NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
October 11, 2023
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/81550288718

Meeting ID: 815 5028 8718

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 September 13, 2023 Building Board meeting.
3. Sara Egal, 707 E Juniper Ln, proposed resubmittal of second floor master bedroom/office.
4. Thomas Engel, 7021 N Belmont Ln, resubmittal of addition and open area modification.
5. Joanne Bischmann, 7521 N Beach Dr, proposed single family home with open area modification.
6. Patrick Peczerski, 6435 N Santa Monica Blvd, proposed detached garage.
7. Josh Rittberg, 8600 N Seneca Rd, proposed inground swimming pool.
8. 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, September 13, 2023, at 5:00 pm. Those present included:

Justin Racinowski
Jeff Weber-Absent
William Feldman
Sharon Celek
Lucille Sells-Absent
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 August 9, 2023. Motion was seconded by Sharon Celek. Motion Passed.

AGENDA

1. **Margaret Wilson, 8363 N Indian Creek Pkwy, proposed solar panels.** Cancelled.

2. **Elizabeth Elser, 6516 N Lake Dr, proposed retaining wall.** It was the consensus of the Building Board to approve as submitted subject to engineering approval.

3. **Riverpoint Shopping Center, 8705 N Port Wash Rd, proposed revised master sign plan.** It was the consensus of the Building Board to approve as submitted.

4. **Terrance ONeil, 302 E Willow Rd, proposed solar panels.** It was the consensus of the Building Board to approve as submitted.

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9. **Steve Vielmetti, 1473 E Goodrich Ln, proposed remodel.** It was the consensus of the Building Board to approve as submitted.

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    - First floor above front door, shed roof stays extended, back door to garage.
    - Create symmetry with front side windows, create equal space between windows.
    - South elevation, add window top left.
    - East elevation, look at awning window and door at owners discretion.

11. **Joe Hanni, 8090/8100 N Beach Dr, proposed addition.** It was the consensus of the Building Board to approve as submitted.

12. **Thomas Engel, 7021 N Belmont Ln, resubmittal of addition.** It was the consensus of the Building Board to table.

13. **Troy Owen, 8112 N Poplar Dr, proposed kitchen and bath remodel.** It was the consensus of the Building Board to approve as submitted.

DRAFT

ADJOURN

Motion to adjourn Building Board was made by Sharon Celek. Motion seconded by William Feldman. Motion Passed. Building Board adjourned at 7:00 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

VILLAGE OF FOX POINT

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

Permit Number:
B- 15187

OFFICE USE ONLY
Issued Date 9.28-23
Zoning

BUILDING PERMIT

Job Address 707 EAST JUNIPER LANE	**Building Type:** Residential ☒ Commercial ☐
Description of Work	
SECOND FLOOR MASTER BEDROOM / OFFICE	
Estimated Cost of Project $ 135,000 RS	

Owner/Occupant	
Business Name SARA EGAL	Contact Name
Address 707 JUNIPER LANE, FOX POINT	City/State/Zip
Phone 262-412-2475	Email

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name C.J. HOLMES CO., LLC	Contact Name
Address 1860 CHURCHVIEW DR., BROOKFIELD 53005	City/State/Zip BROOKFIELD, WI
Phone 414-305-4400	Email CJHOLMESLLC2@GMAIL.COM
Dwelling Contractor # 12099 ✓	Dwelling Contractor Qualifier # ~~DC-0905008~~ 01080033 4 ✓

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

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$10.00	$ 1,350 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 Chet Holmes **Date** 9/1/23
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: 1.059484 Sep 1, 2023

707 E Juniper Road

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 2404 Payor: CJ Holmes Company, LLC	75.00
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

09/01/2023 11:07 AM

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

Receipt No: 1.059485 Sep 1, 2023

707 E Juniper Lane

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	1,350.00
24-44460 BUILDING PERMIT	
Total:	1,350.00
CHECK Check No: 2405	1,350.00
Payor: CJ Holmes Company, LLC	
Total Applied:	1,350.00
Change Tendered:	.00

Duplicate Copy

09/01/2023 11:08 AM

CONDITIONALLY APPROVED
CONTINGENT UPON COMPLIANCE WITH ALL CODES
VILLAGE OF FOX POINT
mn 9-28-23

VILLAGE OF FOX POINT
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William Feldman
Sharon Celek
Lucille Sells-Absent
Michael Rakow

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ADJOURN

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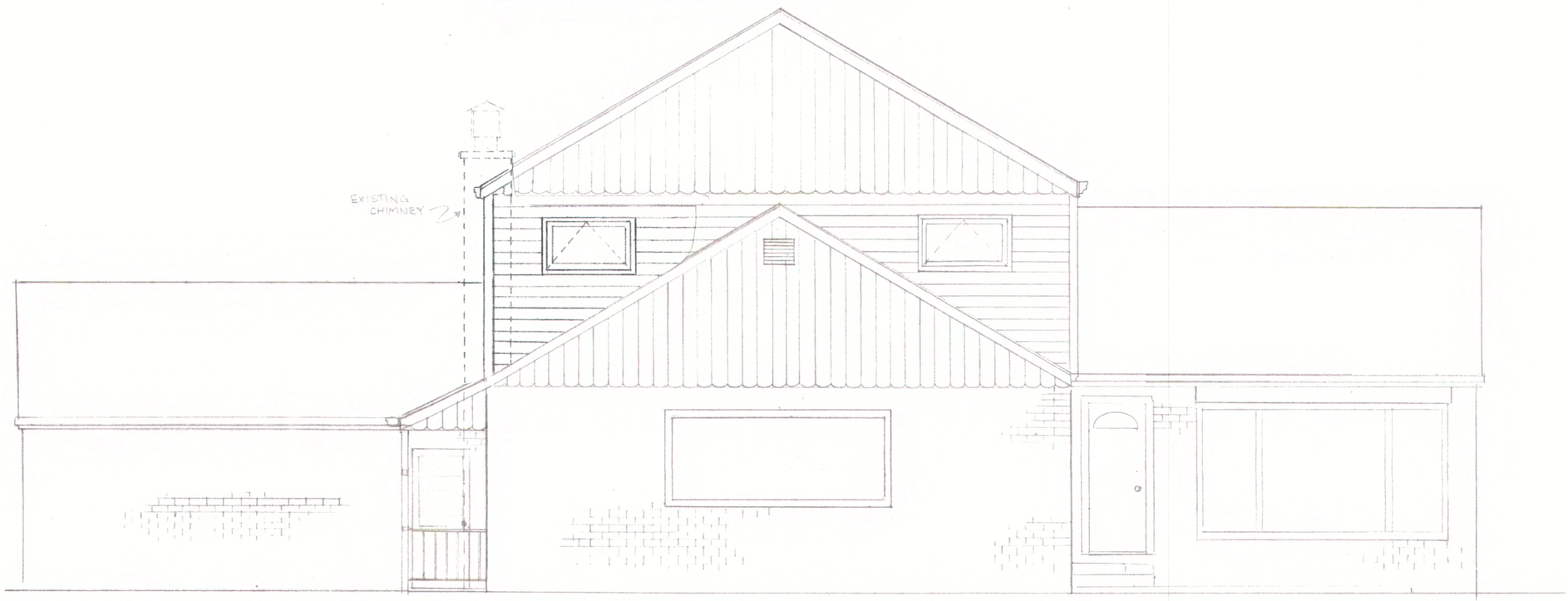
Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

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



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

C.J. Holmes LLC
Quality Building & Remodeling
(262) 782-5600

BBB ACCREDITED BUSINESS

Sara Egal/Kyle Shuman 262-412-2475
707 Juniper Lane, Fox Point, WI 53217

SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: CJH
DATE: 8/28/2023		REVISED:
		DRAWING NUMBER: 1

NORTH ELEVATION 1/4" = 1' 0"

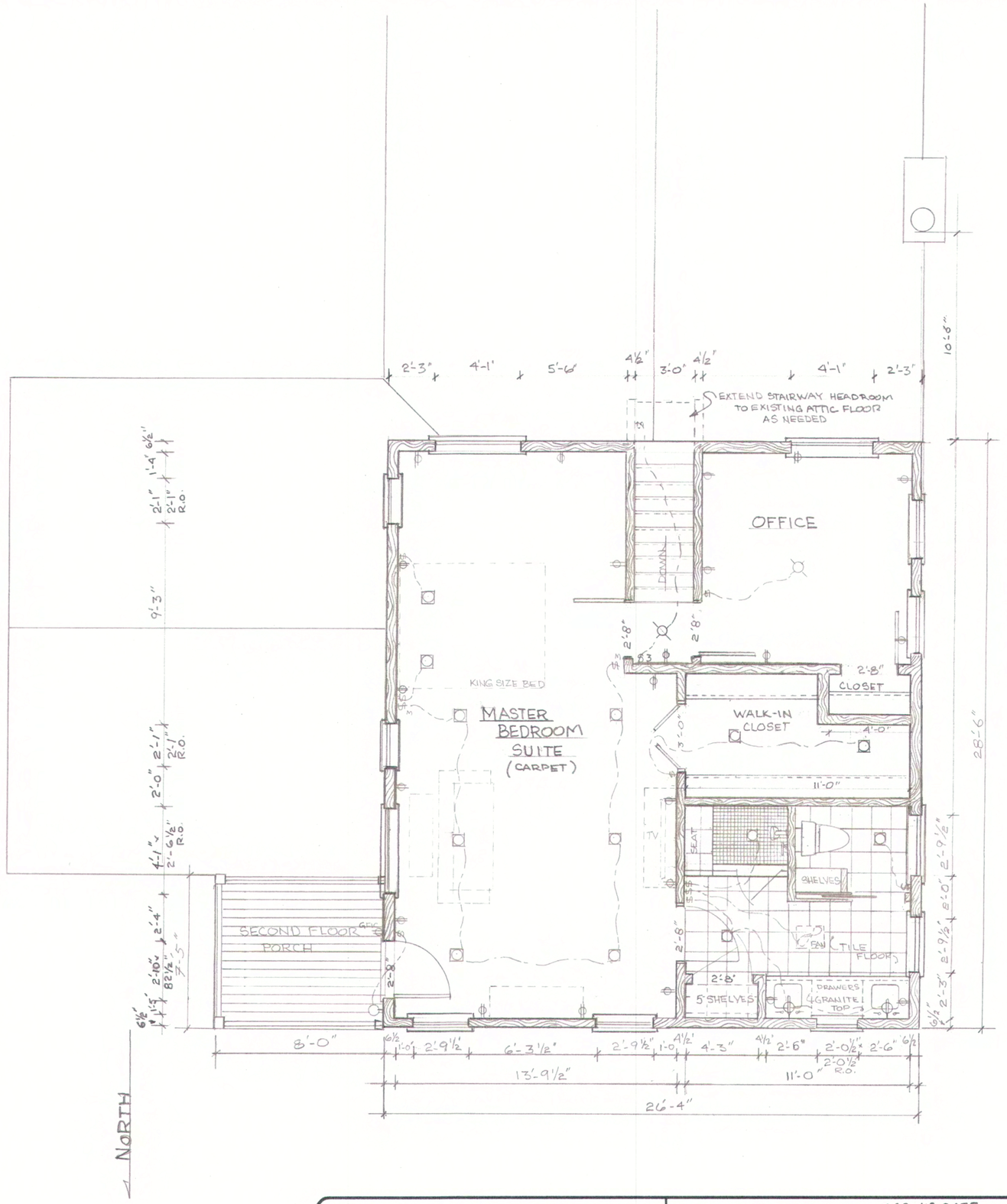
EAST ELEVATION 1/4" = 1'-0"
(BACK OF HOUSE)

C.J. Holmes LLC
Quality Building & Remodeling
(262) 782-5600

BBB ACCREDITED BUSINESS

Sara Egal/Kyle Shumel 262-412-2475
707 Juniper Lane, Fox Point, WI 53217

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: CJH
DATE: 9/15/2023		REVISED:
SECOND FLOOR ADDITION		
		DRAWING NUMBER: 2



C.J. Holmes LLC
Quality Building & Remodeling
(262) 782-5600

BBB ACCREDITED BUSINESS

Sara Egal/Kyle Shumar 262-412-2475
707 Juniper Lane, Fox Point, WI 53217

SCALE: ¼" = 1'-0"	APPROVED BY:	DRAWN BY: CJH
DATE: 9/18/2023		REVISED:
		DRAWING NUMBER: 3

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- 15107

OFFICE USE ONLY
Issued Date 7-11-23
Zoning A-1,55

BUILDING PERMIT

Job Address 7021 N Belmont Ln	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Construct detached garage with unconnected pergola/breezeway; close up existing attached garage area.	
Estimated Cost of Project $ 180,000	

Owner/Occupant Thomas and Harriette Engel	
Business Name	Contact Name Thomas Engel
Address 7021 N Belmont Ln	City/State/Zip Fox Point, WI
Phone 414-202-3288	Email tom.engel416@gmail.com

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

Contractor	
Company Name Trimen Builders	Contact Name Scott Stewart
Address 409 County Road K	City/State/Zip Hartford, WI 53217
Phone 262-966-2024 2-894-4464	Email scott@trimen-builders.com
Dwelling Contractor # DC-040000057	Dwelling Contractor Qualifier # DCQ-070800181

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage 740

Pergola/Breezeway between house and garage: 225 SF

Description	Rate	Amount
Project - Per $1,000 of estimated cost	$10.00	1,800.00
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**		$ 1,800.00

Applicant Signature [signature] **Date** 7-5-2023
Rev 01/22

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

Receipt No: 3.117078 Sep 12, 2023

7021 Belmont Ln

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT-BUILDING BOARD	75.00
24-44460	
BUILDING PERMIT	
Total:	75.00
CHECK	
Check No: 23610	75.00
Total Applied:	75.00
Change Tendered:	.00

09/12/2023 3:45 PM

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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, October 11, 2023 at 5:00 p.m. to hear the following:

1. **7021 N Belmont 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

DAVID E ARNSTEIN
6922 N BELMONT LN
FOX POINT WI 53217-3611

PETRE I WECSLER
7019 N BARNETT LN
FOX POINT WI 53217-3606

CAMERON L REDDEN
6941 N BARNETT LN
FOX POINT WI 53217-3604

RONALD ROSEN
7004 N BELMONT LN
FOX POINT WI 53217-3613

KAREN K SULLIVAN
7030 N BELMONT LN
FOX POINT WI 53217-3613

LAWRENCE H NEIBOR
7029 N BELMONT LN
FOX POINT WI 53217-3614

MICHAEL W MCLAUGHLIN JR
708 E GREEN TREE RD
FOX POINT WI 53217

CHIEU D TRAN, TRUSTEE OF THE CHIEU
TRAN LIVING TRUST, D
7013 N BARNETT LN
FOX POINT WI 53217

EDWARD J DEVINE
6949 N BARNETT LN
FOX POINT WI 53217-3604

LAITH SHAMAN
6926 N BELMONT LN
FOX POINT WI 53217

MARTIN BASS
7050 N BELMONT LN
FOX POINT WI 53217

WILLIAM M SHOWS
820 E GREEN TREE RD
FOX POINT WI 53217-3617

BETTY JEAN SCHUETTREVOCABLE TRUST
DATED OCT 17 2008
6969 N BARNETT LN
FOX POINT WI 53217

LORI S BULEY
7028 N BELMONT LN
FOX POINT WI 53217-3613

CHRISTOPHER T O'TOOLE
705 E GREEN TREE RD
FOX POINT WI 53217-3616

JACK B DOUTHITT
7026 N LAKE DR
FOX POINT WI 53217-3636

LAURI M. BAKER INDIVIDUAL PROPERTY
TRUST
6930 N BELMONT LN
FOX POINT WI 53217

PAUL A FEIDER
7022 N BELMONT LN
FOX POINT WI 53217

ANN M MURPHY REVOCABLE TRUST OF 2006
DATED JUNE 13, 20
7033 N BELMONT LN
FOX POINT WI 53217

DAVID E GRUBER
7032 N BELMONT LN
FOX POINT WI 53217

EDWARD G DURANT
6970 N BARNETT LN
FOX POINT WI 53217-3603

JOHN GAPINSKI
6960 N LAKE DR
FOX POINT WI 53217

CLAYTON S. TERRIS
805 E GREEN TREE RD
FOX POINT WI 53217

ROCIO MARIA DIAZ
7007 N BARNETT LN
FOX POINT WI 53217

BRAD A JOHNSON
6945 N BARNETT LN
FOX POINT WI 53217

GLEN A. BRENNER
7039 N BELMONT LN
FOX POINT WI 53217

JAMES J NOCTON
6955 N BELMONT LN
FOX POINT WI 53217-3612

TODD ROBERT LEVY
7030 N LAKE DR
FOX POINT WI 53217-3636

PETER K AND LISA R RICHARDSON
6960 N. BARNETT LN.
FOX POINT WI 53217

JOHN BRANDSER
4400 N LAKE DR
SHOREWOOD WI 53211

FRANK P SAVAGE
6953 N BARNETT LN
FOX POINT WI 53217

THOMAS M FROST
702 E GREEN TREE RD
FOX POINT WI 53217

GEORGE MATTHEWS
7025 N BARNETT LN
FOX POINT WI 53217

JOHN AND NANCY DICKENS
6963 N. BARNETT LANE
FOX POINT WI 53217

ROBERT J JANSEN JR AND SARAH J JANSEN
FAMILY TRUST
7031 N BELMONT LN
FOX POINT WI 53217-3614

MARK S ELLEGARD
6980 N BARNETT LN
FOX POINT WI 53217

JAMES F GOLDSTEIN
2029 CENTURY PARK E STE 400
LOS ANGELES CA 90067

JOHN P PEARSON
7036 N LAKE DR
FOX POINT WI 53217-3636

LAURA TERLIZZI BELMONT LANE LLC
8 DRIFTWOOD LANDING RD
GULF STREAM FL 33483

BRANDON BRANCHINI
6921 NORTH BELMONT LANE
FOX POINT WI 53217

THOMAS ENGEL
7021 N BELMONT LN
FOX POINT WI 53217

MARGARET ANNE DICKSON
712 E GREEN TREE RD
FOX POINT WI 53217

STEVEN BOEMER
6931 N BELMONT LN
FOX POINT WI 53217-3612

DAVID R NAVARRE
6915 N BELMONT LN
FOX POINT WI 53217-3612

ANN WOODHULL
720 E GREEN TREE RD
FOX POINT WI 53217

NANCY S KLEIN
7020 N LAKE DR
FOX POINT WI 53217

LEE B SCHOENENBERGER
6925 N BELMONT LN
FOX POINT WI 53217-3612

LEAH QUSBA
6909 N BELMONT LN
FOX POINT WI 53217

7021 N Belmont Lane, Fox Point

Thomas and Harriette Engel

09/01/2023

From the original Wade Weismann Architecture plan submitted to the Fox Point Building Board:

SQUARE FOOT CALCULATIONS

SQUARE FOOT AREA OF PROPERTY = 13,628

SQUARE FOOT AREA OF PROPERTY *PLUS* RIGHT OF WAY = 13,628 + 2,462 = 16,090

ALLOWABLE TOTAL DWELLING COVERAGE IN 'A1' ZONING DISTRICT IS 15%:

- TOTAL ALLOWABLE SQUARE FOOTAGE: 16,090 sq. ft. x .15 = 2413.5 sq. ft.
- EXISTING STRUCTURE (per survey) = 1,722 sq. ft.
- 2,413.5 - 1,722 = 691.5 sq. ft. AVAILABLE FOR ADDITIONAL DWELLING SPACE

ALLOWABLE SQUARE FOOTAGE FOR A DETACHED GARAGE IS 10% OF THE LOT:

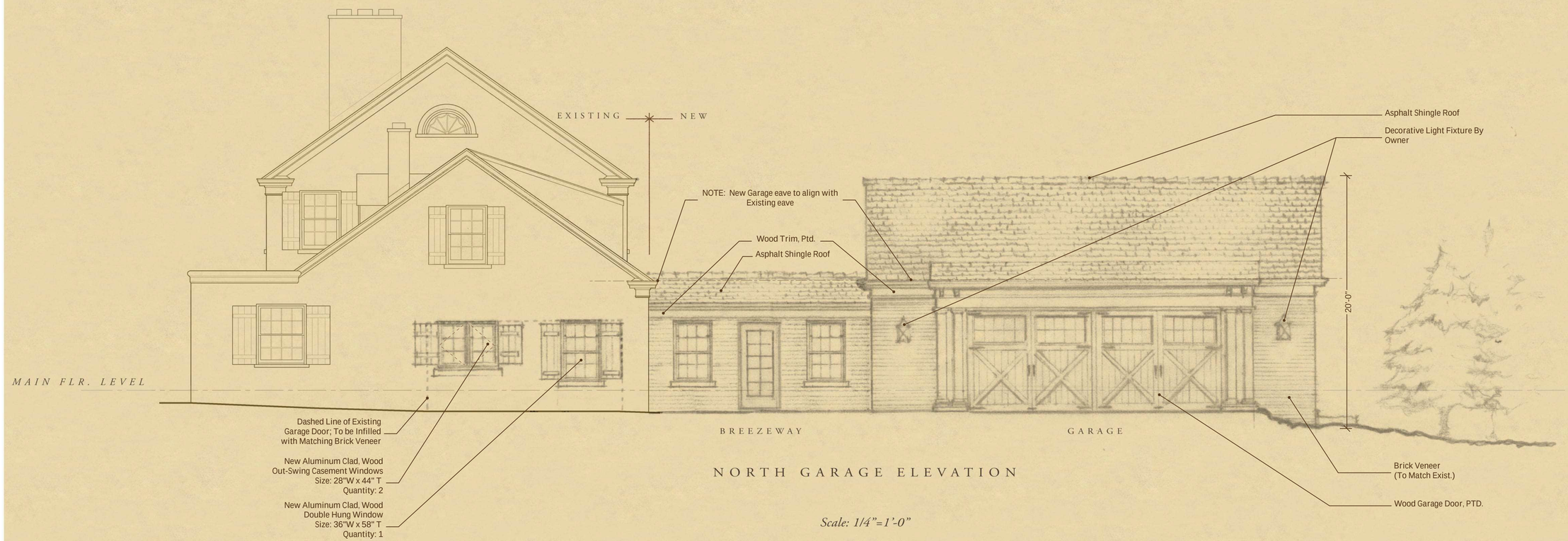
- 16,090 sq.ft. x .10 = 1,609 sq.ft.

