NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
August 9, 2023
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/86011318949

Meeting ID: 860 1131 8949

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 July 12, 2023 Building Board meeting.
3. Erik Bowie, 7520 N Links Way, resubmittal hot tub with open area modification.
4. Michael Ford, 1006 E Churchill Ln, resubmittal skylights, garden shed, and gazebo with open area modification.
5. Taylor Peterson, 8155 N Mohawk Rd, proposed deck.
6. Christopher Mullins, 824 E Hyde Way, proposed pergola.
7. Jeffrey Carr, 1260 E Dean Rd, proposed gazebo and hot tub.
8. Joan Gilson, 7523 N Santa Monica Blvd, proposed deck.
9. 414 E Apple Tree Rd, proposed detached garage.
10. Mary Williams, 8316 N Regent Rd, proposed gazebo.
11. Matt Langewisch, 301 W Bergen Dr, proposed addition.
12. David Grassl, 7338 N Navajo Rd, proposed addition.
13. Craig Harper, 7425 N Longacre Rd, proposed detached garage.
14. Hope Edwin, 1107 E Lilac Ln, proposed dormer.
15. Riverpoint Shopping Center, 8705 N Port Washington Rd, proposed master sign plan.
16. Discussion-Building Board form
17. 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, July 12, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek-Absent
Lucille Sells
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 June 14, 2023. Motion was seconded by Lucille Sells. Motion Passed.

AGENDA

- **Johnathon Bloom, 7730 N Beach Dr, resubmittal single family home with open area modification.** It was the consensus of the Building Board to approve as submitted.
- **Shaka Smart, 7624 N Beach Dr, resubmittal single family home.** It was the consensus of the Building Board to approve as submitted.
- **Thomas Barnum, 7348 N Crossway Rd, proposed roof mounted solar array.** It was the consensus of the Building Board to approve as submitted.
- **Reality Income Properties LLC, 8740 N Port Washington Rd, proposed signage.** It was the consensus of the Building Board to approve as submitted.
- **Cesar Bolivar, 7470 N Port Washington Rd, proposed above ground pool.** Cancelled.
- **Daniel Meyers, 1030 E Thorne Ln, proposed shed.** It was the consensus of the Building Board to approve as submitted.
- **Daniel Villanueva, 8131 N Navajo Rd, proposed deck.** It was the consensus of the Building Board to approve as submitted.
- **Michael Ford, 1006 E Churchill Ln, proposed skylights, garden shed, and gazebo.** It was the consensus of the Building Board to approve as submitted.
- **Colleen Miller, 210 E Mall Rd, proposed carport.** It was the consensus of the Building Board to table for more information.
- **Barbara Fuldner, 7764 N Club Cir, proposed replace windows and restore craftsman details.** It was the consensus of the Building Board to approve as submitted.
- **Erik Bowie, 7520 N Links Way, proposed hot tub with open area modification.** It was the consensus of the Building Board to table.
- **Discussion-Building Board form.**

DRAFT

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by William Feldman. Motion Passed. Building Board adjourned at 5:53 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

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, SS

BUILDING PERMIT

Job Address 7520 N Links Way	**Building Type:** Residential [X] Commercial [ ]
Description of Work Hot tub	
Estimated Cost of Project $ 9000	

Owner/Occupant			
Business Name	Owner	Contact Name	Erik Bowie
Address	7520 N Links Way	City/State/Zip	Fox Point WI 53217
Phone	917-370-2633	Email	erikbowie@gmail.com

*****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	$10.00	90.00
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		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
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**		$ 165.00

Applicant Signature _____ **Date** 6/19/23

Rev 01/22

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

Receipt No: 3.116108 Jun 29, 2023

7520 N Links Way

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT	165.00
24-44460	
BUILDING PERMIT	
Total:	165.00
CHECK	
Check No: 108	165.00
Total Applied:	165.00
Change Tendered:	.00

06/29/2023 8:37 AM

Distribution	Customer Number	Description	Amount
UTILITY PAYMENTS	960126000	UTILITY PAYMENTS	200.00
			200.00

Payment Type	GL Account	Check Number	Amount
CHECK	0111210	995001	200.00
			200.00

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, July 12, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek-Absent
Lucille Sells
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 June 14, 2023. Motion was seconded by Lucille Sells. Motion Passed.

AGENDA

- **Johnathon Bloom, 7730 N Beach Dr, resubmittal single family home with open area modification.** It was the consensus of the Building Board to approve as submitted.
- **Shaka Smart, 7624 N Beach Dr, resubmittal single family home.** It was the consensus of the Building Board to approve as submitted.
- **Thomas Barnum, 7348 N Crossway Rd, proposed roof mounted solar array.** It was the consensus of the Building Board to approve as submitted.
- **Reality Income Properties LLC, 8740 N Port Washington Rd, proposed signage.** It was the consensus of the Building Board to approve as submitted.
- **Cesar Bolivar, 7470 N Port Washington Rd, proposed above ground pool.** Cancelled.
- **Daniel Meyers, 1030 E Thorne Ln, proposed shed.** It was the consensus of the Building Board to approve as submitted.
- **Daniel Villanueva, 8131 N Navajo Rd, proposed deck.** It was the consensus of the Building Board to approve as submitted.
- **Michael Ford, 1006 E Churchill Ln, proposed skylights, garden shed, and gazebo.** It was the consensus of the Building Board to approve as submitted.
- **Colleen Miller, 210 E Mall Rd, proposed carport.** It was the consensus of the Building Board to table for more information.
- **Barbara Fuldner, 7764 N Club Cir, proposed replace windows and restore craftsman details.** It was the consensus of the Building Board to approve as submitted.
- **Erik Bowie, 7520 N Links Way, proposed hot tub with open area modification.** It was the consensus of the Building Board to table.
- **Discussion-Building Board form.**

DRAFT

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by William Feldman. Motion Passed. Building Board adjourned at 5:53 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

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

VILLAGE OF FOX POINT
NOTICE OF BUILDING BOARD MEETING
REQUEST FOR MODIFICATION OF OPEN AREA

PLEASE TAKE NOTICE that the Fox Point Building Board will meet via Zoom on Wednesday, August 9, 2023 at 5:00 p.m. to hear the following:

1. **7520 N Links Way.** The applicant is requesting a Modification of Open Area pursuant to Section 745-26 of the Village Fox Point Code.

Any interested party may attend this meeting and be heard concerning this case. The Zoom hyperlink and Zoom dial-up phone number will be located on the Villages website https://www.villageoffoxpoint.com under Agendas & Minutes.

The applications, drawings, and related materials are available for viewing in the office of the Building Inspector, Monday through Thursday from 8:00 a.m. - 4:00 p.m. and on Friday from 8:00 a.m. to 12:00 noon.

Michael Rakow
Building Inspector

Notice Mailed: 07/18/23

RANDALL ROWLETT	7431 N LAKE DR	Fox Point	WI	53217-3641
RONALD W LANGE AND NANCY S BLAIR, TRUSTEES OF THE LAN	7500 N BOYD WAY	Fox Point	WI	53217
RUTH LEBED	7536 N BOYD WAY	Fox Point	WI	53217
MARCEE MARKUSSEN	811 E CALUMET RD	Fox Point	WI	53217
JUDITH B ROHAN	7516 N LAKE DR	Fox Point	WI	53217-3642
TREADMILL MENTALITY TRUST	7607 N LAKE DR	Fox Point	WI	53217
MATTHEW J MARTIN	7600 N LINKS WAY	Fox Point	WI	53217
PATRICIA M ASH TRUSTEE	7519 N LAKE DR	Fox Point	WI	53217-3643
THOMAS P KLOEHN	7511 N LAKE DR	Fox Point	WI	53217-3643
TODD A SCHUYLER AND TONIA L SCHUYLER 2016 LIVING TRUS	7545 N LAKE DR	Fox Point	WI	53217
JIJU JOHNSON	818 E PORTAGE RD	Fox Point	WI	53217
SEAN BAILEY	7600 N LAKE DR	Fox Point	WI	53217
JOHN FARWELL PRICE	7441 N LAKE DR	Fox Point	WI	53217
NANCY L. COYLE, OR HER SUCCESSORS, AS TEE OF THE NANCY	7525 N BOYD WAY	Fox Point	WI	53127

Michael Rakow

From: Fox Point Forester
Sent: Thursday, July 13, 2023 1:24 PM
To: Michael Rakow
Cc: erikbowie@gmail.com; Fox Point Forester
Subject: 7520 N Links Way - Modification of Open Area

Mike,

I have inspected the above referenced property for compliance with Chapter 745-26 regarding existing trees on the property. The property owner is proposing the installation of a hot tub in the rear yard. There are no existing trees that would be in conflict with the construction of the hot tub.

Regards, John

John T. Gall, Village Forester
Certified Arborist #WI-0249AM
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217-3505

Village Hall (414)351-8900
FAX (414)351-8909
forester@villageoffoxpoint.com

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.

Erik Bowie	7520 N Links Way
Homeowner's Name – PRINTED	Property Address
	6/19/23
Homeowner's Signature	Date

Rev 09/20

Known as 7~~540~~ 20 North Links Way, Fox Point, Wisconsin
Lot 7 in Block 1 in Lake Drive Manor, being a part of the S. W. 1/4 of Section 16,
T 8 N, R 22 E, Milwaukee County, Wisconsin.
April 24, 1947 Survey No. 78257-S-7

SCALE 1" = 30'

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, which are shown on this photograph.

BY J H Berke

PROTECTION

PATENT APPLIED FOR

Open Area Calculation 7520 N Links Way

House	1360
Shed	62
Hot tub	52
	1474
Lot	**12981**
To mid point of Links	**2006.3**
Total	**14987.3**
15%	**2248.095**
Modification =	**0.09834993628**

Ahhh. It's hard to beat the calm and comfort of a Getaway Hot Tub.

Welcome to your personal paradise. Whether you want to create a daily retreat or upgrade your vacation property, Getaway Hot Tubs offer five affordable and easy-to-maintain models, including three plug-and-play models. Feel pampered with features typically reserved for more expensive hot tubs, such as backlit cupholders and lighted waterfalls*.

BAR HARBOR LE

Dimensions:	86" x 86" x 35" (219 x 219 x 89 cm)
Weight (Dry/Full):	660 lbs (299 kg) / 4,840 lbs (2,195 kg)
Gallons:	390 Gallons (1,476 L)
Power Requirements:	240 V / 50 Amp
Seating Capacity:	5
Stainless Steel Jets:	40
Pumps:	2
Water Features:	1
Filtration:	EcoPur® Charge
LED Lighting:	Colorscape Light
Exclusive Features:	Ozone System Backlit Cupholders
Premium Option:	Bluetooth Speaker
Listing Number:	1770

BAR HARBOR SE

Dimensions:	86" x 86" x 35" (219 x 219 x 89 cm)
Weight (Dry/Full):	600 lbs (272 kg) / 4,780 lbs (2,168 kg)
Gallons:	390 Gallons (1,476 L)
Power Requirements:	120 V / 15 Amp (GFCI Cord Included) Convertible to 240 V / 50 Amp
Seating Capacity:	5
Stainless Steel Jets:	25
Pumps:	1
Water Features:	1
Filtration:	EcoPur® Charge
LED Lighting:	Colorscape Light
Exclusive Feature:	Ozone System
Premium Option:	Bluetooth Speaker
Listing Number:	1760

*On select models.

7520

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 B, 60

BUILDING PERMIT

Job Address 1006 E Churchill Ln, Fox Point	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Installation of 3 skylights in roof at rear of house.	
Enlarge existing 12'X8' Garden Shed to 18'X8'	
Construct a 12'X10' prefabricated gazebo on deck at rear of house.	
Estimated Cost of Project $ $6,000.000	

Owner/Occupant	
Business Name Michael C Ford	Contact Name Michael C Ford.
Address 1006 E Churchill Ln	City/State/Zip Fox Point/WI/53217
Phone 414-217-6002	Email mcford523@mac.com

*****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 168 sq ft	2nd Floor	Basement	Addition 120 Sq ft	Garage 96 sq ft

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	$60
Building Board		$75.00	$75
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			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bid	$95.00 minimum plus	$0.13/sqft	
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	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**	**$** ~~135~~ 145.00	

Applicant Signature _____ **Date** 6/26/23

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: 1.059345 Jun 30, 2023

1006 E Churchill Lane

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	135.00
24-44460 BUILDING PERMIT	
Total:	135.00
CHECK Check No: 1751	135.00
Payor: Ford	
Total Applied:	135.00
Change Tendered:	.00

06/30/2023 9:46 AM

Receipt No: 3.116249 Jul 18, 2023

1006 E Churchill Ln

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT	10.00
24-44460	
BUILDING PERMIT	
Total:	10.00
CHECK	
Check No: 1752	10.00
Total Applied:	10.00
Change Tendered:	.00

07/18/2023 10:09 AM

Receipt No: 3.116250 Jul 18, 2023

1006 E Churchill Ln

Previous Balance:	.00
LICENSES & PERMITS	
OTHER PERMIT - Open Area	200.00
10-44540	
OTHER PERMIT	
Total:	200.00
CHECK	
Check No: 1754	200.00
Total Applied:	200.00
Change Tendered:	.00

07/18/2023 10:09 AM

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.

Michael C Ford	1006 E Churchill Ln, Fox Point, WI, 53217
Homeowner's Name – PRINTED	Property Address
	6/26/2023
Homeowner's Signature	Date

Rev 09/20

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, July 12, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber
William Feldman
Sharon Celek-Absent
Lucille Sells
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 June 14, 2023. Motion was seconded by Lucille Sells. Motion Passed.

AGENDA

- **Johnathon Bloom, 7730 N Beach Dr, resubmittal single family home with open area modification.** It was the consensus of the Building Board to approve as submitted.
- **Shaka Smart, 7624 N Beach Dr, resubmittal single family home.** It was the consensus of the Building Board to approve as submitted.
- **Thomas Barnum, 7348 N Crossway Rd, proposed roof mounted solar array.** It was the consensus of the Building Board to approve as submitted.
- **Reality Income Properties LLC, 8740 N Port Washington Rd, proposed signage.** It was the consensus of the Building Board to approve as submitted.
- **Cesar Bolivar, 7470 N Port Washington Rd, proposed above ground pool.** Cancelled.
- **Daniel Meyers, 1030 E Thorne Ln, proposed shed.** It was the consensus of the Building Board to approve as submitted.
- **Daniel Villanueva, 8131 N Navajo Rd, proposed deck.** It was the consensus of the Building Board to approve as submitted.
- **Michael Ford, 1006 E Churchill Ln, proposed skylights, garden shed, and gazebo.** It was the consensus of the Building Board to approve as submitted.
- **Colleen Miller, 210 E Mall Rd, proposed carport.** It was the consensus of the Building Board to table for more information.
- **Barbara Fuldner, 7764 N Club Cir, proposed replace windows and restore craftsman details.** It was the consensus of the Building Board to approve as submitted.
- **Erik Bowie, 7520 N Links Way, proposed hot tub with open area modification.** It was the consensus of the Building Board to table.
- **Discussion-Building Board form.**

ADJOURN

Motion to adjourn Building Board was made by Jeff Weber. Motion seconded by William Feldman. Motion Passed. Building Board adjourned at 5:53 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

Table 1

Open Area Calculation					
1006 E Churchill Ln					
		Dimensions	**Dimensions**	**Total Area (Sq Ft)**	
Lot Area					
		87	202.9	**17,652.3**	
House Area				0	
				0	
	A	19.5	13.9	271.05	
	B	14.2	8.0	113.6	
	C	4.4	8.8	38.72	
	D	18.7	18.6	347.82	
	E	16.4	5.9	96.76	
	F	51.1	37.2	1,900.92	
			House Total Area	**2,768.87**	
Deck Area					
		19.5	24		
			Deck Total Area	**468**	
Shed Area					
	Existing	12	8	96	
	Addition	6	8	48	
			Shed Total Area	**144**	
			Grand Total Area	**3,380.87**	
			Open Area	**14,271.43**	
			Zone B	**15,000**	
			5%	**-750**	
			Zone B Modification	**14,250**	

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

VILLAGE OF FOX POINT
NOTICE OF BUILDING BOARD MEETING
REQUEST FOR MODIFICATION OF OPEN AREA

PLEASE TAKE NOTICE that the Fox Point Building Board will meet via Zoom on Wednesday, August 9, 2023 at 5:00 p.m. to hear the following:

1. **1006 E Churchill Ln.** The applicant is requesting a Modification of Open Area pursuant to Section 745-26 of the Village Fox Point Code.

Any interested party may attend this meeting and be heard concerning this case. The Zoom hyperlink and Zoom dial-up phone number will be located on the Villages website https://www.villageoffoxpoint.com under Agendas & Minutes.

The applications, drawings, and related materials are available for viewing in the office of the Building Inspector, Monday through Thursday from 8:00 a.m. - 4:00 p.m. and on Friday from 8:00 a.m. to 12:00 noon.

Michael Rakow
Building Inspector

Notice Mailed: 07/18/23

OWNERNAME1	ADDRESS	MUNINAME	Stte	OWNERZIP
ROBERT AND JILL GERSHAN TRUST	8107 N LAKE DR	Fox Point	WI	53217-2812
TIMOTHY A NETTESHEIM	999 E CHURCHILL LN	Fox Point	WI	53217-2802
WILLIAM H TOBIN	8118 N LINKS WAY	Fox Point	WI	53217
PETER J NELSON	1012 E CHURCHILL LN	Fox Point	WI	53217-2803
WILLIAM DANFORTH ENGBERG	1021 E SPOONER RD	Fox Point	WI	53217
ALEKSANDR PERLIN	8301 N LAKE DR	Fox Point	WI	53217-2816
KENNETH J WIRTH JR	8223 N LAKE DR	Fox Point	WI	53217-2814
ELLEN J IRION	8300 N GRAY LOG LN	Fox Point	WI	53217
PAUL T KEYSER	8300 N LINKS WAY	Fox Point	WI	53217-2820
VILLAGE OF FOX POINT	7200 N SANTA MONICA BLVD	Fox Point	WI	53217-3505
SALLY A EDGETT	8227 N LAKE DR	Fox Point	WI	53217
ROLFE K JOHNSON	8119 N LAKE DR	Fox Point	WI	53217
GARY W TAXMAN	1015 E CHURCHILL LN	Fox Point	WI	53217-2804
FREDERIC M & JODIENE D KOBLENZER TRUST	1011 E SPOONER RD	Fox Point	WI	33037
MARGARET M JOOS	917 E SPOONER RD	Fox Point	WI	53217
RICHARD L SCHWAB	8200 N LAKE DR	Fox Point	WI	53217-2813
BRADLEY J KILLAM	1100 E BYWATER LN	Fox Point	WI	53217
LEIA C OLSEN	8129 N LINKS WAY	Fox Point	WI	53217
DONALD A ALLEN	1000 E FOX LN	Fox Point	WI	53217-2809
ANDREW J MITCHELL	910 E CHURCHILL LN	Fox Point	WI	53217-2801
CHARLES J & ANDREA D BRAM JT REV TRUST	8135 N LINKS WAY	Fox Point	WI	53217-2872
PATRICK C DLUGOSCH	8209 N LINKS WAY	Fox Point	WI	53217
JOHN G DUGAN	920 E CHURCHILL LN	Fox Point	WI	53217
RUSSELL C DABROWSKI	1140 E BYWATER LN	Fox Point	WI	53217-2838
HENRY C MEECE	915 E CHURCHILL LN	Fox Point	WI	53217-2802
PEDRO PAULO PIERRI	1000 E CHURCHILL LN	Fox Point	WI	53217
VILLAGE OF FOX POINT	8300 N GREENVALE RD	Fox Point	WI	53217-3505
LARRY HALL	8217 N LAKE DR	Fox Point	WI	53217-2814
BARBARA K PAULINI	8224 N LAKE DR	Fox Point	WI	53217
SCOTT R ANDERSON	972 E FOX LN	Fox Point	WI	53217-2807
F RICHARD TOTH	1010 E FOX LN	Fox Point	WI	53217-2809
CAROL S BOLTON	8125 N LINKS WAY	Fox Point	WI	53217-2872
DANIEL NASH	8221 N LINKS WAY	Fox Point	WI	53217

MARK GYNN REVOCABLE TRUST DATED FEBRUARY 15, 2017	8220 N LINKS WAY	Fox Point	WI	53217
TERENCE PLOSZAJ	901 E CHURCHILL LN	Fox Point	WI	53217
HOWARD K & PAMELA A WEINDLING REV TRUST	8205 N LAKE DR	Fox Point	WI	53217
SCOTT A SILVERSON	8305 N LINKS WAY	Fox Point	WI	53217-2821
FOXHAUS DESIGN GROUP, LLC	921 E SPOONER RD	Fox Point	WI	53217
CHRISTOPHER S MEHRING	881 E SPOONER RD	Fox Point	WI	53217
DANIEL HEITMAN	8110 N LINKS WAY	Fox Point	WI	53217
MICHAEL C & CAROL S FORD TRUST DATED 7/9/2020	1006 E CHURCHILL LN	Fox Point	WI	53217-2803

SURVEYING ASSOCIATES, INC.
MEMBER WISCONSIN SOCIETY OF LAND SURVEYORS AND AMERICAN CONGRESS ON SURVEYING AND MAPPING

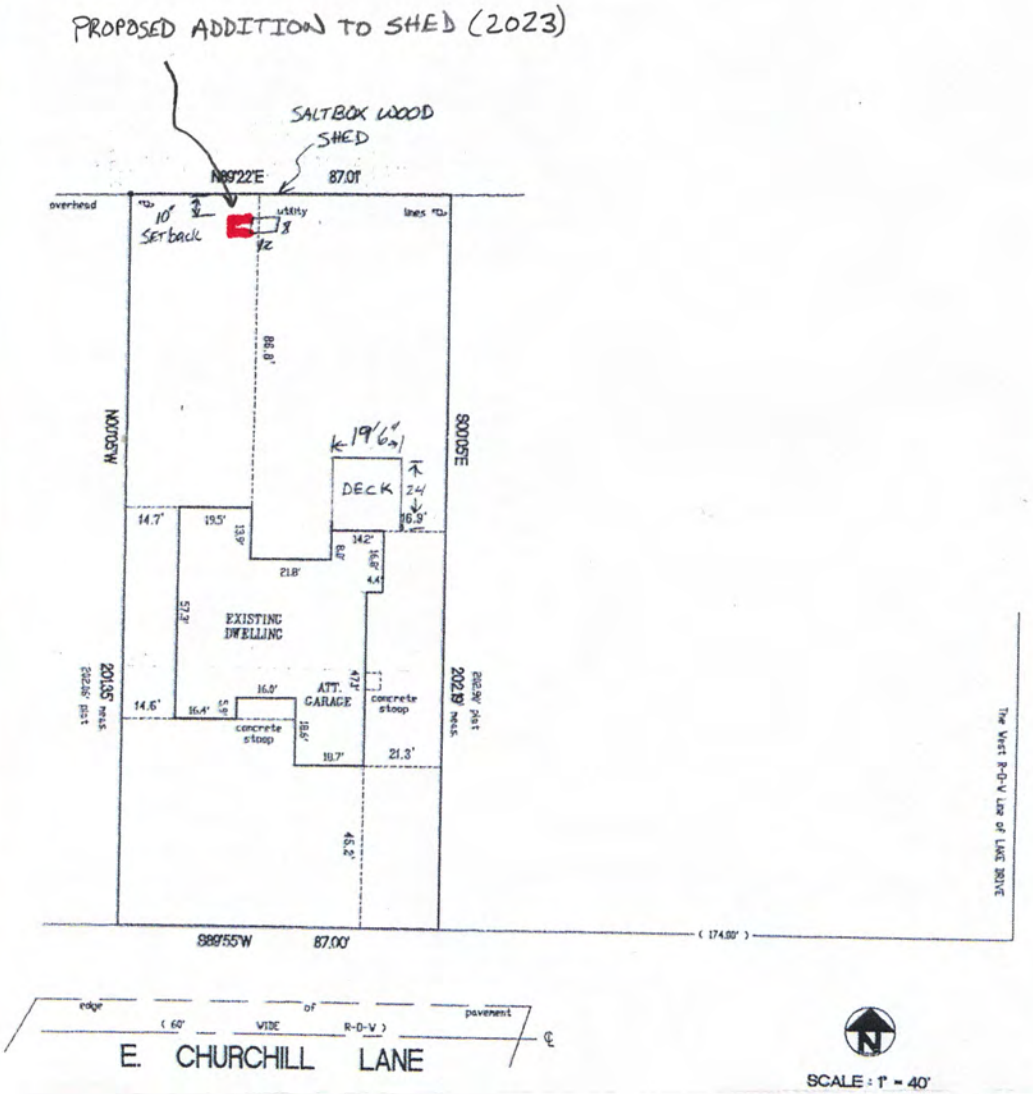
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443

WILLIAM J. KARPEN R L S
FREDERICK W. SHIBILSKI R L S

PLAT OF SURVEY

LOT 4, BLOCK 3, IN FOX POINT SUBDIVISION, being a Subdivision of a part of the Southwest ¼ of Section 9, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 1006 E. Churchill Lane



SCALE : 1" = 40'

Area of Property = 17,554.1 Sq. Ft.

Surveyed for: MICHAEL FORD

"I have surveyed the above described property from the legal description furnished by the client named on this survey."
"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

WISCONSIN FREDERICK W. SHIBILSKI S-1154 MILWAUKEE, WIS. LAND SURVEYOR
NOTE: THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN REGISTERED LAND SURVEYOR	DATE	FIELD WORK BY	DRAWN BY	JOB NUMBER
	JUNE 5, 2001	MCP BMJ	BJK	Disk 294 28735

The gazebo can satisfy all your outdoor needs
Enough space for a sofa set or a 7-piece dining set

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 8155 N Mohawk Rd	**Building Type:** Residential ☒ Commercial ☐
Description of Work	
New 10x14 deck build using (1) 50/50 diamond Piers and (3) 16" sonotubes. KDAT Southern Pine frame(2x10, 16" on center). Includes 4 steps.	
Estimated Cost of Project $ 17,889.00	

Owner/Occupant	
Business Name	Contact Name Taylor Peterson
Address 8155 N Mohawk Rd	City/State/Zip Milwaukee WI 53217
Phone 414-204-5094	Email TaylorPeterson13@yahoo.com

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

Contractor	
Company Name Tundraland/Leaf Homes	Contact Name Lexi Schulte
Address N2277 W 41 Frontage rd	City/State/Zip Kaukauna WI 54130
Phone 920-663-5755	Email LMoldrem@tundraland.com
Dwelling Contractor # 032200237 Exp 3/10/24	Dwelling Contractor Qualifier # 101700013 Exp 10/4/23

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

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	
Building Board		$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			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
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 Lexi Schulte **Date** 5/16/23

Rev 01/22

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

Receipt No: 3.116261 Jul 20, 2023

8155 N Mohawk Rd

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PLANS - FILING FEE	75.00
24-44440	
BUILDING PLANS-FILING FEE	
Total:	75.00
CHECK	
Check No: 4380	75.00
Total Applied:	75.00
Change Tendered:	.00

07/20/2023 1:03 PM

TUNDRALAND.com

Payment for the address of: 8155 N Mohawk Rd

Customer Name: Taylor Peterson

Building Board review Fee

Lexi Schulte

Deck Permitting Coordinator

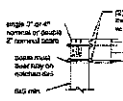
Direct Line: (920) 663-5755 Ext: 54044

N2277 W. 41 Frontage Road

Kaukauna, WI 54130

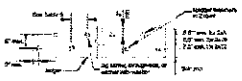
TUNDRALAND.com

27'
89'
77'
35.6'

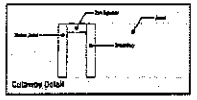


DETAIL 1: POST-TO-BEAM ATTACHMENT REQUIREMENTS

DETAIL 2: LEDGER BOARD TO RIMJOIST OR BEAM JOINT



DETAIL 3: LEDGER BOARD FASTENER SPACING AND CLEARANCE

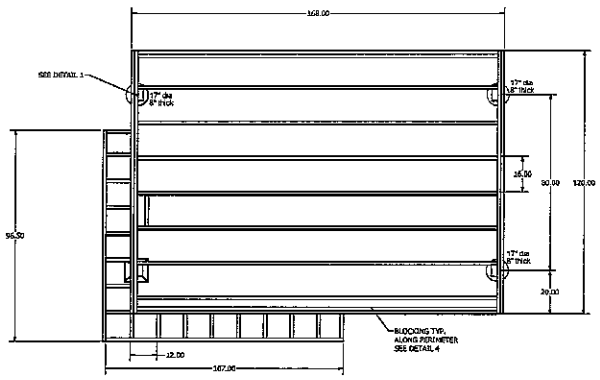


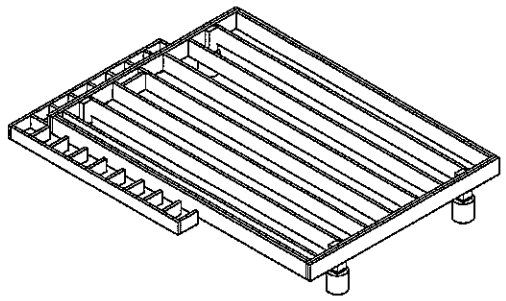
DETAIL 4

REVISION HISTORY				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	A		5/12/2023	

PARTS LIST

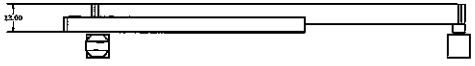
ITEM	QTY	PART NUMBER	DESCRIPTION
10	5	2X10X16'	
11	11	2X10X16'	
12	4	2X10X10	
13	2	2X4X16	
14	1	6X6X8	
15	4	POST TO BEAM BOLT ASSEMBLY	
5	4	4X4X6G POST BASE	
6	1	DIAMOND PIER	
7	2	SONO PIER	
16	3	8' FLASHING	
17	14	LUS210Z JOIST HANGER	
18	1	JOIST HANGER NAILS BOX	
19	1	#9x2.5" SCREW PKG	
20	18	20' SKS	WALNUT
21	5	FASCIA	WALNUT
22	3	12' PERIMETER	WALNUT
23	4	SKS END CAPS	WALNUT
24	2	BALUSTER	WALNUT
25	350	TIGERCLAW	
26	205	TRIM HEAD SCREWS	FASCIA
27	200	TRIM HEAD SCREWS	STAIRS

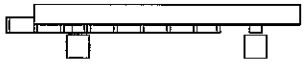




MAXIMUM LOAD ON ROUND FOOTING
2000lbs/sqft SOIL BEARING

DIAMETER	CAPACITY
8	628
10	1000
12	1570
14	2137
16	2591
18	3333
20	4381
22	5277
24	6280
26	7370
28	8545
30	9813
32	11164
34	12604
36	14130





Minimum 2000 psf
Sands/Gravels (SW SP SM SC GW GP)

Post / Pier Diameter	Footing Size (Square)	Q Allowable Bearing	Q Ultimate	φ Phi Factor	Allowable Capacity	Ultimate Capacity
8" (20cm)	20.0cm	1.0 ksf	2.0 ksf	.50	628#	1256#
10" (25cm)	25.0cm	1.0 ksf	2.0 ksf	.50	1000#	1963#
12" (30cm)	30.0cm	1.0 ksf	2.0 ksf	.50	1570#	3142#
14" (35cm)	35.0cm	1.0 ksf	2.0 ksf	.50	2137#	4276#
16" (40cm)	40.0cm	1.0 ksf	2.0 ksf	.50	2591#	5184#
18" (45cm)	45.0cm	1.0 ksf	2.0 ksf	.50	3333#	6667#

