

Village of Hales Corners, WI Building Board - Staff Report

Agenda:	October 15, 2020	Item:	2.2
Petitioner:	Wade		
Location:	11550 Haleco Lane		
Request:	Shed		

Overview:

Construct 12 x 14ft shed – 168 sq ft

Issues to Discuss:

Placement of the structure is 5 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.



Spot
168 sq. ft

MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

11550 Haleco Ln

R2



6092

6099

6101

47 0 24 47 Feet

NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_1:282
@MCMAMLS

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

WADE

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

Permit Number

2 HALE - 600098
 Zoning: R2 Bld. Bd.: Y N
 (BB fee separate from permit fee below)

Inspection scheduling: Ken Robers (414)423-2100 ext 3107 or email: krobers@greendale.org
 PLEASE PRINT ALL INFORMATION Tax Key# 701-0037-000

Property Owner <u>RICHARD AND SHERYL WADE</u>		Project Address <u>11550 HALECO LN</u>	
Contact Email <u>wade.dick@gmail.com</u>		Owner's Phone <u>414-460-4802</u>	
CONTRACTOR <u>Owner</u>		Dwelling Contr. #	Qualifier #
Address		Email	
City/State/Zip		Contact Name	Phone

Explanation and areas of work:

168 sq. ft. shed

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 14' x 12' SHED

775 28427 1 (09/21/2020)
 BB 11550 HALECO LN-BUILDING
 09/21/2020 PAID 50.00

NET COST \$ 2,500.00
 (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)
 - N/A 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.

Nick Wade 9-18-2020 _____
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: 9/21/20
 NOTES:

BUILDING PERMIT FEES

- New, Additions, Alterations 50.00
- 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.

Dick Wade
Homeowner's Signature

Date: 9-21-2020



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



47

0

24

47 Feet

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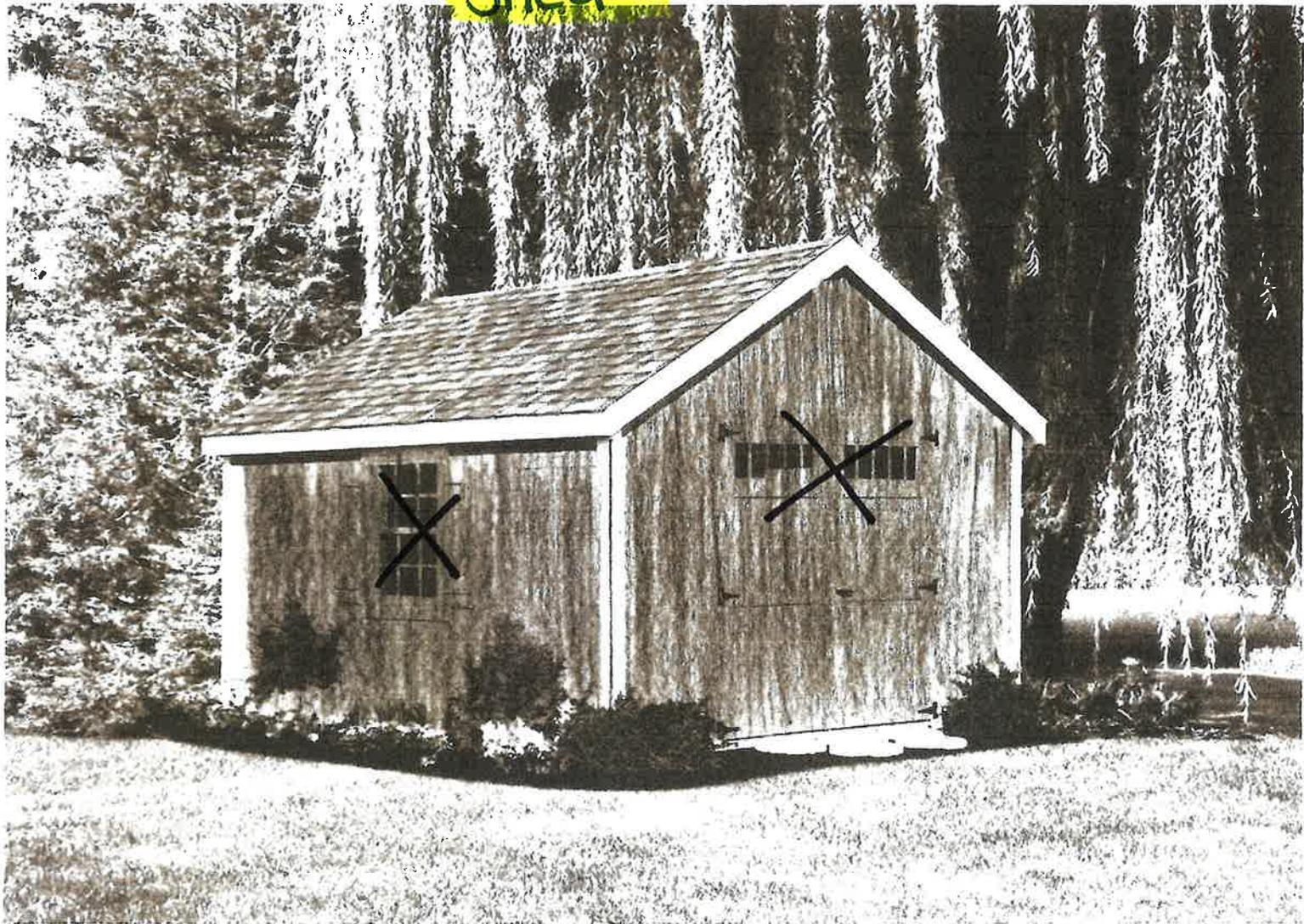
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ESRI/CAMLIS

