

**NOTICE OF MEETING
VILLAGE OF FOX POINT
BOARD OF APPEALS**

SCHWEMER HALL - MUNICIPAL BLDG.
7200 N. SANTA MONICA BLVD.
FOX POINT, WISCONSIN

WEDNESDAY
July 23, 2025
5:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes and Determinations – May 28, 2025 Meeting**
- 3. Case 2025-04: 1020 E Quarles Pl.** The applicant is requesting a special exception to install fencing within the street yard setback. The special exception request is made pursuant to 745-7 B(3)(h)[2] and 745-7 B(3)(j) of the Fox Point Code.
- 4. Case 2025-05: 8015 N Beach Dr.** The applicant is requesting appeal of an administrative decision regarding an order-to-correct dated May 9, 2025 for debris/garbage/construction material under Section 681-5 located on the subject property.
- 5. Case 2025-06: 7956 N Fairchild Rd.** The applicant is requesting a variance to allow an accessory structure (pergola with grill island) to be located 5 feet from the rear yard property line rather than the required 10 foot setback, a variance of 5 feet. The request is made pursuant to 745-16B(4) of the Fox Point Code.
- 6. Case 2025-07: 7100 N Lake Dr.** The applicant is requesting a variance to allow an accessory structure (shed) to be located 70 feet from the right-of-way centerline rather than the required 83 foot setback, a variance of 13 feet. The request is made pursuant to 745-13 B(2) of the Fox Point Code and the official zoning map of the Village of Fox Point.
- 7. Adjourn**

Published and Posted: July 16, 2025

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, MAY 28, 2025

A meeting of the Fox Point Board of Appeals was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Wednesday, May 28, 2025 at 5:00 p.m.

Chair Mark Grady called the meeting to order at 5:00 p.m.

Members present:

Mark Grady, Chair
Thomas Dunst, Member
Scott Ratke, Member
Julianna Javor, Member
Averi Niemuth, Alternate Member

Staff Present: Attorney Jaime Staffaroni, Building Inspector Michael Rakow, and Assistant Village Manager Kevin Ausman.

Approval of Minutes of the September 25, 2024 Meeting and the Findings of Fact, Decision and Order

Roll call vote:

Mark Grady	Aye
Thomas Dunst	Aye
Scott Ratke	Aye
Julianna Javor	Aye
Averi Niemuth	Aye

Motion by Dunst and seconded by Ratke to approve the minutes of the September 25, 2024 meeting. ***Motion carried 5-0.***

Approval of Minutes of the January 22, 2025 Meeting and the Findings of Fact, Decision and Order

Roll call vote:

Mark Grady	Aye
Thomas Dunst	Aye
Scott Ratke	Aye
Julianna Javor	Aye
Averi Niemuth	Aye

Motion by Dunst and seconded by Ratke to approve the minutes of the January 22, 2025 meeting. ***Motion carried 5-0.***

VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, MAY 28, 2025

CASE 2025-02: 7160 N Barnett Lane

The applicant is requesting a special exception to install decorative 3.5ft tall fencing within the street yard setback. The special exception request is made pursuant to 745-7 B.(3)(h)[2] and 745-7 B.(3)(j) of the Fox Point Code.

Village of Fox Point Building Inspector Michael Rakow

Building Inspector Michael Rakow stated his name and was sworn in to provide testimony by the Assistant Village Manager. Building Inspector Michael Rakow described the property and request of street yard fencing. Mr. Rakow additionally provided details of the Municipal Code in regards to ornamental fencing in the street yard.

Applicant Tom Zukowsky

Applicant was sworn in to provide testimony by the Assistant Village Manager. The applicant described the request as serving an aesthetic purpose and to separate vegetation in the yard.

Closing of Testimony: Case 2025-02

Without objection and by unanimous consent, Chair Grady closed testimony for Case 2025-02 at 5:12 PM.

The Board discussed standards for a special exception. The applicant stated that there is no safety concern or legitimate need.

Motion by Ratke, seconded by Dunst, to DENY the request as the standards for special exception HAVE NOT been met.

Roll call vote:

Mark Grady, Chair	Aye
Thomas Dunst, Board Member	Aye
Scott Ratke, Board Member	Aye
Julianna Javor, Board Member	Aye
Averi Niemuth, Alternate Board Member	Aye

Motion is carried 5-0. The request is DENIED.

CASE 2025-03: 1562 E Goodrich Lane

The applicant is requesting a special exception to install fencing within the street yard setback. The special exception request is made pursuant to 745-7 B.(3)(h)[2] and 745-7 B.(3)(j) of the Fox Point Code.

VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, MAY 28, 2025

Village of Fox Point Building Inspector Michael Rakow

Building Inspector Michael Rakow stated his name and was sworn in to provide testimony by the Assistant Village Manager. Building Inspector Michael Rakow described the property and the request of street yard fencing.

Applicant Steve Jurken

Applicant was sworn in to provide testimony by the Assistant Village Manager. Applicant described the need for a 4ft tall wrought iron fence to contain both a dog and high school aged son, and to prevent turkey from entering the property. Mr. Jurken described a small area south of the house or to the north where a fence could be placed by right, however, these options are not preferred.

Closing of Testimony: Case 2025-03

Without objection and by unanimous consent, Chair Grady closed testimony for Case 2025-03 at 5:48 PM.

Motion by Ratke, seconded by Javor, to determine the front yard of the irregularly shaped property be defined under 745-7(B)(3)(h)[1] as a plane in the front of the principal structure running along a Northeast/Southwest direction roughly parallel to the bluff line. ***Motion carried 5-0.***

The Board discussed standards for a special exception. Less desirable locations for fencing does not justify a special exception. The location of the home set back further off of streets makes it less of a safety concern from streets. The applicant has not shown clear and convincing evidence of a safety concern requiring fencing to meet the requirements of the ordinance.

Motion by Ratke, seconded by Dunst, to DENY the request as the standards for special exception HAVE NOT been met.

Roll call vote:

Mark Grady, Chair	Aye
Thomas Dunst, Board Member	Aye
Scott Ratke, Board Member	Aye
Julianna Javor, Board Member	Aye
Averi Niemuth, Alternate Board Member	Aye

Motion is carried 5-0. The request is DENIED.

VILLAGE OF FOX POINT
BOARD OF APPEALS MEETING
MINUTES AND DETERMINATION
WEDNESDAY, MAY 28, 2025

Adjourn

Motion by Dunst, second by Ratke to adjourn. ***The motion carried 5-0.*** Meeting adjourned at 5:55 PM.

Respectfully Submitted,

Kevin Ausman
Assistant Village Manager

DRAFT



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX
POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

BOARD OF APPEALS
APPLICATION

1. Name of Appellant Jill LaGrange / PAUL LEECH Address of Appellant 1020 E. QUARLES PLACE
 Phone Number 414 344 8168 N/A
 E-mail Address FREEWITHVIVA@GMAIL.COM ^{Home} N/A ^{Work} N/A ^{Cell}
2. Address of Property 1020 E. QUARLES PLACE
 Present Use of Property HOME Proposed Use of Property N/A
 Owner's Name and Address if Different than Above N/A
3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?
 Yes No If Yes, State the Nature of Previous Appeal or Application _____
 Disposition of Previous Appeal _____
 Date of Decision in Previous Case _____
4. Date of Decision or Order of Administrative Official from which Appeal is Taken _____
 Date of Notice of Such Decision Received by Appellant _____
5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:
- A. "Appeal Administrative Decision." Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.
 1. I have read and I understand Attachment A: Yes
 2. I have fully answered the questions in Attachment A and have attached additional explanations as necessary. Yes
- B. "Request Variance." State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.
 1. I have read and I understand Attachment B: Yes
 2. I have fully answered the questions in Attachment B and have attached additional explanations as necessary. Yes
- C. "Request Special Exception." The Village Code Specifies Situations When a Special Exception May be Granted.
 1. I have read and I understand Attachment C: Yes
 2. I have fully answered the questions in Attachment C and have attached additional explanations as necessary. Yes
6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A \$200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

Jill LaGrange
Signature of Appellant

APRIL 25, 2025
Date

For Office Use Only:

Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)

Date Application Received _____ Receipt Number for \$200 Filing Fee _____

Case Number _____ Hearing Date _____

Disposition _____

Attachment B

Variance Authority

The applicant has the burden to prove a sufficient basis for a variance to be granted. The applicable standards have been described in Wisconsin Statutes Section 62.23(7)(e)7., and in decisions of Wisconsin courts, and is summarized as follows:

- I. **Area Variance.** An area variance means a modification to a dimensional, physical or locational requirement, such as setback, frontage, height, bulk, or density.

