

# FREEL BACK YARD SHED

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: August 4, 2020

## General Information

Applicant:	James Freel
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	522 Rosedale Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

## Proposal:

The applicant is requesting approval to replace his existing shed with a new one to be located off the southeast corner of his garage and 4' from the south property line at 522 Rosedale Drive. The proposed shed measures 10' X 14' (140sf), with the longer side facing toward the street. Since the information submitted does not discuss height, building material or color scheme, the applicant will need to be prepared with that information 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 indicates full compliance with the building location requirements of the code and, therefore, approval should be conditioned on the following:

- The applicant providing a description of the building material and color scheme.
- The height of the shed shall not exceed 12'.
- 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# _____
-----------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

<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) <u>522 ROSEDALE DR., THIENSVILLE</u>	<b>PROJECT DESCRIPTION</b> <u>SHED REPLACEMENT</u> <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY
-----------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

Owner's Name <u>JAMES FREEL</u>	Mailing Address - Include City & Zip <u>522 ROSEDALE DR., THIENSVILLE, WI 53092</u>	Telephone - Include Area Code <u>(248) 444-7783</u>
------------------------------------	----------------------------------------------------------------------------------------	--------------------------------------------------------

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			Lot No.		Block No.																						
Zoning District	Lot Area	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																							
<b>1a. PROJECT</b> <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 checked="" type="checkbox"/> Other <u>REPLACE SHED</u>	<b>3. TYPE</b> <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<b>6. STORIES</b> <input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other	<b>9. HVAC EQUIPMENT</b> <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		<b>12. ENERGY SOURCE</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black;">Fuel</td> <td style="border: 1px solid black;">Nat. Gas</td> <td style="border: 1px solid black;">LP.</td> <td style="border: 1px solid black;">Oil</td> <td style="border: 1px solid black;">Elec. *</td> <td style="border: 1px solid black;">Solid</td> <td style="border: 1px solid black;">Solar</td> </tr> <tr> <td style="border: 1px solid black;">Space Htg</td> <td style="border: 1px solid black;"><input type="checkbox"/></td> </tr> <tr> <td style="border: 1px solid black;">Water Htg</td> <td style="border: 1px solid black;"><input type="checkbox"/></td> </tr> </table>				Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar																							
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
<b>1b. GARAGE</b> <input type="checkbox"/> Attached <input type="checkbox"/> Detached	<b>4. CONST. TYPE</b> <input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<b>7. FOUNDATION</b> <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	<b>10. PLUMBING</b> Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.		* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																								
<b>2. AREA</b> Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		<b>5. ELECTRICAL</b> Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company:	<b>8. USE</b> <input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other	<b>11. WATER</b> <input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		<b>13. HEAT LOSS (Calculated)</b> Total _____ BTU/HR																							
				<b>14. ESTIMATED COST</b> \$ <u>4000.00</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 all 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): JAMES K. FREEL    SIGN: [Signature]    DATE: 6 July 2020

**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> CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	<b>PERMIT EXPIRATION:</b> Permit expires two years from date issued unless municipal ordinance is more restrictive.
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b> Name _____ Date _____ Certification No. _____			

## Shed Project – Summary

Property owner: James Freel

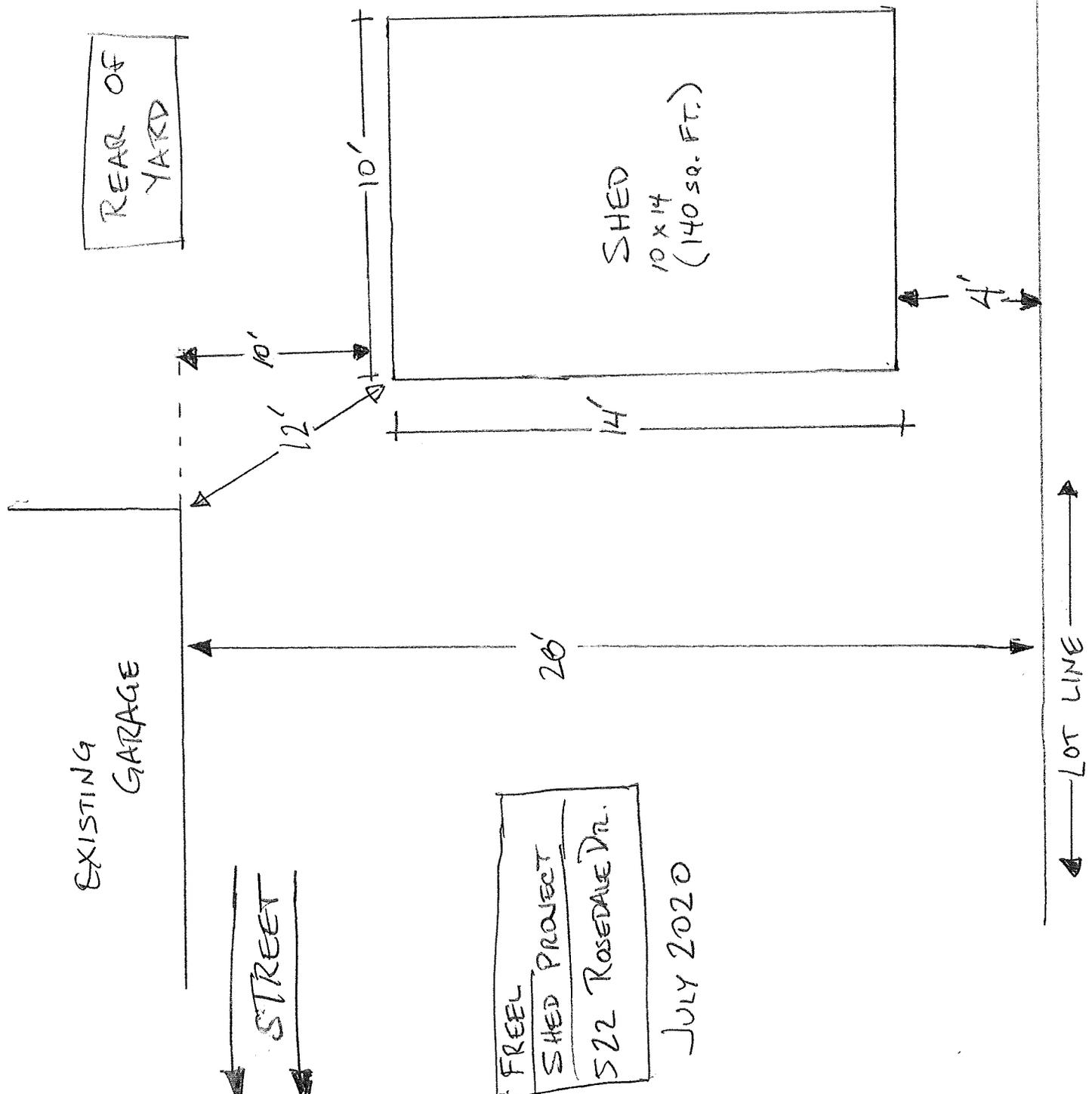
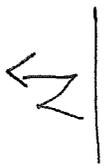
Property address:

522 Rosedale Dr.

Thiensville, WI

- New shed replaces old shed
- Shed to be located on same location in rear yard as old shed
  - Located in rear yard of lot
  - Corner of shed to existing garage/principle structure: 12 feet
  - Shed wall to nearest lot line: 4 feet
- New shed is 10 feet by 14 feet (140 square feet)

Shed constructed offsite by Double H Buildings LLC, 3198 E County Road V, Mishicot, WI 54228



NOTE: NEW SHED  
REPLACES EXISTING  
SHED AT SAME  
LOCATION

FREEL  
SHED PROJECT  
522 ROSEDALE DR.

JULY 2020