NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

Schwemer Hall
7200 North Santa Monica Blvd.
Fox Point, WI 53217

Wednesday
December 8, 2021
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/85952989316?pwd=Vk5XSUMyYWpUVnR4c1dmdithanhZdz09

Meeting ID: 859 5298 9316

Passcode: 7200

Dial by your location: 312.626.6799

AGENDA

1. Roll call of board members and quorum confirmation.
2. Discussion, corrections, and approval of the minutes of the November 10, 2021 Building Board meeting.
3. Brian Schwebel, 7480 N Lombardy Rd, proposed shed.
4. Joshua Rittberg, 8600 N Seneca Rd, proposed solar system.
5. Midland Management, 383 W Brown Deer Rd, proposed master sign plan.
6. Discussion-Removing projects from Building Board.
7. Adjourn.

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
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, November 10, 2021, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
Kristin Dufek
Lori Rosenthal
William Feldman
Michael Rakow

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

MINUTES

Motion was made by William Feldman to approve the minutes from October 13, 2021. Motion was seconded by Kristin Dufek. Motion Passed.

AGENDA

- **7620 N Bell Rd, proposed egress window.** It was the consensus of the Building Board to table.
- **David Swanson, 7724 N Beach Dr, proposed addition.** It was the consensus of the Building Board to approve as submitted.
- **Mr Olin, 7700 N Club Cir, proposed in-ground pool.** It was the consensus of the Building Board to approve as submitted.
- **Laura Kleczkowski, 405 E Dean Rd, proposed addition.** It was the consensus of the Building Board to approve as submitted.
- **Discussion-Removing projects from Building Board.** It was the consensus of the Building Board to remove egress windows from the Building Board agendas and remove the restrictive heights on pergolas.

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by William Feldman. Motion Passed. Building Board adjourned at 5:27 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address	**Building Type:** Residential - Commercial
Description of Work	
SHED	
Estimated Cost of Project $ 500.00	

Owner/Occupant	
Business Name	Contact Name BRIAN SCHNEBEL
Address 7480 N LOMBARDY RD	City/State/Zip FOX POINT
Phone 414 940 0567	Email bschnebel3174@GMAIL

***Cautionary Statement required when homeowner is applying for permit**

Contractor	
Company Name	Contact Name
Address	City/State/Zip
Phone	Email
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$9.50	
Building Board		$75.00	
Footing early start - $210.00 one and two family; $280.00 commercial			
Plan Review - $250.00 one and two family; New Single Family Construction $300.00 plus $27.00/unit commercial			
State Seal		$65.00	
Razing, Interior Demolition	$85.00 minimum plus	$0.12/sqft	
Moving buildings over public ways	$230.00 plus	$0.12/sqft	
Fuel tanks - Per 1,000 gallons		$24.00	
Re-inspection		$100.00	
Other			✓
Work started without permit	**Double Fee**		
	Minimum Fee	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		$ 140.00