Notes

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Shed

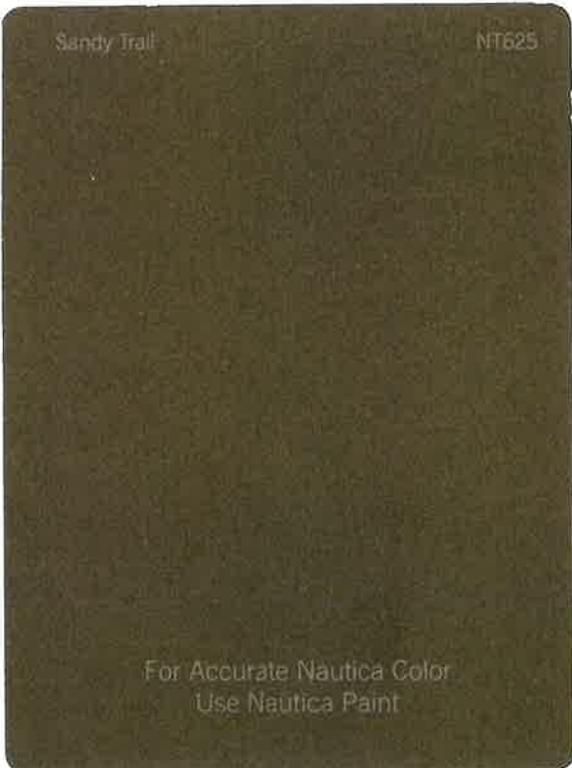


similar to but no windows * Style of shed
1' overhangs

14' wide door front

BROWN ROOF SHINGLES (matching house)

SHED colors BROWN AND CREAM/TAN
(also SIMILAR TO HOUSE which
has BROWN DOORS w/ CREAM/TAN
Fascia, trim, soffits w/ terra
cotta colored brick)



