

SHOLTS BACKYARD SHED

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: July 7, 2020

General Information

Applicant:	Patricia Sholts
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-2 Single Family Residential
Proposed Zoning:	No Change
Location:	103 N. Highland Avenue
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

Proposal:

The applicant is requesting approval of a shed to be located 3' off the northwest corner of her rear yard at 103 North Highland Road. The proposed shed measures 8' X 10' (80sf), will be of DuraPlus Vinyl siding with wide double doors and will have a height of 7.7'. The applicant will be prepared to discuss his color scheme at Tuesday's meeting

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:

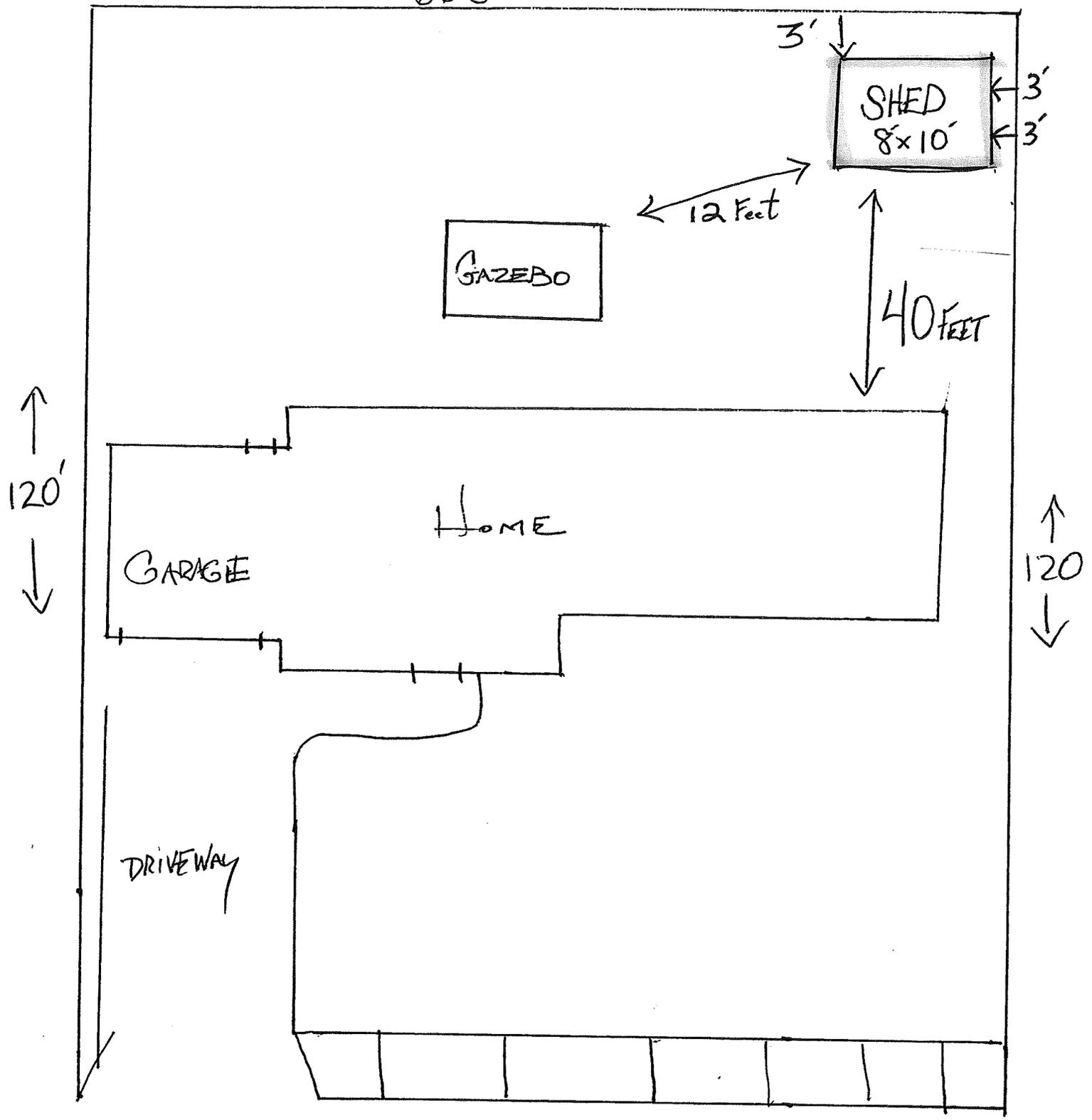
- The applicant securing a building permit prior to installation.

