

Village of Hales Corners, WI Building Board - Staff Report

Agenda:	Sept. 17, 2020	Item:	2.2
Petitioner:	Surprenant		
Location:	10818 W. Grange		
Request:	Demo and replace garage		

Overview:

Request to construct 24ft x 24ft garage in northeast rear yard
--

Issues to Discuss:

<p>Applicant is going before a Board of Appeals hearing on Sept. 9, 2020 for necessary variance to construct the garage at two (2) feet setbacks from the rear and side yard. Resolution of that matter will be completed prior to the Building Board on this matter. If variance is granted, structure as proposed is zoning compliant including a height of only 12ft 8in where a maximum of 15 ft is allowed in the code.</p> <p>A shed noted on the plat map could remain as the principal dwelling has a detached garage and only 1 accessory shed which is code compliant.</p>
--



10818 W. Grange Ave



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.

7 24 47 Feet

1:282



THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAI

2.2

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 20 HALE - 500085	
Zoning: R-1 Bld. Bd.: (Y) N	(BB fee separate from permit fee below)

PLEASE PRINT ALL INFORMATION

Property Owner Jerome Suprenant	Project Address 10818 W. Grange Ave
Contact Email	Owner's Phone 414-899-3453
CONTRACTOR	
Classic Builders	Dwelling Contr. # 17662 Qualifier # 17663
Address 583 W18901 Saturn Dr	Email jbollman@classicbuilderswi.com
City/State/Zip Muskego, WI 53150	Contact Name Jay Bollman Phone

Explanation and areas of work:

BUILDING IS:

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

PERMIT TYPE:

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

576 sq.ft.

771 28... 10/1/20...
 08 10818 W GRANGE GARAGE-BUI
 10:24:36 PAID 50.00

NET COST \$ 23,000
 (LESS HVAC, ELEC, PLBG)

General Contractor <u>Classic Builders</u>	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/plot with proposed structure drawn according to set backs/grading plan (if applicable)
 - Any calculations needed and or types of materials (i.e. beams, trusses)
 - N/A 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>Jay Bollman</u> Classic Builders 7/21/20		
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	<u>141.28</u>
Occupancy Permit	_____
Erosion Control	_____
Plan Examination	<u>60.00</u>
Other, seal, etc.	_____
Total Building FEES DUE	\$ <u>221.28</u>

(OVER)

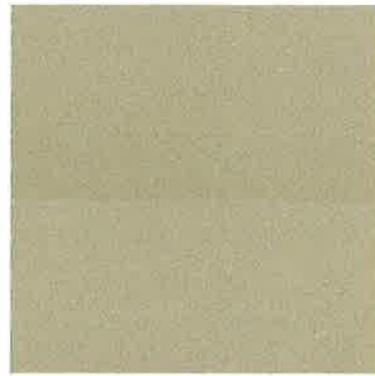
10818 W. Grange Ave



Shingles – Weathered Wood (Match House)



Siding – Desert Sand (Match House)



Trim – Pebblestone Clay (Match House)