* Shed colors
7 Brown
7 Cream/tan



file



1x3" TRIM CORNERS, TOP & BOTTOM WALLS

1x6" FACIA

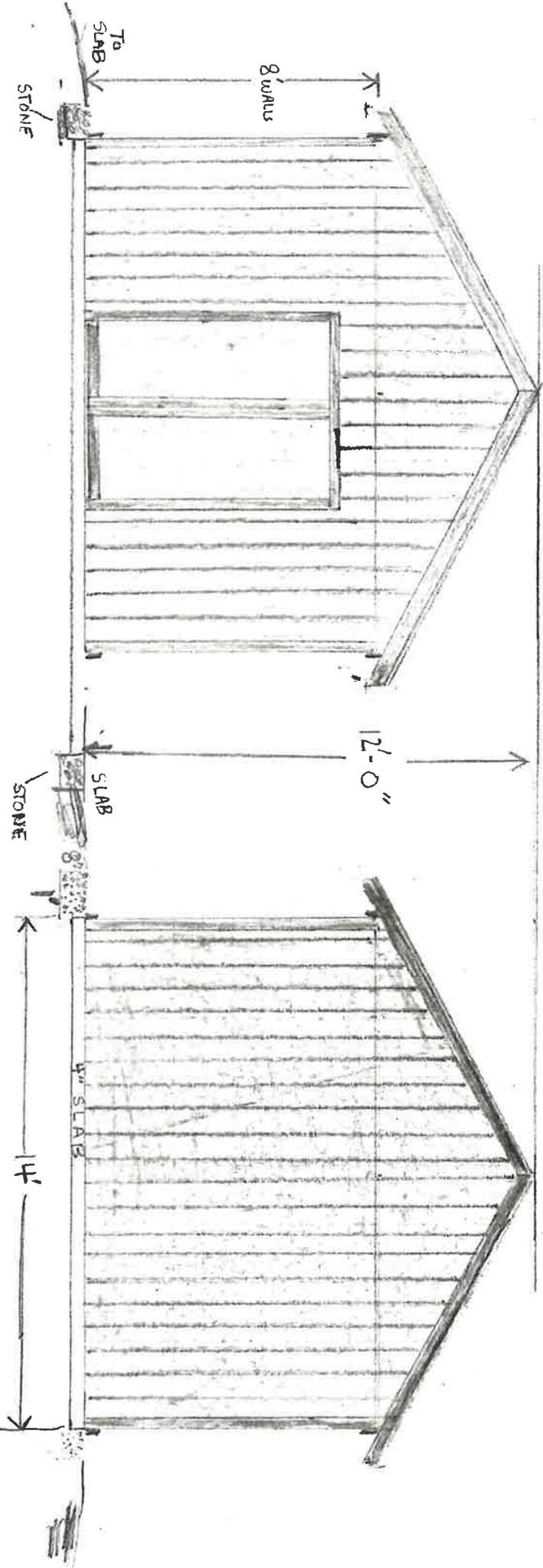
DOUBLE DOOR (2-28" x 80")

ROOF PITCH



ALL OVERHANGS 1' BLOCKING BTW. RAFTERS

PERIMETER STONE SLOPE FROM SLAB



FRONT (WEST)

REAR (EAST)

file

(EAST)



2x4'S MIN 16" OC

AC2
PRESSURE TREATED SILL PLATE
ON
SLAB

5/8" SAWWEDGE ANCHORS X 5"
2 3/4" EMBEDMENT DEPTH
(MIN.) 7,125 lbs
(1' from CORNERS AND MIN. 4")

BLOCKING - 2x4

DOOR HEADER

2x6
1/2"



26 - 5/8" X 5" WEDGE BOLTS

EXISTING SLAB

DOOR RO 5 1/2"
2 - 2'-4" X 6'-8" DOORS

5'-0"