Applicant Signature _____ **Date** 9-30-2021

Rev 01/21

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

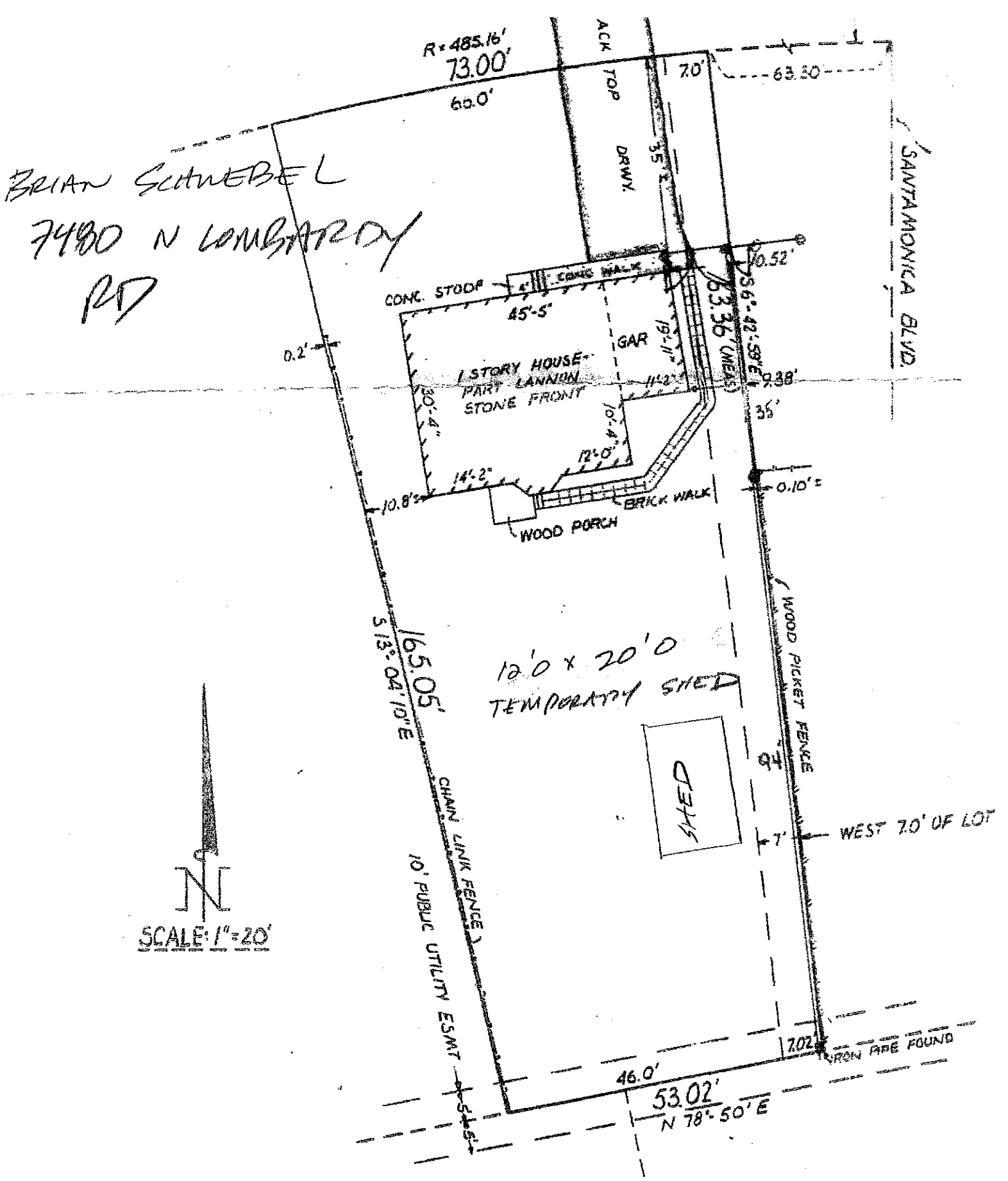
Receipt No: 1.056719 Oct 1, 2021

7480 N Lombardy Rd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	140.00
24-44460 BUILDING PERMIT	
Total:	140.00
CHECK Check No: 1026	140.00
Payor: Brian Schwebel	
Total Applied:	140.00
Change Tendered:	.00

Duplicate Copy

10/01/2021 7:59 AM



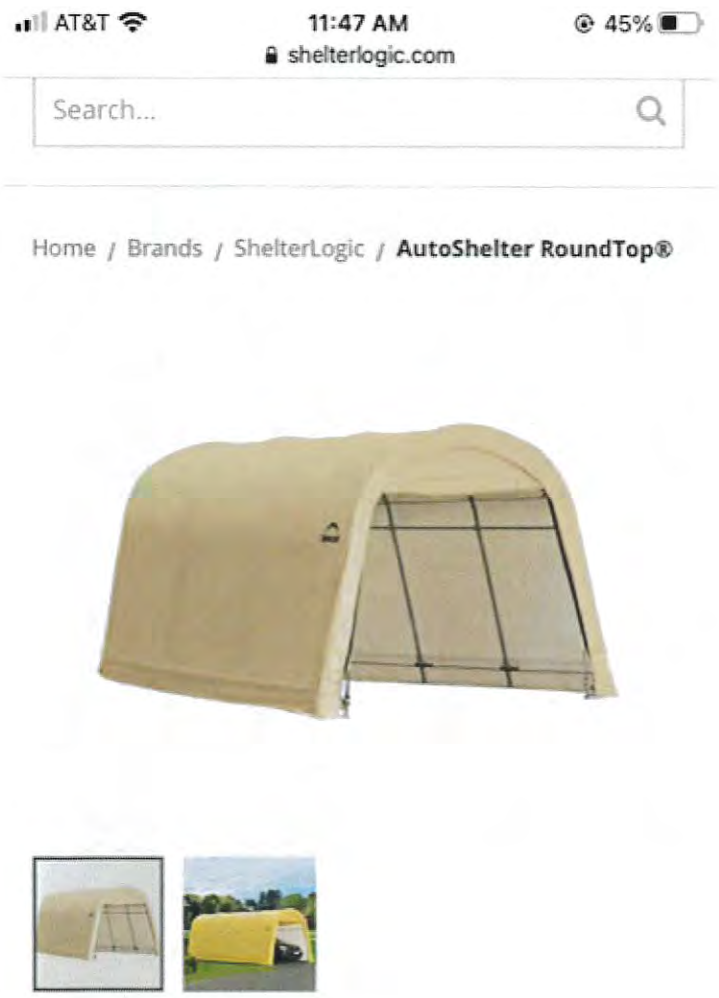
State of Wisconsin
County of Milwaukee } SS

I, **WILLIAM H. SCHMITT**, hereby certify that I have surveyed the above described property on the 4 day of February, 19 87, and the above map is a true representation thereof and shows the size and tion of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, ea easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who pur

Michael Rakow

From: brian schwebel <bschwebel@me.com>
Sent: Thursday, December 2, 2021 11:56 AM
To: Michael Rakow
Subject: 7428 N Lombardy shed pic



Sent from my iPhone

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

BUILDING BOARD

Building Board typically meets on the second Wednesday of every month at 5:00 p.m. The application deadline is 12 p.m. on the Friday prior. All applications must be complete and include the proper filling fee.

Building Board meetings will be held via Zoom. Building Board agenda with the Zoom address will be posted on the website under **Agendas & Minutes.**

Examples of projects that must appear before the Building Board: New Construction, Additions, Exterior Improvements, Detached Garage, Decks, Sheds ≥ 100 sq. ft., Window Replacement, New Doors, Patio Doors, Pools, Signs and Solar Systems.

