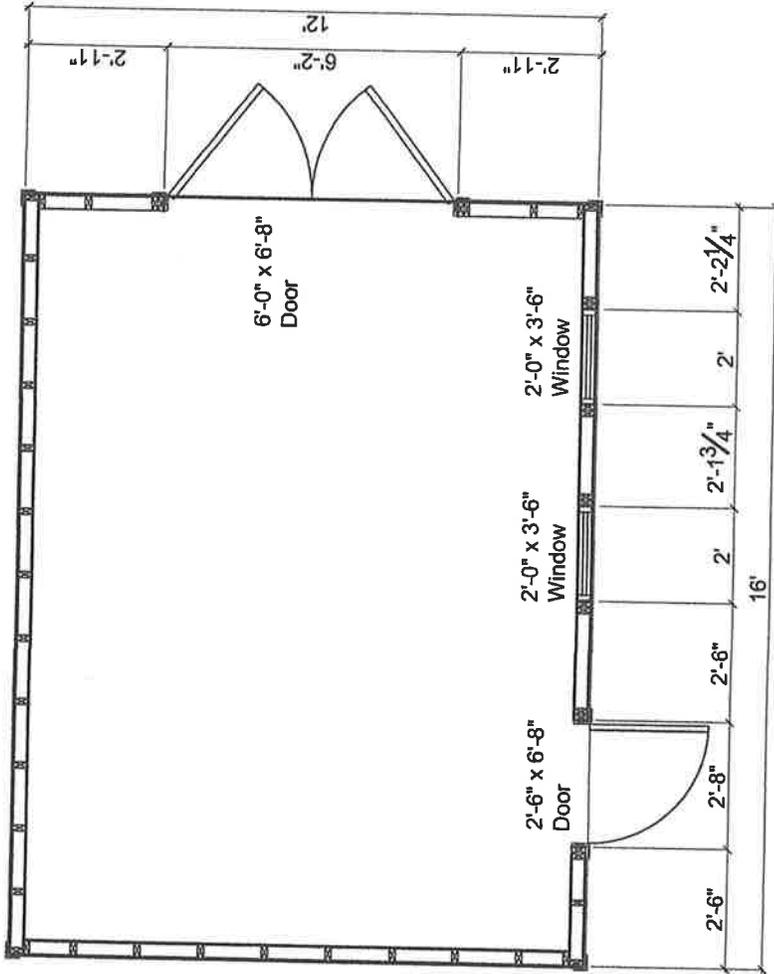
1
A8.3

2
A8.3

SIDING AND ROOFING MATERIALS

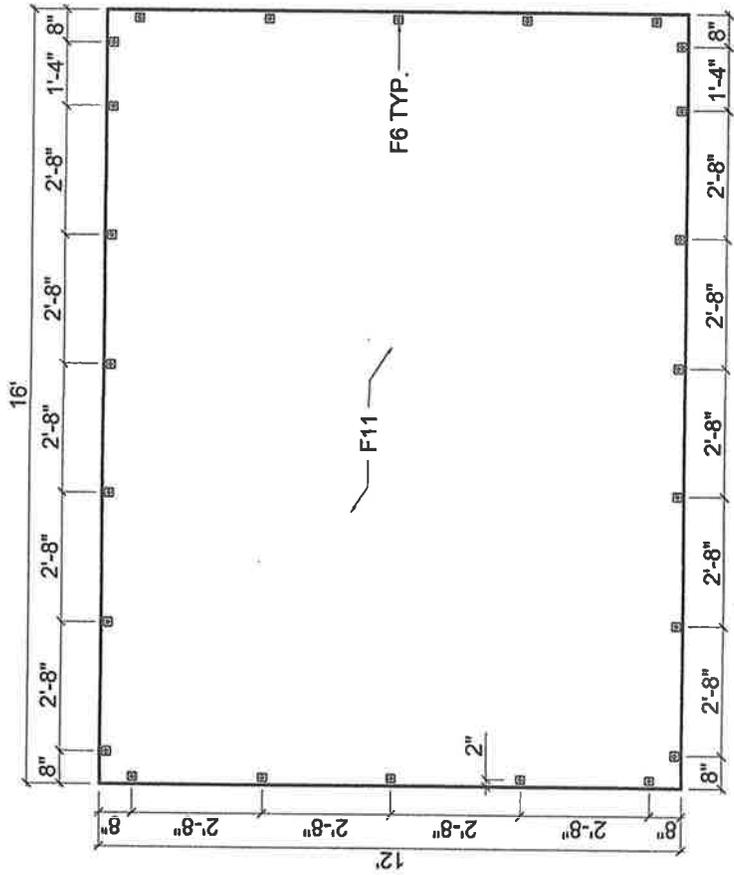
CODE	DESCRIPTION	LENGTH	QTY.
W7	4ft. x 8ft. T1-11	per plan	18
W7.1	4ft. x 8ft. Textured ply. Soffit		2
T4	1x4 Wood Trim	16'	9
T6	1x6 Trim Fascia	16'	5
R5	Roof Drip Edge	1 1/2" x 1 1/2" x 10'	9
R6	15lb. Roofing Felt	330 sf.	1 roll
R7	Shingles	330 sf.	3.3+ sq.
W10	"Z" Metal Flashing	10'	3
W12	2036 SH Window	2'-0" x 3'-6"	2
W13	6010 Fixed Window	6'-0" x 1'-0"	1
W16	Pre made gable vent	12" x 12"	2
D1	2668 Door	2'-6" x 2'-6"	1
D2	6068 Double door	6'-0" x 6'-8"	1

Ramp or stair materials are not shown



FLOOR PLAN

1/4" = 1'-0" See wall framing plans for stud layout and material take off.



CONCRETE SLAB FLOOR PLAN

Bolt layout pattern will vary depending on door location. Verify door location and install a bolt within 6" of the door opening and not in the door opening.

FOUNDATION MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
F5	1/2" Gravel	16'-0"	8
F4	#4 Rebar	1/2" x 10"	24
F6	Anchor Bolt, Washer		
F11	Concrete		