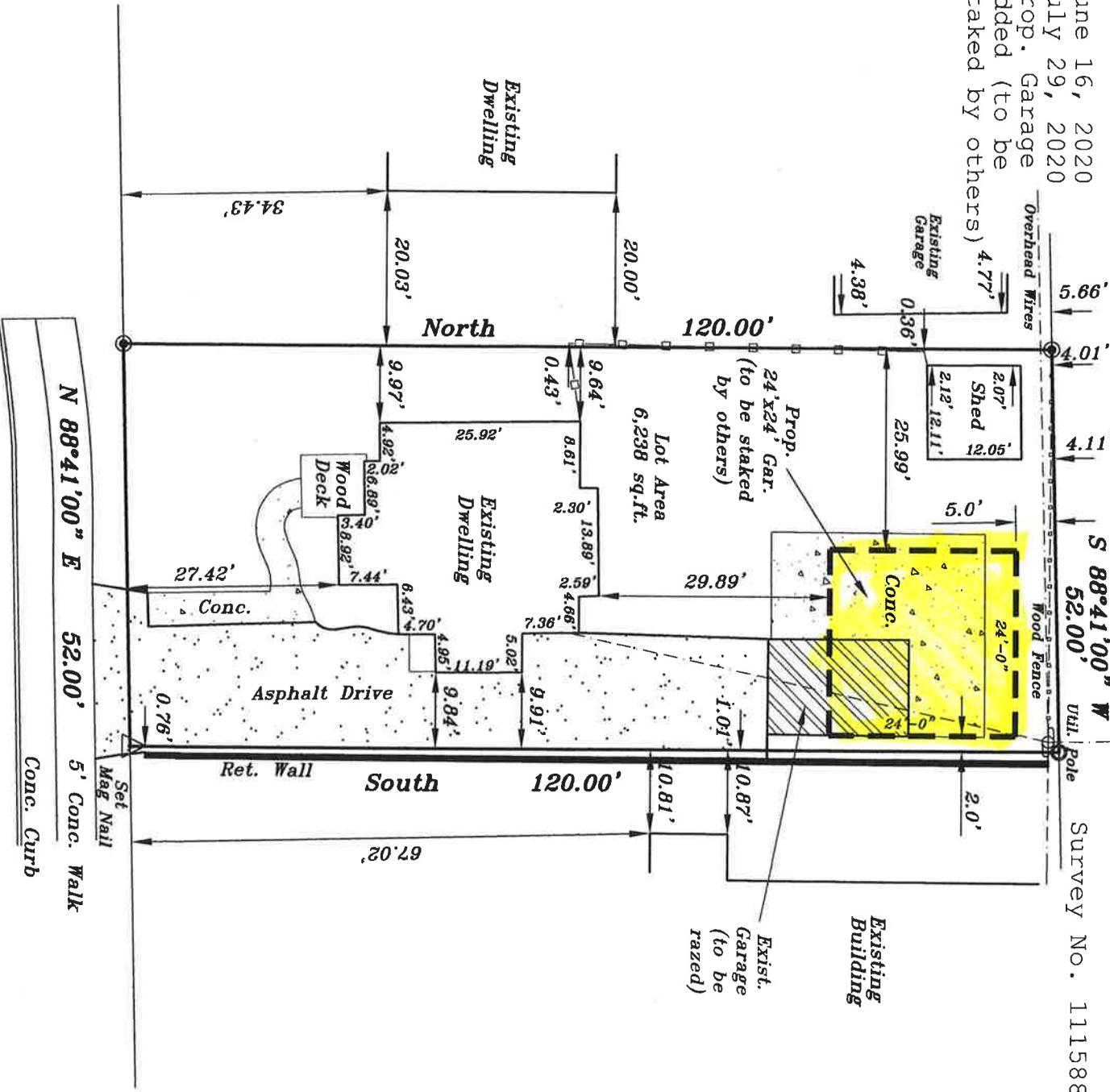
PLAT OF SURVEY

LOCATION: 10818 West Grange Avenue, Hales Corners, Wisconsin

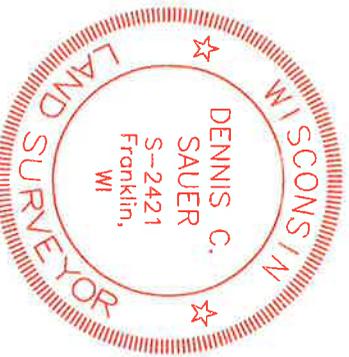
LEGAL DESCRIPTION: Lot 12 in Block 8 in **BLOSSOM HEATH SUBDIVISION**, being a part of the Southeast 1/4 of Section 30, Town 6 North, Range 21 East, in the Village of Hales Corners, Milwaukee County, Wisconsin

June 16, 2020
July 29, 2020
Prop. Garage
Added (to be
staked by others)

S 88°41'00" W
52.00'
Util. Pole Survey No. 111588



W. Grange Ave.
(110' R.O.W.)



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

9415 West Forest Home Avenue, Suite 202

Hales Corners, Wisconsin 53130
PH. (414) 529-5380

survey@metropolitansurvey.com
www.metropolitansurvey.com

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 ENCROACHMENT, 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 THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