Complete Building Board Applications must include:

- ☐ **One set of drawings** to 1/4 inch scale on 24" x 36" maximum size sheets. These shall include all elevations, floor plans, foundation plan, and cross sections.
  - *Elevation Drawings* shall include all proposed elevations of the building, even if changes to the elevation are not proposed. This is to ensure consistency of all elevations. In cases where a building element may be skewed from another, it may be necessary to draw more than the four primary elevations of the building to clearly explain the intent of the design. All building elevations must be fully dimensioned to indicate heights above grade for all components. If the project is a building addition or remodeling, the original structure should be clearly illustrated as new building versus existing structure.
  - *The complete existing elevation should be shown in all cases of additions and remodeling.* All building materials must be identified and noted on each elevation drawing. This is to include, but not limited to, type and size of siding, type and size of masonry, window type size and material, roofing material, fascia, rakes, soffits, eaves, and flashing materials. It is recommended to bring material samples and colors.
  - *Dimensioned floor plans* shall include all floor plans of the proposed building. Each plan must include complete dimensions, and include room names for each space. In the case of an addition, each room shall be tagged either existing or new. In the case where there is a detached garage, a separate plan, fully dimensioned, for the garage must be included.
- ☐ **Color photos** that includes all elevations of existing home and any accessory structures on the property.
- ☐ **Survey** less than one year old or an accurate survey showing all buildings prepared by a certified surveyor registered by the State of Wisconsin. This must include all property lines with distances bearings, North arrow, exact location of all existing and proposed buildings, parking areas, drives, public improvements, easements, and other key features of the site. Show distances from front, rear and side property lines.
- ☐ **Site plan** include a North arrow and dimensions. This document must include all property lines, utility and access easements, zoning setbacks, grades at one foot intervals, exact location of all existing and proposed buildings or additions including roof overhangs, all hard surfaced areas (parking areas, drives, patios, sidewalks, etc.), swimming pools, and other accessory structures.
- ☐ **Open area** calculation required for New Construction, Additions, and Accessory Structures.
- ☐ **Existing and proposed grades** submitted to engineering before Building Board meeting.
- ☐ **Electronic copy of building plans** emailed to mrakow@villageoffoxpoint.com
- ☐ **Completed Building Permit Application.**
- ☐ **Building Board Fee** $75.00 payable to the Village of Fox Point.

A REPRESENTATIVE MUST ATTEND BUILDING BOARD MEETING

VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number: _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 8600 N. Seneca Rd	**Building Type:** Residential - Commercial
Description of Work	
Roof mounted solar array	
Estimated Cost of Project $ 8,600	

Owner/Occupant	
Contact Name Joshua Rittberg	Business Name
Address 8600 N. Seneca Road	City/State/Zip Fox Point WI 53217
Phone 414-350-6780	Email jcrittberg@gmail.com

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Current Electric Co.	Contact Name James Knowles
Address 2942 N. 117th St.	City/State/Zip Wauwatosa WI 53222
Phone 262-599-1596	Email james@callcurrent.com
Dwelling Contractor # DC-0214000080	Dwelling Contractor Qualifier # DCQ-061700071

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage

Description	**Rate**	**Amount**
Project - Per $1,000 of estimated cost	$9.50	76.00
Building Board	$75.00	75.00
Footing early start - $210.00 one and two family; $280.00 commercial		
Plan Review - $250.00 one and two family; New Construction $300.00 plus $27.00/unit commercial; New Construction		
State Seal	$65.00	
Razing, Interior Demolition $85.00 minimum plus	$0.12/sqft	
Moving buildings over public ways $230.00 plus	$0.12/sqft	
Fuel tanks - Per 1,000 gallons	$24.00	
Re-inspection	$100.00	
Other		
Work started without permit **Double Fee**		
Minimum Fee	**$70.00**	
Payable to: Village of Fox Point **Total Permit Fee**		$ 151.00

Applicant Signature _____ **Date** 12/2/2021

Rev 09/20

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

Permit Number:

E- _____

OFFICE USE ONLY
Issued Date

ELECTRICAL PERMIT

Job Address 8600 N. Seneca Road	**Building Type:** (Residential) Commercial
Description of Work Roof mounted Solar Array	
Owner/Occupant Name Joshua Rittberg	

Contractor	
Company Name Current Electric Co.	Master Electrician Name
Address 2943 N. 117th St.	City/State/Zip Wauwatosa WI 53222
Phone 262-786-5885	Email james@callcurrent.com
Master Electrician Number 170072	Electrical Contractor Number 1098009

