



PLAN COMMISSION REPORT

Proposal: Plan Review – Accessory Building

Description: Site, building, and related plan review for an accessory building.

Applicant(s): Eric Polinski, Eyesore Junk Removal

Address(es): 6773 S. Howell Ave. (1st Aldermanic District)

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Eric Polinski, Eyesore Junk Removal, for an accessory building on the property at 6773 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the accessory building is used for the storage of personal items only. No business use of the building is approved.
3. That all required building permits are obtained for the shed and gazebo.
4. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): Eric Polinski

Tax Key(s): 734-9000-000

Lot Size(s): 1.100 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

The Applicant is requesting approval for a proposed 12' x 24' accessory building on the property at 6773 S. Howell Ave. Nonresidential accessory buildings in excess of 250 square feet require Plan Commission review prior to permitting. Although zoned M-1, Manufacturing, the property currently has a single-family home that is used as the landowner's residence. As proposed, the shed will be no taller than 14 feet. Code requires accessory buildings to be no taller than the principal structure, up to a maximum of 20 feet. The height of the principal structure was not provided in the submission. Setbacks for the shed appear to conform to Sec. 17.0414(7), and the primary exterior building material appears to be engineered wood siding (i.e., Smartside). The existing driveway on the property currently extends to the rear and will provide access to the location of the proposed shed.

Plan Commissioners should be aware of a few items regarding this property.

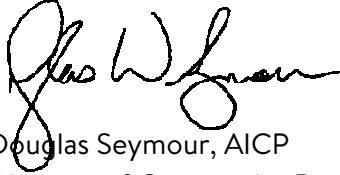
1. Between 1990 and 1992, Robert Polinski requested a Special Use/Conditional Use Permit for a contractor's shop with outdoor storage on the property related to his weatherproofing business. The Conditional Use Permit was not approved.
2. In 2008 a permit was issued for a 35' x 27' addition to the attached garage on the property. A condition on the permit stated that the garage was to be utilized for storage of personal items and equipment only. No storage for the business was allowed.
3. The gazebo shown on the Site Plan was constructed between 2020 and 2022. No permits are on file for this accessory structure.
4. No information has been provided regarding open/green space percentages on the property. No historic files of the property show such information.
5. A review of historic aerial imagery indicates that filling and outdoor storage activities from this property have long encroached on the property to the west. Although the imagery indicates that this has improved in recent years, there still appears to be some encroachment. Any activities on this property should be confined to this property.
6. There are no historic approvals for the operation of a junk yard or a contractor's shop / yard on the property.

Staff have no concerns for the proposed shed with the recommended conditions of approval above.

Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan

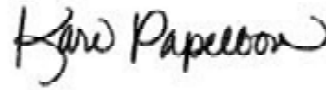
Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

