

# DOUGLAS CHIMENTI BACKYARD SHED

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: April 14, 2020

Item No. IV. C.

## General Information

Applicant:	Douglas Chimenti
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	587 Rosedale Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

## Proposal:

The applicant is requesting approval of a backyard shed to be centered in the rear yard of his property at 587 Rosedale Drive and 3 feet from the west property line. The proposed shed measures 10' X 14' (140sf) and will have a height of 12 feet. The shed walls will be of T1-11 wood siding painted to reflect the color of their home. The front of the shed will have a double-door system and the rear elevation a single-door. The sides will include a 3' X 3' window on each side

Commissioners are reminded that **Section 17.0603. E.** of the Zoning Code states, **Accessory Structures under 150 square feet such as garden or utility sheds, shall be placed or erected in the rear yard provided that no such structure shall be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall not be located closer than 3 feet to any property line.**

## ***Planner's Comments:***

My review of these plans indicates full compliance with the dimensional requirements of the code and therefore approval should be conditioned on the following:

- The applicant securing a building permit prior to installation.

**All new services and upgrades shall be  
done underground per Ordinance 1995-07.**

262-346-4577 <b>SAFEbuilt.</b>	<b>WI UNIFORM PERMIT APPLICATION</b> hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO.  TAXKEY#
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<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIENSVILLE</u> COUNTY: <u>Ozaukee</u>	<b>PROJECT LOCATION</b> (Building Address) <b>587 ROSEDALE DRIVE</b>	<b>PROJECT DESCRIPTION</b> <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY <b>Storage Shed and Fence</b>
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Owner's Name <b>DOUGLAS CHIMENTI</b>	Mailing Address - Include City & Zip <b>587 ROSEDALE DRIVE, Thiensville 53092</b>	Telephone - Include Area Code <b>760-267-8683</b>
Construction Contractor (DC Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

<b>PROJECT INFORMATION</b>			Subdivision Name <b>Laurel Acres Addition No. 5</b>			Lot No. <b>4</b>	Block No. <b>26</b>																					
Zoning District	Lot Area	Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																					
<b>1a. PROJECT</b>	<b>3. TYPE</b>		<b>6. STORIES</b>		<b>9. HVAC EQUIPMENT</b>		<b>12. ENERGY SOURCE</b>																					
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial		<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
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<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>		<b>7. FOUNDATION</b>		<b>10. PLUMBING</b>																							
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD		<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____		Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																							
<b>2. AREA</b>		<b>5. ELECTRICAL</b>		<b>8. USE</b>		<b>11. WATER</b>																						
Basement <u>1535</u> Sq. Ft.	Living Area <u>1619</u> Sq. Ft.	Garage <u>441</u> Sq. Ft.	Other _____ Sq. Ft.	TOTAL <u>3595</u>	Entrance Panel Size: <u>100</u> amp Service: ___ New ___ Rewire <input type="checkbox"/> 1 Phase <u>220</u> volts <input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Overhead Power Company: <u>we</u>		<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____																					
						<b>13. HEAT LOSS (Calculated)</b>																						
						Total _____ BTU/HR																						
						<b>14. ESTIMATED COST</b>																						
						\$ <b>10,000</b>																						

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): DOUGLAS CHIMENTI    SIGN: [Signature]    DATE: 17MAR2020