Description	Rate	Qty	Amount
Devices (fixtures, switches, receptacles, luminaries, etc.)	$0.75		
Range, disposal, dishwasher, clothes dryer, water heater	$10.00		
LED, HID, mercury, sodium, metal-halide, etc.	$5.00		
Ventilation fans, paddle fans, dimmers	$3.00		
Heating equipment (furnace, boiler)	$15.00		
Space heating system, base board	$5.00		
Air conditioner, refrigerating equipment	$15.00		
Feeders or sub-feeder-sub panel	$15.00		
Service switch or disconnect switch	$5.00		
Services 0-100 amp	$30.00		
101-200 amp	$45.00		
Each additional 100 amp	$5.00		
Generator, XFMR, rectifier, capacitor, welder, converter, reactor	$2.00/kw		
Swimming pools, spa, hot tub	$60.00		
Motors over ¼ hp (per hp or fraction thereof)	$1.00		
Fuel dispensing equipment	$50.00		
Signs, illuminated	$35.00		
Strip lighting, plug-in strip, Trol-E-Duct, etc.	$1.00/ft		
Low voltage devices	$2.00		
Motion picture, stereopticon and X-ray machines, or similar equip	$30.00		
Pole mounted fixtures	$10.00		
Audible or visual devices-signals or communication devices	$1.00		
Whirlpool tubs	$10.00		
Fire alarm systems	$60.00		
Raceways, wireways, busways, gutters	$1.00/ft		
Temporary service for 90 days	$60.00		
Work started without permit **Double Fee**			
Minimum Fee	**$60.00**		
Payable to: Village of Fox Point	**Total Permit Fee**		$ 60.00

Permit shall expire 12 months after the date of issuance, if installation of the electrical wiring has not commenced.

Applicant Signature _____ **Date** 12/2/2021

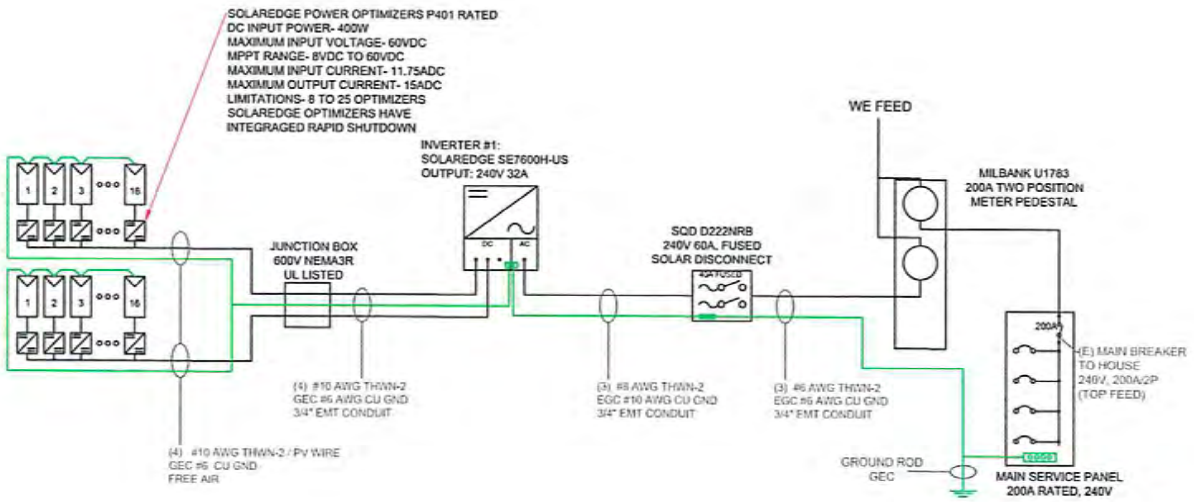
Rev 01/21

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

(32) HANWHA QCELL 340W MODULES

(2) STRING OF 16 MODULES
CONNECTED IN SERIES PER STRING

SYSTEM SIZE (DC):
(32) X QCELL 340W = 10.88KW



Electrical Design Drawing

Current Electric Company
2942 N. 117th ST.
Wauwatosa, WI 53222
Phone: (262) 795 8665
Fax: (262) 795 7658
WWW.CurrentElectricCo.Com

RITTER/IG RESIDENCE
8600 N. SENECA RD.
FOX POINT, WI 53217

10-26-2021

Not Scale

Electrical Line Diagram

INVERTER
BASEMENT

MAIN PANEL

METER ENCLOSURE

EXTERNAL DISCONNECT

ARRAY

VECTOR ENGINEERS
651 W. DALENA PARK BLVD. STE. 101 PHONE (801) 990-1775
DRAPER, UTAH 84020 WWW.VECTORSE.COM

WISCONSIN
COLEMAN
D. LARSEN
E-45306
DRAPER, UT
PROFESSIONAL ENGINEER

11/15/2021

Firm License Number: 3372-11

VSE Project Number: U2768-0091-211

Vector Structural Engineering has reviewed the existing structure with loading from the solar array and screw connections to the existing framing. The design of the racking system, racking connections, and all other structural is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others, unless stamped by Dean Levorsen.

Site Drawing

Current Electric Company
2842 N. 117th ST.
Wauwatosa, WI 53222
Phone: (262) 786 2665
Fax: (262) 786 7656
WWW.CurrentElectricCo.Com

RITTBERG RESIDENCE
5600 N. SENECA RD.
FOX POINT, WI 53217

10-26-2021

No Scale

Plot Plan

VSE Project Number: U2768.0091.211

November 15, 2021

Current Electric Co
ATTENTION: Ryan Lettau
12625 W. Burleigh Road
Brookfield, WI 53005

REFERENCE: Rittberg Residence: 8600 North Seneca Road, Fox Point, WI 53217
Current Electric Co Project: 198116
Solar Array Installation

To Whom It May Concern:

Per your request, we have reviewed the existing structure at the above referenced site. The purpose of our review was to determine the adequacy of the existing structure to support the proposed installation of solar panels on the roof as shown on the panel layout plan.

Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation.

Design Parameters

Code: 2016 Wisconsin Uniform Dwelling Code
Occupancy Category: II
Design wind speed, Vasd: 90 mph (3-sec gust)
Wind exposure category: C
Snow load: 30 psf

Conclusions

Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation. See attached calculations.

The solar array will be flush-mounted (no more than 10" above the roof surface) and parallel to the roof surface. Thus, we conclude that any additional wind loading on the structure related to the addition of the proposed solar array is negligible. Increases in lateral forces less than 10% are considered acceptable. Thus the existing lateral force resisting system is permitted to remain unaltered.

VSE Project Number: U2768.0091.211
Rittberg Residence
11/15/2021

Limitations

Installation of the solar panels must be performed in accordance with manufacturer recommendations. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. The contractor must notify Vector Structural Engineering, LLC should any damage, deterioration or discrepancies between the as-built condition of the structure and the condition described in this letter be found. Connections to existing roof framing must be staggered, except at array ends, so as not to overload any existing structural member. The use of solar panel support span tables provided by others is allowed only where the building type, site conditions, site-specific design parameters, and solar panel configuration match the description of the span tables. The design of the solar panel racking (mounts, rails, etc.), the connection of the racking to the roof and electrical engineering is the responsibility of others. Waterproofing around the roof penetrations is the responsibility of others. Vector Structural Engineering assumes no responsibility for improper installation of the solar array.

VECTOR STRUCTURAL ENGINEERING, LLC
WI Firm License: 3372-11

11/15/2021

Coleman Larsen, P.E.
WI License: E-45306 - Expires: 07/31/2022
Project Engineer

Enclosures

CDL/jgr

VECTOR ENGINEERS

JOB NO.: U2768.0091.211
SUBJECT: GRAVITY LOADS

PROJECT: Rittberg Residence

GRAVITY LOADS

Roof Pitch: 3.0 :12

ROOF DEAD LOAD (D)	Design material weight [psf]	Increase due to pitch	Material weight [psf]
Composite Shingles	2.1	1.03	2.0
1/2" Plywood	1.0	1.03	1.0
Framing	3.0		3.0
Insulation	0.0		0.0
1/2" Gypsum Clg.	0.0	1.03	0.0
M, E & Misc	2.0		2.0
Total Existing Roof DL	8.1		
PV Array DL	3.1	1.03	3

ROOF LIVE LOAD (Lr)

Existing Design Roof Live Load [psf]	20	ASCE 7-05 Table 4-1
Roof Live Load With PV Array [psf]	0	

SNOW LOAD (S):	Existing	w/ Solar Array	
Roof Slope [x:12]:	3.0	3.0	
Roof Slope [°]:	14	14	
Ground Snow Load, p_g [psf]:	30	30	ASCE 7-05, Section 7.2
Terrain Category:	C	C	ASCE 7-05, Table 7-2
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-05, Table 7-2
Exposure Factor, C_e:	0.9	0.9	ASCE 7-05, Table 7-2
Thermal Factor, C_t:	1.1	1.1	ASCE 7-05, Table 7-3
Risk Category:	II	II	ASCE 7-05, Table 1-1
Importance Factor, I_s:	1.0	1.0	ASCE 7-05, Table 7-4
Flat Roof Snow Load, p_f [psf]:	21	21	ASCE 7-05, Equation 7-1
Minimum Roof Snow Load, p_m [psf]:	30	30	ASCE 7-05, Section 7.3.4
Unobstructed Slippery Surface?	No	No	ASCE 7-05, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-05, Section 7.4
Roof Slope Factor, C_s:	1.00	1.00	ASCE 7-05, Figure 7-2
Sloped Roof Snow Load, p_s [psf]:	21	21	ASCE 7-05, Equation 7-2
Design Snow Load, S [psf]:	30	30	

VECTOR ENGINEERS

JOB NO.: U2768.0091.211

PROJECT: Rittberg Residence

SUBJECT: BEAMS

DESIGN LOADS:

Load Types:	Snow	Live	Dead
Roof	30	20	8
Solar			3.1

CRITERIA (L/)

	D_{TL}	D_{LL}	D_{DL}
$A_{(BLANK)}$	120	180	

Abbrev	GRADES			F_{bxx} (psi)	F_{vxx} (psi)	E_{xx} (psi)	g (lb/ft^3)
DFL#1	DFL#1			1,000	180	1,700,000	32
DFL#2	DFL#2			900	180	1,600,000	32
DF1 (5X)	DFL#1 5X5 & LARGER			1,350	170	1,600,000	32
SPF#2	SPF#2			875	135	1,400,000	26.2
SP#2	SP#2			1,100	175	1,400,000	34.3
24F-V4	24F-V4			2,400	240	1,800,000	32
24F-V8	24F-V8			2,400	240	1,800,000	40
LVL (1.9)	LVL (1.9X106E)			2,600	265	1,900,000	40
LVL (2.0)	LVL (2.0X106E)			2,200	285	2,000,000	42
LSL	LSL (1.3X106E)			1,700	400	1,300,000	42
STL36	GRADE 36 STEEL			21,600	14,400	29,000,000	490
STL46	GRADE 46 STEEL			27,700	16,500	29,000,000	490
STL50	GRADE 50 STEEL			30,000	20,000	29,000,000	490

Label	Length 'L' (ft)	Roof Trib (ft)	Floor Trib (ft)	Wall Trib (ft)	Add'l Live Load (plf)	Add'l Solar Load (plf)	Point Load From	React (A,B)	Dist 'a' (ft)	Point Live Load 'P_{LL}' (lb)	Point Dead Load 'P_{DL}' (lb)	# PLIES	Grade	Size	"BM/HDR"	D CRITERIA	C_r	C_D	$C_{F,V}$	R_a (lb)	R_b (lb)	M_{max} (ft-lb)	M_{allow} (ft-lb)	V_{max} (lb)	V_{allow} (lb)	D_{TL} (in)	$D_{TLallow}$ (in)	D_{LL} (in)	$D_{LLallow}$ (in)	1.5DL GLB Camb	Check
Rafter	10.0	1.33				4.1						(1)	SPF#2	2x8			1.15	1.15	1.20	275	275	686	1521	241	1126	0.185	1.000	0.135	0.667		0.45 M

Current Electric Company
2942 North 117th Street
Wauwatosa, WI 53222
Phone: (262) 786 5885

Rittberg Residence
8600 N Seneca Rd
Fox Point, WI 53217

12/2/2021

Site Plan

VILLAGE OF FOX POINT
7200 N Santa Monica Blvd
Fox Point, WI 53217
(414) 247-6622
www.villageoffoxpoint.com

SIGN PERMIT

Sign Address	383 W. Brown Deer Road Fox Point, WI 53217

Owner/Occupant			
Business Name	Midland Management LLC	Contact Name	Alisha E. Mir-Marwood
Address	555 W. Brown Deer Road	City/State/Zip	Bayside, WI 53217
Phone	414-617-6135	Email	am@midlandmgtllc.com

Property Owner/Lessee Signature Midland Management LLC As agent for the Owner North Shore Centers Partners LLC Alisha E. Mir-Marwood **Date** 12.1.21

Contractor			
Company Name	Lemberg Electric & Sign	Contact Name	Mike McDonald
Address	4085 N. 128th St.	City/State/Zip	Brookfield, WI 53005
Phone	414-254-1033	Email	mmcdonald@lembergelectric.com

Type of Sign	
Freestanding	Other
~~Awning~~	Other
Wall	Other Amendment to Master Sign Plan

Sign Size	
Dimensions of sign:	Square footage of sign:
Distance from grade to top of sign:	

Illumination	
Internally	Externally

Sided	
Single	Double

Description		Rate	Amount
Sign		$70.00	
Building Board		~~$75.00~~	75.00
Payable to: Village of Fox Point	**Total Permit Fee**		$ 75.00

Applicant Signature _____ **Date** 12-1-2021

OFFICE USE ONLY		
Approved by Building Inspector:	Signature	Date

Rev 01/21

ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Receipt No: 1.056961 Dec 2, 2021

383 W Brown Deer

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 094282 Payor: Lemberg	75.00
Total Applied:	75.00
Change Tendered:	.00

12/02/2021 11:07 AM

New Master Sign Program

Variance requested for:

Midland Management, LLC.

555 West Brown Deer Road

Contact: Alisha E. Mir-Marwood

414 617-6135

Jobsite location:

AUDUBON COURT

383 W. Brown Deer Road

Fox Point, WI 53217

VARIANCE REQUEST

Proposed: Create a new sign program that will allow new and existing tenants to use any font style, colors and logos that enhance their brand identity for exiting sign cabinets and attract new tenants.

The existing master sign program: Single faced, interior illuminated sign boxes with tenant's business name. The face of each sign cabinet has an opaque background. The faces are routed and have illuminated routed acrylic text ½" through the face.

The property for which the variance is requested is Audubon Court at 383 West Brown Deer Road in Fox Point. This is a well, established shopping center located on the southeast corner of North Port Washington Road and Brown Deer Road at a signalized intersection. Tenants include Starbucks, Subway, Toppers Pizza and many more strong, local businesses.

If this new Master Program is allowed, it would create better visibility, a better representation of the existing tenants brand identity, and attract new tenants allowing them to advertise to business.

Thank you,

Michael Mcdonald

Lemberg Electric and Sign

FOR LEASE

Audubon Court Shopping Center

SEC OF BROWN DEER ROAD & N. PORT WASHINGTON ROAD

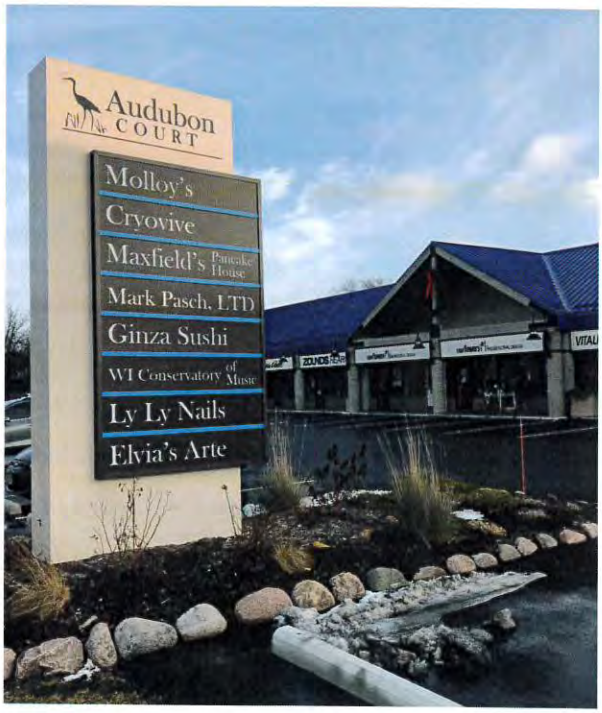
333 W Brown Deer Road, Fox Point, WI

RETAIL

PROPERTY FEATURES

This well-established shopping center is located on the southeast corner of North Port Washington Road and Brown Deer Road at a signalized intersection. Tenants include Starbucks, Past Basket, Subway, Topper's Pizza, Maxfield's and many more strong, local businesses.