The applicant bears the burden to prove sufficient cause for a variance. State law imposes the following requirements, with relevant terms highlighted:

*The Board of Appeals shall have the following powers: ... to authorize upon appeal in specific cases such variance from the terms of the ordinance as will **not be contrary to the public interest**, where, **owing to special conditions**, a literal enforcement of the provisions of the ordinance will result in **practical difficulty or unnecessary hardship**, so that **the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.** (62.23(7)(e)7.b., Wisconsin Statutes.)*

State law also provides:

*A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome... **In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.** (62.23(7)(e)7.d., Wisconsin Statutes.)*

These laws require the following (Applicant: Check each box to acknowledge you have read and understand these requirements):

- a) **The hardship must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.** Generally, hardship arises because of some unique property limitation or feature of a parcel, or because the property was created before the passage of the zoning ordinance and will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.
- b) **Loss of profit or pecuniary (financial) hardship and/or additional expense incurred to comply with the zoning ordinance is not sufficient grounds for a variance.**
- c) **Self-imposed hardship** is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are examples of self-imposed hardships.
- d) **Circumstances of Applicant.** Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances.
- e) **Nearby violations.** Nearby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.
- f) **Previous variance requests.** Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOR.
- g) **The hardship cannot be one that would have existed in the absence of a zoning ordinance.** Some properties may not be buildable because of the physical nature of the property. For example, the entire parcel might consist of steep slopes or wetlands. In such cases, the property would not be suitable for development whether or not there was a zoning ordinance regulating development.
- h) **Protection of the Public Interest.** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest. The spirit of the ordinance must be observed.

Attachment C

Standards of Review for Special Exceptions

The Village of Fox Point Village Code allows special exceptions to be granted for certain accessory structures. Applicable provisions include the following:

Structure on Corner/Irregularly Shaped Lot. (Village Code Section 745-7(B)(3)(h)[1]).

In the event a building is irregularly configured, such as an L- or V-shaped structure, or the building is located upon a corner lot, irregularly shaped lot, or lot which abuts upon more than one public or private road, such that there are or appear to be multiple front, side, or rear sides of the structure, the determination of the front, rear or side areas, as well as the determination of the location of any fencing, shall be referred by the Building Inspector to the Board of Appeals, which shall then review the matter without requirement of any appeal fee. The Board of Appeals shall treat the application as a request for a special exception, which shall specifically not be subject to the requirements applicable to zoning variances, and shall proceed in accordance with Subsection B(3)(j) herein. The Board of Appeals shall consider the least obtrusive alternative, and any other criteria as set forth in the provisions of this chapter which serve to balance the interests of the applicant with the interests of the surrounding property owners.

Structure Forward of Front Lot Line. (Village Code Section 745-7(B)(3)(h)[2]).

*No new fence, wall, architectural screening device, driveway gate or arbor shall be located beyond the front line of the principal building unless permitted by the Board of Appeals by special exception after a hearing, pursuant to the procedures described in Subsection B(3)(j) below. The Board of Appeals may grant a special exception under this subsection only if it finds that the fence, wall, architectural screening device, arbor or driveway gate is **reasonably necessary to protect the safety of people residing on the property**, in addition to the additional findings and conditions required by Subsection B(3)(j) below. Every special exception granted by the Board of Appeals for a driveway gate shall be conditioned upon the applicant filing with the Village Clerk/Treasurer the written approval of the Village Police Chief in consultation with the Fire Chief for the specific driveway gate and gate location that is proposed; and if such approval is denied, the special exception is thereby denied.*

Special Exceptions Generally. (Village Code Section 745-7(B)(3)(j)).

*A special exception to the height, size, material, design, setback or other physical standards set forth in this subsection or to allow a driveway gate may, upon filing a written application, be considered by the Board of Appeals after a hearing. The application must include an accurate visual rendering of the proposed wall, architectural screening device, driveway gate or arbor, along with a written statement outlining the applicant's need for the same. Notice of hearing shall be given to all property owners within a radius of 500 feet of the property upon which the fence, wall, architectural screening device, driveway gate or arbor is proposed to be constructed and the notice shall include the visual rendering submitted by the applicant. The Board of Appeals may grant the request for a special exception upon **finding that the property owner has shown clear and convincing evidence to believe that the applicant has a legitimate need for the special exception and that granting the special exception will not adversely affect the health, safety or welfare of the community or the immediate area where located and will not impede the purpose, spirit and intent of this section, in addition to such other specific findings as may be required by other subsections of this section**. Every special exception granted by the Board of Appeals shall be conditioned upon the applicant submitting the visual rendering to the Village Building Board and receiving the Building Board's approval of the architectural appearance, design and construction materials for the proposed fence, wall, architectural screening device, arbor or driveway gate, taking into consideration the existing development on the lot and in the surrounding neighborhood, and if the Building Board denies the application, the special exception is thereby denied.*

Applicant to Complete the following: Describe the reasons why you believe your situation qualifies for a special exception, based on these applicable ordinances (attach additional sheets as necessary):

We are requesting an exception for installing one section of fence forward of the property line. We have had two sides of split rail fence in our front yard for over 50 years and are wanting to complete the final section for the following reasons:

- 1. Safety - We live on the busiest street of LAKE DRIVE with trucks turning around on QUARLES multiple times throughout the day and can not allow our young guests to enjoy a major portion of our property.*
- 2. We also house sit dogs and do not feel our property is safe to play with them in the front yard.*
- 3. We have noticed much of our thousands of dollars of beautiful plantings have been destroyed by deer.*
- 4. Extremely dangerous now that coyotes are crossing our front yard!*

Continue - Special Exceptions:

5. Aesthetic - Our split rail fence is a long standing tradition in Fox Point and is not complete without the third side enclosing the property.

6. NEW FENCE IF APPROVED WILL MATCH EXISTING FENCE.



EXISTING FENCE VIEW FROM FRONT DOOR OF PROPERTY



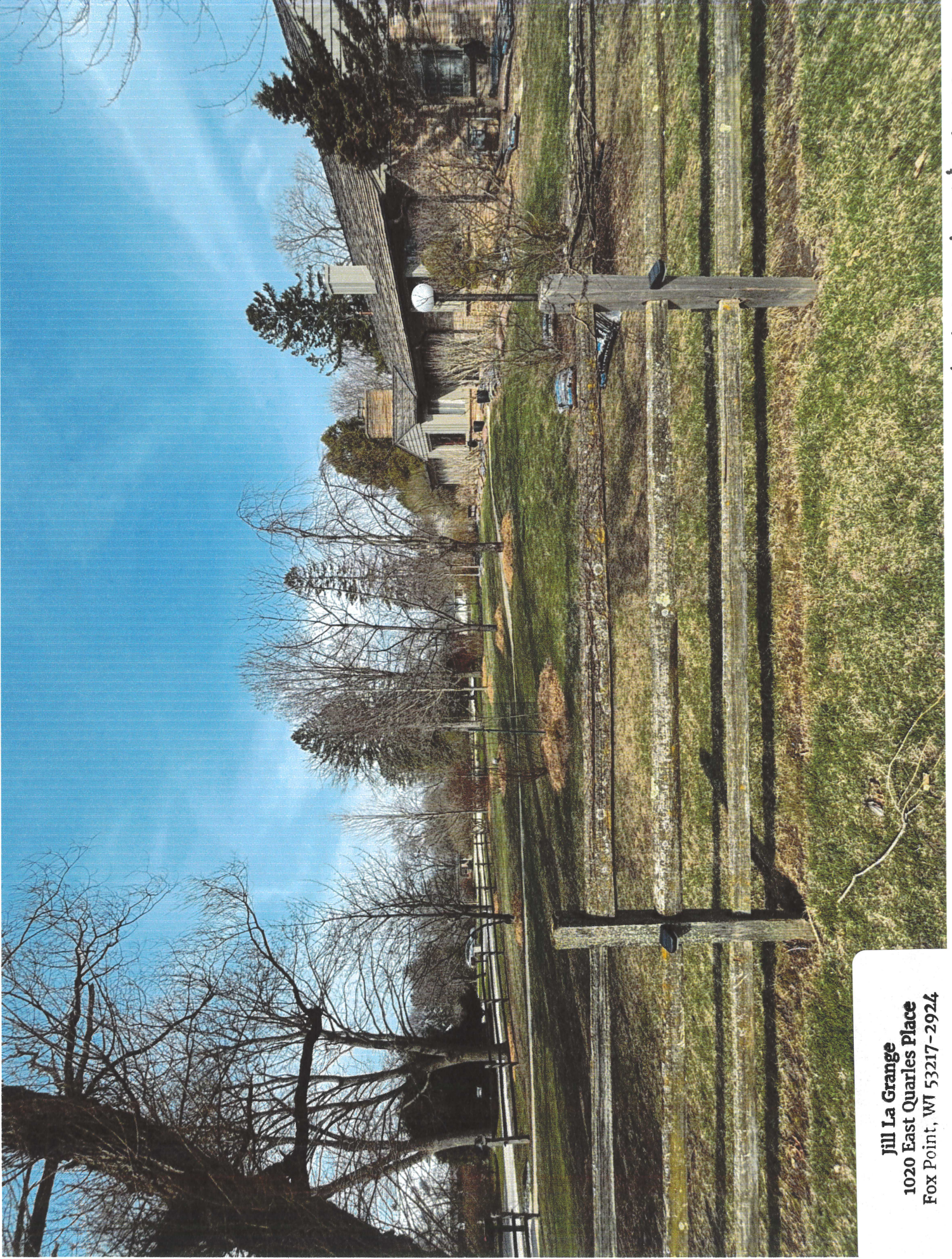
Jill La Grange
1020 East Quarles Place
Fox Point, WI 53217-2924