691.5 SQ FT

New Garage: 700 sq. ft.

New Breezeway: 136 sq. ft.

745-26



NORTH GARAGE ELEVATION

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

FOX POINT RENOVATION

EXTERIOR ELEVATIONS

OCTOBER 6TH, 2023

WADE WEISSMANN ARCHITECTURE

© WADE WEISSMANN ARCHITECTURE, INC.

SQUARE FOOT CALCULATIONS

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SQUARE FOOT AREA OF PROPERTY *PLUS* RIGHT OF WAY = 13,628 + 2,462 = 16,090

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- 2,413.5 - 1,722 = 691.5 sq. ft. AVAILABLE FOR ADDITIONAL DWELLING SPACE

ALLOWABLE SQUARE FOOTAGE FOR A DETACHED GARAGE IS 10% OF THE LOT:

- 16,090 sq.ft. x .10 = 1,609 sq.ft.

ZONING CODE § 745-26. Modification of open area.

A. The open area, but not the setback requirement, for a lot in any residence district may be reduced as set forth herein, below the open area required by this chapter.

PROPOSED DWELLING ADDITION:

NEW GARAGE:	775 sq. ft.
NEW BREEZEWAY:	+144 sq. ft.
	919 sq. ft.

PROPOSED ADDITION:	919 sq. ft.
EXISTING STRUCTURE:	+1,722 sq. ft.
	2,641 sq. ft.

16.41% DWELLING COVERAGE
83.59% OPEN AREA

FORMULA PER ZONING CODE §745-13.B.(3):

THE NARROWEST LOT WIDTH LINE ADJACENT TO THE BUILDING (REAR OF BUILDING AS APPROVED BY THE BUILDING INSPECTOR 05.25.2022): 87'-11"

(100'-0") - (87'-11") = 12'-1"

(12'-1") X .25 = 3'-0 1/4"

(20'-0") - (3'-0 1/4") = 16'-11 3/4" SETBACK

PROPERTY LINE PER UPDATED SURVEY DATED 04.11.2022

Scale: 1/8"=1'-0"

FOX POINT RENOVATION

SITE PLAN

0 16 32 80

OCTOBER 6TH, 2023

WADE WEISSMANN ARCHITECTURE

© WADE WEISSMANN ARCHITECTURE, INC.

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	A
Zoning	A-1, 60'

BUILDING PERMIT

Job Address 7521 N. Beach Drive	**Building Type:** Residential ☒ Commercial ☐
Description of Work New 2 story home with attached garage	
Estimated Cost of Project $ unknown, out for bid $1.3 million	

Owner/Occupant Joanne Bischmann	
Business Name	Contact Name Joanne Bischmann
Address 4523 N. Oakland Ave	City/State/Zip ~~Whitefish Bay~~ Shorewood WI 53211
Phone 414-688-6597	Email Joanne.bischmann@gmail.com

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

Contractor	
Company Name Seymour Custom Builders	Contact Name Ryan Seymour
Address W163 N5475 Westwind Dr.	City/State/Zip Menomonee Fall WI 53051
Phone 414-745-7159	Email rseymour@sc67.com
Dwelling Contractor # 080500134	Dwelling Contractor Qualifier # 0408005588

Square Footage Under Construction				
1st Floor 2211	2nd Floor 2125	Basement 2211 Crawl space	Addition	Garage 969

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 _____ **Date** 9/7/23
Rev 01/22

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

Receipt No: 3.117134 Sep 13, 2023

7521 N Beach Dr

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT-BUILDING BOARD	75.00
24-44460	
BUILDING PERMIT	
Total:	75.00
CHECK	
Check No: 4131	75.00
Total Applied:	75.00
Change Tendered:	.00

09/13/2023 3:25 PM

VILLAGE OF FOX POINT

7200 N. SANTA MONICA BLVD

FOX POINT WI 53217 414-351-8900

Receipt No: 1.059542 Sep 21, 2023

7521 N Beach Drive

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE	200.00
24-44440 BUILDING PLANS-FILING FEE	
Total:	200.00
CHECK Check No: 1310	200.00
Payor: HB Designs, LLC	
Total Applied:	200.00
Change Tendered:	.00

Duplicate Copy

09/21/2023 1:26 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.

Joanne Bischmann	7251 N Beach Dr.
Homeowner's Name – PRINTED	Property Address
Joanne Bischmann	9/7/2023
Homeowner's Signature	Date

Rev 09/20

Dept of Safety & Professional Services Industry Services Division Wisconsin Stats. 101.63, 101.73	**Wisconsin Uniform Building Permit Application** **Instructions on back of second ply.** The information you provide may be used by other government agency programs [(Privacy Law, s. 15.04 (1)(m)]	Application No. Parcel No.

PERMIT REQUESTED ☒ Constr. ☒ HVAC ☒ Electric ☒ Plumbing ☒ Erosion Control ☐ Other:

Owner's Name	Mailing Address	Tel.
Joanne bishmann	4523 n oakland , shorewood wi	414-688-6597

Contractor Name & Type	Lic/Cert#	Exp Date	Mailing Address	Telephone & Email
Dwelling Contractor (Constr.) Seymour Custom builders	080500134	11-29-23	w163n5475 Westwind dr , menomonee falls, wi 53051	414-745-7159
Dwelling Contr. Qualifier (The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.)	040800588	4-1-24	same as above	
HVAC Interstate heating	1528		n53w24950 s. corporate dr, sussex wi 53089	414-788-2926
Electrical Contractor Wiedmeyer electric	1132155		same as below	
Electrical Master Electrician Darrel Wiedmeyer	1024388		po box 286, allenton wi 53002	262-749-1037
Plumbing Budiac plumbing	224405		w68n940 washington av, cedarburg, wi 53012	262-242-5537

PROJECT LOCATION Lot area 43560 Sq.ft. ☒ One acre or more of soil will be disturbed ☐ Town ☒ Village ☐ City of fox point parcel 3 1/4, 3937 1/4, of Section 16, T 8 N, R 22 E/W

Building Address	County	Subdivision Name	Lot No.	Block No.
7521 n beach dr, fox point wi	milwaukee			

Zoning District(s)	Zoning Permit No.	**Setbacks:**	Front ft.	Rear ft.	Left ft.	Right ft.
single family						

1. PROJECT
☒ New ☐ Repair
☐ Alteration ☐ Raze
☐ Addition ☐ Move
☐ Other:

2. AREA INVOLVED (sq ft)

	Unit 1	Unit 2	Total
Unfin. Bsmt	3800		3800
Living Area	4500		4500
Garage	1500		1500
Deck/ Porch	400		400
Totals			10,200

3. OCCUPANCY
☒ Single Family
☐ Two Family
☐ Garage
☐ Other:

4. CONST. TYPE
☒ Site-Built
☐ Mfd. per WI UDC
☐ Mfd. per US HUD

5. STORIES
☐ 1-Story
☒ 2-Story
☐ Other:
☐ Basement

6. ELECTRIC
Entrance Panel
Amps: 200
☒ Underground
☐ Overhead

7.WALLS
☒ Wood Frame
☐ Steel
☐ ICF
☐ Timber/Pole
☐ Other:

8. USE
☐ Seasonal
☒ Permanent
☐ Other:

9. HVAC EQUIP.
☒ Furnace
☐ Radiant Basebd
☐ Heat Pump
☒ Boiler
☒ Central AC
☒ Fireplace
☐ Other:

10. SEWER
☒ Municipal
☐ Sanitary Permit#
____

11. WATER
☒ Municipal
☐ On-Site Well

12. ENERGY SOURCE

Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar Geo
Space Htg	☒	☐	☐	☐	☐	☐
Water Htg	☒	☐	☐	☐	☐	☐

13. HEAT LOSS
42,738 BTU/HR Total Calculated Envelope and Infiltration Losses (available from "Total Building Heating Load" on Rescheck report)

14. EST. BUILDING COST w/o LAND
$ 1,300,000

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the reverse side of the last ply of this form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☒ **I vouch that I am or will be an owner occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the second page of this form.**

APPLICANT (Print:) Ryan Seymour **Sign:** [signature] **DATE** 9/13/23

APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☒ **See attached for conditions of approval.**

ISSUING JURISDICTION ☐ Town of ☐ Village of ☐ City of ☐ County of ____ ☐ State ____ State-Contracted Inspection Agency#: ____ Municipality Number of Dwelling Location

FEES:		PERMIT(S) ISSUED	WIS PERMIT SEAL #	PERMIT ISSUED BY:
Plan Review	$	☐ Construction		Name ____
Inspection	$	☐ HVAC		Date ____ Tel. ____
Wis. Permit Seal	$	☐ Electrical		Cert No. ____
Other	$	☐ Plumbing		Email: ____
Total	$	☐ Erosion Control		

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, October 11, 2023 at 5:00 p.m. to hear the following:

1. **7521 N Beach Dr.** 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

DINO AND APRIL ZUCCHI
7619 N BEACH DR
FOX POINT WI 53217

MMSD
PO BOX 2079
MILWAUKEE WI 53201

STEVEN I GRINDEL
7615 N BEACH DR
FOX POINT WI 53217

ALOK GOYAL
7540 N BEACH DR
FOX POINT WI 53217

DIANNE TOMASINI
7473 N BEACH DR
FOX POINT WI 53217

APRIL J ZHANG
7481 N BEACH DR
FOX POINT WI 53217

THE SHAKA AND MAYA PAYNE SMART
REVOCABLE TRUST AGREEMEN
7624 N BEACH DR
FOX POINT WI 53217

ANDREW AND CRISTINA SENGER
2361 N WHAL AVENUE
MILWAUKEE WI 53211

JOANNE BISCHMANN
4961 N ARDMORE AVE
WHITEFISH BAY WI 53217

ERIC BERINGAUSE
7515 N BEACH DR
FOX POINT WI 53217

STEVEN I GRINDEL
7615 N BEACH DR
FOX POINT WI 53217

KEVIN KINNEY
7575 N BEACH DR
FOX POINT WI 53217-3665

ALOK GOYAL
7540 N BEACH DR
FOX POINT WI 53217

PODZILNI SCHMITZ REVOCABLE TRUST
7600 N. BEACH DR.
FOX POINT WI 53217

HEIDI DONDLINGER
7702 N PORT WASHINGTON RD
FOX POINT WI 53217

TIMOTHY J LEMONT & DEBORAH R LEMONT
LIVING TRUST DATED
7475 N BEACH DR
FOX POINT WI 53217

HB DESIGNS LLC
CUSTOM RESIDENTIAL ARCHITECTURE

Hardi Shingle Siding

CHI Overhead Garage Doors

Natural Stone Veneer at Porches

Bluestone Treads and Porch Floors

HB DESIGNS LLC
CUSTOM RESIDENTIAL ARCHITECTURE

Composite Railing (note spindles to run vertically)

Marvin Elevate Windows and Doors

Simpson Exterior Doors

Exterior Porch Trim Details (column, metal roofing, soffit, fascia, window casing)

HB DESIGNS LLC

CUSTOM RESIDENTIAL ARCHITECTURE

Gable, Soffit, Rake and Gutter Details, Window Casing Detail

Solaris Max Def Weathered Wood

CRRC Product ID 0668-0125

Shingle Color

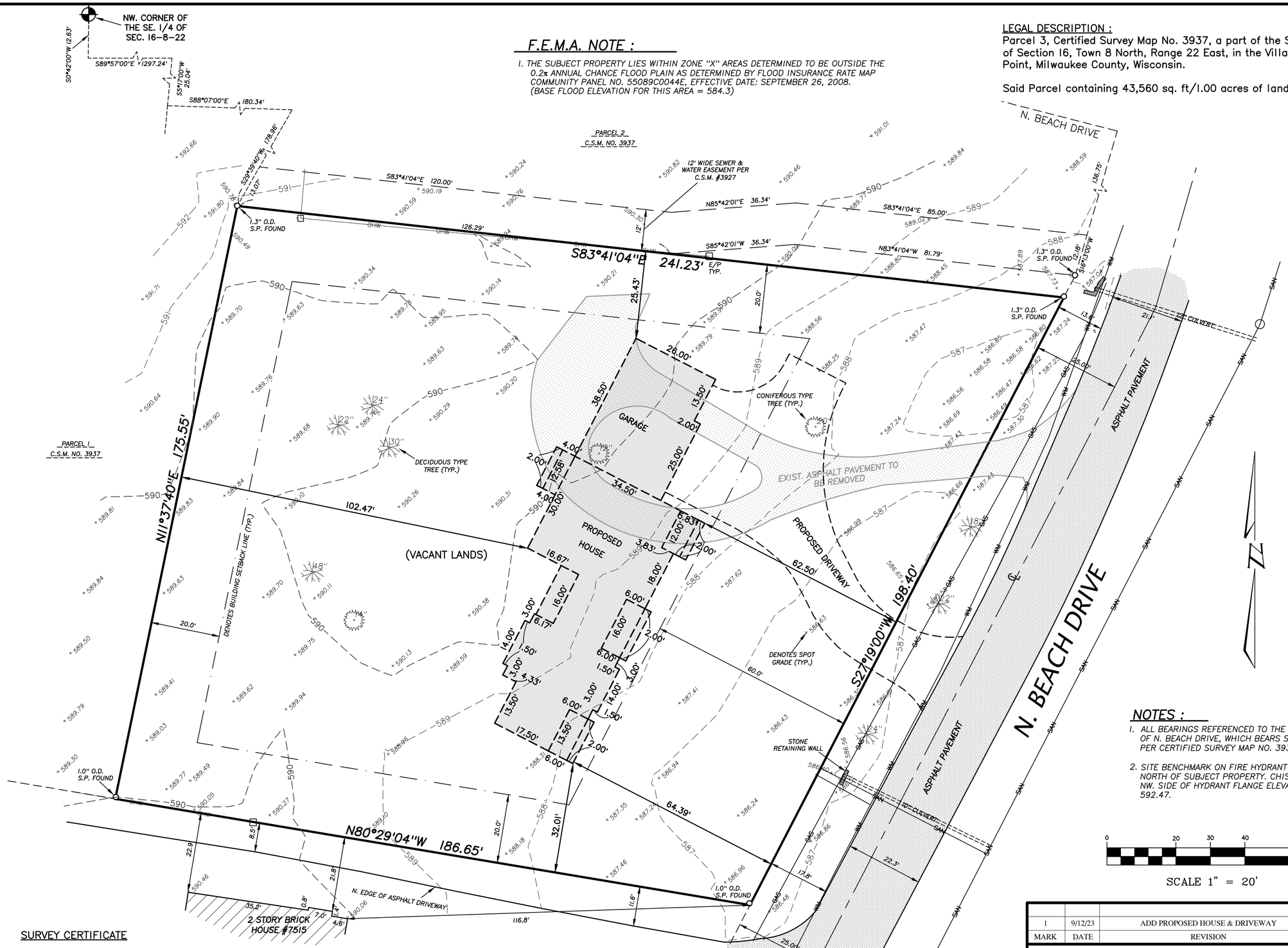
F.E.M.A. NOTE :

1. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 55089C0044E, EFFECTIVE DATE: SEPTEMBER 26, 2008. (BASE FLOOD ELEVATION FOR THIS AREA = 584.3)

LEGAL DESCRIPTION :

Parcel 3, Certified Survey Map No. 3937, a part of the Southeast 1/4 of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

Said Parcel containing 43,560 sq. ft/1.00 acres of land, more or less.



NOTES :

1. ALL BEARINGS REFERENCED TO THE WEST LINE OF N. BEACH DRIVE, WHICH BEARS S27°19'00"W, PER CERTIFIED SURVEY MAP NO. 3937.
2. SITE BENCHMARK ON FIRE HYDRANT LOCATED 190'± NORTH OF SUBJECT PROPERTY. CHISELED CROSS NW. SIDE OF HYDRANT FLANGE ELEVATION = 592.47.

0 20 30 40 60

SCALE 1" = 20'

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, roadway, 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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 15th day of March, 2023.

James G. Schneider
Surveyor – S-2127

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

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

MARK	DATE	REVISION	BY	AP'VD
1	9/12/23	ADD PROPOSED HOUSE & DRIVEWAY	JMB	JGS

"PROPERTY SURVEY"

for

Joanne Bischmann

7521 N. Beach Drive
Fox Point, WI

DATE:	March 15, 2023	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5459-23

David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 *office*
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

Jeff L. Hershberger, PLA
(262)894-1164 cell
jeffh@davidjfrank.com

LANDSCAPE DEVELOPMENT FOR

BISCHMANN RESIDENCE

7521 North Beach Drive
Fox Point, Wisconsin

REVISIONS

Δ	DATE	DESCRIPTION
	9/11/23	

PROJECT NUMBER

0' 5' 10' 20'

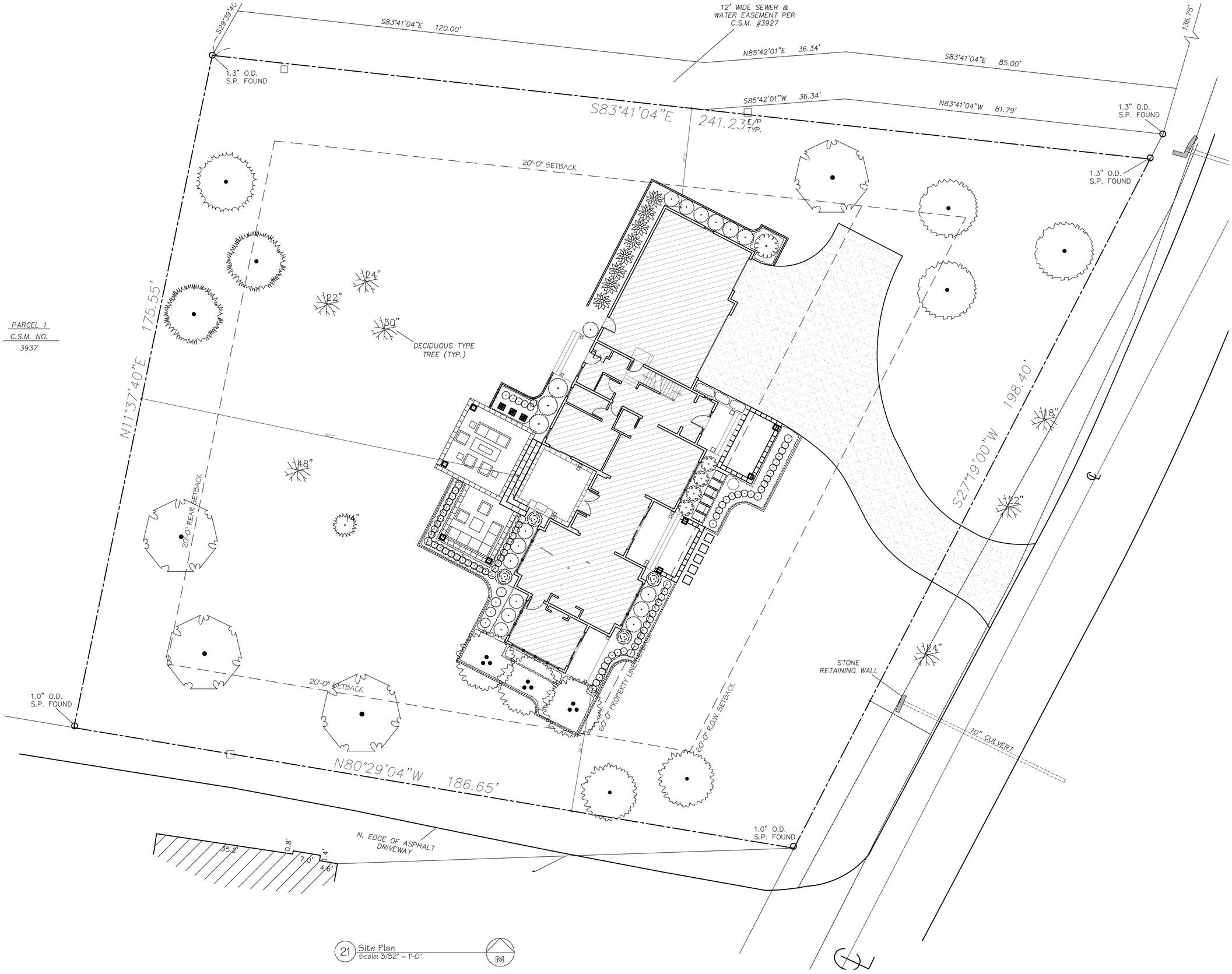
SCALE	1" = 10'-0"
DATE	8/25/23
SHEET	1 of 1

LANDSCAPE PLAN

L1.0

BISCHMANN

This drawing is made solely for the individual named herein and is the property of David J Frank Landscape Contracting Inc. Any unauthorized use or duplication is in violation of the copyright laws and subject to prosecution.
Plantings, structures, and other representations shown on this plan are for the purpose of conveying landscape design features. Refer to prepared contract documents for specific items included in any particular phase of landscape construction.