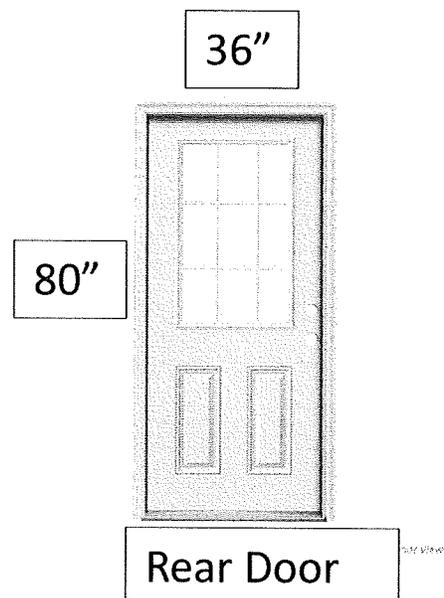
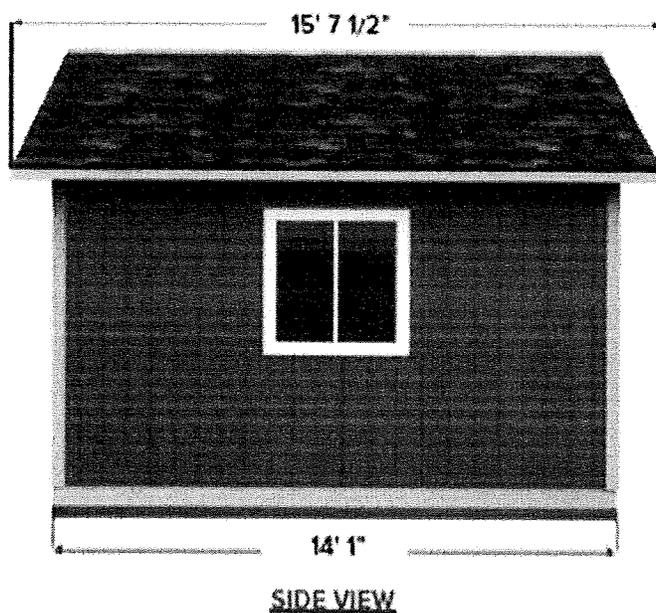
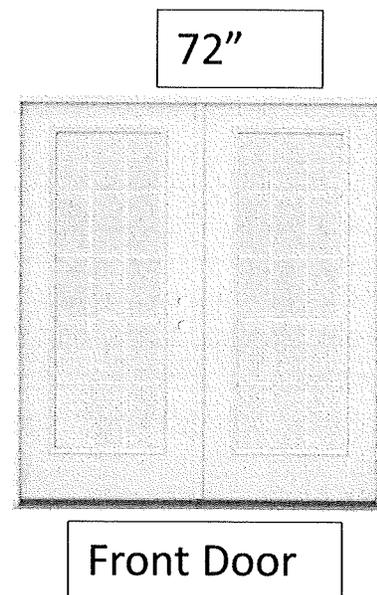
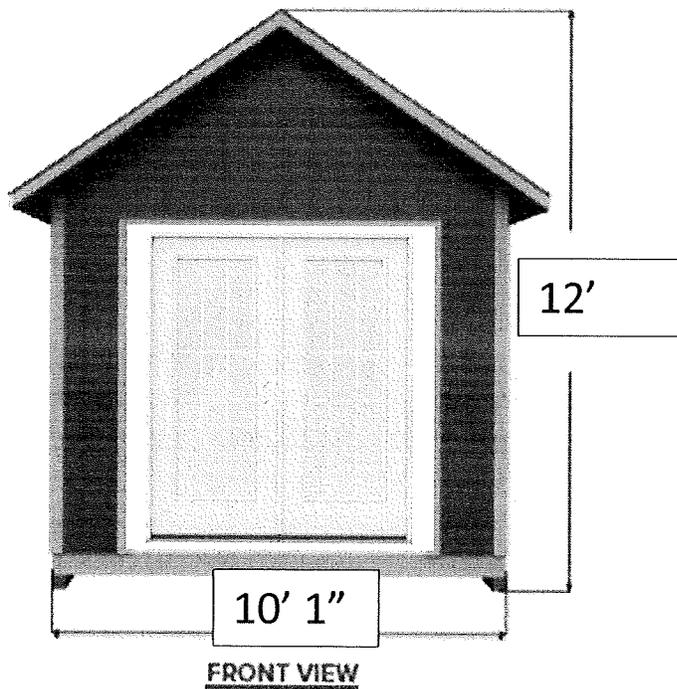
**APPROVAL CONDITIONS**    This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

**INSPECTIONS NEEDED**    Building     Footing     Foundation     Rough     Insulation     Bsmt. Fl.     Final  
 Electric     Rough     Service     Final    Plumbing     Rough     Underfloor     Final    HVAC     Rough     Final

<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<b>RECEIPT</b>	<b>PERMIT EXPIRATION:</b>
		CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.
		<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>	
		Name _____ Date _____ Certification No. _____	