LEFT FENCE (WEST) CORNER ON QUARLES PL. FENCE WILL BE ADDED TO ENCLOSE FRONT YARD



Jill La Grange
1020 East Quarles Place
Fox Point, WI 53217-2924

EXISTING SPLIT RAIL FENCE



Jill La Grange
1020 East Quarles Place
Fox Point, WI 53217-2924

— EXISTING SPLIT RAIL FENCE

PROPOSED FENCE TO BE INSTALLED ON WEST END OF PROPERTY.



Jill La Grange
1020 East Quarles Place
Fox Point, WI 53217 - 2924

Plat No. FP 8-2

PERCOLATION TESTS
LAND CONSULTANT
SEWER & WATER DESIGN
SUBDIVIDING

**W. G. NIENOW ENGINEERING ASSOC.
CONSULTING ENGINEERS - SURVEYORS**
1743 W. GREEN TREE ROAD MILWAUKEE, WIS.
TEL. 351-1620

WALLACE G. NIENOW, P.E., L.S.
ASSOCIATES
KENNETH B. WESTERN, P.E.
CARL R. RAHMIG, P.E.

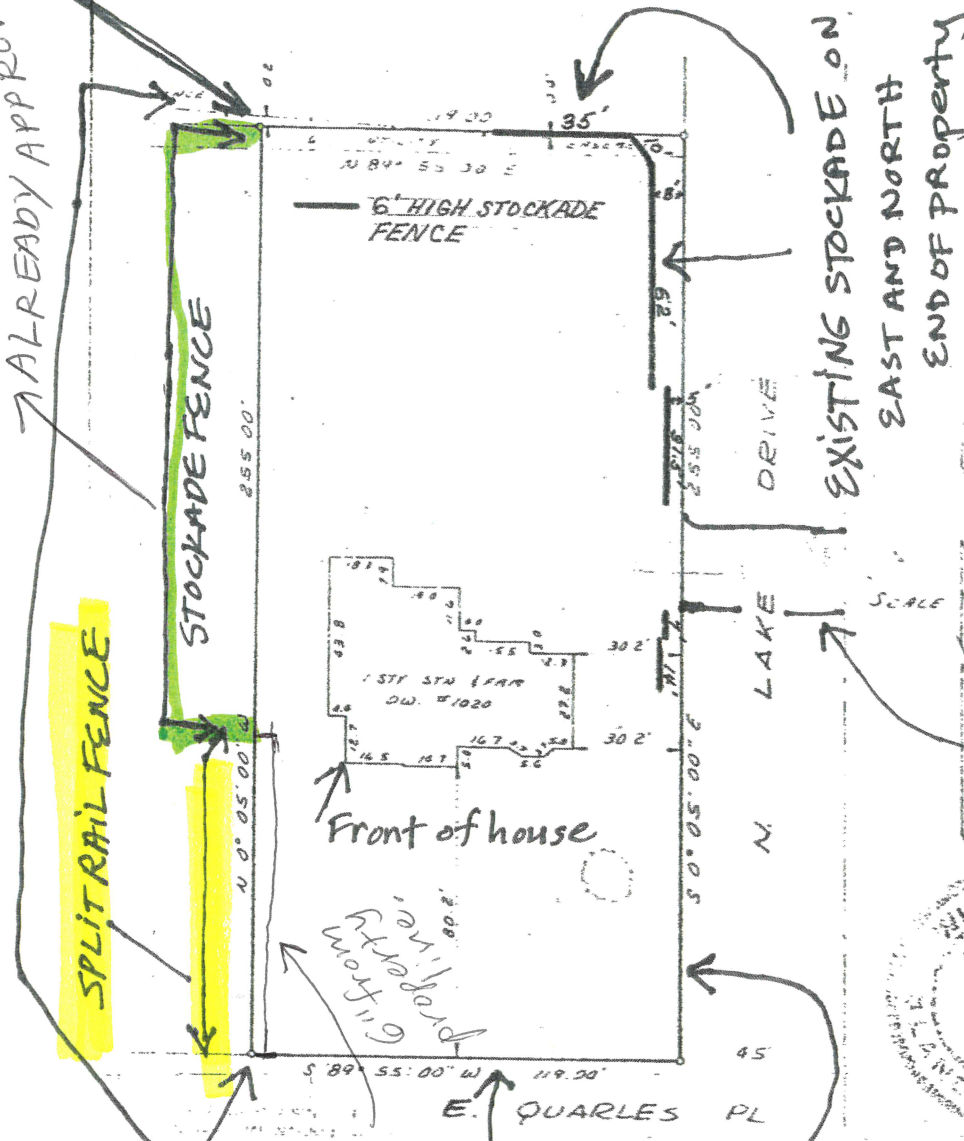
PLAT OF SURVEY

PREPARED FOR William Reilly

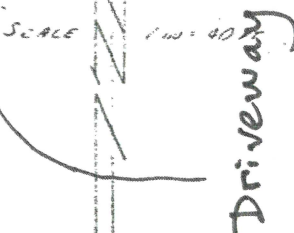
DESCRIPTION OF PROPERTY Lot 8 in Block 1 of Fox Point subdivision located in the Southwest 1/4 of Section 9, Town 8 North, Range 22 East in the Village of Fox Point, Milwaukee County, Wisconsin.

ALL FENCING WILL BE INSTALLED 6" FROM PROPERTY LINE.

ALREADY APPROVED 6" FROM PROPERTY LINE



NOTE: NEIGHBOR WHERE FENCE WILL BE INSTALL HAS PROPERTY MARKERS FROM SURVEY DONE MAY 2024.



SURVEY PIPE PROPERTY MARKER

Existing split rail fence 6" from property line

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1.061368

Apr 25, 2025

1020 E QUARLES PL

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	

Total:	200.00
--------	--------

CHECK	Check No: 1651	200.00
	Payor: PAUL LEECH	

Total Applied:	200.00
----------------	--------

Change Tendered:	.00
------------------	-----

04/25/2025 11:38 AM



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX
POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

BOARD OF APPEALS
APPLICATION

1. Name of Appellant BRIAN READ Address of Appellant 8015 N. BEACH DRIVE
P.O. BOX 26772 53216

Phone Number 414 779-1924

E-mail Address brian@^{Home}southwindmarine.com ^{Work} ^{Cell}

2. Address of Property 8015 N. BEACH DR

Present Use of Property _____ Proposed Use of Property _____

Owner's Name and Address if Different than Above P.O. BOX 26772 WAUWATOSA, WI

3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?
Yes No If Yes, State the Nature of Previous Appeal or Application _____

Disposition of Previous Appeal N/A

Date of Decision in Previous Case N/A

4. Date of Decision or Order of Administrative Official from which Appeal is Taken N/A

Date of Notice of Such Decision Received by Appellant N/A

5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:

A. "Appeal Administrative Decision." Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.

1. I have read and I understand Attachment A: Yes

2. I have fully answered the questions in Attachment A and have attached additional explanations as necessary. Yes

B. "Request Variance." State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.

1. I have read and I understand Attachment B: Yes

2. I have fully answered the questions in Attachment B and have attached additional explanations as necessary. Yes

C. "Request Special Exception." The Village Code Specifies Situations When a Special Exception May be Granted.

1. I have read and I understand Attachment C: Yes

2. I have fully answered the questions in Attachment C and have attached additional explanations as necessary. Yes

6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A \$200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

Signature of Appellant

5/19/2025
Date

For Office Use Only:
Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)
Date Application Received _____ Receipt Number for \$200 Filing Fee _____
Case Number _____ Hearing Date _____
Disposition _____

Attachment A

This Attachment applies if you seek an Interpretation of Zoning Code and/or reversal of order, requirement, decision or determination (the "Decision") of administrative official.

