

NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
May 25, 2022
5:00 P.M.

Join Zoom Meeting

<https://us02web.zoom.us/j/88303604026>

Meeting ID: 883 0360 4026

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 April 13, 2022 Building Board meeting.
3. Bradley Manderscheid, 217 E Spooner Rd, proposed 10'X12' shed.
4. Ralph Bencriscutto, 8339 N Lake Dr, proposed addition.
5. Ms Fox Point, LLC, 6830-6940 N Santa Monica Blvd, proposed update master sign plan.
6. 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, April 13, 2022, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
Kristin Dufek
Lori Rosenthal-Absent
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 Jeff Weber to approve the minutes from March 9, 2022. Motion was seconded by William Feldman. Motion Passed.

AGENDA

- **Tim Lemont, 7475 N Beach Dr, proposed deck.** It was the consensus of the Building Board to approve as submitted.
- **Theodore Thompson, 7230 N Lake Dr, proposed pergola.** It was the consensus of the Building Board to approve as submitted.

ADJOURN

Motion to adjourn Building Board was made by William Feldman. Motion seconded by Jeff Weber. Motion Passed. Building Board adjourned at 5:15 pm.

Respectfully Submitted,



Michael Rakow
Building Inspector
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	C-60

BUILDING PERMIT

Job Address	217 E Spooner Rd, Fox Point, WI 53217	Building Type:	☒ Residential ☐ Commercial
Description of Work	Construction of a 10' x 12' shed in backyard. Shed will be built on a concrete slab that is 2-3" beyond the shed.		
Estimated Cost of Project	\$ 7925.00		

Owner/Occupant	
Business Name	
Address	217 E Spooner Rd, Fox Point, WI 53217
Phone	414-943-5366
Contact Name	Bradley Manderscheid
City/State/Zip	Fox Point, WI 53217
Email	jennifersweeney81@yahoo.com

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

Contractor	
Company Name	Superior Storage Sheds
Address	N9466 Stone School Rd.
Phone	262-470-7526
Dwelling Contractor #	
Contact Name	Paul Rains
City/State/Zip	Mukwonago, WI 53149
Email	paul.rains@bc.edu.org
Dwelling Contractor Qualifier #	

Square Footage Under Construction

1 st Floor	2 nd Floor	Basement	Addition	Garage
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Description	Rate	Amount
Project - Per \$1,000 of estimated cost		
Building Board	\$10.00	\$80.00
Footing early start - \$230.00 one and two family; \$305.00 commercial	\$75.00	\$75.00
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		
State Seal		
Razing, Interior Demolition \$925.00 max/bld	\$75.00	
Moving buildings	\$95.00 minimum plus	
Fuel tanks - Per 1,000 gallons	\$250.00 plus	
Re-inspection	\$0.13/sqft	
Work started without permit	\$0.13/sqft	
	\$25.00	
	\$100.00	
	Double	
	Minimum Fee	
	\$70.00	
Payable to: Village of Fox Point	Total Permit Fee	\$155.00

Applicant Signature

Rev 01/22

Date 4-27-22

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) 247-6622
www.villageoffoxpoint.com

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Bradley Manderscheid
Homeowner's Name – PRINTED

217 E Spooner Rd, Fox Point, WI
Property Address
53217

[Signature]
Homeowner's Signature

4-27-22
Date

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

414-351-8900

Receipt No: 1.057484

Apr 28, 2022

217 E SPOONER

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	155.00
24-44460 BUILDING PERMIT	
Total:	155.00
CHECK	155.00
Check No: 210	
Payor: Jennifer Manderscheid	
Total Applied:	155.00
Change Tendered:	.00

04/28/2022 8:26 AM

ESTIMATE



Jennifer Manderscheid

217 E. Spooner Rd

Fox Point, WI 53217

(414) 943-5366

Superior Storage Sheds

N9466 Stone School Rd

Mukwonago, WI 53149

Phone: (262) 470-7526

Email: paul.rains@bcmedu.org

Web: www.wisconsinsheds.com

Estimate #

000626

Date

02/15/2022

Description

Total

10x12 Gable

\$4,050.00

Built on a concrete slab. Includes standard roof pitch, 48" double swinging wood doors, standard wood siding, and architectural shingles = Estate Gray

Concrete

\$2,175.00

This includes 4" of concrete on 4" of granular compacted base with 6x6x#10 Woven Wire Mesh and a ramp the width of the doors extending out 2-3'. Any excess dirt will be left on site. Material will likely have to all be machined from front.

7' sidewalls

\$150.00

4 windows

\$1,000.00

24x36 white vinyl windows. Two windows will be banked together on the end wall opposite the doors, and two windows on sidewall facing the house on either side of the doors.

Gable Vents

\$50.00

Vents will be in each gable

Cupola

\$500.00

32" single door

\$300.00

Door will be centered on sidewall facing the house.

Subtotal	\$8,225.00
Discount	\$300.00
Total	\$7,925.00
Deposit Due	\$1,585.00

Payment Schedule

Deposit (20%)	\$1,585.00
2nd payment after concrete pour (30%)	\$2,377.50
3rd payment upon completion (50%)	\$3,962.50

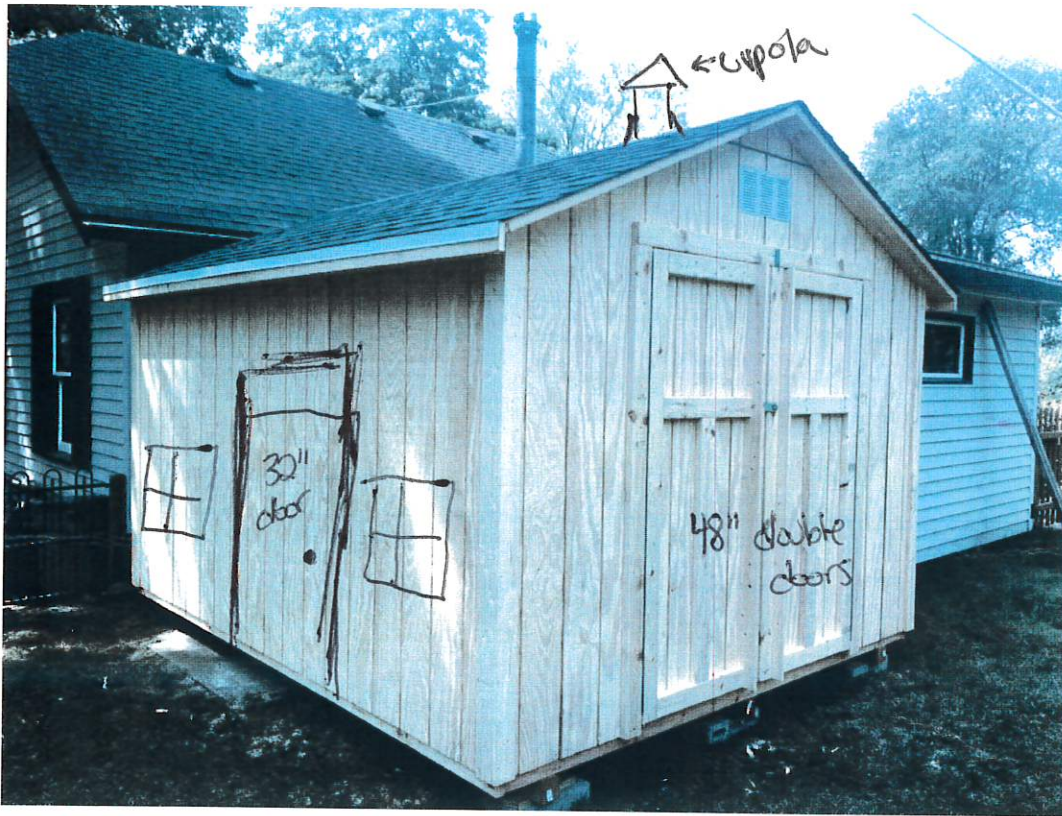
Notes:

Discount is for no wood floor.

Customer is responsible for acquiring the necessary permits. If any drawings are needed we can supply those. If customer chooses not to get a permit, they are responsible for acquiring the necessary permits.

This price is based on our 2022 base prices. If material costs increase by the time of build, we will adjust accordingly.

Quote doesn't include paint or painting.



Basic style with standard wood siding.