## BASIC OVERVIEW AND DIMENSIONS

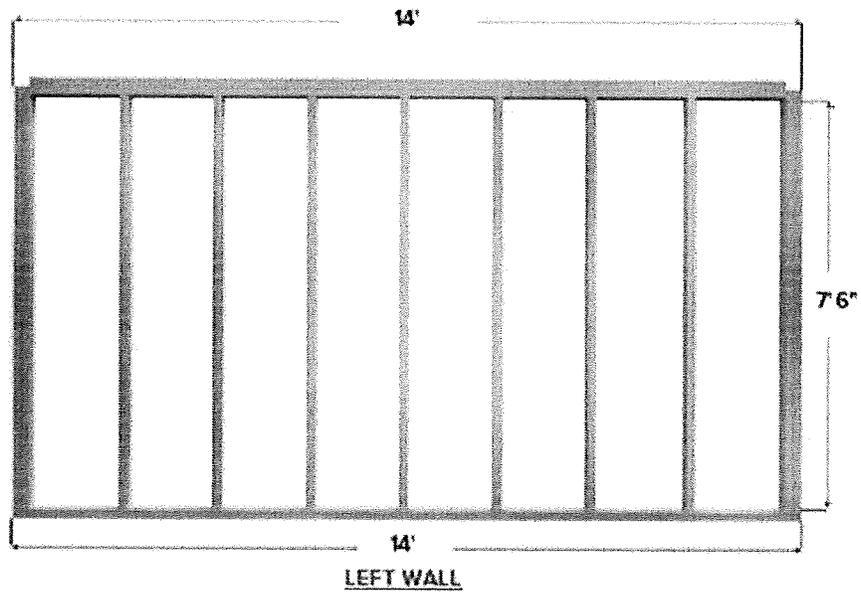
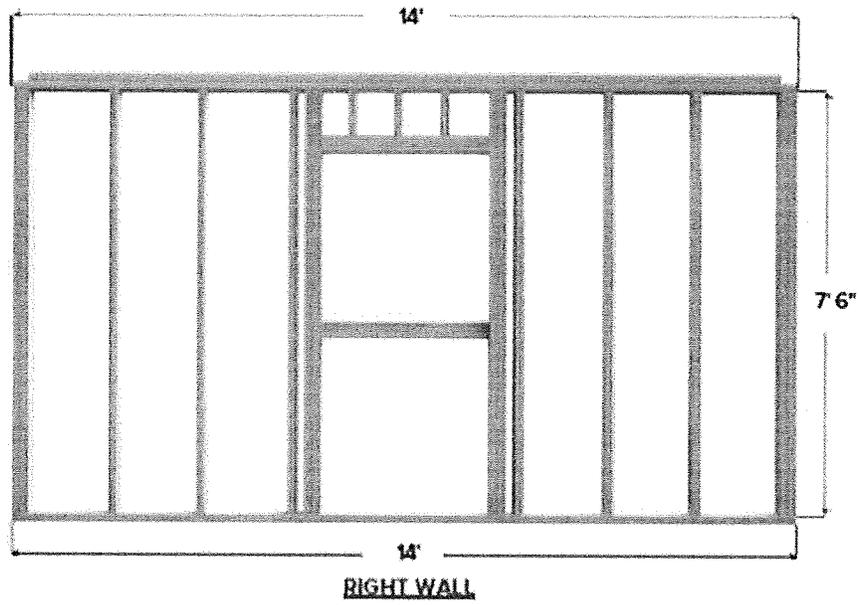
This 10x14 gable shed is quite spacious and exquisite, and can be used for storing your supplies, furniture and even setting up your pool table. It has an overall height of 12 feet and 5 1/2 inches including the roof and a width of 10 feet and 1 inch. The width from the side is 14 feet and 1 inch. The total width of the roof is 15 feet and 7 1/2 inches. There is a huge door in front with 7 feet and 1 inch of height and 7 feet and 4 inches of width. There is a small window with a width of 3 feet and height of 3 feet. The window and the door should be built independently or should be purchased separately, and is not included in this shed plan. Follow the manufacturer's instructions to install the window and the door.





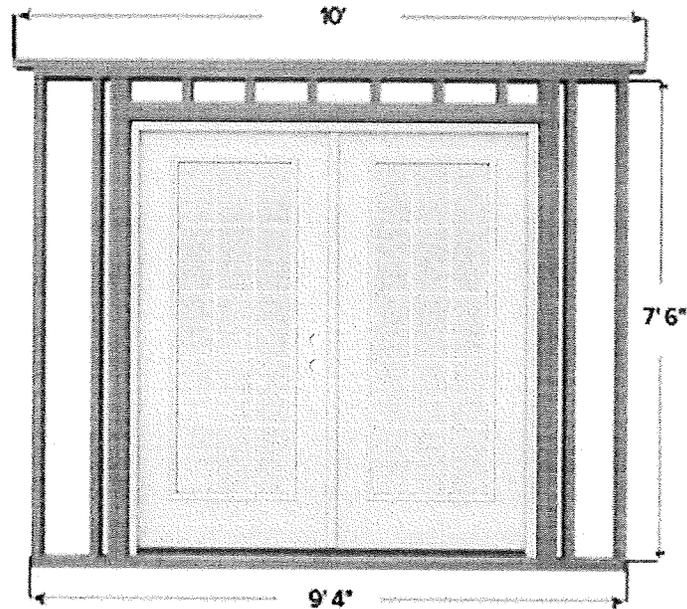
## WALL STRUCTURES

Once the foundation and floor are in place, the next step is to start working on the right and left wall. Both the walls will have a width of 14 feet and a height of 7 feet and 6 inches. The right wall will have a 3x3 area designed for the window installation. Once designed, install T-11 siding on the walls with galvanized nails before installing the window.