Applicant to complete the following:

Who made the Decision? BUILDING INSPECTOR

What was the Decision? TO REQUIRE REMOVAL OF CONCRETE BLOCKS AND DRAINAGE TILE TUBING.

You must attach a copy of the Decision to your Application. Have you attached the Decision? Yes

Why do you contend the Decision was erroneous (attach additional sheets as necessary)?

THE BLOCKS MENTIONED IN THE ORDER AND THE DRAINAGE TILE (BLACK CORRUGATED TUBE) ARE LANDSCAP MATERIALS TO BE USED TO CONTAIN A PLANTING AREA OR GARDEN. TO MY KNOWLEDGE VILLAGE CODE DOES NOT REQUIRE A PERMIT FOR SUCH ACTIVITY.

SCALE $\frac{1}{4}'' = 10'$



LAKE MICHIGAN

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1.061448

May 20, 2025

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	
<hr/>	
Total:	200.00
<hr/>	
CHECK	200.00
Check No: 25171	
Payor: BRIAN READ	
Total Applied:	200.00
<hr/>	
Change Tendered:	.00
<hr/>	

05/20/2025 1:16 PM



VILLAGE OF FOX POINT

7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622

ORDER TO CORRECT CONDITION OF PREMISES

BRIAN L READ
PO BOX 26772
WAUWATOSA WI 53216

Date: **May 9, 2025**

Tax Key: **0589002000**

RE: **8015 N BEACH DR, Fox Point, Wisconsin 53217**
(Location of Premises)

An inspection of the premises at the above address on **April 4, 2025** revealed conditions that are in violation of the Code of the Village of Fox Point.

Failure to correct the violations noted herein within the time set may subject you to prosecution and to penalties ranging from \$25 to \$2,500 per violation per day (plus court costs) in the manner provided in Chapter 1-4 of the Code of the Village of Fox Point.

Pursuant to Chapter 681-8C, Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter may request and shall be granted a hearing before the Board of Appeals, provided that such person shall file a written petition with the Board of Appeals requesting such hearing and setting forth a statement of the grounds thereof within 10 days of service of the notice.

Violation:

Your property currently displays debris/garbage in violation of Chapter 681 of the Code of the Village of Fox Point. The debris/garbage/construction material is not in accordance with the following regulation:


Section 681-5 States the following: "The owner, occupant or agent of all premises shall at all times keep the premises clean of litter and shall take such necessary measures to prevent litter from being carried by the elements to adjoining premises. Litter may include, but is not limited to, any garbage, trash, refuse, debris, grass clippings, lawn and garden waste, newspapers, wrapping papers, magazines, glass, containers, and construction materials except where permitted by Village rules and regulations."

Action Required:

Please remove concrete blocks/barricades and corrugated black pipe to comply with the Code of the Village of Fox Point.

Correction Deadline:

You are hereby ordered to correct this violation by **May 26, 2025**.

I, 
this official order on **May 9, 2025**.

Michael Rakow, Building Inspector of the Village of Fox Point, mailed



VILLAGE OF FOX POINT

7200 N Santa Monica Blvd

Fox Point, WI 53217

(414) 247-6622

ORDER TO CORRECT CONDITION OF PREMISES

Violation:

Your property currently displays vacant lot in violation of Chapter 681 of the Code of the Village of Fox Point. The vacant lot is not in accordance with the following regulation:

Section 681-7B(1) States the following: "All areas of any such land shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible material, debris and refuse or similar material which could or may cause fire, safety or health hazards, or a serious blighting influence upon surrounding properties. The provisions of this subsection shall not apply to materials stored in conjunction with any development of the property, while such property is being developed in accordance with a building permit duly issued during the period of construction or development."

Action Required:

Please remove concrete blocks/barricades and corrugated black pipe to comply with the Code of the Village of Fox Point.

Correction Deadline:

You are hereby ordered to correct this violation by **May 26, 2025**.

Questions, comments, or concerns regarding this order shall be directed to Building Inspector Michael Rakow by calling (414) 247-6622. You may also wish to visit the Village web site at www.villageoffoxpoint.com for a look at the entire Code of the Village of Fox Point.



VILLAGE OF FOX POINT

7200 N Santa Monica Blvd

Fox Point, WI 53217

(414) 247-6622

ORDER TO CORRECT CONDITION OF PREMISES





VILLAGE OF FOX POINT

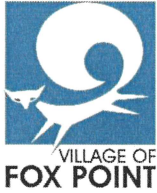
7200 N Santa Monica Blvd

Fox Point, WI 53217

(414) 247-6622

ORDER TO CORRECT CONDITION OF PREMISES





VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX
POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

BOARD OF APPEALS
APPLICATION

1. Name of Appellant Gustav Krejcha Address of Appellant 7956 N. Fairchild Road
Phone Number 262-930-8198 262-930-8198
E-mail Address gckrejcha@gmail.com
2. Address of Property 7956 N. Fairchild Road
Present Use of Property Owners' Home residence Proposed Use of Property Owners' Home residence
Owner's Name and Address if Different than Above

3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?
Yes [] No [X] If Yes, State the Nature of Previous Appeal or Application

Disposition of Previous Appeal
Date of Decision in Previous Case

4. Date of Decision or Order of Administrative Official from which Appeal is Taken
Date of Notice of Such Decision Received by Appellant

5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:

- A. Appeal Administrative Decision. Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.
1. I have read and I understand Attachment A: Yes []
2. I have fully answered the questions in Attachment A and have attached additional explanations as necessary. Yes []
B. Request Variance. State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.
1. I have read and I understand Attachment B: Yes [X]
2. I have fully answered the questions in Attachment B and have attached additional explanations as necessary. Yes [X]
C. Request Special Exception. The Village Code Specifies Situations When a Special Exception May be Granted.
1. I have read and I understand Attachment C: Yes []
2. I have fully answered the questions in Attachment C and have attached additional explanations as necessary. Yes []

6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A \$200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

Gustav Krejcha
Signature of Appellant

4/21/2025
Date

For Office Use Only:

Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)
Date Application Received Receipt Number for \$200 Filing Fee
Case Number Hearing Date
Disposition

Attachment B

Variance Authority

The applicant has the burden to prove a sufficient basis for a variance to be granted. The applicable standards have been described in Wisconsin Statutes Section 62.23(7)(e)7., and in decisions of Wisconsin courts, and is summarized as follows:

- I. **Area Variance.** An area variance means a modification to a dimensional, physical or locational requirement, such as setback, frontage, height, bulk, or density.

The applicant bears the burden to prove sufficient cause for a variance. State law imposes the following requirements, with relevant terms highlighted:

*The Board of Appeals shall have the following powers: ... to authorize upon appeal in specific cases such variance from the terms of the ordinance as will **not be contrary to the public interest**, where, **owing to special conditions**, a literal enforcement of the provisions of the ordinance will result in **practical difficulty or unnecessary hardship**, so that **the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.** (62.23(7)(e)7.b., Wisconsin Statutes.)*

State law also provides:

*A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome... **In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.** (62.23(7)(e)7.d., Wisconsin Statutes.)*

These laws require the following (Applicant: Check each box to acknowledge you have read and understand these requirements):

- a) **The hardship must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.** Generally, hardship arises because of some unique property limitation or feature of a parcel, or because the property was created before the passage of the zoning ordinance and will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.
- b) **Loss of profit or pecuniary (financial) hardship and/or additional expense incurred to comply with the zoning ordinance is not sufficient grounds for a variance.**
- c) **Self-imposed hardship** is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are examples of self-imposed hardships.
- d) **Circumstances of Applicant.** Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances.
- e) **Nearby violations.** Nearby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.
- f) **Previous variance requests.** Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOR.
- g) **The hardship cannot be one that would have existed in the absence of a zoning ordinance.** Some properties may not be buildable because of the physical nature of the property. For example, the entire parcel might consist of steep slopes or wetlands. In such cases, the property would not be suitable for development whether or not there was a zoning ordinance regulating development.
- h) **Protection of the Public Interest.** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest. The spirit of the ordinance must be observed.