- * The back (opposite 32" door) will be plain
- * The opposite side of the double doors will have 2 side by side, 24"x36" windows
- * 32" door has 2-24"x36" windows on each side, this side will face the back of our house & run parallel to it
- * Roof will have a cupola on top





Item

\$

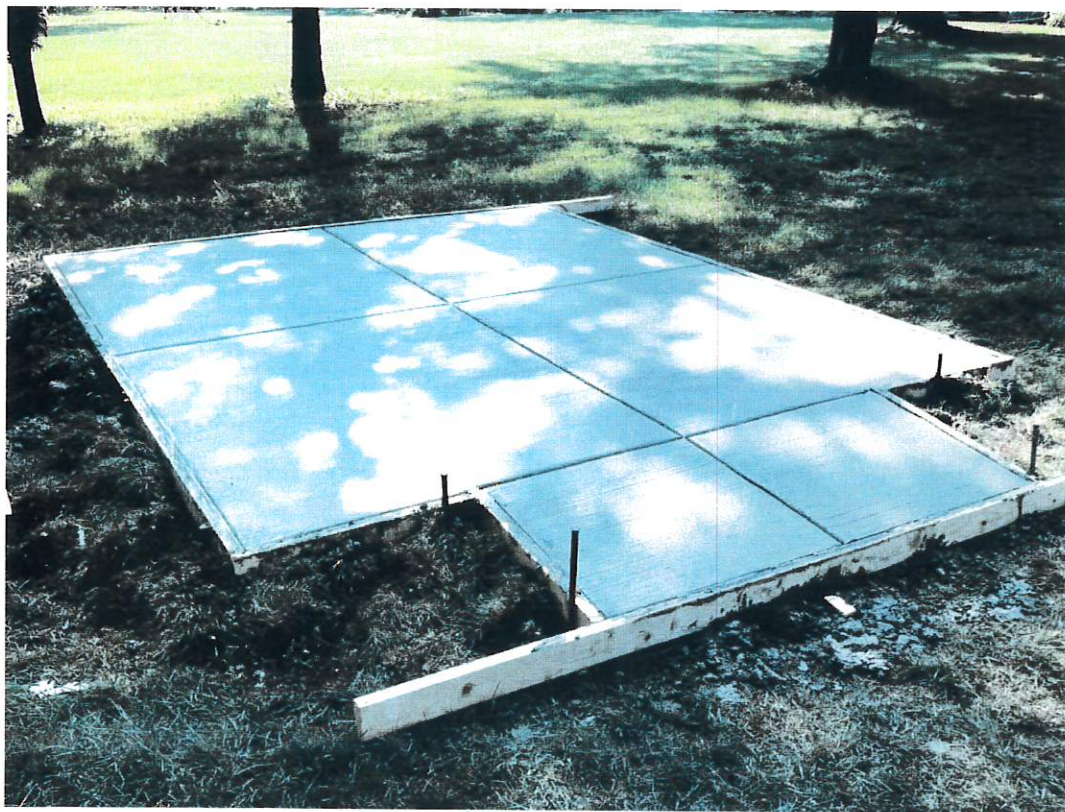
Size

Box

Base

Section

Cupola style.



Concrete pad.





Village of

Jennifer Manderscheid

Applicant to provide all information in red

Shingles: Architectural
Fiberglass
Asphalt

Roof Sheathing $\frac{1}{2}$ X 4 X 8 OSB
PLY 15lb Felt

Pitch 5/12

Rafter Size 2 X 6
Rafter Spacing 24 OC
Collar Tie Size 2 X 4
Collar Tie Spacing 48 OC
Joist Size 2 X 6
Joist Spacing 24 OC
Rafter Species/Grade Construction
Joist Species/Grade Construction
Ridge 2 X 6 Double 5/8 GUSSETS

For Spans Greater than 6 Feet Use Mechanical Clip Fasteners at Plate to Rafter/Truss Connection
*Span Includes Overhang

Wall Sheathing $\frac{5}{8}$ X 4 X 8
Siding 1-11 Siding

Grade Beam Foundation (entire perimeter)

Anchor Bolts: Max. 18" from Corners and 6' Apart

Min 8"

Min 8"

Treated Bottom Plate

1/2 Rebar

Will Structure Be Heated? -
Will Electric be Installed? -
Interior Finish? -
Insulation? -

Wall Studs 2 X 4 @ 16 OC

Indicate the Following on Floor Plan Above:

- 1) Dimension (L X W)
- 2) Location & Size of Windows & Doors
- 3) Joists, Truss and/or Rafter Direction
- 4) Length & Size of all Headers
 - a) At Service Door
 - b) At Overhead Door
 - c) At Windows

Floor Plan

48" doors 2 X 6 X 51" HDR

32" wood Door 2 X 6 X 35" HDR

24 X 36 window 2 X 6 X 39" HDR

24 X 36 window 2 X 6 X 39" HDR

24 X 36 window 2 X 6 X 39" HDR

Height of Building From Grade to Peak 10'

Min. 4" Concrete Reinforced with 6 X 6 X #10 Woven Wire Mesh over Min 4" Compacted Granular Fill

Accessory Structure Wall Section

OFFICIAL STAMPEL
COUNTY SHERIFF
CEDAR RAPIDS

PLAT OF SURVEY

PROPERTY AT 277 E SPOONER ROAD

LOCAL DESCRIPTION LC

SEC. 8, T 8 N, R.

* Not sure if you want this as we are having a new Survey by the end of May. We'll have exact location with dimensions on the new one, but wanted to give you an idea of location using the old Survey. It will be much more than 10' off back property line & closer to 10' ft off the side property line.

Scale
1" = 30'



Prepared by: Joseph Ferrara

State of Wisconsin,)
County of Milwaukee) ss.

I hereby certify that on the 18TH day of AUGUST 1951, I have surveyed the property described above according to the official records and that the above plat is a correct representation of the boundary lines and measurements of all buildings and other structures thereon.

Plate No. 56. 513

Signed

Milton H. Schmidt



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	B, 75' Lake, 70' Dena.

BUILDING PERMIT

Job Address 8339 N Lake Drive	Building Type: Residential ☒ Commercial ☐
Description of Work	
Renovation & addition to an existing one story residence. Add second floor, first floor living room and an attached garage to the existing home.	
Estimated Cost of Project \$ 328,000.00	

Owner/Occupant Ralph Benciscutto	
Business Name Tower Circle Investments, LLC	Contact Name
Address 2425 S. Memorial Drive	City/State/Zip Racine, WI 53403
Phone 262-664-3166	Email ralph@towerenergypartners.com

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

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

Square Footage Under Construction				
1 st Floor 1,973	2 nd Floor 1,080	Basement 635	Addition 2,670	Garage 895

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	328.00 3,280.00
Building Board	\$75.00	75.00
Footing early start - \$230.00 one and two family; \$305.00 commercial		
Plan Review - \$275.00 one and two family; New Single Family Construction \$330.00 plus \$30.00/unit commercial		275.00
State Seal	\$75.00	
Razing, Interior Demolition \$925.00 max/bld \$95.00 minimum plus	\$0.13/sqft	198.77
Moving buildings \$250.00 plus	\$0.13/sqft	
Fuel tanks - Per 1,000 gallons	\$25.00	
Re-inspection	\$100.00	
Work started without permit	Double	
	Minimum Fee	\$70.00
Payable to: Village of Fox Point		Total Permit Fee \$

Applicant Signature _____
Rev 01/22

Date 4.28.22

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: 1.057489

Apr 28, 2022

8339 N Lake Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	
LICENSES & PERMITS - BUILDING PERMIT	198.77
24-44480 BUILDING PERMIT	

Total:	273.77
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CHECK	Check No: 4155	273.77
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Payor: Stack Design Group

Total Applied:	273.77
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Change Tendered:	.00
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04/28/2022 3:02 PM

83229 N. LAKE DRIVE



NORTH ELEVATION

8339 N. LAKE DRIVE



EAST ELEVATION

83229 N. LAKE DRIVE



SOUTH ELEVATION

8339 N. LAKE DRIVE



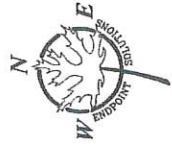
WEST ELEVATION

02329 N. LAKE DRIVE



VIEW FROM STREET INTERSECTION

LEGAL DESCRIPTION:
LOT 1, BLOCK 1, FOX POINT TERRACE, EXCEPT THE EASTERLY 12 FEET FOR STREET PURPOSES, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 9, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