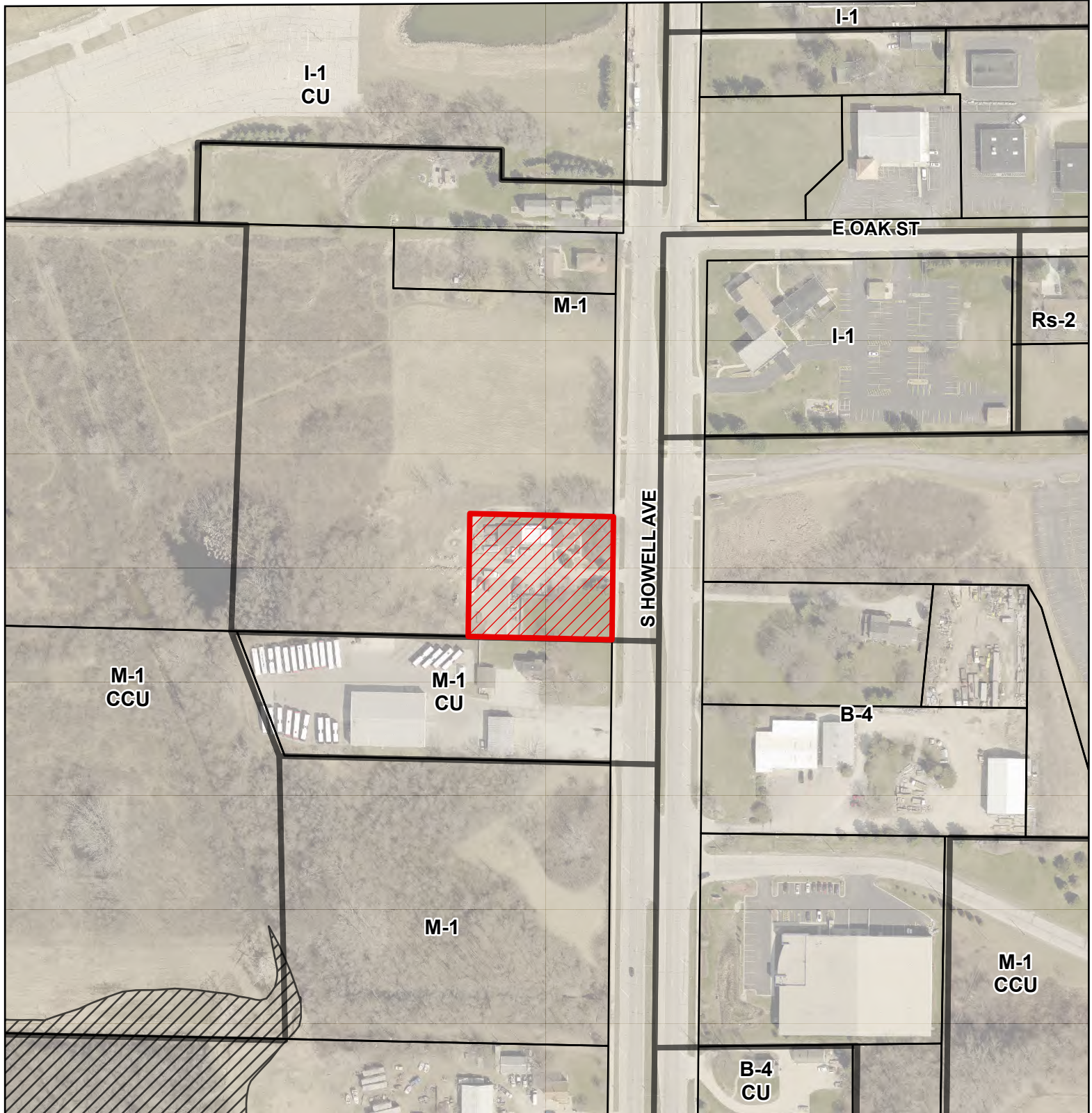
Attachments:

Location Map

Narrative and Plans (6 pages)

LOCATION MAP

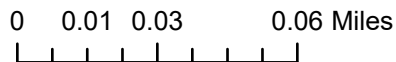
6773 S. Howell Ave.



This map is not a survey of the actual boundary of any property this map depicts.



Community Development



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 6773 S. Howell Ave.