Our family loves living in Fox Point, and we want to make improvements to our backyard to turn our property into our forever home. However, we face a significant challenge: our home, located at 7956 N. Fairchild Road, features a notably shallow backyard compared to most houses in our area. This unique characteristic of our property restricts our ability to install the ideal hardscaping for our family's needs. The attached plot maps illustrate our limitations providing a clear comparison of our backyard to the neighboring 38-160 properties.

Our proposed hardscaping and landscaping design includes a grill island and a pergola, designed for both functionality and safety. For optimal safety, the grill island must be situated further away from the house and any eaves. The unique shallow design of our parcel backyard and the forty-inch eave overhangs from our house restrict the ability to comply with the ten-foot zoning setback from the property line. To ensure safety, we are requesting a variance to position the grill island five feet from the property line which will ensure a safe distance from the home.

The grill island and pergola placement will not impose any undue hardship on our neighbors or their property. Our design includes five feet of green space between the grill island and the property line, allowing ample room to access any landscaping on that shared boundary. Additionally, the grill island will be strategically located parallel to the neighbor's garage, effectively keeping it out of sight from any rear-facing windows or patios. To further enhance the visual appeal, we have included extra landscaping to obscure the grill island from view, ensuring a harmonious aesthetic for all.

Dear Village Board Members,

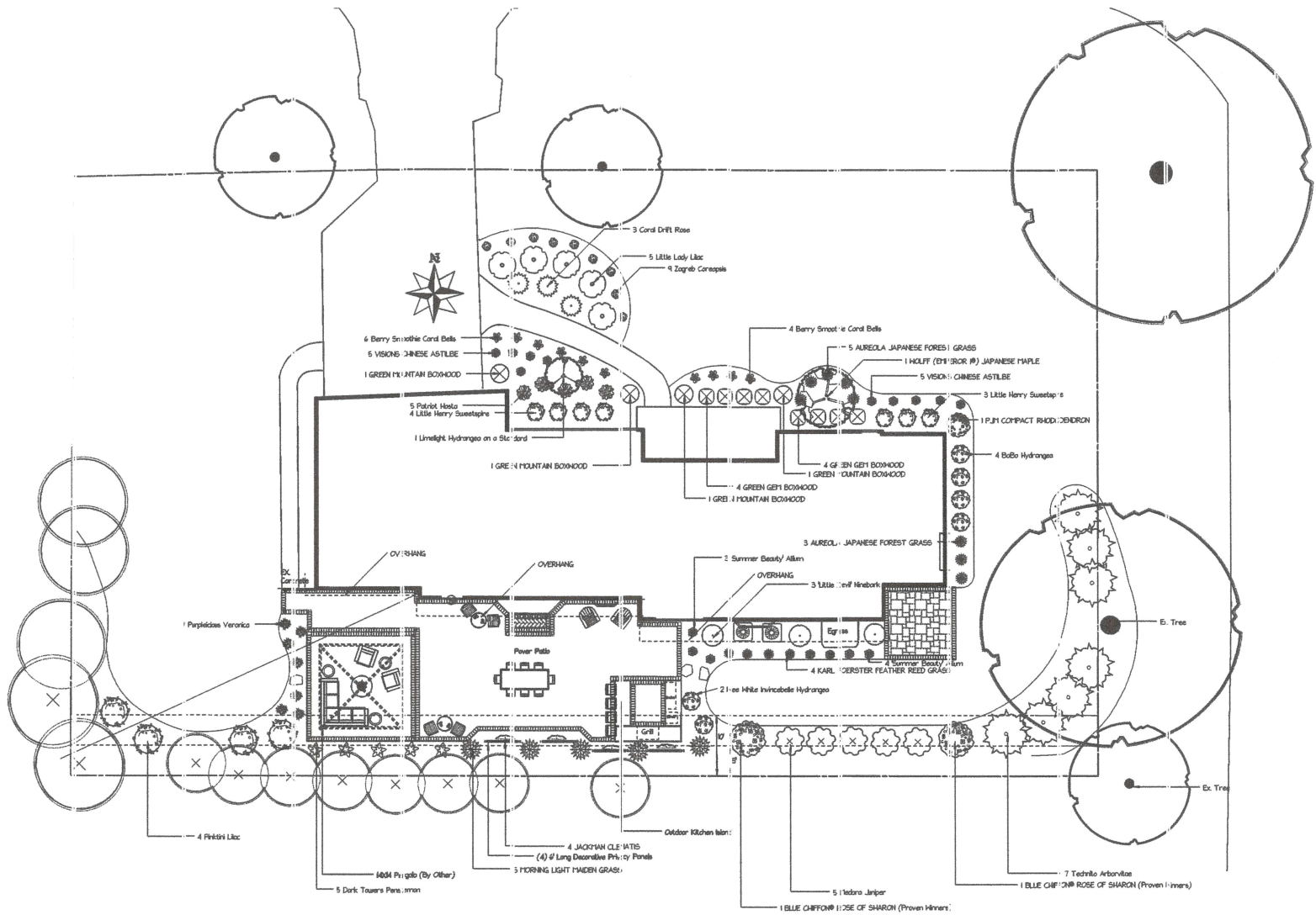
We reviewed the proposed hardscaping and landscaping plans and are excited to express our support for the improvements at 7956 N Fairchild Rd, Fox Point. It is encouraging to see our neighbors dedicated to enhancing their backyard, which will undoubtedly contribute to the overall beauty and value of our community.

We believe the location of the grill island and pergola, positioned five feet from our property line, is well thought out and will not impose any undue hardship on us or on our property. The five feet of green space on the north side will allow us the necessary room to maintain our landscaping along the shared boundary effectively. Furthermore, the grill island's parallel alignment with our garage ensures it will remain out of view from our kitchen and back porch. Its placement will also benefit from being partially screened by the existing hedge line, preserving our privacy. The new pergola promises to be a delightful addition, enhancing our view just above the current hedges.

We wholeheartedly welcome these improvements and the positive changes they will bring to our neighborhood. Please reach out if you have any questions or need further input from us.

A handwritten signature in cursive script that reads "Grant & Diane Tews". The signature is written in black ink and is positioned above the typed name.

Grant & Diane Tews
7915 Santa Monica Blvd.
Fox Point, WI 53217
414-698-4721



Qty	Common Name
Trees	
1	HOLLY (EMPEROR #) JAPANESE MAPLE
1	Limelight Hydrangea on a Standard
Shrubs	
7	Techiko Arbutus
8	GREEN GEM BURNING
4	GREEN MOUNTAIN BURNING
2	BLUE CHIFFON (JOSE OF SHARON) (Proven Winners)
2	Blue White Invisibile Hydrangea
4	Bella Hydrangea
7	Little Henry Sun Spire
15	Hedera Juniper
3	Little Deer Nettle
1	P.F.I. COMPACT SHODDORON
3	Coral Drift Rose
15	Little Lady Lilac
4	Prickly Lilac
Ornamental Grasses	
4	KARL FOERSTER FEATHER REED GRASS
8	AUREOLA JAPANESE FOREST GRASS
5	MORNING LIGHT MAIDEN GRASS
Perennials	
7	Summer Beauty Allium
10	VISIONS CHINESE ASTER
9	Zagreb Coreopsis
10	Berry Smoothie Coral Bells
5	Prickly Hosta
5	Dark Towers Platystemen
7	Purple Jade Verbena
Vines	
4	JACKMAN CLEMATIS

KREJCHA RESIDENCE
7956 NORTH FAIRCHILD RD
FOX POINT, WI

client:	scale:	date:	revision:
	1/8" = 1'	4/17/2025	6/9/2025
drawn by:	checked by:	drawing no.:	revision no.:
L. HIRCH	M. MCCONNOHIE	15/307/2025	5/9/2025