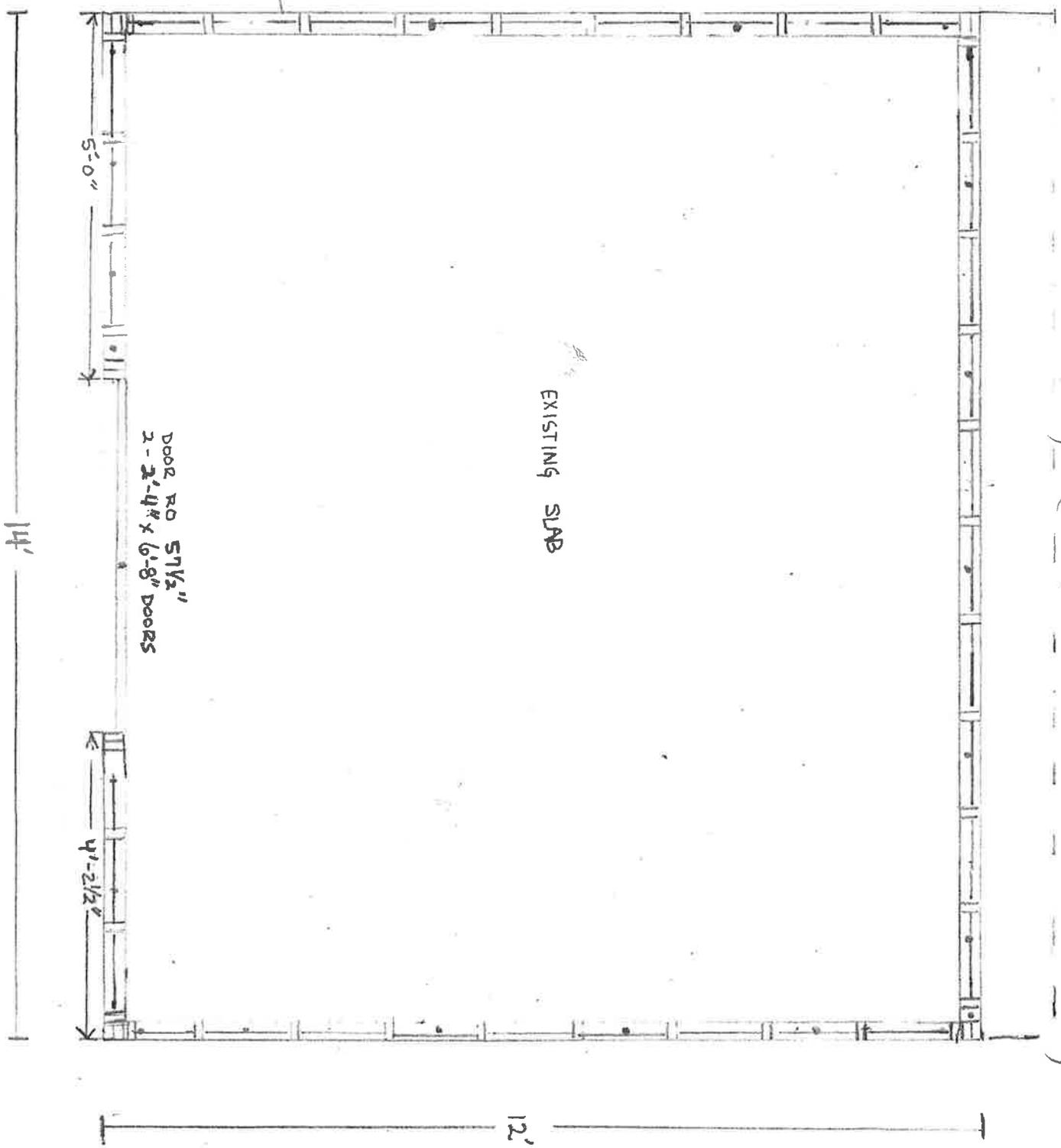
14'