All new services and upgrades shall be done under separate Ordinance (99-17)

262-346-4577 SAFEbuilt	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY#																					
ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIENSVILLE</u> COUNTY: <u>OZAUKEE</u>	PROJECT LOCATION (Building Address) <u>103 N HIGHLAND AVE</u>																					
	PROJECT DESCRIPTION <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY <u>RESIDENTIAL HOME Shed</u>																						
Owner's Name <u>PATRICIA SHOLTS</u>	Mailing Address - Include City & Zip <u>103 N HIGHLAND AVE</u>	Telephone - Include Area Code <u>715 776 3492</u>																					
Construction Contractor (DC Lic No.) <u>N/A</u>	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																					
PROJECT INFORMATION																							
Zoning District	Lot Area Sq. Ft.	Subdivision Name																					
		Lot No.																					
		Block No.																					
	N.S.E.W. Setbacks	Front Ft.																					
		Rear Ft.																					
		Left Ft.																					
		Right Ft.																					
1a. PROJECT	3. TYPE	6. STORIES																					
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____																					
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION																					
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____																					
2. AREA	5. ELECTRICAL	8. USE																					
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: ___ New ___ Rewire ___ Phase _____ Volts ___ Underground ___ Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other _____																					
		9. HVAC EQUIPMENT																					
		<input 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 _____																					
		10. PLUMBING																					
		Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																					
		11. WATER																					
		<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well																					
		12. ENERGY SOURCE																					
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</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> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</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> <td><input type="checkbox"/></td> </tr> </table> * <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
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Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
		13. HEAT LOSS (Calculated)																					
		Total _____ BTU/HR																					
		14. ESTIMATED COST																					
		\$ <u>1000</u>																					
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.																							
<input type="checkbox"/> 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): <u>VINCE Pirelli</u>		SIGN: _____ DATE: _____																					
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 <input type="checkbox"/> Footing <input type="checkbox"/> Foundation <input type="checkbox"/> Rough <input type="checkbox"/> Insulation <input type="checkbox"/> Bsmt. Fl. <input type="checkbox"/> Final Electric <input type="checkbox"/> Rough <input type="checkbox"/> Service <input type="checkbox"/> Final Plumbing <input type="checkbox"/> Rough <input type="checkbox"/> Underfloor <input type="checkbox"/> Final HVAC <input type="checkbox"/> Rough <input type="checkbox"/> Final																							
FEES:	PERMIT(S) ISSUED	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 # _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">RECEIPT</td> <td style="text-align: center;">PERMIT EXPIRATION:</td> <td style="text-align: center;">PERMIT ISSUED BY MUNICIPAL AGENT:</td> </tr> <tr> <td> CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____ </td> <td> Permit expires two years from date issued unless municipal ordinance is more restrictive. </td> <td> Name _____ Date _____ Certification No. _____ </td> </tr> </table>	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____ Date _____ Certification No. _____															
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103 N. HIGHLAND AVE
THIENSVILLE