DISCLAIMER: LANDSCAPE PLAN, SPECIFICATIONS, AND DIMENSIONS ARE THE PROPERTY OF EXTERIORS UNLIMITED. THESE PLANS ARE TO BE USED FOR THE PROJECT AND SITE ONLY. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. EXTERIORS UNLIMITED IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. EXTERIORS UNLIMITED, INC. 6925 W. DONGES BAY ROAD, MEQUON, WI 53092. 262-242-4884. WWW.EXTERIORSUNLIMITED.COM

COMPLETE LANDSCAPE DESIGN & INSTALLATION

EXTERIORS UNLIMITED
LANDSCAPE CONTRACTORS, Inc.
Since 1981

6925 W. DONGES BAY ROAD, MEQUON, WI 53092 262-242-4884

Plat of Survey

Property Description: Document No. 10756684

LOT FIVE (5), IN BLOCK FOUR (4), IN BACON HOMESITES, BEING A SUBDIVISION OF LANDS IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), AND NORTHWEST ONE-QUARTER (1/4) OF SECTION SIXTEEN (16), IN TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Notes:

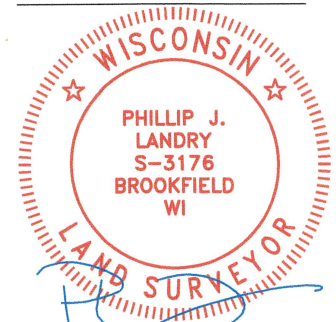
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. () Indicates recorded as bearings and dimensions.
4. Field work completed on 05/22/25.



21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 29th Day of May, 2025:
Phillip J. Landry S-3176

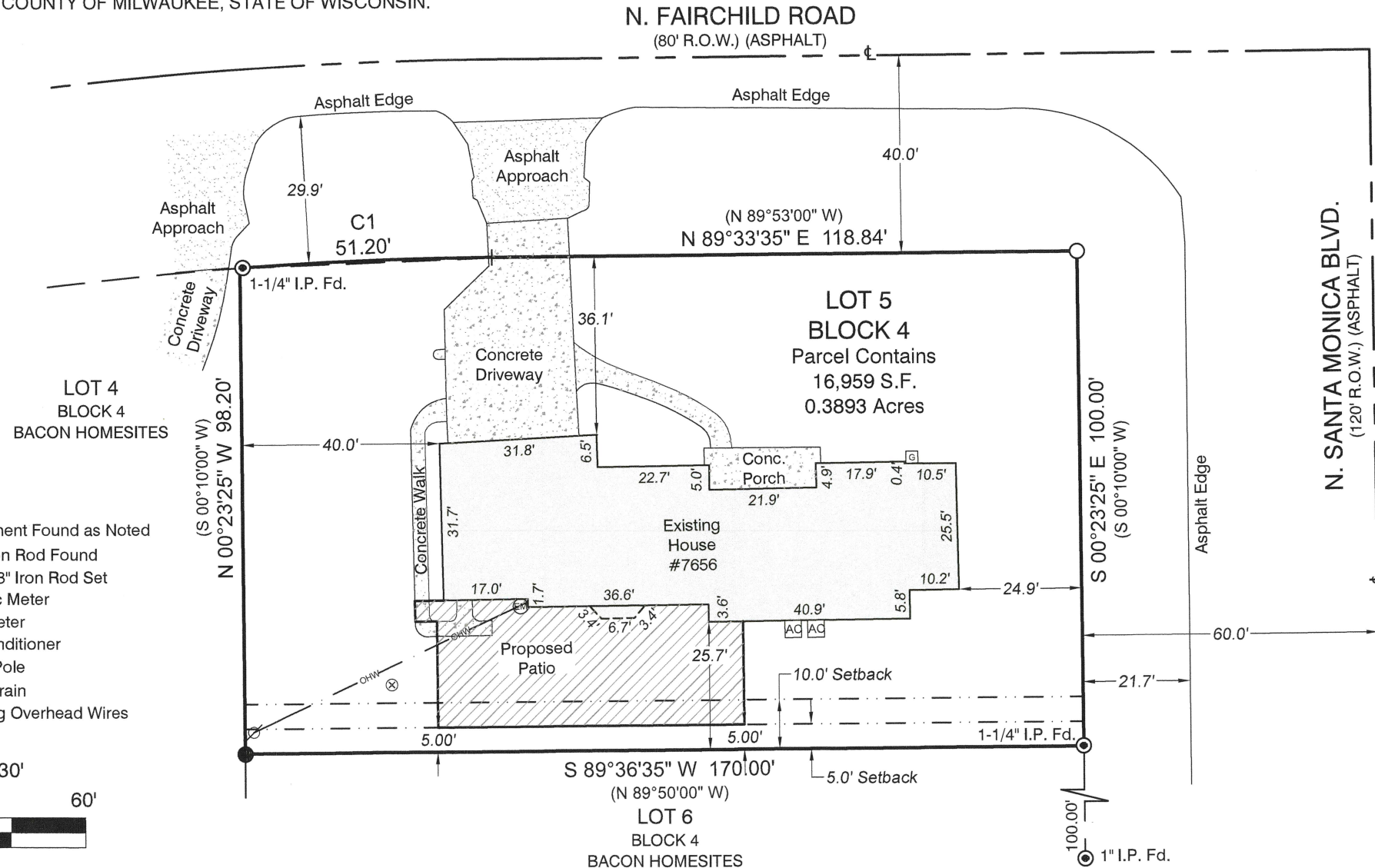
PREPARED FOR:

Lauren and Gustav Krejcha
7656 North Fairchild Road
Fox Point, Wisconsin 53217

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
WEST LINE OF NORTH
SANTA MONICA BOULEVARD
BEARS S 00°23'25" E (S 00°10'00" W)

Drawn By: BS/JC Job# 25230

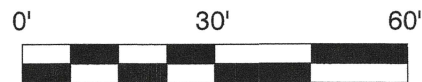
Sheet 01 of 01



LEGEND

- ⊙ Monument Found as Noted
- 3/4" Iron Rod Found
- 3/4"X18" Iron Rod Set
- Ⓜ Electric Meter
- Ⓜ Gas Meter
- Ⓜ Air Conditioner
- Ⓜ Utility Pole
- Ⓜ Yard Drain
- OHW — Existing Overhead Wires

Graphic Scale 1" = 30'



VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1.061532

Jun 16, 2025

7956 FAIRCHILD

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	

Total:	200.00
--------	--------

CHECK	Check No: 0392	200.00
Payor: KREJCHA		

Total Applied:	200.00
----------------	--------

Change Tendered:	.00
------------------	-----

06/16/2025 12:56 PM



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD. FOX
POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

BOARD OF APPEALS
APPLICATION

1. Name of Appellant Mark Drewiek Address of Appellant 7100 N. Lake Drive
Phone Number same same 414-350-0759
E-mail Address mdrewiek@mac.com Home Work Cell

2. Address of Property 7100 N. Lake Drive
Present Use of Property Residence Proposed Use of Property same
Owner's Name and Address if Different than Above

3. Has a Previous Appeal or Application Been Made to the Board of Appeals with Respect to This Property?
Yes [] No [X] If Yes, State the Nature of Previous Appeal or Application
Disposition of Previous Appeal
Date of Decision in Previous Case

4. Date of Decision or Order of Administrative Official from which Appeal is Taken
Date of Notice of Such Decision Received by Appellant

5. Purpose of Grounds of Appeal or Application. Check Below the Relief Requested by This Appeal or Application:
[] A. "Appeal Administrative Decision." Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official.
1. I have read and I understand Attachment A: Yes []
2. I have fully answered the questions in Attachment A and have attached additional explanations as necessary. Yes []
[X] B. "Request Variance." State Law Empowers the Board of Appeals to Grant a Variance to the Otherwise Applicable Requirements of the Zoning Code in Limited Circumstances.
1. I have read and I understand Attachment B: Yes [X]
2. I have fully answered the questions in Attachment B and have attached additional explanations as necessary. Yes []
[] C. "Request Special Exception." The Village Code Specifies Situations When a Special Exception May be Granted.
1. I have read and I understand Attachment C: Yes []
2. I have fully answered the questions in Attachment C and have attached additional explanations as necessary. Yes []

6. Each application must be accompanied by a scale drawing showing the location and size of property, existing improvements, all abutting properties, and improvements thereon, and the requested change or addition. A \$200 filing fee must also accompany this application.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I also hereby swear and acknowledge that I have read this application and all attachments in its entirety, including the standards applicable to my application.