21 Site Plan
Scale: 3/32" = 1'-0"

ZONING
A-1

SETBACK REQUIREMENTS

FRONT YARD	
REQUIRED	60'-0"
PROPOSED (PROPERTY LINE)	62'-6"
PROPOSED (R.O.W C/L)	87'-6"
SIDE YARD (SOUTH)	
REQUIRED	20'-0"
PROPOSED:	37'-7"
SIDE YARD (NORTH)	
REQUIRED	20'-0"
PROPOSED	25'-5"
REAR YARD:	
REQUIRED	20'-0"
PROPOSED	98'-2"

HEIGHT REQUIREMENTS

MAXIMUM ALLOWABLE HEIGHT:	40'-0"
MAXIMUM PROPOSED HEIGHT:	30'-4 1/2"

OPEN AREA CALCULATIONS

DWELLING FOOTPRINT AREA	2211 SF
GARAGE FOOTPRINT AREA	1058 SF
PORCH AREA	361 SF
TOTAL BUILDING AREA	3630 SF

SITE CALCULATIONS

REQUIRED OPEN AREA:
40,000 - (40,000 x 5%) = 38,000 SF

AREA OF LOT (INCLUDING R.O.W) 43,689 SF

PROPOSED OPEN AREA
43,689 - 3630 = 40,059 SF

© Meg Baniukiewicz, AIA
HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

SHEET TITLE:
SITE PLAN

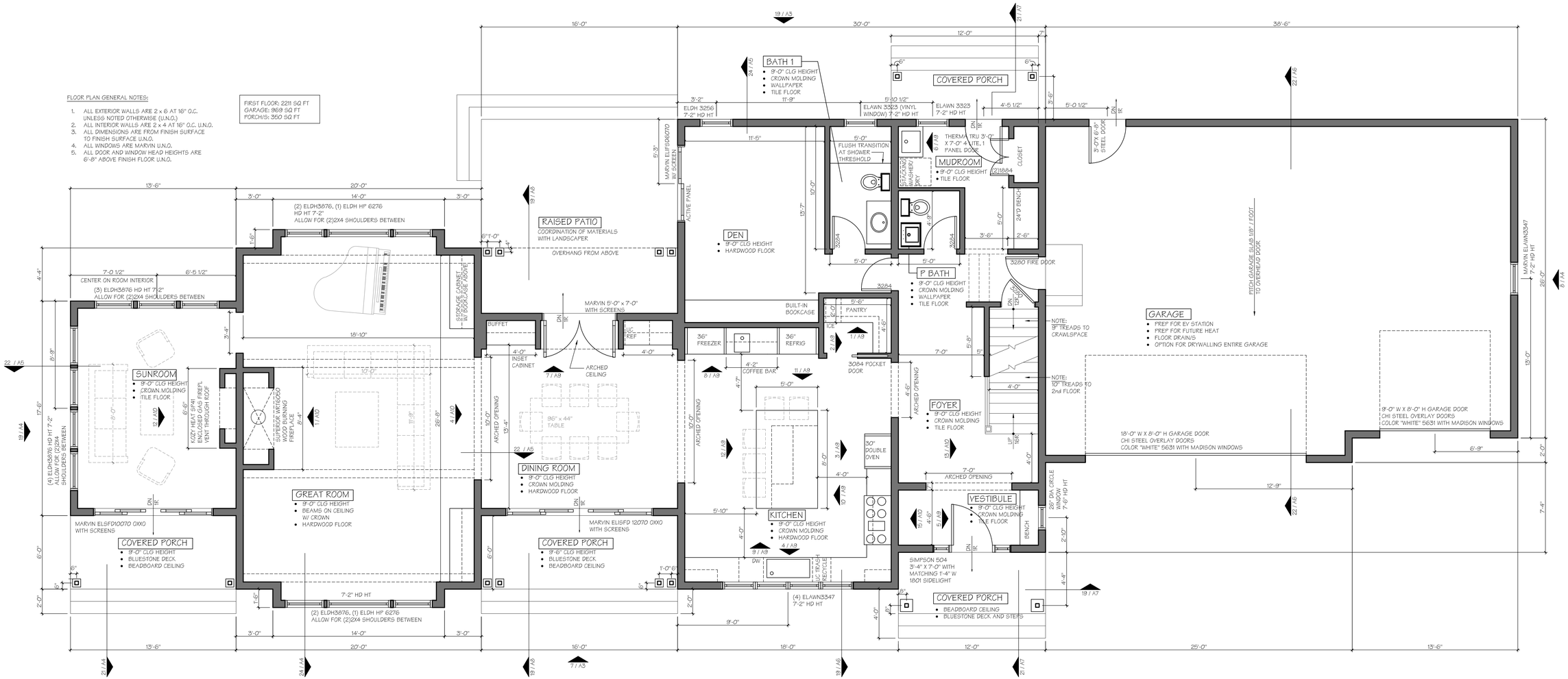
HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.761.6948

SHEET NO:
SP1

FLOOR PLAN GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE 2 x 6 AT 16" O.C. UNLESS NOTED OTHERWISE (U.N.O.)
2. ALL INTERIOR WALLS ARE 2 x 4 AT 16" O.C. U.N.O.
3. ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE U.N.O.
4. ALL WINDOWS ARE MARVIN U.N.O.
5. ALL DOOR AND WINDOW HEAD HEIGHTS ARE 6'-8" ABOVE FINISH FLOOR U.N.O.

FIRST FLOOR: 2211 SQ FT
GARAGE: 969 SQ FT
PORCH'S: 350 SQ FT



19 First Floor Plan
Scale: 1/4" = 1'-0"

© Meg Baniukiewicz, AIA
HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

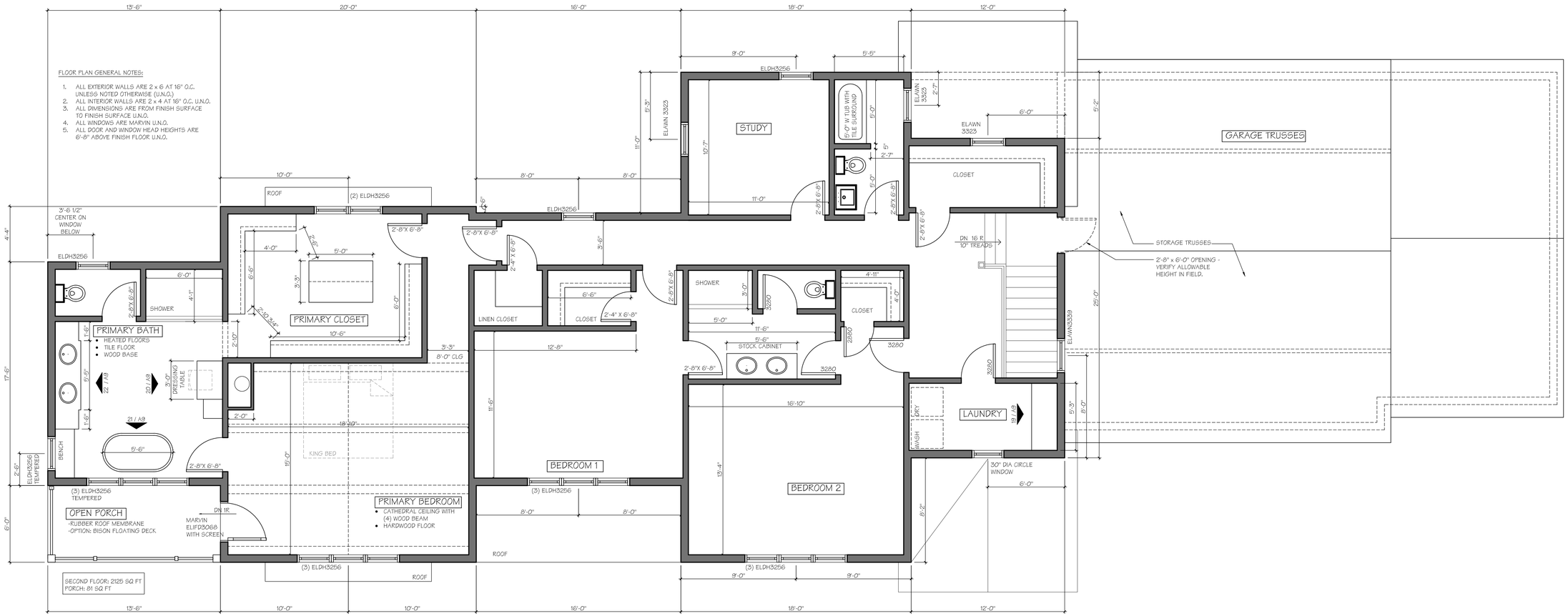
SHEET TITLE:
FIRST FLOOR PLAN

HB DESIGNS, LLC
5149 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH: 414.961.6948

SHEET Nº:
A1

FLOOR PLAN GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE 2 x 6 AT 16" O.C. UNLESS NOTED OTHERWISE (U.N.O.)
2. ALL INTERIOR WALLS ARE 2 x 4 AT 16" O.C. U.N.O.
3. ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE U.N.O.
4. ALL WINDOWS ARE MARVIN U.N.O.
5. ALL DOOR AND WINDOW HEAD HEIGHTS ARE 6'-8" ABOVE FINISH FLOOR U.N.O.



19 Second Floor Framing Plan
Scale: 1/4" = 1'-0"

© Meg Baniukiewicz, AIA
HB Designs LLC 2023

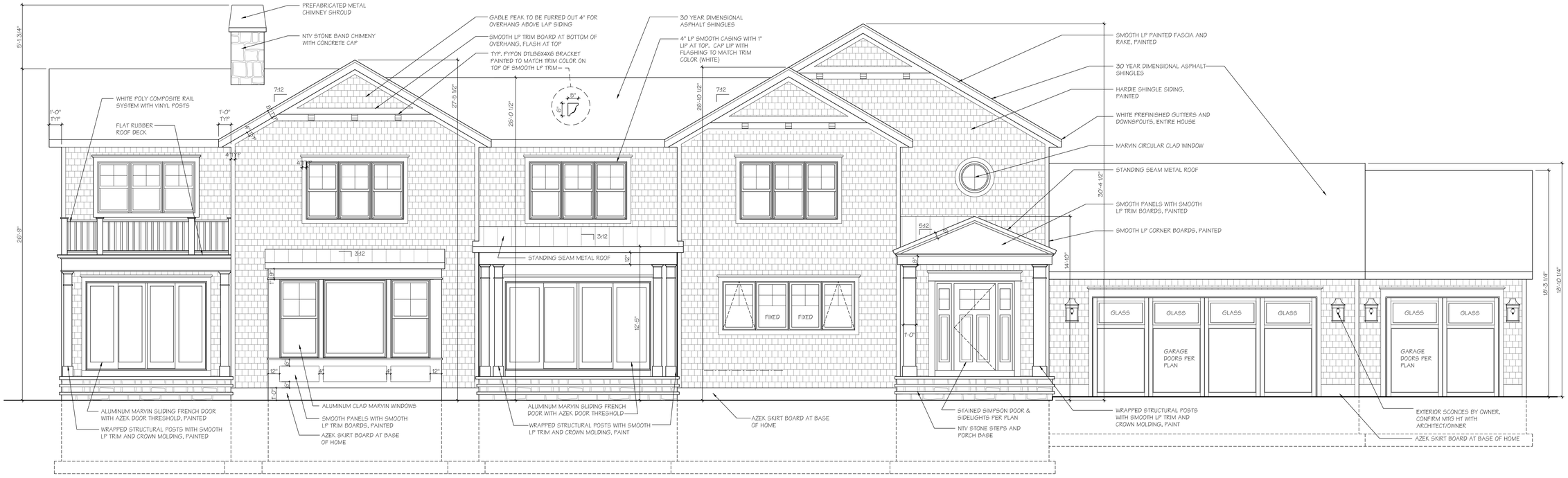
DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

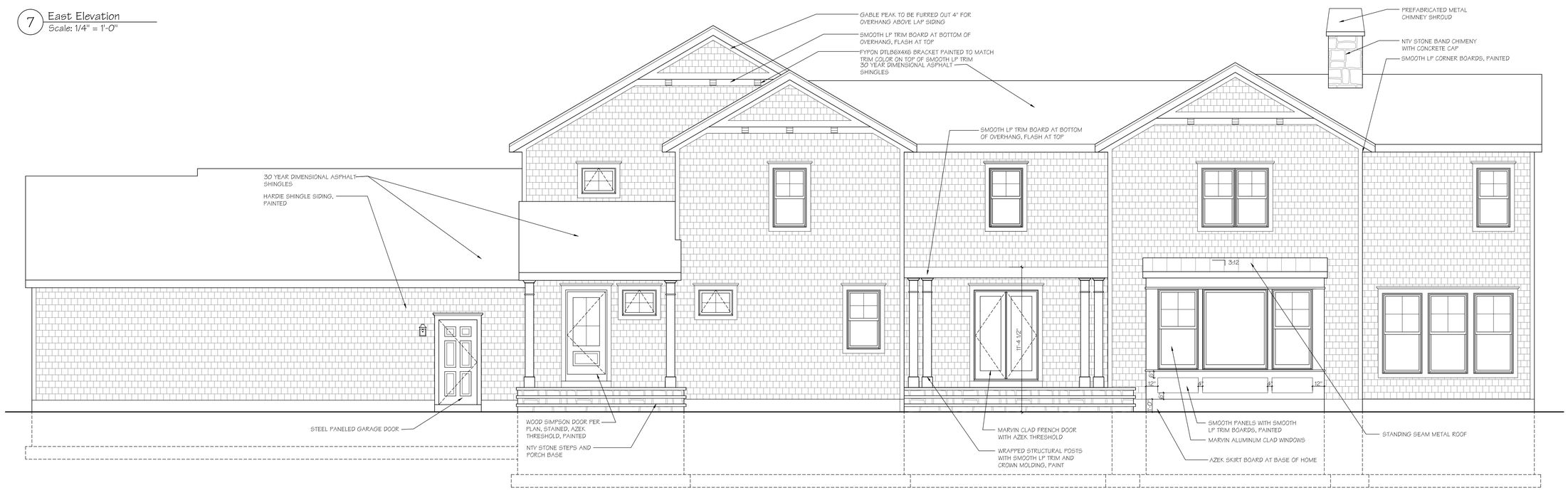
SHEET TITLE:
SECOND FLOOR PLAN

HB DESIGNS, LLC
5449 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH: 414.961.6948

SHEET No:
A2



7 East Elevation
Scale: 1/4" = 1'-0"



19 West Elevation
Scale: 1/4" = 1'-0"

© Meg Baniukiewicz, AIA
HB Designs LLC 2023

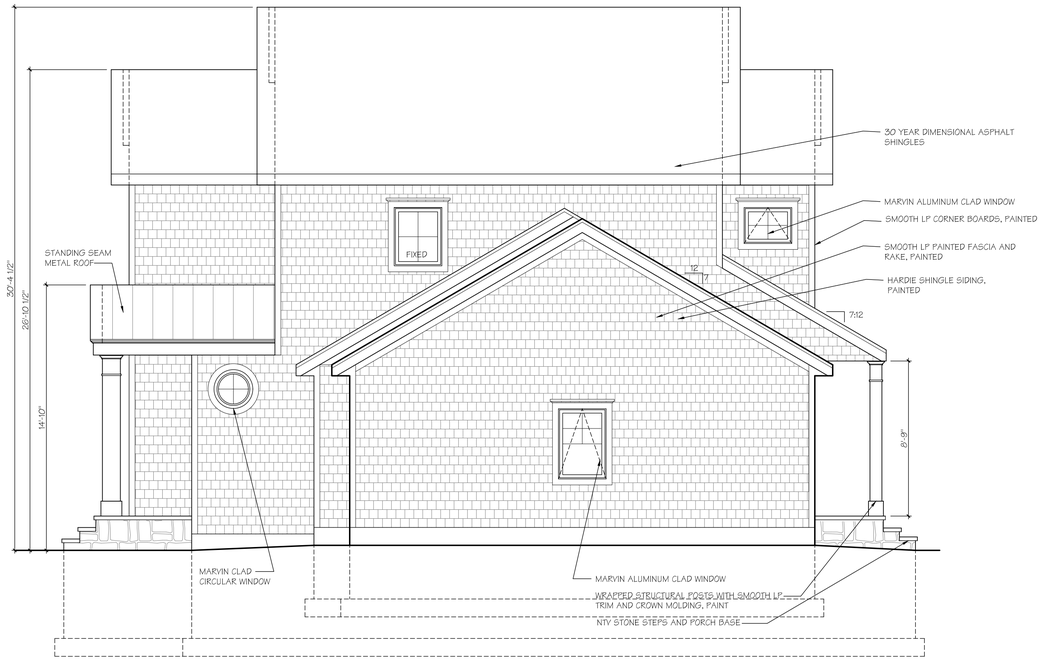
DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