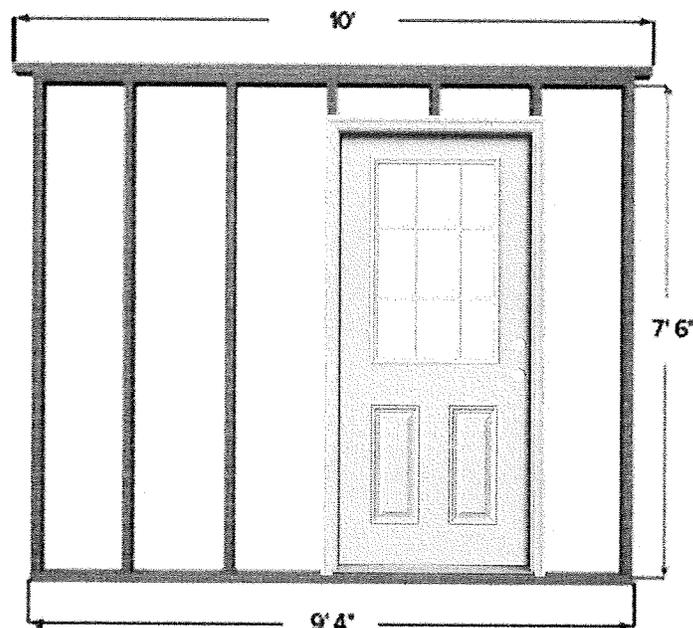


## WALL STRUCTURES

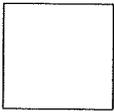
After the right and left wall, it's time to create the front and back wall. The width of both the walls is 10 feet from the top and 9 feet and 4 inches at the bottom. The height of both the walls should be 7 feet and 6 inches. Use pressure heated timber to construct the wall frames with plates, cripple studs, and L joints to assemble the parts. Use 3/12 inches galvanized nails to attach the frames together. Once the structures are built, use T1-11 on the walls with galvanized nails and exterior screws.