Mark Drewiek
Signature of Appellant

04/18/2025 6/16/2025
Date

For Office Use Only:
Application, and related Attachment, is Fully and Properly Completed with attachments Yes / No (If "No" reject the application and await a completed application.)
Date Application Received Receipt Number for \$200 Filing Fee
Case Number Hearing Date
Disposition

Attachment B

Variance Authority

The applicant has the burden to prove a sufficient basis for a variance to be granted. The applicable standards have been described in Wisconsin Statutes Section 62.23(7)(e)7., and in decisions of Wisconsin courts, and is summarized as follows:

- I. **Area Variance.** An area variance means a modification to a dimensional, physical or locational requirement, such as setback, frontage, height, bulk, or density.

The applicant bears the burden to prove sufficient cause for a variance. State law imposes the following requirements, with relevant terms highlighted:

*The Board of Appeals shall have the following powers: ... to authorize upon appeal in specific cases such variance from the terms of the ordinance as will **not be contrary to the public interest**, where, **owing to special conditions**, a literal enforcement of the provisions of the ordinance will result in **practical difficulty or unnecessary hardship**, so that **the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.** (62.23(7)(e)7.b., Wisconsin Statutes.)*

State law also provides:

*A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome... **In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.** (62.23(7)(e)7.d., Wisconsin Statutes.)*

These laws require the following (Applicant: Check each box to acknowledge you have read and understand these requirements):

- a) **The hardship must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly.** Generally, hardship arises because of some unique property limitation or feature of a parcel, or because the property was created before the passage of the zoning ordinance and will not accommodate a structure of reasonable design for a permitted use, if all area, yard and setback requirements are observed.
- b) **Loss of profit or pecuniary (financial) hardship and/or additional expense incurred to comply with the zoning ordinance is not sufficient grounds for a variance.**
- c) **Self-imposed hardship** is not grounds for a variance. Reductions resulting from the sale of portions of a property that reduce the remainder below buildable size or cut off existing access to a public highway, or deed restrictions imposed by the owner's predecessor in title are examples of self-imposed hardships.
- d) **Circumstances of Applicant.** Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances.
- e) **Nearby violations.** Nearby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance.
- f) **Previous variance requests.** Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOR.
- g) **The hardship cannot be one that would have existed in the absence of a zoning ordinance.** Some properties may not be buildable because of the physical nature of the property. For example, the entire parcel might consist of steep slopes or wetlands. In such cases, the property would not be suitable for development whether or not there was a zoning ordinance regulating development.
- h) **Protection of the Public Interest.** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest. The spirit of the ordinance must be observed.

We would like to install a 7 ft. x 7 ft. storage shed on our property to relieve pressure to store seasonal items in our two car garage and accommodate our vehicles. The unusual topography of our lot limits where we can locate this.

The house is flanked by shallow ravines on the north and south sides, and the deep ravine between Lake and Belmont Lane. The southern portion of our lot is unbuildable due to an easement from the Village. (A Plat of Survey is included with this application.)

We propose installation to be alongside our driveway on a cement pad that will extend 13ft. in front of the garage but sit along the edge of the northern ravine, actually north of the garage. The western edge of the shed would be 33' from the property line and 56' to the eastern edge of the current roadway.

This is the only location available to us. Drawing and photo included to illustrate this location. Given the ravine between our lot and our neighbor to the north, we do not see it impinging on them in any way.

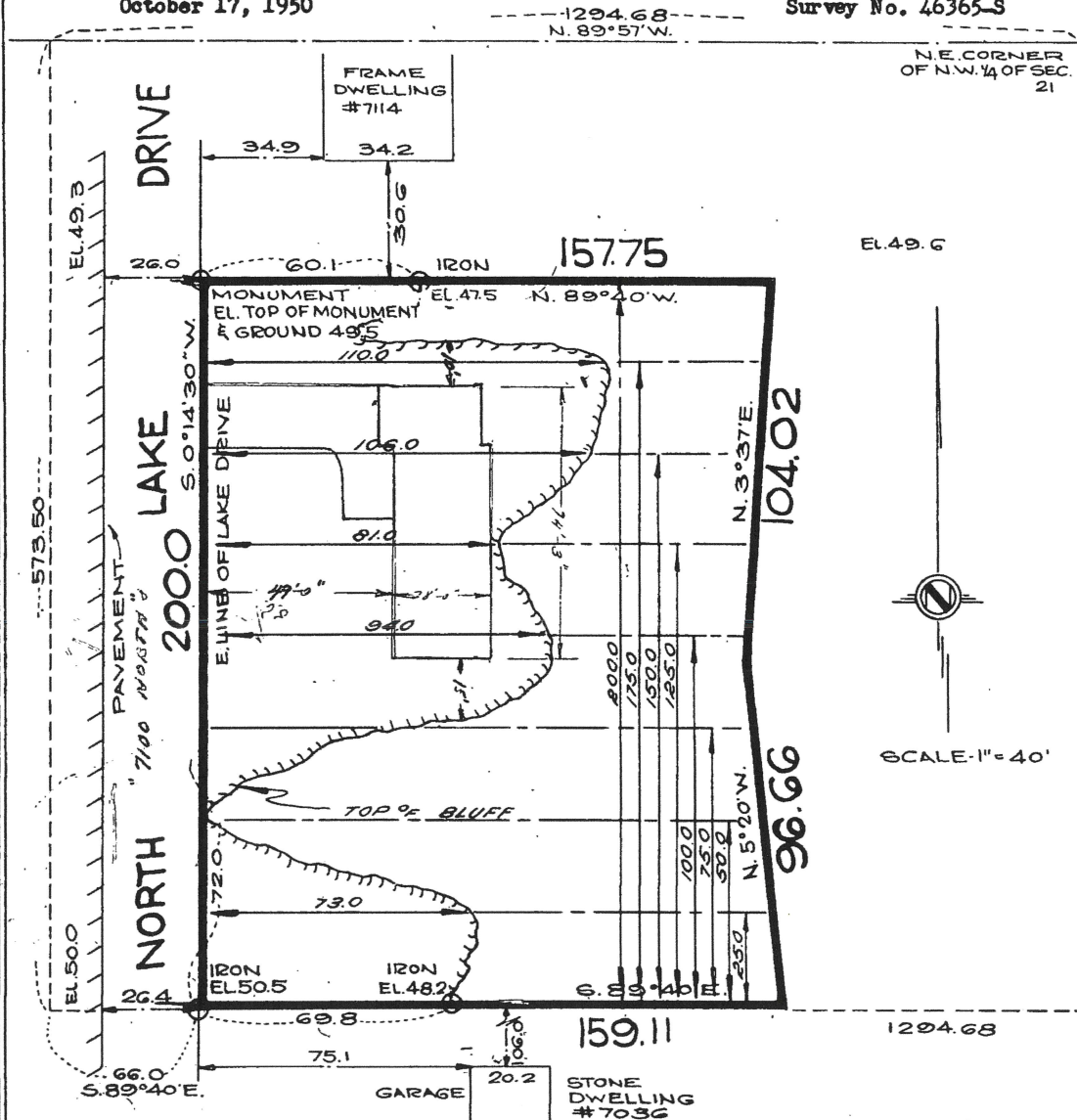
Plat of Survey

Located on North Lake Drive, in the Village of Fox Point, Wisconsin.

That part of the N. W. 1/4 of Section 21, T 8 N, R 22 E, in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at a point 1294.68 ft. North 89° 57' West and 573.50 ft. South 00° 14' 30" West of the Northeast corner of the N.W. 1/4 of Section 21; thence South 89° 40' East 66.00 ft. to a point, said point being on the East line of North Lake Drive, and being also the point of beginning of the land herein to be conveyed; running thence South 89° 40' East 159.11 ft. to a point; thence North 05° 20' West 96.66 ft. to a point; thence North 03° 37' East 104.02 ft. to a point; thence North 89° 40' West 157.75 ft. to a point on the East line of North Lake Drive; thence South 00° 14' 30" West along the East line of North Lake Drive 200.00 ft. to the point of beginning.

October 17, 1950

Survey No. 46365-S



96
[Signature]

We hereby Certify that we have surveyed the property described above according to official records, and that the plat above is a correct representation of the lot lines and principal lines of buildings thereon.