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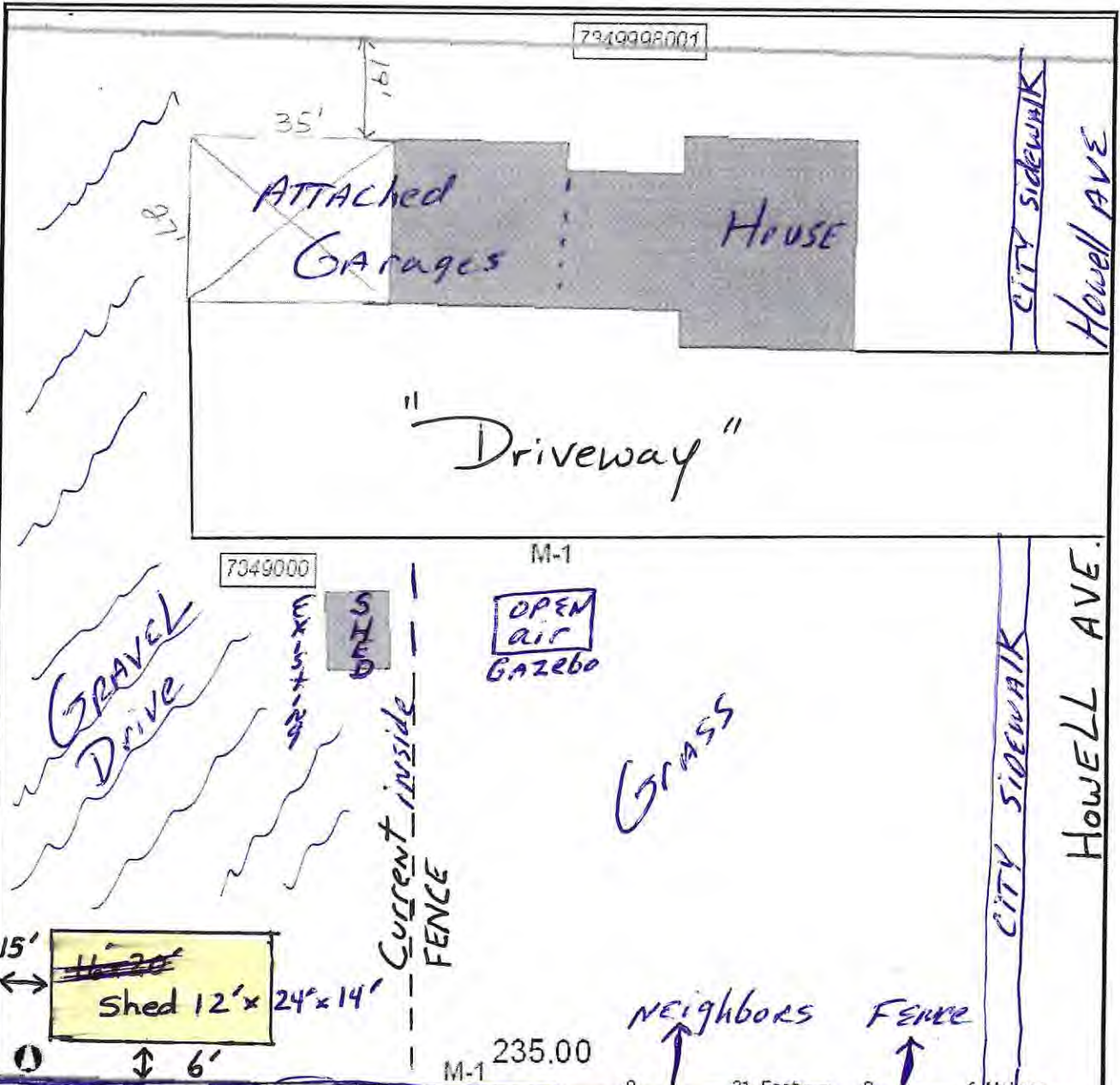
MAR 06 2023

CITY OF OAK CREEK

3-6-23

Sole purpose of shed is to help alleviate all lumber, wheelbarrows, buckets, lawn chairs, benches, grills, bicycles, pressure washers, planters, ladders, riding lawn mower, push mower, tools, etc., that is currently on the outside as well as help make the yard out back look much more appealing. Once completed then to add a much more desirable landscape scenery without having to walk in, or look at complete mud all the time. Shed will not have electricity in it as it would be a cold unit storage.

Thank you,
Eric Polinski
Eric P.



City of Oak Creek Information Technology Department, 2007



OakCreek
GIS Services

8640 S. HOWELL AVE.
OAK CREEK, WI 53154

1 in = 30 ft

LEGEND

--- Official Street Pattern	▨ Flood Fringe
— Storm Sewer	▤ Lakefront Overlay District
— Water Main	▥ Mixed Use Neighborhood District
— Sanitary Sewer	▧ Mixed Use Office District
□ Zoning Boundaries	▩ Regional Retail Overlay District
	▪ Shoreland Wetland Conservancy

DISCLAIMER: This is a product of the City of Oak Creek IT Department. The data depicted here have been developed with extensive cooperation from other city departments. The City of Oak Creek expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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TUFF SHED

Quote

RECEIVED
MAR 06 2023
CITY OF OAK CREEK

Location: FRANKLIN PARK | #420 | 847-768-1505

Scheduled Date:

Factory Location: FRANKLIN PARK | #420 | 847-768-1505

Created Date: 01/27/2023

Prepared by: Darren Wenger | 4142695242 |
 dwenger@tuffshed.com

Customer: Eric Polinski
 p. (414) 587-1884 | c.
 eyesore00@gmail.com

Special Instructions:

JDE SO 1919608
 SF Quote Q-2011440

Ship to Address: 6773 s howell ave
 oak creek, WI 53154

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Barn 12 x 24	\$11,060.00	1.00	(\$0.00)	\$0.00	\$11,060.00
Metal Roof Upgrade - Light Stone	\$3.75	479.00	(\$0.00)	\$0.00	\$1,796.25
Paint 10% of building base price	\$1,106.00	1.00	(\$0.00)	\$0.00	\$1,106.00
Overhead Loft	\$5.25	192.00	(\$0.00)	\$0.00	\$1,008.00
Permit and Permit Processing Fee	\$2.50	288.00	(\$0.00)	\$0.00	\$720.00
16" OC Joist Spacing	\$2.00	288.00	(\$0.00)	\$0.00	\$576.00
Upgrade - 3' x 6'7" Double Shed Door (6')	\$529.00	1.00	(\$0.00)	\$0.00	\$529.00
Shelving - 24" deep	\$6.25	48.00	(\$0.00)	\$0.00	\$300.00
Shed Anchor to Concrete - A24 & Wedge Anchor	\$30.00	8.00	(\$0.00)	\$0.00	\$240.00
2'x2' Insulated Horizontal Sliding Window	\$199.00	4.00	(\$149.25)	\$0.00	\$199.00
Engineering Fees	\$0.25	288.00	(\$0.00)	\$0.00	\$72.00
Fuel Surcharge	\$20.00	1.00	(\$0.00)	\$0.00	\$20.00
Paint - Ground Coffee	\$0.00	662.00	(\$0.00)	\$0.00	\$0.00
PT Floor Frame in lieu of Steel	\$0.00	288.00	(\$0.00)	\$0.00	\$0.00
Leveling 0"-4"	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Hat Box Brown	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	(\$442.00)	1.00	(\$0.00)	\$0.00	(\$442.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$17,556.25
Discount	(\$597.00)
Net Total	\$16,959.25

Estimated Tax	\$0.00
Grand Total	\$16,959.25

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



Wall D



Wall B

Base Details

Building Size & Style

Premier Pro Tall Barn - 12' wide by 24' long

Paint Selection

Base: Ground Coffee, Trim: Hat Box
Brown
Customer to apply 2nd coat

Roof Selection

Light Stone Metal Roof

Drip Edge

Brown

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Options Details

Doors

3' x 6'7" Double Shed Door (6')

Windows

4 Ea 2'x2' Insulated Horizontal Sliding Window

Floor and Foundation

288 Sq Ft PT Floor Frame in lieu of Steel
288 Sq Ft 16" OC Joist Spacing
8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

Interior

48 Lin Ft Shelving - 24" deep
192 Sq Ft Overhead Loft

Shelving Locations

Shelving on Side A, Side C, Side D at 39".

Loft

Wall A, B, C - U Shape Loft, 6' Deep Wall A, 4' Deep Wall B, 6' Deep Wall C

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 24" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

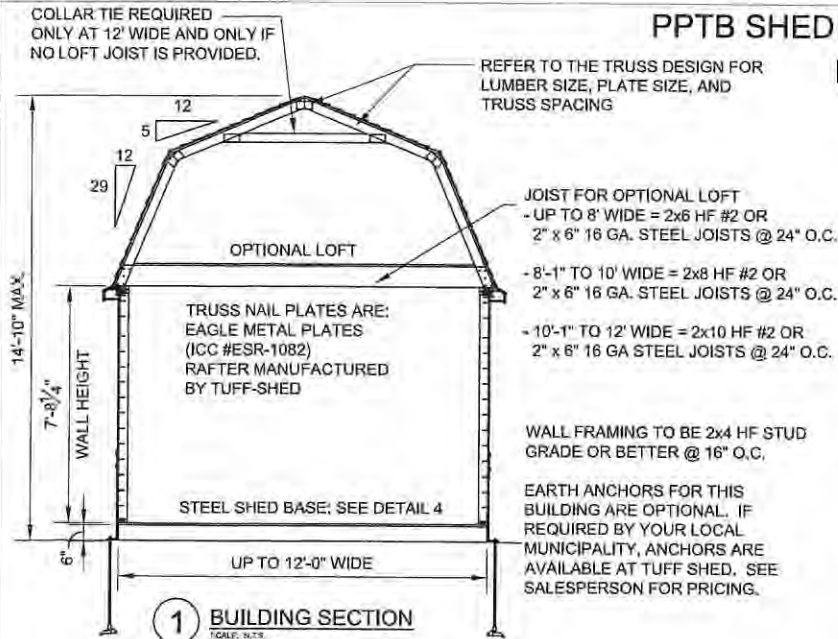
Yes

Substrate Shed will be installed on?