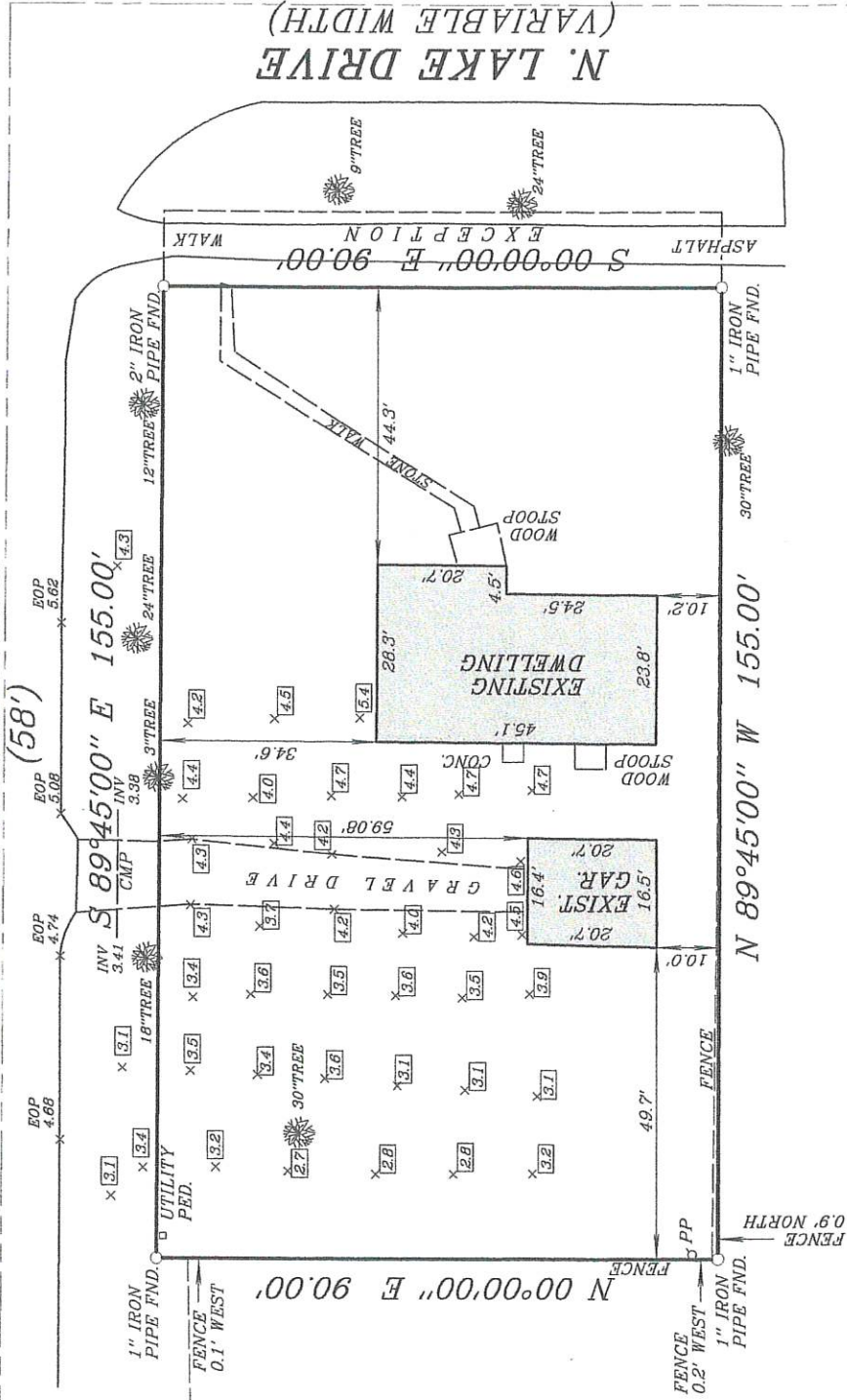


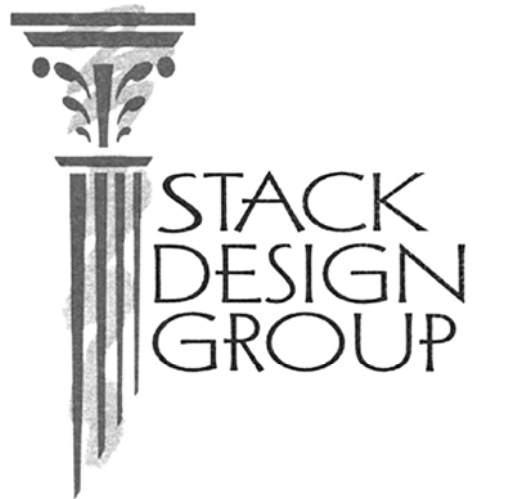
SCALE: 1"=30'



LOT SIZE=13,950 S.F.
BEARINGS REFER TO THE PLAT
OF FOX POINT TERRACE.

E. DEAN ROAD
(58')





ARCHITECTURE

413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Renovation & Expansion of
Single Family Home
8339 N. Lake Drive
Fox Point, WI 53217