Allowable Q = Ultimate Capacity / Factor of Safety

*Footing Dimensions are square

TABLE 5

Joist Span	Ledger Material	Rim Material	2 x 6	2 x 8	2 x 10	2 x 12	3 x 6	3 x 8	3 x 10	3 x 12
40 psf	Dbl. Sp. Hf or S. Pine	2x Lumber	23	31	39	47	21	28	35	42
		Dbl Lvl	28	41	53	67	19	28	38	48
	Hem Fir	2x Lumber	20	26	33	39	18	24	30	36
		Dbl Lvl	30	43	56	70	19	29	40	50
60 psf	Dbl. Sp. Hf or S. Pine	2x Lumber	17	23	29	35	16	21	26	31
		Dbl Lvl	19	33	48	64	12	21	31	41
	Hem Fir	2x Lumber	15	19	24	29	13	17	21	26
		Dbl Lvl	15	32	50	69	7	18	31	44

DRAWN
CHECKED
QA
MFG
APPROVED

5/12/2023

GREEN BAY DECKING LLC, 1516 S. BROADWAY ST. GREEN BAY, WI, 54304

TITLE
TAYLOR PETERSON DECK

SIZE D | DWG NO TD-100-1371 | REV A

SCALE 1 / 20 | SHEET 1 OF 1

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

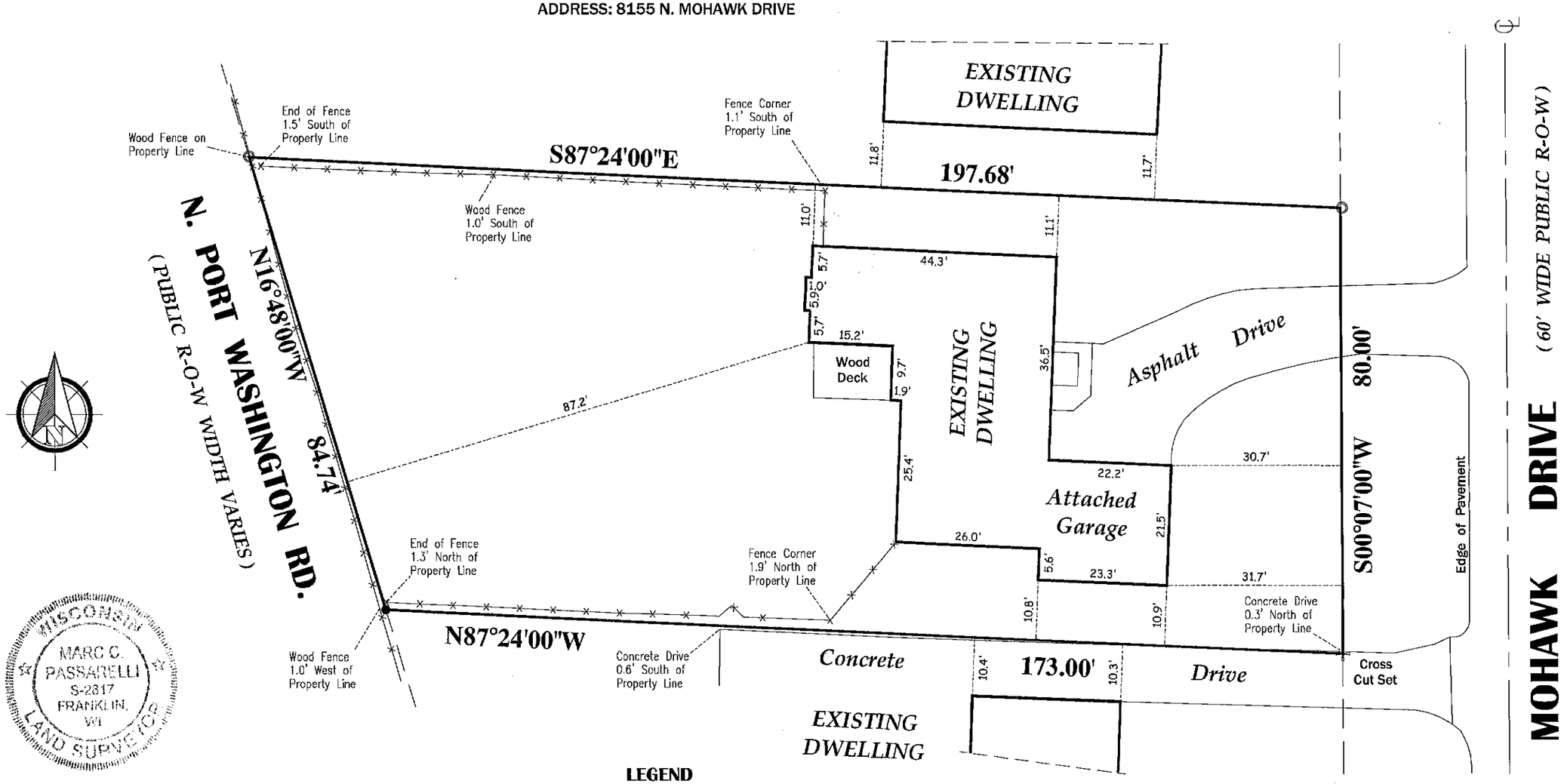
MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

Legal Description:

Lot 3, in Fox Point "O" Woods, being a Subdivision of a part of the South East 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

SURVEYED FOR:
TAYLOR PETERSON

ADDRESS: 8155 N. MOHAWK DRIVE



LEGEND

- ○ - Denotes Found Iron Pipe
- ● - Denotes Set 3/4" Rebar
- —×—×— - Denotes Wood Fence

AREA OF PROPERTY
14,813 Sq. Ft. / 0.340 Acre

GRAPHIC SCALE
1" = 20'
0' 5' 10' 20' 40'

"I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent 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 purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

WISCONSIN MARC C. PASSARELLI S-2817 FRANKLIN, WI LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

06/20/2023	JE	06/27/2023	MCP	36530
FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER

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 824 E Hyde Way	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Simple, square pergola constructed on top of already existing concrete patio.Extending over barbeque, connecting with the house.	
Estimated Cost of Project $ 2000.00	

Owner/Occupant Christopher Mullins	
Business Name	Contact Name Christopher Mullins
Address 824 E Hyde Way	City/State/Zip Fox Point, WI 53217
Phone 414-759-3549	Email Christopher.Johannes.Mullins@gmail.com

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

Contractor	
Company Name Owner built and installed	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	$10.00	~~20.00~~ 70.00
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		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
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**	NA
Minimum Fee	**$70.00**	NA 70
Payable to: Village of Fox Point **Total Permit Fee**		~~$95.00~~ 145.00

Applicant Signature _____ **Date** 07/06/2023

Rev 01/22

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

Receipt No: 3.116267 Jul 21, 2023

824 E Hyde Way

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT	95.00
24-44460	
BUILDING PERMIT	
LICENSES & PERMITS	
BUILDING PERMIT	70.00
24-44460	
BUILDING PERMIT	
Total:	165.00
CHECK	
Check No: 242	165.00
Total Applied:	165.00
Change Tendered:	.00

07/21/2023 10:54 AM

PERGOLA PERMIT

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

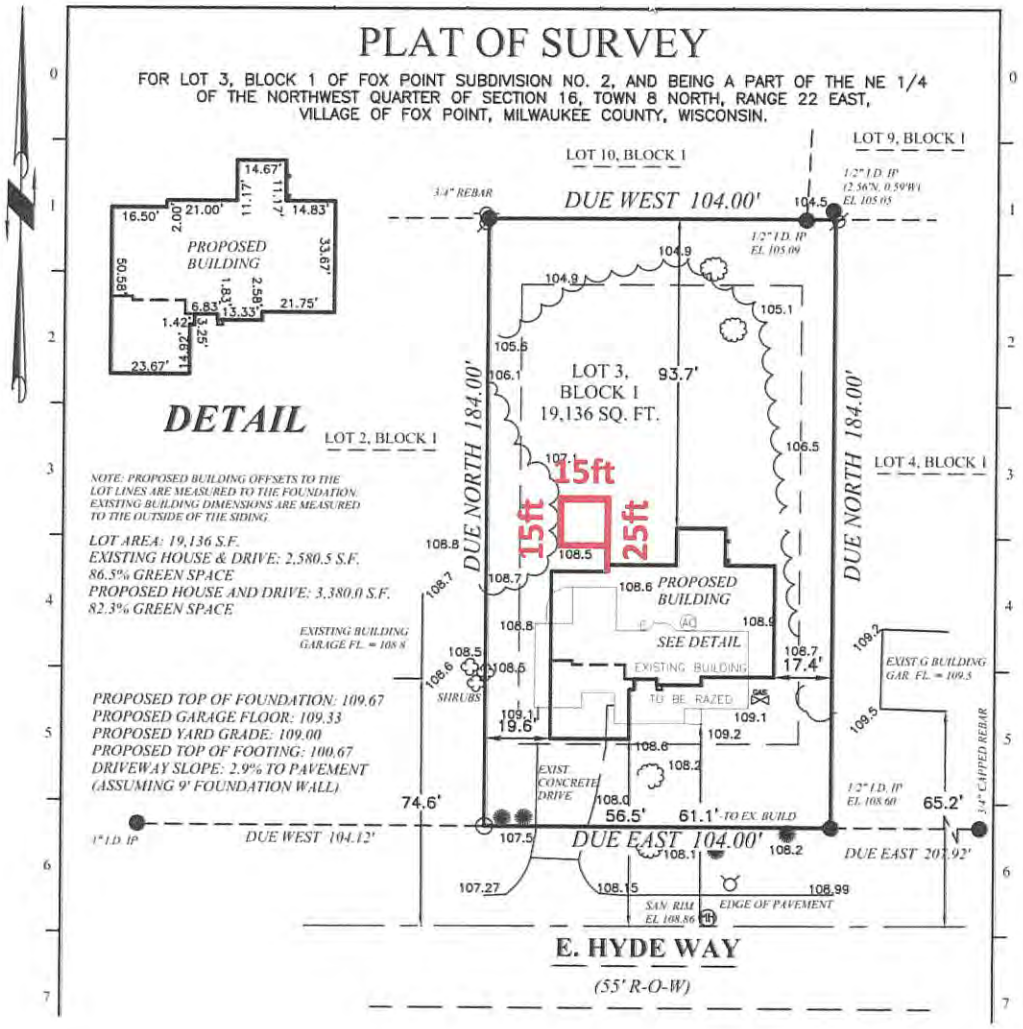
Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

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

Christopher Mullins	824 E Hyde Way
Homeowner's Name – PRINTED	Property Address
	07/06/2023
Homeowner's Signature	Date

Rev 09/20

Pergola Location



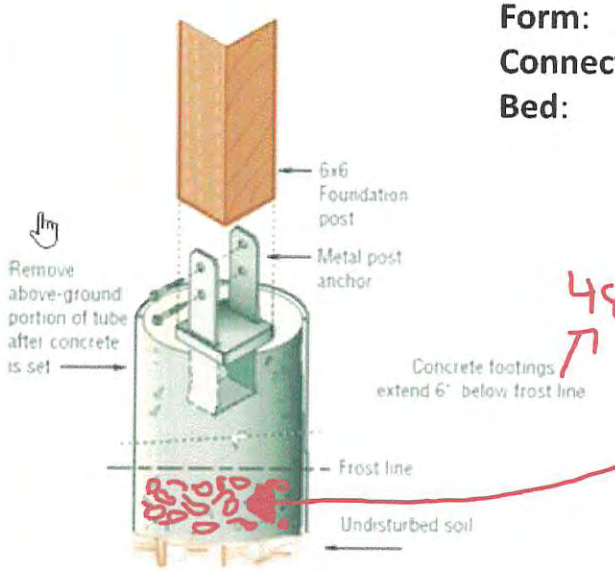
Pergola Location

Highly-respected artist's rendering

Pergola Style

Height:	Approximately 10 ft
Area:	15x15ft
Lumber:	6x6 (5.5") pressure treated wood
Connectors:	Solid Steel, Black
Attachment:	Extended piece is attached to home

Forms



Fiber Tube Poured
Concrete Footing

48"

Form: Sonotube 12" wide, 48" deep
Connector: Metal Post Anchor
Bed: Compacted Gravel

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 A-1,70'

BUILDING PERMIT

Job Address 1260 E Dean rd. Fox Point, WI, 53217	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Gazebo in backyard Hot Tub	
Estimated Cost of Project $ 5000	

Owner/Occupant	
Business Name	Contact Name Jeffrey Carr
Address 1260 E Dean Rd,	City/State/Zip Fox Point, WI, 53217
Phone	Email

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

Contractor	
Company Name Ashcroft Electric & Construction	Contact Name John Ashcroft
Address 6150 W Donges Bay rd	City/State/Zip Mequon, WI, 53092
Phone 414-807-2516	Email Steve@AshcroftConstruction.com
Dwelling Contractor # 171418	Dwelling Contractor Qualifier # DCQ111700018

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition 200	Garage

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	50
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			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
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**		$70.00

Applicant Signature _____ **Date** 7-17-23
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: 1.059392 Jul 24, 2023

1260 E Dean Road

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	70.00
24-44460 BUILDING PERMIT	
Total:	70.00
CHECK Check No: 4148	70.00
Payor: Ashcroft mElectric & Construction	
Total Applied:	70.00
Change Tendered:	.00

Duplicate Copy

07/24/2023 8:34 AM

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

Receipt No: 1.069393 Jul 24, 2023

1260 E Dean Road

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	75.00
24-44460 BUILDING PERMIT	
Total:	75.00
CREDIT CARD	75.00
Payor: Ashcroft	
Total Applied:	75.00
Change Tendered:	.00

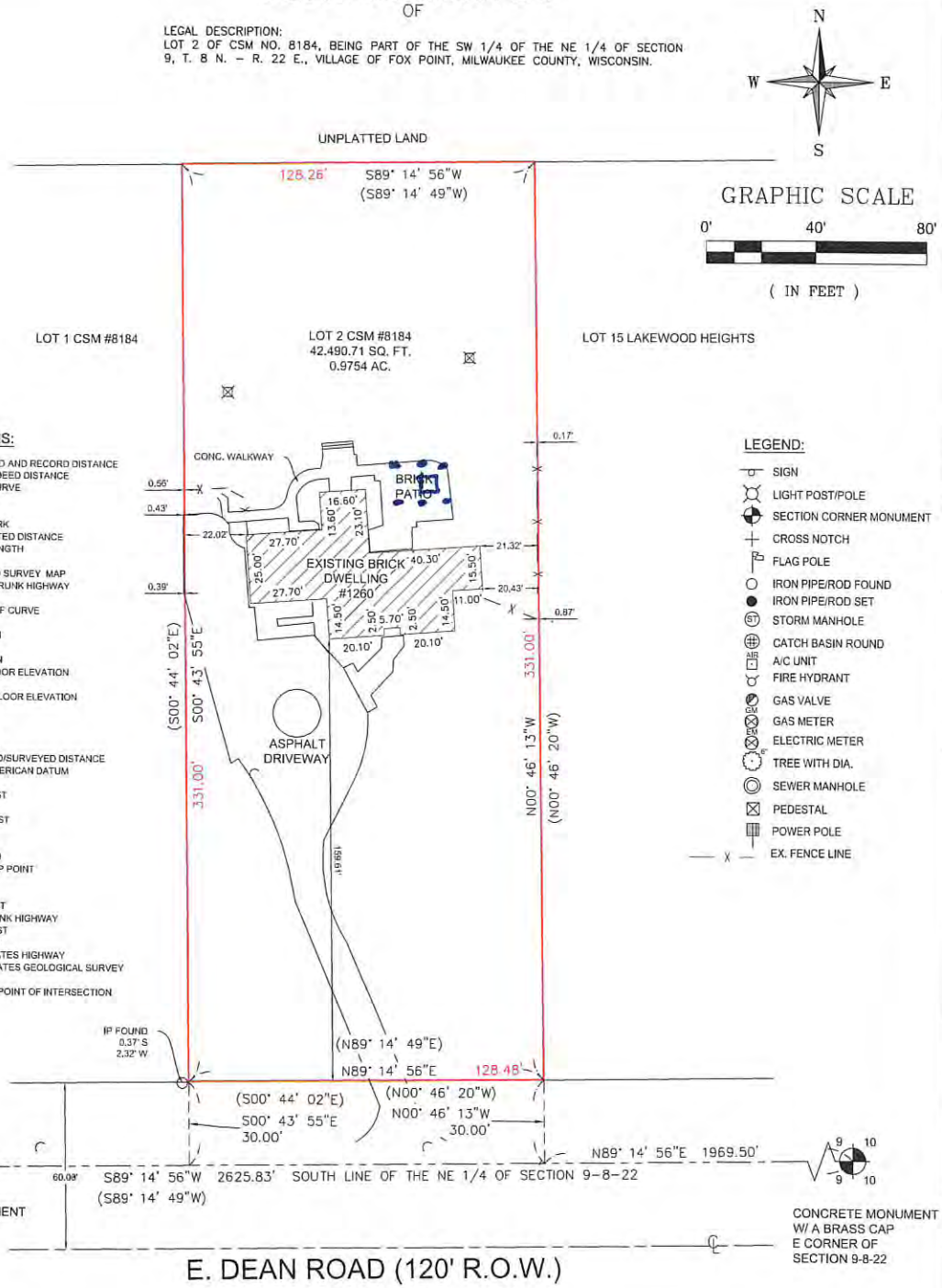
Duplicate Copy

07/24/2023 8:33 AM

PLAT OF SURVEY

OF

LEGAL DESCRIPTION:
LOT 2 OF CSM NO. 8184, BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, T. 8 N. – R. 22 E., VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.



ABBREVIATIONS:

12.23'	=	MEASURED AND RECORD DISTANCE
(12.23')	=	RECORD/DEED DISTANCE
A	=	ARC OF CURVE
AC.	=	ACRES
ASPH	=	ASPHALT
BM	=	BENCHMARK
CALC.	=	CALCULATED DISTANCE
CH.	=	CHORD LENGTH
COR	=	CORNER
CSM	=	CERTIFIED SURVEY MAP
C.T.H.	=	COUNTY TRUNK HIGHWAY
D	=	DELTA
DEG	=	DEGREE OF CURVE
E	=	EAST
EL.	=	ELEVATION
EX.	=	EXISTING
EXC.	=	EXCEPTION
FFE	=	FINISH FLOOR ELEVATION
FND	=	FOUND
GFE	=	GARAGE FLOOR ELEVATION
GND	=	GROUND
INV.	=	INVERT
IP	=	IRON PIPE
IR	=	IRON ROD
M	=	MEASURED/SURVEYED DISTANCE
NAD	=	NORTH AMERICAN DATUM
N	=	NORTH
NE	=	NORTHEAST
NO.	=	NUMBER
NW	=	NORTHWEST
PG.	=	PAGE
QTR	=	QUARTER
REC	=	RECORDED
RIM	=	RIM OR TOP POINT
R	=	RADIUS
S	=	SOUTH
SE	=	SOUTHEAST
S.T.H.	=	STATE TRUNK HIGHWAY
SW	=	SOUTHWEST
SUR	=	SURVEYED
U.S.H.	=	UNITED STATES HIGHWAY
U.S.G.S.	=	UNITED STATES GEOLOGICAL SURVEY
VAR	=	VARIES
VPI	=	VERTICAL POINT OF INTERSECTION
W	=	WEST

LEGEND:

- SIGN
- LIGHT POST/POLE
- SECTION CORNER MONUMENT
- CROSS NOTCH
- FLAG POLE
- IRON PIPE/ROD FOUND
- IRON PIPE/ROD SET
- STORM MANHOLE
- CATCH BASIN ROUND
- A/C UNIT
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- TREE WITH DIA.
- SEWER MANHOLE
- PEDESTAL
- POWER POLE
- EX. FENCE LINE

SURVEY NOTES:

1. Date of the Survey field work: 07/20/2023
2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
3. All dimensions shown are in decimal feet, US survey units.
4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
6. Reference bearing is assumed unless noted.
7. No measurements are to be assumed by scaling.
8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
10. Per scope of this survey, no improvements are shown.

© 2023 JAHNKE & JAHNKE ASSOCIATES, LLC - ALL RIGHTS RESERVED.

STATE OF WISCONSIN
COUNTY OF WAUKESHA } SS.

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 21th DAY OF JULY, 2023.

BY: John R. Stigler
JOHN R. STIGLER - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1820

PROFESSIONAL LAND SURVEYOR
JOHN R. STIGLER
NO. S-1820
STATE OF WISCONSIN

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS• PLANNERS• SURVEYORS
CONNECT► EMPOWER►DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

SHEET: 1 OF 1

PROJECT	DRAWN BY: JB	CHECKED BY: JRS
1260 E. DEAN RD. FOX POINT, WI 53217	JOB NO.: 23-9842	

REVISION		
DATE	DESCRIPTION	BY

CLIENT
ASHCROFT CONSTRUCTION

FILE NAME: S:\projects\23-9842\Dwg\23-9842.dwg

$$\begin{array}{r} 42\,490 \\ +\ 3855 \\ \hline 46,345 \\ -\ 2670 \\ \hline 43,675 \end{array}$$

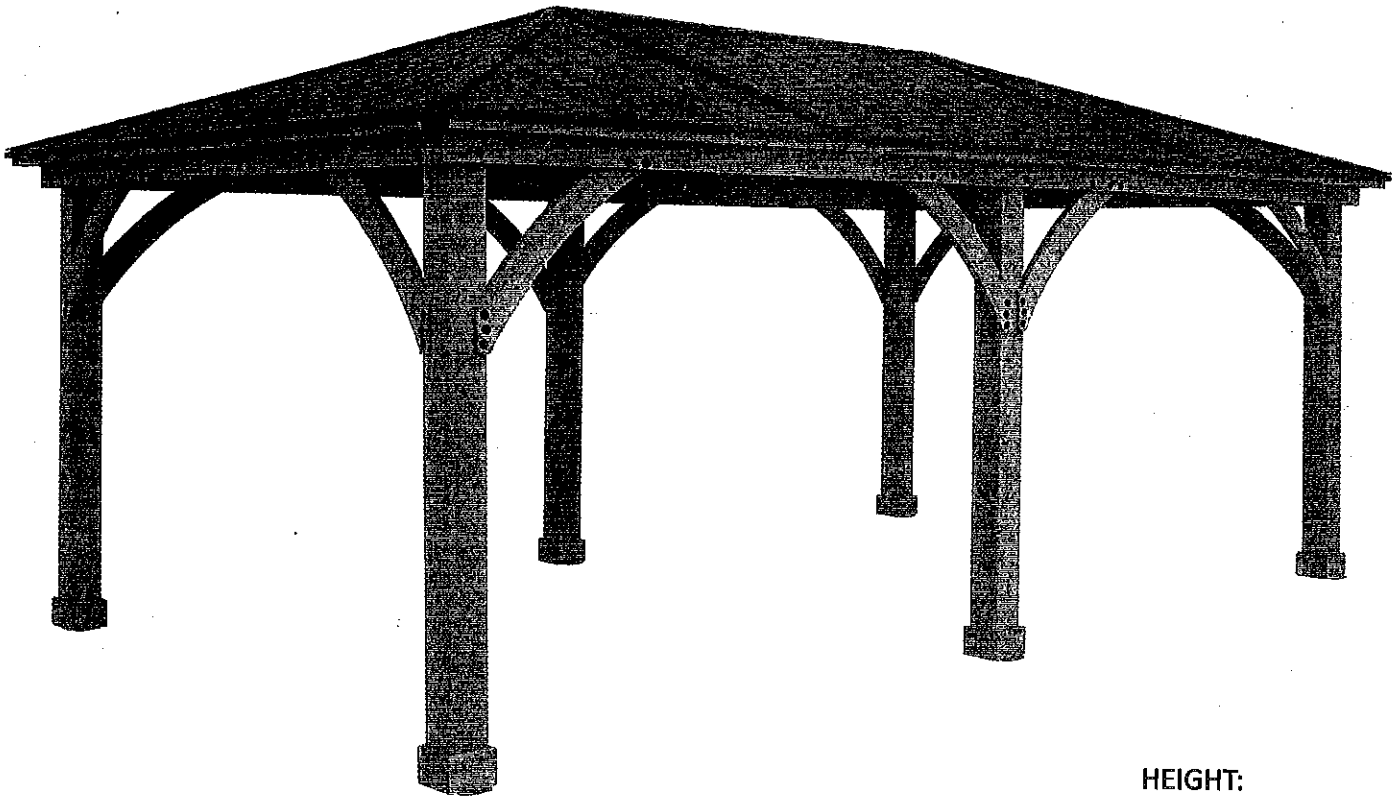
Gazebo 240
House 2430
2670

81 x 3 = 2430

12’ x 20’ MERIDIAN WOOD GAZEBO

with ALUMINUM ROOF

Installation and Operating Instructions – YM11775



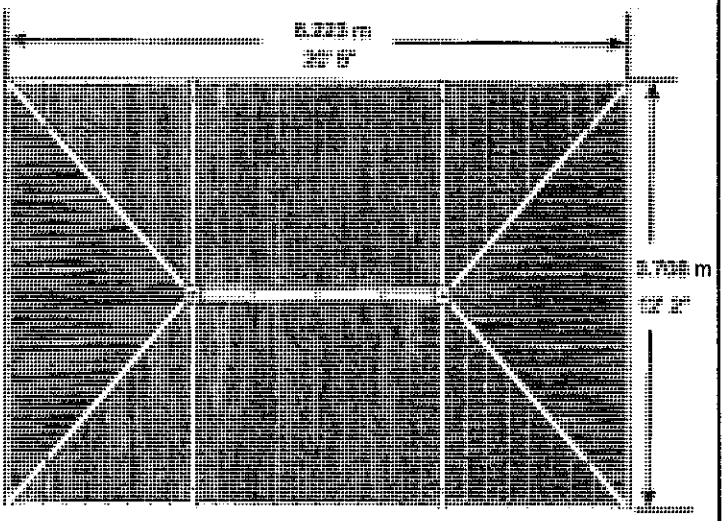
HEIGHT:
3.099 m / 10’2”

IMPORTANT, RETAIN FOR FUTURE REFERENCE: READ CAREFULLY

04-07-2021

YARDISTRY

Yardistry – North America
Toll Free Customer Support:
1.888.509.4382
info@yardistrystructures.com
www.yardistrystructures.com



FINISHING SPA INSPECTION

ORDER #: 9204220 **SERIAL #:** [illegible] **DATE:** 10/12/2002

MODEL: BERKMAN **COLOR MATCHES ORDER:** [illegible]

CHECK MOTOR BOX AREA:	✓
OWNERS MANUAL IN MOTOR BOX:	✓
PACK COVER & SERIAL PLATE MOUNTED:	✓
ALL PUMP & HEATER UNIONS TIGHT:	✓
DRAIN VALVE & OZONE INSTALLED:	✓
CHECK 2lb. FOAM FOR SUPPORT IN COLLAR:	✓
CHECK CONNECTIONS TO STEREO / DVD:	✓
JETS INSTALLED & TURN FREELY:	✓
CHECK PILLOWS & PILLOW BARS:	✓
LIGHT LENS & DIVERTER VALVES:	✓
CHECK FILTER COVER, FILTERS:	✓
ALL CLEAR PLASTIC FLIM HAS BEEN REMOVED FROM SHELL:	✓
ALL DEALER, SHIPPING & WARNING LABELS:	✓
PANEL CLIPS & BASEBOARDS PAINTED:	✓
OVERALL FIT OF CABINET:	✓
CHECK COLLAR & SHELL FOR CRACKS, SCRATCHES, ETC:	✓
PANELS MADE BY: HENRY [illegible]	✓
OVERALL FIT, FINISH & ALIGNMENT OF PANELS:	✓
TOPSIDE AND WATERFALLS STRAIGHT:	✓
CHECK VALVE " O " RINGS:	✓
CHECK GATE VALVES:	✓

SPA RECEIVED THE FOLLOWING OPTIONS:

SKIRT (COLOR & TYPE): [illegible]

DVD		**STEREO**		**STEREO READY**	
BLOWER		**COLOR BLAST**		**POP-UP SPEAKERS**	
110V GFCI CORD		**SPLASH LIGHTS**	✓	**PILLOWS & BARS**	✓
CHROME JETS	✓	**50 HZ**		**OTHER**	
GREY JETS		**60 HZ**	✓	**SPA PACK**	

HI POT TEST:

PRINT NAME: [illegible]

PRINT NAME:

SHIP TO: [illegible]

NOTES:

White (Office), Yellow (Customer Copy)

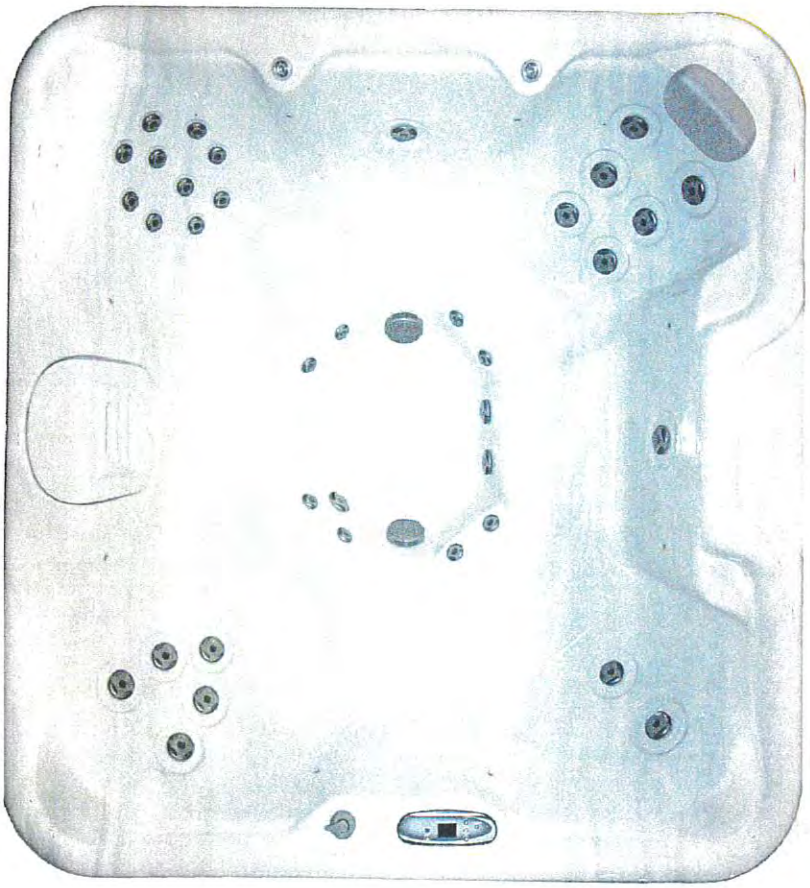
I:SARFORM/INSPECT

MINNETONKA

Passive Impact™ CFE Therapy System
Power Massage® 0
TOTAL JETS 0

Direct Impact™ Therapy System
Versa-Flo™ Jets 36
TOTAL JETS 36

Dimensions
Width..... 80″
Length ..... 84″
Height..... 36″
Average Fill ..... 350 GL
Dry Weight..... 700 LB
Average Full Weight..... 3622 LB
Seating Capacity 4-5
Power Pack..... 220V/60A
(1) 2 Speed Pump ..... 195 GPM



FEATURES & OPTIONS

Thermal Bond™ Insulation System
- Sealed Base
- Thermal Bond™ Wrap Insulation
- Deluxe Spa Cover

Custom Circulation System
- Custom Circulation Cycles
- Antimicrobial Filtration
- Ozone Ready