Signature: _____ Date: _____

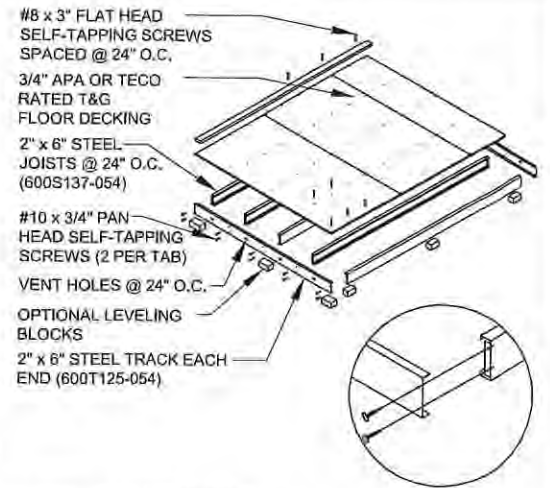
PPTB SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES

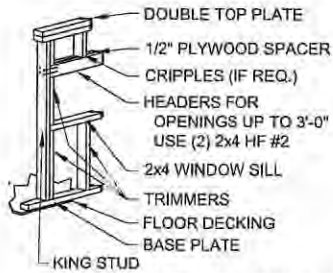


- NOTES:**
- BUILDING CODE:** 2018 IBC AND 2018 IRC
 - DESIGN LOADING:**
 WIND SPEED & EXPOSURE: 115C
 ROOF LIVE LOAD: 40 PSF
 ROOF DEAD LOAD: 10 PSF
 OPTIONAL LOFT
 LOFT LIVE LOAD: 40 PSF
 LOFT DEAD LOAD: 10 PSF
 - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

- NAILING:**
- ROOF:**
 ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
 8d NAILS @ 6" O.C. AT EDGES
 8d NAILS @ 12" O.C. IN FIELD
- WALLS:**
 ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
 8d NAILS @ 6" O.C. AT EDGES,
 8d NAILS @ 12" O.C. IN FIELD
- HEADER:**
 ATTACH HEADER TO STUD WITH:
 4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

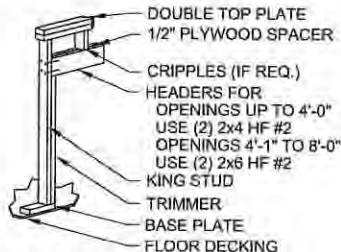


- STEEL SHED FOUNDATION:**
 2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
 2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2' x 8' x 16", 4' x 8' x 16", OR 8' x 8' x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



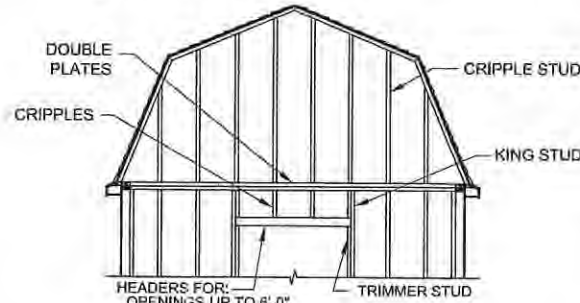
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

2A **WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0" ON PREMIER SERIES SIDE WALLS

2B **DOOR HEADER DETAIL FOR LOAD BEARING WALLS**
SCALE: N.T.S.



HEADERS FOR:
 OPENINGS UP TO 6'-0" USE (2) 2x4 HF #2
 OPENINGS 6'-1" TO 8'-0" USE (2) 2x6 HF #2

3 **HEADER DETAIL FOR NON-LOAD BEARING WALLS**
SCALE: N.T.S.

4 **SHED BASE DETAIL**
SCALE: N.T.S.



Order # _____

Customer: _____

Site Address: _____

Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. # _____

Drawn By: SJ

Date: 12/28/18

Checked By: _____

Date: _____

Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.

IN HOUSE DRAFTING DEPARTMENT
 1777 S. HARRISON STREET
 DENVER, COLORADO 80210
 (303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE

BUILDING SECTIONS

SHED BASE DETAILS

HEADER FRAMING DETAILS

NOTES - 2018 IBC & IRC - 115C

DRAWING NO. PPTB-01

REV. LEVEL 01

SHEET 1

PAGE 1 OF 1