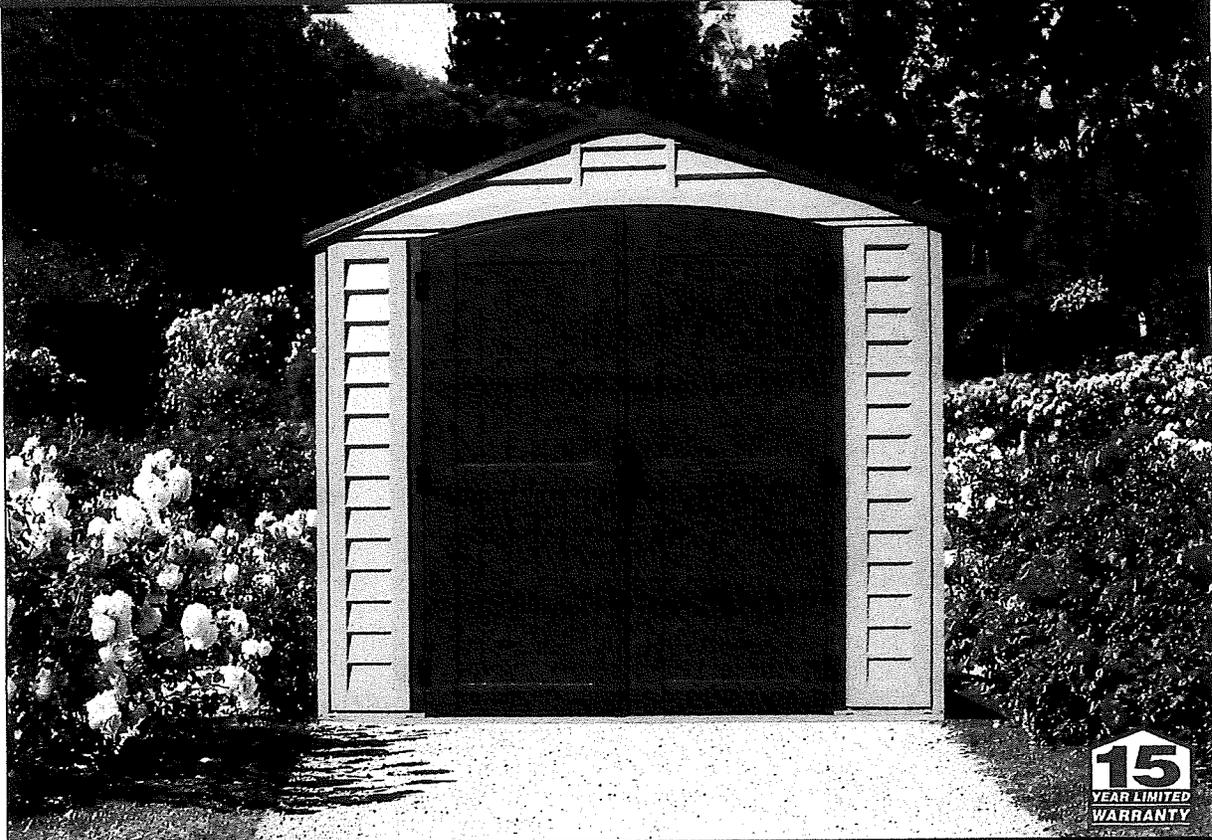
66.8"



Roadway

DURAMAX

Building Products



8' x 8' DuraPLUS Vinyl Storage Sheds

00000

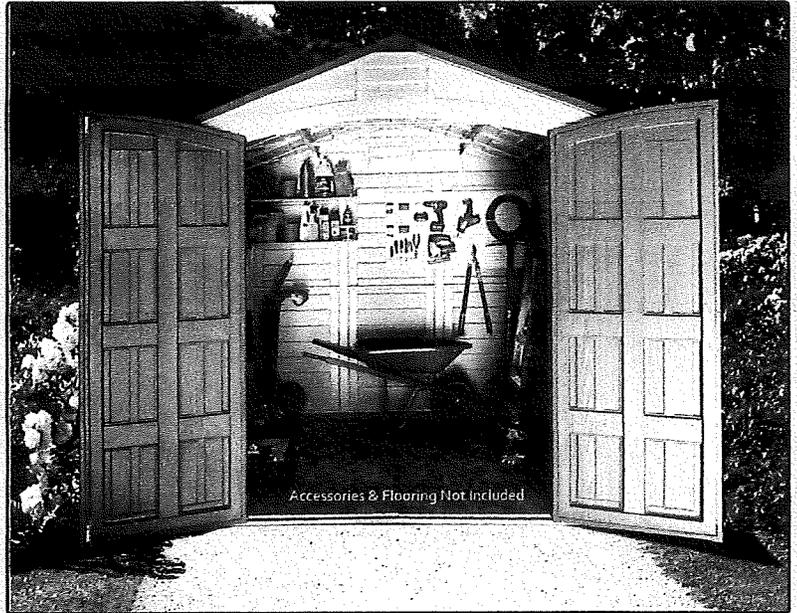
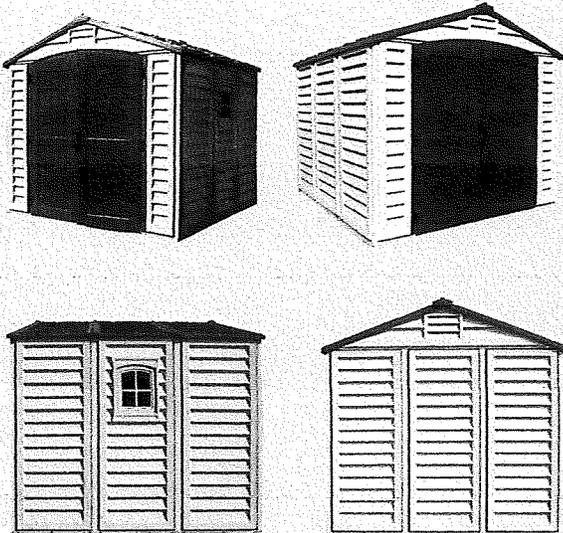
The 8' wide DuraPLUS is an ideal solution for all your storage needs. If you have the room this is the ideal storage for you. With large cubic feet, there is no better valued vinyl storage shed in the market place today.