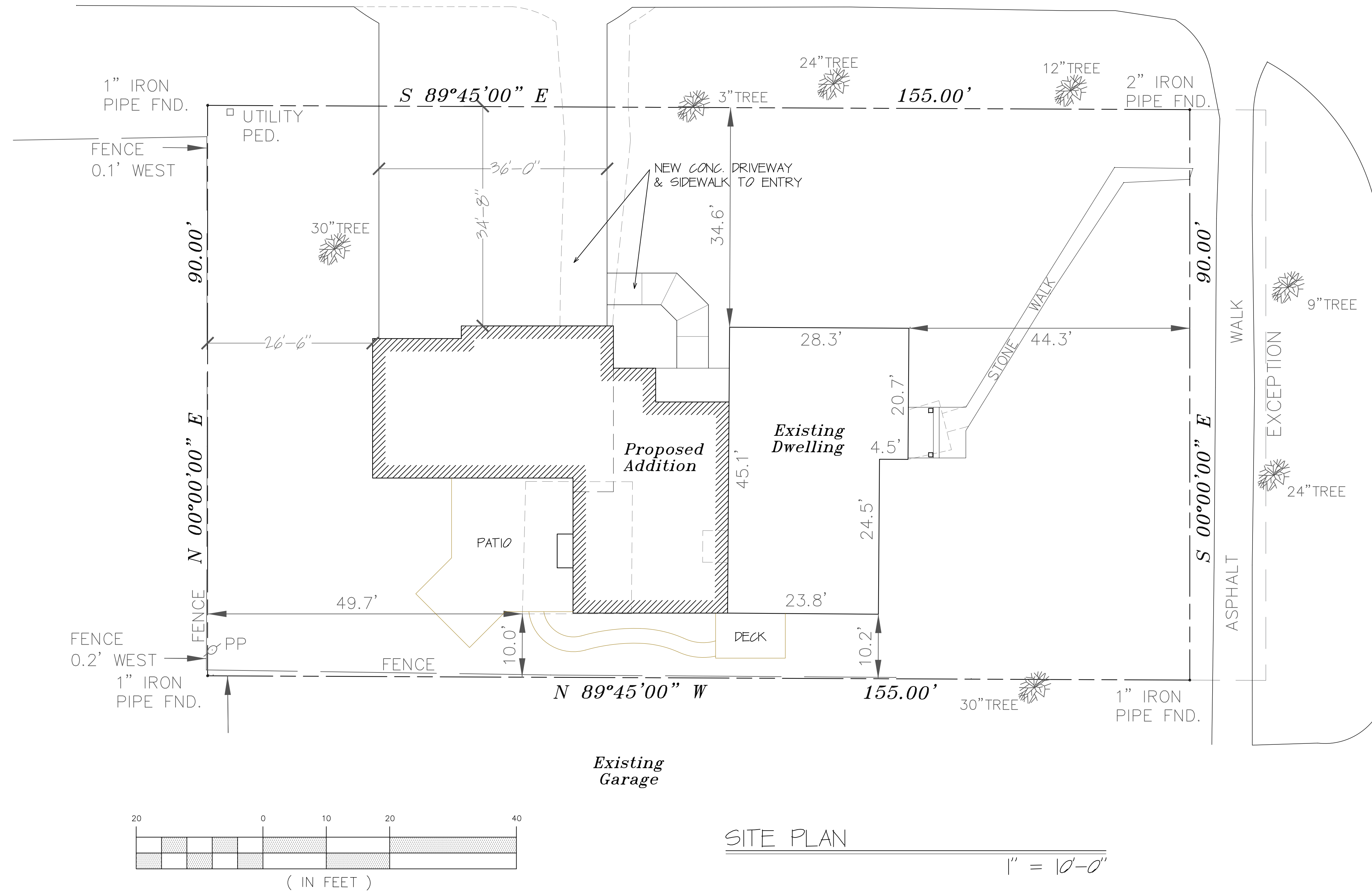
02-28-22
03-14-22
04-22-22

SITE PLAN

S-1

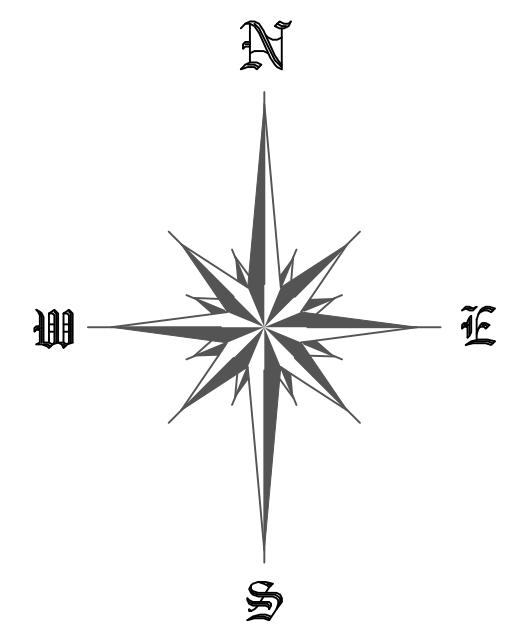
East Dean Road

North Lake Drive



SHEET INDEX:

- S-1 SITE PLAN
- A-1 EXISTING FLOOR PLAN
- A-2 PROPOSED FIRST FLOOR PLAN
- A-3 PROPOSED SECOND FLOOR PLAN
- A-4 BASEMENT/FOUNDATION PLAN