NATIONAL SURVEY SERVICE
 CIVIL ENGINEERS AND SURVEYORS
 744 N. FOURTH ST. MARQUETTE 8-3812
 MILWAUKEE 3, WISCONSIN

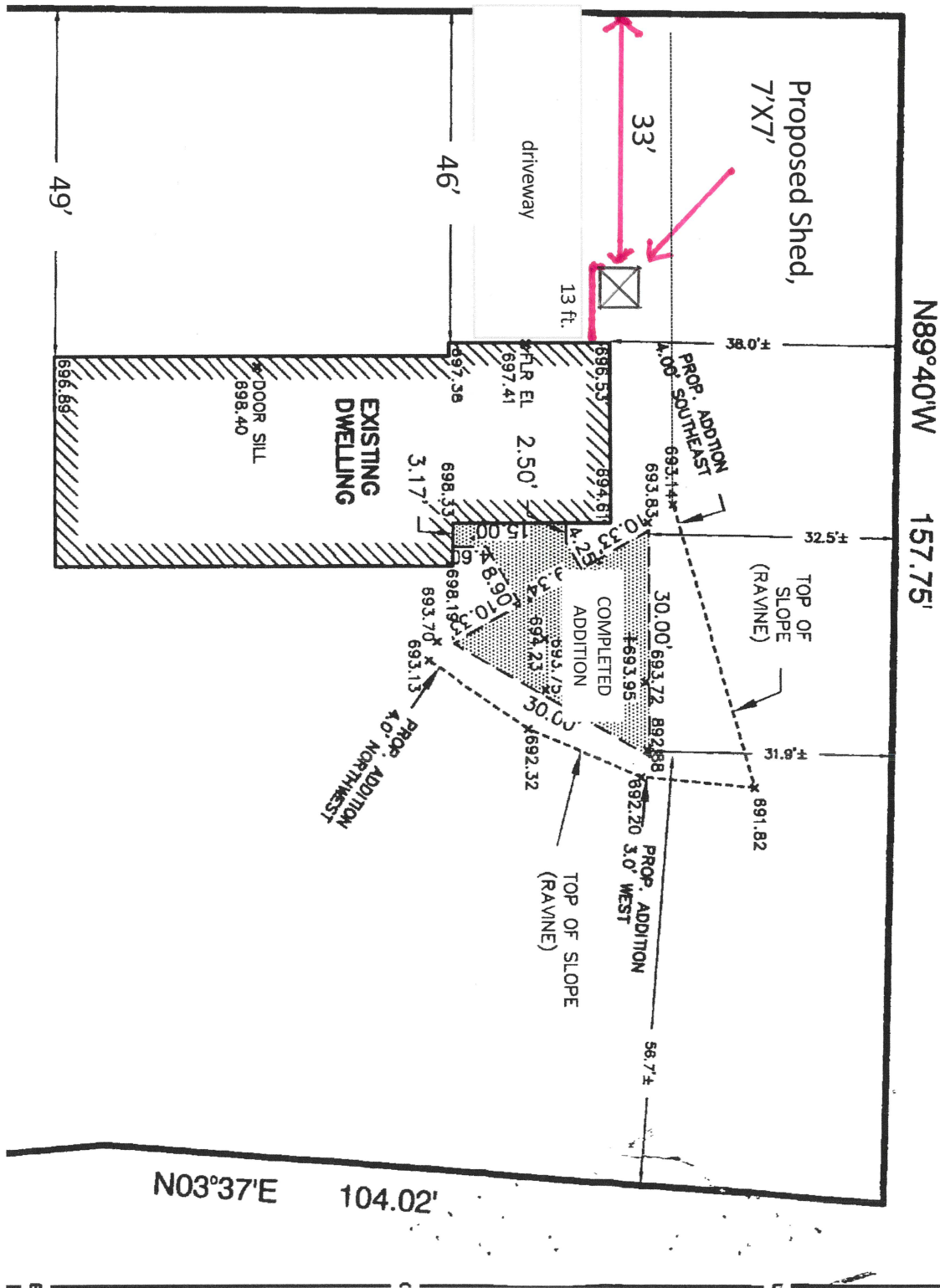
BY *J. A. Burke*

REGISTERED PROFESSIONAL ENGINEER



LAKE DRIVE (96')

°14'30"E 200.00'





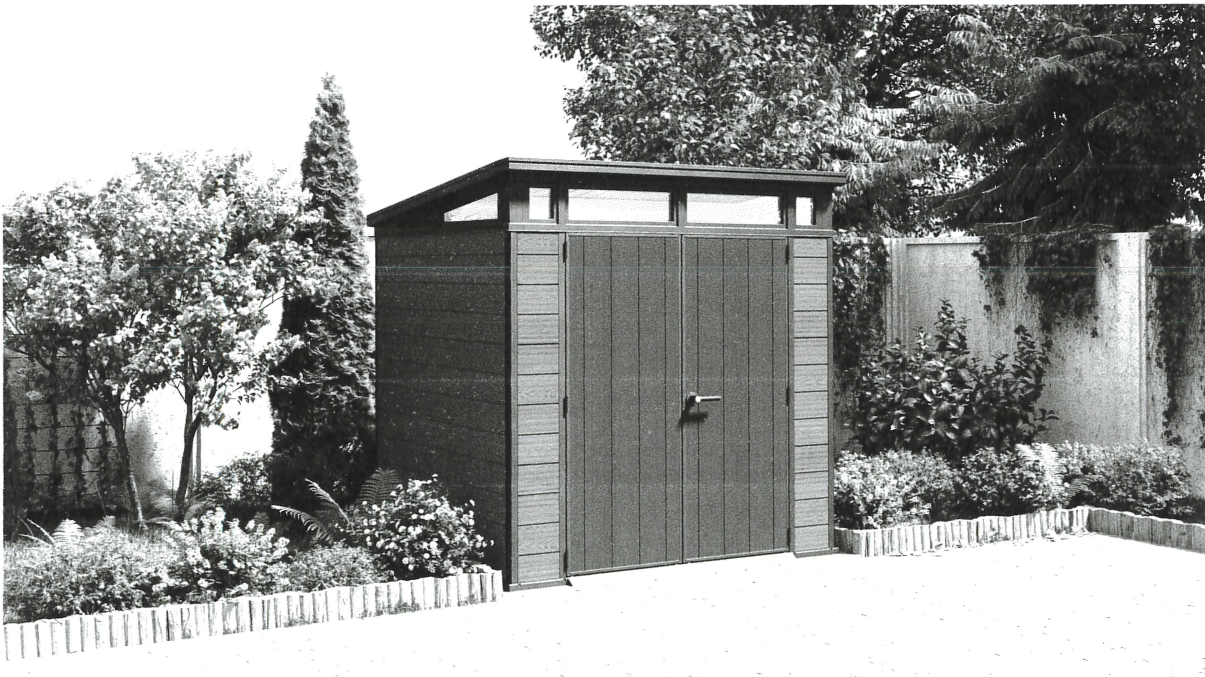
9
9
\$
1
0
O
F
F

\$
2
9
9
.
9
9

Product Details

Product details have been supplied by the manufacturer and are hosted by a third party.

About Cortina 7x7 Shed



Introducing the Cortina 7x7 Shed by Keter

Innovative Materials meet Modern Design

You'll find engineering innovation everywhere you look with the Cortina 7x7 shed – from the modern and smart design to the walls made from our innovative Evotech material. This cutting-edge composite material combines wood pellets with a tough polymer coating to form wall panels that have the timeless look and feel of real wood while being extremely durable and completely weather resistant and maintenance free. And the innovations don't stop there: with top and side windows for extra light and airflow, steel reinforcements, lockable double doors (lock not included), a roof that can support snow load of up to 200kg, and a sleek design, the Cortina 7x7 is the ultimate modern shed.

Cortina 7x7 Features & Benefits

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217

414-351-8900

Receipt No: 1.061552

Jun 23, 2025

7100 N LAKE DR

Previous Balance:	.00
LICENSES & PERMITS - OTHER PERMIT	200.00
10-44540 OTHER PERMIT	

Total:	200.00
--------	--------

CHECK	Check No: 9912	200.00
Payor: 7100 N LAKE DR		

Total Applied:	200.00
----------------	--------

Change Tendered:	.00
------------------	-----

06/23/2025 9:33 AM