This tall walk-in shed features tall and wide double doors. The wall columns are reinforced with a solid metal structure that gives the shed strength as well as allows you to mount shelves or hang garden tools. This shed can also be used as a hobby or activity room.

- Available Size: 8' x 8'
- All Weather Durable Vinyl
- Won't Rust, Rot, Dent or Mildew
- Never Needs Painting
- Tall Walk in Shed (73" Tall)
- Wide Double Doors
- Snap-In Panel / Column for Easy Assembly (needs two people)
- Passes Wind Tests (when anchored to the ground)
- Includes Door Handles with Padlock Eyes
- Strong Roof & Side Metal Frame Support Structure

DuraPLUS 8' x 8' 00000

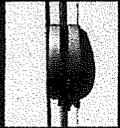
www.DuramaxBP.com



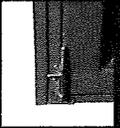
FEATURES



Snap-In Wall Panel



Lockable Door Handle & 1 Door Panel with Latch barrel padlock inside



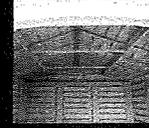
1 Window Included



Designer Roofing Shingles



Foundation Kit Included



Wall columns & Roof Truss are reinforced with metal



8' x 8' DuraPLUS Vinyl Shed Specifications

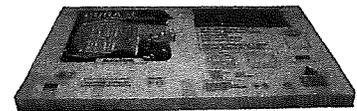
Item #	Description	Exterior Dimensions			Door Dimensions		Cubic Feet
		Width	Depth	Height	Width	Height	
00000	8' x 8' DuraPLUS with Foundation Kit	97"	97.3"	92.3"	60.625"	71.5"	504 cu ft.

PACKAGING

The building is packaged in a heavy duty cardboard box with plastic shrink wrapped on a wood pallet. The packaging includes all components, hardware and an illustrated step-by-step instruction booklet.

8' x 8' DuraPLUS Shipping Information

Item #	Description	Dimensions (in.)	Shipping Weight (lbs)	No. of Carton Box
00000	8' x 8' DuraPLUS with Foundation Kit	75.6"(L) x 41"(W) x 8.3"(H)	295	1



Ship common carrier required lift gate on residential delivery.

ASSEMBLY MADE EASY

The assembly is simple, clean, safe and can be completed in four to five hours with two people. All parts are pre-cut, drilled and numbered for ease of assembly. All you need to provide is a level surface of either wood, or concrete, the size of the desired building. In addition you will need a power drill, hammer, measuring tape, pliers and a ladder.



Checklist Prior to DuraPLUS Purchase

- Check with your local city hall for building ordinances & CCR's.
- Be sure that intended placement of shed is within your property lines.
- Do not build shed over utility lines (gas, electrical, water, telephone, cable, etc).
- Measure the size of the intended shed site and make sure you have a level wooden or concrete foundation.