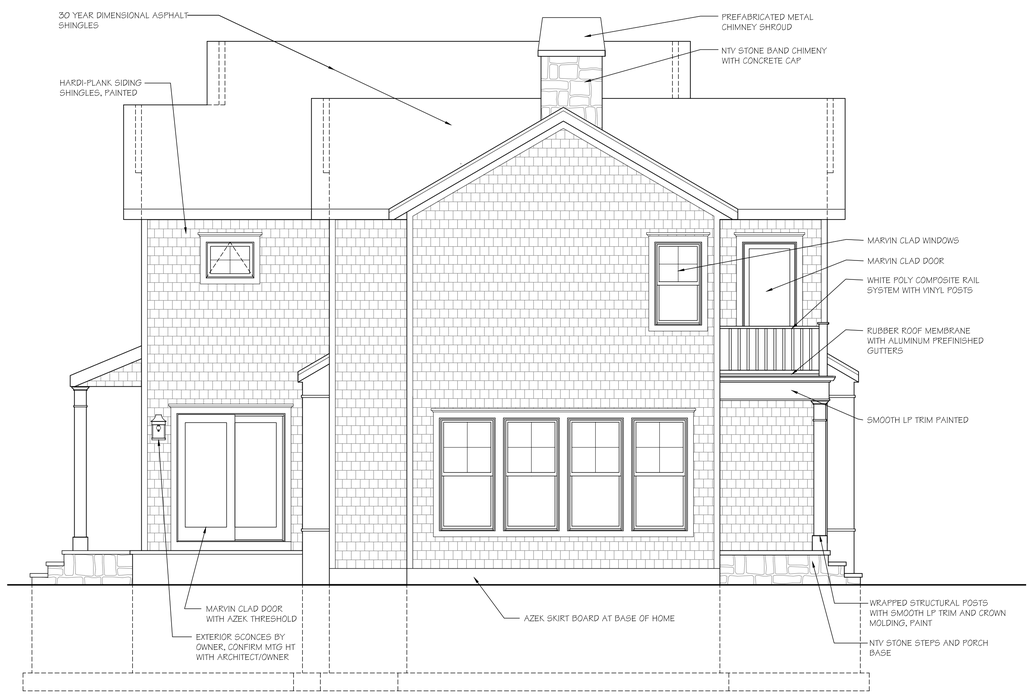
SHEET TITLE:
EXTERIOR ELEVATIONS

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6948

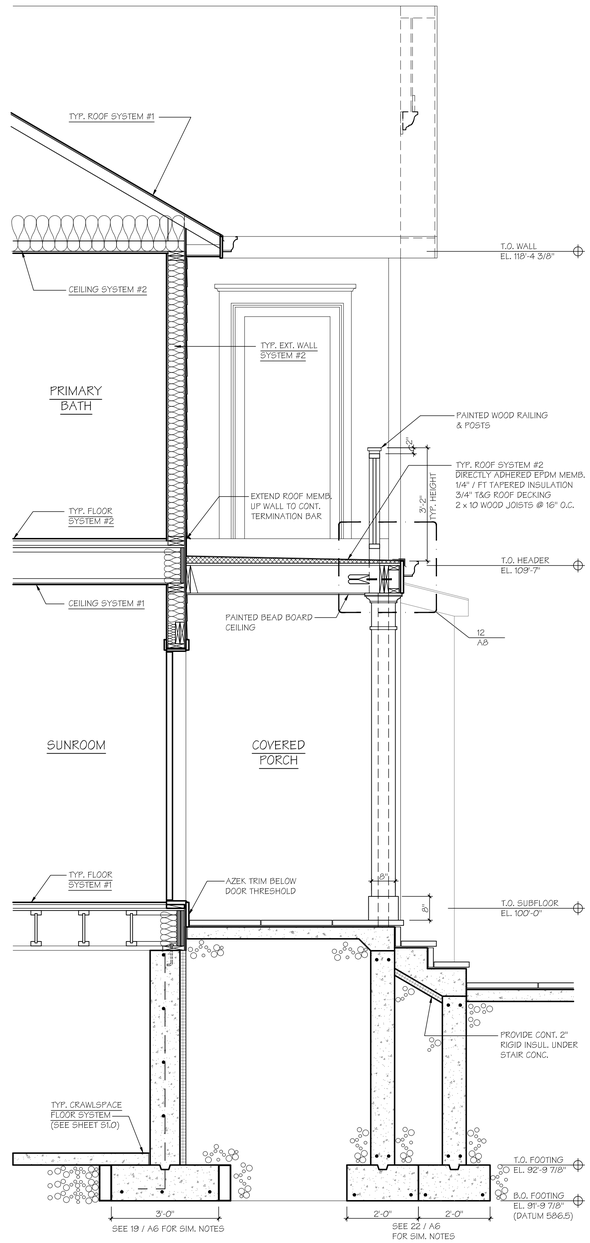
SHEET No:
A3



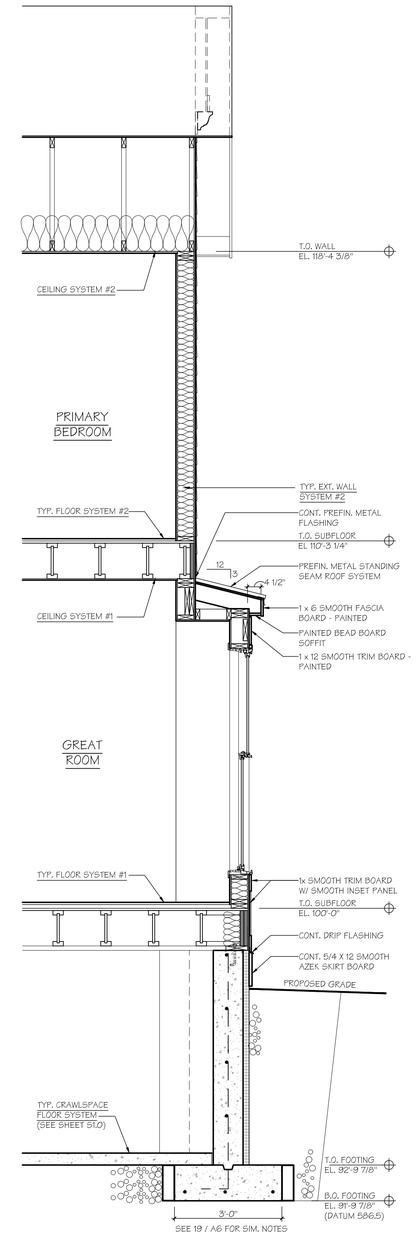
8 North Elevation
Scale: 1/4" = 1'-0"



19 South Elevation
Scale: 1/4" = 1'-0"



21 Section
Scale: 1/2" = 1'-0"



24 Section
Scale: 1/2" = 1'-0"

© Meg Baniukiewicz, AIA
HB Designs LLC 2023

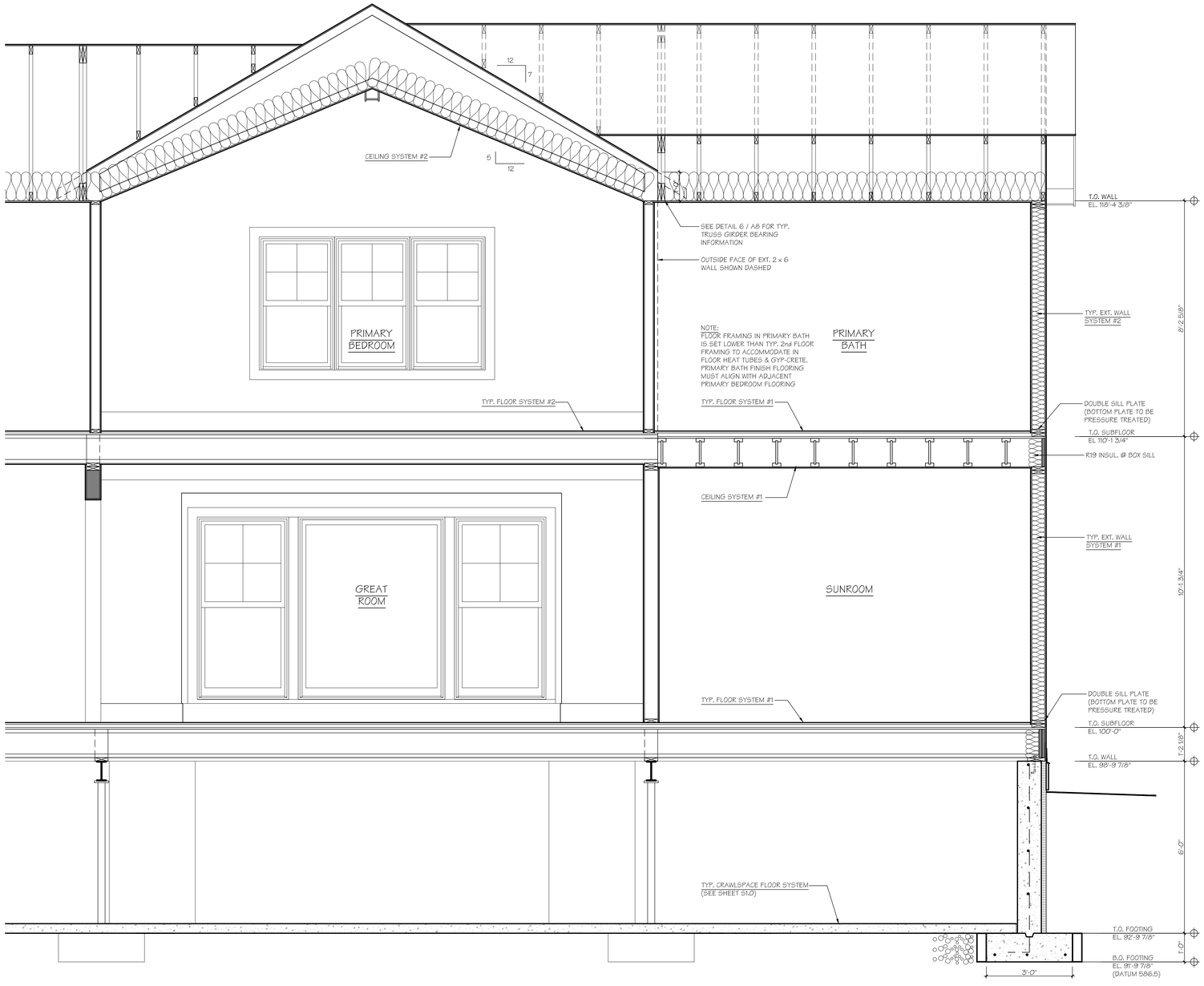
DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

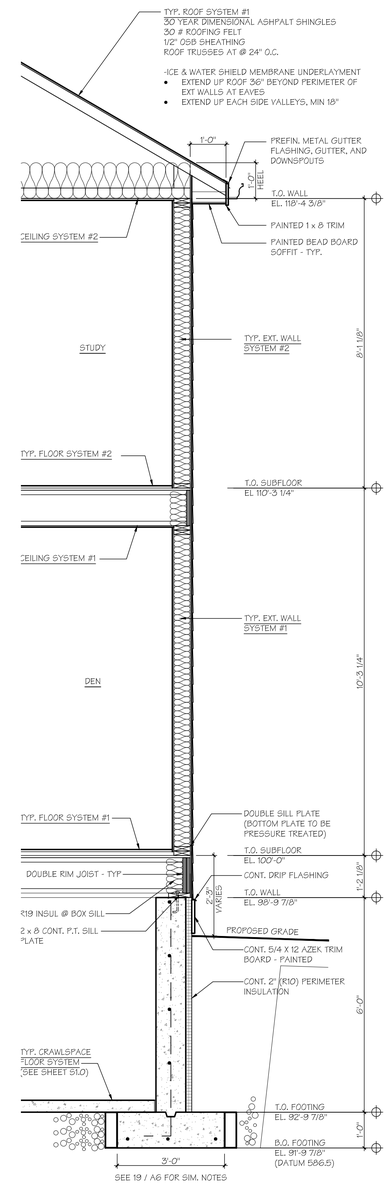
SHEET TITLE:
EXTERIOR ELEVATIONS
BUILDING SECTION

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.763.6948

SHEET Nº:
A4



22 Primary Bedroom Section
Scale: 1/2" = 1'-0"



24 Typ. Section
Scale: 1/2" = 1'-0"

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HB Designs LLC 2023

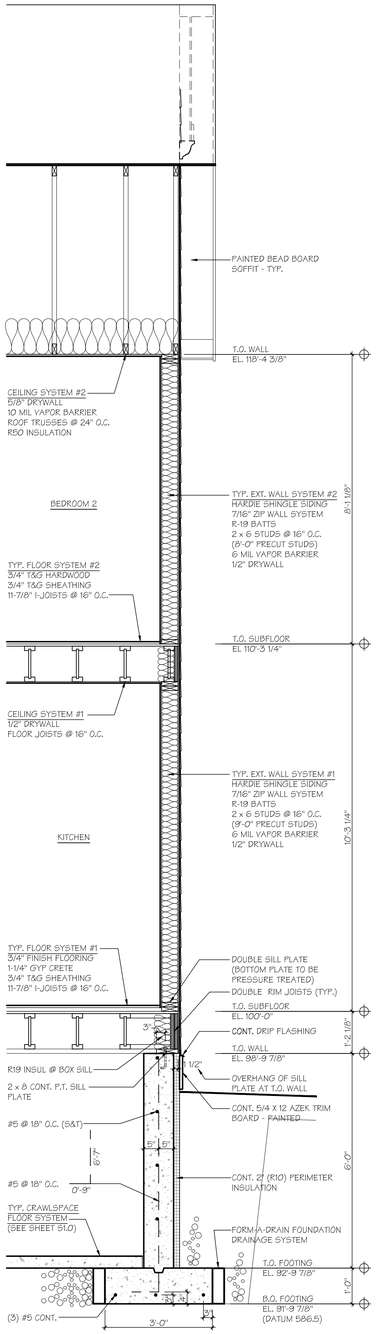
DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

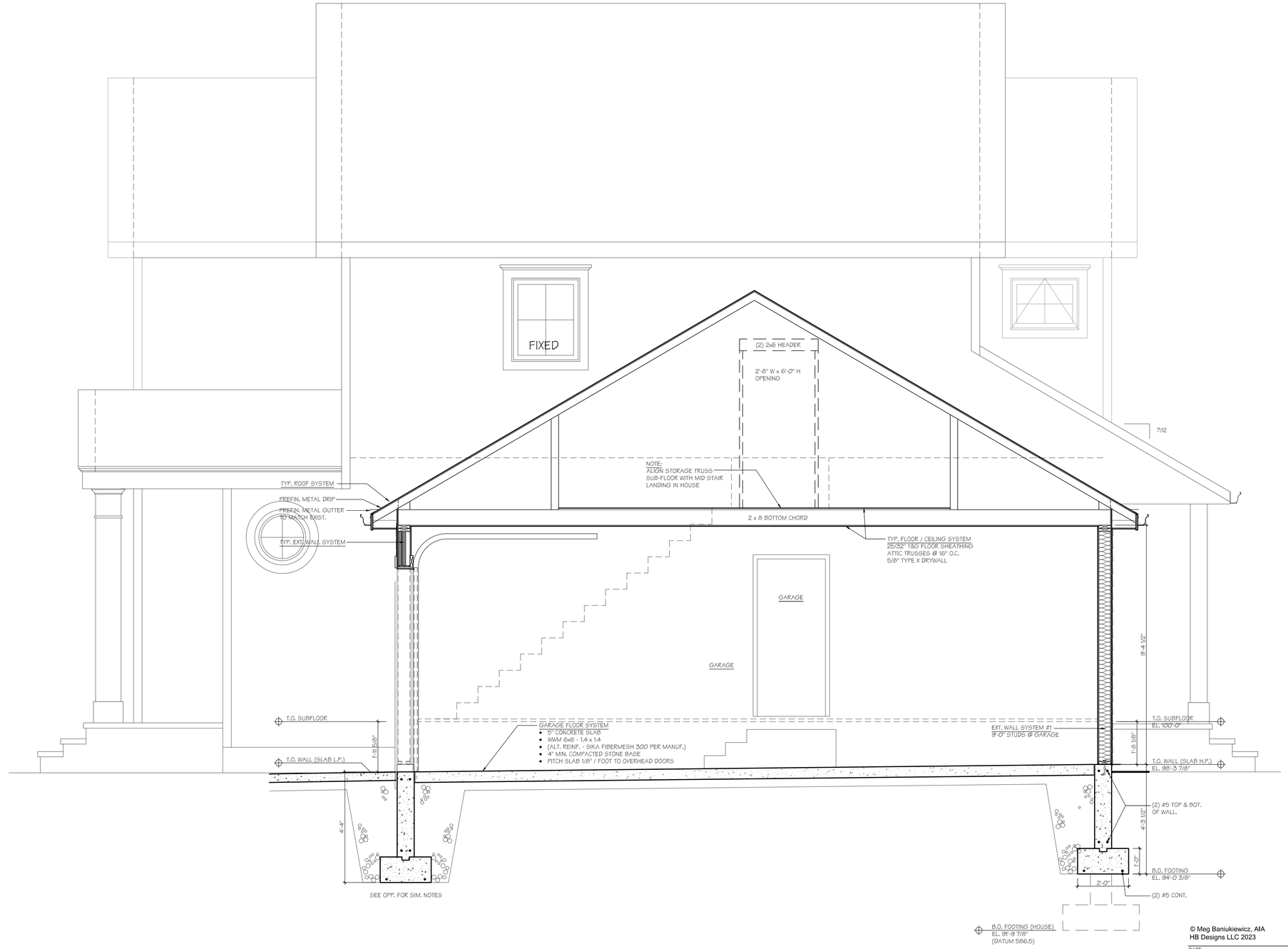
SHEET TITLE:
SECTIONS

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.763.6948

SHEET Nº:
A5



19 Typical Wall Section
Scale: 1/2" = 1'-0"



22 Garage Section
Scale: 1/2" = 1'-0"

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HB Designs LLC 2023

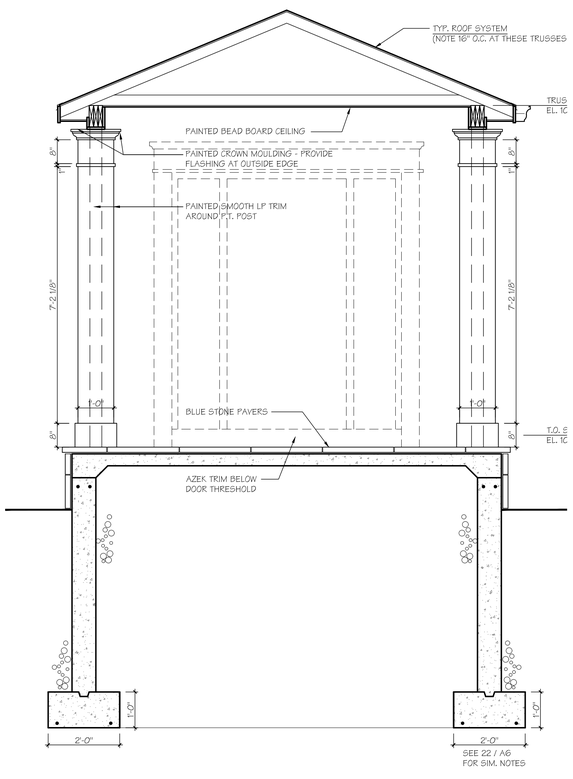
DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