FRONT WALL

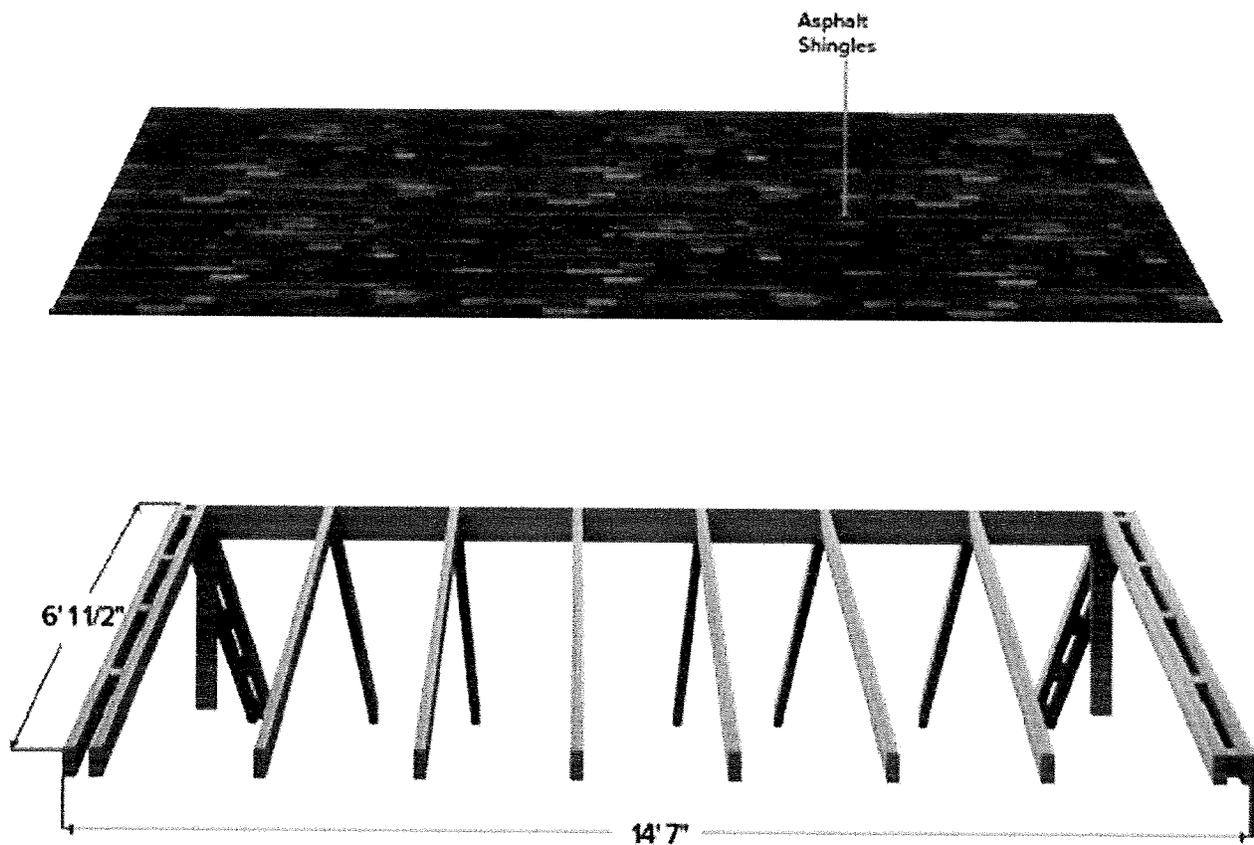


BACK WALL



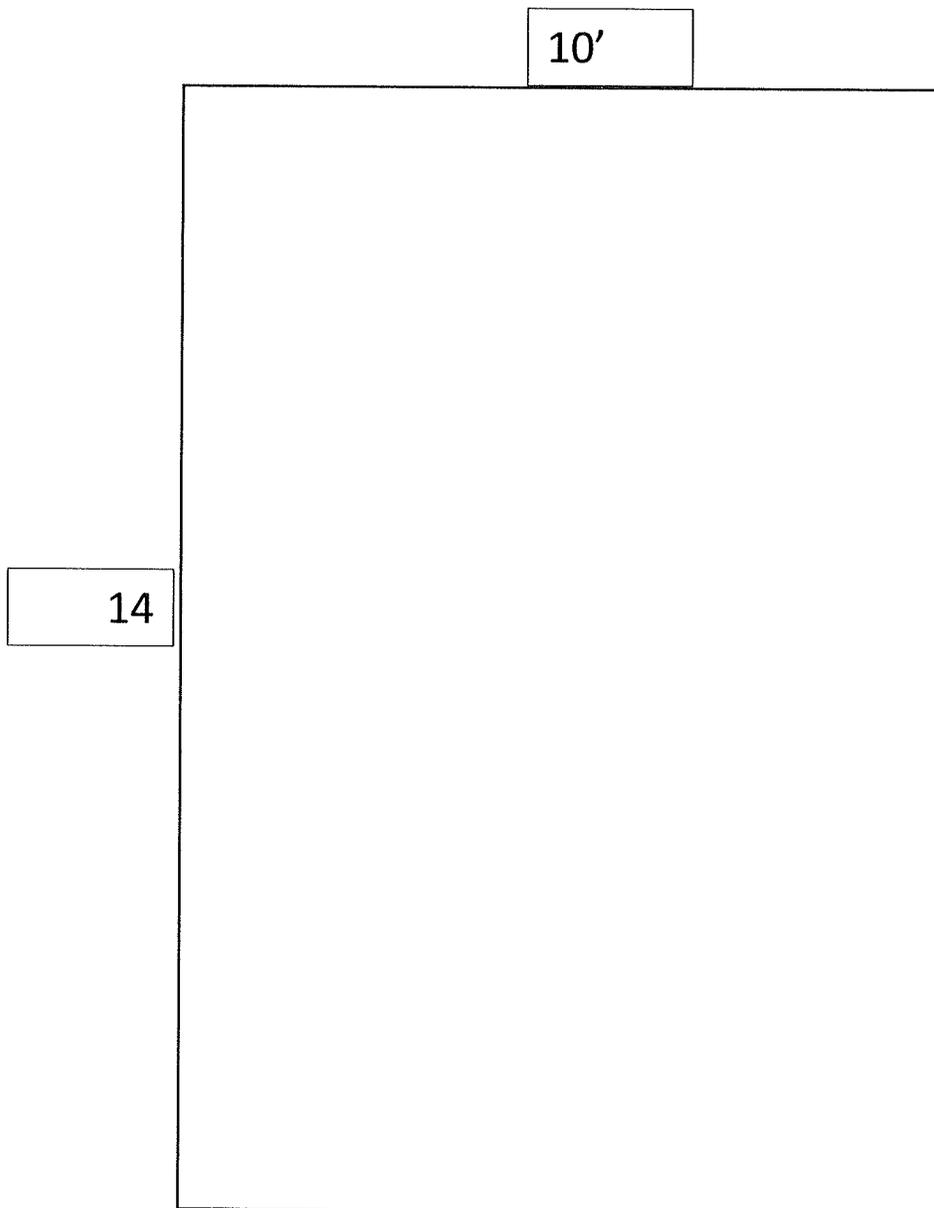
## ROOF SECTION

Once the wall structures are in place, you will start working on the roofing. The roof is the most complex structure of the shed and will require additional help or pre-designed parts. Your roof needs to be well assembled with no weak spots for water leakage. Start with constructing the trusses of the roof. Make sure all the trusses are identical in shape. You will create 10 rafters each sides spread over a width of 14 feet 7 inches with equal space in between each as shown in the figure. Install T1-11 on the two outer most trusses using galvanized nails.



# Foundation

Foundation will be poured concrete slab. Footing will be 12 inches wide by 12 inches deep. Floor will be 4 inches thick.