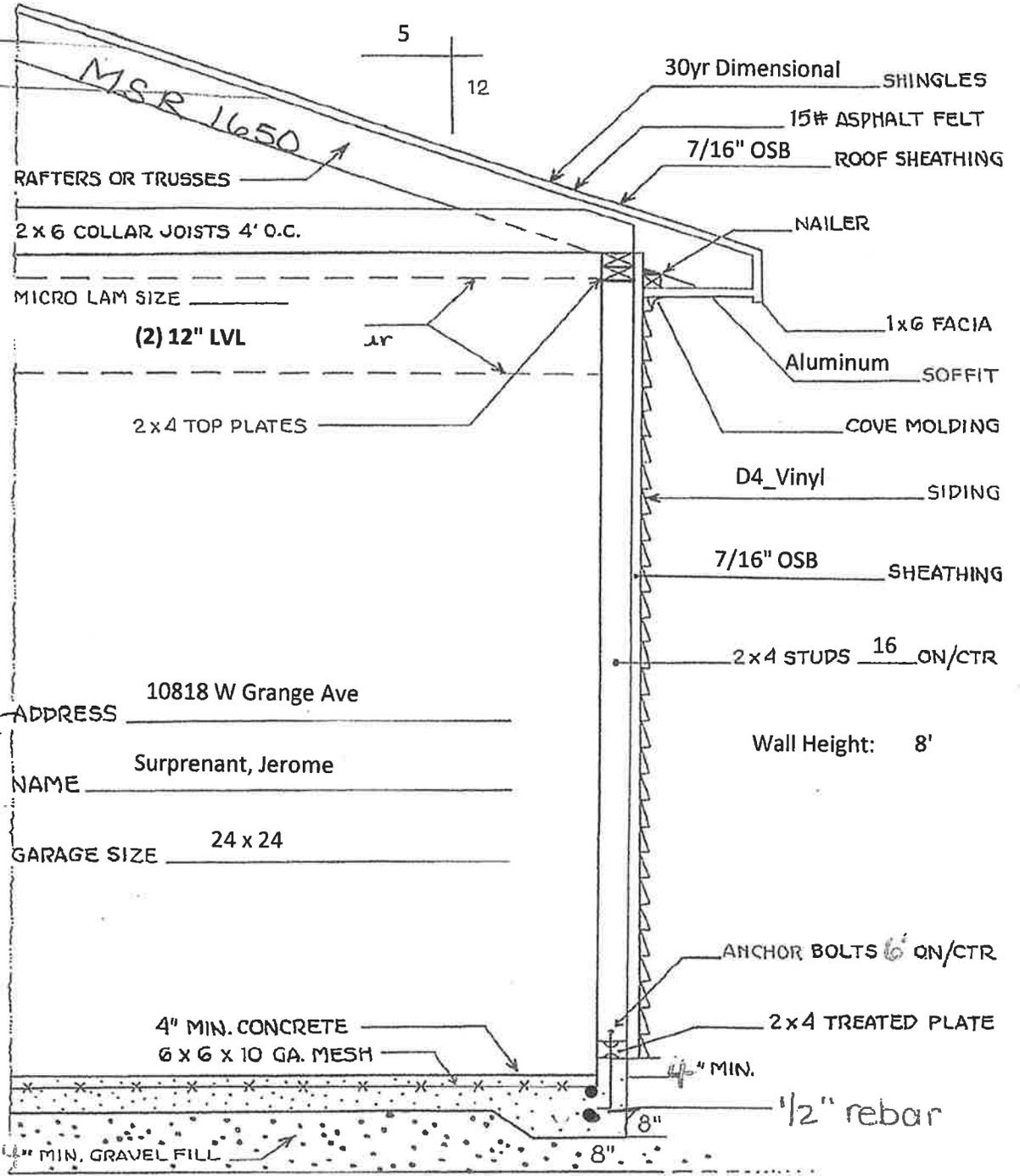
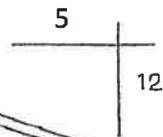
SIGNED

Dennis C. Sauer
Dennis C. Sauer

Professional Land Surveyor S-2421

- ⊙ — Denotes Iron Pipe Found
- ⊙ — Denotes Iron Pipe Set
- ⊙ — Denotes Utility Pole

Collar ties
in upper 1/3
of rafter
1x6



Window
Headers:
2-Ply 2x6

ADDRESS 10818 W Grange Ave
NAME Surprenant, Jerome
GARAGE SIZE 24 x 24

Wall Height: 8'

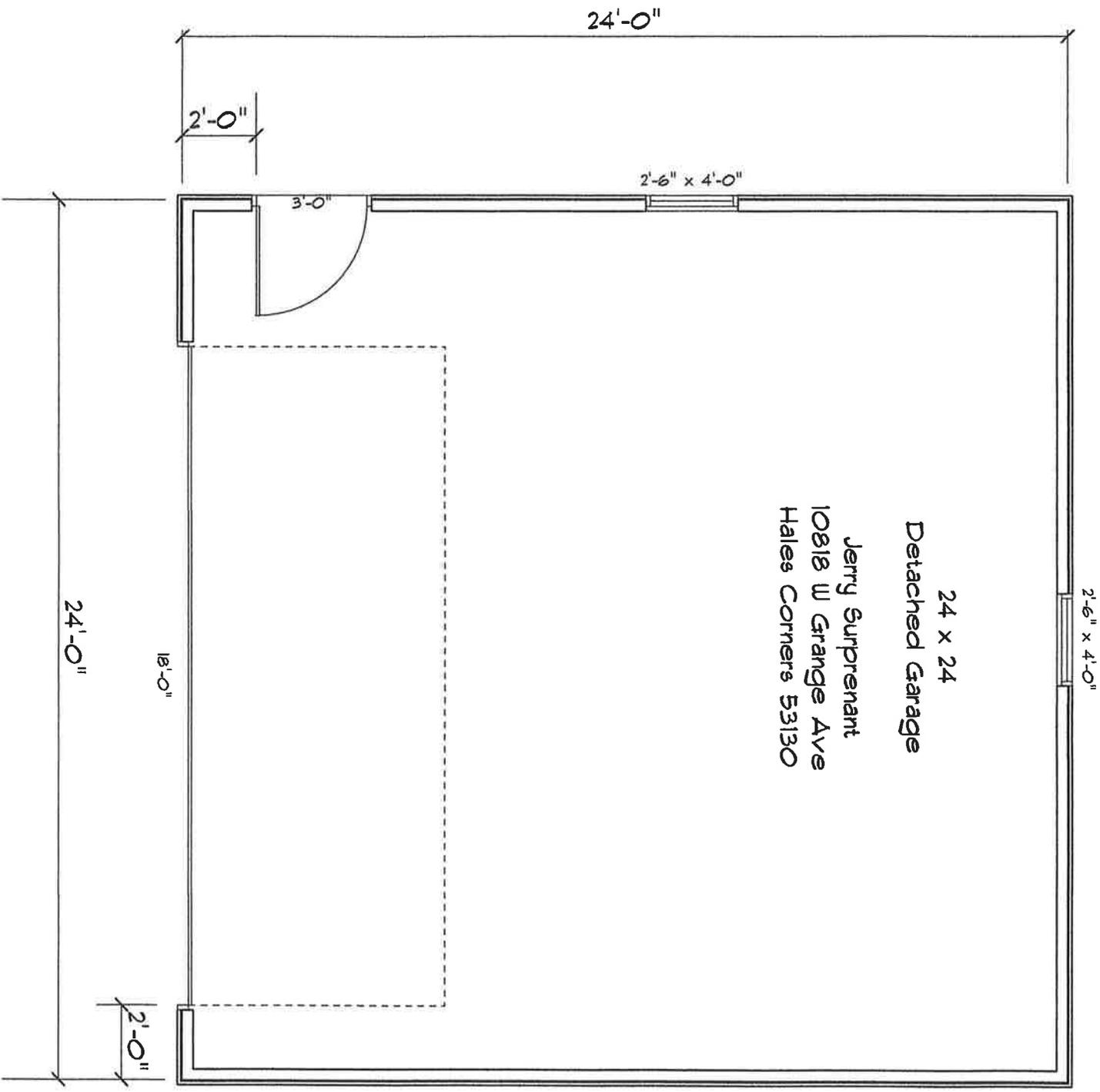
ANCHOR BOLTS 6' ON/CTR

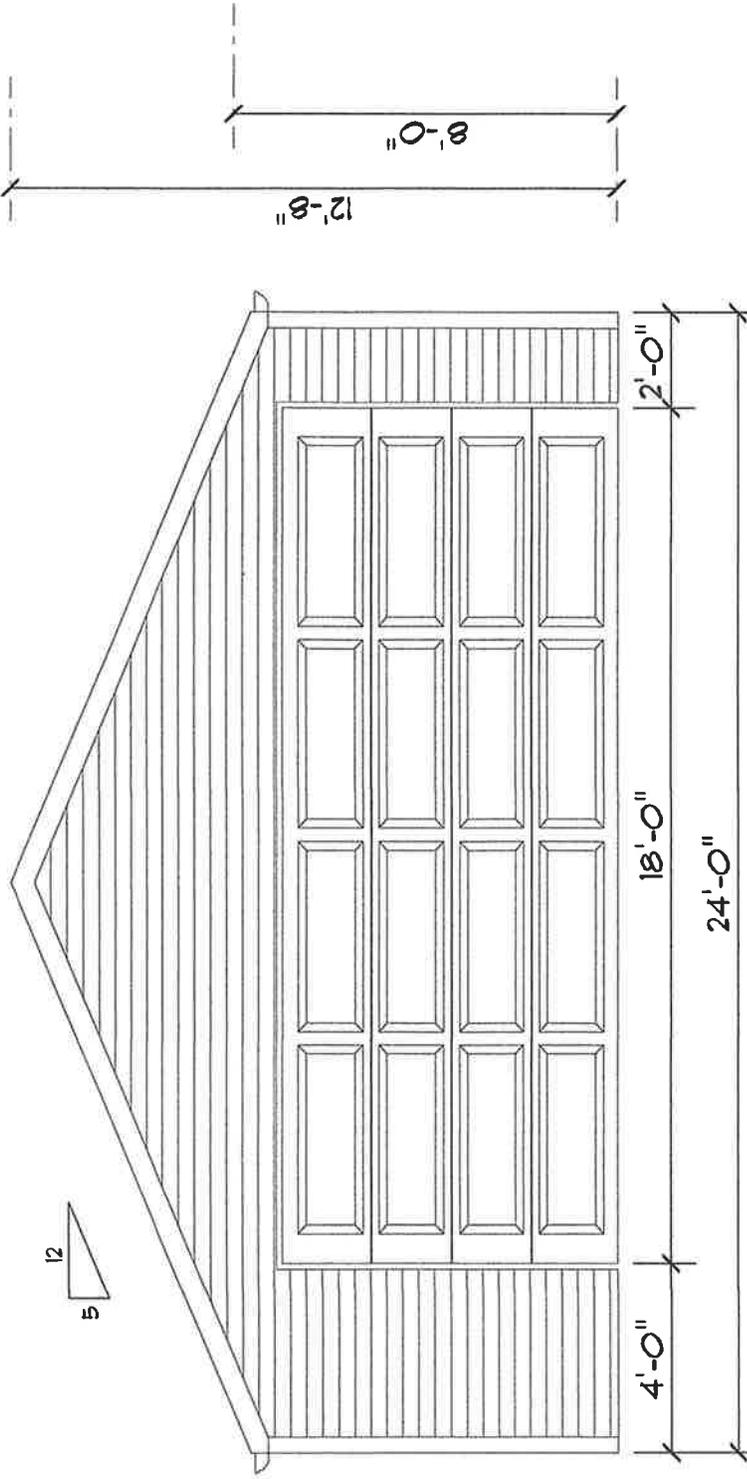
2x4 TREATED PLATE

1/2" rebar

4" MIN. GRAVEL FILL

File 10818 W. Grange





18 x 7
 OH Door -
 White

Double-4"
 Vinyl Siding -
 Desert Sand

Aluminum