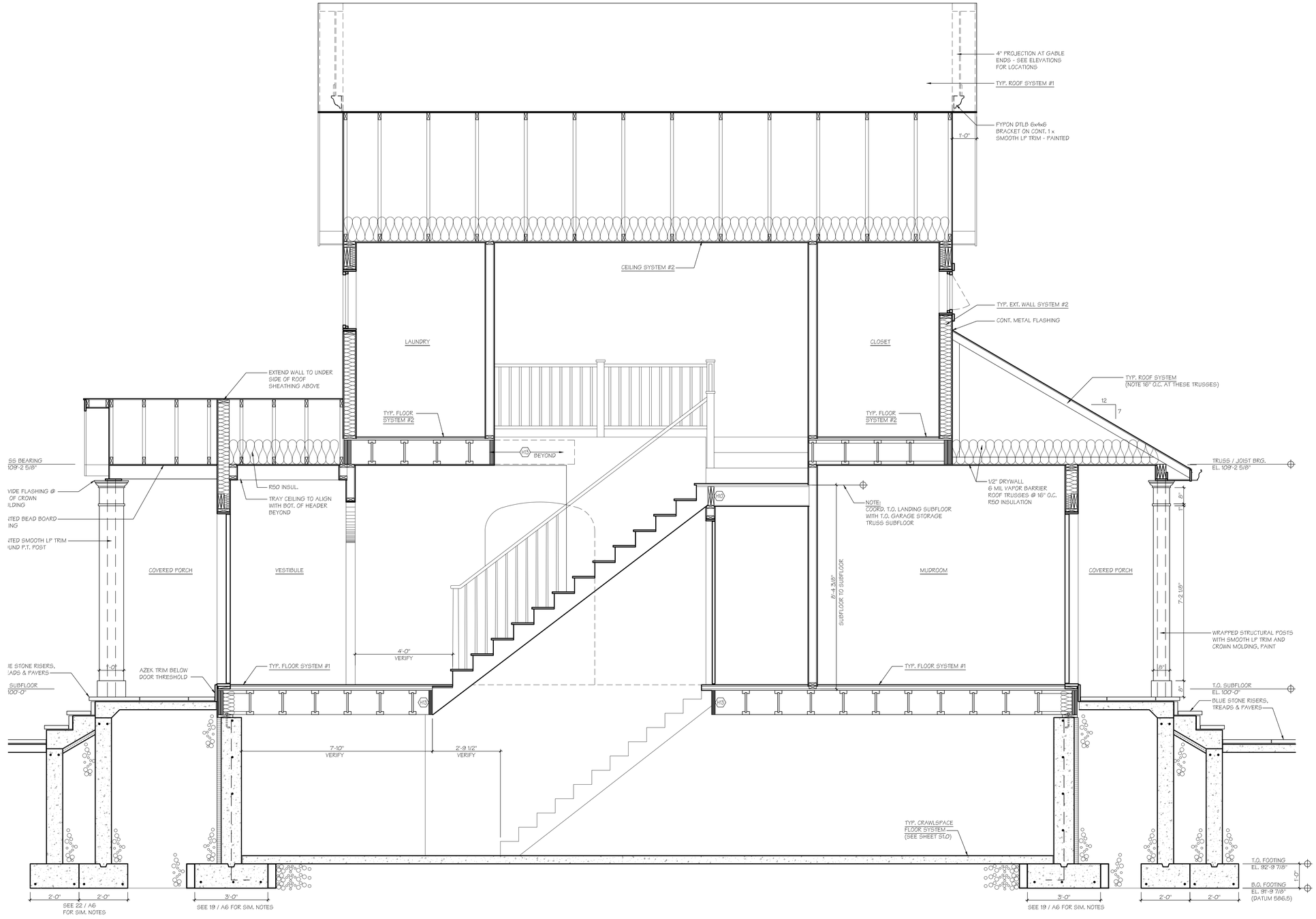
SHEET TITLE:
SECTION

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.761.6748

SHEET NO:
A6



19 Section
Scale: 1/2" = 1'-0"



21 Section
Scale: 1/2" = 1'-0"

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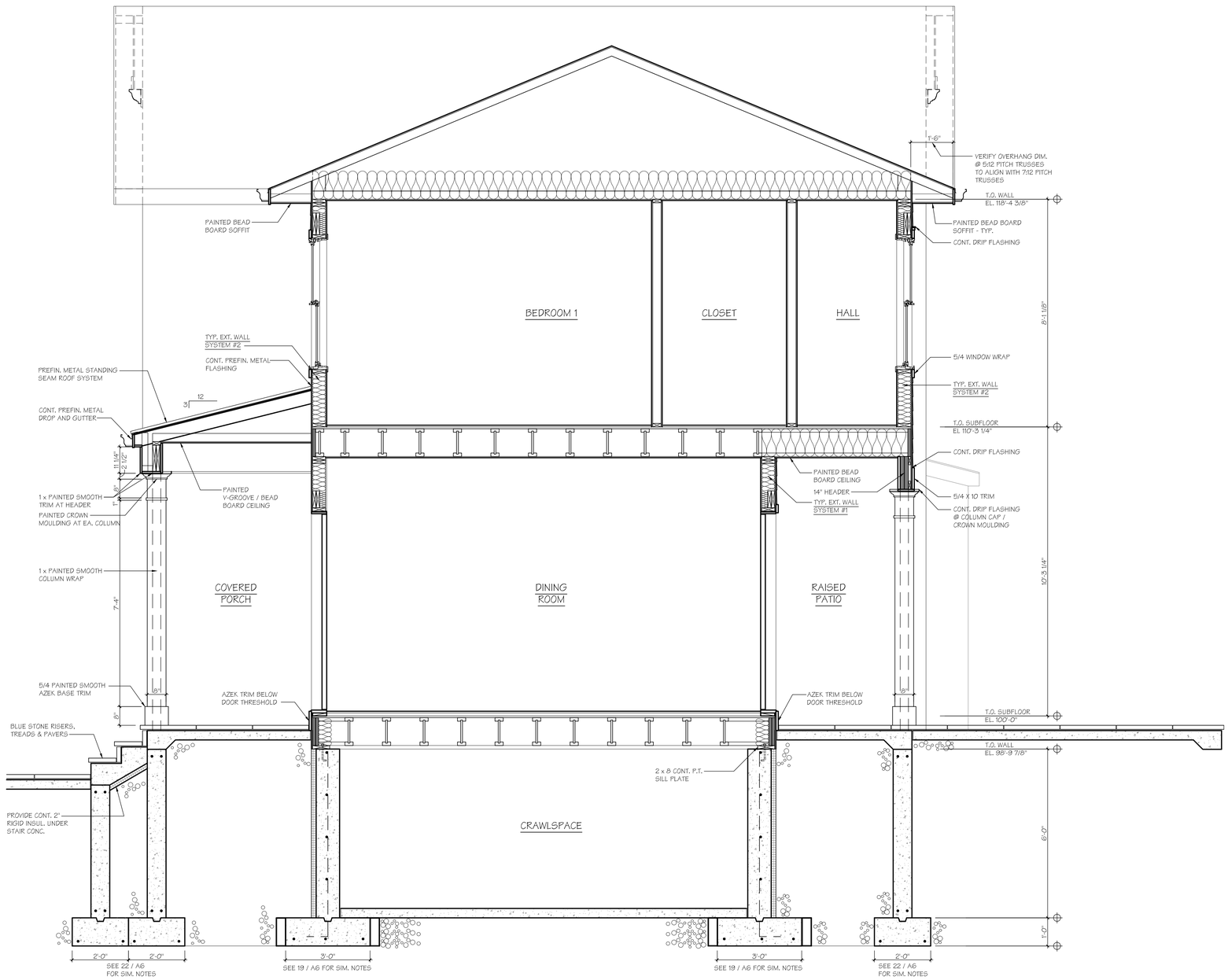
DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

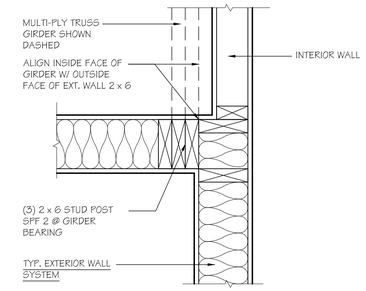
SHEET TITLE:
SECTIONS

HB DESIGNS, LLC
5410 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH:414.961.6948

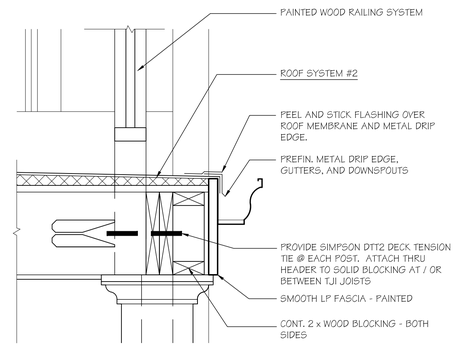
SHEET Nº:
A7



19 Section
Scale: 1/2" = 1'-0"



6 Typ. Plan Detail @ Truss Girder Bearing
Scale: 1-1/2" = 1'-0"



12 Deck Connection Detail
Scale: 1-1/2" = 1'-0"

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HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

SHEET TITLE:
SECTIONS

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.761.6748

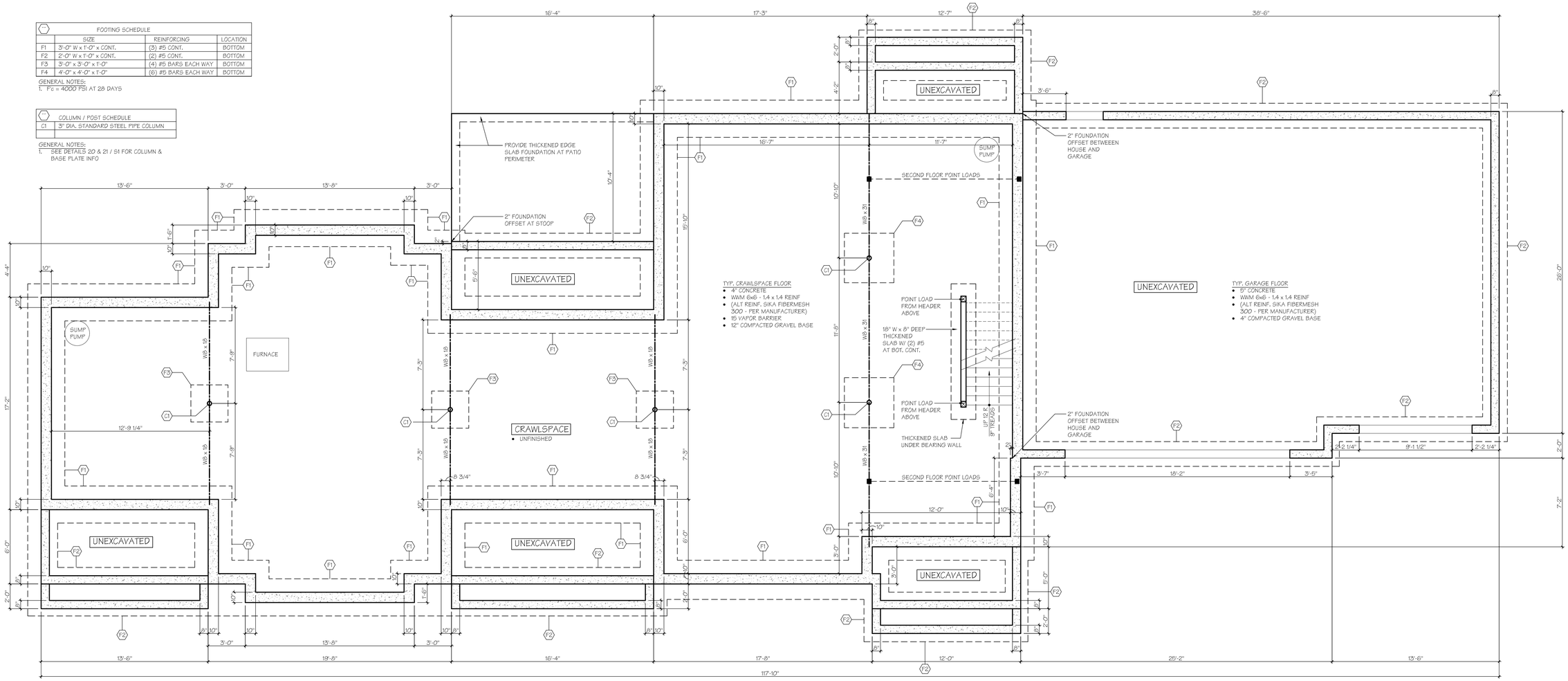
SHEET No:
A8

FOOTING SCHEDULE			
	SIZE	REINFORCING	LOCATION
F1	3'-0" W x 1'-0" x CONT.	(3) #5 CONT.	BOTTOM
F2	2'-0" W x 1'-0" x CONT.	(2) #5 CONT.	BOTTOM
F3	3'-0" x 3'-0" x 1'-0"	(4) #5 BARS EACH WAY	BOTTOM
F4	4'-0" x 4'-0" x 1'-0"	(6) #5 BARS EACH WAY	BOTTOM

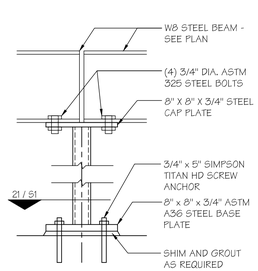
GENERAL NOTES:
1. F'c = 4000 PSI AT 28 DAYS

COLUMN / POST SCHEDULE	
C1	3" DIA. STANDARD STEEL PIPE COLUMN

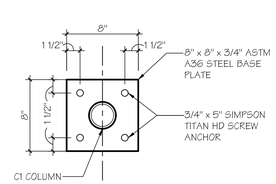
GENERAL NOTES:
1. SEE DETAILS 20 & 21 / S1 FOR COLUMN & BASE PLATE INFO



19 Basement Floor Plan
Scale: 1/4" = 1'-0"



20 Column Detail
Scale: 1-1/2" = 1'-0"



21 Column Base Plate Detail
Scale: 1-1/2" = 1'-0"

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HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

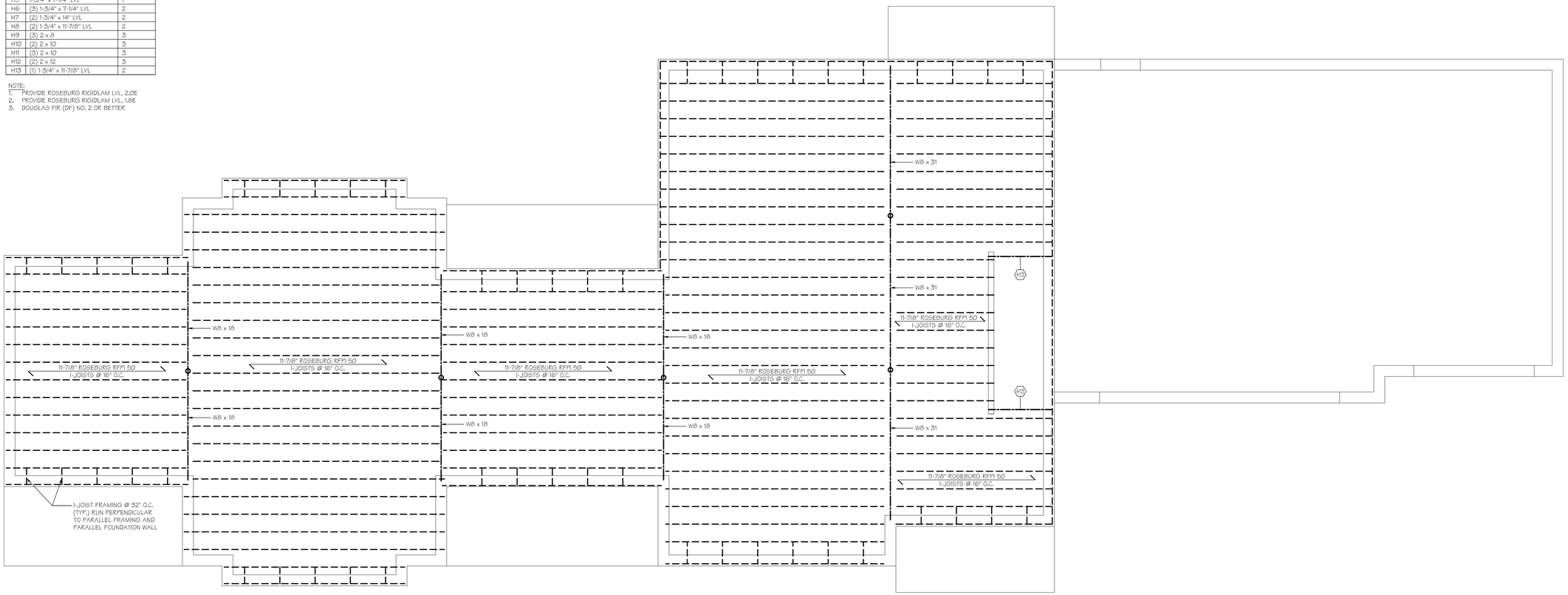
SHEET TITLE:
BASEMENT / FOUNDATION FLOOR PLAN

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.763.6948

SHEET Nº:
S1

	HEADER SCHEDULE	NOTES
H1	(2) 2 x 8	2
H2	(2) 1-3/4" x 7-1/4" LVL	1
H3	(2) 1-3/4" x 16" LVL	1
H4	5-1/4" x 11-7/8" LVL	1
H5	1-3/4" x 7-1/4" LVL	1
H6	(3) 1-3/4" x 7-1/4" LVL	2
H7	(2) 1-3/4" x 14" LVL	2
H8	(2) 1-3/4" x 11-7/8" LVL	2
H9	(3) 2 x 8	3
H10	(2) 2 x 10	3
H11	(3) 2 x 10	3
H12	(2) 2 x 12	3
H13	(1) 1-3/4" x 11-7/8" LVL	2

NOTE:
1. PROVIDE ROSEBURG RIGIDLAM LVL, 2.0E
2. PROVIDE ROSEBURG RIGIDLAM LVL, 1.8E
3. DOUGLAS FIR (DF) NO. 2 OR BETTER



19 First Floor Framing Plan
Scale: 1/4" = 1'-0"

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HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

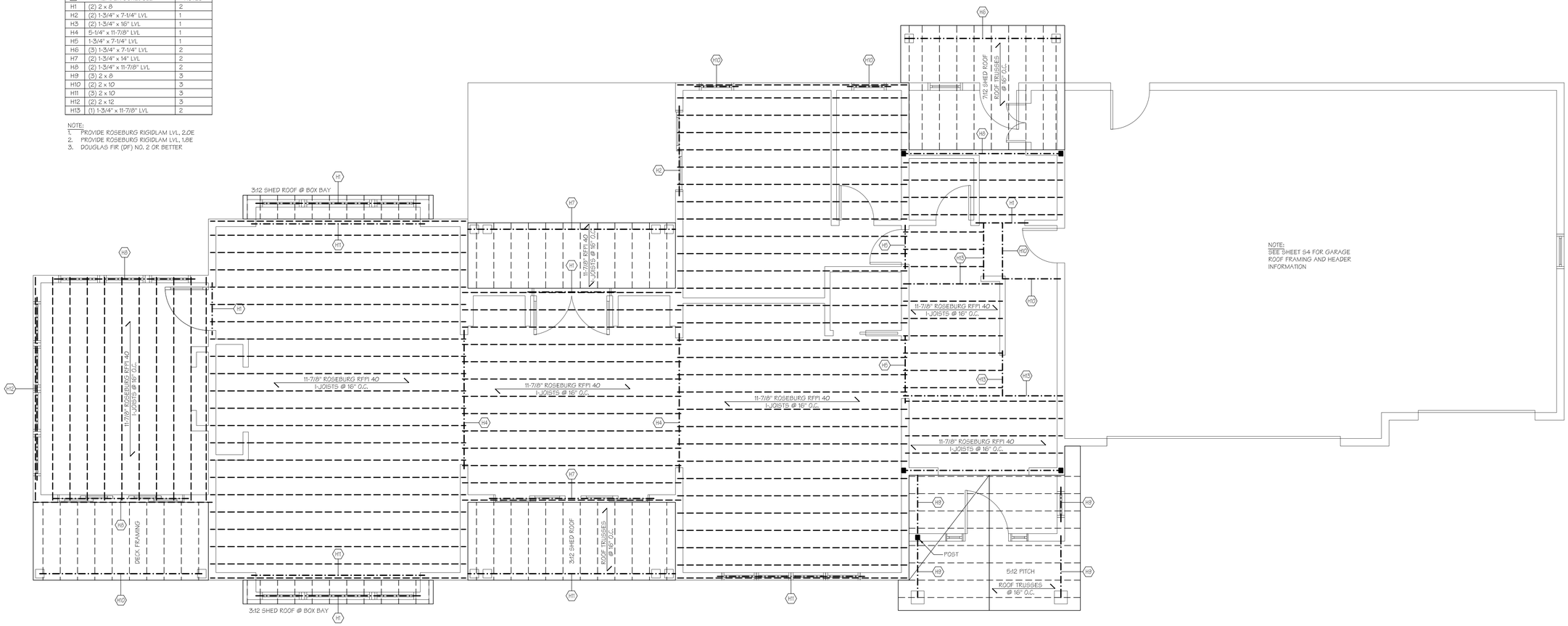
SHEET TITLE:
FIRST FLOOR FRAMING PLAN

HB DESIGNS, LLC
5410 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.961.6948

SHEET Nº:
S2

	HEADER SCHEDULE	NOTES
H1	(2) 2 x 8	2
H2	(2) 1-3/4" x 7-1/4" LVL	1
H3	(2) 1-3/4" x 16" LVL	1
H4	5-1/4" x 11-7/8" LVL	1
H5	1-3/4" x 7-1/4" LVL	1
H6	(3) 1-3/4" x 7-1/4" LVL	2
H7	(2) 1-3/4" x 14" LVL	2
H8	(2) 1-3/4" x 11-7/8" LVL	2
H9	(3) 2 x 8	3
H10	(2) 2 x 10	3
H11	(3) 2 x 10	3
H12	(2) 2 x 12	3
H13	(1) 1-3/4" x 11-7/8" LVL	2

NOTE:
1. PROVIDE ROSEBURG RIGIDLAM LVL, 2.0E
2. PROVIDE ROSEBURG RIGIDLAM LVL, 1.8E
3. DOUGLAS FIR (DF) NO. 2 OR BETTER



19 Second Floor Framing Plan
Scale: 1/4" = 1'-0"

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HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