- TYPICAL BUILDING SECTION
- A-5 ROOF PLAN
- A-6 NORTH & EAST ELEVATIONS
- A-7 WEST & SOUTH ELEVATIONS





ARCHITECTURE

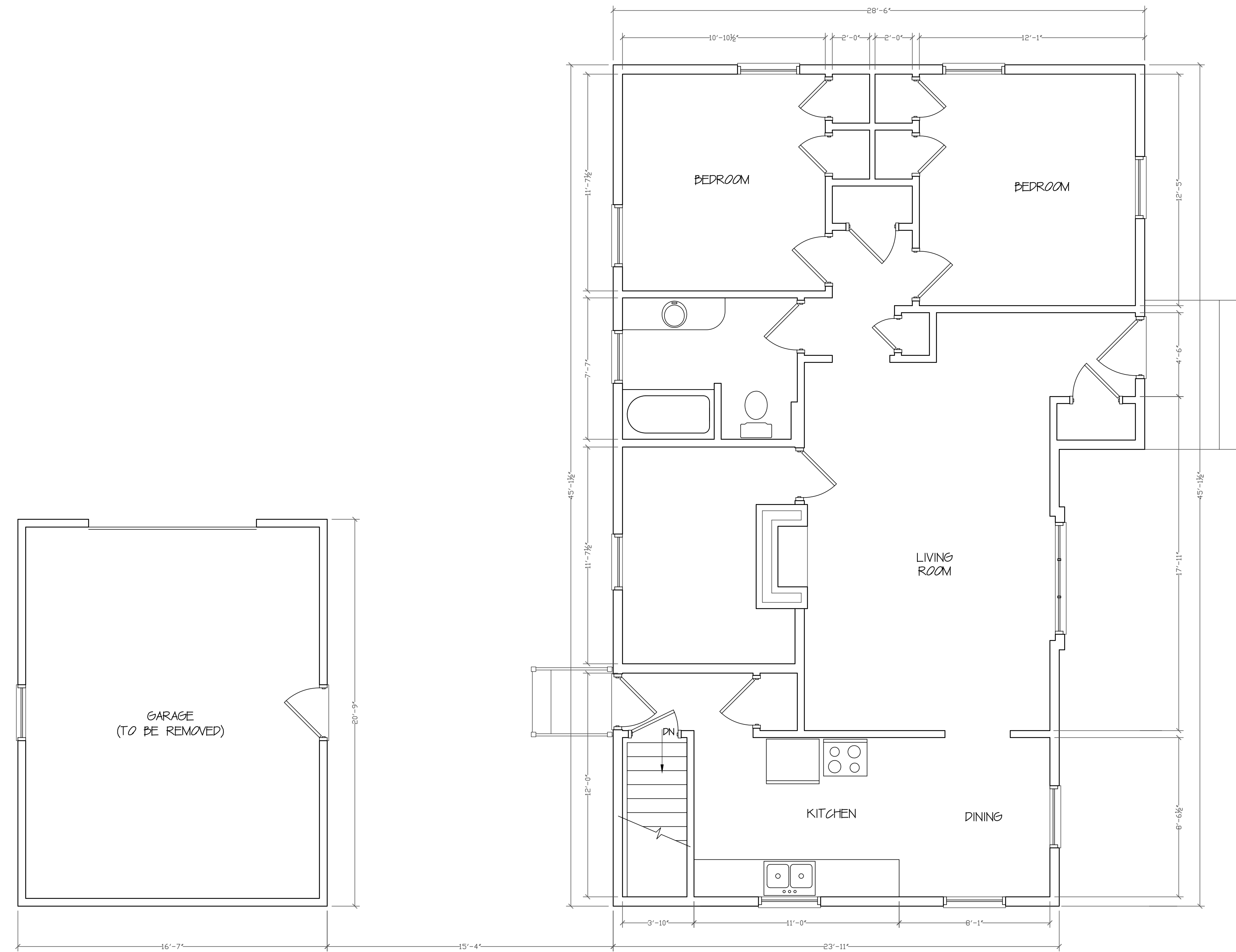
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22

EXISTING
FLOOR PLAN

A-1



EXISTING FIRST FLOOR PLAN

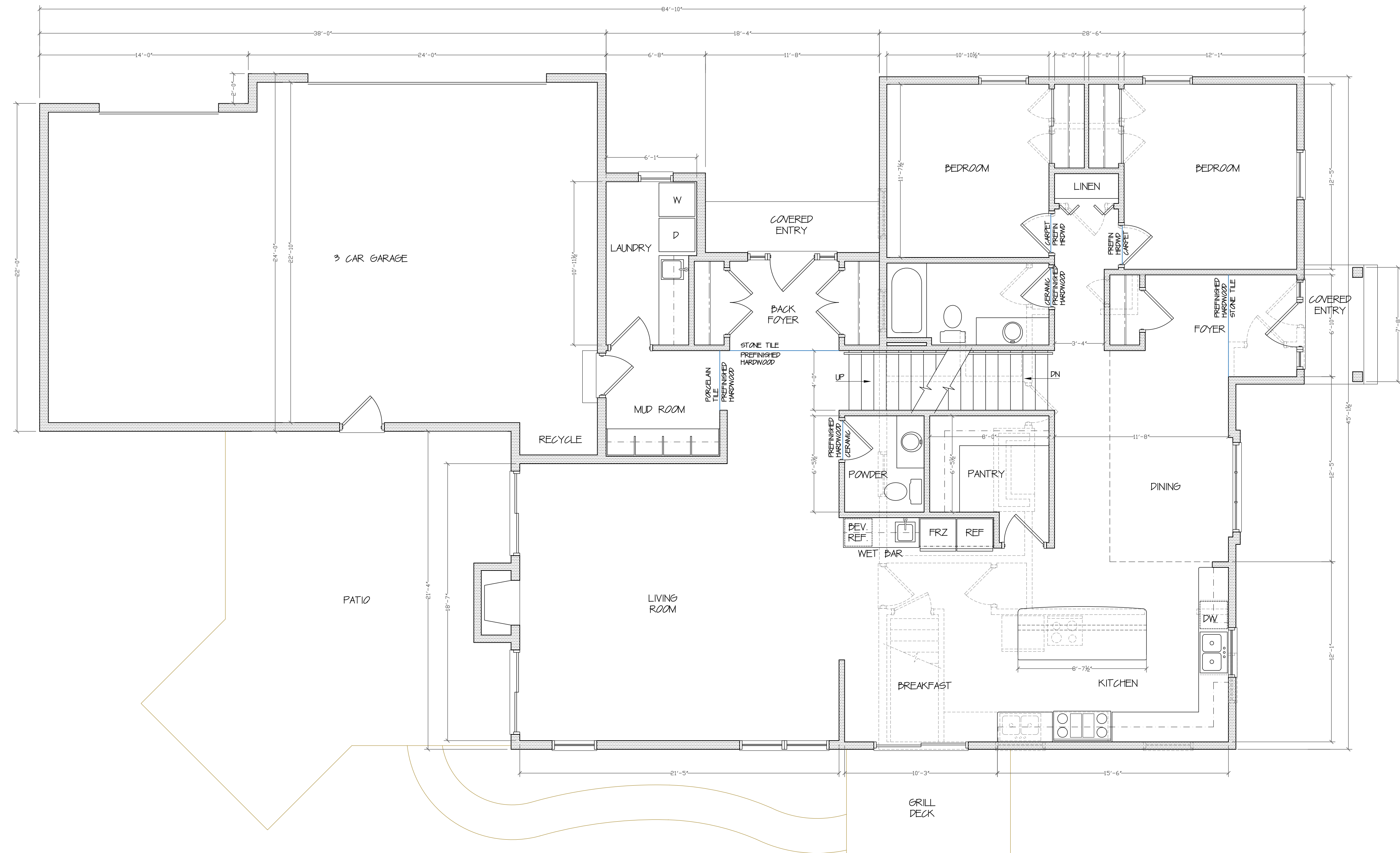
1/4" = 1'-0"