 Soffit/Fascia &
 Door Trim -

Pebblestone Clay
 Seamless Gutters -
 Pebblestone Clay

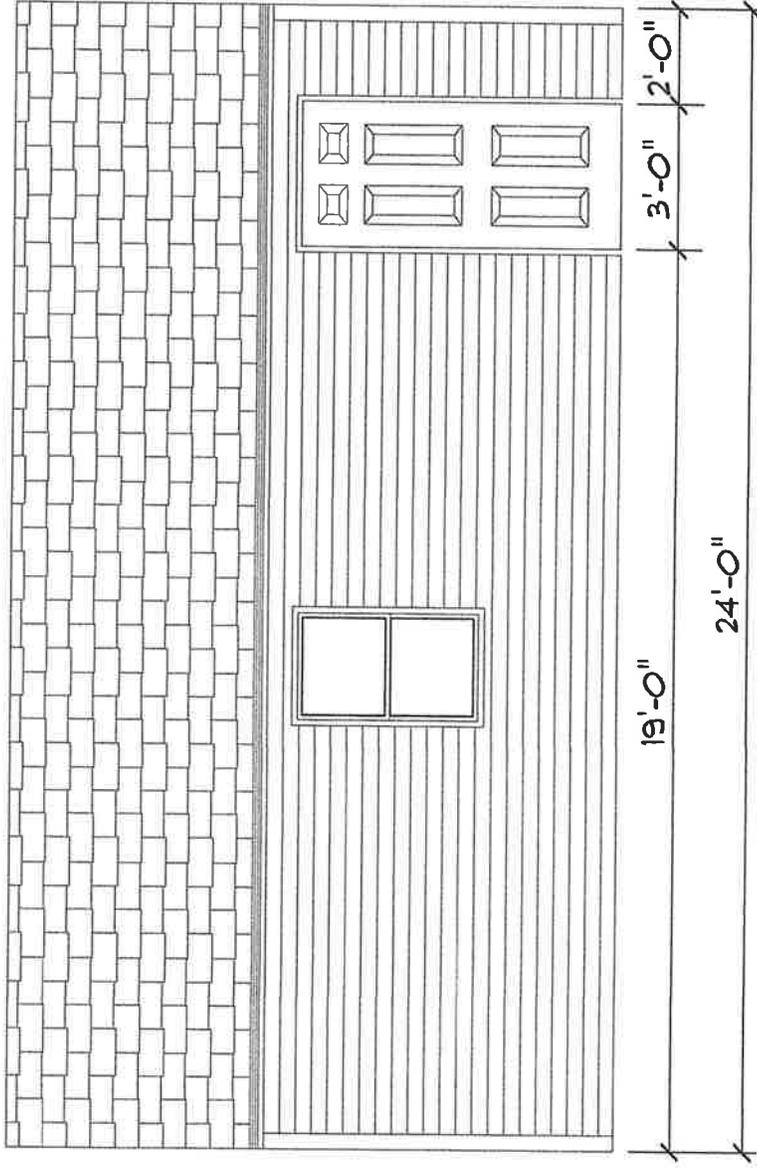
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Dimensional Shingles -
Weathered Wood