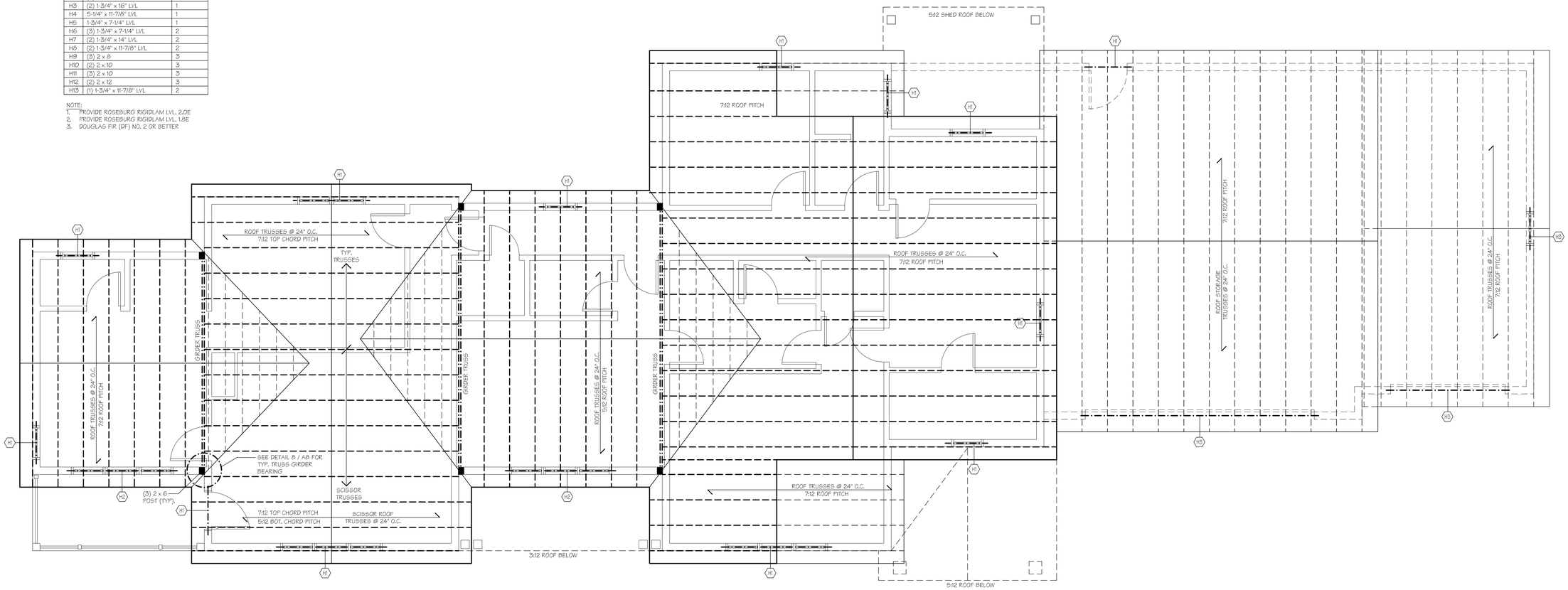
SHEET TITLE:
SECOND FLOOR FRAMING PLAN

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH.414.761.6748

SHEET NO:
S3

	HEADER SCHEDULE	NOTES
H1	(2) 2 x 8	2
H2	(2) 1-3/4" x 7-1/4" LVL	1
H3	(2) 1-3/4" x 16" LVL	1
H4	5-1/4" x 11-7/8" LVL	1
H5	1-3/4" x 7-1/4" LVL	1
H6	(3) 1-3/4" x 7-1/4" LVL	2
H7	(2) 1-3/4" x 14" LVL	2
H8	(2) 1-3/4" x 11-7/8" LVL	2
H9	(3) 2 x 8	3
H10	(2) 2 x 10	3
H11	(3) 2 x 10	3
H12	(2) 2 x 12	3
H13	(1) 1-3/4" x 11-7/8" LVL	2

NOTE:
1. PROVIDE ROSEBURG RIGIDLAM LVL, 2.0E
2. PROVIDE ROSEBURG RIGIDLAM LVL, 1.8E
3. DOUGLAS FIR (DF) NO. 2 OR BETTER



19 Roof Framing Plan
Scale: 1/4" = 1'-0"

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HB Designs LLC 2023

DATE:
SEPTEMBER 15, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

SHEET TITLE:
ROOF FRAMING PLAN

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.761.6748

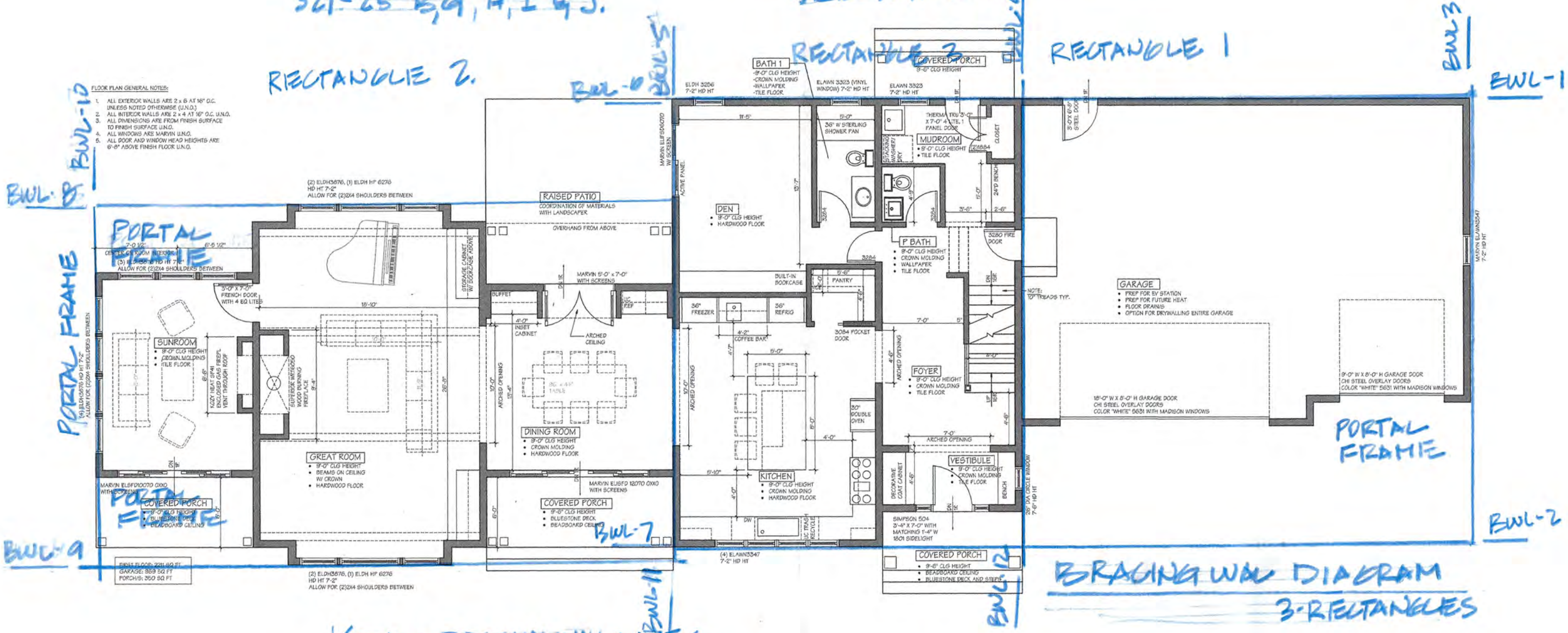
SHEET Nº:
S4

WIND EXPOSURE CAT. D,
MULTIPLY VALUES IN
TABLE 321.25 -> BY 1.6

UDC
BRACING WALL LINES AND PORTAL FRAMES COMPLY WITH UDC BRACING PROVISIONS OF TABLES:
321-25 B, G, H, I & J.

CONSTRUCT PORTAL FRAMES PER UDC 321.25-A WITH NO EXCEPTIONS
SEE SHT. LAT-2

LAT-1



BRACING WALL DIAGRAM
3-RECTANGLES

19 First Floor Plan
Scale: 1/4" = 1'-0"

(BWL - BRACING WALL LINES

LINE	LENGTH	REQUIRED LENGTH	
BWL-1	35'-0"	8'-6" x 1.6 = 13'-6"	OK.
BWL-2	PORTAL FRAME (D)		OK.
BWL-3	23'-0"	11'-3" x 1.6 = 18'-3"	OK.
BWL-4	25'-0"	11'-3" x 1.6 = 18'-3"	OK
BWL-5	14'-6"	9'-0" x 1.6 = 14'-6"	OK.
BWL-6	23'-0"	11'-3" x 1.6 = 18'-3"	OK.
BWL-7	18'-6"	11'-3" x 1.6 = 18'-3"	OK.
BWL-8	PORTAL FRAME		

LINE	LENGTH	REQUIRED LENGTH	
BWL-9	PORTAL FRAME		
BWL-10	PORTAL FRAME (C)		
BWL-11	24'-0"	14'-6" x 1.6 = 23'-1"	OK
BWL-12	28'-0"	9'-0" x 1.6 = 14'-6"	OK.

WISCONSIN
MICHAEL A. CORRIGAN
E-26858
MILWAUKEE, WI
PROFESSIONAL ENGINEER

9.14.23

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HB Designs LLC 2023

DATE:
AUGUST 2, 2023

PROJECT:
J. BISCHMANN
7521 N. BEACH DR.
FOX POINT, WI 53217

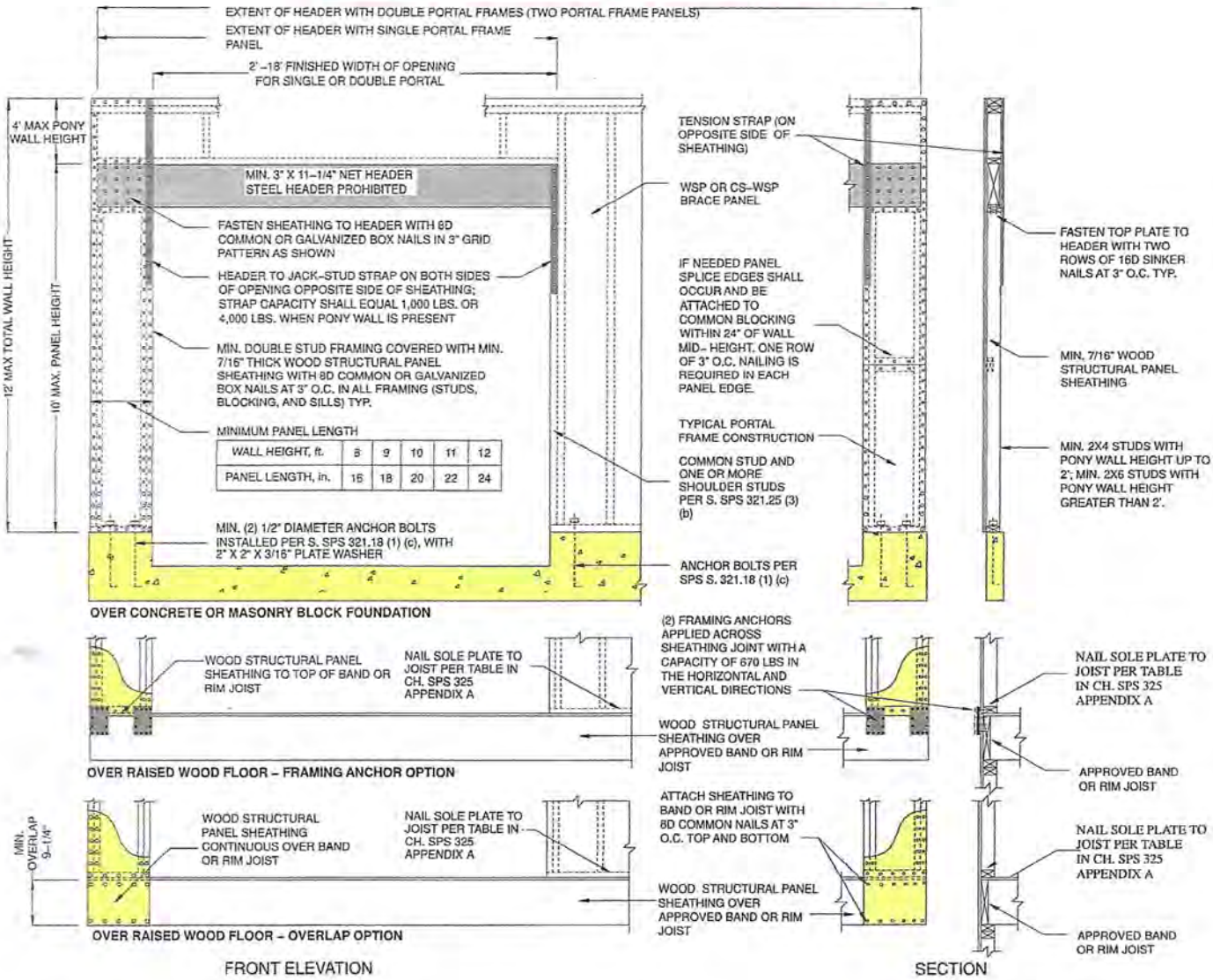
SHEET TITLE:
FIRST FLOOR PLAN

HB DESIGNS, LLC
5419 N. BERKELEY BLVD
WHITEFISH BAY, WI 53217
PH 414.761.0748

SHEET NO:
A2

Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross–section, 1/2–inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25–G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing amounts, the outermost extents of the building plan at each floor level shall be circumscribed with a rectangle to define the overall length of each building side as shown in Figure 321.25–B.

2. In no case may the amount of bracing be less than two braced wall panels on walls parallel to each rectangle side for each floor level of the building.

3. Where used, the number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25–I.

4. Where used, the total length of continuous sheathed brace panels applied to walls parallel to each building side shall comply with Table 321.25–J.

5. The location of brace panels applied to walls parallel to each building side shall comply with Figure 321.25–C.

6. Balloon–frame walls may be no longer than 21 feet and shall have a maximum height of two floors unless constructed in accordance with an approved design. Wall framing shall be continuous from the lowest floor to the wall top plate at the roof. All edges of sheathing shall be supported on and fastened to blocking or framing. Braced wall panels may not be required on the balloon–frame wall portion provided the bracing amount and brace spacing requirement are satisfied for the building side. Where brace panels are located on the balloon–frame wall portion, they shall have a height–to–width ratio of not more than 2.5:1.

7. For a gable end wall, if the brace–panel height does not exceed 12 feet at the highest portion and if the 12½–foot and 21–foot spacing requirements in Figure 321.25–C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, it shall have a height–to–width ratio of not more than 2.5:1, and comply with Figure 21.25–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 C, 70'

BUILDING PERMIT

Job Address 6435 N. Santa Monica Blvd., Fox Point, WI 53217	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Raze Existing 12'-0" x 30'-0" Detached Garage & Build New 20'-0" x 28'-0" Wood Frame Detached Garage	
Estimated Cost of Project $ 49,348.00	

Owner/Occupant	
Business Name n/a	Contact Name Patrick Peczerski & Ashley Dallman
Address 6435 N. Santa Monica Blvd.	City/State/Zip Fox Point, WI 53217
Phone (414) 426-7589	Email peczerski@gmail.com

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

Contractor	
Company Name JD Griffiths Company, Inc.	Contact Name Jeremy Schloesser
Address 8401 W. Calumet Rd.	City/State/Zip Milwaukee, WI 53224
Phone (414) 362-7222	Email jeremys@jdgriffiths.com
Dwelling Contractor # DC-079500221	Dwelling Contractor Qualifier # DCQ-081900898

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition	Garage 560 sq.ft.

Description		**Rate**	**Amount**
Project - Per $1,000 of estimated cost		$10.00	$493.48
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	$136.80
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**		$ 705.25