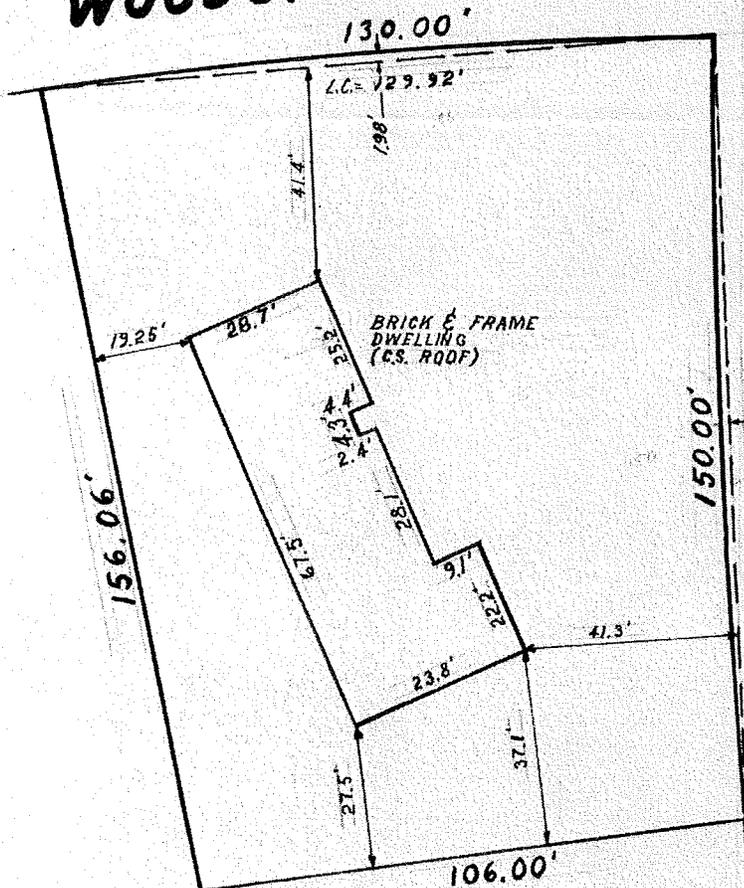
REGISTERED LAND SURVEYORS  
**MILTON H. SCHMIDT, Pres.**  
**CLARENCE H. PIEPENBURG, Vice-Pres.**  
**JAMES A. EIDE, Sec.-Treas.**

**BADGER SURVEYING CO., INC.**

**PLAT OF SURVEY**

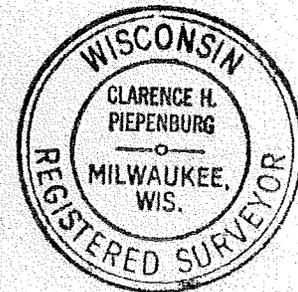
Property at Rosedale Drive Carl Stark - Owner  
 Legal Description: Lot 4, Block 26, in Laurel Acres Addition No. 5, being a subdivision of Lot 12, Block 1, Assessor's Plat of the Village of Thiensville, in the South West 1/4 of Section 14, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

**WOODSIDE (60 FT.) LANE**



**ROSEDALE DRIVE (60 FT.)**

SCALE  
 1" = 30'



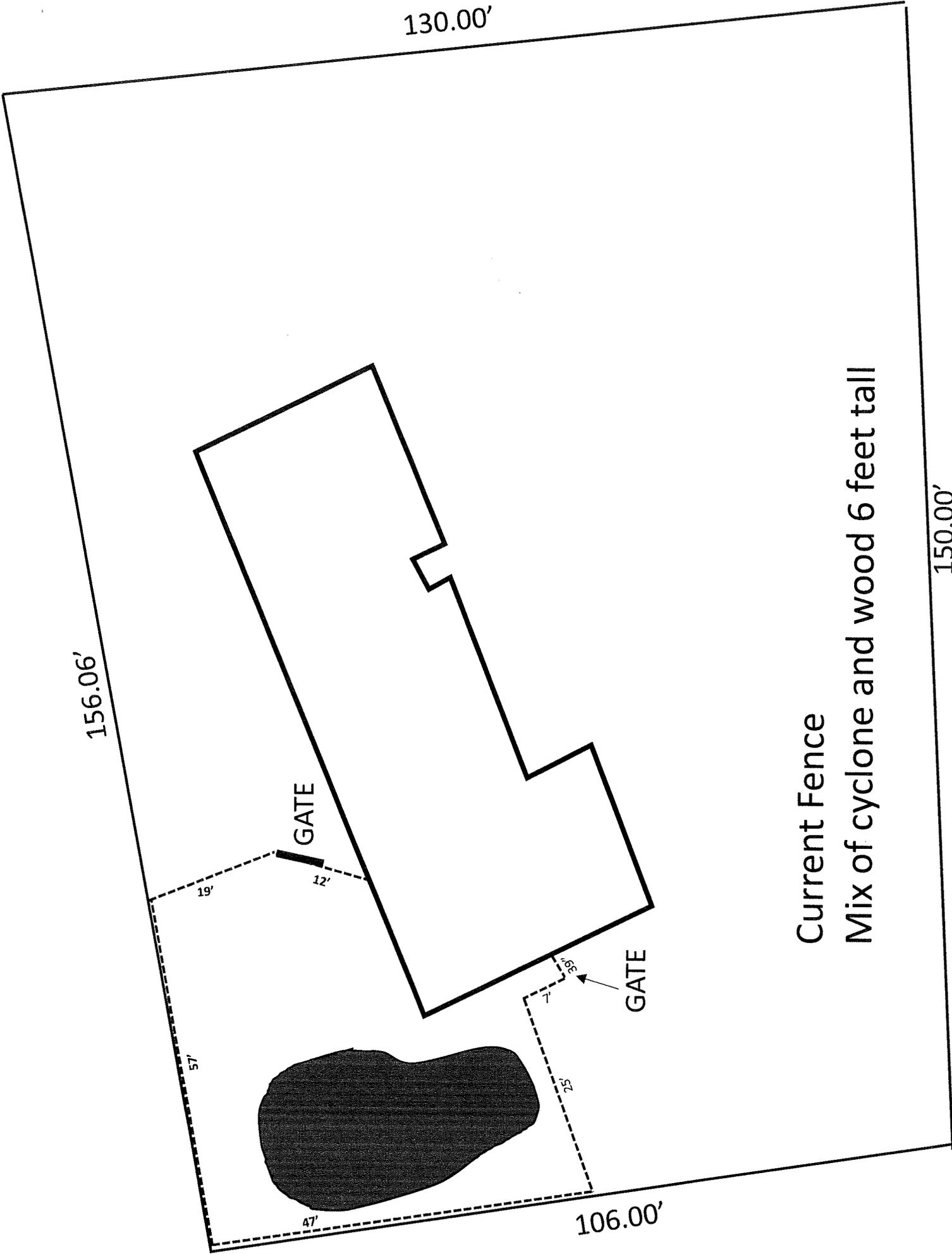
Prepared for PRUDENTIAL INSURANCE COMPANY