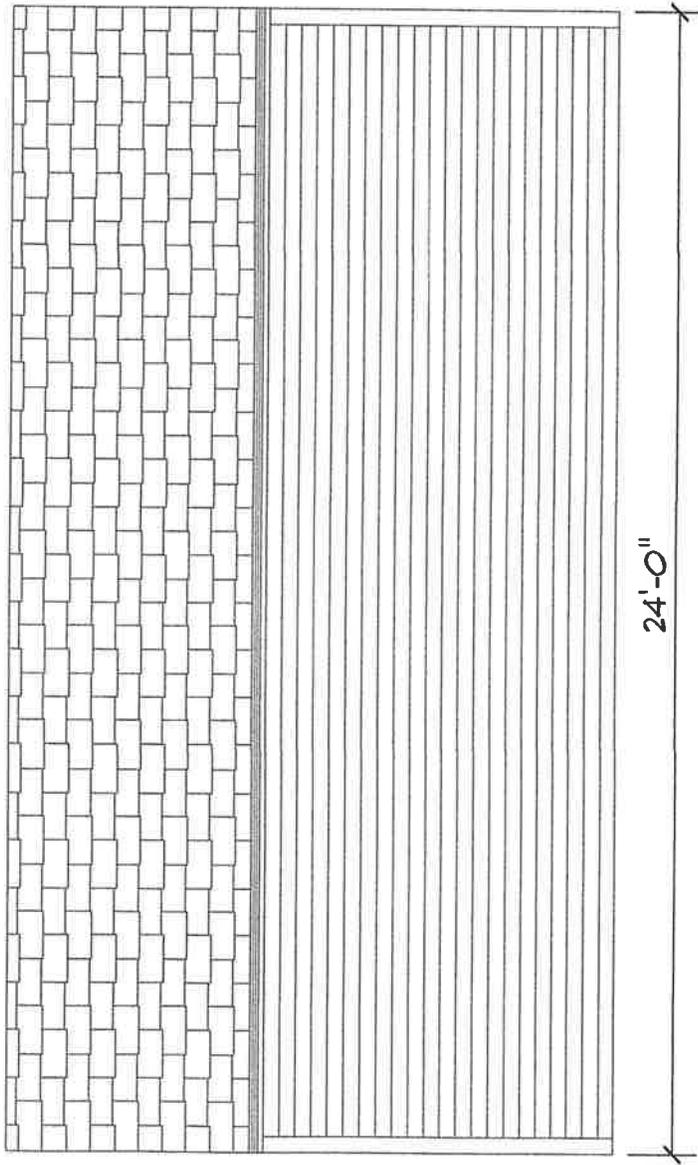
36" Fiberglass
Service Door

Approx 30x46
Single-Hung Window
(Owner Provided)



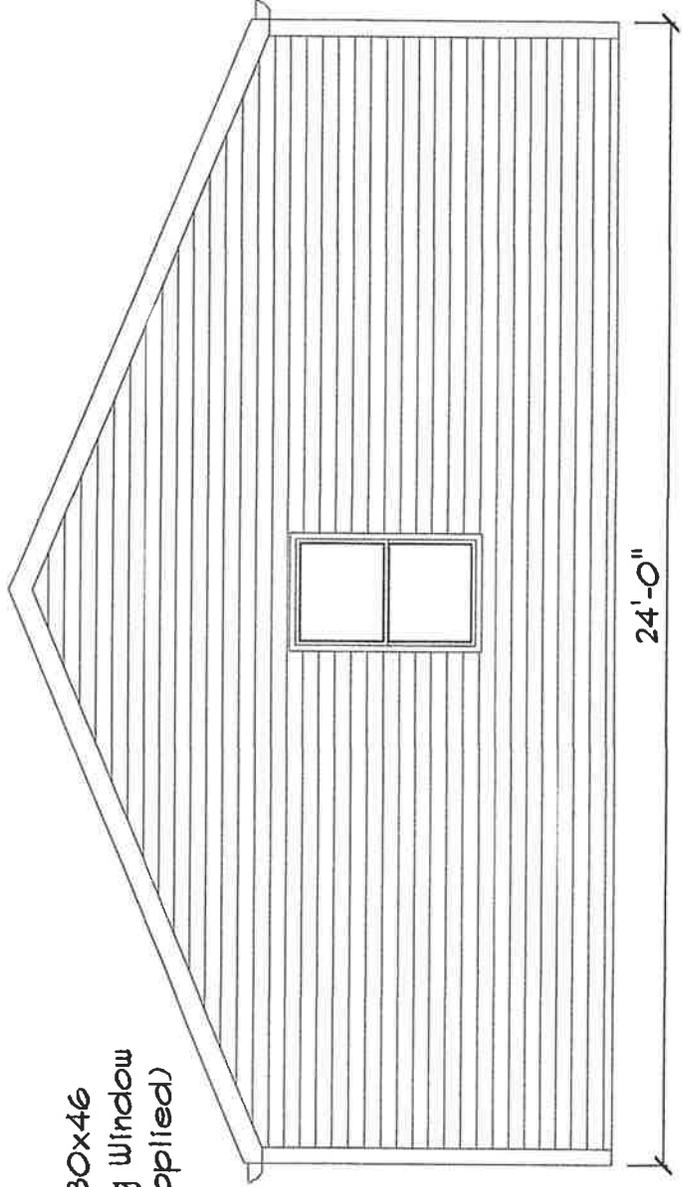
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



Approx 30x46
Single-Hung Window
(Owner Supplied)

REAR ELEVATION

SCALE: 1/4" = 1'-0"