+ Available Space:
  - 2,193 SF corner end-cap - $30.00/SF NNN
  - 1,300 - 3,288 SF - $18.00/SF NNN
  - 940 SF - $18.00/SF NNN
+ Triple Net Expenses
  - CAM: $4.31 PSF
  - Taxes: $4.21 PSF
  - Insurance: $0.14 PSF
  - Total: $8.66 PSF



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FOR LEASE

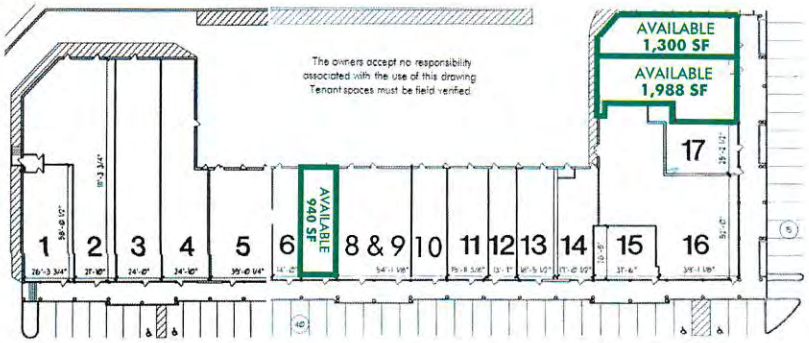
Audubon Court Shopping Center

SEC OF BROWN DEER ROAD & N. PORT WASHINGTON ROAD

333 W. Brown Deer Road, Fox Point, WI

RETAIL

SITE PLAN



Unit	Tenant
1	ATA Tuekwondo
2	WI Conservatory of Music
3	Mobile - X
4	Mark Pasch
5	Ginza Japanese Restaurant
6	Elvia's Arte
7	**940 AVAILABLE**
8 & 9	Bayside Floral Design
10	Vitality Personal Training

Unit	Tenant
11	Bryson Reid Forever Classic
12	Bayside Travel
13	Pack N Ship
14	Ly Ly Nails
15	Atypic Gallery
16	Maxfield's Pancake House
17	Cryovive
18	**1,988 AVAILABLE**
19	**1,300 AVAILABLE**
20	Starbucks

Unit	Tenant
21	Past Basket
22	**2,193 AVAILABLE**
23	Subway
24	Topper's Pizza
25	The Lift Pilates
Parking Information	
Regular Stalls	145
Handicap Stalls	6
Total Stalls	151

ESTIMATED DEMOGRAPHICS

2017 Estimated Demographics	1 Mile	2 Miles	3 Miles	5 Miles
Population	6,302	13,769	29,423	96,398
Average Household Income	$140,098	$160,152	$137,167	$101,354
Employees	5,061	7,930	20,309	75,229
Traffic Counts				
Brown Deer Road				20,000 VPD
N. Port Washington Road				9,400 VPD

CONTACT US

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Audubon Court Shopping Center

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333 W. Brown Deer Road, Fox Point, WI

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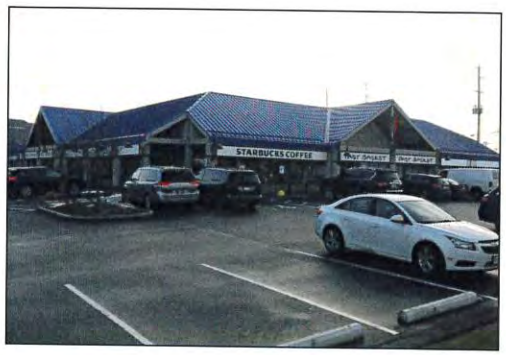
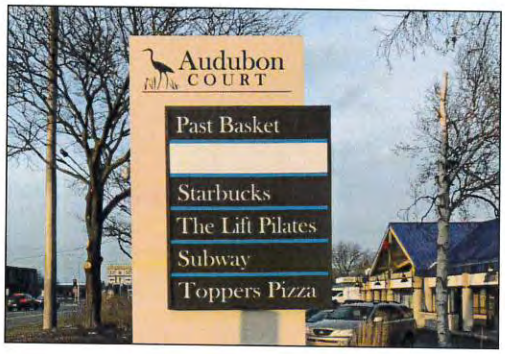
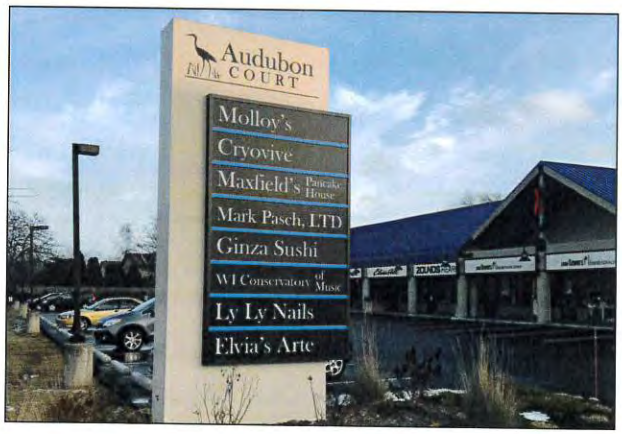
PHOTOS







EXISTING

Audubon
COURT

Existing

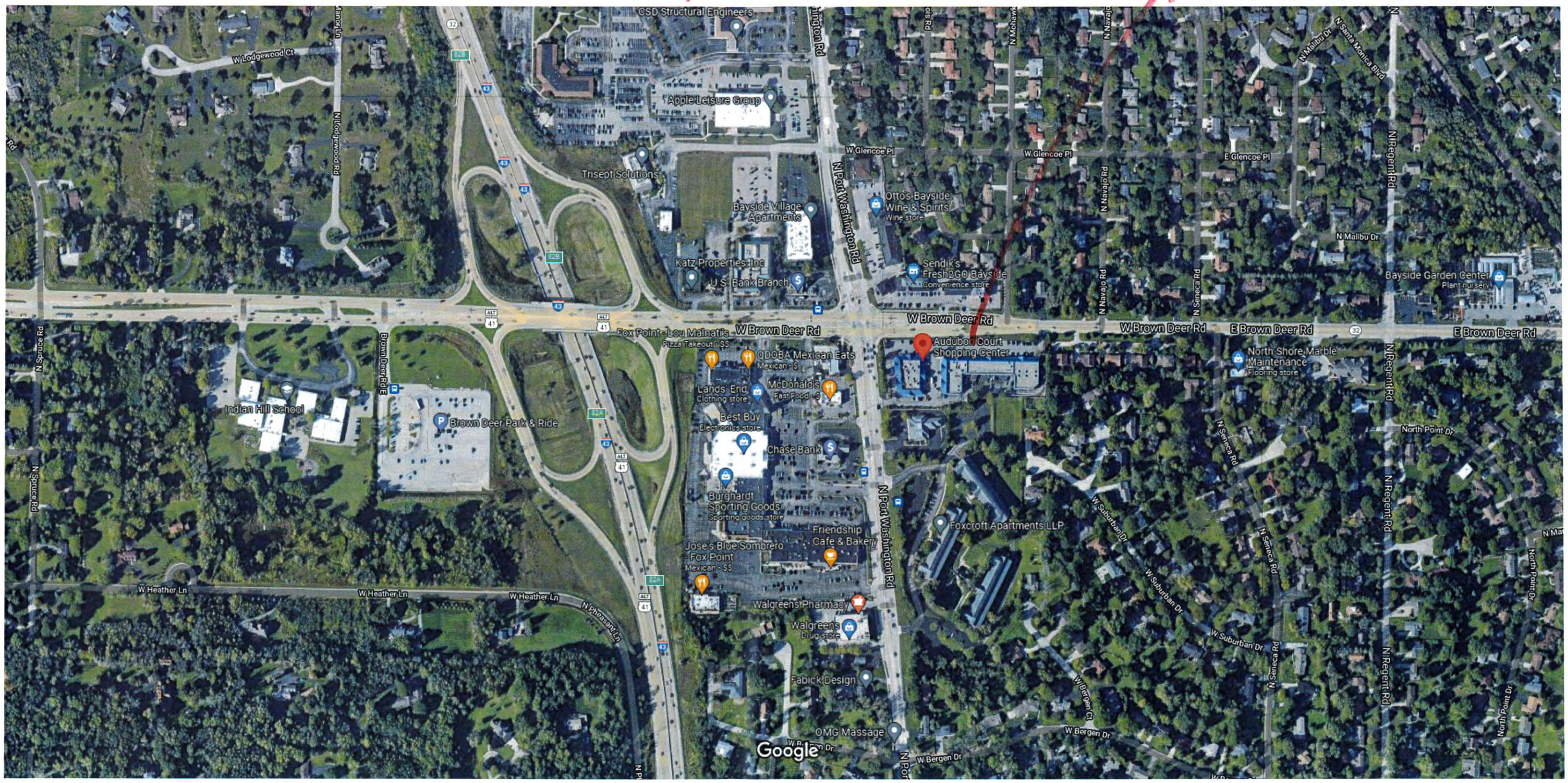
Audubon
COURT
Fox Point Dental Studio
Cryovive
Maxfield's Pancake House
Mark Pasch, LTD
Ginza Sushi
WI Conservatory of Music
Ly Ly Nails
MYOCYTE

existing

Mobilex USA
MARK PASCH LTD.
Ginza Sushi
GINZA SUSHI BAR
OPEN 7 DAYS A WEEK
LUNCH
MON - FRI 11:00 - 2:30 PM
SAT 11:30 - 2:30 PM
DINNER
MON - THUR 5:30 - 9:30PM
SAT 5:30-10:30 PM
SUN NOON - 9:30PM
P 414-540-9869
FAX 414-540-9865
www.ginzabayside.com

Google Maps Audubon Court Shopping Center

AUDUBON Court → 383 W. Brown Deer Rd.



Map data ©2021 200 ft

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