State of Wisconsin, }  
 County of Milwaukee } ss.

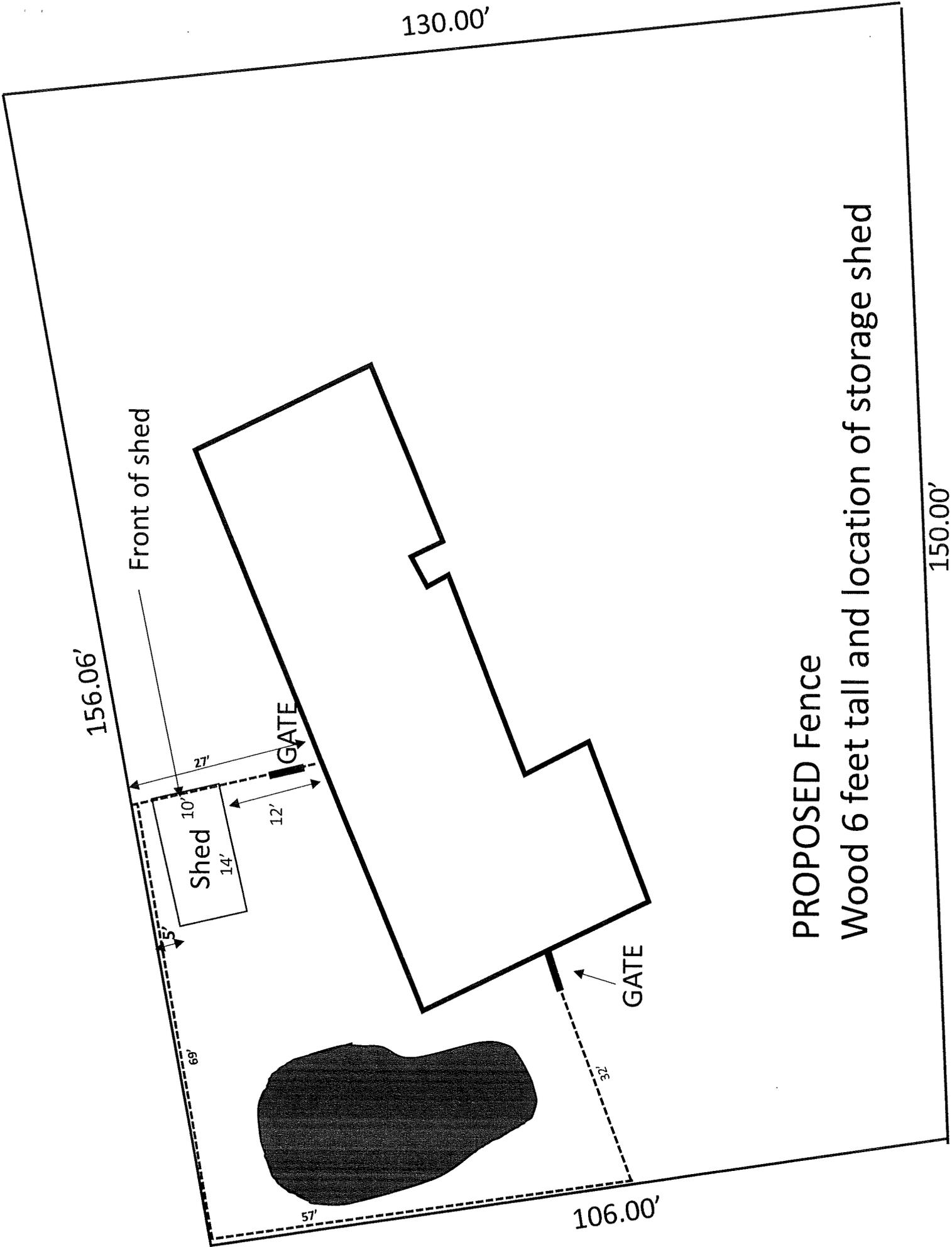
I hereby certify that on the 19<sup>TH</sup> day of FEBRUARY, 1940, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 60-101

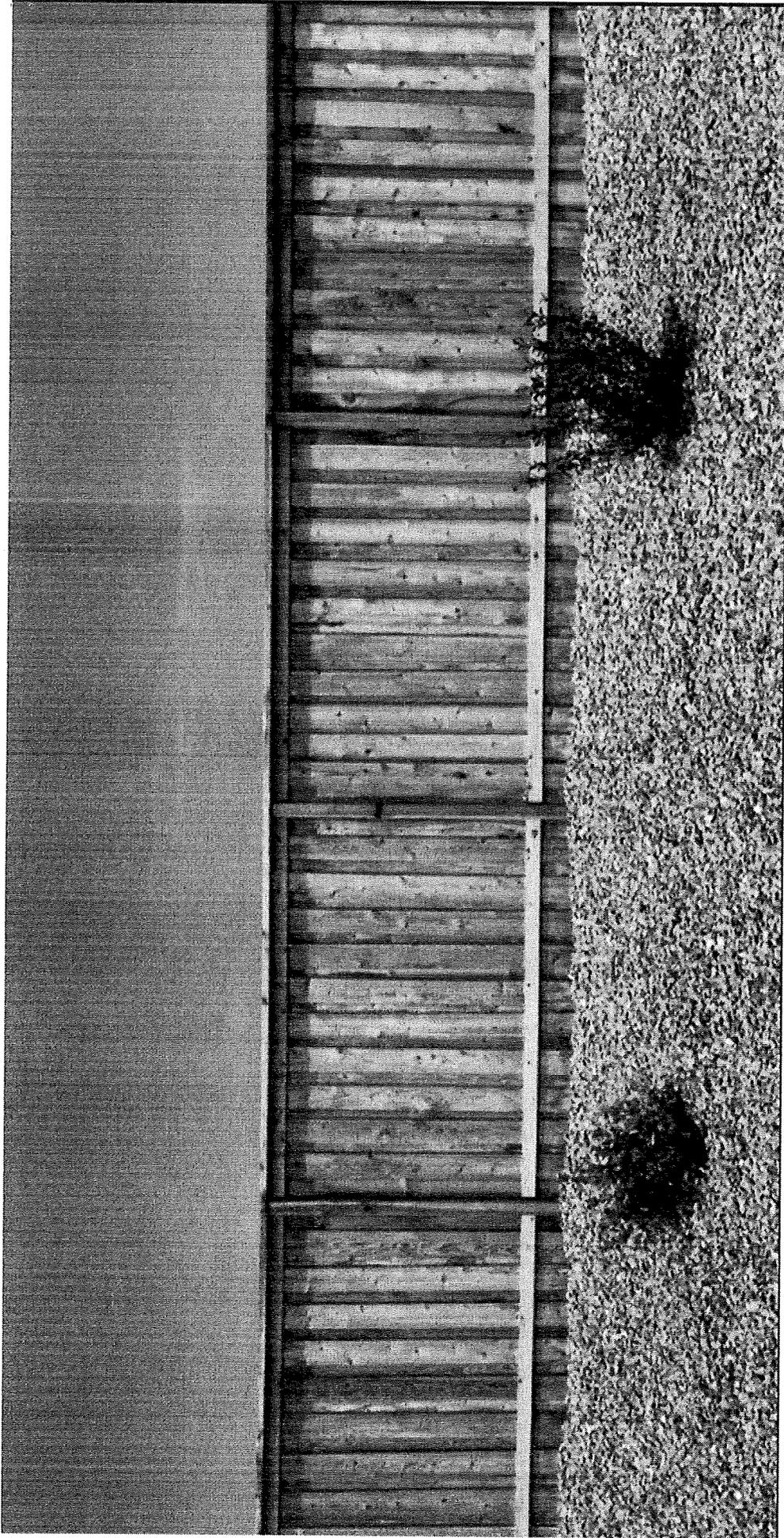
Signed Clarence H. Piepenburg Reg. No. 5-139  
 Surveyor



Current Fence  
Mix of cyclone and wood 6 feet tall



PROPOSED Fence  
Wood 6 feet tall and location of storage shed



**Fence Construction:**

1. Pressured Treated Pine
2. 4x6 posts
3. 6' tall

- Storage Shed is in back yard on a corner house.
- Siding will be Hardi Plank
- Paint will match existing siding of house with white trim
- Installing French Doors instead of a garage door due to the fact the shed will face the street.
- I am increasing the backyard fence for my dog. Existing backyard is all concrete and wood porch. I would like to have grass for my dog and have place for lawn chairs that are not on the porch or concrete. Will redesign the backyard wood porch the same size as it was later when I finish this project.