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22

FIRST FLOOR

A-2



FIRST FLOOR PLAN

FIRST FLOOR: 1,973 SQUARE FEET
SECOND FLOOR: 1,080 SQUARE FEET
TOTAL AREA: 3,053 SQUARE FEET

FINISHED BASEMENT: 635 SQUARE FEET

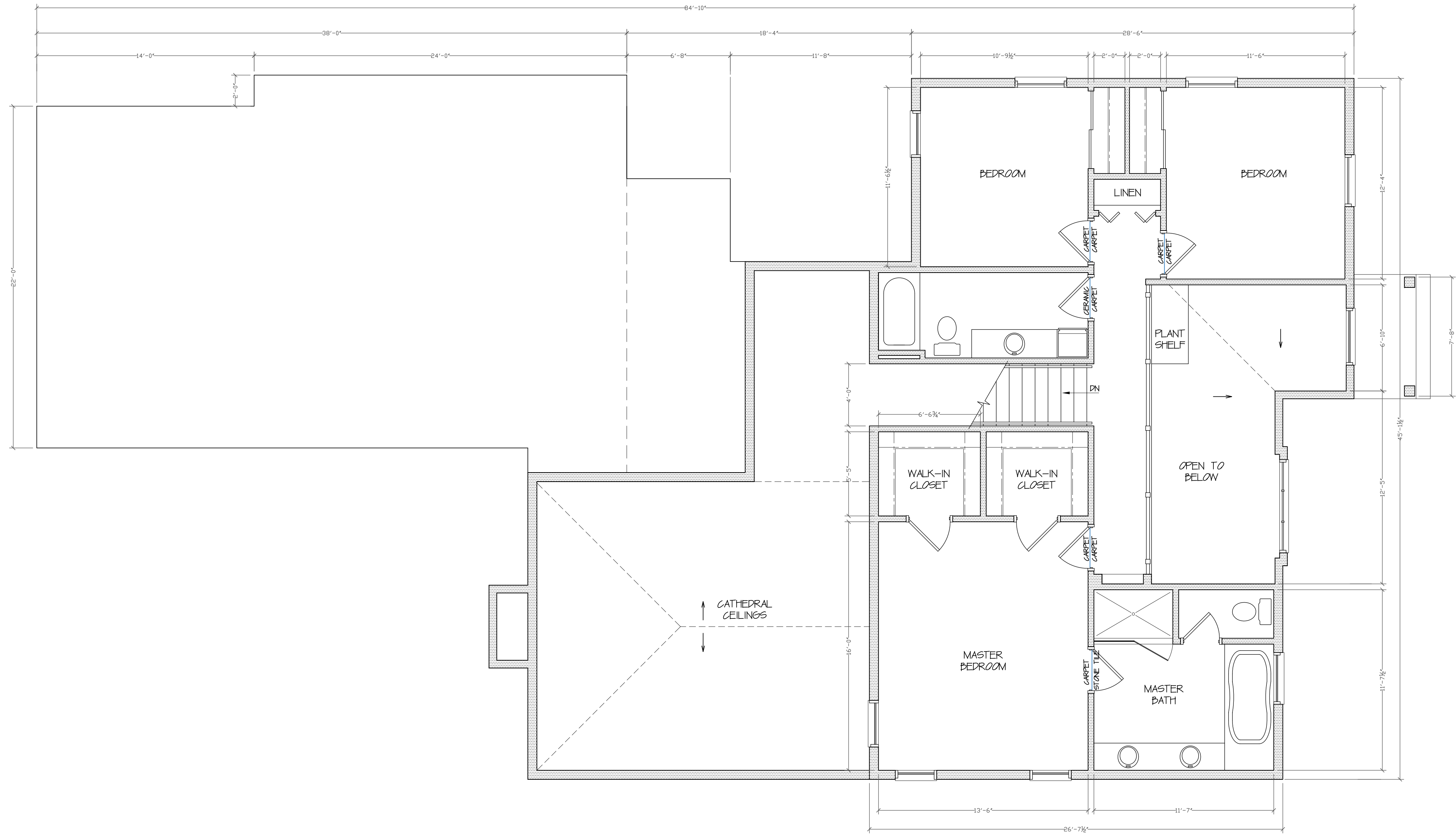
$$\frac{1}{4}'' = 1'-0''$$



ARCHITECTURE

413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217



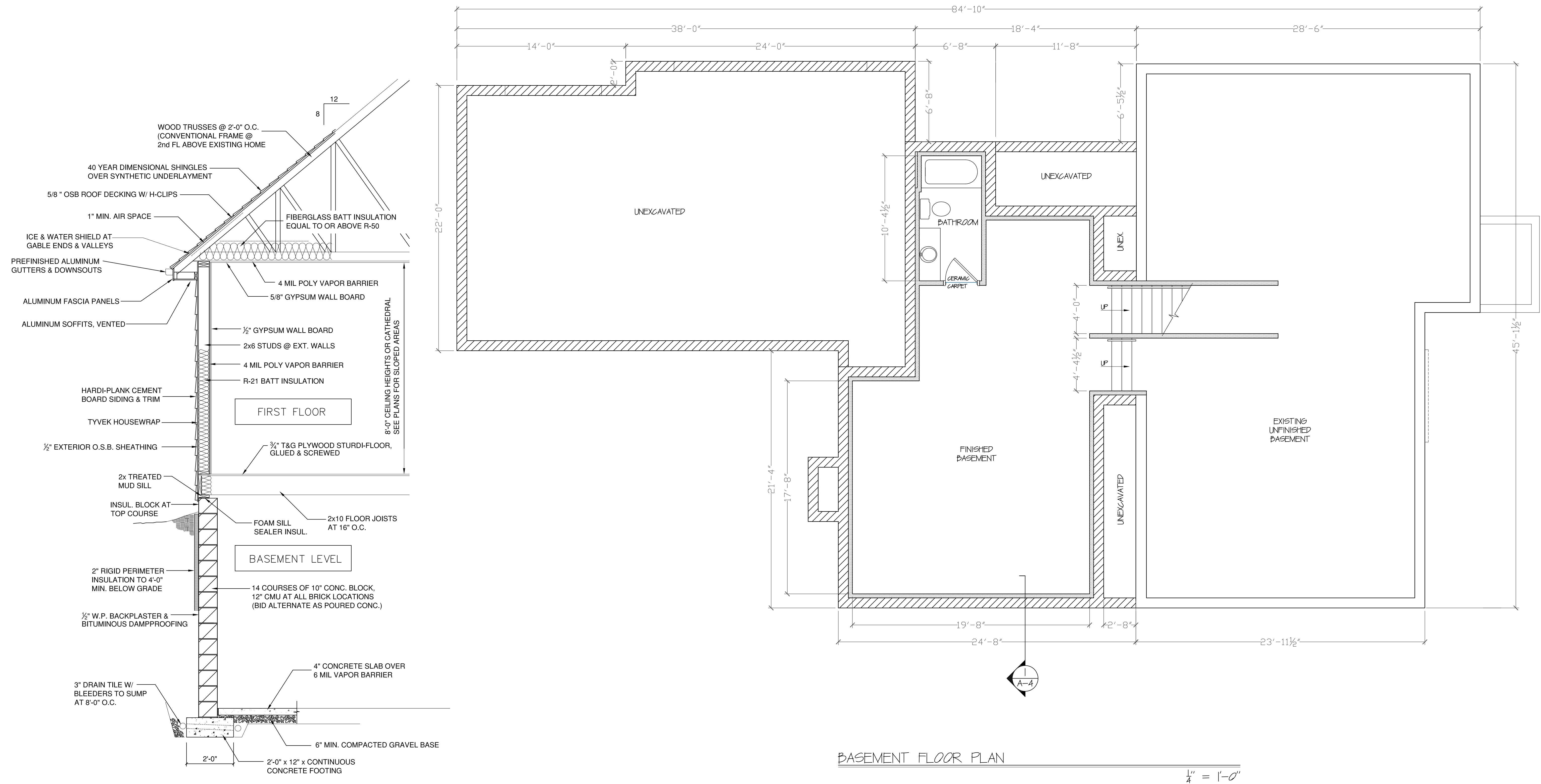
SECOND FLOOR PLAN

$\frac{1}{4}'' = 1'-0''$

02-17-22
03-14-22

SECOND FLOOR

A-3



BASEMENT FLOOR PLAN

1/4" = 1'-0"



ARCHITECTURE

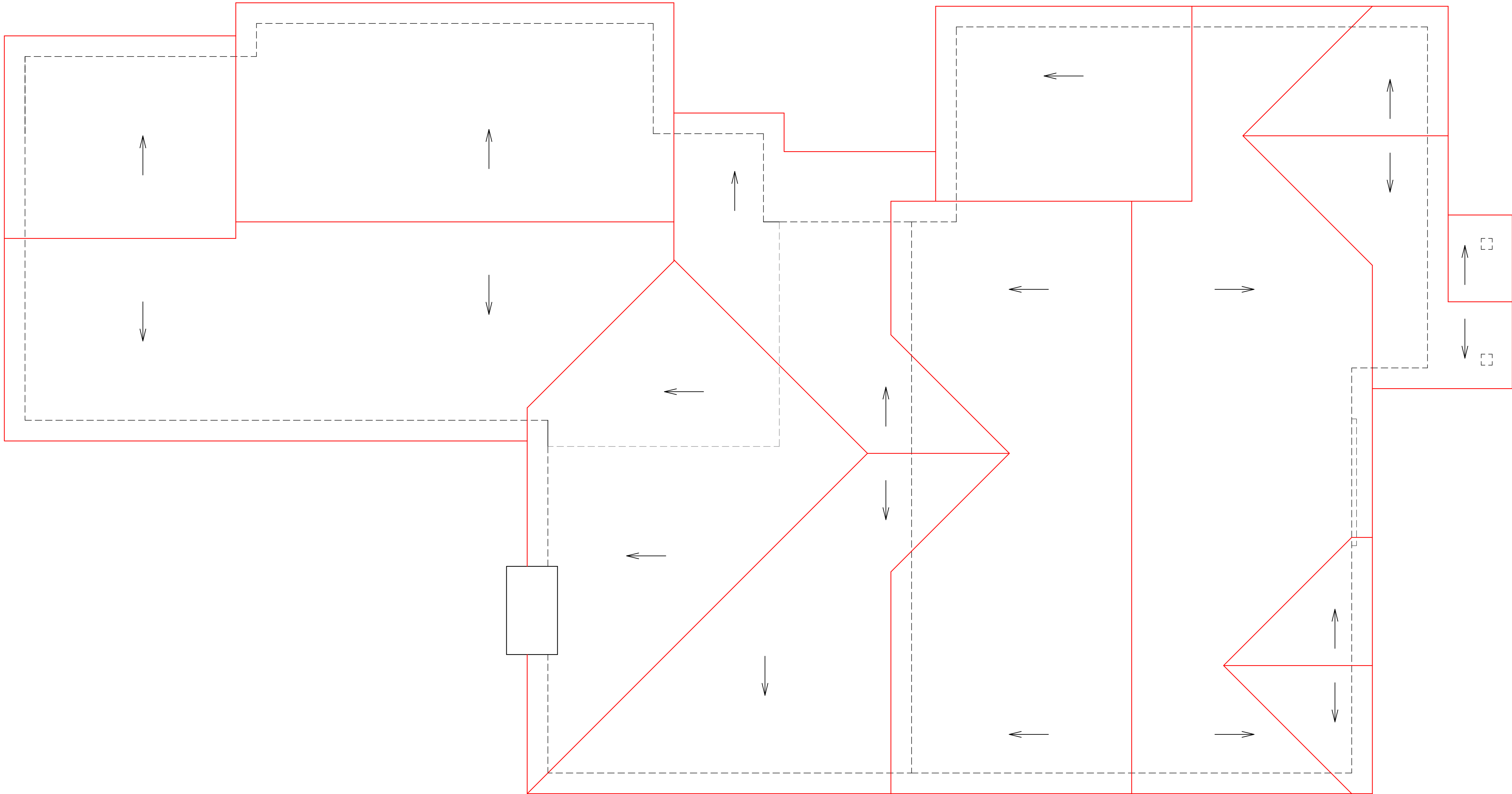
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Residential Renovation
8339 N. Lake Drive
Fox Point, WI 53217