Applicant Signature _____ **Date** 09.14.2023

Rev 01/22

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

VILLAGE OF FOX POINT

7200 N. SANTA MONICA BLVD

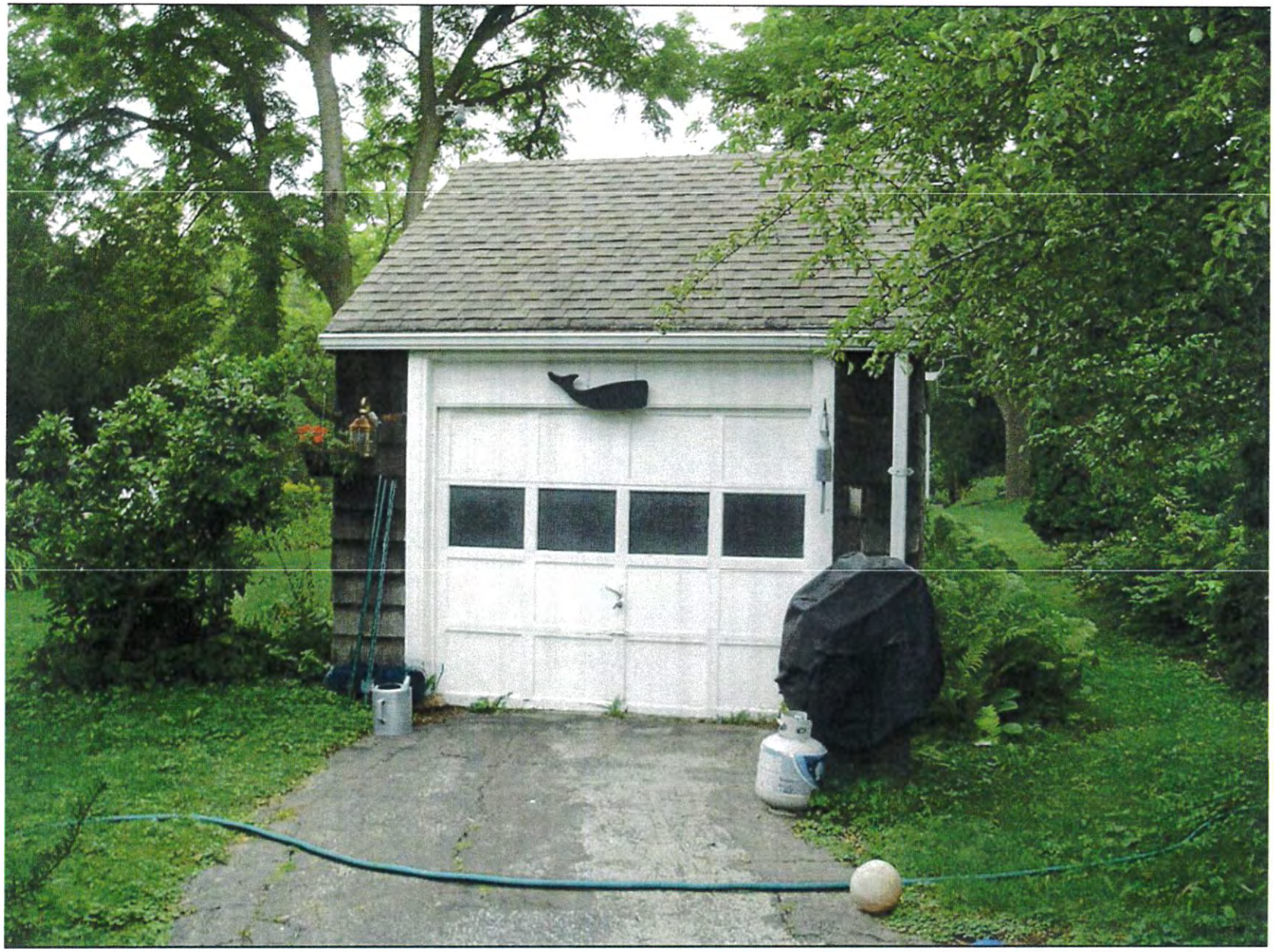
FOX POINT WI 53217 414-351-8900

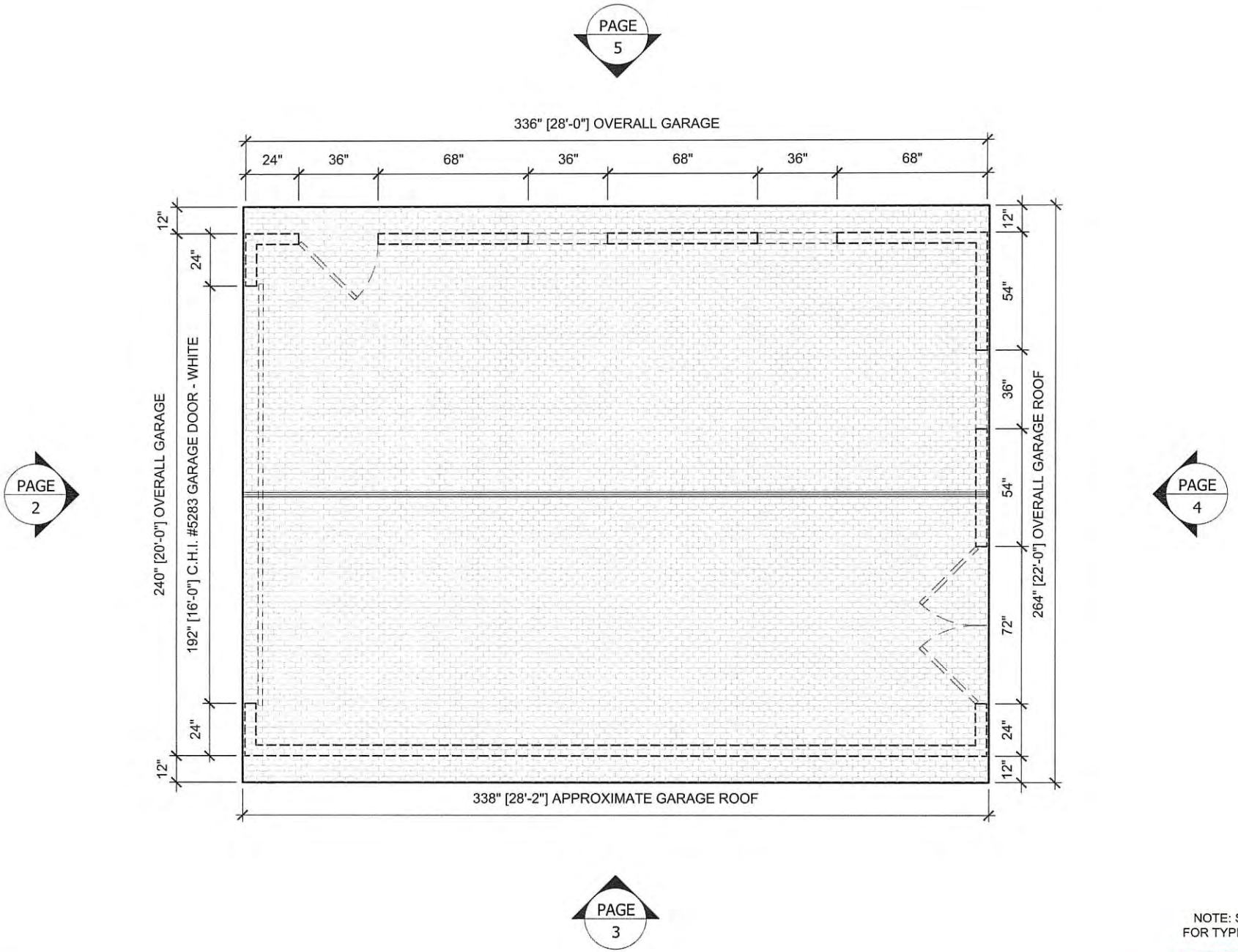
Receipt No: 1.059533 Sep 21, 2023

6435 n Santa Monica Blvd

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	705.25
24-44460 BUILDING PERMIT	
Total:	705.25
CHECK Check No: 7950	705.25
Payor: JD Griffiths Company, Inc.	
Total Applied:	705.25
Change Tendered:	.00

09/21/2023 9:57 AM





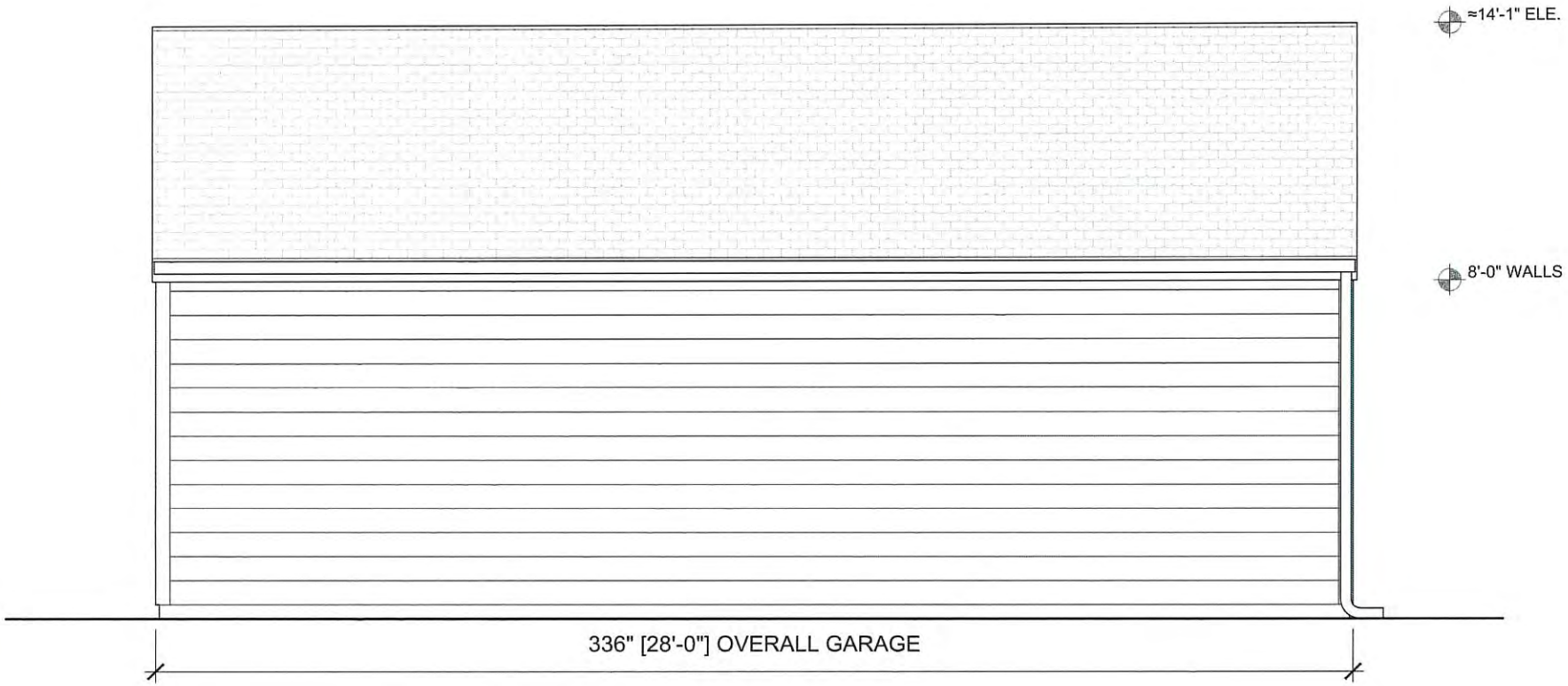
NOTE: SEE PAGE 6
FOR TYPICAL DETAILS

PATRICK PECZERSKI / ASHLEY DALLMAN RESIDENCE	PLAN VIEW	DATE: 09.13.2023
	SCALE: 3/16"=1'-0"	PAGE: 1 OF 6

J.D. GRIFFITHS GARAGES_DOORS_SERVICE

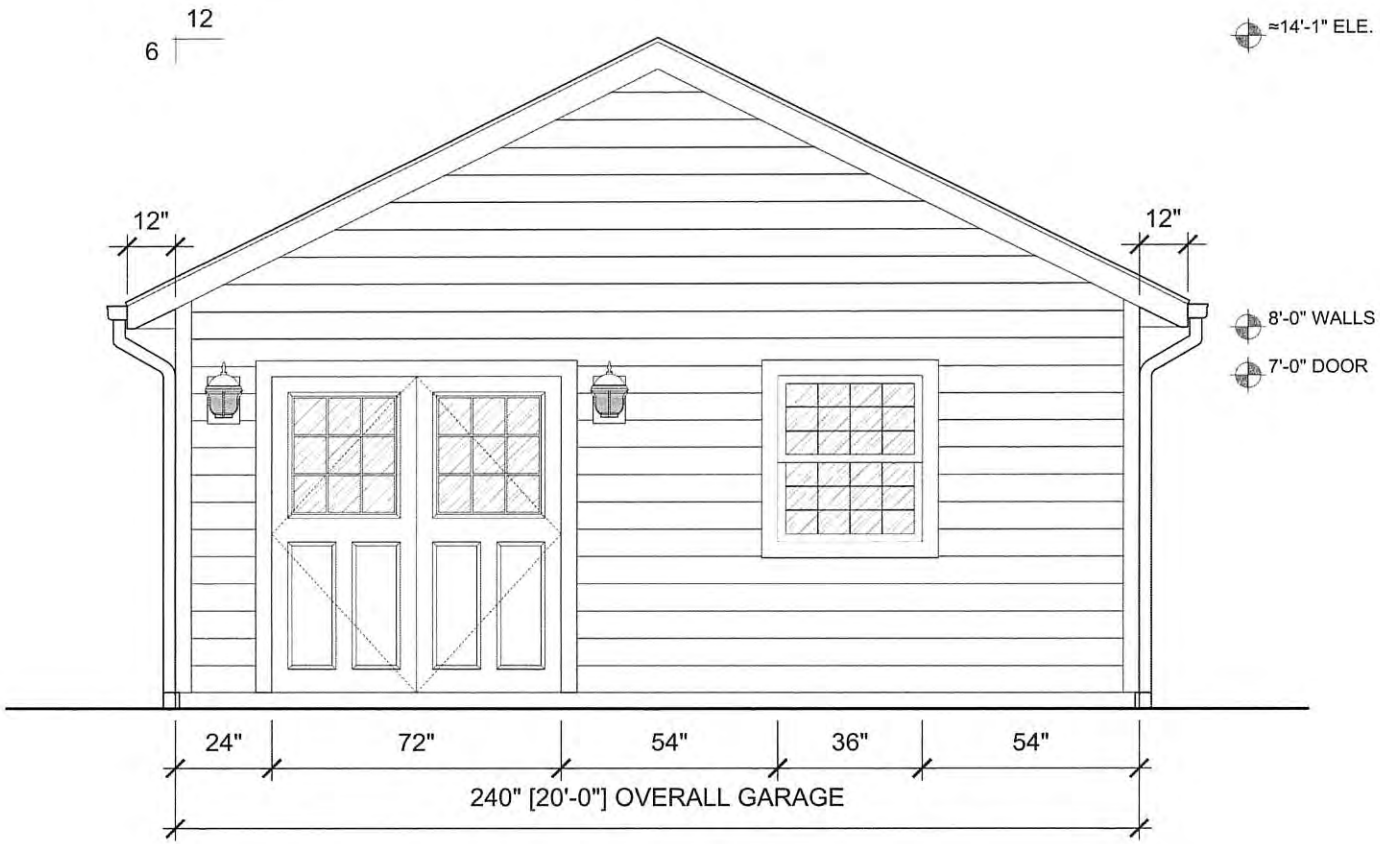
PATRICK PECZERSKI / ASHLEY DALLMAN RESIDENCE	ELEVATION	DATE: 09.13.2023
	SCALE: 1/4" = 1'-0"	PAGE: 2 OF 6

J.D. GRIFFITHS GARAGES DOORS SERVICE



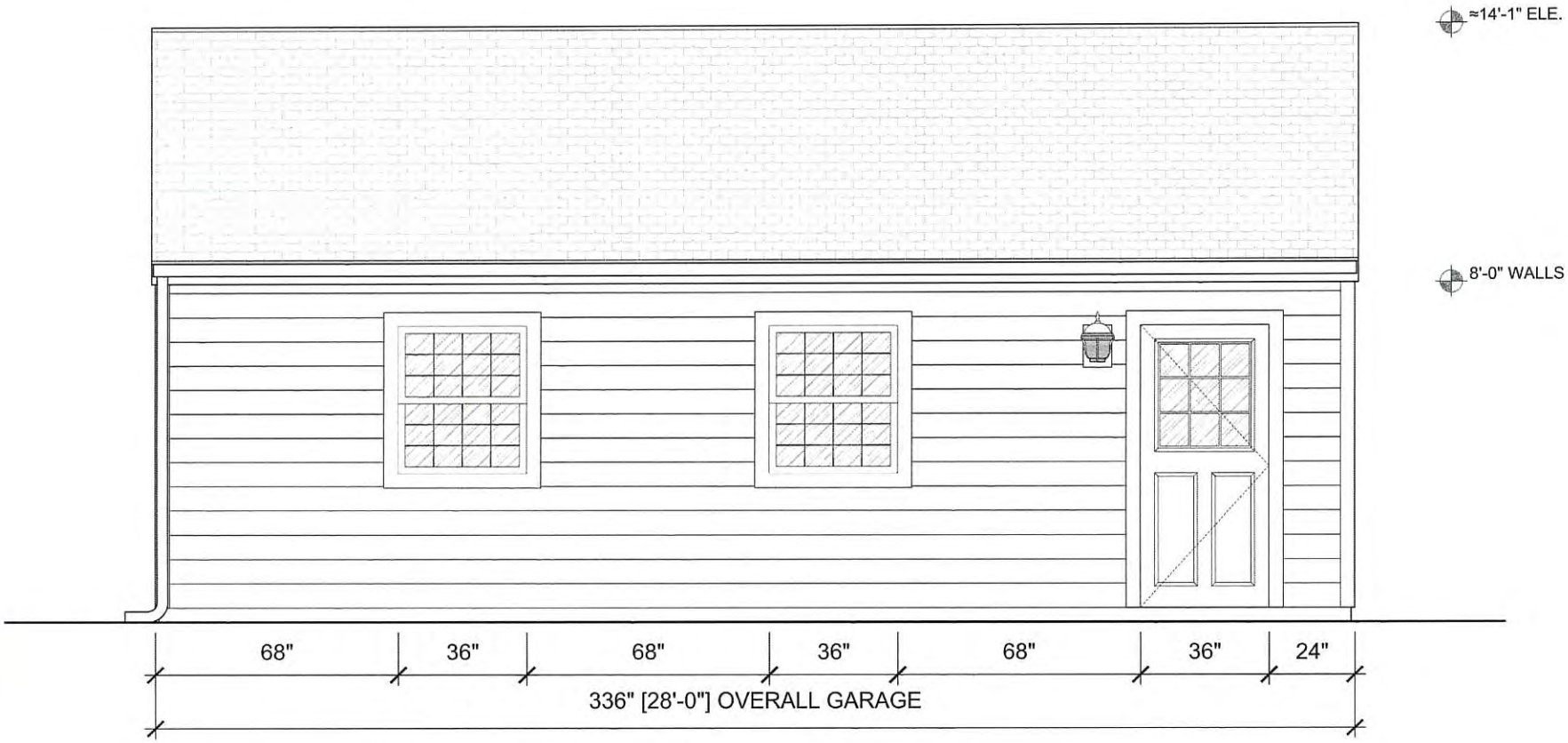
PATRICK PECZERSKI / ASHLEY DALLMAN RESIDENCE	ELEVATION	DATE: 09.13.2023
	SCALE: 1/4" = 1'-0"	PAGE: 3 OF 6

J.D. GRIFFITHS GARAGES DOORS SERVICE



PATRICK PECZERSKI / ASHLEY DALLMAN RESIDENCE	ELEVATION	DATE: 09.13.2023
	SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6

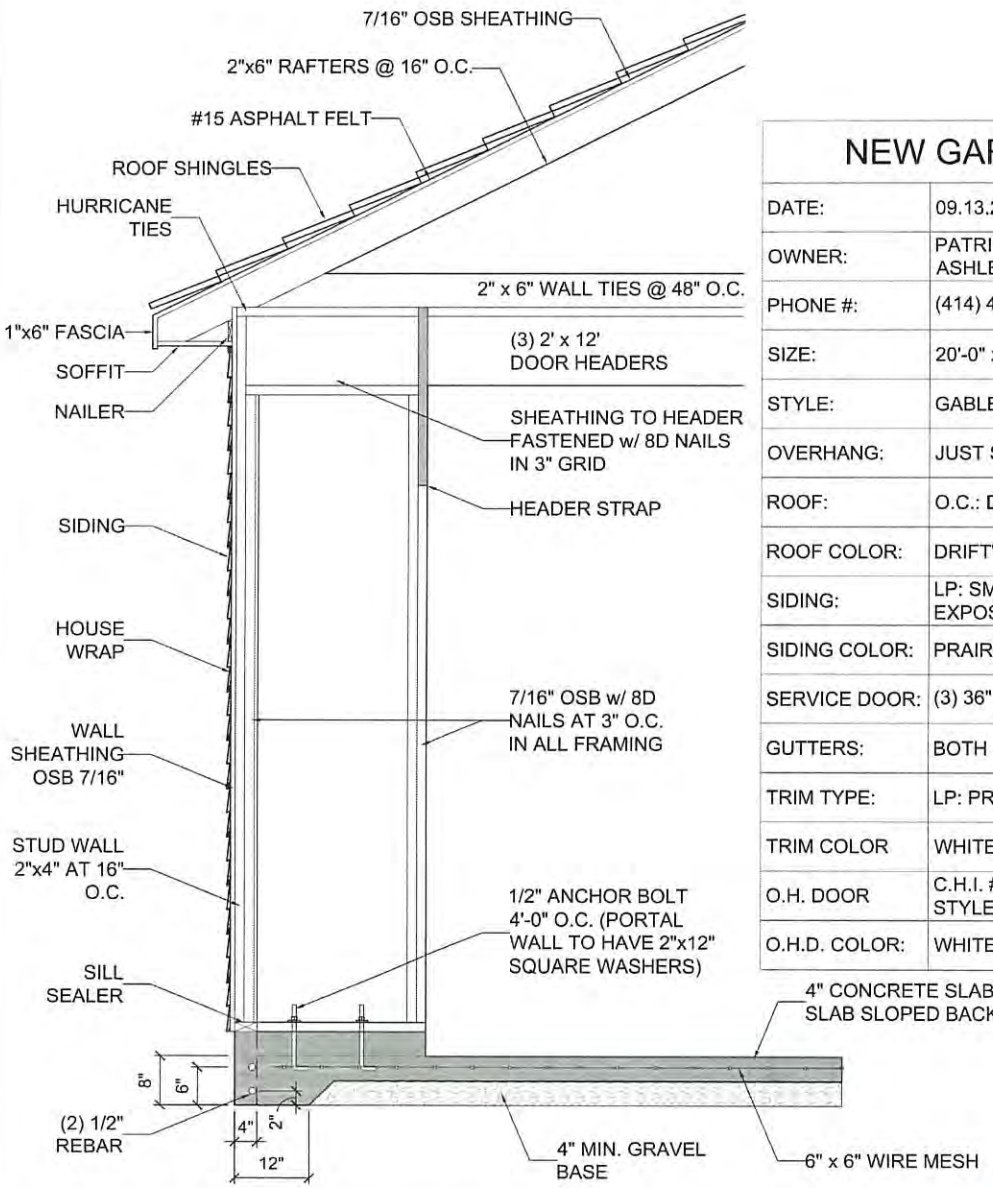
J.D. GRIFFITHS GARAGES DOORS SERVICE



PATRICK PECZERSKI / ASHLEY DALLMAN RESIDENCE	ELEVATION	DATE: 09.13.2023
	SCALE: 1/4" = 1'-0"	PAGE: 5 OF 6

J.D. GRIFFITHS GARAGES_DOORS_SERVICE

TYPICAL CROSS SECTION



NEW GARAGE

DATE:	09.13.2023
OWNER:	PATRICK PECZERSKI / ASHLEY DALLMAN
PHONE #:	(414) 426-7589
SIZE:	20'-0" x 28'-0"
STYLE:	GABLE
OVERHANG:	JUST SIDES
ROOF:	O.C.: DURATION
ROOF COLOR:	DRIFTWOOD
SIDING:	LP: SMARTSIDE 6-7/8" EXPOSURE
SIDING COLOR:	PRAIRIE CLAY
SERVICE DOOR:	(3) 36" 9 LITE / 2 PANEL
GUTTERS:	BOTH SIDES
TRIM TYPE:	LP: PRE-FINISHED
TRIM COLOR	WHITE
O.H. DOOR	C.H.I. #5283 CARRIAGE STYLE w/ PLAIN GLASS
O.H.D. COLOR:	WHITE

OWNER:	PATRICK PECZERSKI / ASHLEY DALLMAN	GARAGE SIZE:	20'-0" x 28'-0"
ADDRESS:	6435 N. SANTA MONICA BLVD. FOX POINT, WI 53217	GARAGE SYTLE:	GABLE
		DRAWING SCALE:	1/2" = 1'-0"

J.D. GRIFFITHS GARAGES DOORS SERVICE

JD Griffiths
Peczerski/Dallman Residence

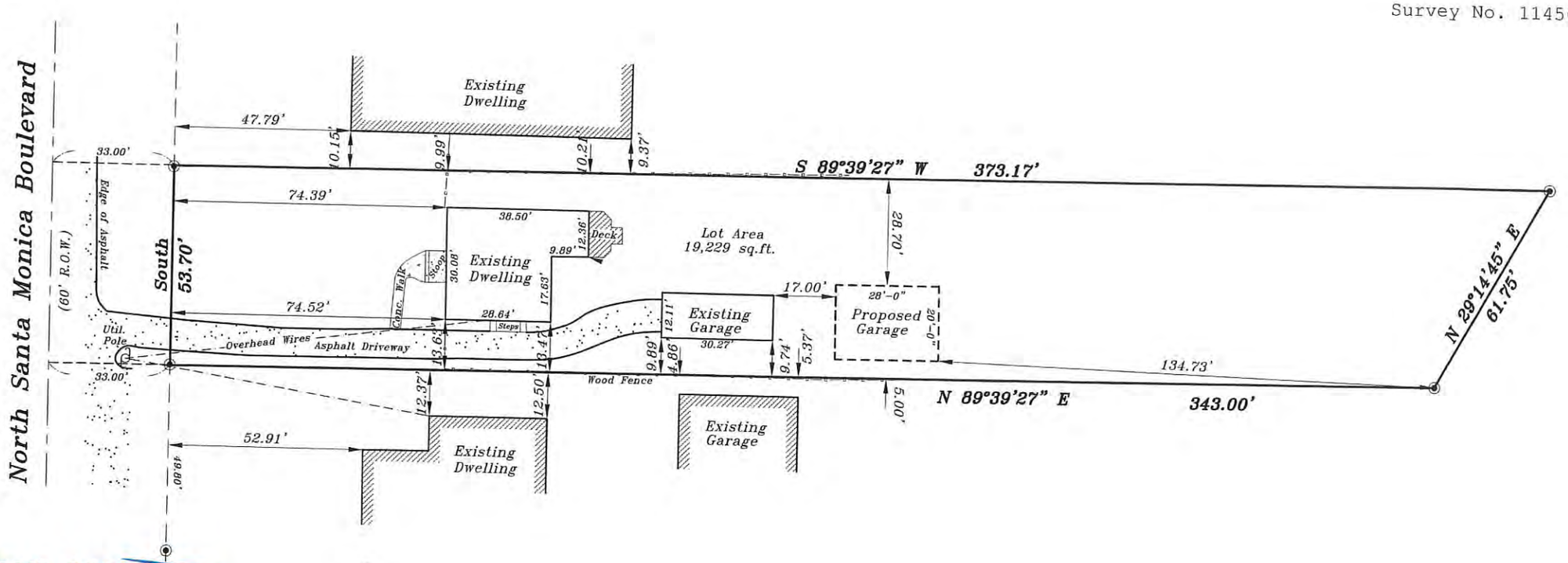
PLAT OF SURVEY

LOCATION: 6435 North Santa Monica Boulevard, Fox Point, Wisconsin

LEGAL DESCRIPTION: That part of the Southeast 1/4 of Section 20, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4 and running thence North on the east line of said 1/4 Section 503.85 feet to the point of beginning of the land to be described; thence West parallel with the South line of said 1/4 Section 406.2 feet to a point in the easterly line of the right of way of the Chicago and Northwestern Railway Company; thence Northerly along the easterly line of said Railway to a point, which is 557.55 feet North of the South line of said 1/4 Section; (measured at right angles) thence East parallel with the South line of said 1/4 Section 376 feet, more or less , to a point in the East line of said 1/4 Section; thence South along the East line of said 1/4 Section 53.7 feet to the place of beginning.

September 6, 2023

Survey No. 114562

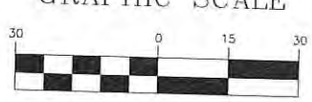


METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421

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-3 65'

BUILDING PERMIT

Job Address 8600 N Seneca Rd, Fox Point 53217	**Building Type:** Residential [x] Commercial [ ]
Description of Work	
Installation of inground fiberglass swimming pool, fence and boulder retaining wall	
Estimated Cost of Project $ 110,000	

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

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

Contractor	
Company Name Brinkmann Fiberglass Pools	Contact Name Jen Miller
Address 2215 N Dousman Rd	City/State/Zip Oconomowoc, WI 53066
Phone 262-567-7665 Jen: 262-490-3683	Email jen@brinkmannfiberglasspools.com
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	$1,100
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	**$70.00**	
Payable to: Village of Fox Point		**Total Permit Fee**	**$** 1,175.00

Applicant Signature Jennifer M. Miller **Date** 9/25/2023
Rev 01/22
Representative for Brinkmann Fiberglass Pools

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

Receipt No: 3.117804 Sep 29, 2023

8600 N Seneca Rd

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT	1,100.00
24-44460	
BUILDING PERMIT	
Total:	1,100.00
CHECK	
Check No: 8599	1,100.00
Total Applied:	1,100.00
Change Tendered:	.00

09/29/2023 8:42 AM

Rittberg Open Space Calculation
8600 N Seneca Rd, Fox Point

Lot to Center of Road: 29,062 sf
20,000 sf open space needs to be maintained
9,062 sf available

Existing
House: 2852 sf
Covered Porch: 259 sf

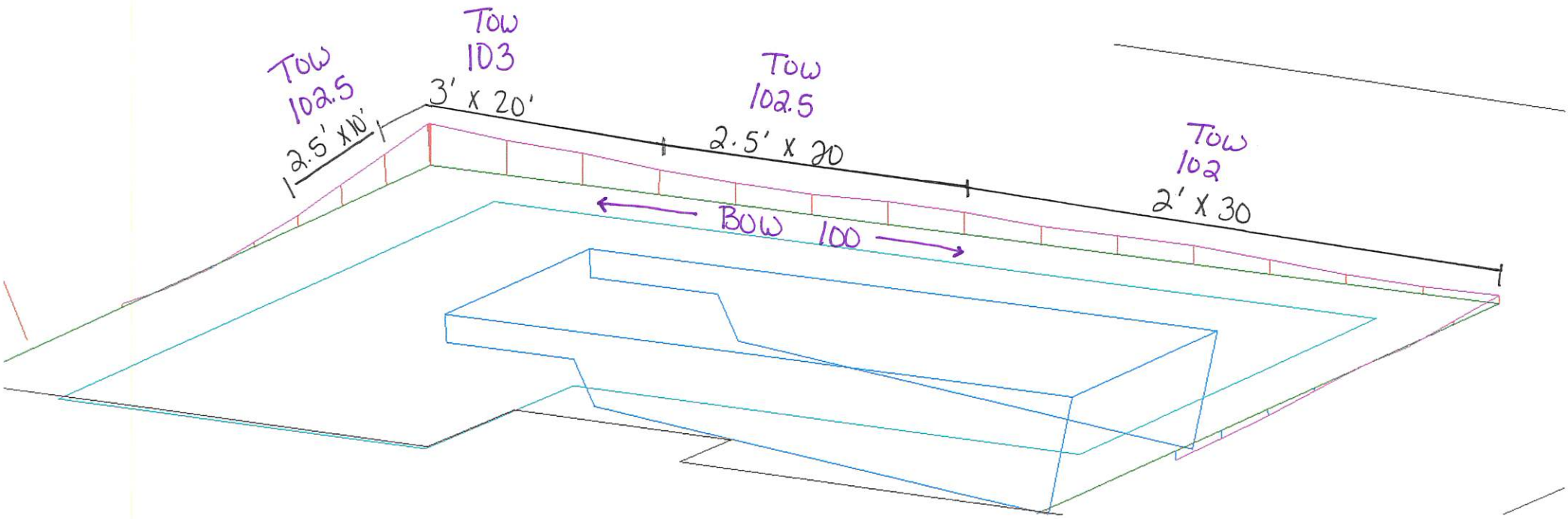
Proposed
Pool: 640 sf
Concrete: 1187 sf

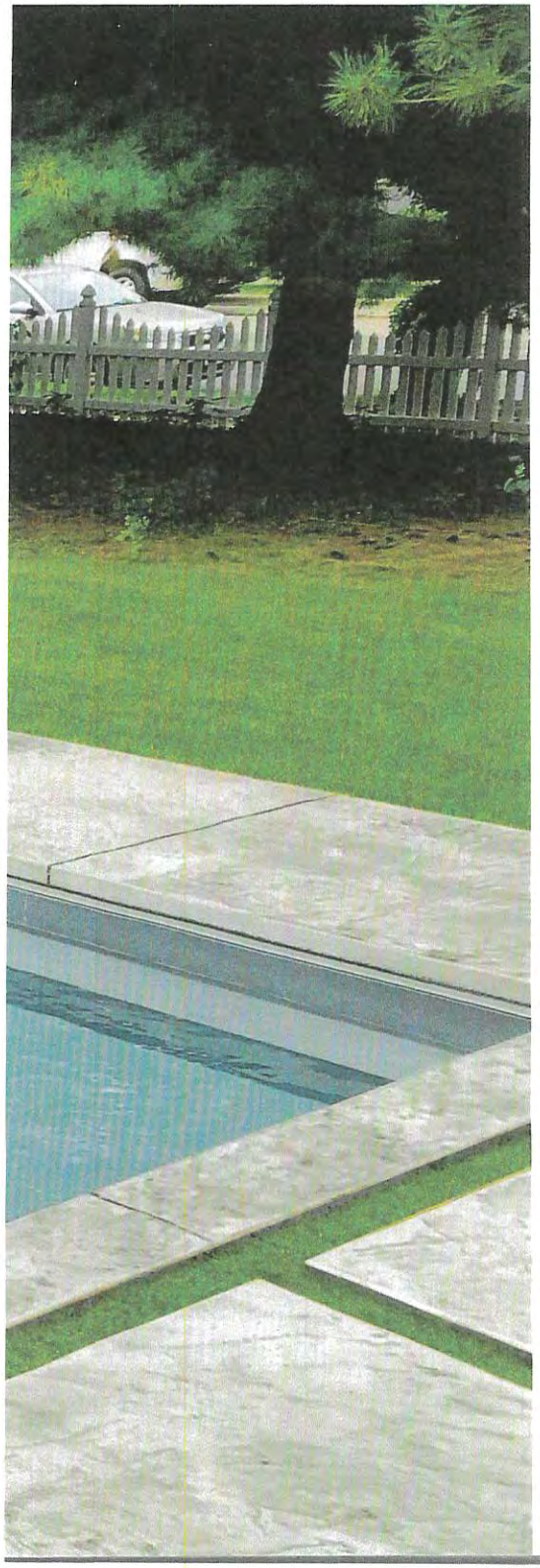
Lot size:	29,062 sf
Less existing:	3,111 sf
Less proposed:	1,827 sf

Total Open Space Remaining: 24,124 sf

Rittberg: 8600 N Seneca Rd

Boulder Wall



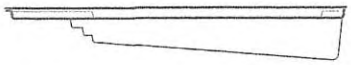


THE ILLUSION™

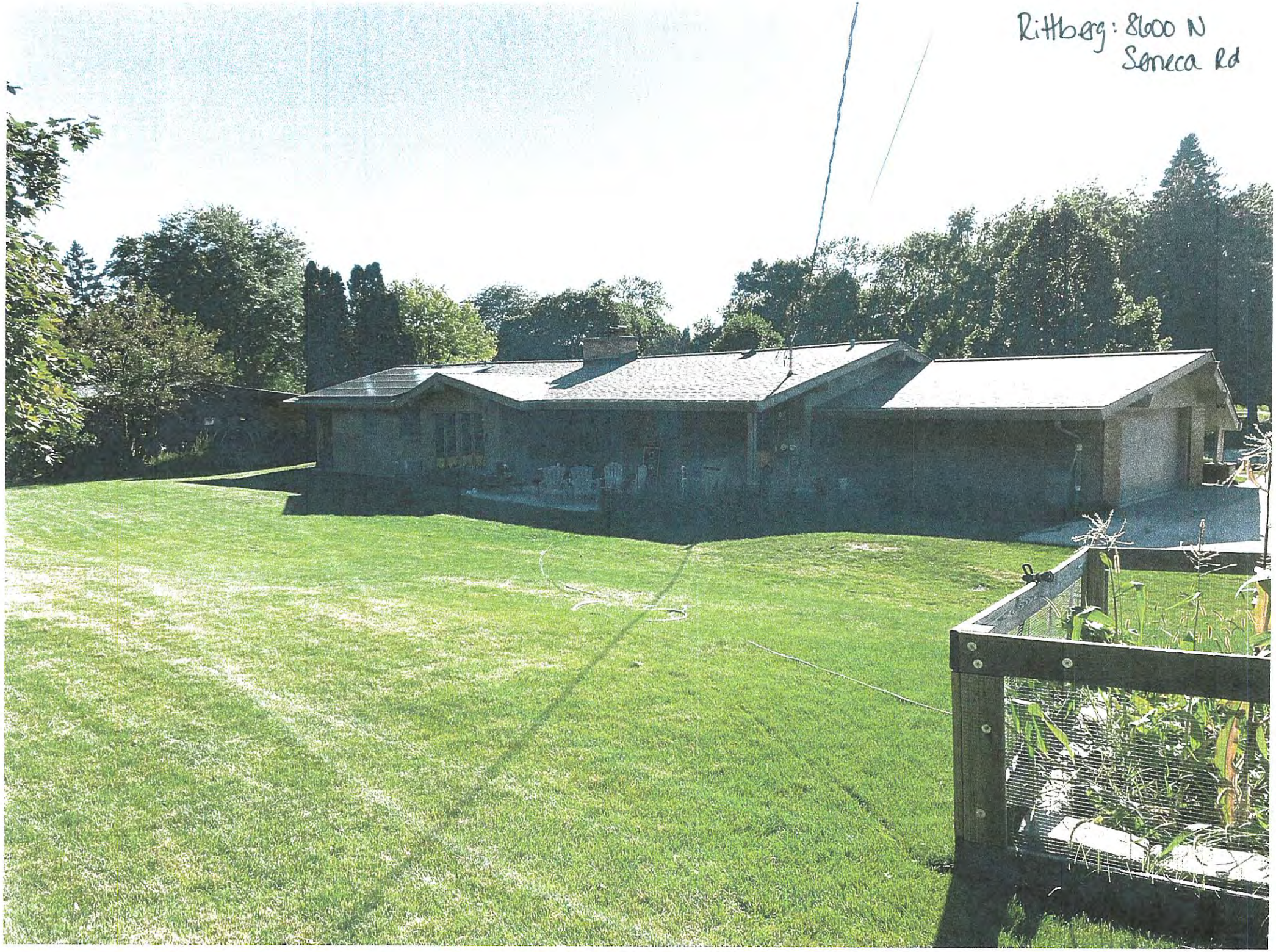
- Our most popular design featuring a full-width splash pad
- Entry access from three sides of the splash pad
- Sophisticated modern styling will enhance all types of backyard designs
- Built-in fun pad that everyone can enjoy
- Large swimming area for both exercise and fitness
- Deep end seats/exit steps

Length	Width	Shallow	Deep
40′	15′ 5″	4′ 4″	7′
35′	15′ 5″	4′ 4″	6′ 6″
30′	15′ 5″	4′ 4″	6′

*Splash pad water depth averages 18″



Rittberg: 8600 N Seneca Rd


Rittberg: 8600 N
Seneca Rd

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MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

PHONE CONCORD 4-3782
823 W. ATKINSON AVE.
MILWAUKEE 6, WIS.

PLAT OF SURVEY

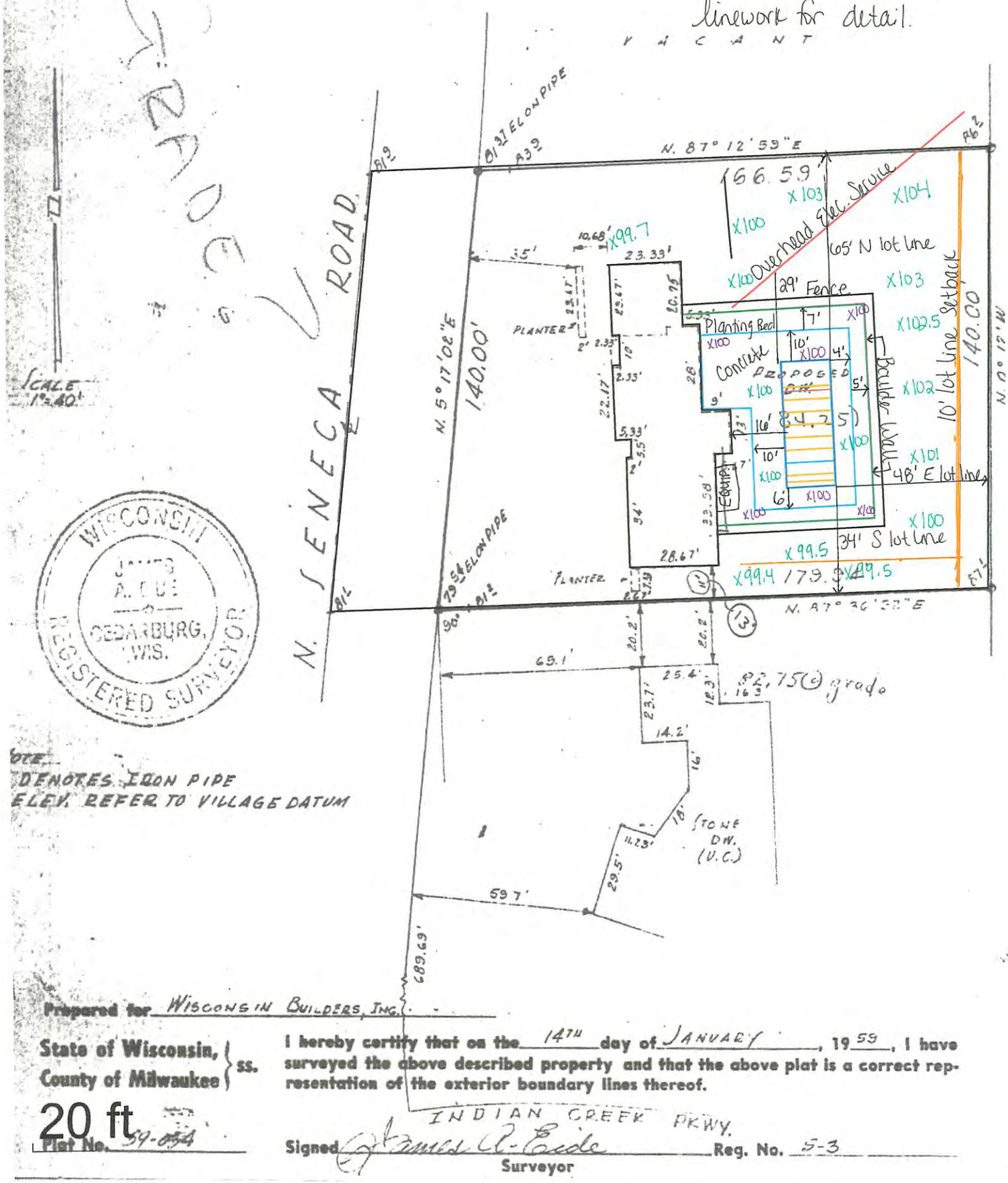
Property at 8600 N. Seneca Road — S. Barnett — Owner

Legal Description: Lot 13, in Block 1, in Fox Point Suburban Acres; being a subdivision of a part of the North East 1/4 of Section 8, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

X100 = proposed finsh pool height

X = existing spot grade

Boulder Wall: max height 3' @ 103, tapering to 2' @ 102
Bottom of boulder wall is 100. - See attached wall linework for detail.



NOTE:
DENOTES IRON PIPE
ELEV. REFER TO VILLAGE DATUM

Prepared for WISCONSIN BUILDERS, INC.

State of Wisconsin, County of Milwaukee } ss.

I hereby certify that on the 14TH day of JANUARY, 1959, I have surveyed the above described property and that the above plat is a correct representation of the exterior boundary lines thereof.

20 ft

Plat No. 59-054

Signed James A. Eide Reg. No. S-3
Surveyor