Standard System
- Top Loading Skimmer
- Treaded Footwell
- Footwell Spa Drain
- Built-in Headrests
- Midnight TF™ LED Lighting
- Tranquility Falls™ Water Feature
- 7/3/2 Warranty
- TriLayer™ Spa Shell
- Multi Weather™ Cabinet
- DuoTone™ Jet Accents

Optional Packages Available*
- Thermal Bond™ Full Foam Insulation
- Rhythmic Waves™ Sound System
- Ozone Generator

*Additional Costs

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, 85' SM, 75 CNWWA

BUILDING PERMIT

Job Address 7523 N Santa Monica Blvd	**Building Type:** Residential [✓] Commercial [ ]
Description of Work	
Interior remodel and deck addition	
Estimated Cost of Project $ 35,000	

Owner/Occupant	
Business Name	Contact Name Joan Gilson
Address	City/State/Zip Fox Point, WI 53217
Phone	Email joang@wi.rr.com

*****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 425 sqft	Basement	Addition	Garage

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	350.00
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			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
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 Joan Gilson **Date** 7/25/23
Rev 01/22
414-840-2041

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

VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-6900

Receipt No: 1.059401 Jul 25, 2023

7523 N Santa Monica Blvd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	425.00
24-44460 BUILDING PERMIT	
Total:	425.00
CREDIT CARD	425.00
Payor: Joan Gilson	
Total Applied:	425.00
Change Tendered:	.00

Duplicate Copy

07/25/2023 3:17 PM

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

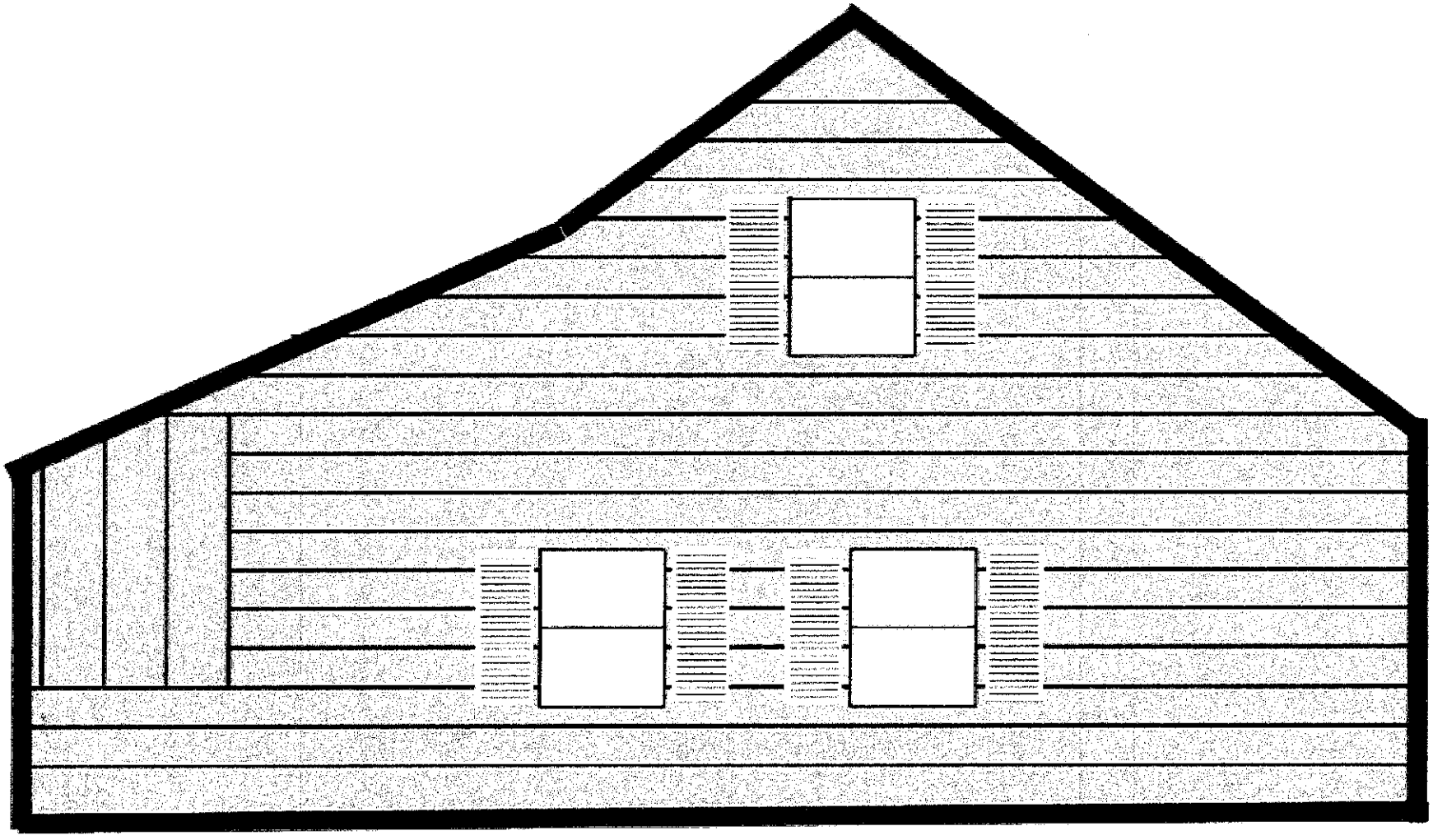
I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Joan Gilson	7523 N. Santa Monica Blvd Fox Point, WI 53217
Homeowner's Name – PRINTED	Property Address
Joan Gilson	7/25/23
Homeowner's Signature	Date

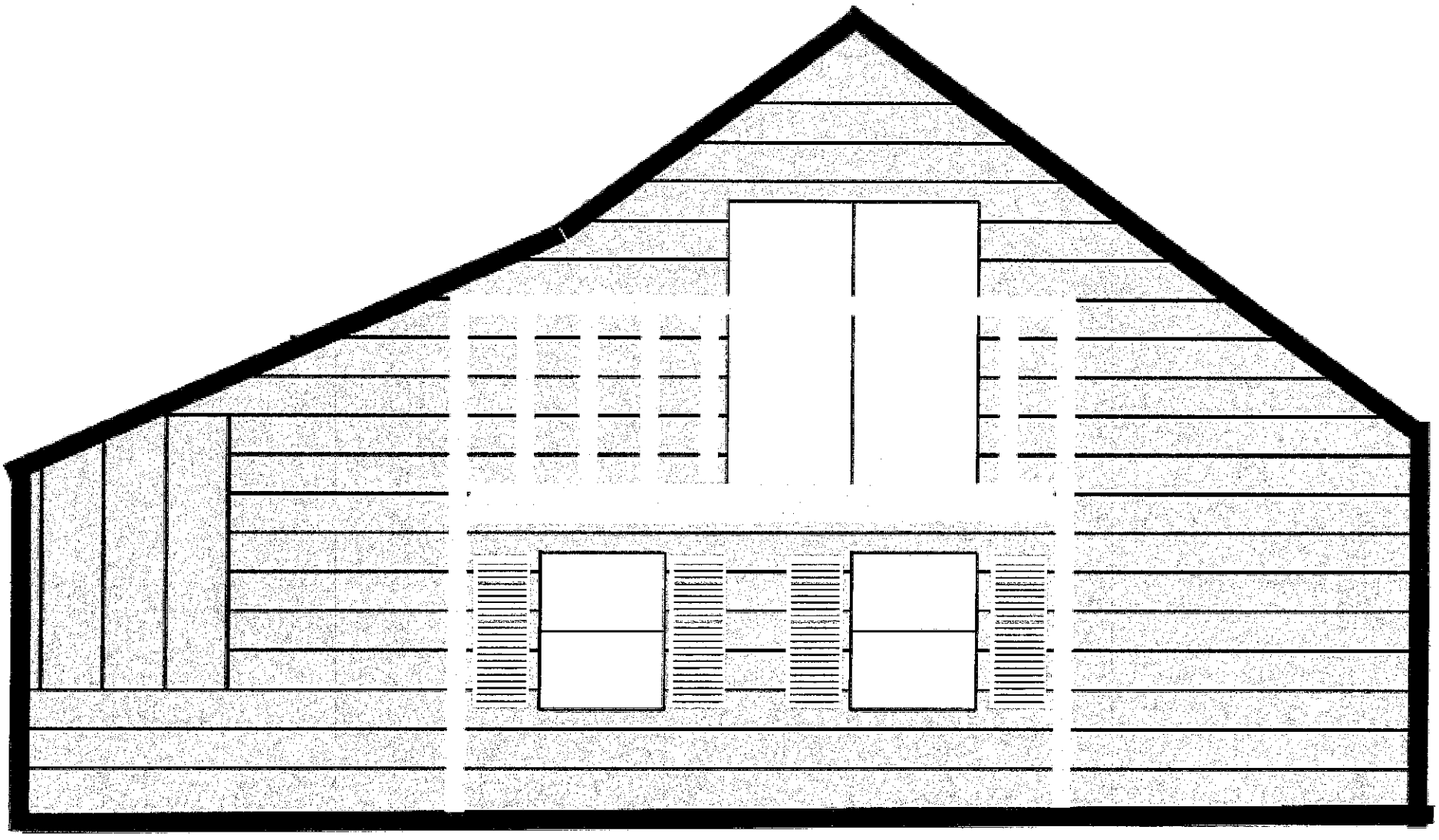
Rev 09/20

+ skylights back of house

Existing Elevation

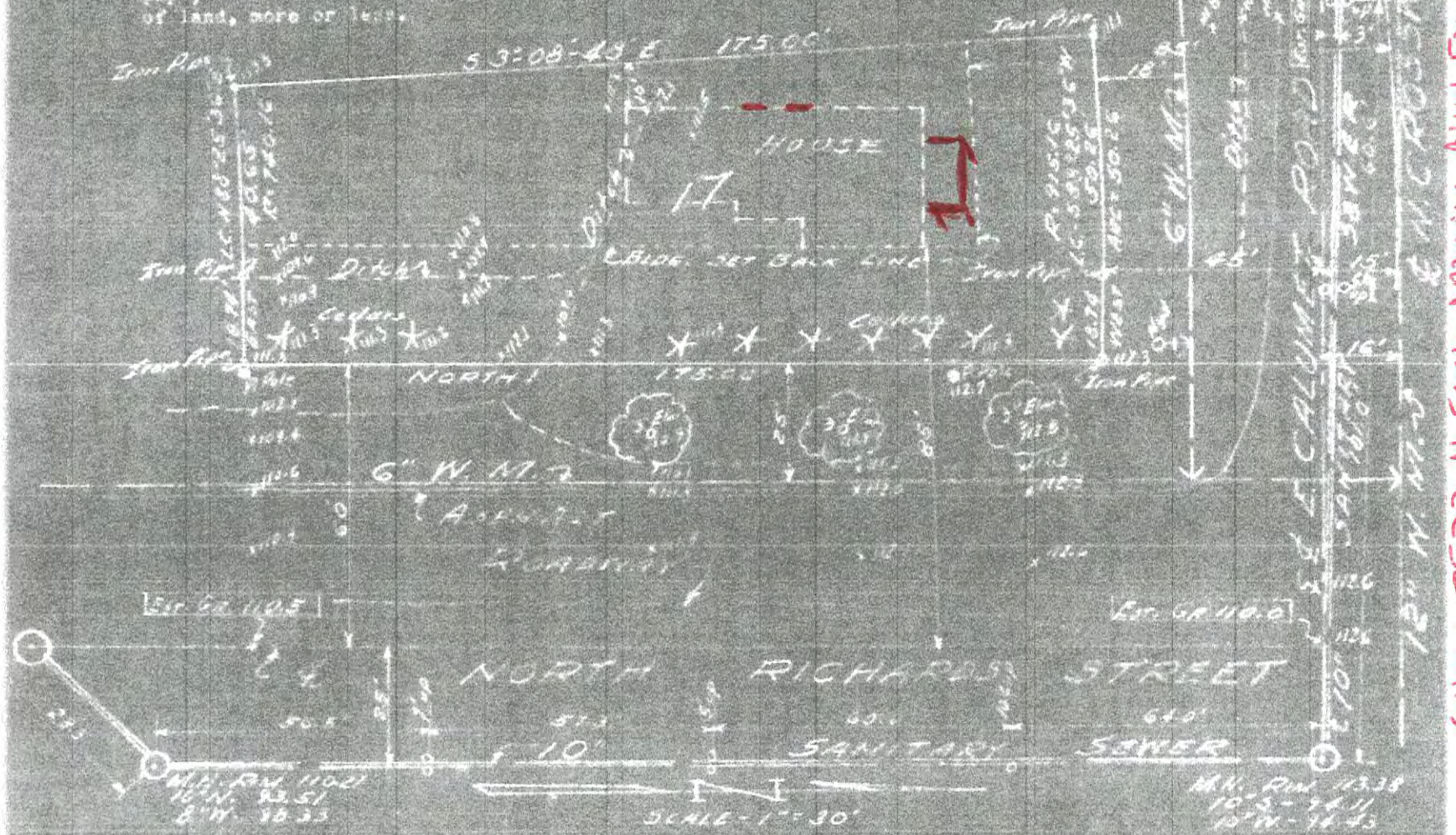


Proposed Elevation



FOR MR. ROY HAGLUND OF LOT 17, BLOCK 1, FOX POINT SCHOOL ESTATES ADDITION UNRECORDED SUBDIVISION, BEING A PARCEL OF LAND IN THE S.W. ¼ SEC. 16, T. 8 N., R. 22 E. IN THE VILLAGE OF FOX POINT, WILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

Commencing at an iron pipe on the South side of N. Crossway Road, which point is 940.53 feet N. 89° 50' 37'' East and 45 feet, South 0° 09' 23'' West of the Northwest corner of the said S. W. ¼ Sec. 16; thence Southwesterly along a curve whose center is to the South and whose radius is 915.16 feet (the long chord of which bears S. 88° 25' 33'' W., 50. 26) 50.26 feet to an iron pipe; thence S. 3° 08' 43'' East, 175.00 feet to an iron pipe; thence Northwesterly along a curve whose center is to the South and whose radius is 940.16 feet (the long chord of which bears N. 88° 25' 33'' E., 40.65 feet) 40.65 feet to an iron pipe thence East 18.74 feet to an iron pipe; thence North 175.00 feet to an iron pipe; thence West 18.74 feet to the place of beginning, containing 0.036 acres of land, more or less.



I, Frank J. Holdampf, surveyor, do hereby certify that I have surveyed the property described above according to official records and that the plat herein shown is a correct representation of the

Gilson 7523 N. Santa Monica Blvd. Fox Point
Approx. location of second floor deck and skylights

RECEIPT DATE April 17, 2021 **No.** 482376

RECEIVED FROM JOAN GILSON $276.00

Two Hundred Seventy Six and 00/100 DOLLARS

○ FOR RENT
● FOR check Attic Floor joist capacity -

ACCOUNT		
PAYMENT	276	00
BAL. DUE	0	

○ CASH
● CHECK
○ MONEY ORDER
○ CREDIT CARD

FROM Lavern J Nall TO

BY Strass-Maguire

A-2701
T-46800

STRASS-MAGUIRE & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS

CIVIL • STRUCTURAL • INDUSTRIAL

6512 West Mequon Road
Mequon, WI 53092
Ph: 262/242-5050
F: 262/242-5055
smengrs@sbcglobal.net
www.strass-maguire.com

LAVERN L. NALL, P.E.
President

STRASS-MAGUIRE & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS

JOB NO.:
DATE: 4/17/21
PROJECT
SHEET: 2
SUBJECT
BY: LJ

$l = 13'\text{-}6\tfrac{1}{2}''$ $\quad$ sp = 16" o.c.

2x8 @ 16 $\quad S = \dfrac{1.5\ 7.5^2}{6} = 14.06\ in^3$

$I = \dfrac{1.5\ (7.5)^3}{12} = 53\ in^4$

$w = 40\ LL + 12\ DL = 52\ PSF$

@ 16" $\quad w/ft = \dfrac{16}{12}(52) = 69.3\ \#/'$

$M = \dfrac{(69)(13.54)^2}{8} = 1581'\#$ $\quad f_b = \dfrac{1581(12)}{14.06} = \underline{1350\ PSI}$

$E = 1{,}400{,}000$ low est.

$w_L = 40 \times 16/12 = 53\ \#/'$

$\Delta_L = \dfrac{5\ (53)(13.54)^4(1728)}{384(1{,}400{,}000)\ 53} = .54'' = \underline{L/300}$

@ L = 12'-6" $\quad \Delta = \left(\dfrac{12.5}{13.54}\right)^4 (.54) = .43'' = \underline{L/382}$

6512 West Mequon Road • Mequon, WI 53092 • Ph: 262/242-5050 • F: 262/242-5055
Email: smengrs@sbcglobal.net • www.strass-maguire.com

STRASS-MAGUIRE & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS

JOB NO.:

Joan Gilson 414-840-2041

DATE: 4/17/21

PROJECT 7523 N. Santa Monica Blvd, Fox Point

SHEET: 1

SUBJECT

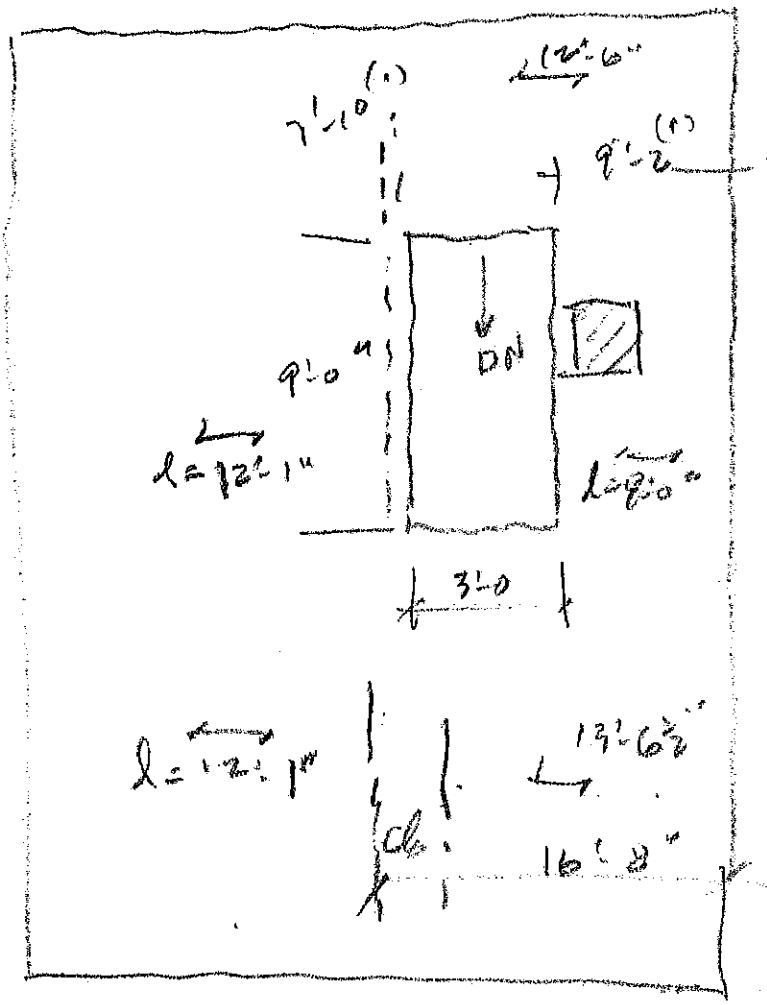
BY: LN

JOIST CAPACITY

104 3/4" 1st FLR to T/ATTIC JOIST
SAY 105"

96 3/8 1st FLOOR LLL

8 3/8 = DEPTH CLG + TRUSS → 2x8 JOIST.



36'-7" o/o 2x4

STAIRS
8" R
8 1/2" TRD

13 R

25'-1 1/2" c/c

2x4 STUDS

2x6 @ 16" RAFTERS
6:12

(1) opening to face/stud

6512 West Mequon Road • Mequon, WI 53092 • Ph: 262/242-5050 • F: 262/242-5055
Email: smengrs@sbcglobal.net • www.strass-maguire.com

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 414 E. Apple Tree	**Building Type:** Residential [X] Commercial [ ]
Description of Work	
Demo 20' x 20' detached garage & construct a new 24' x 22' detached garage	
Estimated Cost of Project $ 43,000.00	

Owner/Occupant	
Business Name	Contact Name
Address	City/State/Zip
Phone	Email

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

Contractor	
Company Name Classic Builders	Contact Name Jay Bollman
Address S83 W18901 Saturn Dr	City/State/Zip Muskego, WI 53150
Phone 262-679-4800	Email jbollman@classicbuilderswi.com
Dwelling Contractor # DC-0696000111	Dwelling Contractor Qualifier # DCQ-010800073

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage 528

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	
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			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
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 Jay Bol **Date** 7/19/2023
Rev 01/22

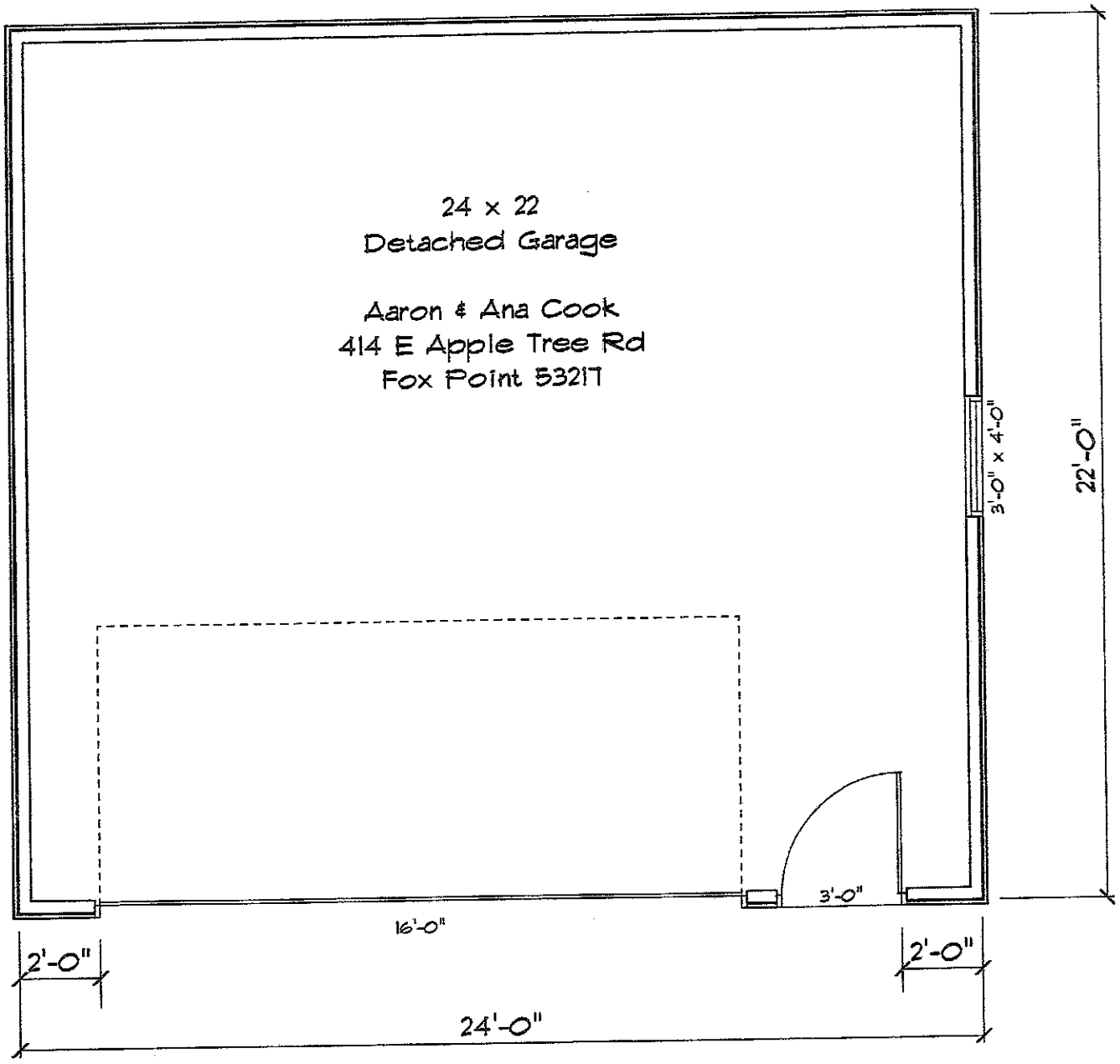
ISSUED PERMITS are available on the Village website under *PERMITS & LICENSES*

Receipt No: 3.116270 Jul 24, 2023

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT-BUILDING BOARD	75.00
24-44460	
BUILDING PERMIT	
Total:	75.00
CHECK	
Check No: 17285	75.00
Total Applied:	75.00
Change Tendered:	.00

07/24/2023 10:29 AM

414 E. Apple Tree Rd


24 x 22
Detached Garage
Aaron & Ana Cook
414 E Apple Tree Rd
Fox Point 53217
3'-0" x 4'-0"
22'-0"
3'-0"
16'-0"
2'-0"
2'-0"
24'-0"

3 x 4
Single-Hung
Window -
Clay

16 x 7
Overhead Door -
Sandstone

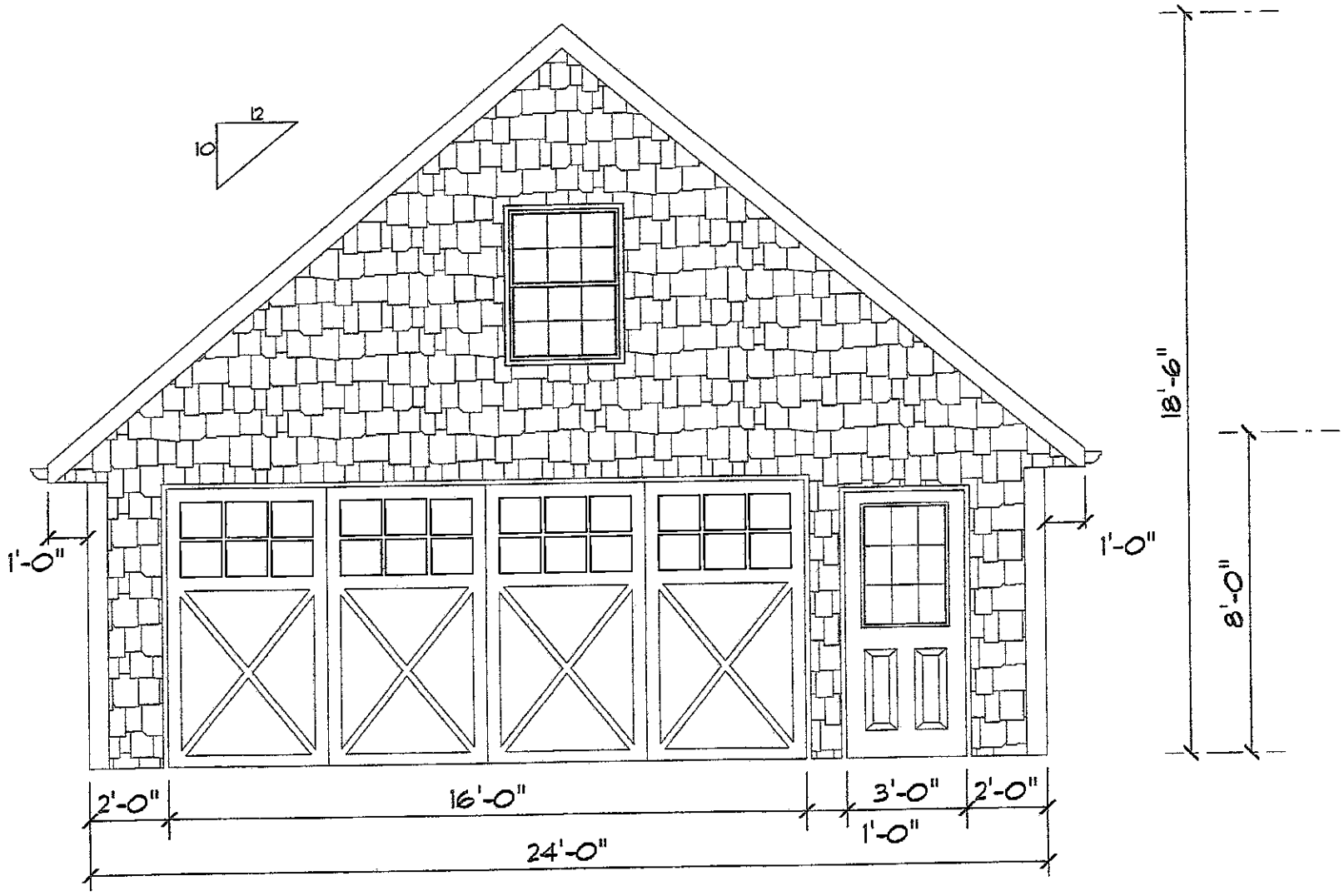
36" 9-Lite
Service Door

LP Shakes -
Gray

Aluminum
Door Trim -
Jefferson Tan

LP Soffit & Fascia -
Gray

Seamless Gutters -
Charcoal Gray

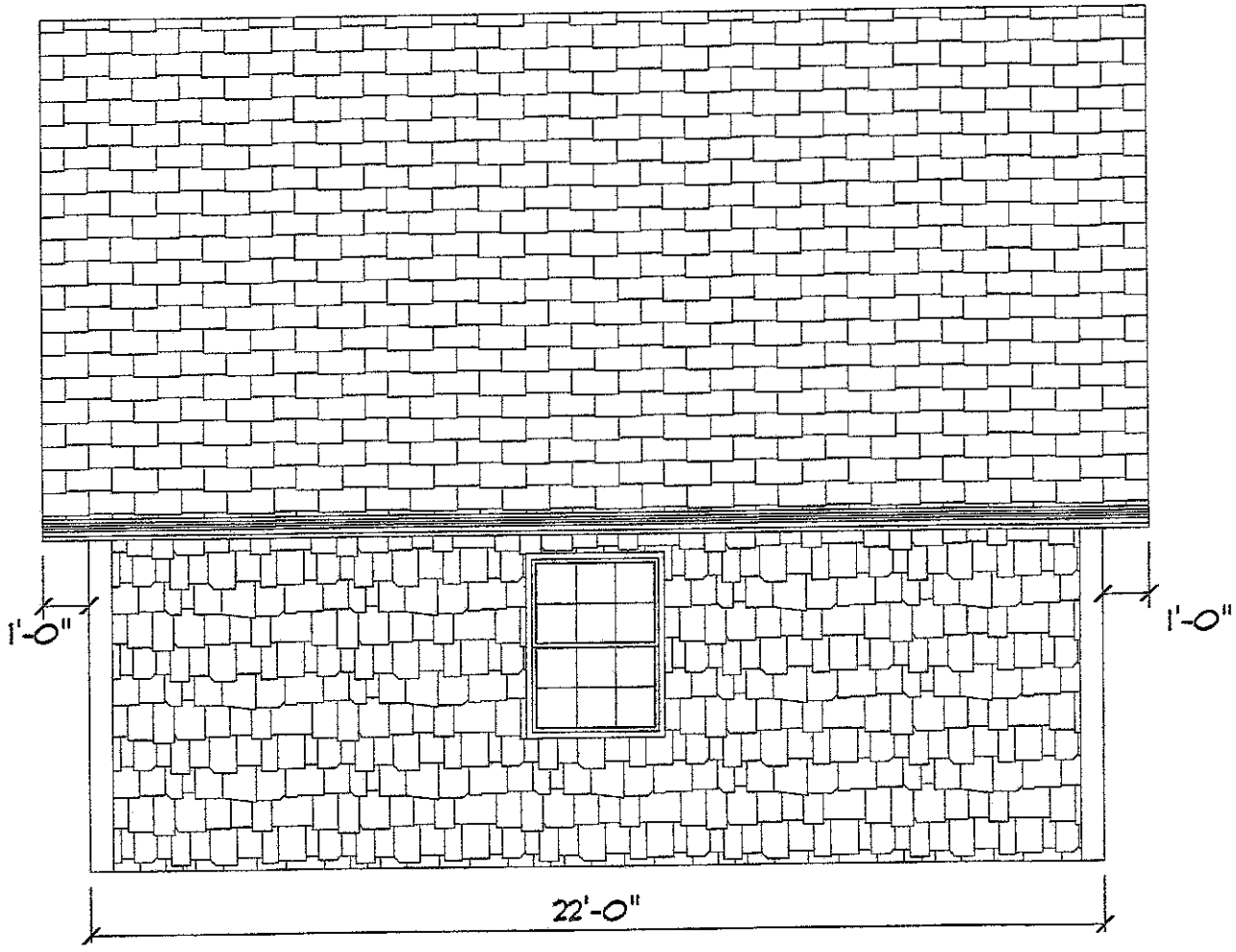


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

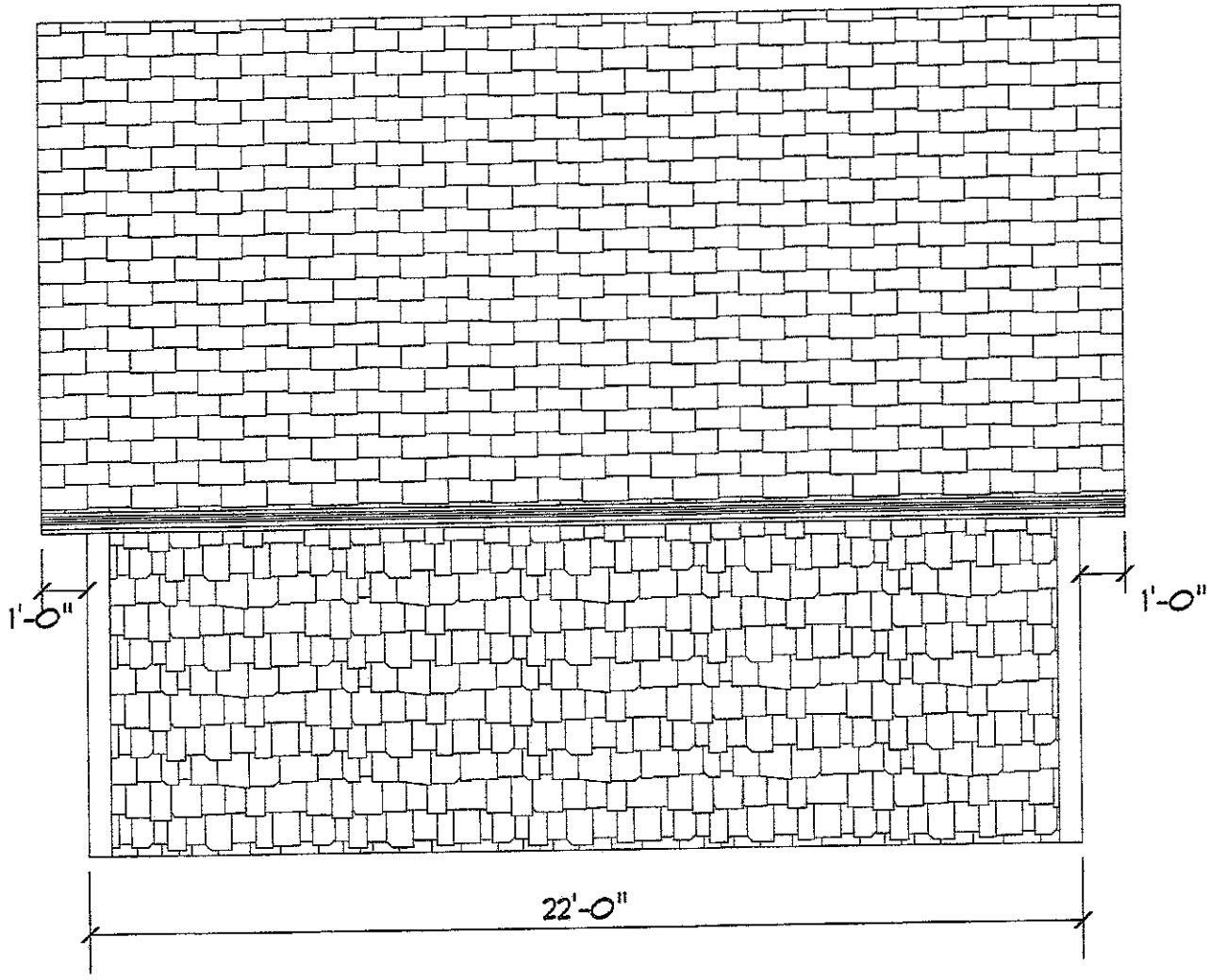
Dimensional Shingles - Match House

3x4 Single-Hung Window - Clay



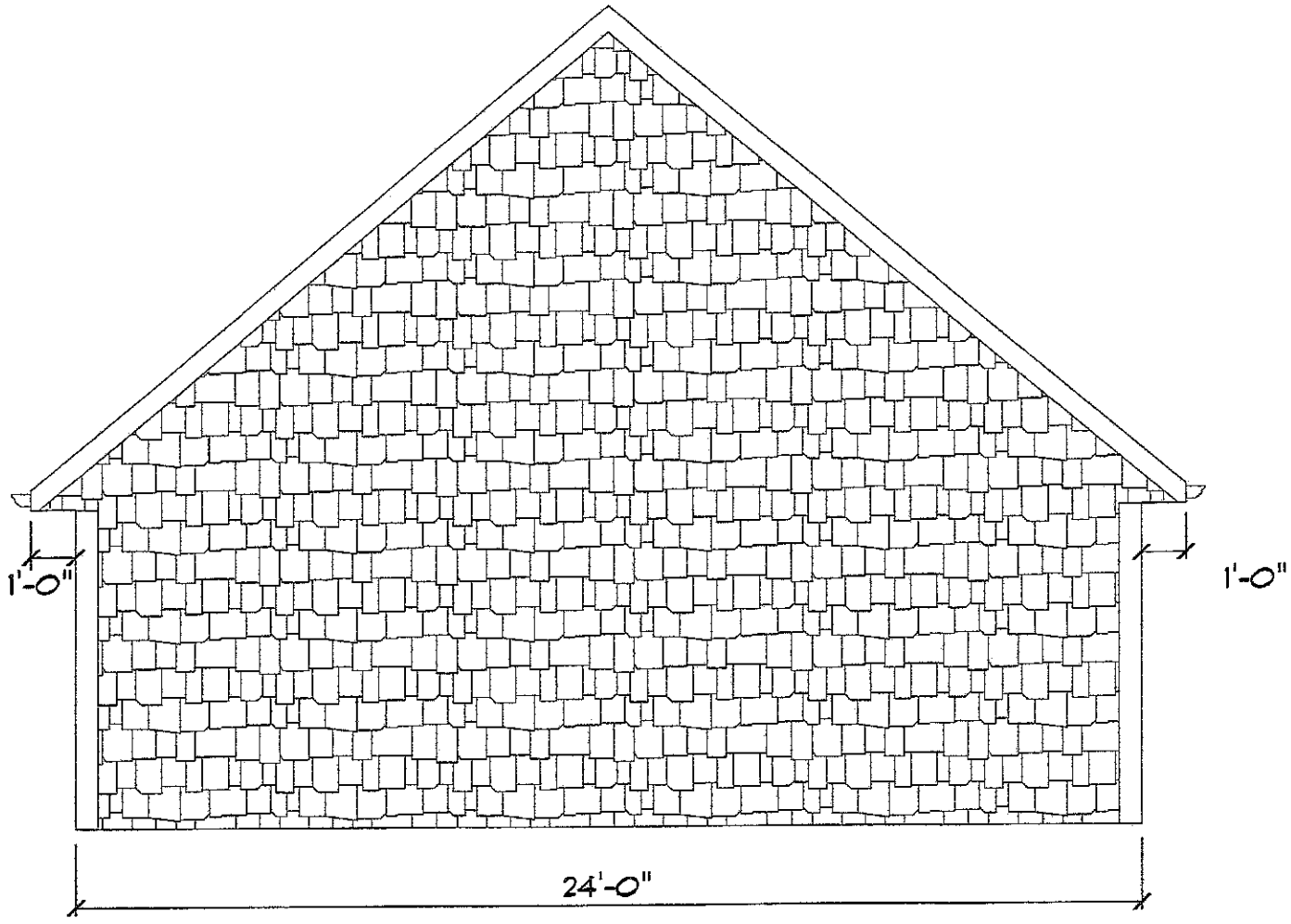
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



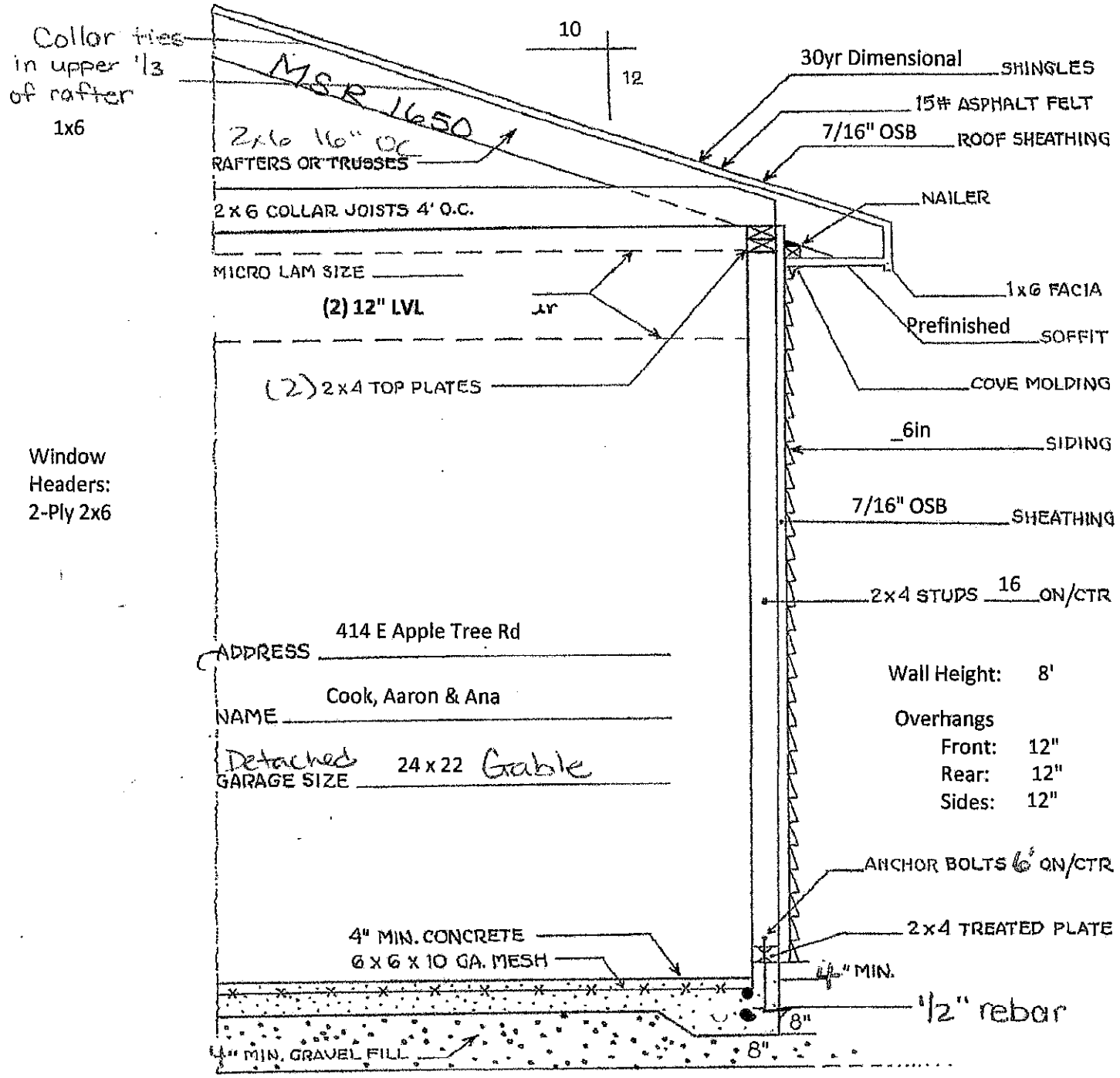
LEFT ELEVATION

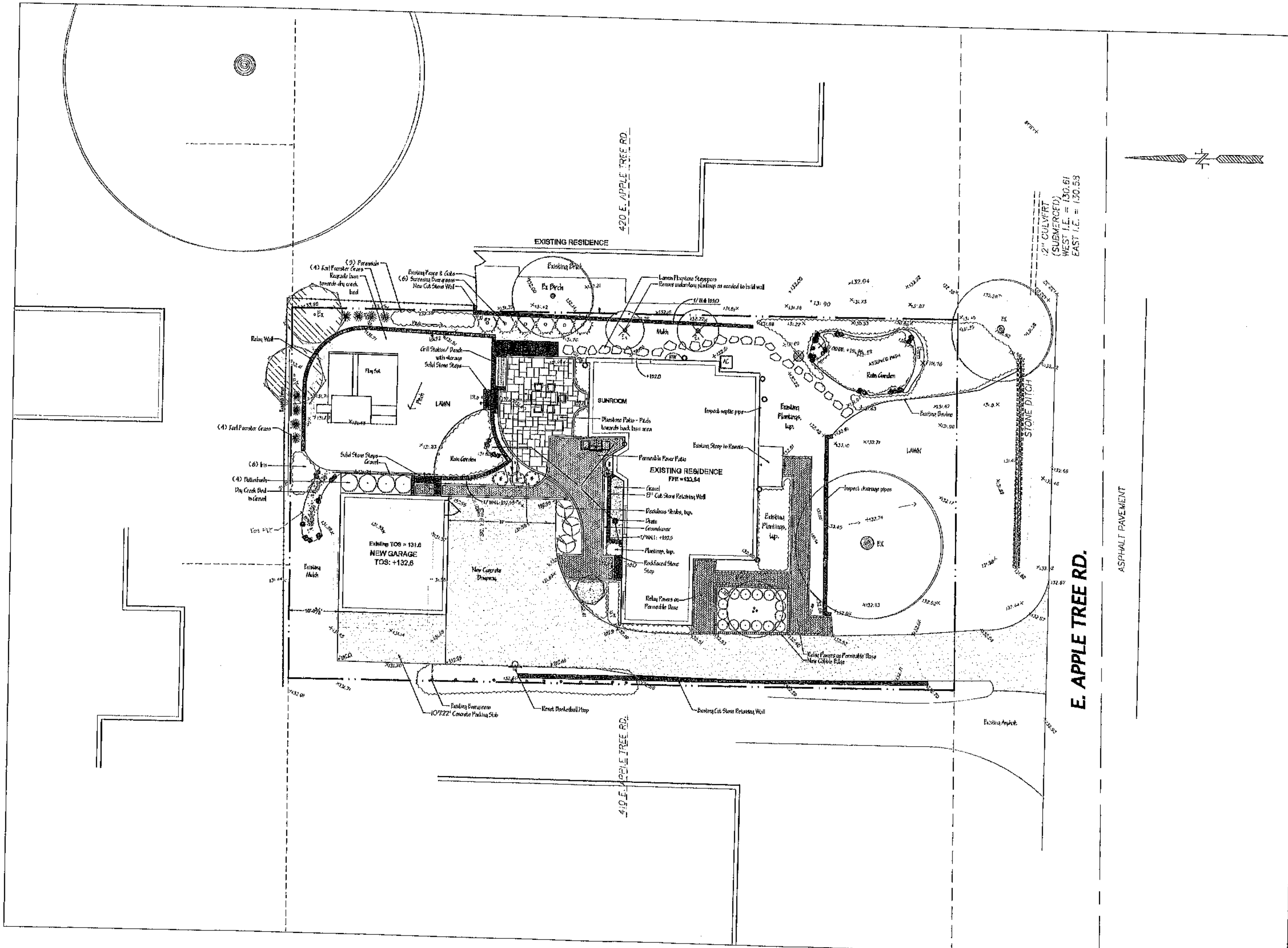
SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"


Collar ties in upper 1/3 of rafter
1x6
10
12
MSR 1650
2x6 16" OC
RAFTERS OR TRUSSES
2 x 6 COLLAR JOISTS 4' O.C.
MICRO LAM SIZE
(2) 12" LVL
(2) 2 x 4 TOP PLATES
Window Headers: 2-Ply 2x6
30yr Dimensional SHINGLES
15# ASPHALT FELT
7/16" OSB ROOF SHEATHING
NAILER
1x6 FACIA
Prefinished SOFFIT
COVE MOLDING
6in SIDING
7/16" OSB SHEATHING
2x4 STUDS 16 ON/CTR
ADDRESS 414 E Apple Tree Rd
NAME Cook, Aaron & Ana
Detached GARAGE SIZE 24 x 22 Gable
Wall Height: 8'
Overhangs
Front: 12"
Rear: 12"
Sides: 12"
ANCHOR BOLTS 6' ON/CTR
2x4 TREATED PLATE
4" MIN. CONCRETE
6 x 6 x 10 GA. MESH
4" MIN.
1/2" rebar
8"
8"
4" MIN. GRAVEL FILL



LANDCRAFTERS

11515 W. Carmen Ave.
Milwaukee, WI 53225
P: 414-597-8232
F: 414-597-8539

landcrafterslandscaping.com

Crafting Quality of Life

LANDSCAPE DEVELOPMENT FOR
THE COOK RESIDENCE
414 E Appletree Road
Fox Point, WI 53217

DATE: 04.28.2023
DESIGNER: NJM
SCALE: 1/8" = 1'-0"

REVISIONS: 05.19.2023, 06.01.2023, 6.15.2023, 6.20.2023

Date Printed: 06.20.2023

Reproduction of these plans in whole or part or the reproduction of derivative works thereof without the express written permission of LandCrafters, Inc is strictly prohibited.

Use of these plans is limited to the construction of this project only. Use of these plans for any purpose other than use on this project is prohibited.

Express written consent is required for private use.

Client: Cook, Ana & Aaron

PLAT NO. LS-5404-22
FIELD CREW: A.R.H. & S.F.Z.
DRAWN BY: J.M.B.

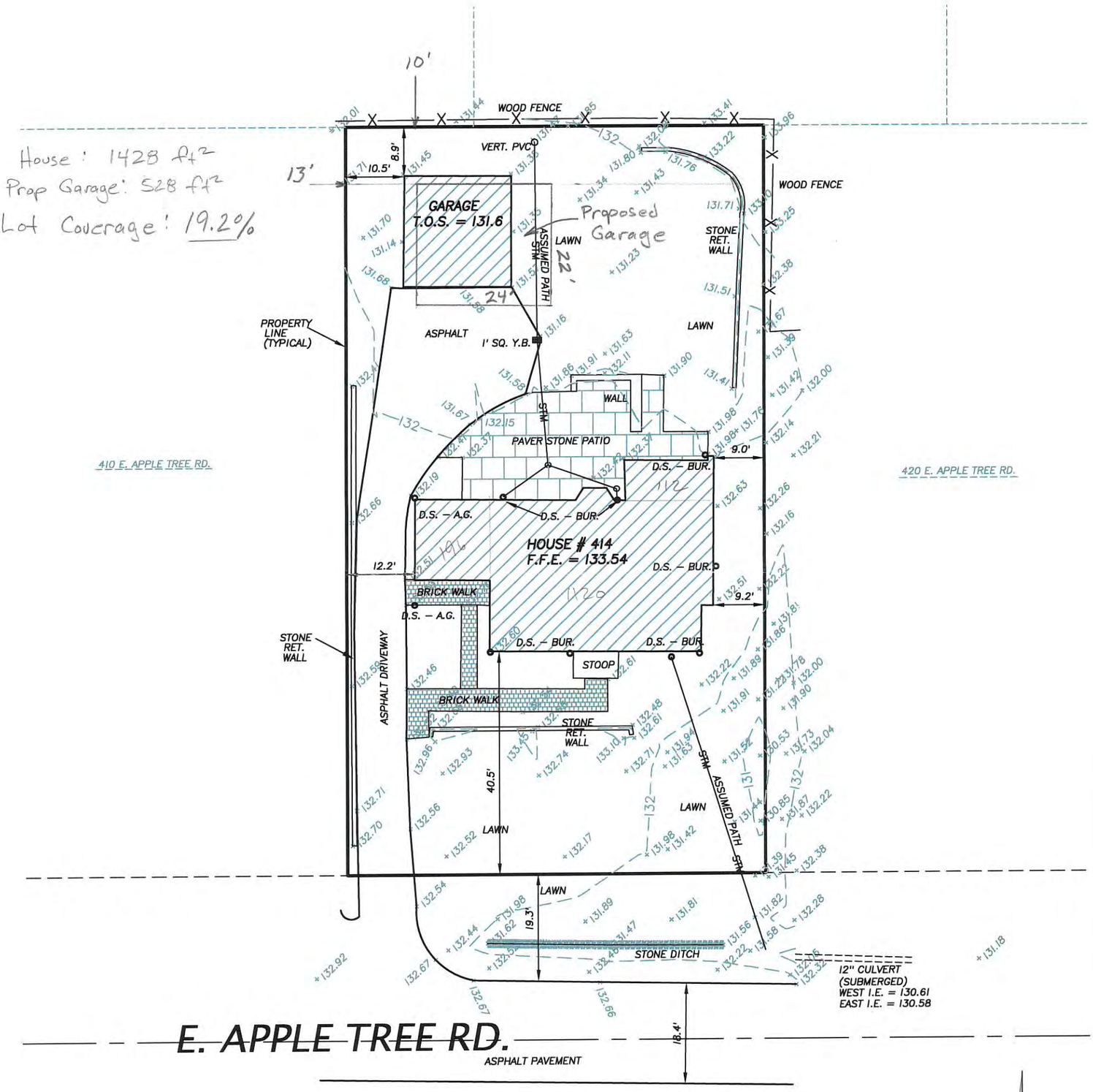
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

TOPOGRAPHY EXHIBIT

Prepared For: Aaron & Ana Cook/ 414 East Apple Tree Road, Fox Point, WI

Property Description:
Said Parcel containing 10,200 sq. ft. / 0.2342 acres of land, more or less.

House: 1428 ft²
Prop Garage: 528 ft²
Lot Coverage: 19.2%



0 20 30 40 60

SCALE 1" = 20'

DECEMBER 8, 2022

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 8316 N. Regent Rd.	**Building Type:** Residential [X] Commercial [ ]
Description of Work Installing 12' Octagonal gazebo in back yard. Will be on footprint of 12' octagonal screen houses of last 30 years. No footings required: 4" excavation filled w/rock. Gazebo delivered whole and set up on rock pad.	
Estimated Cost of Project $ 12,000	

Owner/Occupant Mary B. Williams	
Business Name	Contact Name Mary Williams
Address 8316 N. Regent Rd.	City/State/Zip Fox Point, WI 53217
Phone 414-526-3016	Email druidmary1809@gmail.com

*****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	$10.00	110.00
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		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
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**	$ 195.00

Applicant Signature Mary B. Williams **Date** July 24, 2023

Rev 01/22

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

Receipt No: 3.116279 Jul 25, 2023

8316 N Regent Rd

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT	195.00
24-44460	
BUILDING PERMIT	
Total:	195.00
CHECK	
Check No: 4148	195.00
Total Applied:	195.00
Change Tendered:	.00

07/25/2023 2:20 PM

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.

Mary B. Williams
Homeowner's Name – PRINTED

8316 N. Regent Rd.
Property Address

Mary B. Williams
Homeowner's Signature

July 24 2023
Date

Rev 09/20

To: The Fox Point Building Board

From: Mary Williams, 8316 N. Regent Rd., Fox Point 53217

July 24, 2023

I am submitting this package of materials to you because I want permission to put a cedar gazebo into my back yard on the north side middle behind the garage. I have found what I want: a 12' octagonal cedar screened gazebo, and have established a relationship with the maker in Hayward, WI. I intend to get it in June, 2024.

The company is Northwoods Outdoor. I chose them over about 9 other manufacturers because they use sustainably harvested cedar so it'll be long lasting. I chose the 12' octagonal model because it is the exact size of the octagonal screen houses I have had in the same spot for almost 30 years. I have included pictures of the screen houses in the same place over time, and showing where it would go in my yard.

Northwoods builds the screenhouses and delivers them whole and sets them upon the foundation prepared for them. They strongly recommend for a foundation excavating the site 4 inches deep and filling it with crushed stone. On Page 1 at the top, you can see the model sitting on the site of crushed stone just as I will prepare for it. **The cedar gazebo does not require footings or concrete slabs.** Also on page 1 is an interior picture of the cedar gazebo. The company also makes 3-season gazebos with glass as well as screening, as you can see in the interior shot. I do not want that, and am ordering only screen. I have also chosen asphalt shingles rather than cedar shakes because the shakes deteriorate more quickly than the 20-year asphalt in a matching cedar color. There is a small cupola on the model I have chosen, like the little cupolas on the 2 pictures on the left on page 1

Page 2 at the top on the left shows the first screen house which was still up 15 years ago. On the right it shows the second screen house which blew down in the spring of 2023. At the bottom are 2 views of the back yard showing the space and configuration.

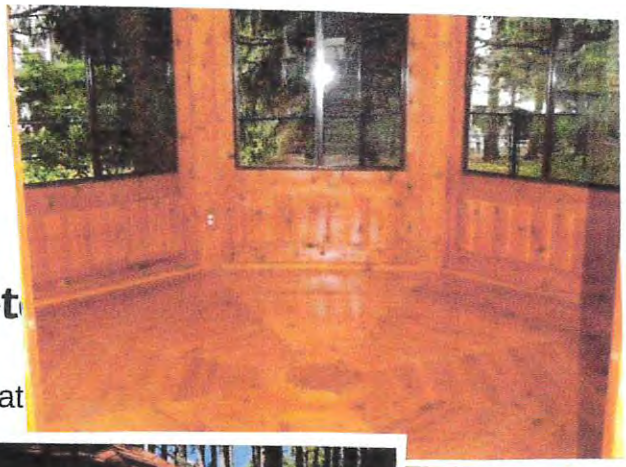
Page 3 shows the approach to the footprint of the screen houses which were the exact size of the planned gazebo I want – 12' octagonal cedar. The sick pine tree to the right has been removed this past week.

Page 4 shows the actual footprint site of the previous screen houses where the gazebo will be. In the middle picture, it shows the pine tree that was cut down this past week. In the bottom pic, from a different angle, the tree on the left is the one that was cut down, while the tree on the right is on my neighbors' property on Whitney. They have many big trees in their double lot.

Please allow me to put this screened gazebo in my yard to replace the flimsy screen houses I have had for decades. It will be attractive, sturdy, useful, and will increase our time in the back yard among the gardens.

Page 1

Note:
This one sits on a bed of crushed stone, which the compan recommends. No trenches, nor footings, nor concrete slabs. This is what I plan



I

H

v

f

ee Quot

garage that

cabin? Fill out the form to receive a free

information about our products.

ST A
JOTE

What Are You Searching For?

Who

Indu

e & Main

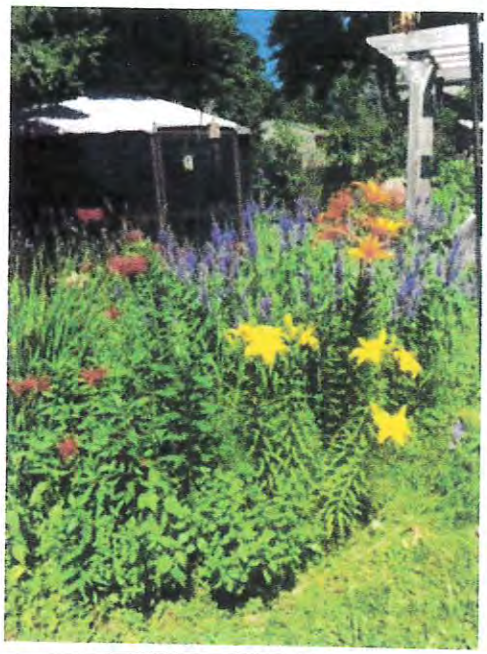
Office

Storage Sheds
Garage Sheds
Cabins
Gazebos
Poly Furniture
Hickory Furniture
Shed Delivery
Shed Inventory
News and Stories
FAQs
About Us
Contact Us
Request A Free Quote

(715) 634-7725
info@northwoodoutdoor.com

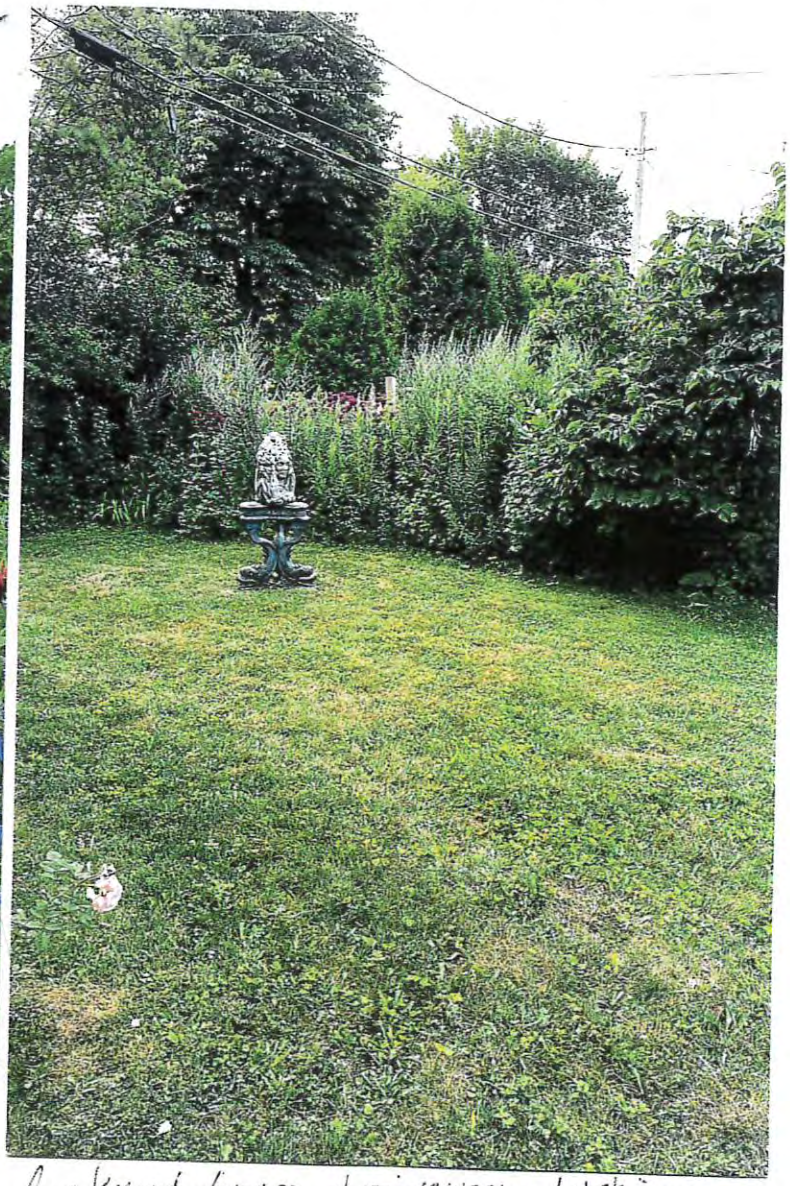
Manufacturer

The first 12' octagon screenhouse w/out top.

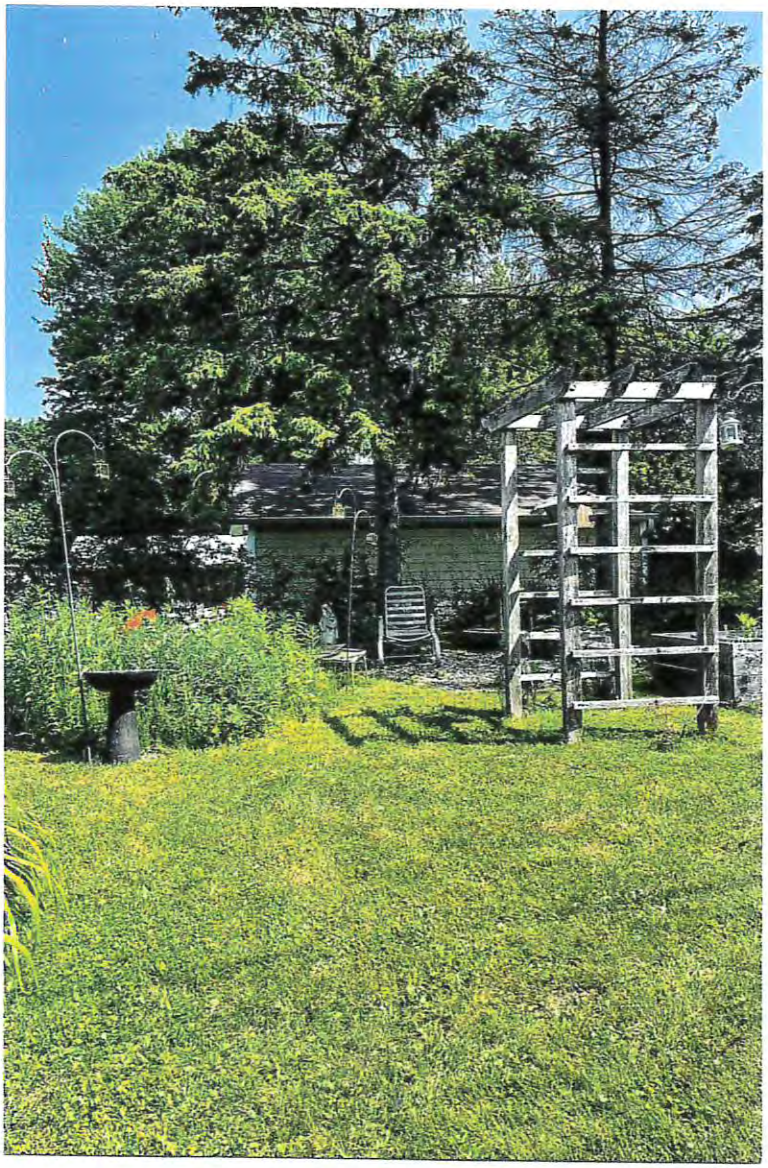


The 2nd 12' octagonal screenhouse. Blewdoan 2023

Backyard 15' in from driveway looking northwest toward garage



Backyard from driveway - looking South east



looking north from middle of backyard to site of previous screen houses.
Note: ailing pine on right has been removed.

pine removed last week

Looking toward site of screenhouses - looking north

Part of footprint of screenhouses

N

Footprint of screenhouses where gazebo will be placed. Pine at right has been removed.

N

Looking northeast to corner of my lot, showing footprint of 12' octagonal screenhouses. Pine on left has been removed.

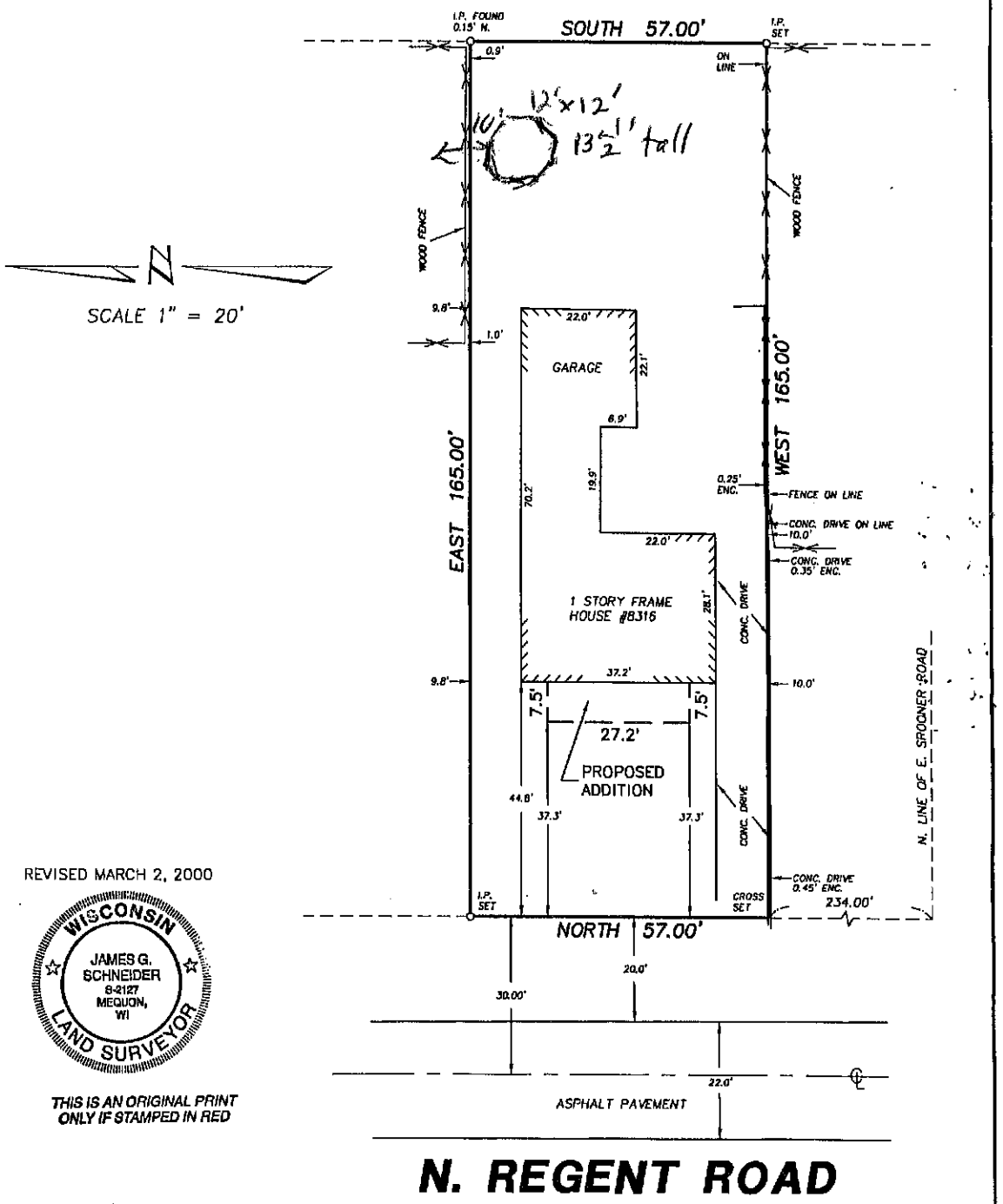
PLAT NO. LS-1196

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337

PLAT OF SURVEY

Prepared For: Mary Waller

Property Description: Lot 21 in Block 6 of Fox Point Gardens, a subdivision of a part of the Southwest 1/4 of Section 9, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



REVISED MARCH 2, 2000

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, 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 purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at Mequon, Wisconsin. this 24th day of February, 20 00

Recertified _____ Surveyor _____

C:\drawings\SURVEYS\LS-1196.dwg Thu Mar 02 13:03:35 2000

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 301 W. Bergen Drive	**Building Type:** Residential [X] Commercial [ ]
Description of Work	
Roof repairs and Veranda addition	
Estimated Cost of Project $ 60,000.00	

Owner/Occupant	
Business Name	Contact Name Matt Langewisch
Address 301 W. Bergen Drive	City/State/Zip Fox Point, WI 53217
Phone (414) 264-7405	Email MATT.LANGEWISCH@GMAIL.COM

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Community Roofing & Restoration	Contact Name Brian Balthazor
Address 1726 N. Water Street	City/State/Zip Milwaukee, WI 53202
Phone (414) 332-1184	Email
Dwelling Contractor # DC-0412000060	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1st Floor 460	2nd Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per $1,000 of estimated cost $60,000.00	$10.00	$600.00
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	
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**		$ 950.00

Applicant Signature _____ **Date** 1/27/2023

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) 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.

MATTHEW LANGEWISCH	301 W. BERGEN DR. FOX POINT
Homeowner's Name – PRINTED	Property Address
	7/27/2023
Homeowner's Signature	Date

Rev 09/20

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

BUILDING PERMIT APPLICATION

All applications must contain one (1) complete set of plans and specifications.

All plans must be drawn at a scale that adequately illustrates all of the required information in sufficient detail to demonstrate code compliance to the satisfaction of the Village staff reviewing the application. *Drawings that do not show all necessary detail shall be rejected.*

All applications for work proposed to the exterior of a property must be submitted to the Building Board for approval.

Additions

1. Building Board Required
2. Survey
3. Open Area Calculation
4. Site Plan
5. Building Elevations
6. Footing/Foundation Plan
7. Floor Plan
8. Cross Sections
9. Structural Details
10. Truss Plans/Layout
11. Tall Wall Design Calculations
12. Energy Calculations
13. Wall Bracing
14. Grading, Drainage and Erosion Control Permit (See Eng)
15. Fill Permit (See Eng)

Accessory Structures (≤ 100 sqft)

1. Survey - Showing the Location
2. Open Area Calculation
3. Building Elevations
4. Building Sections

Accessory Structures (> 100 sqft)

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Building Elevations
5. Footing/Foundation Plan
6. Building Sections

Decks

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Footing/Framing Plan

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

Driveways

1. Permit Not Required
2. Three Foot Setback Required

Fences

1. Board of Appeals and Building Board, Case by Case Basis
2. Survey - Showing the Location
3. Fence Detail

Interior Remodels

1. Floor Plans
2. Structural Details

New Home Construction

1. Building Board Required
2. Survey
3. Open Area Calculation
4. Site Plan
5. Building Elevations
6. Footing/Foundation Plan
7. Floor Plan
8. Cross Sections
9. Structural Details
10. Truss Plans/Layout
11. Tall Wall Design Calculations
12. Energy Calculations
13. Wall Bracing
14. Grading, Drainage and Erosion Control Permit (See Eng)
15. Fill Permit (See Eng)
16. Culvert Permit (See Eng)

Pools/Hot Tub

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Pool/Hot Tub Information

Roofs

1. Building Board Required if Changing Roofline
2. Building Permit Required

Siding

1. Building Board, Case by Case Basis

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

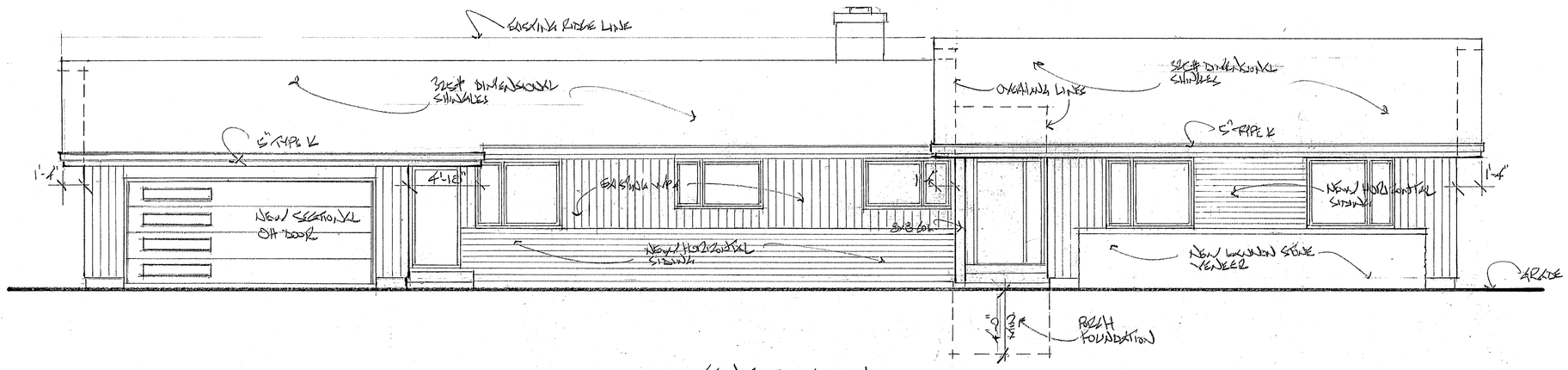
Solar Panels

1. Building Board Required
2. Survey - Showing the Location (Ground Mounted Only)
3. One Line Diagram
4. Open Area Calculation
5. Structural Calculations
6. System Layout
7. Connection Details
8. Equipment Information and Listing

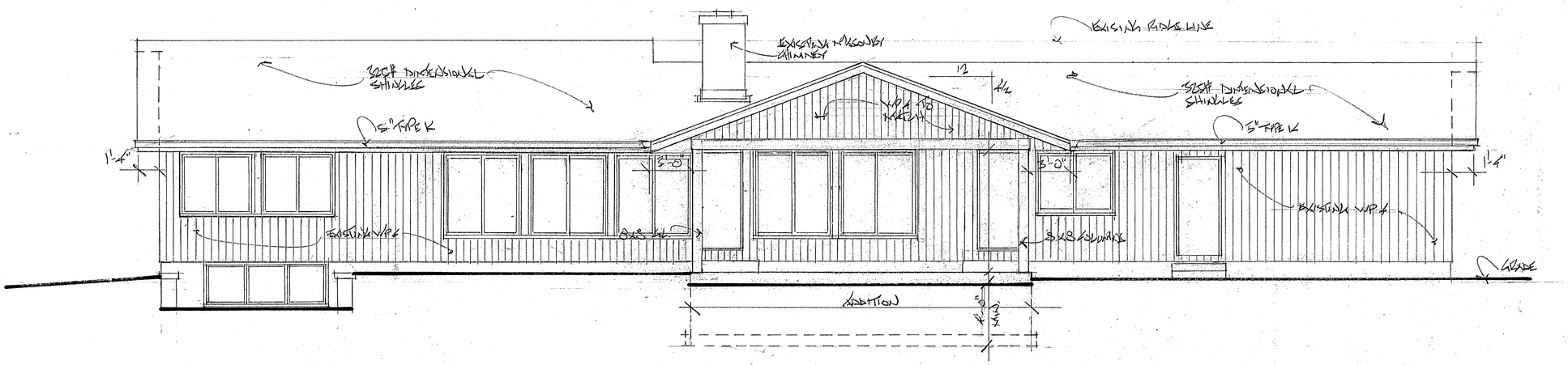
Windows/Doors

1. Building Board, Case by Case Basis
2. Replacements That Fit in the Same Frame Area, Building Board Not Required

Rev 01/22



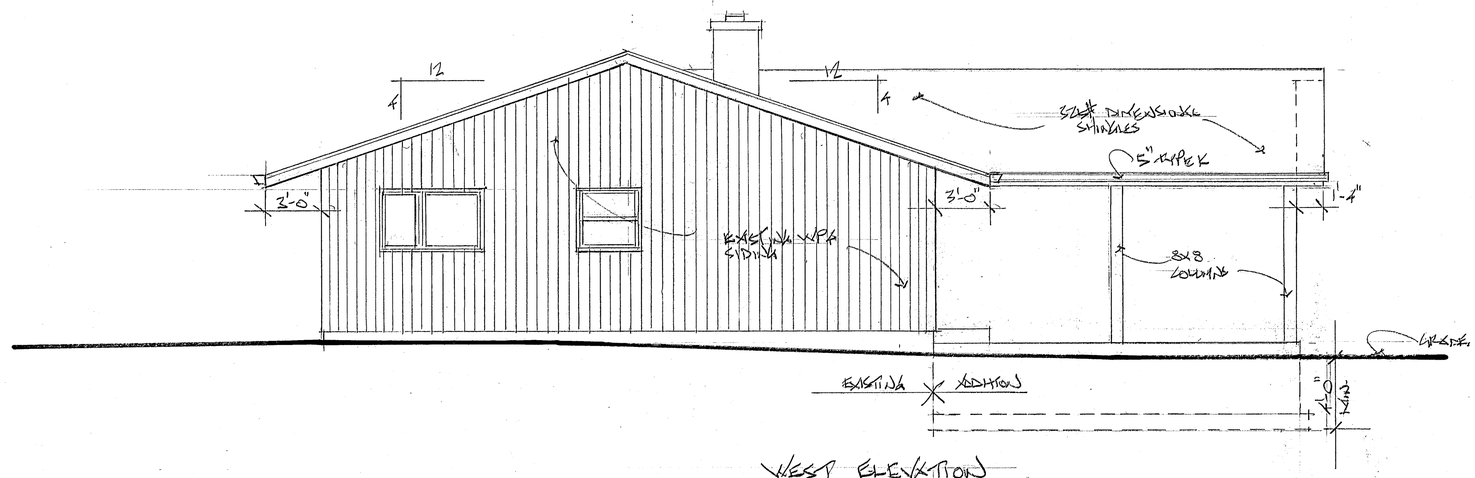
FRONT ELEVATION
1/4"=1'-0"



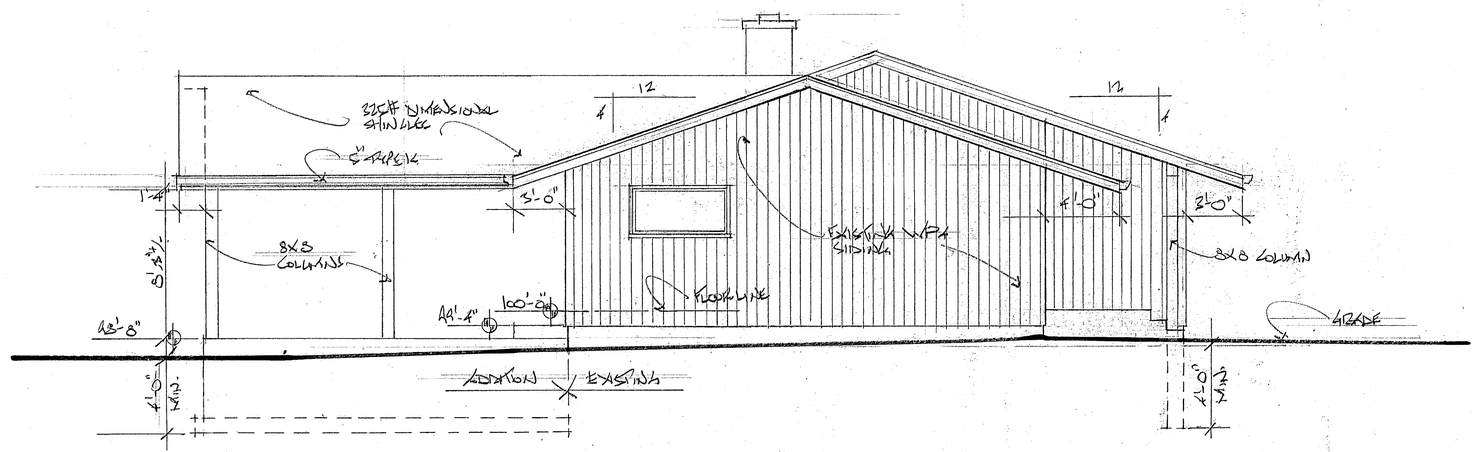
SOUTH ELEVATION
1/4"=1'-0"

LANGEWISCH/MANOGARAN RESIDENCE

ADDITION AND ALTERATIONS
301 WEST BERGEN DRIVE
FOX POINT, WI 53017 7/27/2023



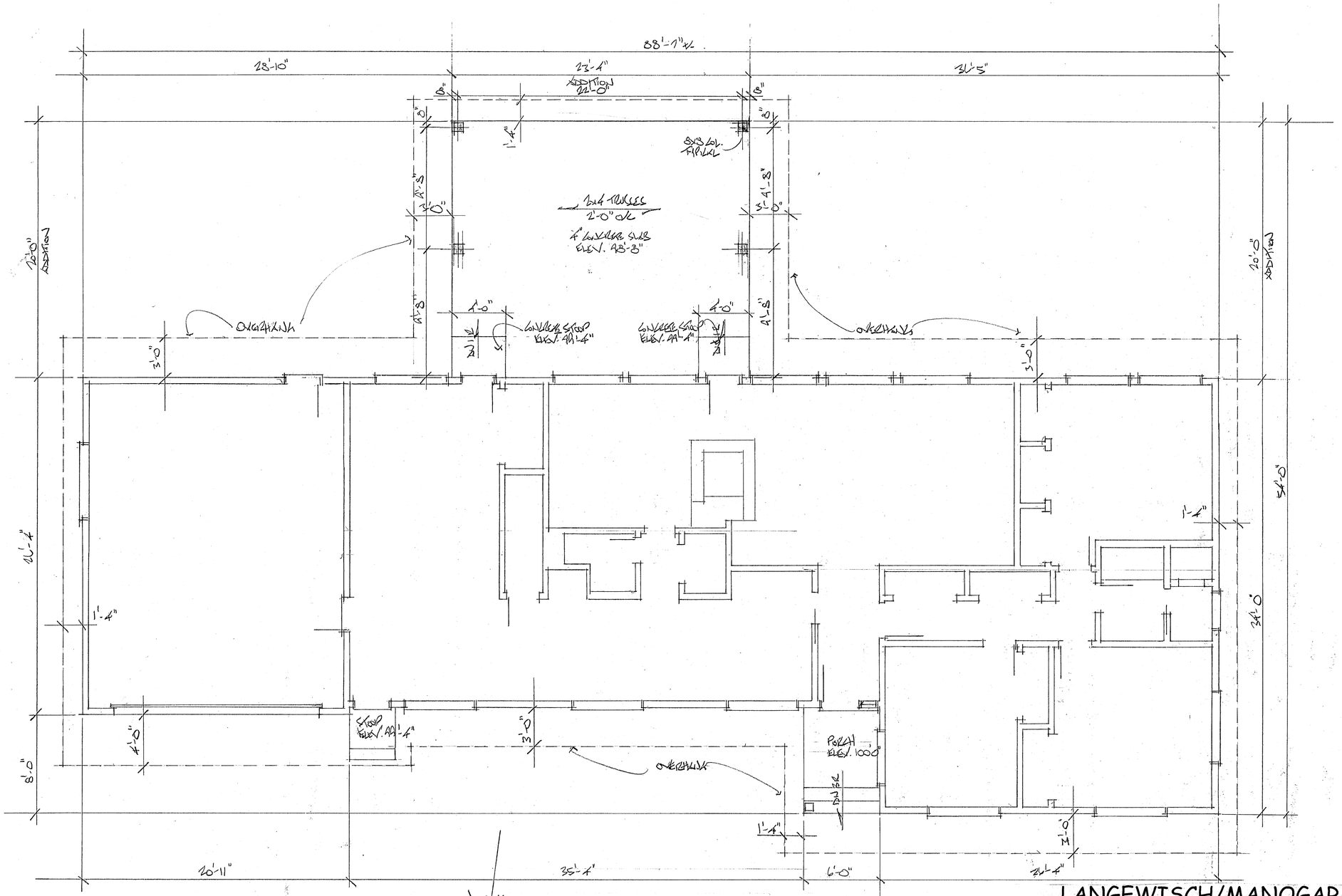
WEST ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

LANGEWISCH/MANOGARAN RESIDENCE

ADDITION AND ALTERATIONS
301 WEST BERGEN DRIVE
FOX POINT, WI 53017 7/23/2023



NORTH

FLOOR PLAN - ELEV. 100'-0"

1/4" = 1'-0"

LANGEWISCH/MANOGARAN RESIDENCE

ADDITION AND ALTERATIONS
301 WEST BERGEN DRIVE
FOX POINT, WI 53017 7/27/2023

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

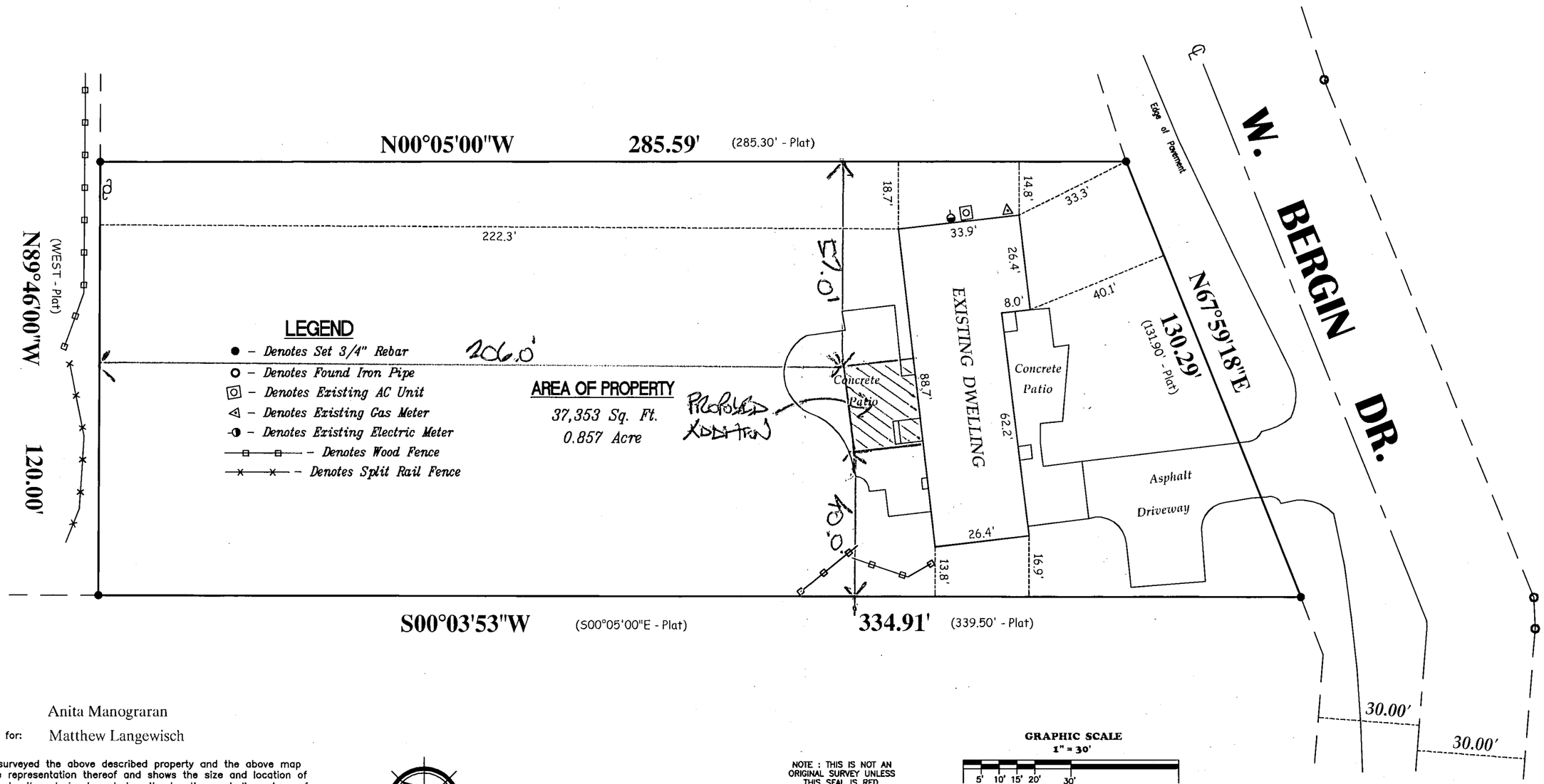
sai@wi.rr.com
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443

MARC C. PASSARELLI P.L.S.

PLAT OF SURVEY

LOT 7, IN FOX POINT HEIGHTS, being a part of the Northeast ¼ of Section 8, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Address: 301 W. Bergen Dr.



Surveyed for: Anita Manograran
Matthew Langewisch

"I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent 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 purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

GRAPHIC SCALE
1" = 30'
0' 5' 10' 15' 20' 30' 60'

WISCONSIN REGISTERED LAND SURVEYOR	FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY	JOB NUMBER
	04/07/2020	NAS / DAG	04/27/2020	MCP	35716

2

2

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

BUILDING PERMIT APPLICATION

All applications must contain one (1) complete set of plans and specifications.

All plans must be drawn at a scale that adequately illustrates all of the required information in sufficient detail to demonstrate code compliance to the satisfaction of the Village staff reviewing the application. *Drawings that do not show all necessary detail shall be rejected.*

All applications for work proposed to the exterior of a property must be submitted to the Building Board for approval.

Additions

1. Building Board Required
2. Survey
3. Open Area Calculation
4. Site Plan
5. Building Elevations
6. Footing/Foundation Plan
7. Floor Plan
8. Cross Sections
9. Structural Details
10. Truss Plans/Layout
11. Tall Wall Design Calculations
12. Energy Calculations
13. Wall Bracing
14. Grading, Drainage and Erosion Control Permit (See Eng)
15. Fill Permit (See Eng)

Accessory Structures (≤ 100 sqft)

1. Survey - Showing the Location
2. Open Area Calculation
3. Building Elevations
4. Building Sections

Accessory Structures (> 100 sqft)

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Building Elevations
5. Footing/Foundation Plan
6. Building Sections

Decks

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Footing/Framing Plan

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

Driveways

1. Permit Not Required
2. Three Foot Setback Required

Fences

1. Board of Appeals and Building Board, Case by Case Basis
2. Survey - Showing the Location
3. Fence Detail

Interior Remodels

1. Floor Plans
2. Structural Details

New Home Construction

1. Building Board Required
2. Survey
3. Open Area Calculation
4. Site Plan
5. Building Elevations
6. Footing/Foundation Plan
7. Floor Plan
8. Cross Sections
9. Structural Details
10. Truss Plans/Layout
11. Tall Wall Design Calculations
12. Energy Calculations
13. Wall Bracing
14. Grading, Drainage and Erosion Control Permit (See Eng)
15. Fill Permit (See Eng)
16. Culvert Permit (See Eng)

Pools/Hot Tub

1. Building Board Required
2. Survey - Showing the Location
3. Open Area Calculation
4. Pool/Hot Tub Information

Roofs

1. Building Board Required if Changing Roofline
2. Building Permit Required

Siding

1. Building Board, Case by Case Basis

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

Solar Panels

1. Building Board Required
2. Survey - Showing the Location (Ground Mounted Only)
3. One Line Diagram
4. Open Area Calculation
5. Structural Calculations
6. System Layout
7. Connection Details
8. Equipment Information and Listing

Windows/Doors

1. Building Board, Case by Case Basis
2. Replacements That Fit in the Same Frame Area, Building Board Not Required

Rev 01/22

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.

David & Rebecca Grassl	7338 N. Navajo Road
Homeowner's Name – PRINTED	Property Address
David Grassl Digitally signed by David Grassl DN: C=US, E=david.grassl@dynamicmke.com, O=Dynamic Consulting Engineeers LLC, OU=Dynamic Consulting Engineeers LLC, CN=David Grassl Reason: I am approving this document Date: 2023.07.25 07:49:39-05'00'	7/25/2023
Homeowner's Signature	Date

Rev 09/20

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 7338 N. NAVAJO ROAD	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
ONE STORY ADDITION TO AN EXISTING SINGLE FAMILY DWELLING	
Estimated Cost of Project $ TBD	

Owner/Occupant DAVID & REBECCA GRASSL	
Business Name	Contact Name DAVID & REBECCA GRASSL
Address 7338 N. NAVAJO ROAD	City/State/Zip FOX POINT, WI 53217
Phone 414-403-7937	Email grassld@msoe.edu

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

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

Square Footage Under Construction				
1st Floor 546	2nd Floor N/A	Basement 0	Addition 768	Garage N/A

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$10.00	
Building Board	$75.00	$75
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		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
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	**$70.00**	
Payable to: Village of Fox Point **Total Permit Fee**		**$** $75

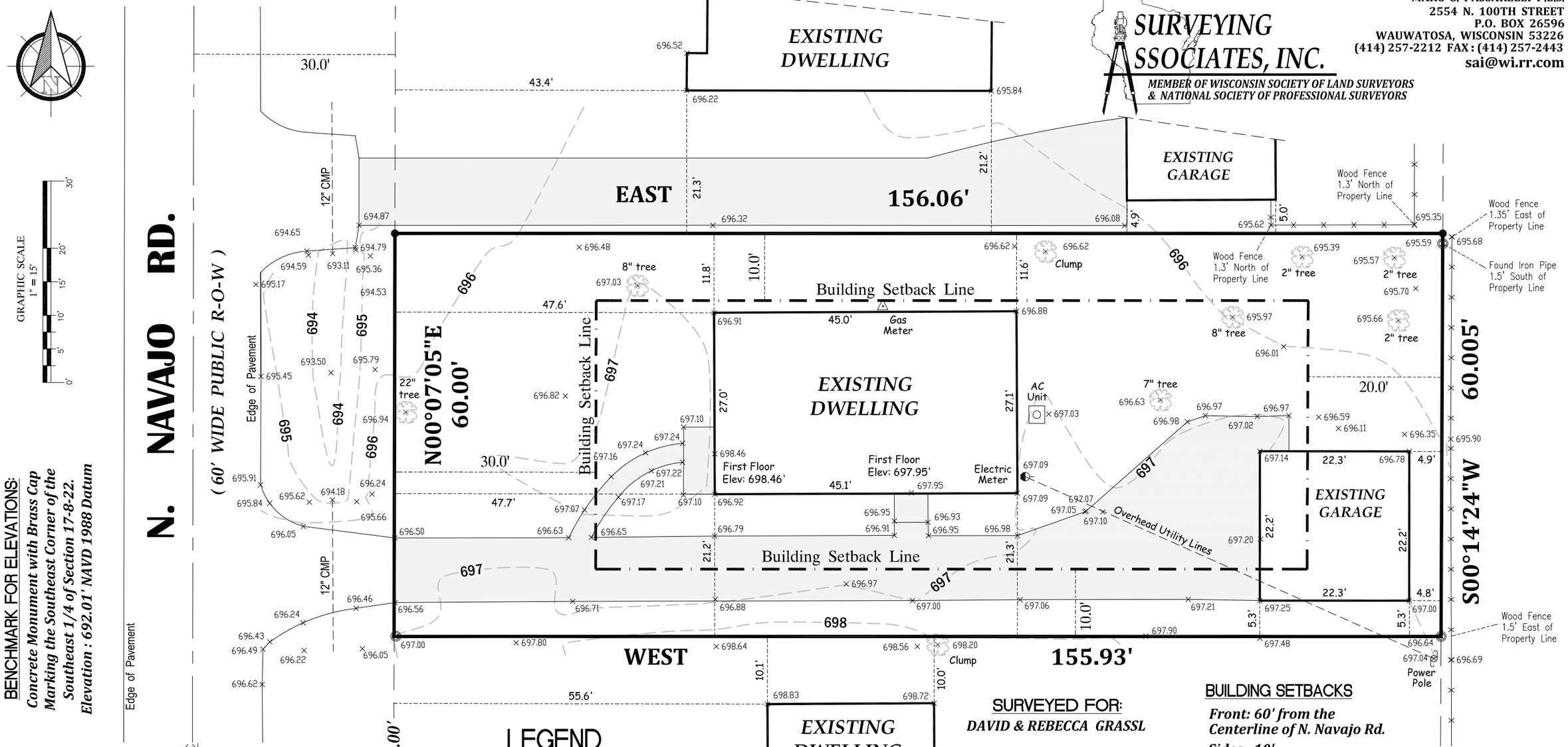
Applicant Signature David Grassl Digitally signed by David Grassl DN: C=US, E=david.grassl@dynamicmke.com, O=Dynamic Consulting Engineers LLC, OU=Dynamic Consulting Engineers LLC, CN=David Grassl Reason: I am approving this document Date: 2023.07.25 07:50:43-05'00' **Date** 7/25/2023

Rev 01/22

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

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

MARC C. PASSARELLI P.L.S.
2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com



BENCHMARK FOR ELEVATIONS:
Concrete Monument with Brass Cap Marking the Southeast Corner of the Southeast 1/4 of Section 17-8-22. Elevation : 692.01' NAVD 1988 Datum

LEGAL DESCRIPTION

Lot 5 in **Block 10** in **Bay Shore Manor**, in the Southeast ¼ of Section 17, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

SITE ADDRESS: *7338 N. NAVAJO RD.*

LEGEND

- ● – *Denotes Set 3/4" Rebar*
- ◎ – *Denotes Found Iron Pipe*
- × 697.00 – *Denotes Existing Spot Elevation*
- ▭ – *Denotes Concrete Surface*

SURVEYED FOR:
DAVID & REBECCA GRASSL

AREA OF PROPERTY
9,360 Sq. Ft.

BUILDING SETBACKS
Front: 60' from the Centerline of N. Navajo Rd.
Sides : 10' *Rear : 20'*
(To Be Verified by Village)

NOTE : THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN MARC C. PASSARELLI S-2817 FRANKLIN, WI LAND SURVEYOR

Marc Passarelli
WISCONSIN REGISTERED LAND SURVEYOR

"I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent 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 purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

36422	12/05/2022	MWW	12/08/2022	MCP
JOB NUMBER	FIELD WORK DATE	FIELD WORK BY	DATE DRAFTED	DRAFTED BY

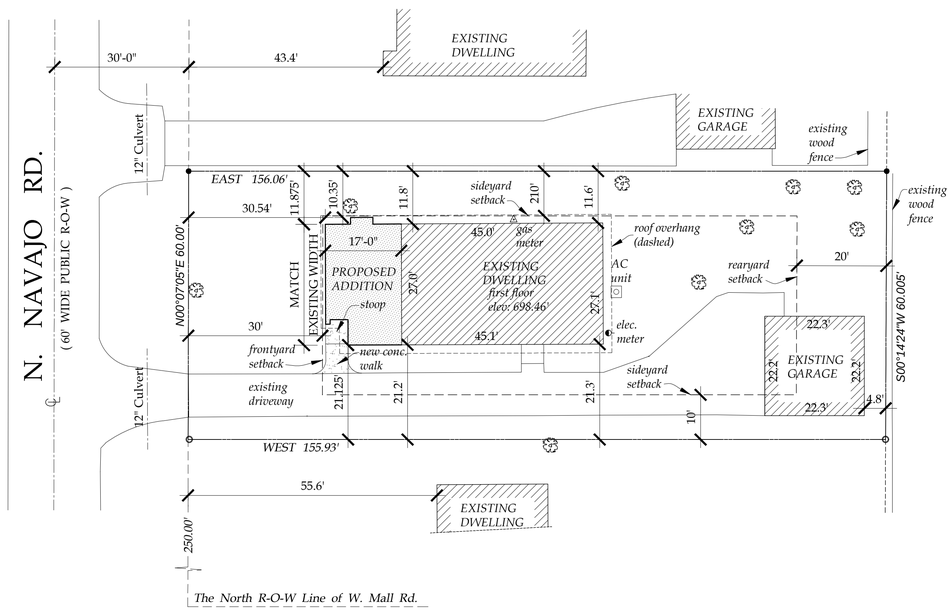
JEREMY HARTLINE
ARCHITECT

© 2023 JEREMY HARTLINE ARCHITECT, LLC

July 24, 2023

Grassl Renovation

7338 N. Navajo Road
Fox Point, WI 53217



PROPOSED SITE PLAN

1/16" = 1'-0"

N

ARCHITECT

JEREMY HARTLINE ARCHITECT, LLC
324 Regatta Drive
Port Washington, WI 53074
(262) 416-8307

GENERAL CONTRACTOR

TBD

STRUCTURAL ENGINEER

TBD

BUILDING & LOT INFORMATION

LOT SIZE: 9,360 sf

EXISTING DWELLING FOOTPRINT = 1,219 sf

ALLOWABLE DWELLING 45% OF LOT = 4,211 sf

EXISTING DETACHED GARAGE = 495 sf

PROPOSED DWELLING FOOTPRINT INCL. ADDITION = 1,651 sf

OPEN AREA CALCULATION:

HOUSE 1,651 sf + GARAGE 495 sf = 2,146 sf
OPEN AREA = 7,214 sf

GENERAL CONDITIONS

1. All work shall be in accordance with all applicable building codes and comply with all governing laws - Federal, State, and Local jurisdictions except where more restrictive requirements are indicated in the drawings.

2. All Contractors and Subcontractors are to verify conditions and dimensions on the job site prior to commencement of constructions. The contractor is required to field verify all areas to receive new casework prior to ordering cabinets to ensure proper fit. The contractor shall be responsible for verifying existing utilities affected by the project. Any and all discrepancies or unusual conditions must be brought to the attention of the Architect. No allowances will be made due to contractor's unfamiliarity with the job conditions.

3. Drawings are not to be scaled.

4. The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work. All patching required shall be with matching methods and materials.

5. All plan dimensions are to the exterior sheathing face.

6. Prior to commencing demolition work , the Contractor shall verify items to be saved or reused with the Owner.

7. The Contractor shall be responsible for proper shoring and support when removing bearing walls, bracing, and roof framing members.

8. HVAC systems and plumbing systems are "design/build" and therefore are the responsibility of the respective contractors and the General Contractor.

9. All structural engineering by WI licensed structural engineer. See separate drawings and calculations.

SHEET INDEX

1. COVER SHEET & SITE PLAN
2. EXISTING FLOOR PLANS & ELEVATIONS
3. NEW FLOOR PLANS
4. NEW EXTERIOR ELEVATIONS
5. BUILDING SECTIONS & DETAILS

REVISIONS	BY

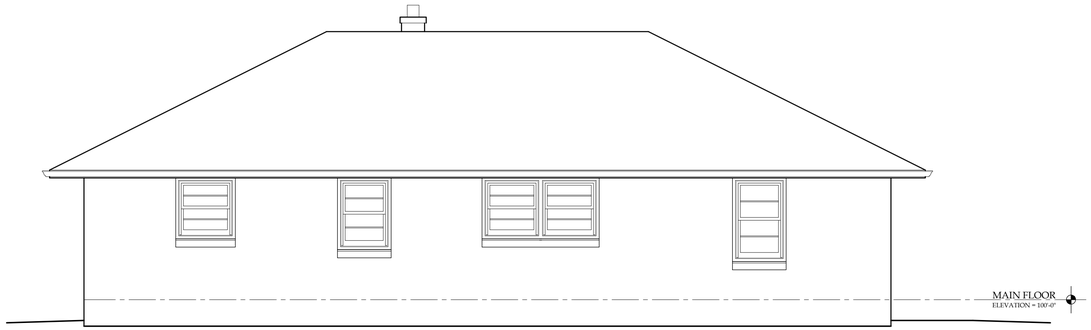
JEREMY HARTLINE ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Grassl Renovation
7338 N. Navajo Road
Fox Point, WI 53217

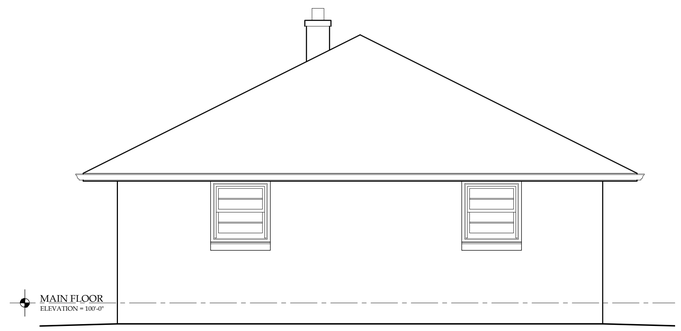
PERMIT SET

DATE	7-24-2023
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	1
OF	5 SHEETS

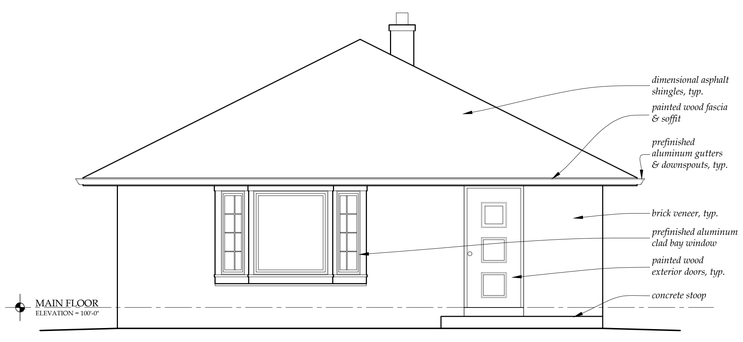
COPYRIGHT 2023 JEREMY HARTLINE ARCHITECT, LLC



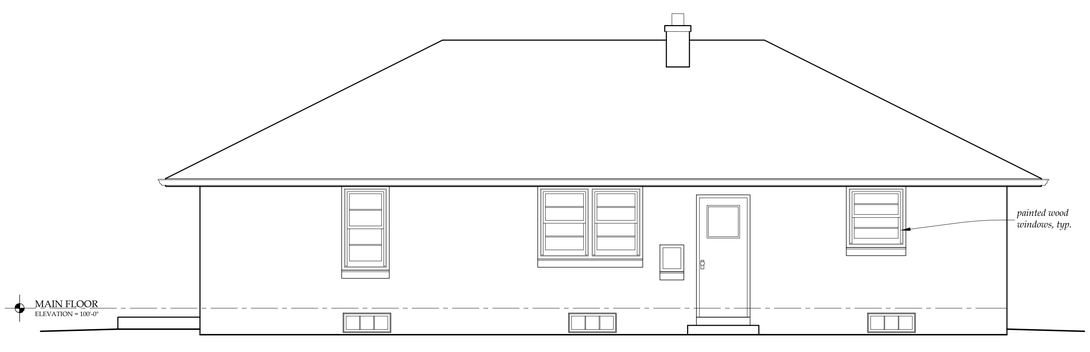
EXISTING ELEVATION NORTH ¼" = 1'-0"



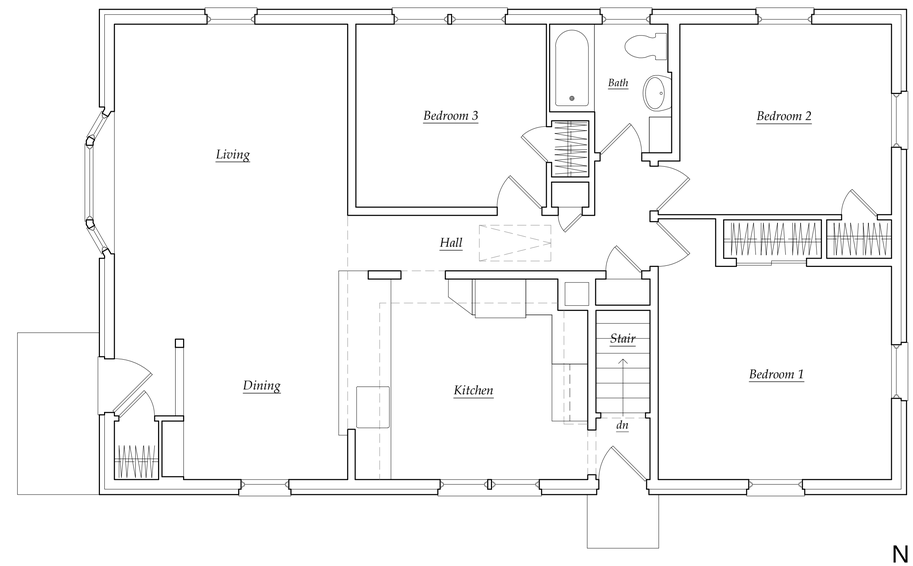
EXISTING ELEVATION EAST ¼" = 1'-0"



EXISTING ELEVATION WEST ¼" = 1'-0"

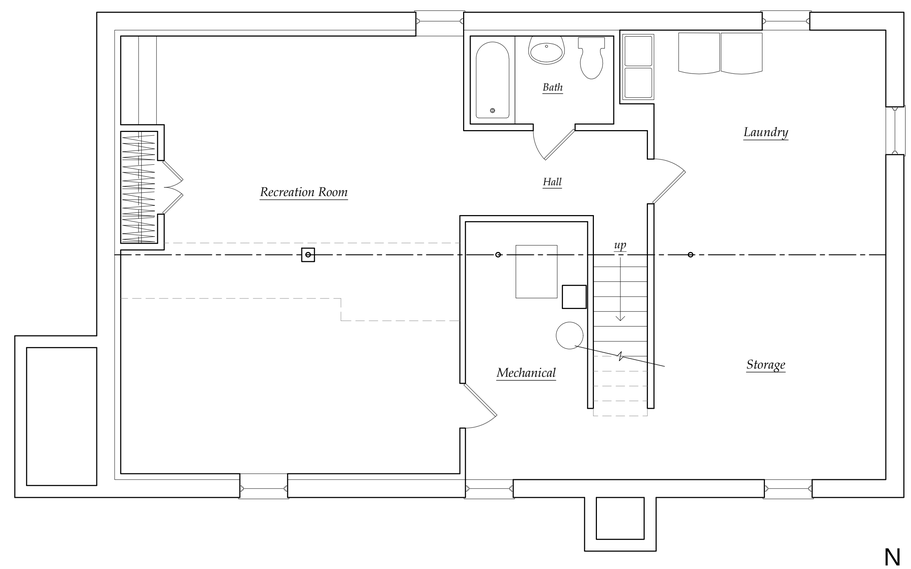


EXISTING ELEVATION SOUTH ¼" = 1'-0"



EXISTING MAIN FLOOR PLAN ¼" = 1'-0"

N



EXISTING LOWER FLOOR PLAN ¼" = 1'-0"

N

REVISIONS	BY

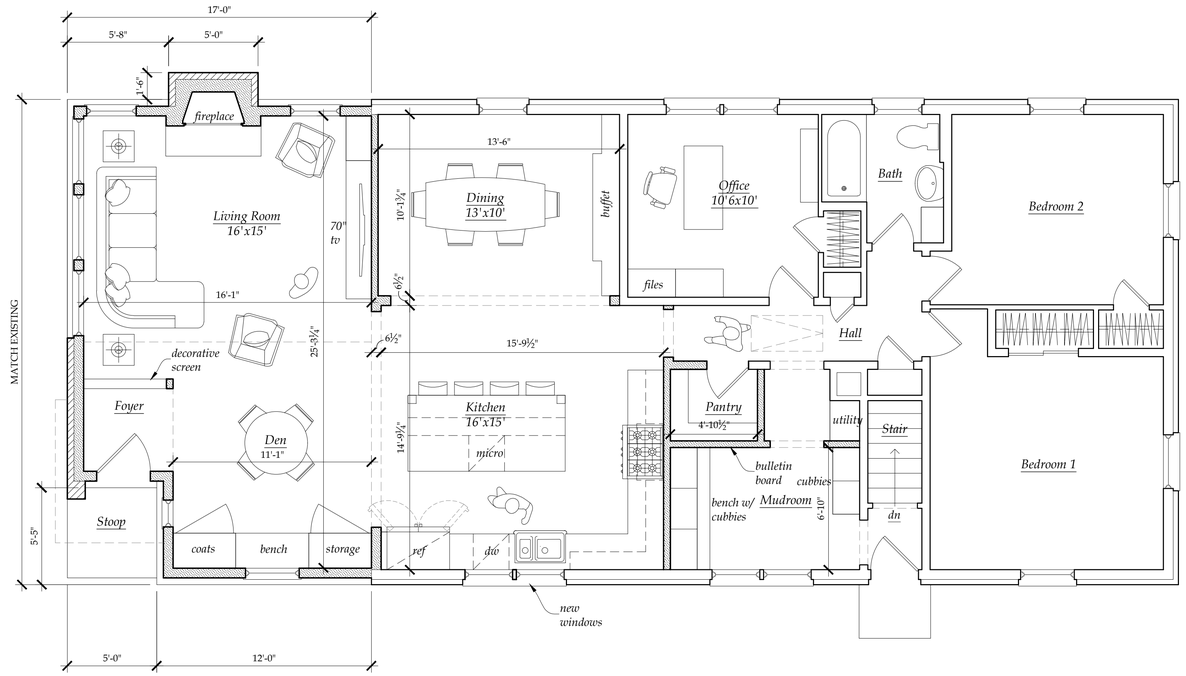
JEREMY HARTLINE ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Grassl Renovation
7338 N. Navajo Road
Fox Point, WI 53217

PERMIT SET

DATE	7-24-2023
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	2
OF	5 SHEETS

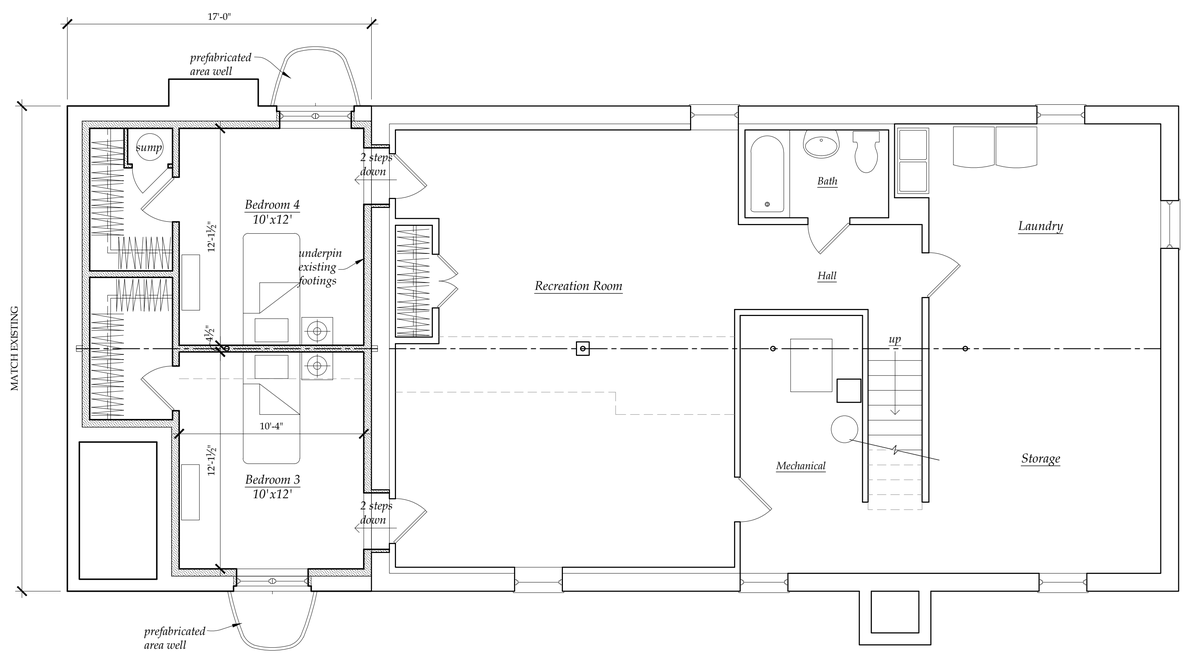
© 2023 JEREMY HARTLINE ARCHITECT, LLC



NEW MAIN FLOOR PLAN

¼" = 1'-0"

N



NEW LOWER FLOOR PLAN

¼" = 1'-0"

N

REVISIONS	BY

JEREMY HARTLINE ARCHITECT

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Grassl Renovation

7338 N. Navajo Road
Fox Point, WI 53217

PERMIT SET

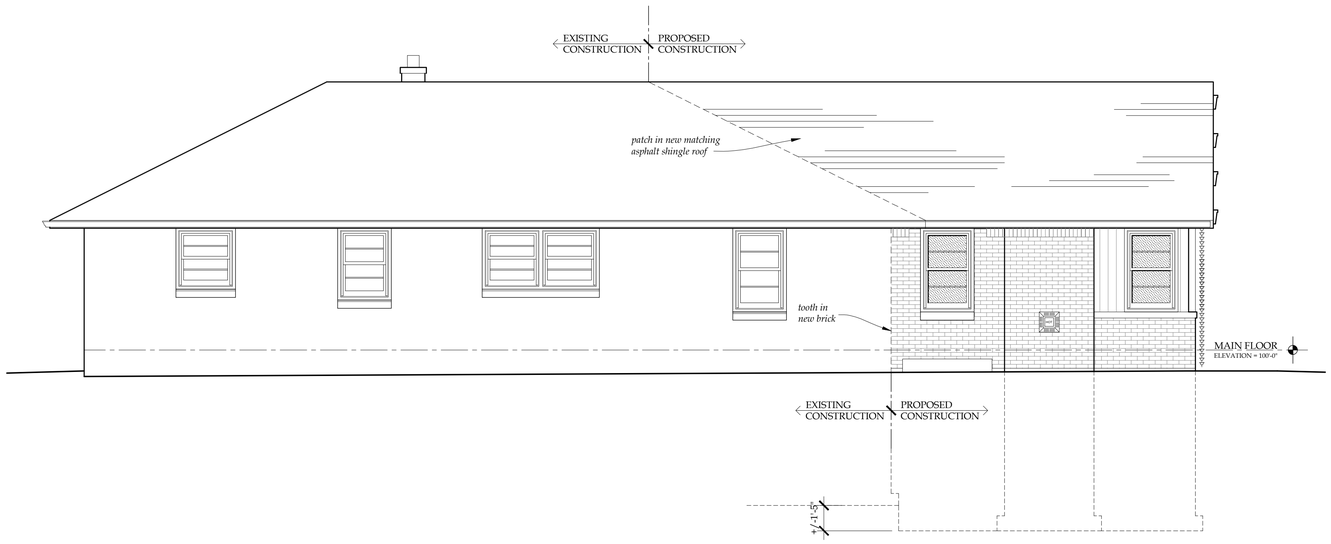
DATE 7-24-2023

DRAWN BY J. HARTLINE

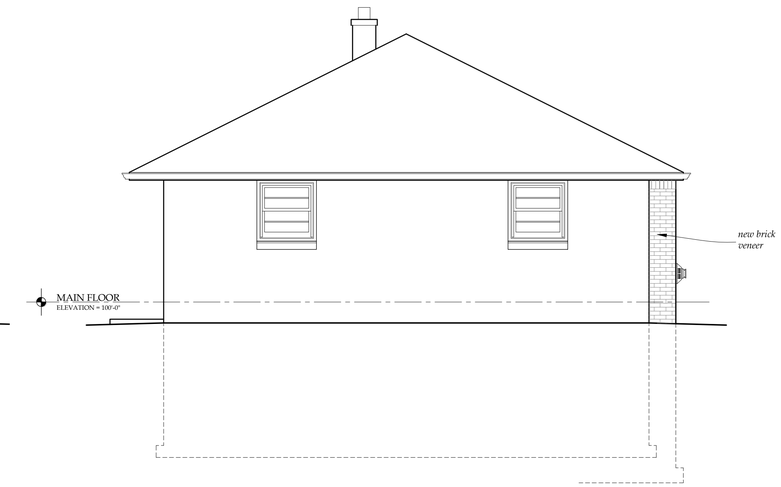
PROJECT NO.

SHEET 3 OF 5 SHEETS

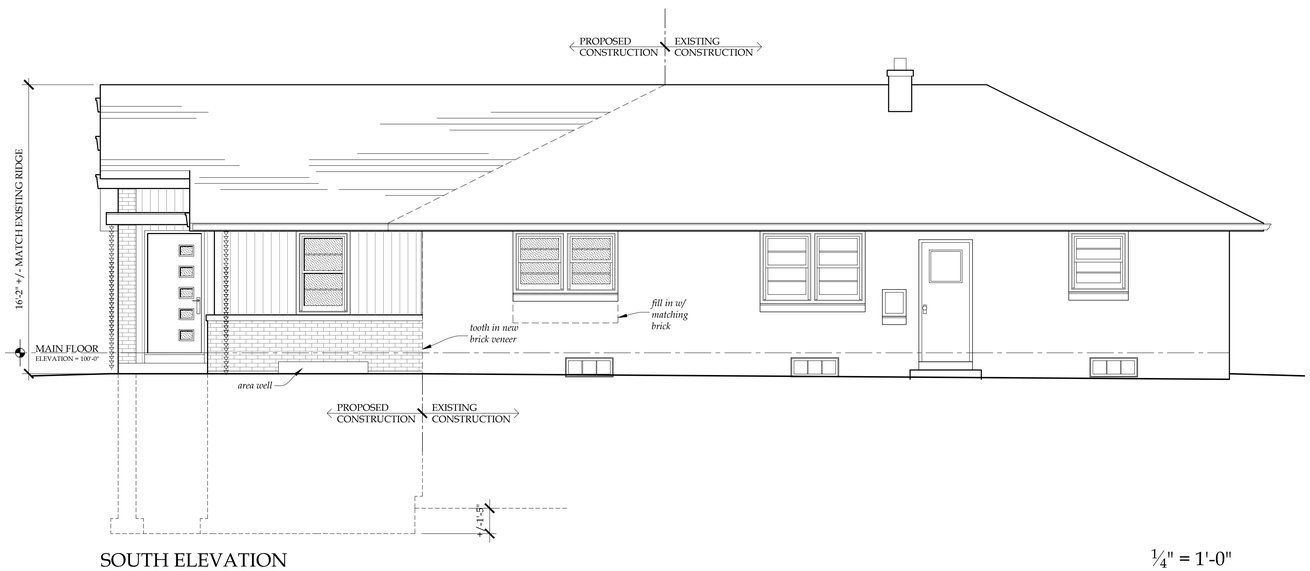
© 2023 JEREMY HARTLINE ARCHITECT, LLC



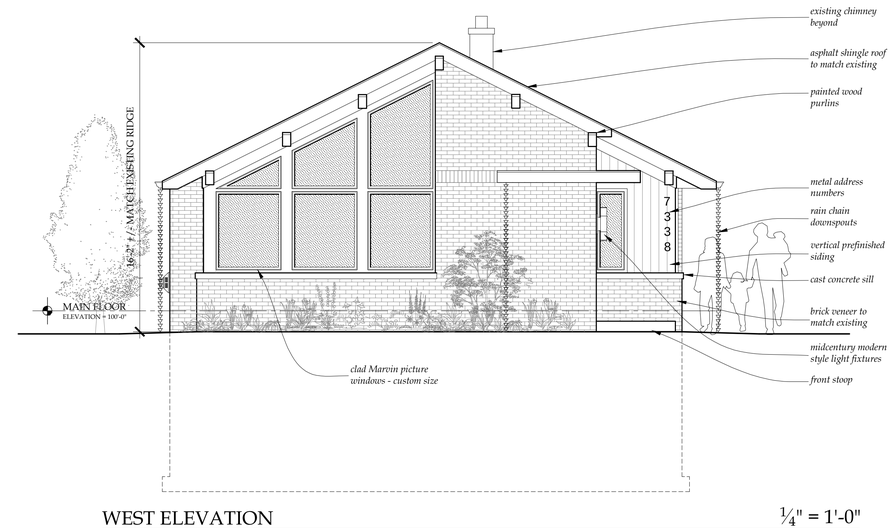
NORTH ELEVATION ¼" = 1'-0"



EAST ELEVATION ¼" = 1'-0"



SOUTH ELEVATION ¼" = 1'-0"



WEST ELEVATION ¼" = 1'-0"

REVISIONS	BY

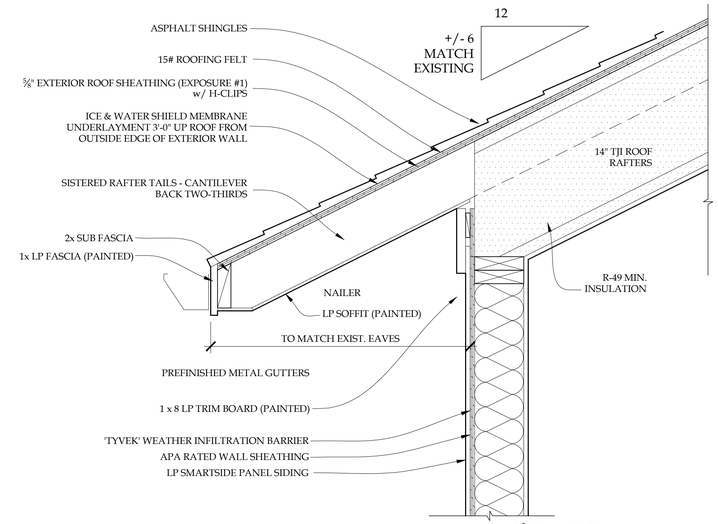
JEREMY HARTLINE
ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Grassl Renovation
7338 N. Navajo Road
Fox Point, WI 53217

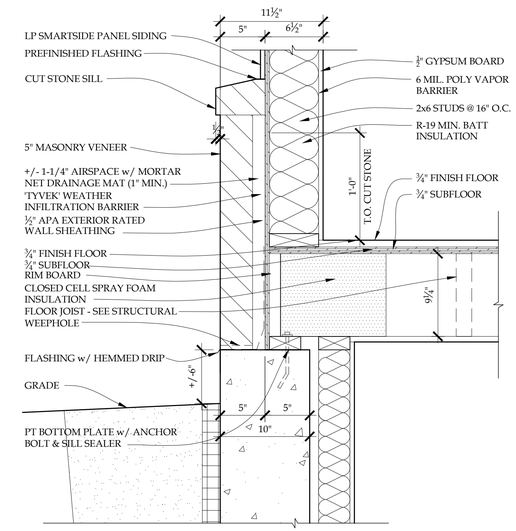
PERMIT SET

DATE	7-24-2023
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	4
OF	5 SHEETS

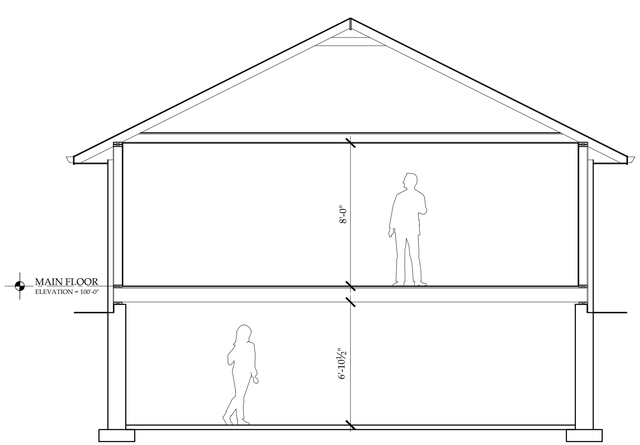
© 2023 JEREMY HARTLINE ARCHITECT, LLC



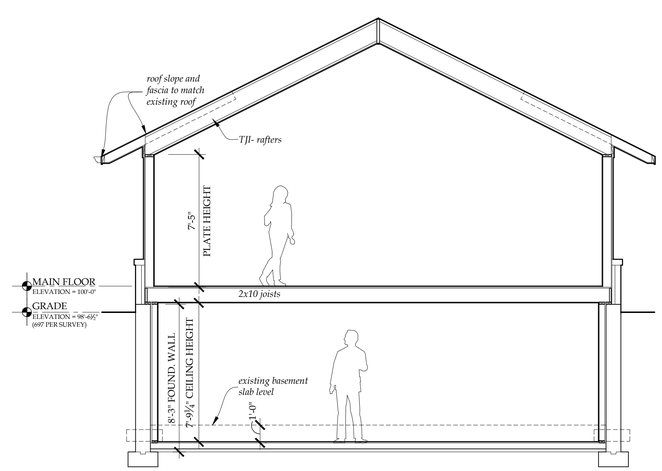
TYP. EAVE DETAIL 1½" = 1'-0"



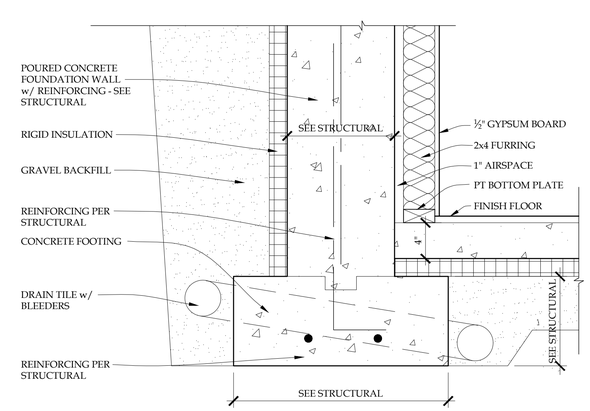
TYP. TOP OF FOUND. DETAIL 1½" = 1'-0"



EXISTING PARTIAL SECTION ¼" = 1'-0"



NEW BUILDING SECTION ¼" = 1'-0"



TYP. FOOTING DETAIL 1½" = 1'-0"

REVISIONS	BY

JEREMY HARTLINE ARCHITECT
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

Grassl Renovation
7338 N. Navajo Road
Fox Point, WI 53217

PERMIT SET

DATE	7-24-2023
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	5
OF	5 SHEETS

COPYRIGHT 2023 JEREMY HARTLINE ARCHITECT, LLC

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7338 N. NAVAJO ROAD **EXTERIOR PHOTOS**

West

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7338 N. NAVAJO ROAD **EXTERIOR PHOTOS**

South

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7338 N. NAVAJO ROAD **EXTERIOR PHOTOS**

North

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7338 N. NAVAJO ROAD **EXTERIOR PHOTOS**

East

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7338 N. NAVAJO ROAD **EXTERIOR PHOTOS**

Garage West

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www. jeremyhartline.com

PROJECT: 7338 N. NAVAJO ROAD **EXTERIOR PHOTOS**

Garage North

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 7425 N. Longacre	**Building Type:** Residential ☐ Commercial ☑
Description of Work Plan to tear down old 22'x20' garage that has a 9'x10' addition and build a new 22'x28' new detached garage	
Estimated Cost of Project $	

Owner/Occupant	
Business Name	Contact Name
Address	City/State/Zip
Phone	Email

*****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		$10.00	320.00
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			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	152.00
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**	$ 547.00

Applicant Signature _____ **Date** 7/27/23

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: 1.059415 Jul 28, 2023

7425 N Longacre Rd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	75.00
24-44460 BUILDING PERMIT	
Total:	75.00
CHECK Check No: 5218	75.00
Payor: Craig Harper	
Total Applied:	75.00
Change Tendered:	.00

07/28/2023 8:12 AM

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.

Craig & Jennifer Harper	7425 N. Longacre
Homeowner's Name – PRINTED	Property Address
	June 27, 2023
Homeowner's Signature	Date

Rev 09/20

Open Area Calculation
7425 N. Longacre Drive

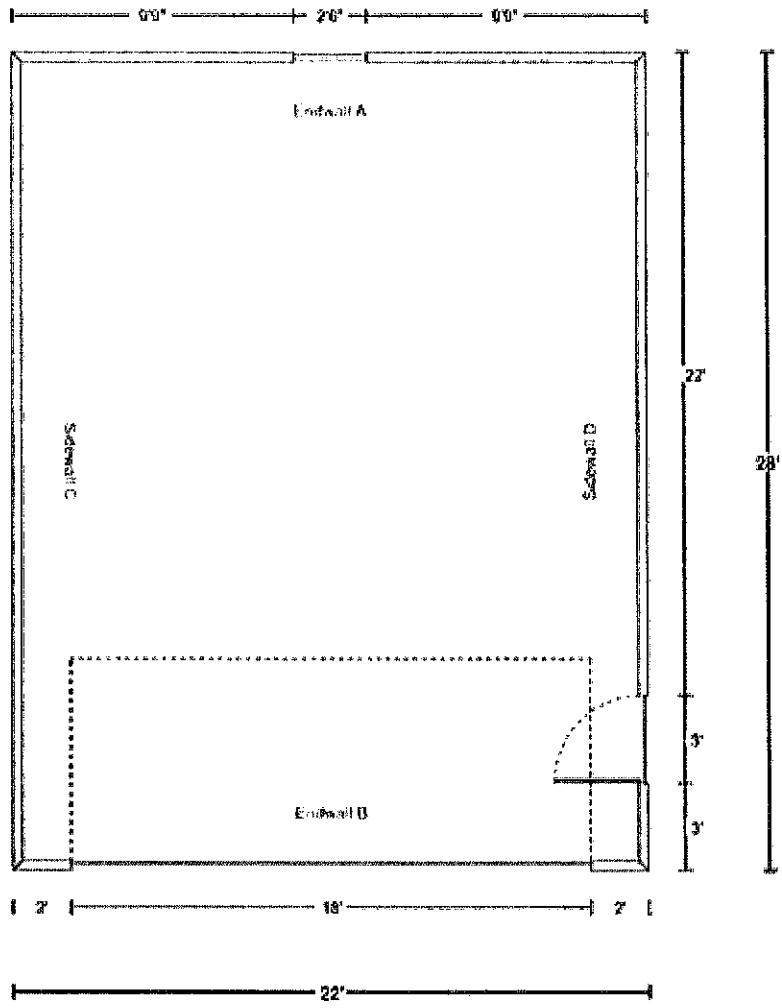
Lot Size	11,557	ft^2
New Garage	616	ft^2
House Area	1440	ft^2
	9501	ft^2

This is less than the needed 10,500 ft^2.

Will need:

"Detached Garage with Open Area Modification"

Here is a mock up and truss calculation for the



permit.

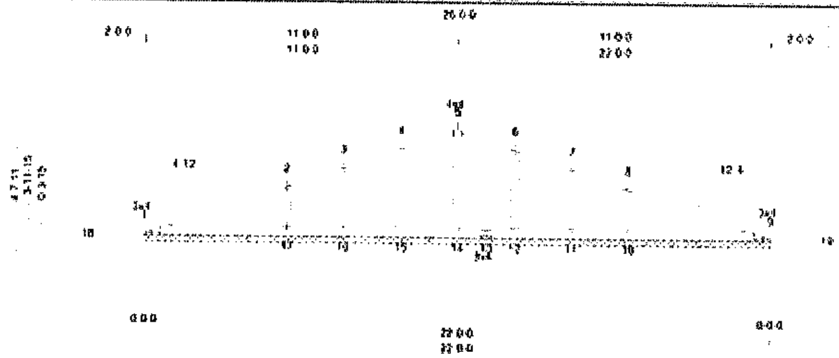
[redacted]

28'

Midwest Manufacturing
5311 Kane Road
Eau Claire, WI 54703

Truss: C11122
Job Name: [illegible]
Date: [illegible]
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANTL	CANTR	PLYS	SPACING	WEIGHT
22-0-0	4/12	1	2-0-0	2-0-0	0-0-0	0-0-0	1	24 in	72 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General		CSI		Deflection		L/	(loc)	Allowed
TCLL 42	Bldg Code	IBC 2009	TC	[illegible]	Vert TL	[illegible]	[illegible]	[illegible]	L/180
TCDL 10		TPI 1-2014	BC	[illegible]	Vert LL	0 in	[illegible]	[illegible]	L/240
BCLL 0	Rep Mbr	Yes	Web	[illegible]	Horz TL	0 in			
BCDL 10	Lumber DOL	115%							

Reaction

[illegible]

Material

TC: SPF #2 2 x 4
BC: SPF #2 2 x 4
Web: SPF Stud 2 x 4

Bracing

TC: Sheathed or Purlins at [illegible], Purlins design by Others
BC: Sheathed or Purlins at [illegible], Purlins design by Others

Loads

1) This truss has been designed for the effects of balanced [illegible] psf and unbalanced shaped roof snow loads in accordance with ASCE 7-10 with the following user defined input: [illegible] [illegible]
2) This truss has been designed to account for the effects of [illegible] at the eaves.
3) This truss has been designed for the effects of wind loads in accordance with ASCE 7-10 with the following user defined input: [illegible]

Member Forces

[illegible]

JSI

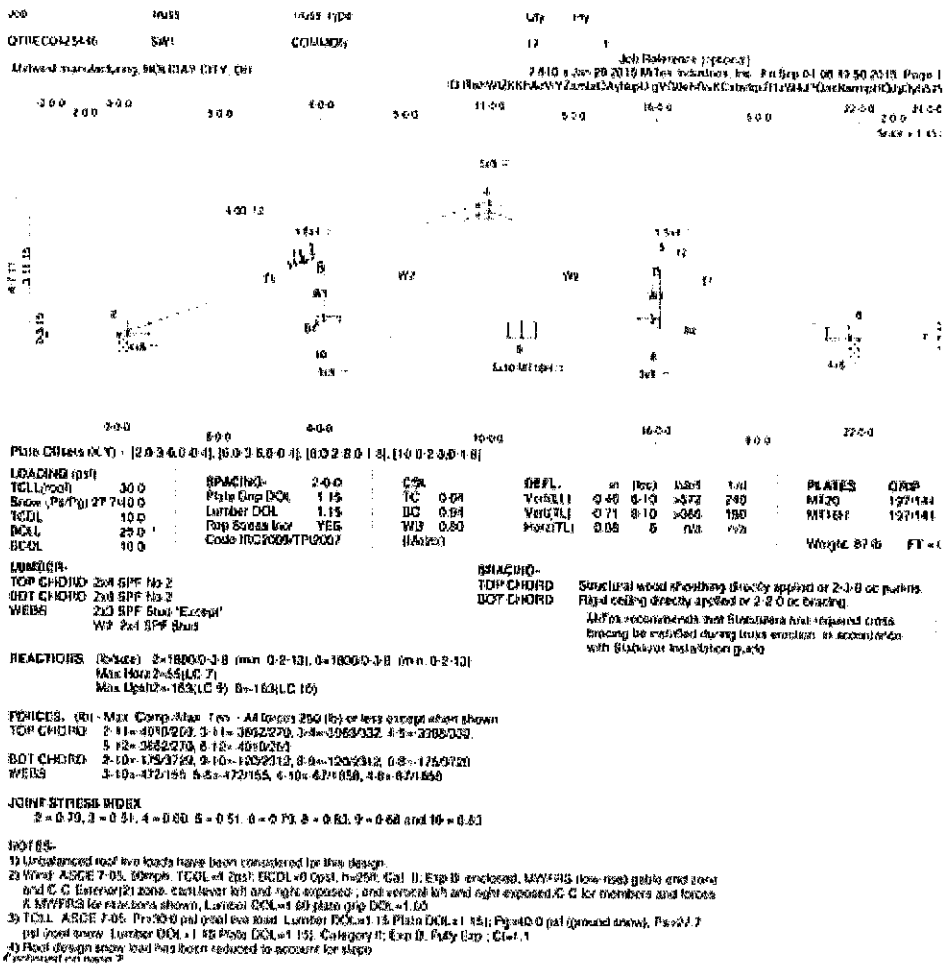
[illegible]

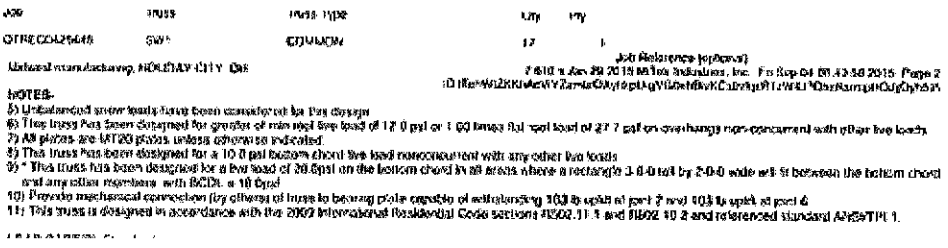
Notes

[illegible]

ALL PERSONS FABRICATING, HANDLING, ERECTING & INSTALLING TRUSSES [illegible]

TrueBuild Truss Software [illegible]
Eagle Metal Products





Thanks for giving Northshore a chance to earn your construction business.

On Jul 27, 2023, at 6:55 PM, Craig Harper <craig@greatlakesatc.com> wrote:

Craig Harper
414/322-4522 Mobile

PLAT OF SURVEY

J.N.L. SURVEYING COMPANY

7343 North Teutonia

Milwaukee, Wisconsin 53209

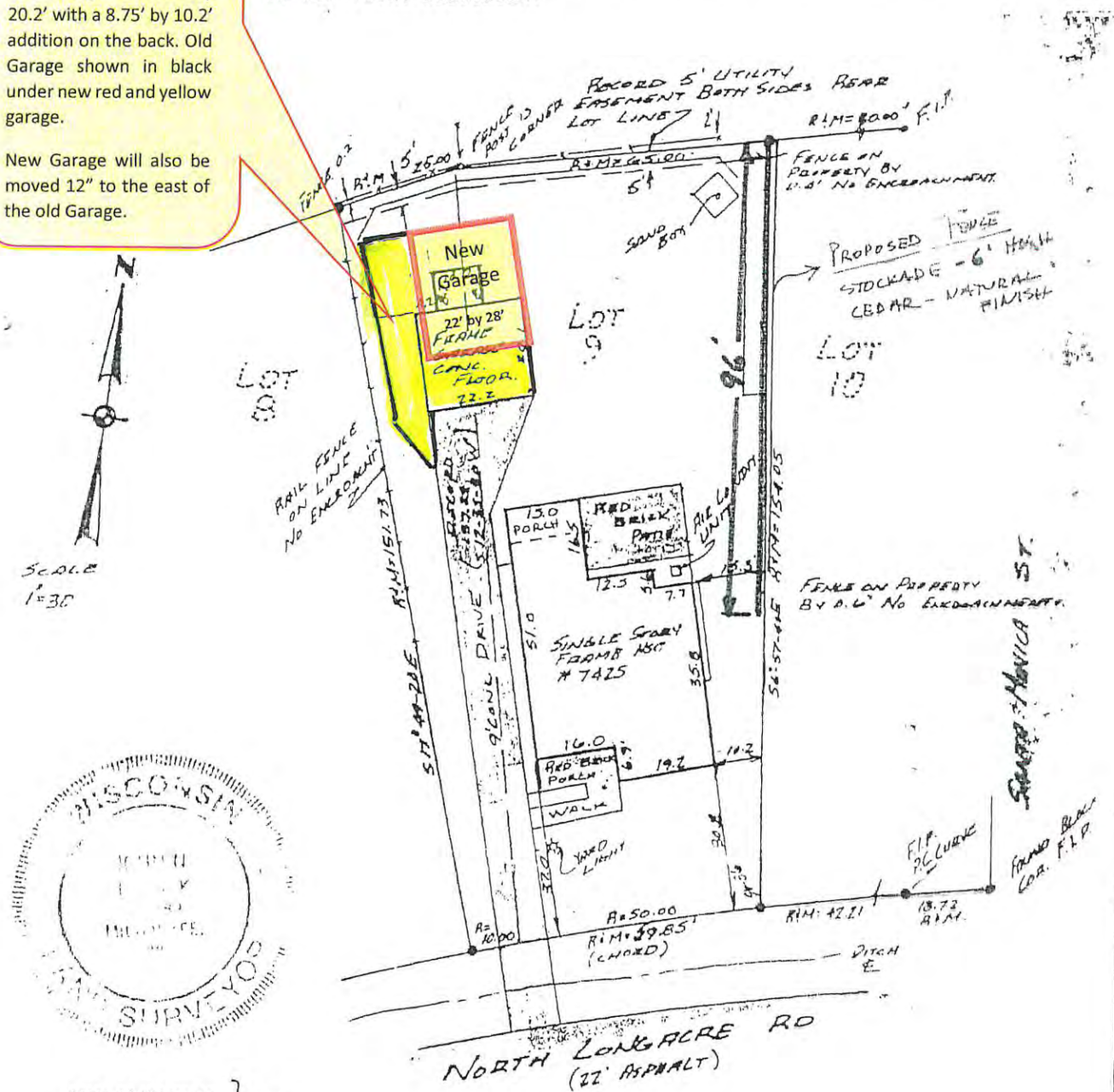
FOR: RE. SERVICES
RE: Newenhouse, Yans P.

DESCRIPTION: That part of Lot 8 in Block 2 in FOX POINT SCHOOL ESTATES, being a Subdivision of a part of the SW. 1/4 of Section 16, T8N.,R22E, in the Villiage of Fox Point, Milwaukee County, Wisconsin, described as follows:
Begining at the NE corner of said Lot 8 thence S58°42'W, 25.00 feet to a point marked by an iron pipe; thence S17°49'20"E, 151.73 feet to a point marked by an iron pipe; thence NE'ly along a curve whose centre is to the South and whose radius is 248.31 feet(the long chord of which bears N57°47'10"E, 10.00feet) 10.00 feet to a point marked by an iron pipe at the SE corner of said Lot 8; thence N12°35'30"W, 157.29 feet along the East line of said Lot 8 to the point of beginning. Also Lot 9, in Block 2 in FOX POINT SCHOOL ESTATES, being a Subdivision of a part of the SW. 1/4 of Section 16, T8N.,R22E. in the Villiage of Fox Point Wisconsin.

The new Garage is same width as old one and the same length as old one. Placement is 8' to the north which still leaves a minimum of 10' to both neighbor's property lines. New size is 616 ft2. Old size is 538 ft2.

Old Garage is 22.2' by 20.2' with a 8.75' by 10.2' addition on the back. Old Garage shown in black under new red and yellow garage.

New Garage will also be moved 12" to the east of the old Garage.



State of Wisconsin
County of Milwaukee } S.S.

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also of those who purchase, mortgage, or guarantee the title thereto within one year from the date hereof, and to them I do certify the accuracy of said survey and map as related to Chapter A-E5, Wisconsin Administrative Code. TO THE BEST OF MY KNOWLEDGE & BELIEF

Dated this date 6th of April 1994

John N. LaRock S1789

L.N.C.

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 1107 E. LILAC LANE	**Building Type:** Residential [X] Commercial [ ]
Description of Work INTERIOR RENOVATION, DORMER ADDITION	
Estimated Cost of Project $ 150,000	

Owner/Occupant	
Business Name	Contact Name HOPE ERWIN
Address 1107 E. LILAC LANE	City/State/Zip FOX POINT, WI 53217
Phone 414-418-4045	Email HOPEERWIN49@YAHOO.COM

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

Contractor	
Company Name CUTTING EDGE BUILDERS	Contact Name CARL TEBEAST
Address 227 HUENICK AVE	City/State/Zip CEDAR GROVE, WI 53013
Phone 920-668-8084	Email CUTTINGEDGEBUILDERS@WI.RR.COM
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1st Floor	2nd Floor 533	Basement	Addition	Garage

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$10.00	
Building Board	$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		
State Seal	$75.00	
Razing, Interior Demolition $925.00 max/bld $95.00 minimum plus	$0.13/sqft	
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 _____ **Date** 7-28-23

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: 1.059418 Jul 28, 2023

1107 E Lilac Ln

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	75.00
24-44460 BUILDING PERMIT	
Total:	75.00
CHECK Check No: 8393	75.00
Payor: Genesis Architecture	
Total Applied:	75.00
Change Tendered:	.00

07/28/2023 12:05 PM

PLAT OF SURVEY

All that part of the Northeast ¼ and the Northwest ¼, Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows, to–wit: Commencing at a point on the West line of the Northeast ¼ Section 16, which is 1158.86 feet South 00° 07' 49" East, of the Northwest corner of the said Northeast ¼ Section; said point being the point of beginning of the property herein described; thence South 89° 54' East, 67.31 feet to the point; thence North 00° 06' East, 284.12 feet to a point in the center line of a public highway known as East Lilac Lane; hence Northwesterly along a curved line whose radius is 722.50 feet and whose center is to the Southwest (the long chord of which curve bears North 77° 44' 38 ½ " West, 41.83 feet) 41.83 feet to a point; thence Northwesterly along a curved line whose radius is 277.95 feet and whose center is to the South (the long chord of which curve bears North 88° 26' West, 87.20 feet) 87.59 feet to a point; thence South 82° 32' 30" West, 32.60 feet to a point (the last 3 described courses being on and along the center line of a 50 foot wide public road known as East Lilac Lane); thence South 00° 06' East, 290.68 feet to a point; thence South 89° 54' East, 92.69 feet to the point of beginning, more or less. Also an easement for sewer and water services over the 10 feet South and North of a line of the South line of the property described extended to the East line of North Lake Drive. Reserving, however, the South 10 feet of the property described for utility and driveway purposes.

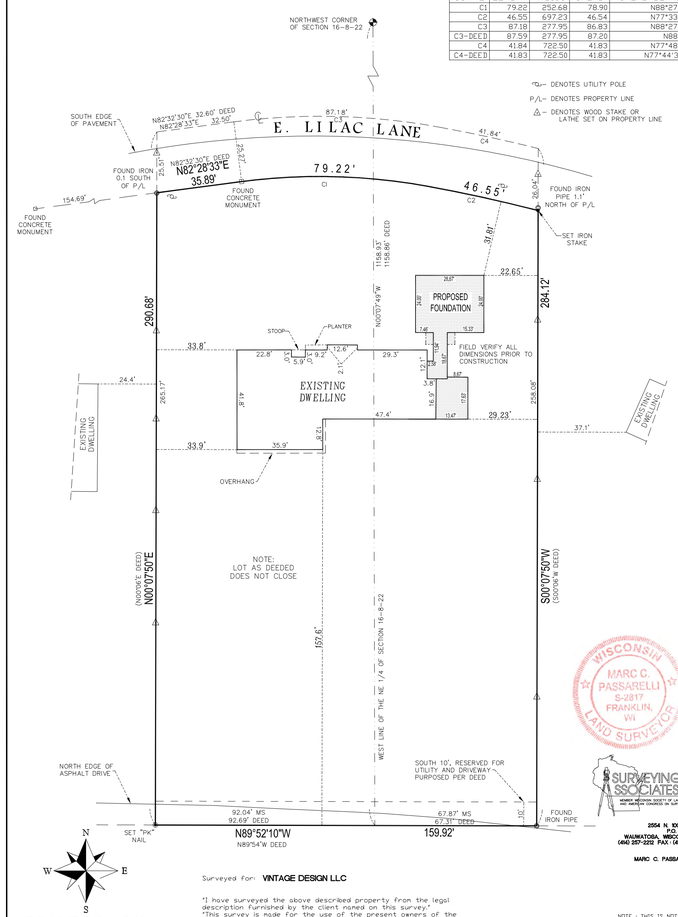
Address: 1107 E. Lilac Lane

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	79.22	252.68	78.90	N88°27'23"W
C2	46.55	697.23	46.54	N77°33'22"W
C3	87.18	277.95	86.83	N88°27'36"W
C3–DEED	87.59	277.95	87.20	N88°26'W
C4	41.84	722.50	41.83	N77°48'35"W
C4–DEED	41.83	722.50	41.83	N77°44'38.5"W

"G" – DENOTES UTILITY POLE

P/L– DENOTES PROPERTY LINE

△ – DENOTES WOOD STAKE OR LATHE SET ON PROPERTY LINE



SCALE : 1" = 30'

Area of Property = 42.868 Sq. Ft.
0.984 Acres

EXCLUDES ROAD RIGHT OF WAY

Surveyed for: **VINTAGE DESIGN LLC**

"I have surveyed the above described property from the legal description furnished by the client named on this survey."
"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

Marc Passarelli
WISCONSIN REGISTERED LAND SURVEYOR

DATE	FIELD WORK BY	DRAWN BY	JOB NUMBER
SEP. 19, 2011 – PROPOSED AUG 10, 2010 – MONS SET JULY 15, 2010	MCP/JTY	JTY	33253

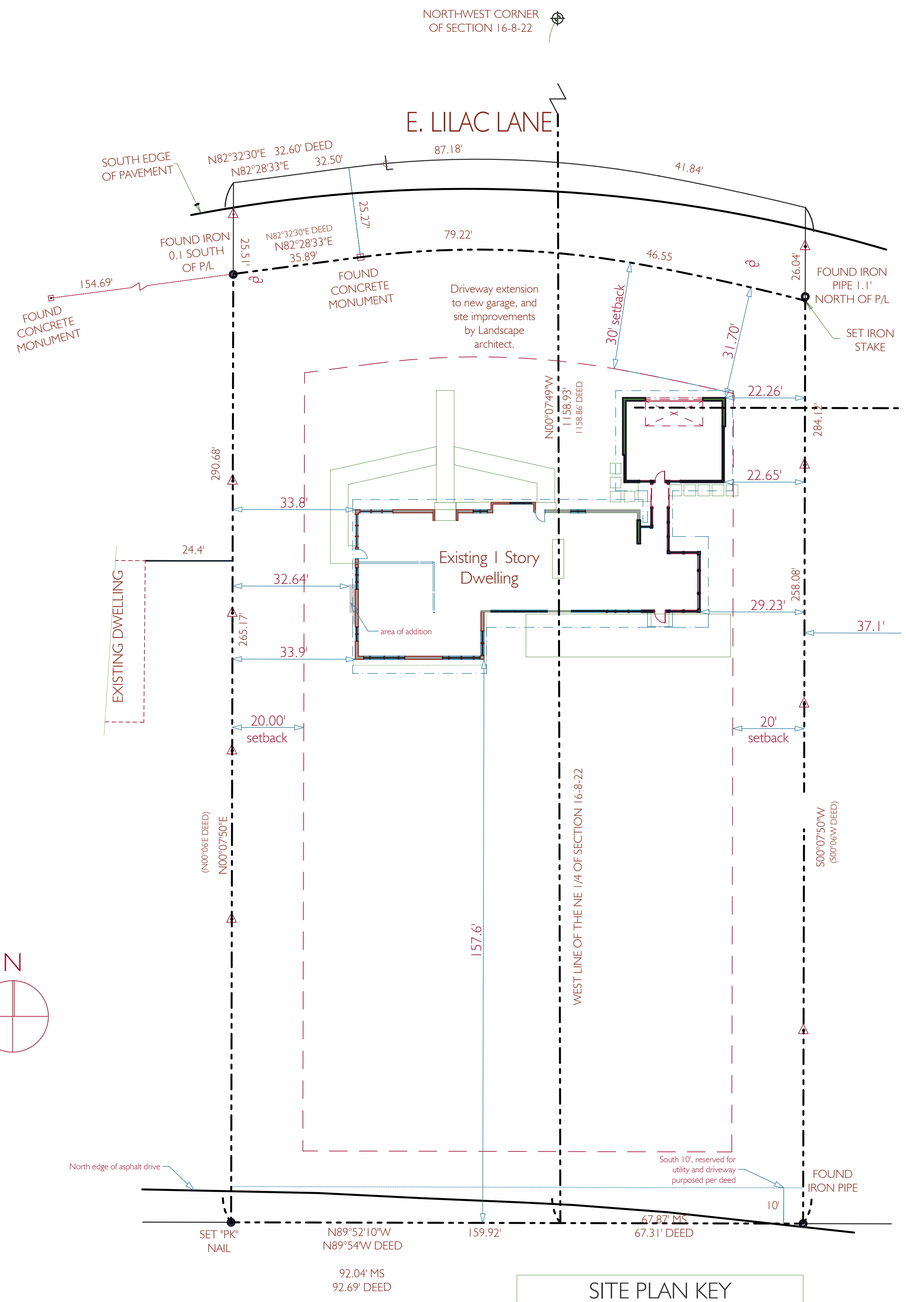
NOTE - THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

WISCONSIN MARC C. PASSARELLI S-2817 FRANKLIN, WI LAND SURVEYOR

SURVEYING ASSOCIATES, INC.
MEMBER WISCONSIN SOCIETY OF LAND SURVEYORS AND AMERICAN CONGRESS ON SURVEYING AND MAPPING
2554 N. 100TH STREET
P.O. BOX 260596
WAUWATOSA, WISCONSIN 53226
(414) 257-1212 FAX : (414) 257-2443
MARC C. PASSARELLI P.L.S.

Jul 17, 2023 - 10:02am - I:\Documents and Settings\All Users\Documents\PUBLIC DRAWINGS\33253.dwg

SURVEY 3 A0.0



SITE PLAN KEY

PROPERTY LINE	P/L
SETBACK LINE	
WOOD STAKE OR LATHE SET ON PROPERTY LINE	△
UTILITY POLE	"G"

1:20 SITE PLAN 2 A0.0
SCALE: 1" = 20'

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS ALL CURRENT FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. WHICH SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING AND SHALL BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THE PLAN.
2. THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STANDARD CONSTRUCTION DETAILING AND PRACTICES WHICH WILL PROVIDE A STRUCTURALLY SOUND AND WEATHER-PROOFED FINISHED PRODUCT. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED PRIOR TO STARTING CONSTRUCTION OF SUCH.
3. ALL NECESSARY PERMITS SHALL BE PROCURED BY THE CONTRACTOR
4. THE SURVEY IS TO BE SUPPLIED BY THE OWNER AND SHALL INCLUDE ADEQUATE INFORMATION NECESSARY TO ACQUIRE THE BUILDING PERMIT.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT CONFORMING WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTIES NOR ANY MERCHANTBILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
6. COPYRIGHT 2011. REPRODUCTION OF THESE PLANS, IN ANY FORM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR DESIGNER, IS PROHIBITED.

PROPERTY INFORMATION

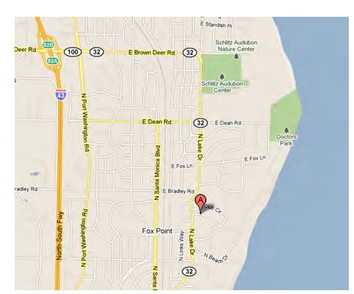
LOT ZONING:	A-1 RESIDENTIAL DISTRICT
MINIMUM LOT WIDTH:	120'
LOT WIDTH:	159.92'
LOT AREA:	42.868 S.F. (.984 ACRES)
MINIMUM FRONT SETBACK:	30'
PROPOSED FRONT SETBACK:	31.70'
MINIMUM SIDE SETBACK:	20'
PROPOSED SIDE SETBACK:	32.64'
MINIMUM REAR SETBACK:	20'
PROPOSED REAR SETBACK:	N/A
MAXIMUM BUILDING HEIGHT:	2-1/2 STORIES OR 35'
PROPOSED BUILDING HEIGHT:	+/- 21'-4" (UNCHANGED)

AREA CALCULATIONS

SECOND FLOOR WORK AREA:	533 S.F.
LOT AREA:	42.868 S.F. (.984 ACRES)

SHEET INDEX

ID	Name
A0.0	COVER SHEET
A1.1	1/4" EXISTING FIRST FLOOR PLAN
A1.2	ROOF & SECOND FLOOR PLANS
A2.1	EXISTING EXTERIOR ELEVATIONS
A2.2	EXISTING EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS, RENDERING & PHOTO
A2.4	EXTERIOR ELEVATIONS, RENDERING & PHOTO



LOCATION MAP 1 A0.0

FRANK-ERWIN RESIDENCE

1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

NOT FOR CONSTRUCTION

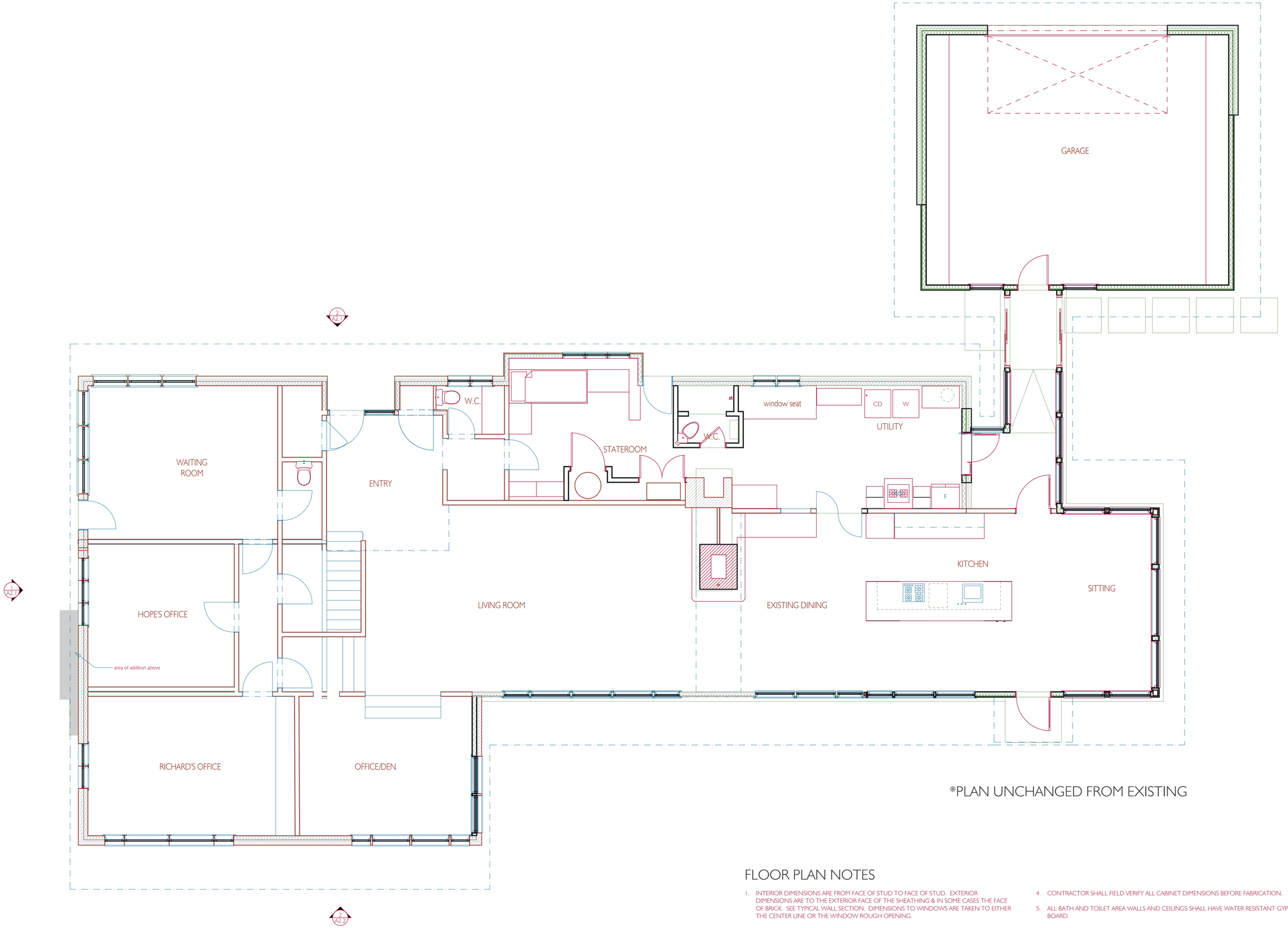
COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS Architecture, LLC
1055 PRAIRIE DRIVE. SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

A0.0

COVER SHEET



*PLAN UNCHANGED FROM EXISTING

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE EXTERIOR FACE OF THE SHEATHING & IN SOME CASES THE FACE OF BRICK. SEE TYPICAL WALL SECTION. DIMENSIONS TO WINDOWS ARE TAKEN TO EITHER THE CENTER LINE OR THE WINDOW ROUGH OPENING.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER /SIPPLIER.
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 5/8" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES PER STATE AND LOCAL CODES. VERIFY LOCATIONS WITH OWNER.

1/4" EXISTING FIRST FLOOR PLAN

FRANK-ERWIN RESIDENCE

1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

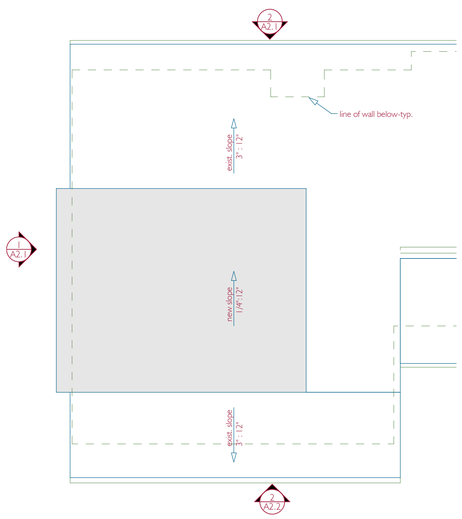
NOT FOR CONSTRUCTION

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

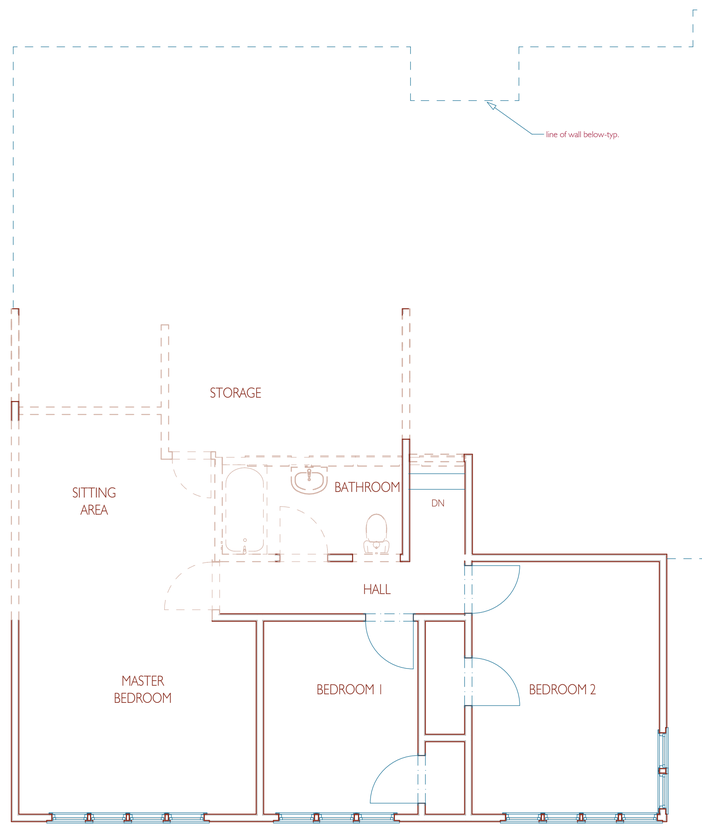
GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE. SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

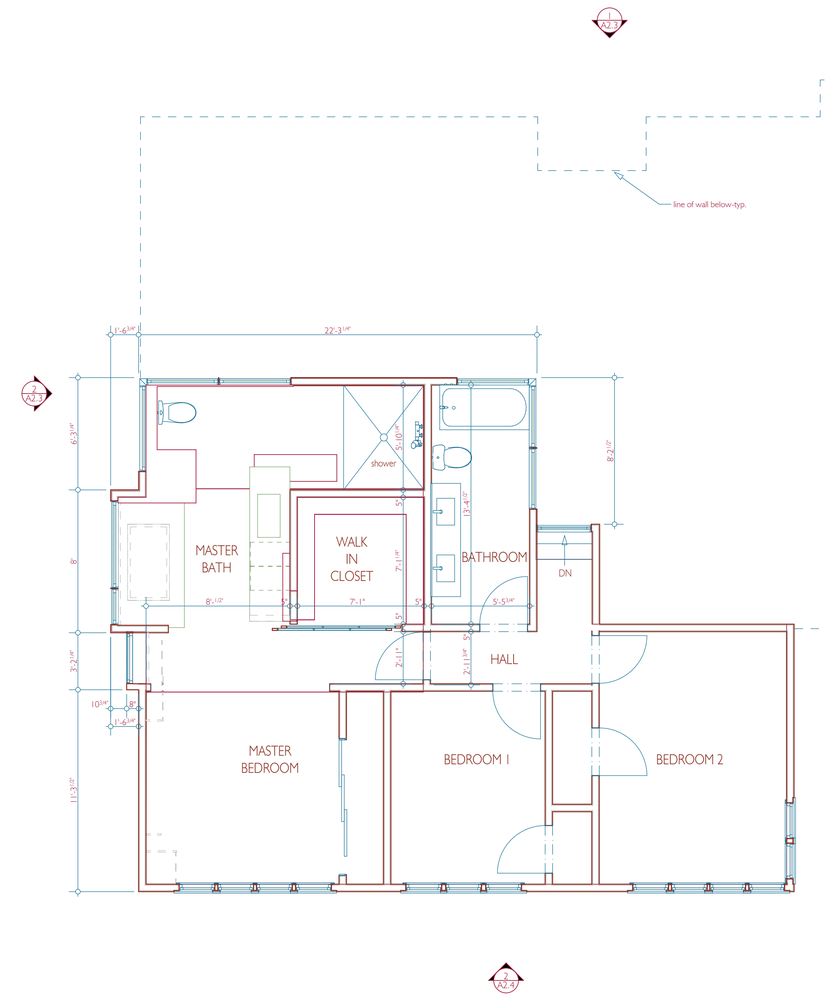
A1.1



PARTIAL ROOF PLAN 3 A1.2
SCALE: 1/8" = 1'-0"



DEMOLITION SECOND FLOOR PLAN 2 A1.2
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN 1 A1.2
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. DASHED ELEMENTS TO BE REMOVED.
2. REMOVE EXISTING FLOORING AND PREPARE SUBFLOOR TO RECEIVE NEW FLOORING AS NOTED ON PLAN-TYPICAL.
3. REMOVE EXISTING ROOFING AND ROOF STRUCTURE AS NEEDED FOR PROPOSED ADDITION.

FLOOR PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE TO THE EXTERIOR FACE OF THE SHEATHING & IN SOME CASES THE FACE OF BRICK. SEE TYPICAL WALL SECTION. DIMENSIONS TO WINDOWS ARE TAKEN TO EITHER THE CENTER LINE OR THE WINDOW ROUGH OPENING.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ACTUAL UNIT SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. CONTRACTOR SHALL VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER /SIPPLIER.
3. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
6. ALL INTERIOR WALLS SHALL BE COVERED WITH 5/8" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
7. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES PER STATE AND LOCAL CODES. VERIFY LOCATIONS WITH OWNER.

ROOF & SECOND FLOOR PLANS

FRANK-ERWIN RESIDENCE

1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

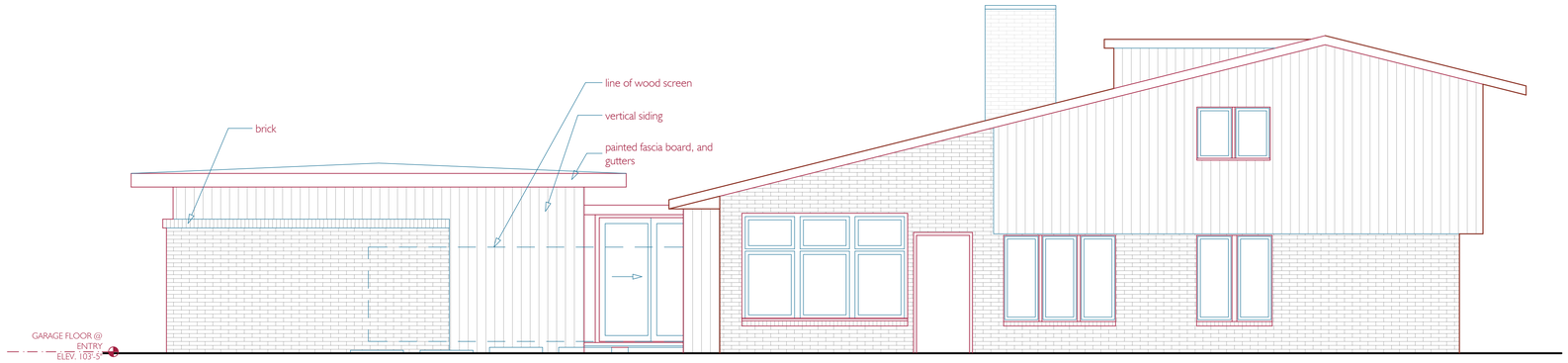
NOT FOR CONSTRUCTION

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

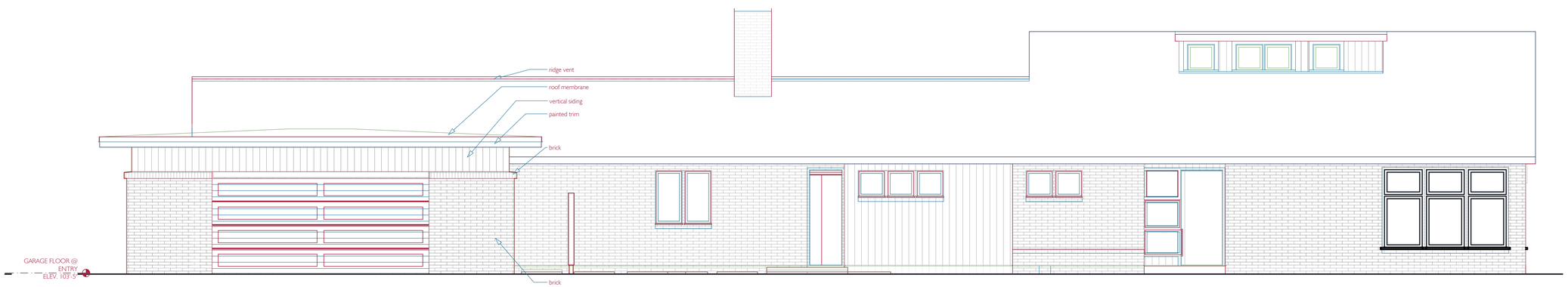
GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE. SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

A1.2



WEST ELEVATION 1 / A2.1
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 2 / A2.1
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. SEE PLANS FOR LOCATIONS. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICKSTONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXISTING EXTERIOR ELEVATIONS

FRANK-ERWIN RESIDENCE
1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

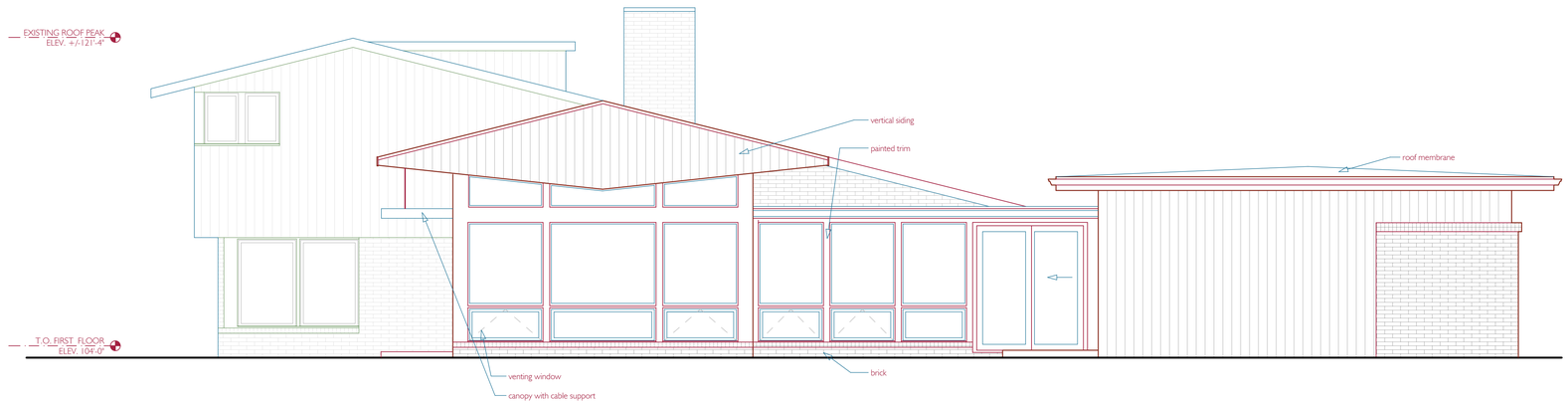
NOT FOR CONSTRUCTION

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

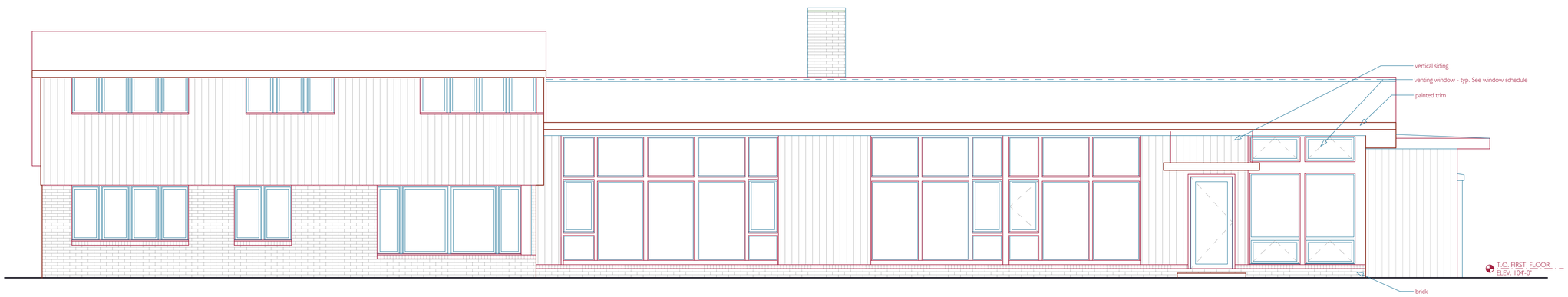
GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

A2.1



EAST ELEVATION
SCALE: 1/4" = 1'-0"
1
A2.2



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2
A2.2

ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. SEE PLANS FOR LOCATIONS. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/STONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXISTING EXTERIOR ELEVATIONS

FRANK-ERWIN RESIDENCE

1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

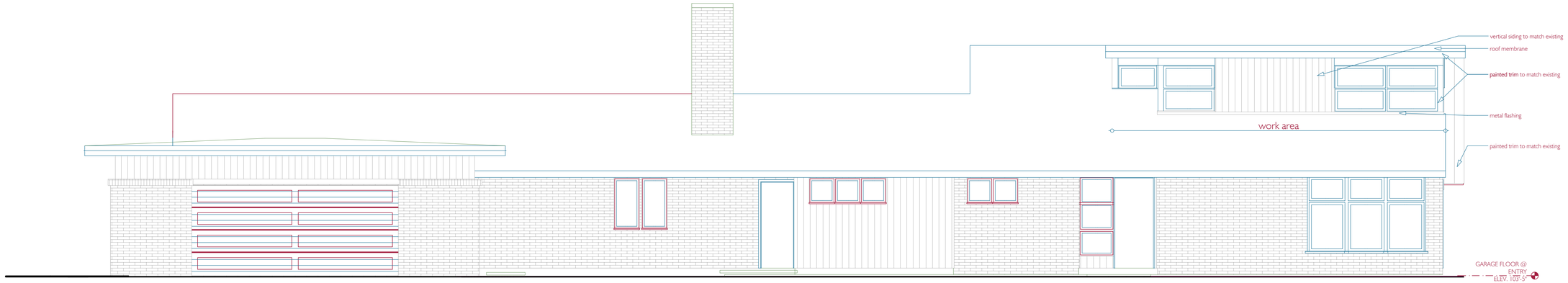
NOT FOR CONSTRUCTION

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

A2.2



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
1
A2.3

WEST ELEVATION
SCALE: 1/4" = 1'-0"
2
A2.3

EXTERIOR RENDERING
4
A2.3

EXTERIOR PHOTO
3
A2.3

ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. SEE PLANS FOR LOCATIONS. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/STONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXTERIOR ELEVATIONS, RENDERING & PHOTO

FRANK-ERWIN RESIDENCE

1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

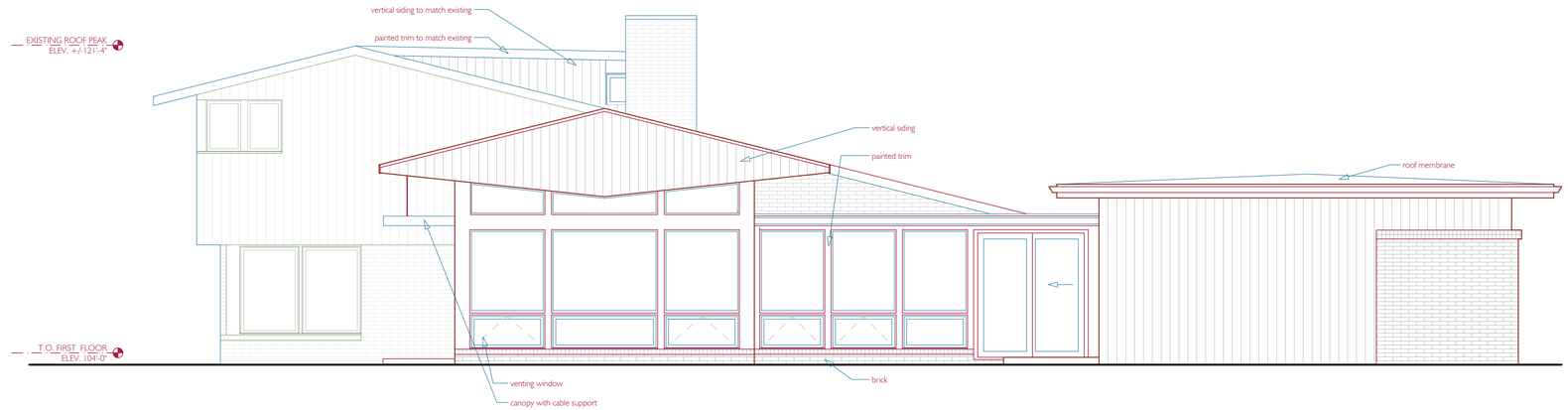
NOT FOR CONSTRUCTION

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

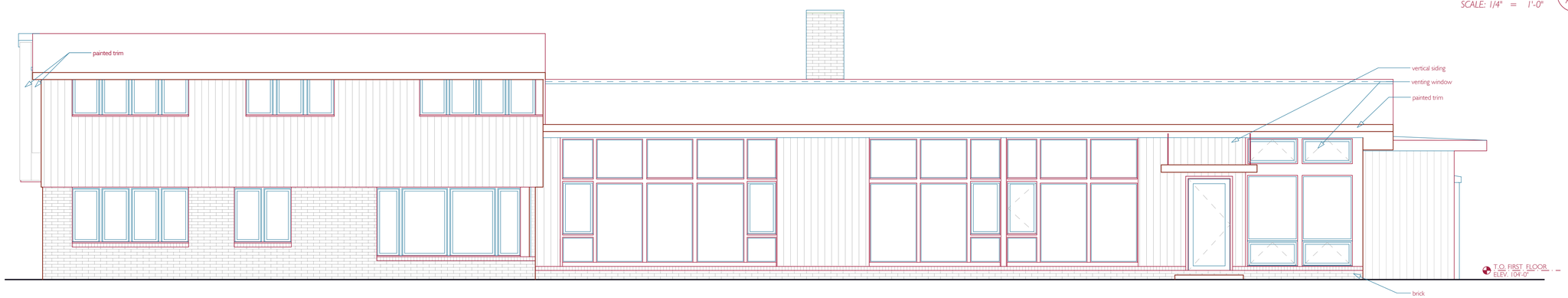
GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

A2.3



EAST ELEVATION 1 A2.4
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION 2 A2.4
SCALE: 1/4" = 1'-0"

EXTERIOR RENDERING 4 A2.4

EXTERIOR PHOTO 3 A2.4

ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. SEE PLANS FOR LOCATIONS. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER STATE & LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/STONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WINDOWS, DOOR GLAZING, AND SIDELITES ARE TO BE TEMPERED (T) AS REQUIRED BY STATE & LOCAL CODES. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. CONTRACTOR TO VERIFY THAT ADDITIONAL LOCATIONS OF TEMPERED GLAZING ARE NOT REQUIRED.

EXTERIOR ELEVATIONS, RENDERING & PHOTO

FRANK-ERWIN RESIDENCE
1107 E. LILAC LANE
VILLAGE OF FOX POINT, WISCONSIN 53217

NOT FOR CONSTRUCTION

COPYRIGHT 2023 GENESIS ARCHITECTURE, LLC
UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED BY LAW

GENESIS
Architecture, LLC
1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL. 262-752-1894
FAX. 262-752-1895
www. genesisarchitecture.com
office@genesisarchitecture.com

7/28/23

A2.4

VILLAGE OF FOX POINT

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

SIGN PERMIT

Sign Address 8705 NORTH PORT WASHINGTON ROAD, FOX POINT, WI 53217	

Owner/Occupant	
Business Name RIVERPOINT SHOPPING CENTER	Contact Name ALISHA MIR-MARWOOD
Address 8705 NORTH PORT WASHINGTON ROAD	City/State/Zip FOX POINT, WI 53217
Phone 414-928-3972	Email am@midlandmgtllc.com

Property Owner/Lessee Signature Alisha C. Mir-Marwood Midland Management LLC As agent for the Owner North Shore Centers Partners LLC **Date** 6.19.23

Contractor	
Company Name POBLOCKI SIGN COMPANY	Contact Name DALIA VILLARREAL
Address 922 SOUTH 70TH STREET	City/State/Zip MILWAUKEE, WI 53214
Phone 708-299-9026	Email dvillarreal@poblocki.com

Type of Sign	
Freestanding	Other
Awning	Other
[redacted]	Other

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

Illumination	
[redacted]	Externally

Sided	
[redacted]	Double

Description		**Rate**	**Amount**
Sign LOCATION H52 - 3'-9 5/8" X 7'-1 5/8 REVERSE CHANNEL BACKLIT LETTERS		**$70.00**	
Building Board		**$75.00**	75.00
Payable to: Village of Fox Point	**Total Permit Fee**		**$**

Applicant Signature Dalia Villarreal **Date** 6/19/23

OFFICE USE ONLY		
Approved by Building Inspector:	Signature	Date

Rev 01/22

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

Receipt No: 3.116280 Jul 26, 2023

8705 N Port Washington Rd

Previous Balance:	.00
LICENSES & PERMITS	
SIGN PERMIT	70.00
10-44535	
SIGN PERMIT	
LICENSES & PERMITS	
BUILDING PERMIT-Building Board	75.00
24-44460	
BUILDING PERMIT	
Total:	145.00
CHECK	
Check No: 137864	145.00
Total Applied:	145.00
Change Tendered:	.00

Duplicate Copy
07/26/2023 8:44 AM