02-17-22
03-14-22

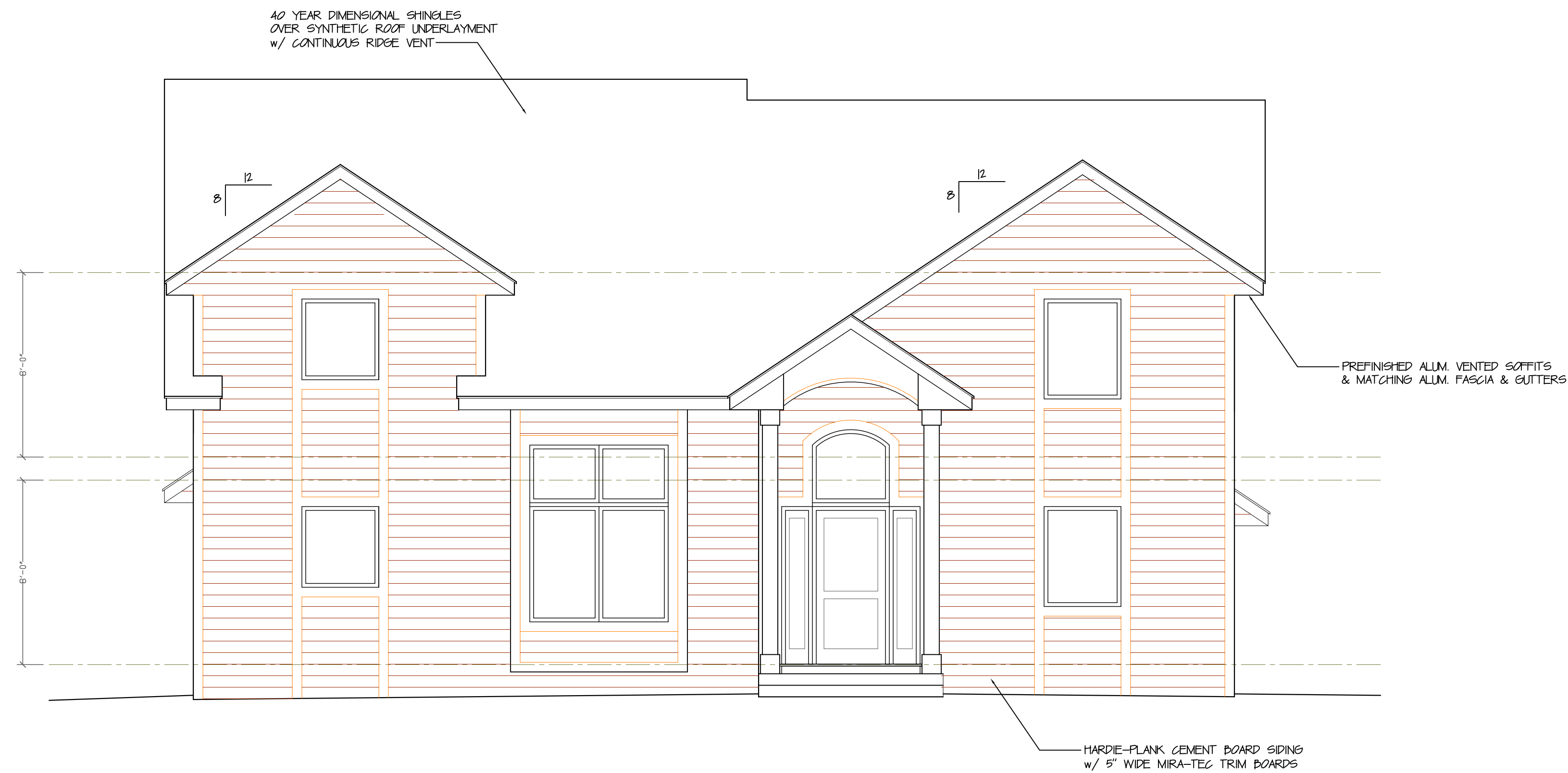
ROOF PLAN

A-5



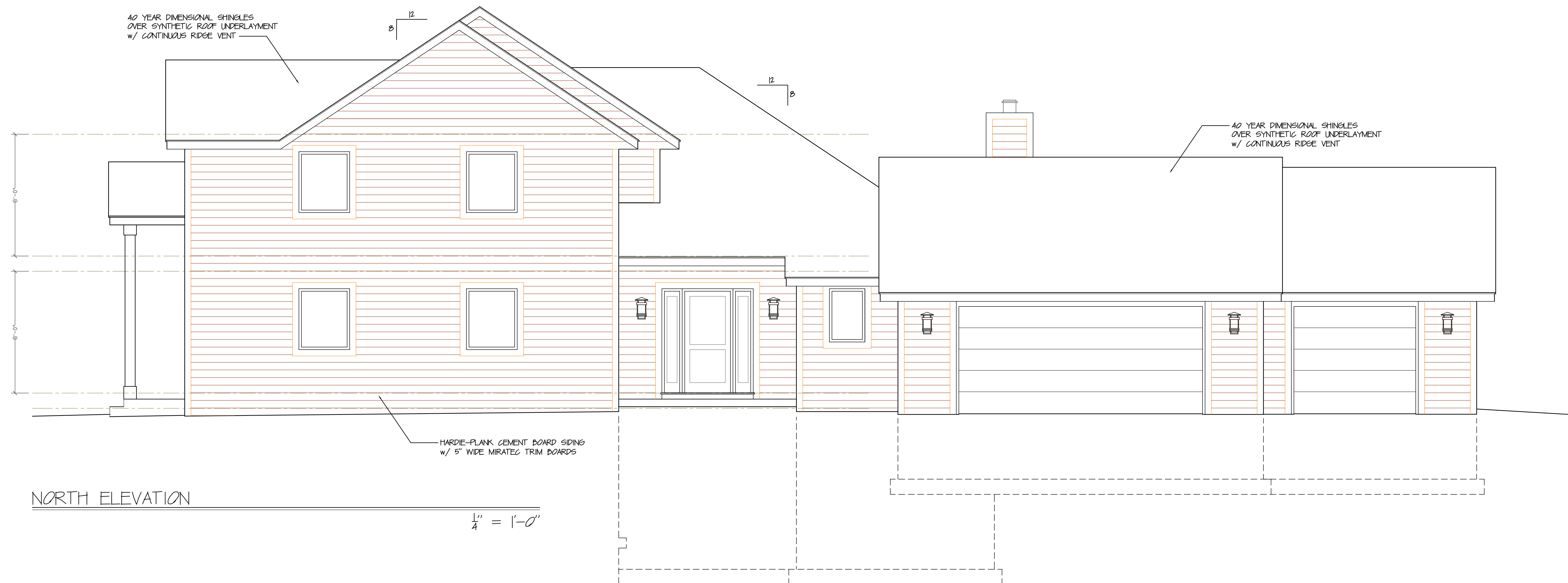
ROOF PLAN

$\frac{1}{4}'' = 1'-0''$



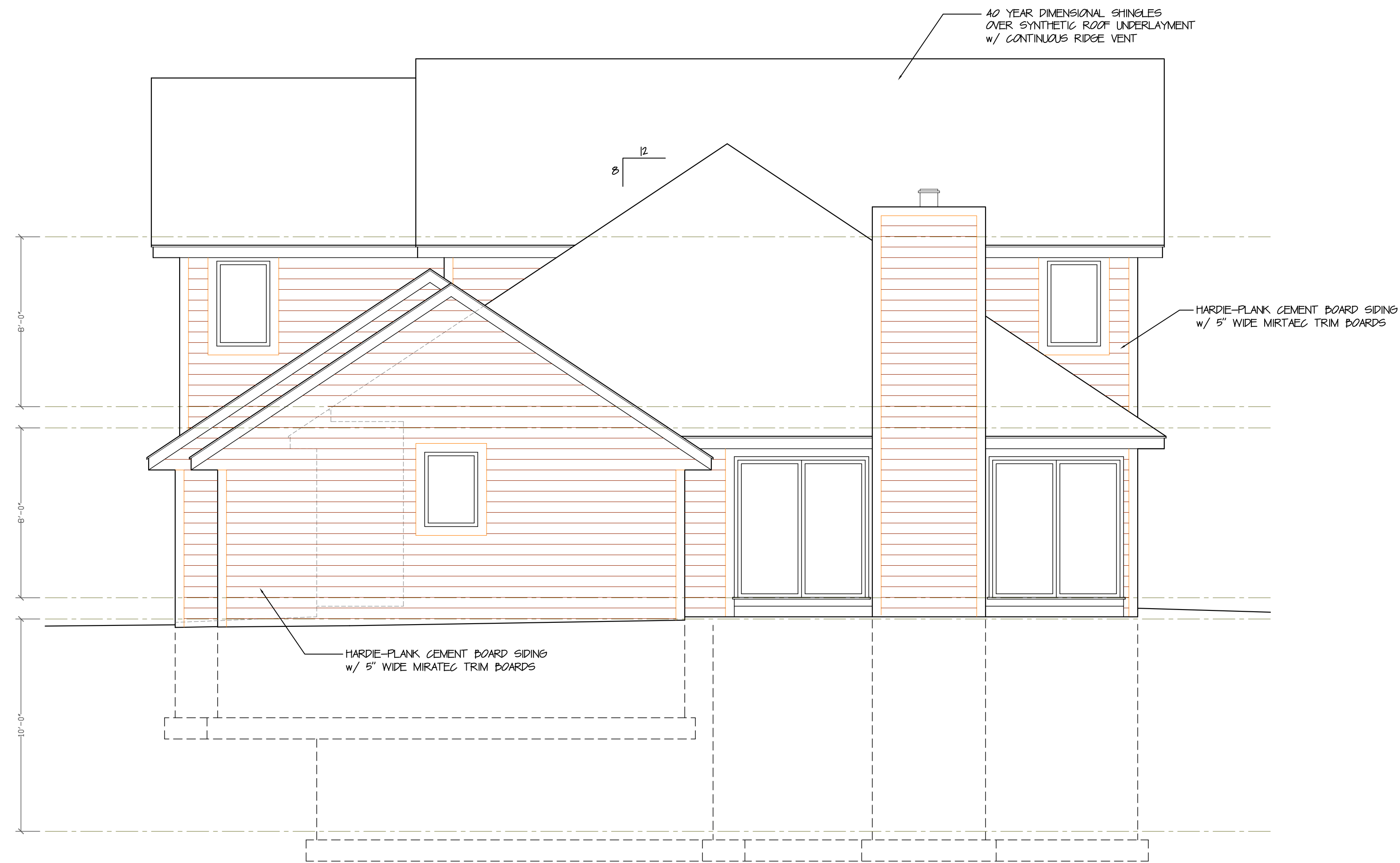
EAST ELEVATION

$\frac{1}{4}'' = 1'-0''$



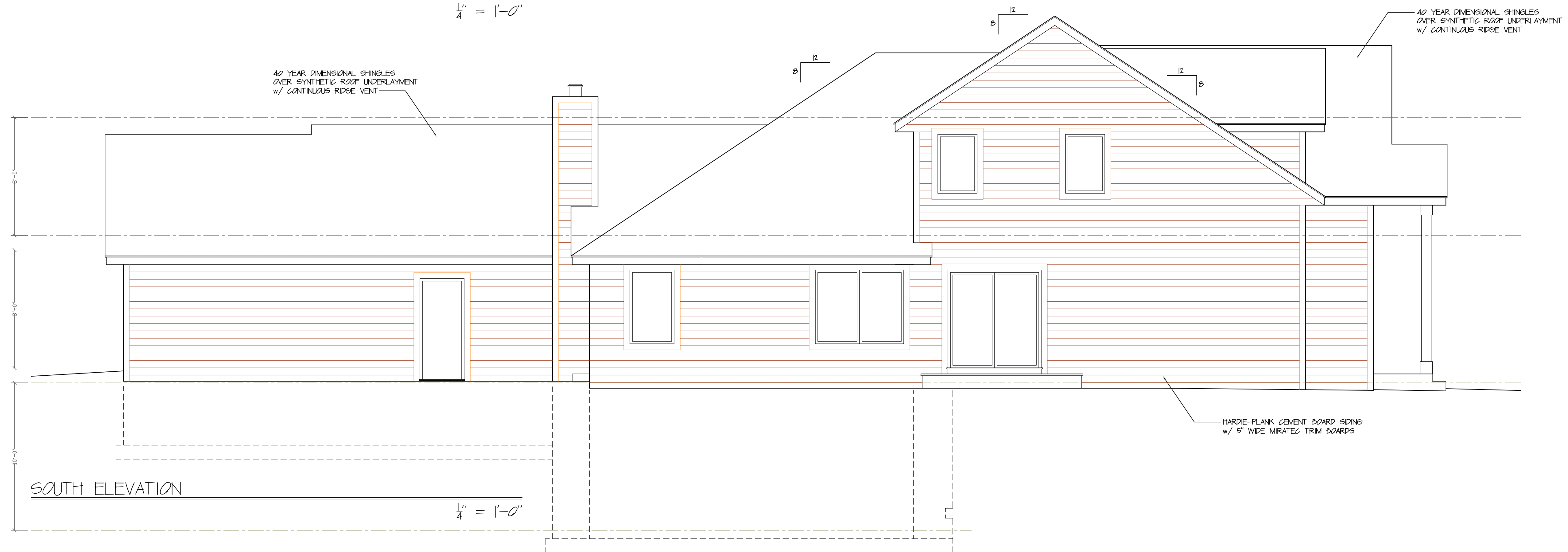
NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



VILLAGE OF FOX POINT

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

SIGN PERMIT

Sign Address 6830-6940 N. Santa Monica Blvd

Owner/Occupant	
Business Name <u>M.S. Fox Point, LLC</u>	Contact Name <u>Jeff Brown</u>
Address <u>6938 N. Santa Monica Blvd</u>	City/State/Zip <u>Fox Point, WI 53217</u>
Phone <u>(414) 228-3519</u>	Email <u>jeff@generalcapitalgroup.com</u>

Property Owner/Lessee Signature [Signature] Date 5/4/22
Authorized Agent

Contractor	
Company Name	Contact Name
Address <u>N/A</u>	City/State/Zip
Phone	Email

Type of Sign	
Freestanding	Other <u>Sign Criteria</u>
Awning	Other
Wall	Other

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	<u>\$75.00</u>
Payable to: Village of Fox Point		Total Permit Fee \$ <u>75.00</u>

Applicant Signature [Signature] Date 5/4/22
Authorized Agent

OFFICE USE ONLY	
Approved by Building Inspector:	Signature _____ Date _____

Rev 01/22

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: 1.057501

May 4, 2022

6830-6940 N Santa Monica

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	75.00
24-44440 BUILDING PLANS-FILING FEE	

Total:	75.00
--------	-------

CHECK	Check No: 3528	75.00
Payor: MS Fox Point		

Total Applied:	75.00
----------------	-------

Change Tendered:	.00
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05/04/2022 10:57 AM

**UPDATED
FOX POINT SHOPS
UNIFORM SIGN CRITERIA**

~~date dbt~~
May 18, 2022

This Updated Fox Point Shops Uniform Sign Criteria replaces the previous Uniform Sign Criteria and amendments. The purpose is to have one document and conform to the Village's updated sign code of January 14, 2020.

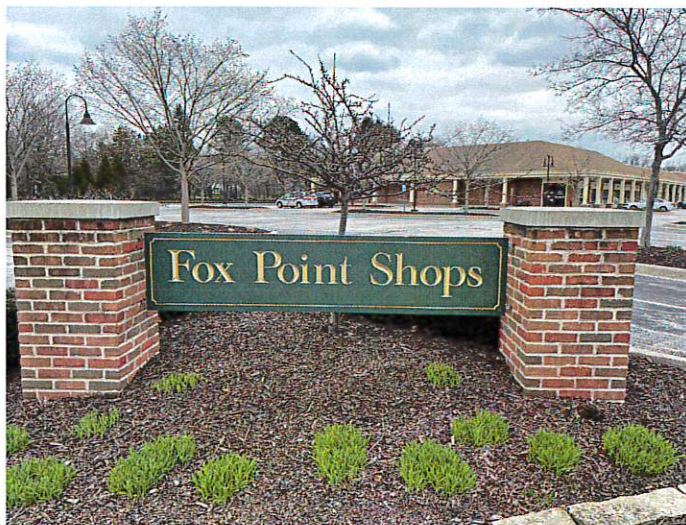
The following sign types shall be permitted at Fox Point Shops:

- Center Monument Sign
- Post Signs
- Tenant Wall Signs
- Glass Window Signs

All signage is subject to Landlord approval and Village permitting.

Center Monument Sign:

- *Location:* Corner of Santa Monica Boulevard and Green Tree Road
- *Material:* Single or double-sided incised or carved wood or HDU sign foam