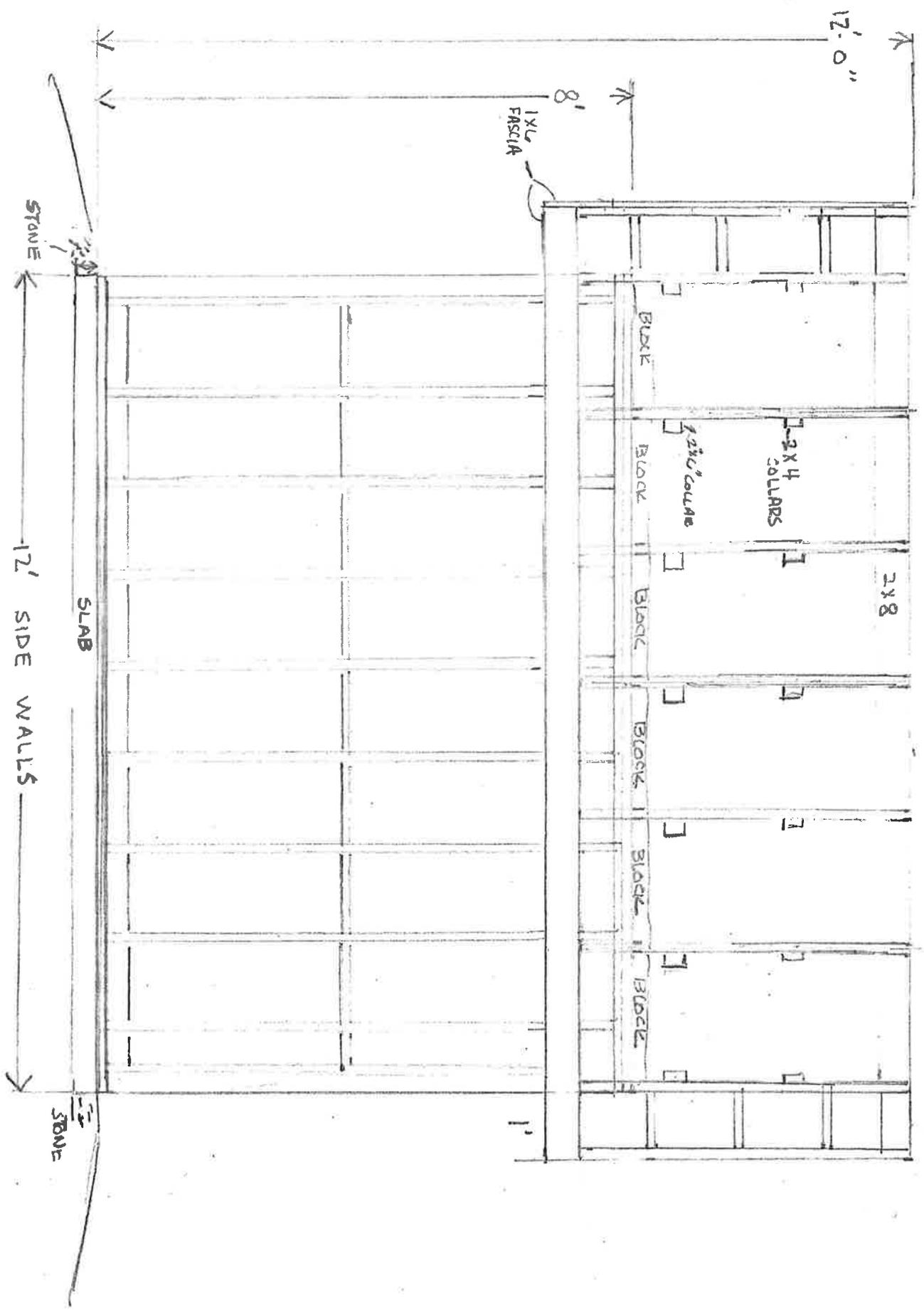
4'-2 1/2"

12'

11-4-11

FOOT PRINT
(INJECT)





(EARTH VIEW) NORTH and SOUTH

12'-0" ROOF PEAK

12/6

TOP OF WALL - 8' (2-2x4" TOP PLATE)

DOOR RO TRIMMER HEIGHT : 81 1/8"

5/8" OSB w/ 2x4 RAFTERS w/ 2x6 BRACKETS

12 1/8"

COLLAR TIES 2x4"

RIDGE SUPPORT 2x4"

2x6

COLLAR TIES

2x6 w/ 1/2" ply center

RO 57 1/2" (2-2-4" x 6-8" DOORS)

2x4 NAILER

5'

EXISTING SLAB

4'-2 1/2"

4" SLAB (TOP) SUB AWAY

STONE

FRONT WALL 14'

BACK WALL - NO DOOR (2x4 STUDS MIN. 16" OC)