- *Size:* Not larger than 20 inches in height by 92 inches in width with the shopping center name (and logo if applicable).
- *Colors:* PMS-560 (Green) with PMS-871 or PMS-872 or similar gold for lettering
- The existing Fox Point Shops Center Monument Sign is shown below:



Post Signs:

Post signs may be used for anchor tenants or to identify the shopping center.

- *Locations:*
 - Northeast portion of the property on Green Tree Road
 - Corner of Santa Monica Blvd and Green Tree Road (north anchor tenant)
 - South end of the center on Santa Monica Blvd (south anchor tenant)
- *Material:* The signs shall be a double-sided incised or carved wood or HDU sign foam and shall be oval in shape
- *Size:*
 - Signs: Not larger than 54 inches in height by 42 inches in width with the shopping center or tenant name (and logo if applicable).
 - Posts: Wood posts with squared edges shall be approximately 11 feet. The sign shall be attached to the post so that the top of the oval will be approximately 10 feet above ground and the base approximately 6 feet above ground.
- *Colors:* PMS-560 (Green) with PMS-871 or PMS-872 or similar gold for lettering
- The existing signs are shown below:



Tenant Wall Signs:

- *Location:*
 - Above tenant windows
 - North anchor tenant on north exterior wall of Building 1
- *Material:* The signs shall incised or carved wood or HDU sign foam
- *Size:*
 - Above windows -- approximately 8' x 13 ½" and must fit within the existing trim
 - North anchor Tenant -- not larger than 12' x 8'
- *Colors:*
 - PMS-560 (Green)
 - PMS-1817 (Burgundy)
 - MPMS-7546 (Blue) / Benjamin Moore 1652
 - Lettering PMS-871 or PMS-872 or similar gold for lettering
- Examples are shown below:



Glass Window Signs:

- *Location:* Tenant windows
- *Material:* Cut vinyl adhesive window graphic material
- *Size:* May not occupy more than 50% of the window area (and may include letters, logos, pictures, figures, or other artwork that displays or communicates the tenant's business name, hours of operation, phone number, website, email or other information relevant to the tenant's goods or services)
- *Colors:* White or Frost (approved by Landlord)
- *Lighted Signs:* Tenants may have "OPEN" or other letter lit windows signs that list services or products offered. Village permits are not required for lighted signs; however, Landlord reserves the right to not allow certain signs at Landlord's sole discretion.
- Examples are shown below:

