NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
December 13, 2023
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/81096526759

Meeting ID: 810 9652 6759

Dial by your location: 312.626.6799

AGENDA

1. Roll call of board members and quorum confirmation.
2. Discussion, corrections, and approval of the minutes of the November 8, 2023 Building Board meeting.
3. Dan Karasch, 6445 N Santa Monica Blvd, proposed ground mounted solar system.
4. Cameron Tull, 8040 N Lake Dr, proposed remodel.
5. 8034 N Whitney Rd, proposed 2nd story addition & detached garage.
6. Barbara Fuldner, 7764 N Club Cir, proposed replacing window with door.
7. 7644 N Beach Dr, proposed living space above existing garage.
8. Jeff Toppel, 1535 E Goodrich Ln, proposed addition.
9. St Augustine, 6801 N Yates Rd, proposed driveway gate.
10. Byron Vielehr, 7944 N Beach Dr, proposed driveway gate.
11. Byron Vielehr, 7938 N Beach Dr, proposed driveway gate.
12. Craig Adelman, 7111 N Barnett Ln, proposed rooftop deck and stair addition.
13. St Augustine, 6801 N Yates Rd, proposed signage.
14. Adjourn.

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

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, November 8, 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 Sharon Celek to approve the minutes from October 11, 2023. Motion was seconded by Lucille Sells. Motion Passed.

AGENDA

1. **Laura Mortara, 8234 N Gray Log Ln, proposed resubmittal of addition.** It was the consensus of the Building Board to approve as submitted.

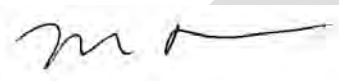
2. **Kevin Kilkenny, 8151 N Seneca Rd, proposed garden shed.** It was the consensus of the Building Board to approve as submitted.

3. **Brian Stegall, 7926 N Fairchild Rd, proposed ground mounted solar system.** It was the consensus of the Building Board to approve as submitted subject to verify the allowable setback.

ADJOURN

Motion to adjourn Building Board was made by William Feldman. Motion seconded by Lucille Sells. Motion Passed. Building Board adjourned at 5:31 pm.

Respectfully Submitted,



Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

VILLAGE OF FOX POINT

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

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 6445 N Santa Monica Blvd, Fox Point, WI 53217	**Building Type:** Residential [x] Commercial [ ]
Description of Work 3.78 kW roof mounted solar system	
Estimated Cost of Project $ 7256	

Owner/Occupant	Dan Karasch		
Business Name		Contact Name	Dan Karasch
Address	6445 N Santa Monica Blvd	City/State/Zip	Fox Point, WI 53217
Phone	(414) 364-1574	Email	karaschdan@gmail.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	Arch Solar		
Company Name	Arch Solar	Contact Name	Laura Schneider
Address	1237 Pilgrim Rd	City/State/Zip	Plymouth, WI 53073
Phone	920-838-6418	Email	laura@archsolar.com
Dwelling Contractor #	072-200-761	Dwelling Contractor Qualifier #	122-201-337

Square Footage Under Construction				
1st Floor	2nd Floor Roof 535'	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	73.00
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** 10/19/23

Rev 01/22

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

Receipt No: 3.118114 Nov 10, 2023

6445 N Santa Monica Blvd

Previous Balance:	.00
LICENSES & PERMITS	
BUILDING PERMIT	75.00
24-44460	
BUILDING PERMIT	
Total:	75.00
CHECK	
Check No: 2511	75.00
Total Applied:	75.00
Change Tendered:	.00

11/10/2023 9:11 AM

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

Permit Number:

E- _____

OFFICE USE ONLY
Issued Date

ELECTRICAL PERMIT

Job Address 6445 N Santa Monica Blvd, Fox Point, WI 53217	**Building Type:** Residential [x] Commercial [ ]
Description of Work 3.78 kW roof mount solar system	
Owner/Occupant Name Dan Karasch	**Phone Number** (414) 364-1574

Contractor	
Company Name Arch Solar	Master Electrician Name Ed Zinthefer
Address 1237 Pilgrim Rd	City/State/Zip Plymouth, WI 53073
Phone 920-838-6418	Email laura@archsolar.com
Master Electrician License Number M270617	Electrical Contractor Number S1565516

Description	Rate	Qty	Amount
Devices (fixtures, switches, receptacles, luminaries, etc.)	$1.00		
Range, disposal, dishwasher, clothes dryer, water heater	$10.00		
LED, HID, mercury, sodium, metal halide, etc.	$5.00		
Exhaust and ventilation fans	$5.00		
Heating equipment (furnace, boiler)	$15.00		
Space heating system, base board	$5.00		
Air conditioner, refrigerating equipment	$15.00		
Feeders, sub feeder, sub panel	$15.00		
Service switch or disconnect switch	$5.00		
Services per 100 amp **Service Size: _____amps**	$30.00		
Generator, transformers	$30.00		
Swimming pools, spa, hot tub	$60.00		
Motors over ¼ hp	$5.00		
Fuel dispensing equipment	$50.00		
Signs, illuminated	$35.00		
Smoke/CO detectors	$3.00		
Machines, motion picture, X-ray, welders, etc.	$30.00		
Pole mounted fixtures	$10.00		
Whirlpool tubs	$30.00		
Fire alarm systems	$60.00		
Temporary service	$60.00		
Re-inspection	$100.00		
Work started without permit	**Double**		
Minimum Fee	**$60.00**		
Payable to: Village of Fox Point	**Total Permit Fee**		**$**

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

Applicant Signature _____ **Date** 10/19/23

Rev 01/22

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Permit Number:

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Estimated Cost of Project $ 7256	

Owner/Occupant Dan Karasch	
Business Name	Contact Name Dan Karasch
Address 6445 N Santa Monica Blvd	City/State/Zip Fox Point, WI 53217
Phone (414) 364-1574	Email karaschdan@gmail.com

Cautionary Statement required when homeowner is applying for permit*

Contractor Arch Solar	
Company Name Arch Solar	Contact Name Laura Schneider
Address 1237 Pilgrim Rd	City/State/Zip Plymouth, WI 53073
Phone 920-838-6418	Email laura@archsolar.com
Dwelling Contractor # 072-200-761	Dwelling Contractor Qualifier # 122-201-337

Square Footage Under Construction				
1st Floor	2nd Floor Roof 535'	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	
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Applicant Signature _____ **Date** 10/19/23

Rev 01/22

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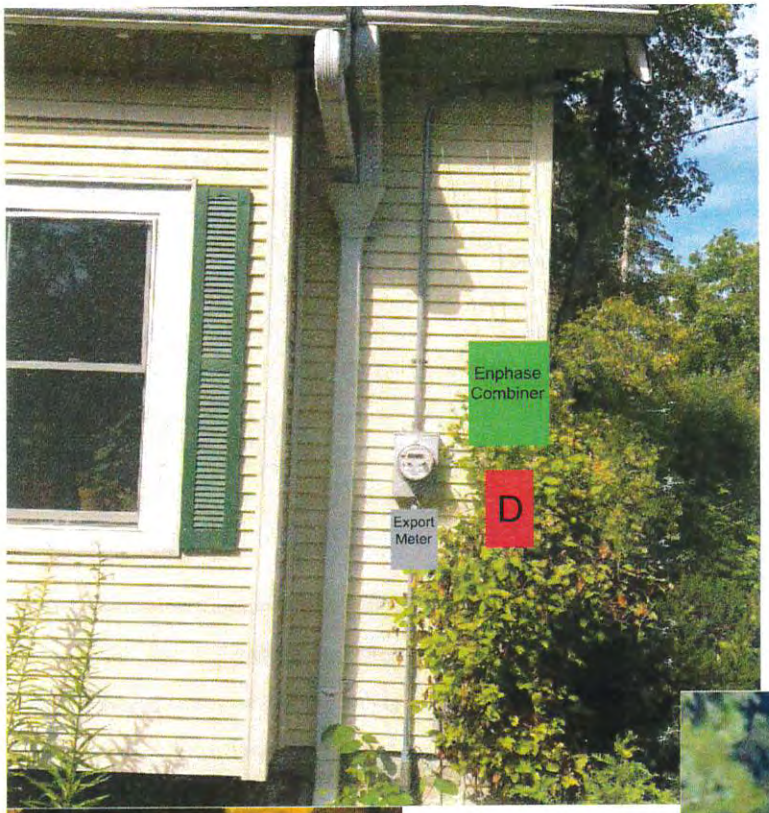
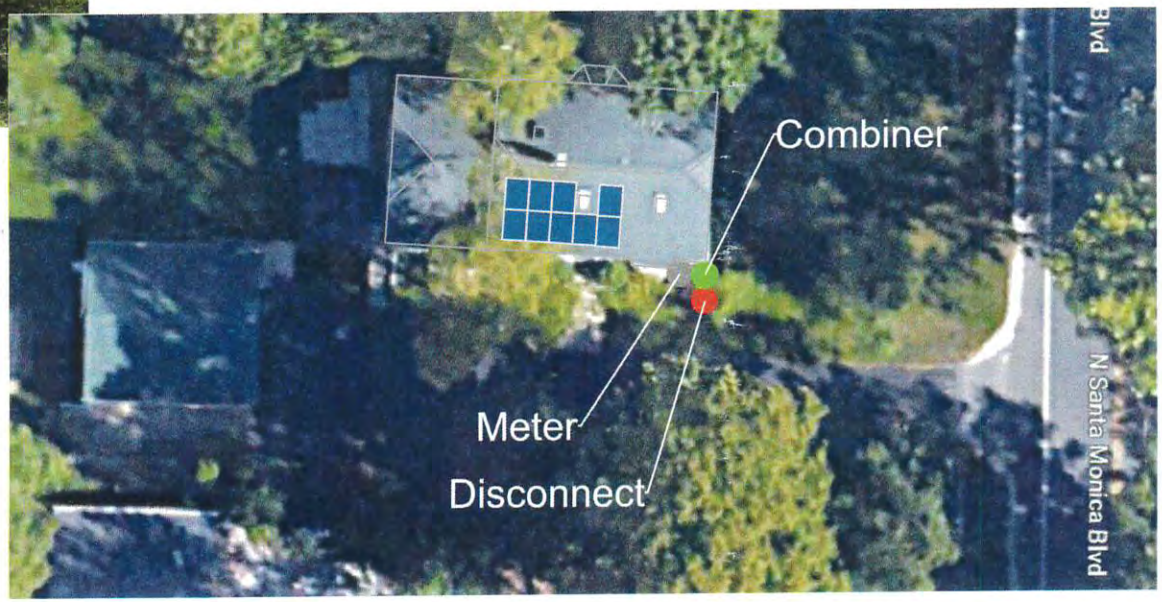
quipment Location: Revenue meter outside South side of the house. Export meter will be below revenue meter. Meters may have to be shifted left slightly to make room for the combiner and disconnect. Disconnect will be located adjacent to meter. Combiner will also be next to meter. Relocate cable box as necessary.

Array #	Array Pitch	True Azim.	Mag. Azim.	PV SqFt
1	30°	184°	187°	187



Main service panel in basement. Combiner can be installed in the basement if there is no exterior room.



Plot Plan: Scale - NTS

ARCH SOLAR
THE ENERGY EXPERT
1237 Pilgrim Road
Plymouth WI. 53073
Phone: (920) 838-6610
www.archelec.com

Karasch- 3.78 kWdc, 2.84 kWac, Milwaukee

Customer: Dan Karasch
Address: 6445 N Santa Monica Blvd
City: Fox Point
State: WI
Zip Code: 53217
Contact: Dan Karasch
Phone: (414) 364-1574
Email: karaschdan@gmail.com

Project Number:	System Size:
23R-139	3.78 kW

Designer: Mike Gietman 920.838.6

Site Plan

Revision: 1 Date: 9.26.23

Table of Contents

Page #	Description
A.1	Scope of Work
A.2	Site Plan
A.3	Array Layout
A.4	One Line Diagram

General Notes

All work shall comply with NEC 2017.

Components shall be installed to manufacturer's instructions and specifications.

Modules conform to and are listed in UL 1703

Inverters conform to and are listed in UL 1741

Racking conforms to and is listed in UL 2703

Rapid Shutdown requirements are met with Enphase software.

Map

Scope of Work

Scope of Work

- System Size: 3.78 kW DC, 2.835 kW AC
- Modules: 9- Rec Solar 420AA Pure-R
- Micro inverter(s): 9- Enphase IQ7X
- Racking: IronRidge XR100
- WE Energies, Load side connection through breaker with series metering.
- Sales: Kyle
- Hours: 30

Install U7487 meter for series metering. Meters should be moved left on the wall if possible to make room for combiner.

Install system on South facing roof (184 degree azimuth). Refer to page A.3 for layout. Micro inverters will be mounted on the rail on backside of the modules. Disconnect and combiner will be adjacent to the meter. Combiner can be located in basement adjacent to main panel if there is not enough exterior room.

External conduit run, get approval from customer. Customer has not decided for or against soffit peneteration.

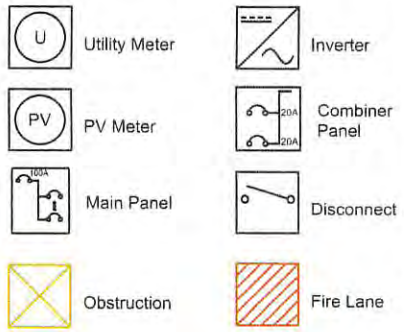
Complete Grounding, including water ground. Run CAT6 Data line for communications to Internet router. No notes on wifi location, you ma have to use a powerline adapter.

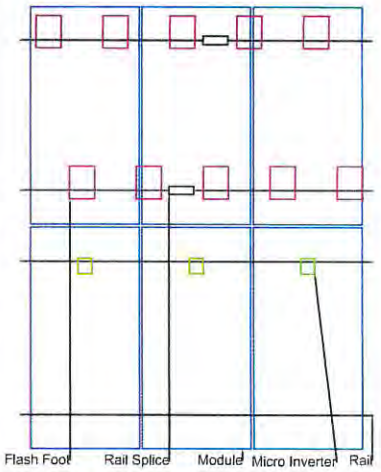
Clean up all garbage on site.

Turn on system and test to ensure it is in working condition. Turn off system and prepare for Inspections.

Reminders: Clean up all garbage on site. Take FOE pictures (full array, address, building with array). Construct cardboard with updated layout showing correct micro inverter / optimizer location, include envoy SN. Get a picture of one module SN or write it on the cardboard. Make sure monitoring site is finished before leaving site.

Legend





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Zip Code: 53217
Contact: Dan Karasch
Phone: (414) 364-1574
Email: karaschdan@gmail.com

Project Number:	System Size:
23R-139	3.78 kW

Designer: 920.838.66
Mike Gietman

Scope of Work

Revision: 1 Date: 9.26.23

Roof Type	Roof Height	O.C. Spacing	Fire Zone
Asphalt shingles	1 Story	?	18"

Order Items:
1- 20A Breaker CH220 (CH220) (O)

REC 420 Pure-R Module Dimensions:
68.1" x 44" x 30mm

Clamping:
Portrait: 11.4" - 22.4"
Landscape: 7.9" - 11.8"

Row Spacing:
1"

Module Spacing:
3/8"

Note:
Keep array low on roof edge. Fire code dictates a 18" lane at the peak of residential installations.

Racking:
6- XR100 Rail (XR-100-204B)
3- Rail Splice (XR-100-SPLC-M1)
30- Flash Foot (FF2-01-B2 REV B)
30- Rail Bolt (TBolt-BHW-TB-02-A1 REV A)
3- Ground Lug (XR-LUG-03-A1)
24- Mid Clamp (UFO-CL-01-A1)
12- 30mm End Clamp (UFO-STP-30MM)
12- End Cap (XR-100-CAP)
10- Enphase Clip (EN-Q-CLIP-100)
9- Micro Inverter Bolt (BHW-M1-01-A1)

1- 6x6x4 PVC J-Box (664BX)
1- 3 Hole Cord Grip
1- UF Cord Grip (Q-CONN-10F)
1- Terminator (Q-Term-10)
5- Solar Seal 900
2- Vulkem (VULKEM)

N

BOS:
9- REC 420 Pure-R Modules (REC420AA Pure-R)
9- Enphase micro IQ7X (IQ7X)
1- MNSPD-300-AC Lightning Arrestor (MNSPD-300-AC)
1- DG22URB 30A Disconnect (DG221URB)
1- GBK5 5-Port Ground Bar Kit (GBK5)
1- DG030NB Neutral Kit (DG030NB)
1- Milbank U7487 100A meter socket (U7362-RL-TG-KK)
1- Milbank Cover
2- 5/8" Ground Rods (GR 5/8)
2- Acorn Nuts (17680)
2- Water Ground Clamps (GR WATER BRONZE)
1- Enphase combiner (X-IQ-AM1-240-4)
2- 20A Breakers for combiner BR220 (BR220)

3/4" EMT Conduit (Approx 60')
9- Trunk Portrait (Q-12-10-240)
#10 THWN wire Black, Red, Wht, Green (Approx. 60' BR 20' W 80' G)
#3 THWN wire Black, Red, Wht (Approx. 20' each)
2- Split Bolt

1- Oatey ½" - 1" roof flashing
1- Powerline Adapter

CAT6 Data Line (CAT6R BLUE, Approx 50')
Arch Yard Sign
One Line Canister

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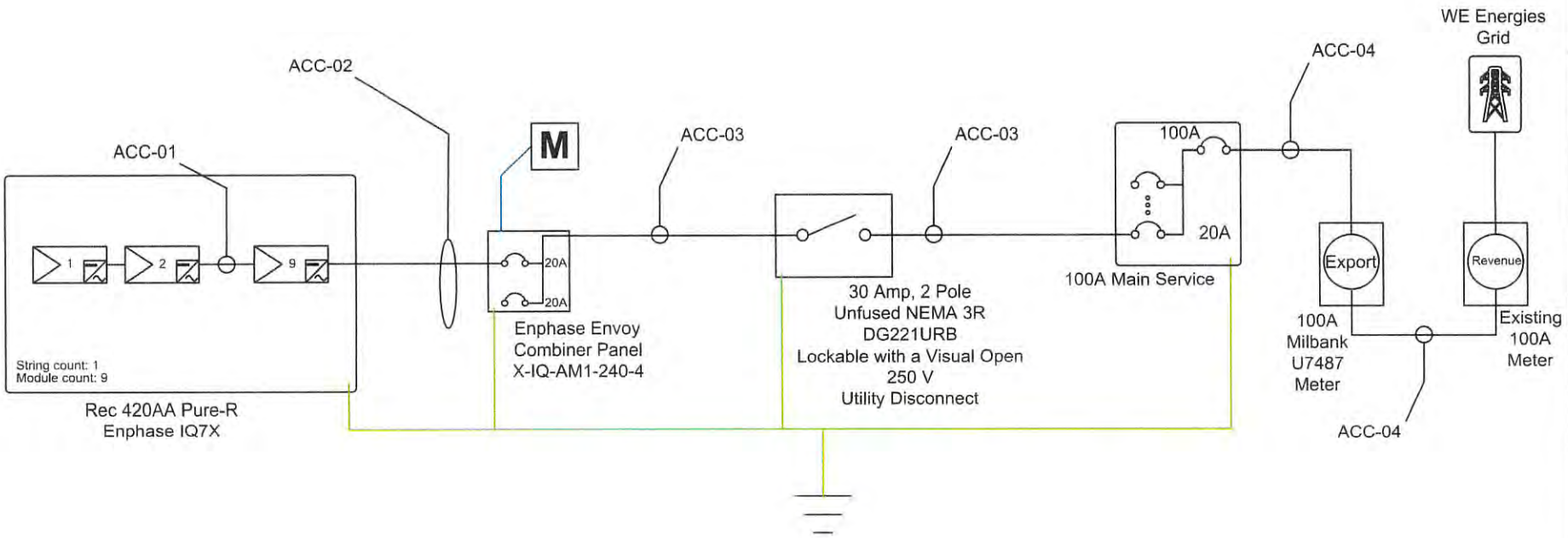
Project Number:	System Size:
23R-139	3.78 kW

Designer: 920.838.66
Mike Gietman
Array Details

Revision: 1 Date: 9.26.23



Conductor Schedule									Conduit Schedule	
ID	Sets	Phase Quantity	Color & Size	Insulation	Material	Voltage Drop	Neutral	Ground	Size	Type
ACC-01	1	2	BR #12 AWG	THWN	Cu	.42%	-	#10 THWN Cu	-	-
ACC-02	1	2	BR #10 AWG	THWN	Cu	.48%	-	#10 THWN Cu	3/4"	EMT
ACC-03	1	2	BR #10 AWG	THWN	Cu	.05%	#10 THWN Cu	#10 THWN Cu	3/4"	EMT
ACC-04	1	2	BR #3 AWG	THWN	Cu	.05%	#3 THWN Cu	-	1 1/4"	EMT

Module Specifications	
Rec Solar 420AA Pure-R (QTY:9)	
STC Rating	420 W
Vmp	50 V
Imp	8.4 A
Voc	59.4 V
Isc	8.8 A

Array Specifications (3.78 kWdc Total)	
1 String of 9 Modules	
Max DC Power Rating	3.78 kW
Operating AC Voltage	240 V
Operating AC Current	11.79 A
Max AC System Voltage	240 V
AC Short Circuit Current	20 A

Inverter Specifications	
Enphase IQ7X	
Max AC Power Rating	315W / 2.835 kWac Total
Max DC Input Voltage	79.5 V
Max DC Input Current	10 A
Nominal AC OperatingVoltage	240 V
Max AC Operating Current	1.31A Each / 11.79 A Total

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Project Number: 23R-139
System Size: 3.78 kW
Designer: Mike Gietman 920.838.6
One Line Diagram
Revision: 1
Date: 9.26.23

RIGHT ANGLE *ENGINEERING*

STRUCTURAL CERTIFICATION REPORT

Roof-mounted Solar Panels

October 10, 2023

To: Arch Solar
1237 Pilgrim Road
Plymouth, WI 53073

Re: Dan Karasch
6445 N Santa Monica Blvd
Fox Point, WI 53217
AHJ: **Milwaukee (County)**, WI

Arch Solar proposes to install new roof-mounted solar panels at this residence and asked *Right Angle Engineering* to review the existing structure for suitability. This letter summarizes the methods that were used to survey, evaluate, and certify the existing roof framing and the attachment of the new solar panels to it.

STRUCTURAL DESIGN

Building Code:	International Residential Code 2018
Design Standards:	ASCE 7-16
Snow:	Ground: p_g= 30.0 psf | Flat Roof: p_f= 20.79 psf | Sloped Roof: p_s= 13.86 psf
Wind:	Ultimate Wind Speed = 106.0 mph | Exposure = C
Seismic:	Risk Category = 2 | Seismic Design Category = B | Site Class = D

STRUCTURE

Field Technicians from *Arch Solar* visited the site and observed the existing structure :

Array Name	Panel Quantity	Roof Framing	Material	Pitch
Array 1	9	2x4 Rafter | 24" o.c.	Asphalt Shingles	30°

ANCHORAGE

The solar panel anchorage shall be installed according to the manufacturer's most current installation manual. Anchorage shall be staggered to distribute the load evenly to adjacent roof members. The solar panels should be mounted parallel (max 10 inches) to the roof surface.

Array Name	Connection Type	Fastener	Max Anchorage Spacing
Array 1	FlashFoot2	5/16 x 4.75" (2.5" embedment) into roof substructure	48"

Installation Instructions

Solar panels and the equipment shall be installed per the manufacturer's installation specifications. Improper installation will void this certification. Deviations from the approved structural plans (including equipment substitutions) are not allowed without written approval from Right Angle Engineering. Prior to installation, the installer should:

- Confirm that the existing structure matches the information provided in the structural survey, the approved installation plans and this certification.
- Identify discrepancies between this certification and the approved installation plans. If found, then this certification shall govern.
- Identify structural elements that are dangerous (cracked, broken, excessive sag, signs of overstress, rot,decay, fire, water). If found, installation shall cease until those elements are adequately abated and made to comply with the referenced building code.
- Verify that both the existing structure and the solar addition has been permitted through the AHJ.
- All snow retention systems below the solar arrays must be removed in order for the snow to slide off the roof freely.

STRUCTURAL CERTIFICATION

I certify the addition of solar panels on the roof of this structure does not cause the structure to become unsafe or make it generally less compliant with the life-safety requirements of the referenced building code. Based on the evaluation methods described below, for the loads that exist at this site, the existing framing will safely support the new solar panels if they are installed and attached correctly. Electrical design is not included in this certification.

Array Name	Certification Method	Retrofits
Array 1	Stress analysis International Residential code	None required

Regards,

10/10/2023

Robert D. Smythe, P.E.
Right Angle Engineering

Job Details

Roof Snow Load - ASCE 7-16	
Ground Snow Load (p_g) *Section 7.2*	30.0 psf
Exposure Factor (C_e) *Table 7.3-1*	0.9
Thermal Factor (C_t) *Table 7.3-2*	1.1
Importance Factor (I_s) *Table 1.5-2*	1
Flat Roof Snow Load (p_f) *Equation 7.3-1*	20.79 psf
Slippery Surface Slope Factor (C_s) *Figure 7.4-1*	0.67
Non-Slippery Surface Slope Factor (C_s) *Figure 7.4-1*	1
Roof Snow Load *Equation 7.4-1*	20.79 psf
Reduced Snow Load (Slippery Surface) *Equation 7.4-1*	13.86 psf

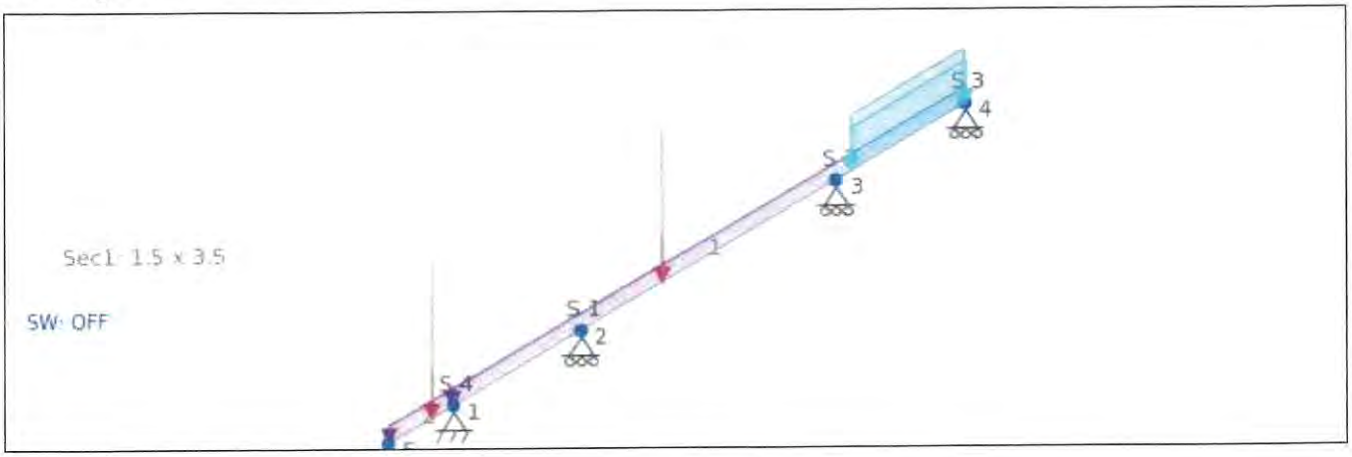
Design Criteria	
Wind Speed (V_{ult}) *Local Design Criteria*	106.0mph
Exposure Category	C
Risk Category	2
Mean Roof Height	20 ft
Roof Type	Gable Roof
Building Type	Enclosed

Roof Live Load	
Existing Roof Live Load *ASCE 7-16 Table 4.3-1*	20 psf

[1]Roof Dead Load			
Asphalt Shingles	2.0 psf	**No Drywall**	0.0 psf
5/8" Plywood Sheathing	2.0 psf	**Solar Panel Array**	2.74 psf
Roof Framing	1.1 psf	**Dead Load Without Panels**	6.3 psf
Insulation	1.2 psf		

[1]Roof Dead Load is taken from the worst case scenario dead load from all arrays of the job in order to provide a more conservative evaluation.

Array 1



Array Details	
Roof Framing	2x4 Rafter *DF No.2*
Spacing	24.0"
Beam Span	3.0', 6.0', 3.0'
Roof Pitch	30°
Panel Quantity	9
Panel Array Area	194.72 ft²
Panel Orientation	Portrait
Lag Screw Embedment	2.5"
Roof Attachment Type	FlashFoot2 5/16 x 4.75"
Shear Capacity *NDS 2015 Table 12K*	304.0 lbs
Pullout Capacity *NDS 2015 Table 12K*	665.0 lbs
Velocity Pressure *Equation 26.10-1 (K_z=0.9, K_{ht}=1, K_d=0.85, K_e=0.97)*	21.49 psf

GCP Zones	1/2e/ 2r	2n/3r	3e
GC_p *Figure 30.3-(2A-5B)*	-1.8	-2.0	-3.2
Design Pressure Up [psf] *Equation 29.4-7 γ_a=0.8 γ_E=1.0*	-30.8	-34.2	-54.8
Exposed Design Pressure Up [psf] γ_a=0.8 γ_E=1.5	-46.2	-51.3	-82.1
Design Pressure Down [psf]	13.7	13.7	13.7
Tributary Area [ft^2]	36.6	34.8	21.2
Maximum Connection Spacing [in]	140	134	81
Maximum Rail Span [in]	48	48	48
Maximum Rail Cantilever [in]	16	16	16
Design Connection Spacing [in]	48	48	48
Deign Connection Spacing (exposed) [in]	48	48	48

Design Ratio

Member ID	P	M_z	V_y	C	SR	D	Status
1	0.006	0.223	0.135	0.223	0.035	0.066	Pass
2	0.013	0.141	0.167	0.155	0.035	0.115	Pass

Member Design Capacity (LRFD)

Member ID	F'_b(ksi)	F'_t(ksi)	F'_v(ksi)	F'_c(ksi)	F'_{cp}(ksi)	E'(ksi)	E'_{min}(ksi)
1	2.681	1.49	0.311	2.683	0.939	1600.0	1041.216
2	2.681	1.49	0.311	2.683	0.939	1600.0	1041.216

Node Coordinates

ID	X Coordinate	Y Coordinate
1	0.000	0.000
2	3.000	1.732
3	9.000	5.196
4	12.000	6.928
5	-1.500	-0.866

Members

ID	Node A	Node B	Section	Node A Fixity	Node B Fixity	Length
1	1	4	1	FFFFFF	FFFFFF	13.856
2	5	1	1	FFFFFF	FFFFFF	1.732

Supports

ID	Node ID	Restraint Code
1	2	RFFRRR
2	3	RFFRRR
3	4	RFFRRR
4	1	FFFFFR

Materials

ID	Name	Young's Modulus	Density	Poisson's Ratio
1	NDS - Table 4A - DOUGLAS FIR-LARCH - No.2- 2in & wider	1600.000	33.308	0.400

Sections

ID	Name	Depth	Width	Shear Area Z	Shear Area Y	Torsion Radius
1	1.5 x 3.5	4.000	1.500	5.000	5.000	1.463

ID	Centroid Y	Centroid Z	Area	Y-Axis MoI	Z-Axis MoI	Torsion Constant
1	0.750	2.000	6.000	1.125	8.000	3.437

Point Loads

ID	Load Group	Member	Position %	Y Magnitude
1	Solar-Snow	2	66.667%	-0.117
2	Solar	2	66.667%	-0.022
3	Solar-Snow	1	40.986%	-0.117
4	Solar	1	40.986%	-0.022

Member Distributed Loads

ID	Load Group	Start Position	End Position	Member	Y Magnitude
1	Dead Load	0.000%	100.000%	2	-0.013
2	Dead Load	0.000%	100.000%	1	-0.013
3	Roof Live Load	77.806%	100.000%	1	-0.032
4	Snow Load	77.806%	100.000%	1	-0.042

Load Combinations

ID	Name	Dead Load Factor	Snow Load Factor	Solar Factor	Solar-Snow Factor	Roof Live Load Factor

1	1. 1.4D	1.4	0	1.4	0	0
2	3. 1.2D + 1.6Lr	1.2	0	1.2	0	1.6
3	3. 1.2D + 1.6S	1.2	1.6	1.2	1.6	0
4	4. service loads A	0	1	0	1	0
5	5. service loads B	0	0	0	0	1

Internal Member Forces and Moments

Member	Axial Force (Min/Max)	Shear Force Y (Min/Max)	Shear Force Z (Min/Max)	Torsion (Min/Max)	Bending Moment Y (Min/Max)	Bending Moment Z (Min/Max)
1	-0.062 / 0.097	-0.108 / 0.168	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.162 / 0.200
2	-0.120 / 0.000	-0.207 / 0.000	0.000 / 0.000	0.000 / 0.000	0.000 / 0.000	-0.126 / 0.000

Member Displacement Span Check

Member	Length	Max Relative Displacement	Span Method 1
1	13.856	0.031	L/2725
2	1.732	0.027	L/784

Member Stresses

Member	Axial Stress (Min/Max)	Torsion Stress (Min/Max)	Shear Stress Y (Min/Max)	Shear Stress Z (Min/Max)	Top Bending Moment Z (Min/Max)	Bottom Bending Moment Z (Min/Max)
1	-0.010 / 0.016	0.000 / 0.000	-0.027 / 0.042	-0.000 / -0.000	-0.487 / 0.599	-0.599 / 0.487
2	-0.020 / 0.000	0.000 / 0.000	-0.052 / 0.000	-0.000 / -0.000	-0.379 / 0.000	0.000 / 0.379

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 8040 N. Lake Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Kitchen Remodel, Primary Bathroom Remodel, Primary Bedroom Remodel, Guest Bathroom Remodel and First Floor Updates	
Estimated Cost of Project $ 5,000.00	

Owner/Occupant Cameron Tull & Jessica Smith	
Business Name	Contact Name
Address 8040 N. Lake Drive	City/State/Zip Fox Point, WI 53217
Phone	Email

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name GMH Construction, Inc.	Contact Name Greg Perkins
Address W228N727 Westmound Ste. B	City/State/Zip Pewaukee, WI 53186
Phone 262-696-8131 or 414-587-4209	Email greg@gmh-remodeling.com
Dwelling Contractor # DC-010700044	Dwelling Contractor Qualifier # DCQ-100700624

Square Footage Under Construction				
1st Floor 710	2nd Floor	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	50.00
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**		$ 125.00

Applicant Signature _____ **Date** 10/30/23

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: 1.059677 Nov 3, 2023

8040 N Lake Drive

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	125.00
24-44460 BUILDING PERMIT	
Total:	125.00
CHECK Check No: 10332	125.00
Payor: GMH Construction, Inc.	
Total Applied:	125.00
Change Tendered:	.00

Duplicate Copy

11/03/2023 8:23 AM

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series 609 - Picture Window

OUTSIDE VIEW

INSIDE VIEW

SIZING

Opening Width Range: 59 3/4" to 60"
Opening Height Range: 39 3/4" to 40"
Window Size: 59 1/2" x 39 1/2"
United Inches: 100
Fixed Glass Size: 55 5/16" x 35 7/16" x 3/4"
Fixed Glass Viewable Size: 54 7/16" x 34 1/2"

Structural

Product: Vinyl Picture Window
Cert #: 462-H-007.00
Class: CW-PG50
Max Test Size: 60" x 63"
Test Std: AAMA/WDMA/CSA 101/I.S.2/A440-08/11

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.26	0.30

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.54	59.00

Air Infiltration (cfm/ft2)
<= 0.01

ABBY WINDOWS & EXTERIORS
I KNOW A GIRL

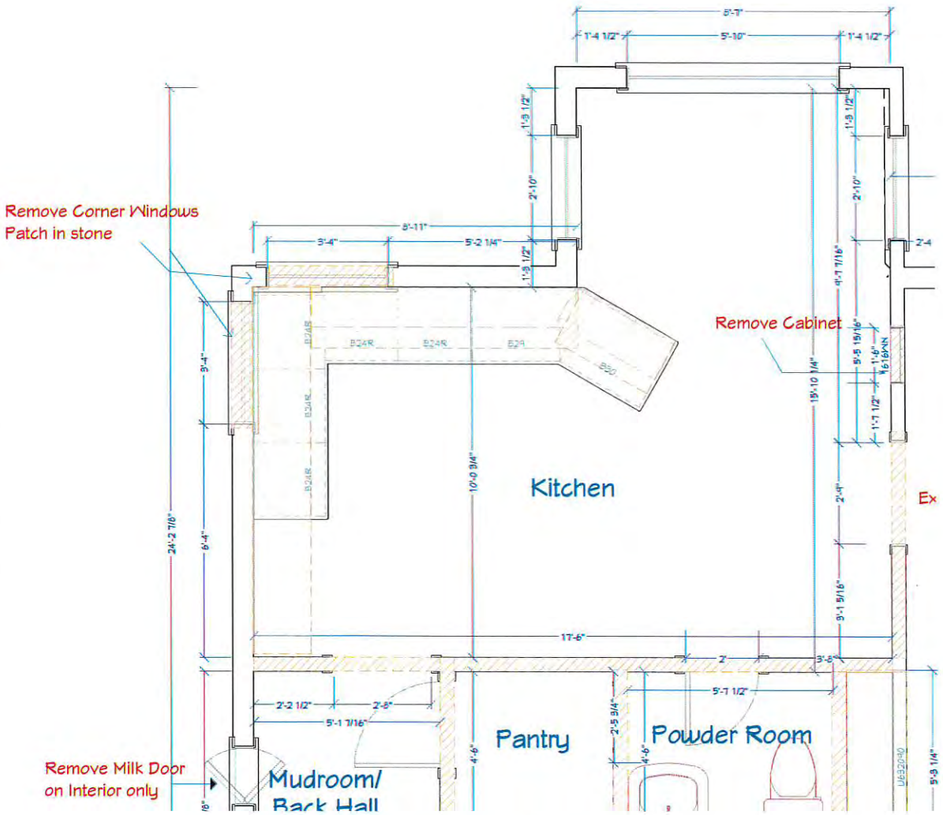
QUOTE INFORMATION

Job: Tull, Cameron
Tag: Kitchen Add On
Order #10257118
Qty: 1

DETAILS

Endure Window - EN600 Series
609 - Picture Window
White Inside / Classic Bronze Outside
FineLine
Opening Size: 60" x 40"
Unit Size: 59 1/2" x 39 1/2"
Graphite Foam Insulation
Sill Extender
ComforTech DLA
Double Strength Glass
3/4" IG Thickness

Installation Instructions



KITCHEN WINDOW AS-BUILT/DEMO

SCALE: 1/4"=1"

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series 609 - Picture Window

SIZING | Structural | ENERGY

ENERGY PERFORMANCE RATINGS

0.26	0.30

ADDITIONAL PERFORMANCE RATINGS

0.54	59.00
<= 0.01	

WDMA
Hallmark Certification

ABBY
WINDOWS & EXTERIORS
DOOR & WALL

QUOTE INFORMATION

Job: Sull, Cameron
Tag: Kitchen Add On
Order #10257118
Qty: 1

DETAILS

Endure Window - EN600 Series

Style: Picture Window

Make a note: Sized to be in Stucco

Opening size: 50 1/4"

Egress Clear Opening: 2.29 sq. ft.

Egress Clear Width: 23 1/2"

Egress Clear Height: 14 1/2"

Egress Meets Code: Yes

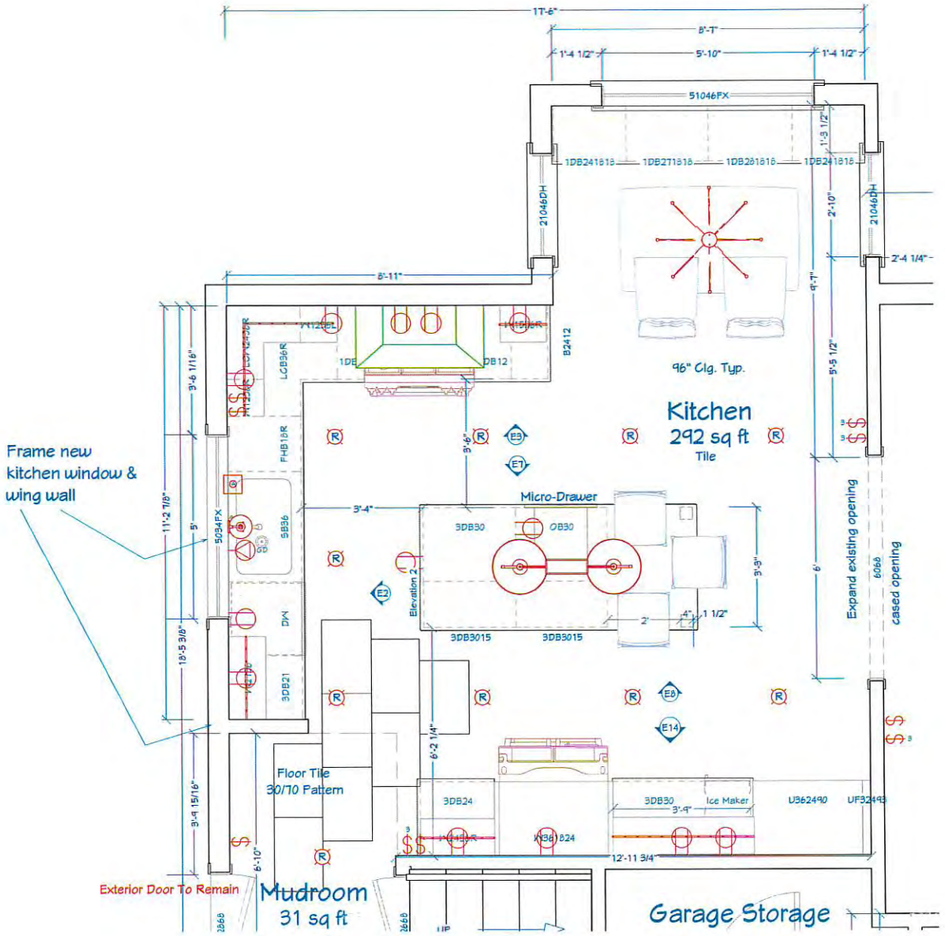
Exterior Extension Jambs: 4 9/16"

Interior Extension Jambs: 4 9/16"

Interior Color: White

Hardware Finish: Polished Brass

Installation Instructions



KITCHEN WINDOW PROPOSED - ENLARGED

SCALE: 1/4"=1"

SHEET NUMBER 10 REVISION #:

DATE 8.24.23

DRAWN BY AM & RB

8040 N Lake Dr
Fox Point, WI 53217

Smith & Tull

PERMIT

DRAWINGS PROVIDED BY:
GMH Construction
W228N727 Westmound Drive, Ste B
Pewaukee, WI 53186
262.696.8131
gmh-remodeling.com

GMH CONSTRUCTION
DESIGN • BUILD • REMODEL

M.S.S. / MORTGAGE SURVEY SERVICE

6617 West Coldspring Road Greenfield, Wisconsin 53220 (414) 327-4400

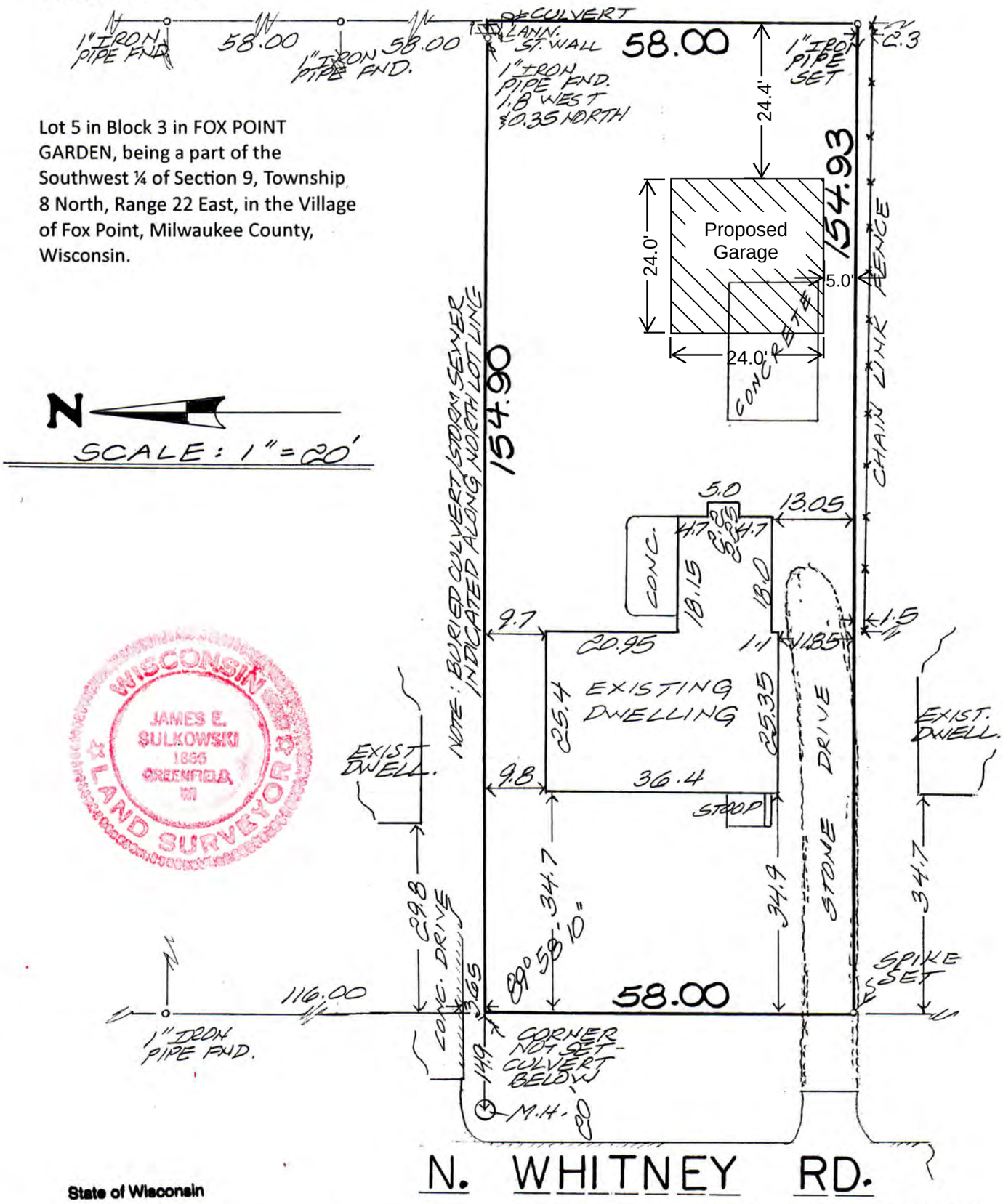
Lot Coverage / Open Area Calculation:
Lot Area: 8,990 sf
Lot Coverage of Existing Dwelling w/ 2nd story addition: 1,239 sf
Lot Coverage of Proposed Garage: 576 sf
Total Open Area: 7,175 sf => 79.8% Open

Prepared For Steve Lindner

Location of Property 8034 North Whitney Road, Fox Point, WI

Description of Property

Lot 5 in Block 3 in FOX POINT GARDEN, being a part of the Southwest ¼ of Section 9, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.



State of Wisconsin

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 owner of the property, and also those who purchase, mortgage, or guarantee the title thereto within (1) year from date hereof.

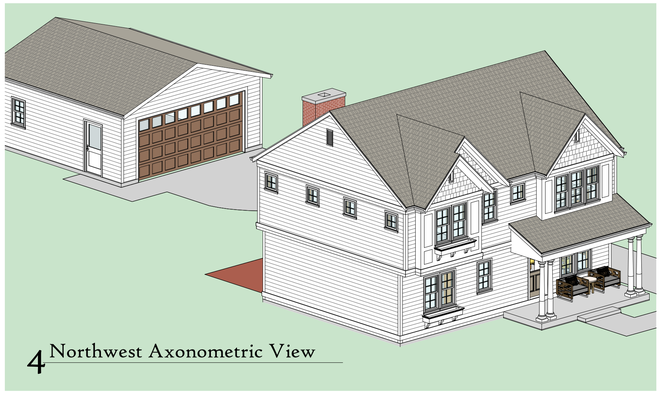
Dated at Greenfield, this 9th day of October 20 23

NOTE: All property corners will not be located, verified and/or reset (per Section A-E7.01 Wisconsin Administrative Code) unless specifically requested.

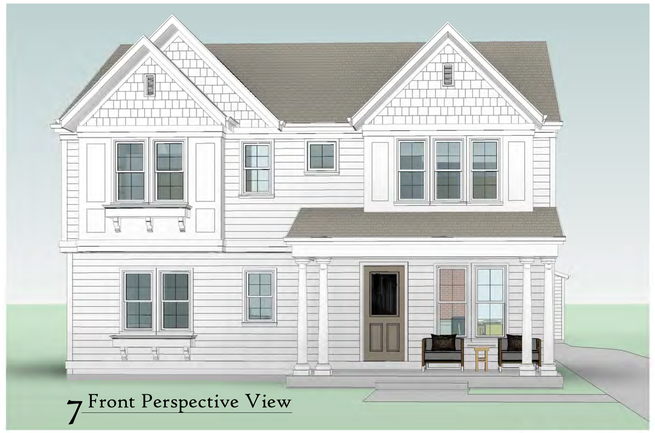
Registered Land Surveyor

RESIDENTIAL SECOND STORY ADDITION, INTERIOR RENOVATION & DETACHED GARAGE

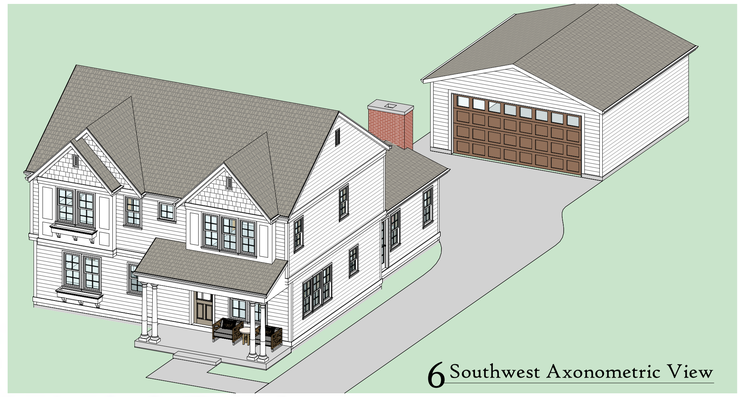
Steve & Tosha Lindner Residence - 8034 N Whitney Rd.



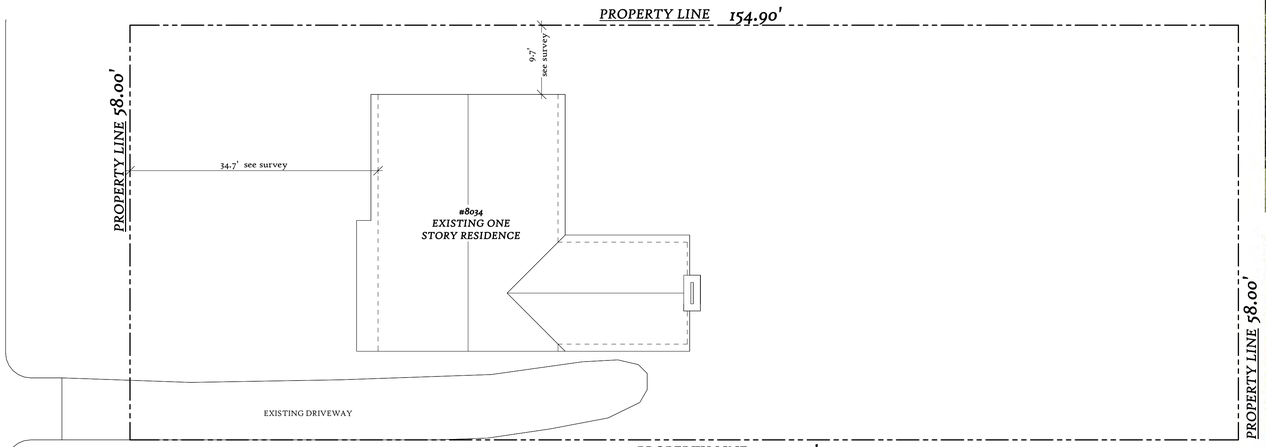
4 Northwest Axonometric View



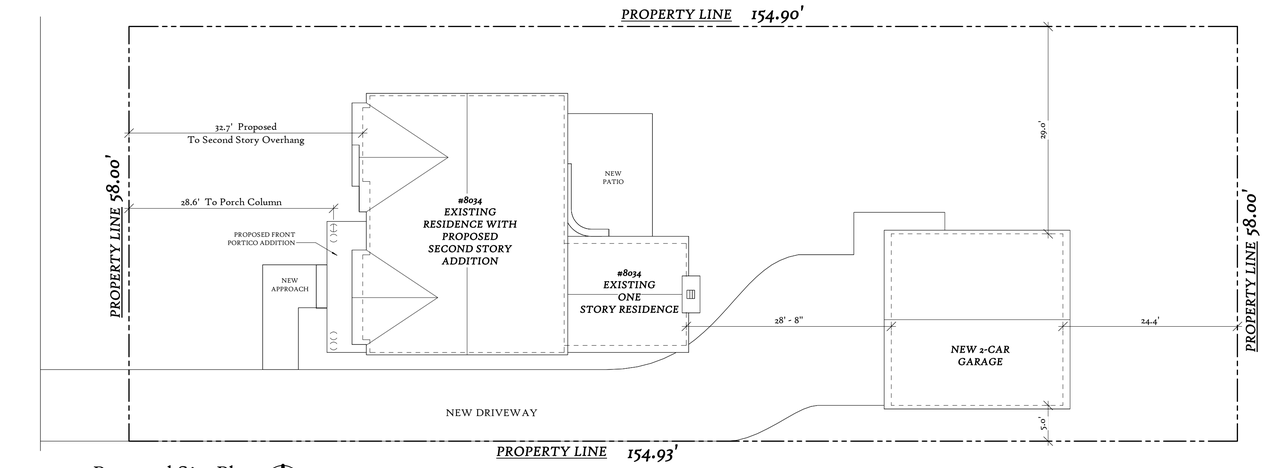
7 Front Perspective View



6 Southwest Axonometric View

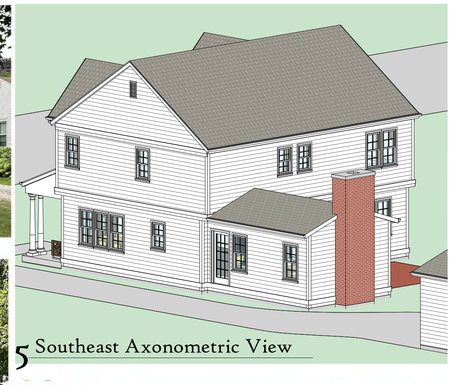


1 Existing Site Plan
1" = 10'-0"



2 Proposed Site Plan
1" = 10'-0"

EXISTING CONDITION PHOTOGRAPHS



5 Southeast Axonometric View

DRAWING INDEX

DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First & Second Floor Plans
A-102	Roof Plan, Partial Foundation Plan & Wall Section
A-201	Exterior Elevations
A-301	Garage Plan and Elevations and Wall Section

ZONING INFO:

1. Lot Area: 8990 sf

2. Zoning District: C-RESIDENCE DISTRICT

8 Streetscape Elevation
1/16" = 1'-0"

LAKEVIEW REMODELING, LLC.

KCB Buildings

PROJECT:

8034 N Whitney Rd -
Lindner Residence

OWNER:

Steve & Tosha Lindner

PROJECT ADDRESS:

8034 N Whitney Rd
Fox Point, WI 53217

CONTRACTOR:
LAKEVIEW REMODELING, LLC
CONTACT:
MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:
KCB BUILDINGS
CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	10/27/2023

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

Sheet Title:

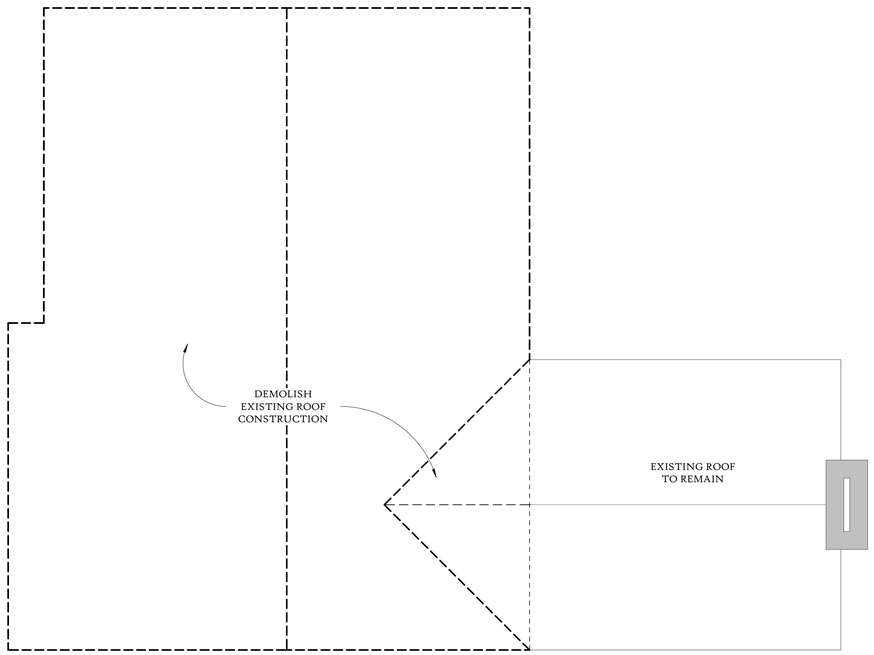
Cover Sheet & Site Information

Scale	As indicated
Date	10/18/2023

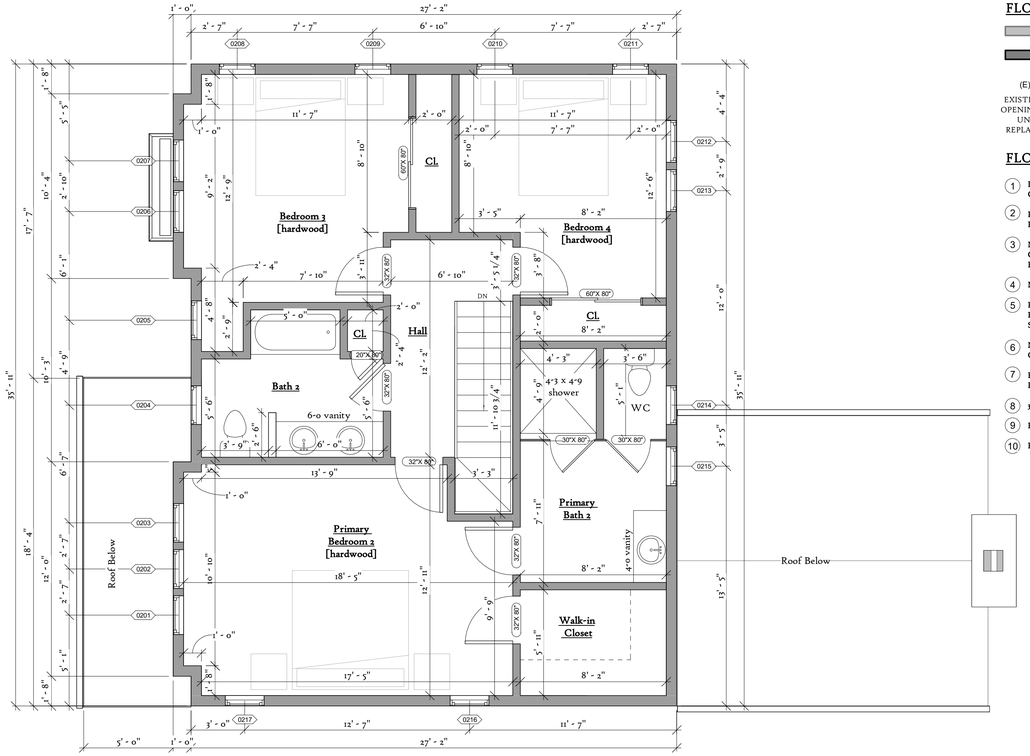
Sheet No.

A-001

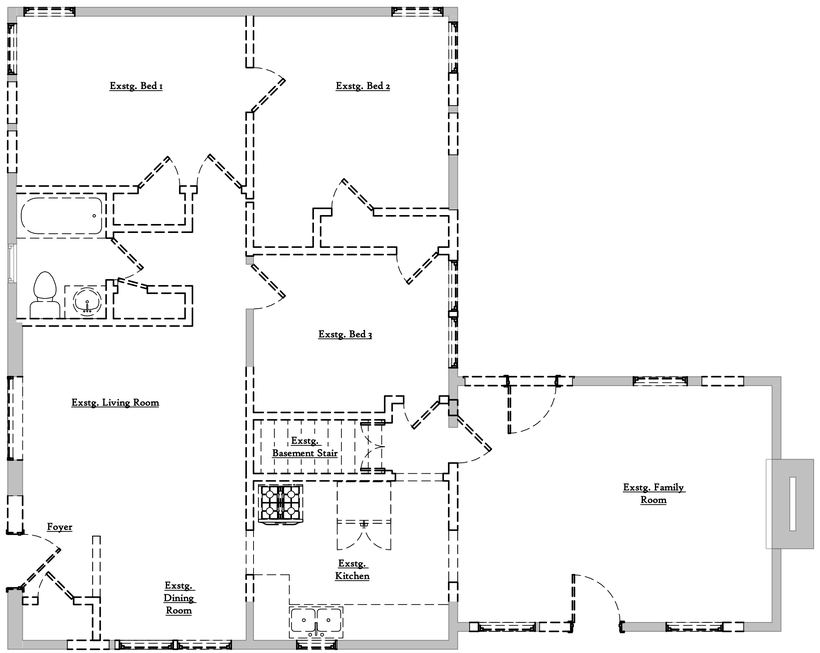
10/26/2023 2:57:47 PM



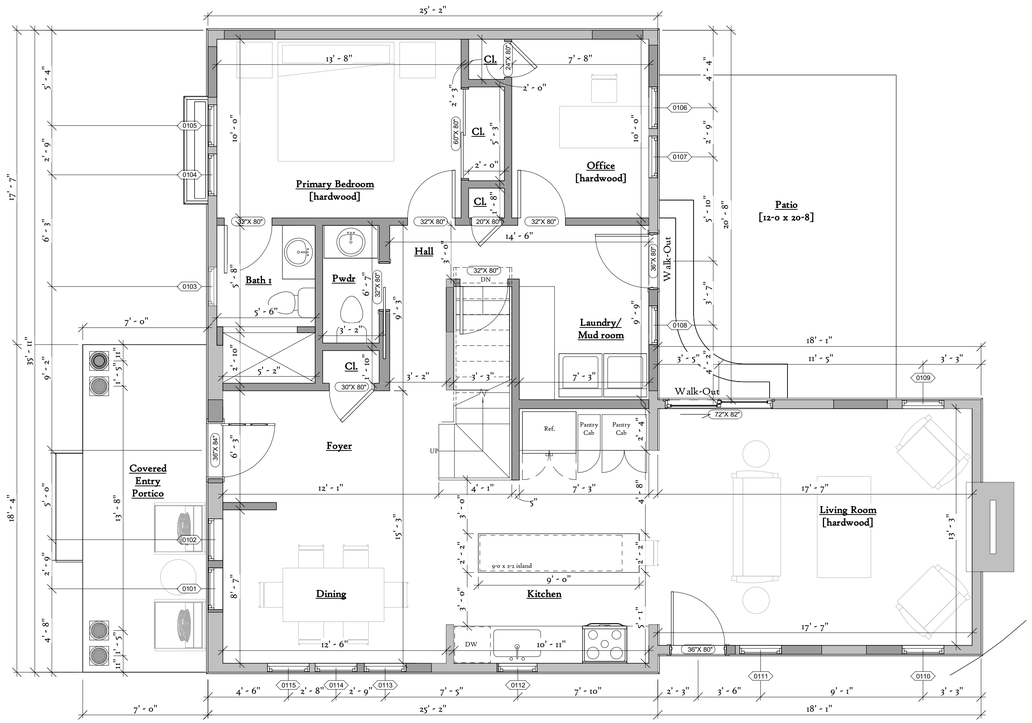
4 Roof Demolition Plan
1/4" = 1'-0"



3 Second Floor Plan - Proposed
1/4" = 1'-0"



2 1st Floor Demolition Plan
1/4" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- (E) 0000 — EXISTING WINDOW OPENING TO REMAIN UNALTERED - REPLACE WINDOW
- 0000 — NEW WINDOW & OPENING

FLOOR PLAN KEYED NOTES

1. EXISTING SIDE ENTRY DOOR AND CONCRETE STEP TO BE REMOVED
2. PROPOSED NEW FRONT PORTICO ON BRACKETS
3. NEW 12" DEEP BOOKSHELVES ABOVE COUNTERTOP ON EACH SIDE OF THE EXISTING WINDOW
4. NEW 18" DEEP COUNTERTOP
5. PROVIDE NEW STAIR HANDRAILNEWEL POST AND TREAD NOSINGS AT OPENED STAIRWAY
6. NEW EXTENDED 8' WIDE ARCHED OPENING
7. PROPOSED NEW GLASS PATIO SIDE ENTRY DOOR
8. 3-PANEL SLIDING DOOR WALK-OUT
9. FLOOR OVERHANG ABOVE
10. ROOF OVERHANG ABOVE

LAKEVIEW REMODELING, LLC.

KCB Buildings

PROJECT:

8034 N Whitney Rd -
Lindner Residence

OWNER:

Steve & Tosha Lindner

PROJECT ADDRESS:

8034 N Whitney Rd
Fox Point, WI 53217

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Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	10/27/2023

General Notes:

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No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

First & Second Floor Plans

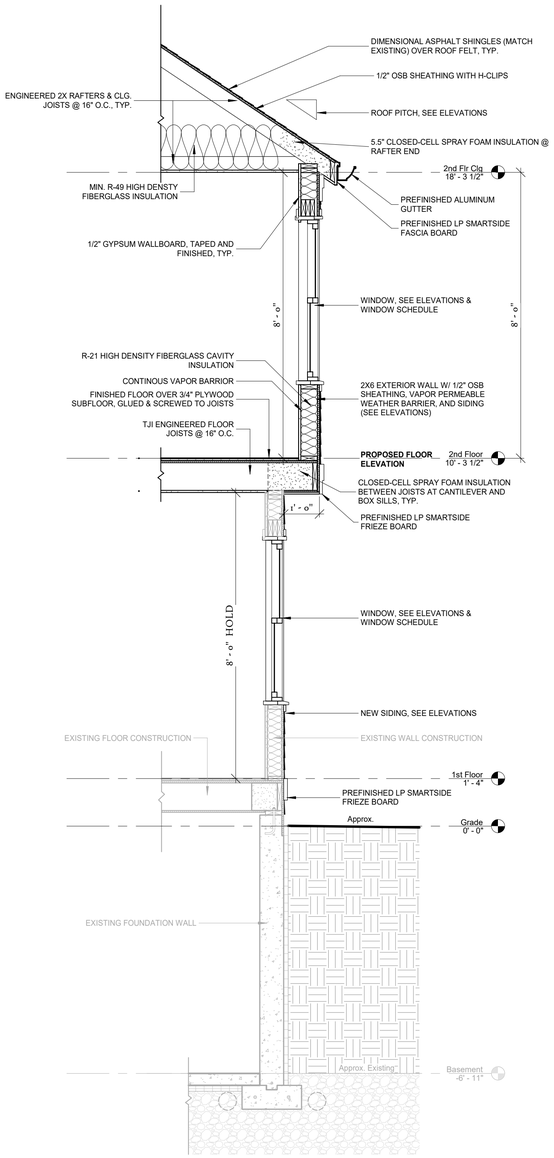
Scale 1/4" = 1'-0"

Date 10/18/2023

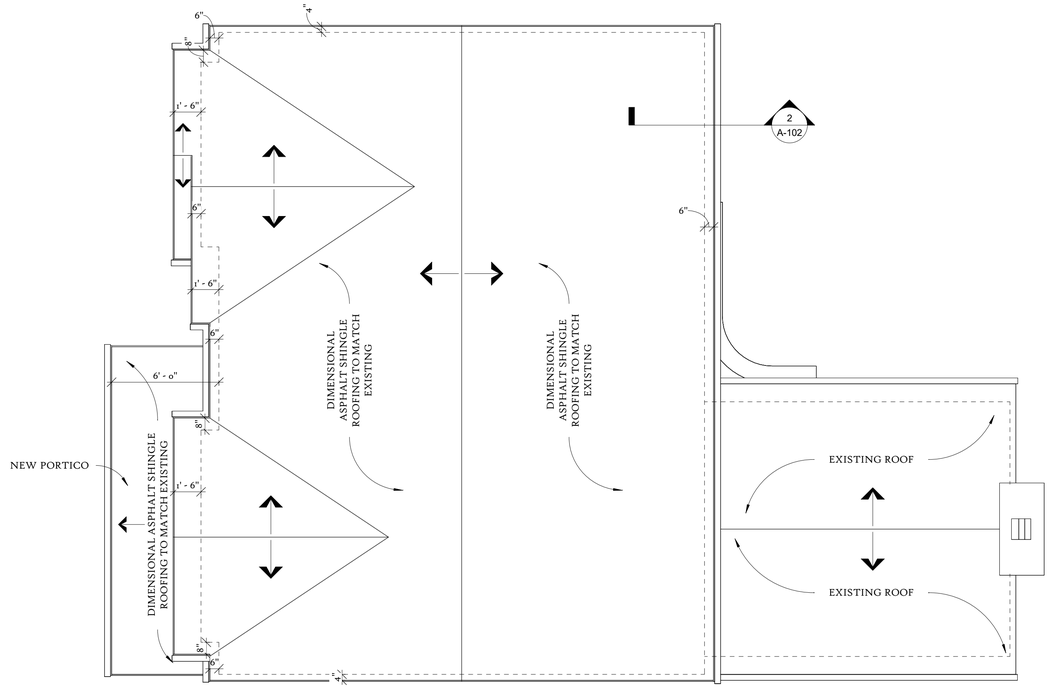
Sheet No.

A-101

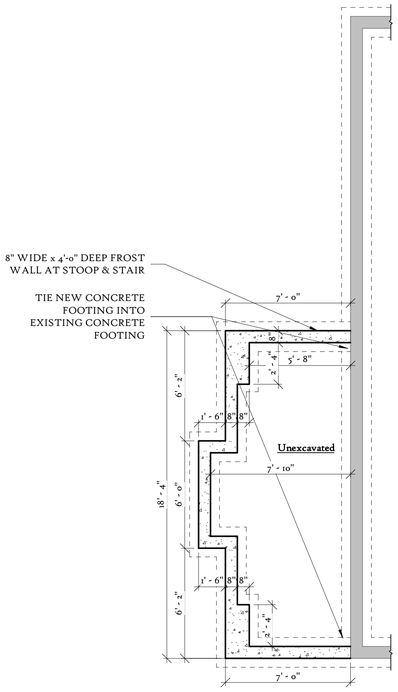
10/26/2023 2:57:48 PM



2 Wall Section
1/2" = 1'-0"



1 Roof Plan - Proposed
1/4" = 1'-0"



3 Partial Foundation Plan
1/4" = 1'-0"

LAKEVIEW REMODELING, LLC.

KCB Buildings

PROJECT:

8034 N Whitney Rd - Lindner Residence

OWNER:

Steve & Tosha Lindner

PROJECT ADDRESS:

8034 N Whitney Rd
Fox Point, WI 53217

CONTRACTOR:

LAKEVIEW REMODELING, LLC

CONTACT:
MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:

KCB BUILDINGS

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	10/27/2023

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Roof Plan, Partial Foundation Plan & Wall Section

Scale: As indicated

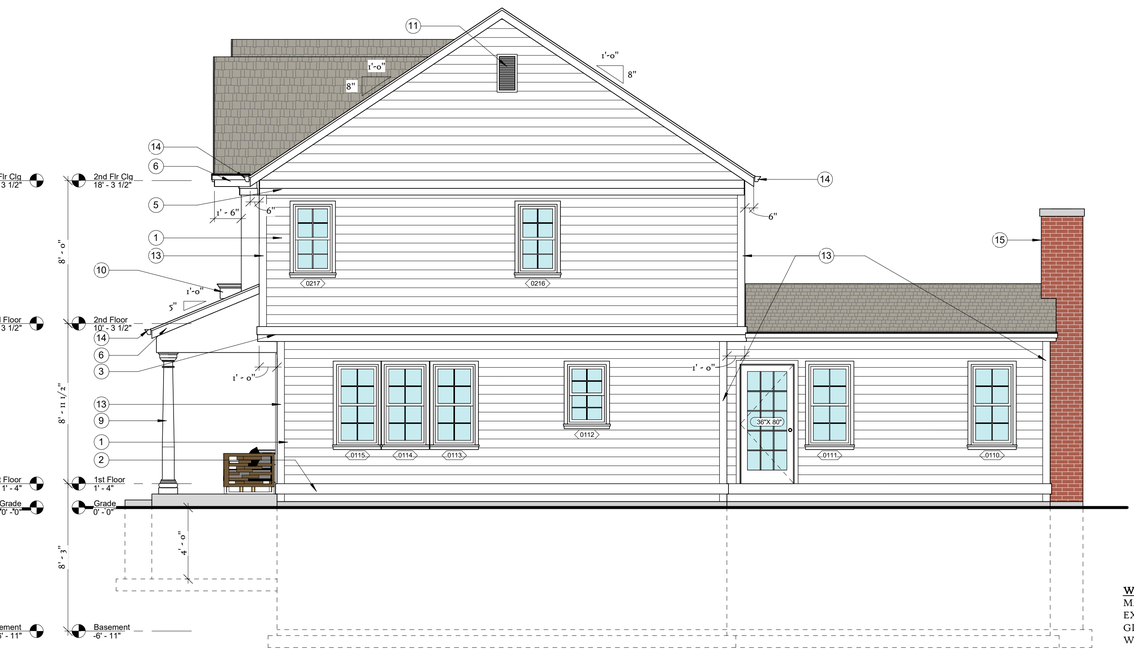
Date: 10/18/2023

Sheet No.

A-102

10/26/2023 2:57:49 PM

1 West (Front) Elevation
1/4" = 1'-0"



2 South (Side) Elevation
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

1. NEW 6" PAINTED LP HORIZONTAL SIDING ON ADDITION AND ON EXISTING HOME
2. PAINTED LP COMPOSITE FRIEZE BOARD ON FIRST FLOOR LINE
3. PAINTED LP COMPOSITE FRIEZE BOARD ON SECOND FLOOR LINE
4. PAINTED LP SMOOTH-FACED PANELS
5. PAINTED LP COMPOSITE FRIEZE BOARD ON SECOND FLOOR CEILING LINE
6. PAINTED LP COMPOSITE FASCIA BOARD
7. NEW DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING
8. NEW LP SHAKER STYLE SIDING ON FRONT ROOF GABLES
9. NEW DORIC STYLE TAPERED PORTICO COLUMNS DIAMETER 8" AT BASE
10. PAINTED COMPOSITE WOOD PLANTER BOX
11. 12" w x 24"h LOUVERED GABLE VENT
12. 8" w x 18"h LOUVERED GABLE VENT
13. 5.5" PAINTED LP COMPOSITE CORNER BOARD
14. PREFINISHED ALUMINUM GUTTER - WHITE
15. EXISTING CHIMNEY TO REMAIN
16. NEW FRONT ENTRY DOOR

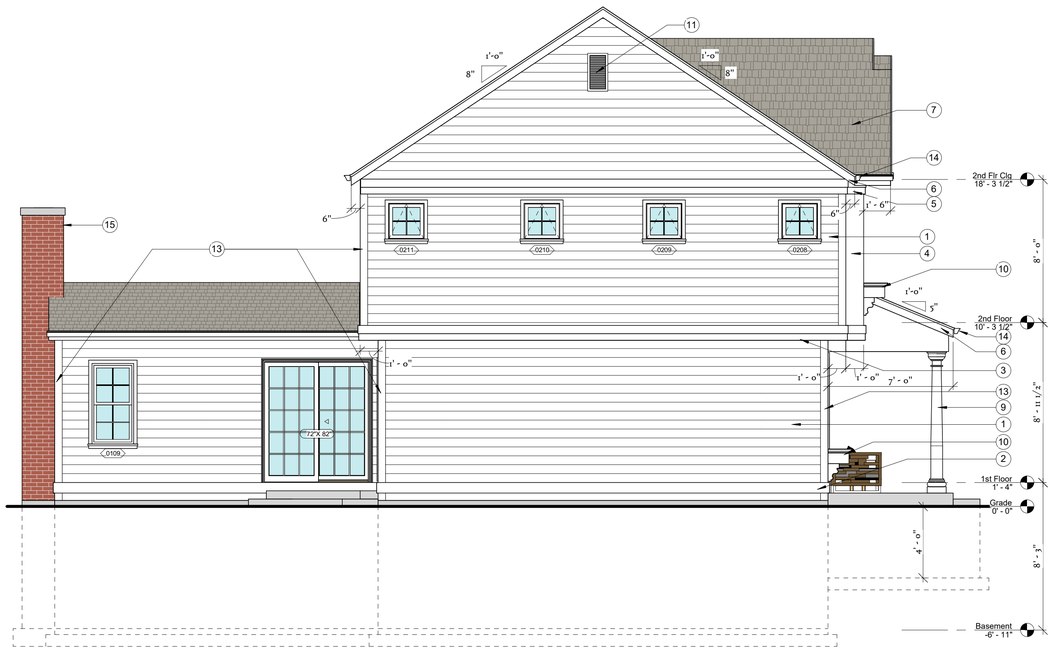
WINDOW NOTE: ALL NEW WINDOWS TO BE MARVIN FIBERGLASS WINDOWS - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING.

Window Schedule

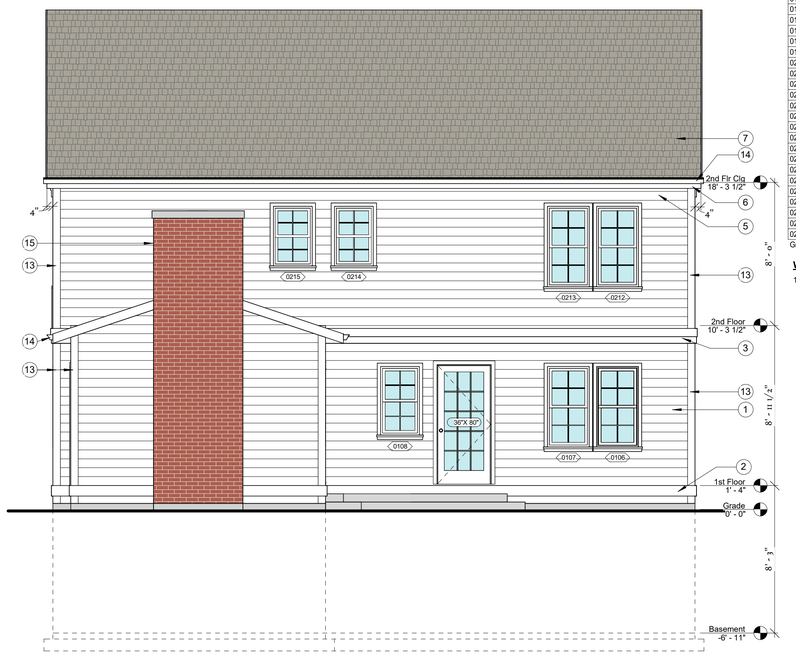
Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
0001	Window-Double-Hung	3' - 4"	2' - 2"	3' - 3"	6' - 7"	
0101	Window-Double-Hung	5' - 4"	2' - 4"	1' - 8"	7' - 0"	
0102	Window-Double-Hung	5' - 4"	2' - 4"	1' - 8"	7' - 0"	
0104	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0105	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0106	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0107	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0108	Window-Double-Hung	3' - 10"	2' - 2"	2' - 10"	6' - 8"	
0109	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0110	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0111	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0112	Window-Double-Hung	3' - 4"	2' - 2"	3' - 4"	6' - 8"	
0113	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0114	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0115	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0201	Window-Double-Hung	4' - 6"	2' - 2"	2' - 6"	7' - 0"	
0202	Window-Double-Hung	4' - 6"	2' - 2"	2' - 6"	7' - 0"	
0203	Window-Double-Hung	4' - 6"	2' - 2"	2' - 6"	7' - 0"	
0204	Window-Awning-Single	2' - 2"	2' - 2"	4' - 10"	7' - 0"	
0205	Window-Double-Hung	3' - 10"	2' - 2"	3' - 2"	7' - 0"	
0206	Window-Double-Hung	4' - 6"	2' - 4"	2' - 6"	7' - 0"	
0207	Window-Double-Hung	4' - 6"	2' - 4"	2' - 6"	7' - 0"	
0208	Window-Awning-Single	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
0209	Window-Awning-Single	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
0210	Window-Awning-Single	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
0211	Window-Awning-Single	2' - 0"	2' - 0"	4' - 8"	6' - 8"	
0212	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0213	Window-Double-Hung	4' - 6"	2' - 4"	2' - 2"	6' - 8"	
0214	Window-Double-Hung	3' - 4"	2' - 2"	3' - 4"	6' - 8"	
0215	Window-Double-Hung	3' - 4"	2' - 2"	3' - 4"	6' - 8"	
0216	Window-Double-Hung	3' - 10"	2' - 2"	2' - 10"	6' - 8"	
0217	Window-Double-Hung	3' - 10"	2' - 2"	2' - 10"	6' - 8"	
Grand total: 32						

WINDOW SCHEDULE NOTES:

1. FIELD VERIFY EXISTING OPENING SIZE PRIOR TO ORDERING



4 North (Side) Elevation
1/4" = 1'-0"



3 East (Rear) Elevation
1/4" = 1'-0"

LAKEVIEW REMODELING, LLC.

KCB Buildings

PROJECT:

8034 N Whitney Rd -
Lindner Residence

OWNER:

Steve & Tosha Lindner

PROJECT ADDRESS:

8034 N Whitney Rd
Fox Point, WI 53217

CONTRACTOR:

LAKEVIEW REMODELING, LLC

CONTACT:
MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:

KCB BUILDINGS

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Exterior Elevations

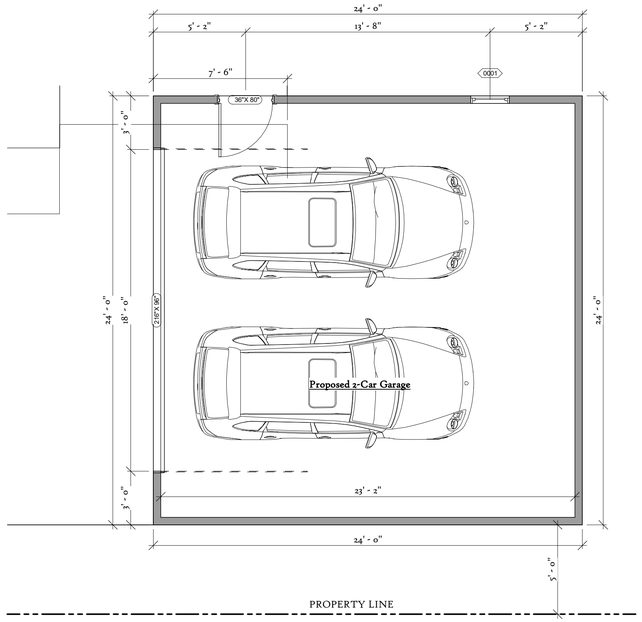
Scale 1/4" = 1'-0"

Date 10/18/2023

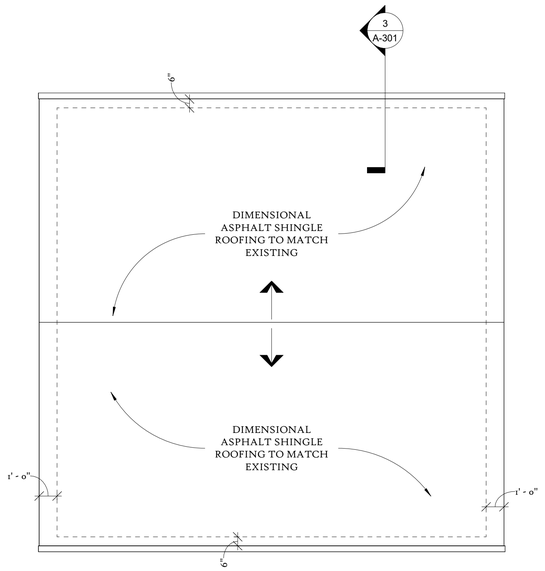
Sheet No.

A-201

10/20/2023 2:57:33 PM



1 Garage Floor Plan
1/4" = 1'-0"



2 Garage Roof Plan
1/4" = 1'-0"

EXTERIOR GENERAL NOTES

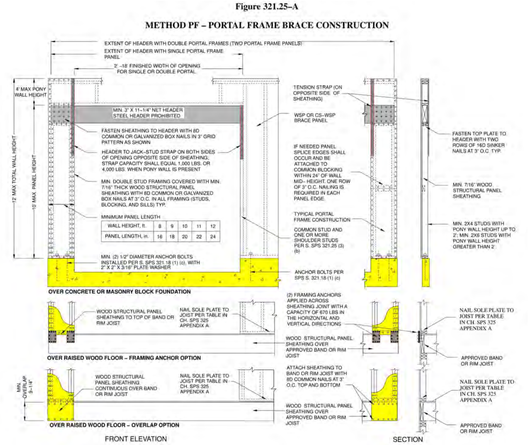
1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

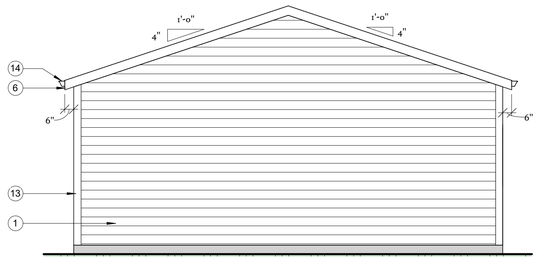
EXTERIOR KEYED NOTES

1. NEW 6" PAINTED LP HORIZONTAL SIDING ON ADDITION AND ON EXISTING HOME
2. PAINTED LP COMPOSITE FRIEZE BOARD ON FIRST FLOOR LINE
3. PAINTED LP COMPOSITE FRIEZE BOARD ON SECOND FLOOR LINE
4. PAINTED LP SMOOTH-FACED PANELS
5. PAINTED LP COMPOSITE FRIEZE BOARD ON SECOND FLOOR CEILING LINE
6. PAINTED LP COMPOSITE FASCIA BOARD
7. NEW DIMENSIONAL ASPHALT SHINGLES TO MATCH EXISTING
8. NEW LP SHAKER STYLE SIDING ON FRONT ROOF GABLES
9. NEW DORIC STYLE TAPERED PORTICO COLUMNS DIAMETER 8" AT BASE
10. PAINTED COMPOSITE WOOD PLANTER BOX
11. 12" w x 24"h LOUVERED GABLE VENT
12. 8" w x 18"h LOUVERED GABLE VENT
13. 5.5" PAINTED LP COMPOSITE CORNER BOARD
14. PREFINISHED ALUMINUM GUTTER - WHITE
15. EXISTING CHIMNEY TO REMAIN
16. NEW FRONT ENTRY DOOR

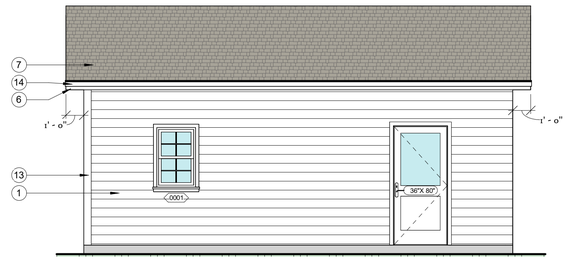
Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION

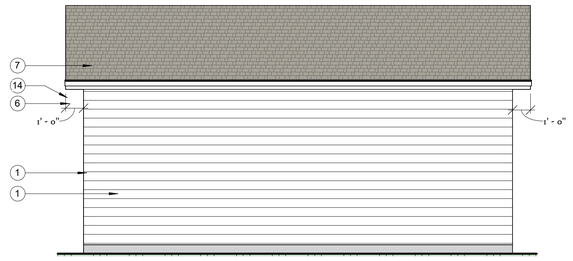




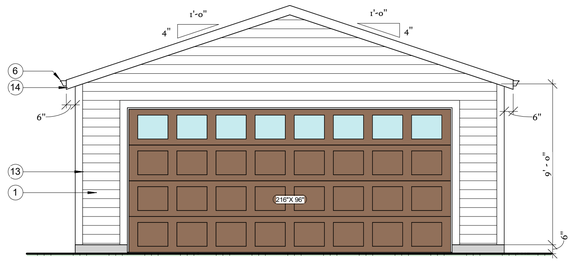
4 Garage East Elevation
1/4" = 1'-0"



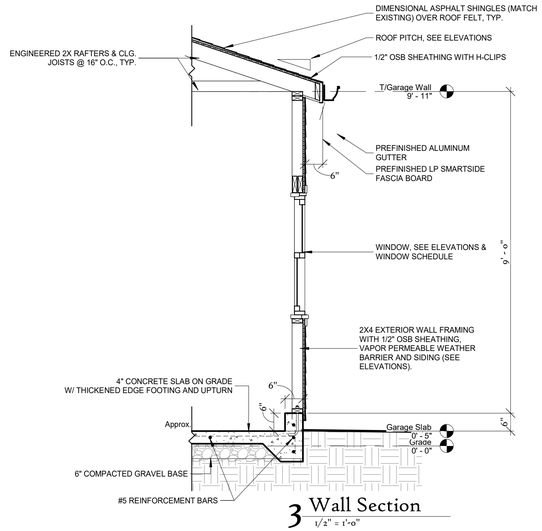
5 Garage North Elevation
1/4" = 1'-0"



6 Garage South Elevation
1/4" = 1'-0"



7 Garage West Elevation
1/4" = 1'-0"



3 Wall Section
1/2" = 1'-0"

LAKEVIEW REMODELING, LLC.

KCB Buildings

PROJECT:

8034 N Whitney Rd - Lindner Residence

OWNER:

Steve & Tosha Lindner

PROJECT ADDRESS:

8034 N Whitney Rd
Fox Point, WI 53217

CONTRACTOR:

LAKEVIEW REMODELING, LLC
CONTACT:
MIKE DINDORF 414-708-9528
lakeviewremodel@gmail.com

ARCHITECT:

KCB BUILDINGS
CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Submittal	10/27/2023

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Garage Plan and Elevations and Wall Section

Scale	As indicated
Date	10/18/2023

Sheet No.

A-301

10/26/2023 5:37:54 PM

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 7764 N Club Cir	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Replacing a window with a door leading out to the side yard.	
This request is an amendment to active permit 15177.	
Estimated Cost of Project $	

Owner/Occupant	
Business Name N/A	Contact Name Barbara Fuldner
Address 7764 N Club Cir	City/State/Zip Fox Point, WI 53217
Phone 414-640-8072	Email barbara@macaccess.com

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Antiquity General Contracting	Contact Name Georgia Tice
Address N79 W12855 Fond du Lac Ave	City/State/Zip Menomonee Falls, WI 53051
Phone 262-751-7160	Email gtice@antiquitygc.com
Dwelling Contractor # 031 800082	Dwelling Contractor Qualifier # DCQ-111 600066

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	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**		$ 75.00

Applicant Signature _____ **Date** 11/27/23

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: 1.059728

Nov 27, 2023

7764 N Club Circle+

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CREDIT CARD	75.00
Payor: Georgia Tice	
Total Applied:	75.00
Change Tendered:	.00

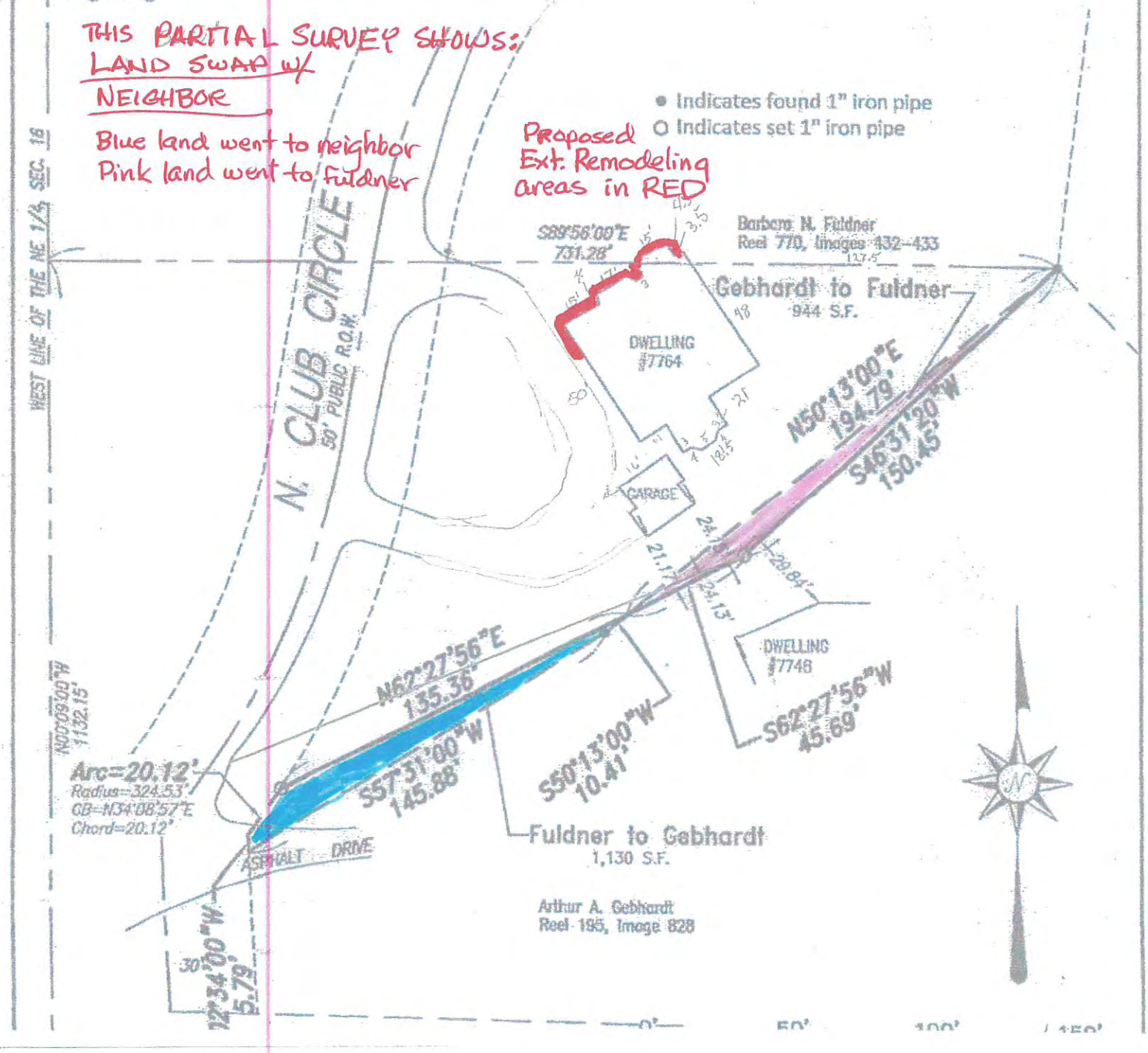
Duplicate Copy

11/27/2023 2:54 PM

the West line of the Northeast 1/4 Section 1132.15 feet to a point; thence South 89°56'00" East 731.28 feet to the Northerly most corner of lands described in Reel 195, Image 828, Milwaukee County records and the point of beginning of the lands to be described; thence South 46°31'20" West 150.45 feet to a point; thence South 62°27'56" West 45.69 feet to a point on the Northerly line of said lands; thence North 50°13'00" East along said Northerly line 194.79 feet to the point of beginning.

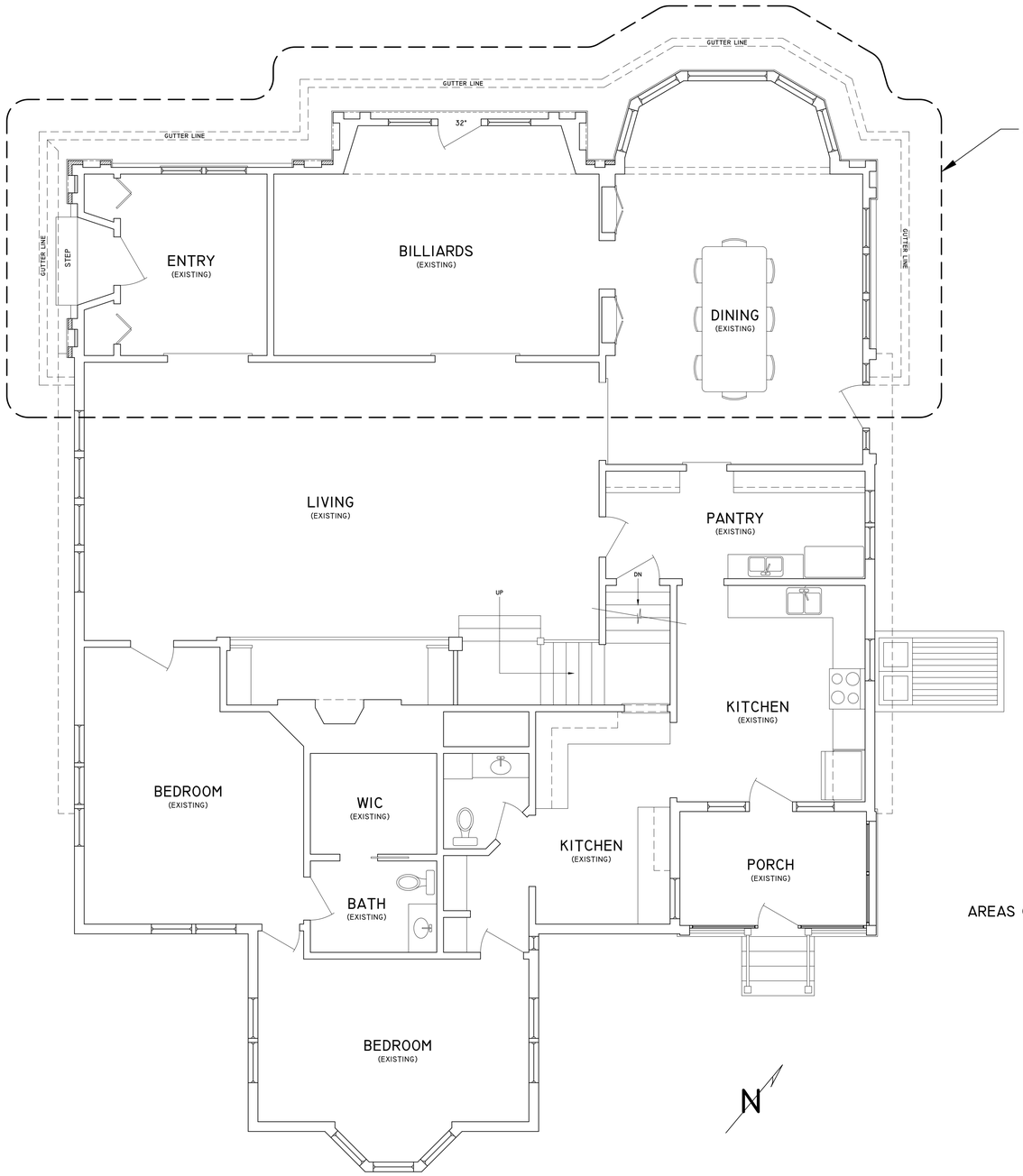
LEGAL DESCRIPTION: FULDNER TO GEBHARDT

That part of the Northeast Fractional 1/4 of Section 16, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows:
Commencing at the Southwest corner of the Northeast 1/4 of said Section; thence North 00°09'00" West along the West line of the Northeast 1/4 Section 1132.15 feet to a point; thence South 89°56'00" East 731.28 feet to the Southeast corner of lands described in Reel 770, Images 432 & 433, Milwaukee County records; thence South 50°13'00" West along the Southerly line of said lands 194.79 feet to the point of beginning of the lands to be described; thence continuing South 50°13'00" West 10.41 feet along said Southerly line to a point; thence South 57°31'00" West along said Southerly line 145.88 feet to a point; thence North 02°34'00" West along the Westerly line of said lands 5.79 feet to a point on the East line of North Club Circle; thence Northeasterly 20.12 feet along said East line and arc of a curve, whose center lies to the Northwest, whose radius is 324.53 feet, and whose chord bears North 34°08'57" East 20.12 feet to a point; thence North 62°27'56" East 135.36 feet to the point of beginning.



FULDNER RENOVATION

7764 N. CLUB CIR.
FOX POINT, WI
11-14-2023



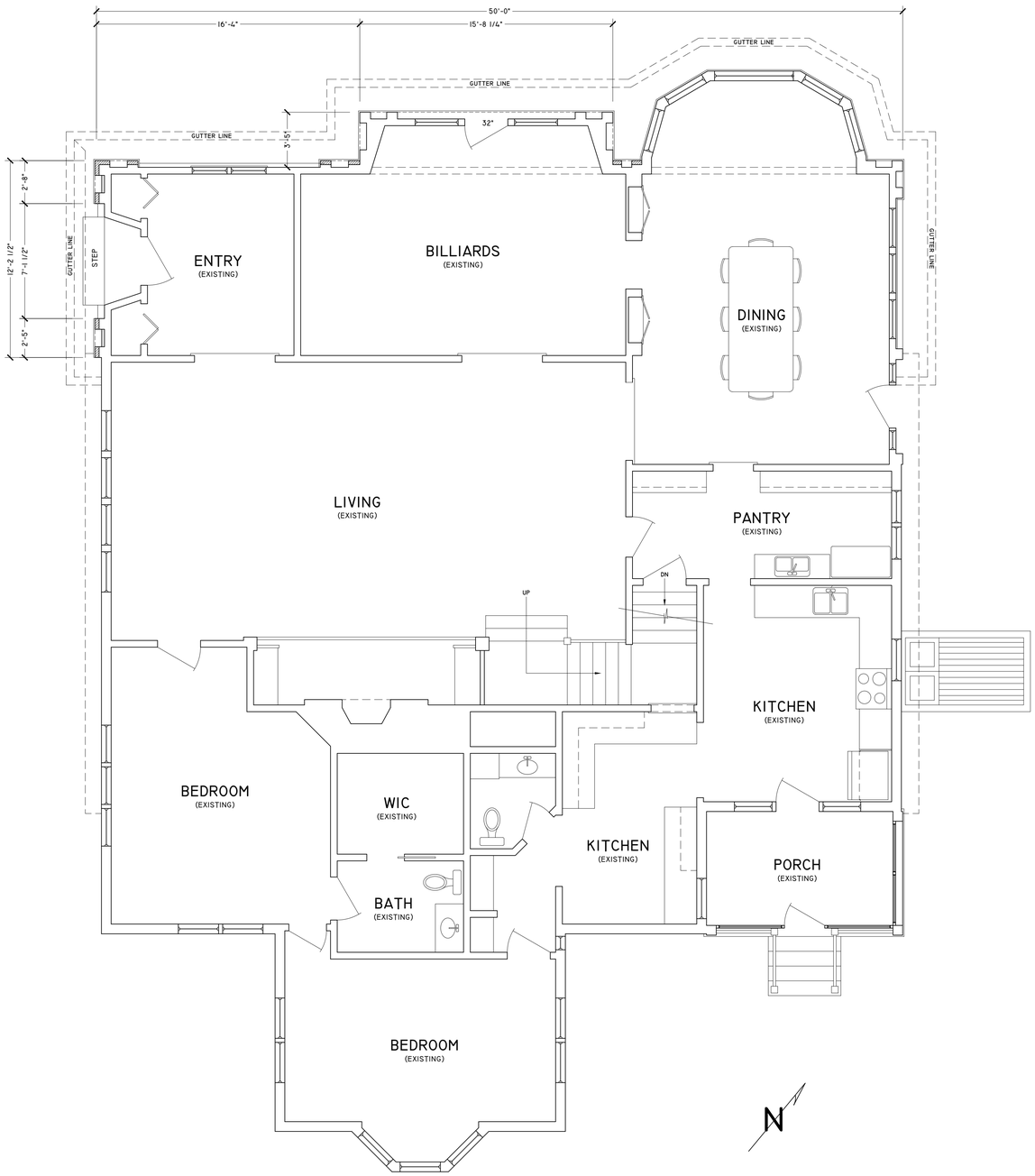
NOTES:
- A continuous gutter line is to be achieved on the Northwest elevation.
- A new flat roof / overhang is to be installed over the new Billiard Bay and the dinning room bay. A minimun 1/2" per foot must be achieved.
- The new roofs and or overhangs must be installed in a mannor that is structurally sound. The contractor will have to devise this method after demolishing parts of the roof and identifying ways to tie the new to the existing properly. If no way becomes evident after demo, a revised plan may be necessary.
- All new roofing (tin or rubber) must be properly flashed or tied in to the existing roofing surfaces and materials.
- The existing single slope (shed) roof above the Billiard room is in disrepair. It may need evaluation and the extent of possible repairs may not be known until demolition begins.
- A new shed roof detail is to be added top the second floor above the dining room bay. It should match the shed roof to the leftof it on the same elevation. It should be raised enough to allow for the lookouts to be installed just above the windows- per plan.
- New corner and entry details to match existing North corner- Material may have to be removed and/or applied to achieve this.
- The 2 Northestern Entry windows are to be replaced with 2 new double hungs that match the width of the second floor windows above. The height of the windows shall match the existing on the same elevation. The top-of-window shall also match the existing on the same elevation.
- All new window details (moulding, casing, trims, etc.) shall match the existing.
- The existing entry step is to be extended by 16". It will be poured concrete. The homeowner will decide if the step should then be clad with tile or other.

SCOPE OF PROJECT:
The intention of this project is to renovate the Northwest elevation of the home. Changing the facade to represent the original intention of the home. The project involves demolishing and rebuilding the billiard room bay, adding corner details, rebuilding existing corner details, adding roof lines and a second floor roof detail- to match the existing. All considerations for the remodel will be in keeping with the tradition of the home and it's original intent. All modifications will be in keeping with the existing architecture.

PROJECT LIST:
- -Remodel the existing Billiards room bay to match existing details.
- -Remove portions of the existig gutters, Build new flat (min pitch) roofs to create a continuous gutter line on the Northwest elevation.
- -Pad or remaove material to make all box and corner details to match the existing North corner. This corner has a recess of approx 5"- modifications should be done to the rest to mak ethem match.
- -A new shed roof detail is to be added to the second floor above the Dining room bay. This roof should match the existing roof to the right (on the same elevation). The lookouts should be added per plan.
- -The 2 existing windows in the Entry room facing Northwest should be removed and replaced with 2 new windows that match the second floor window widths above (aproximately 30" wide). The height and top-of-window should match the existing windows on this elevation.
- The front entry step should be extended by 16" inches. The concrete will be added to the existing. The homeowner will decide if this new step should be clad.

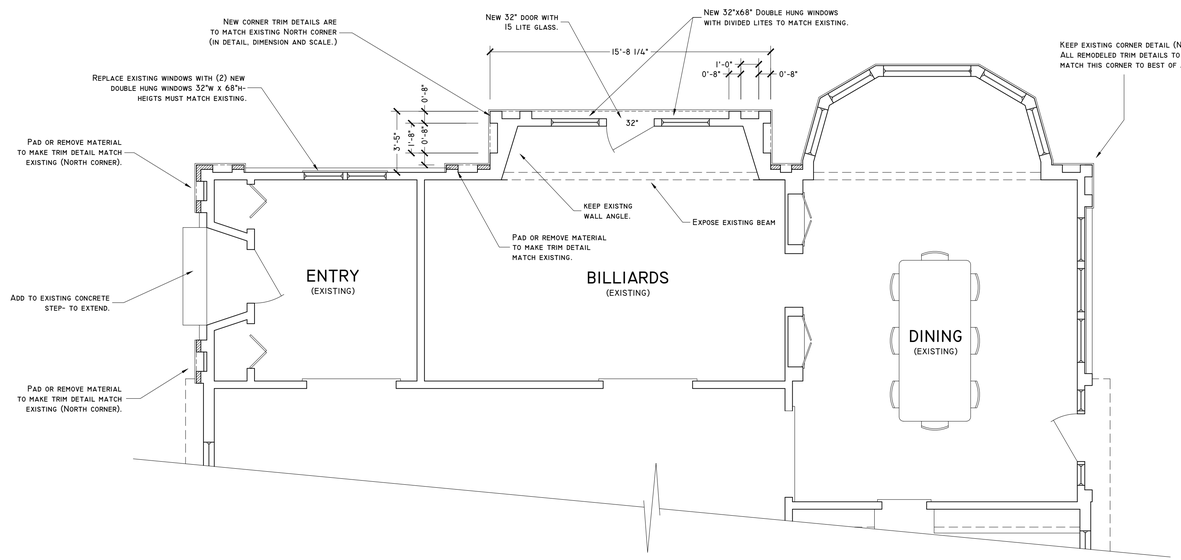
FIRST FLOOR PROPOSED
SCALE: 1/4" = 1'0"

PROPOSED NORTHWEST ELEVATION
(LEFT SIDE)
SCALE: 1/4" = 1'0"



FIRST FLOOR PROPOSED

SCALE: 1/4" = 1'0"

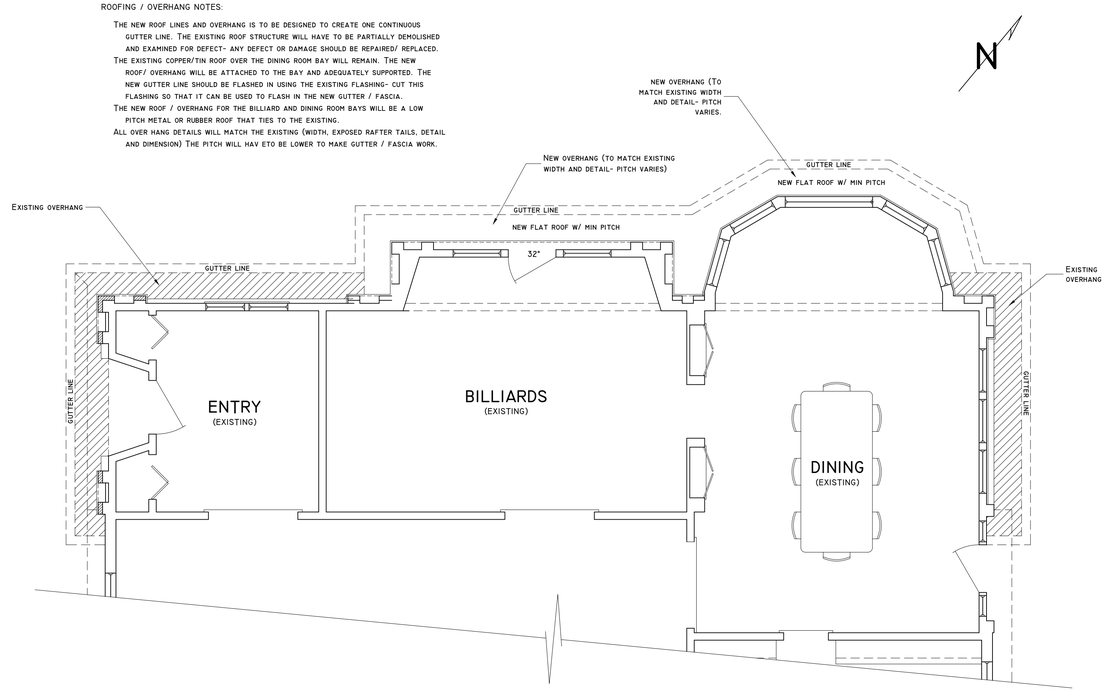


FIRST FLOOR PROPOSED

SCALE: 1/4" = 1'0"

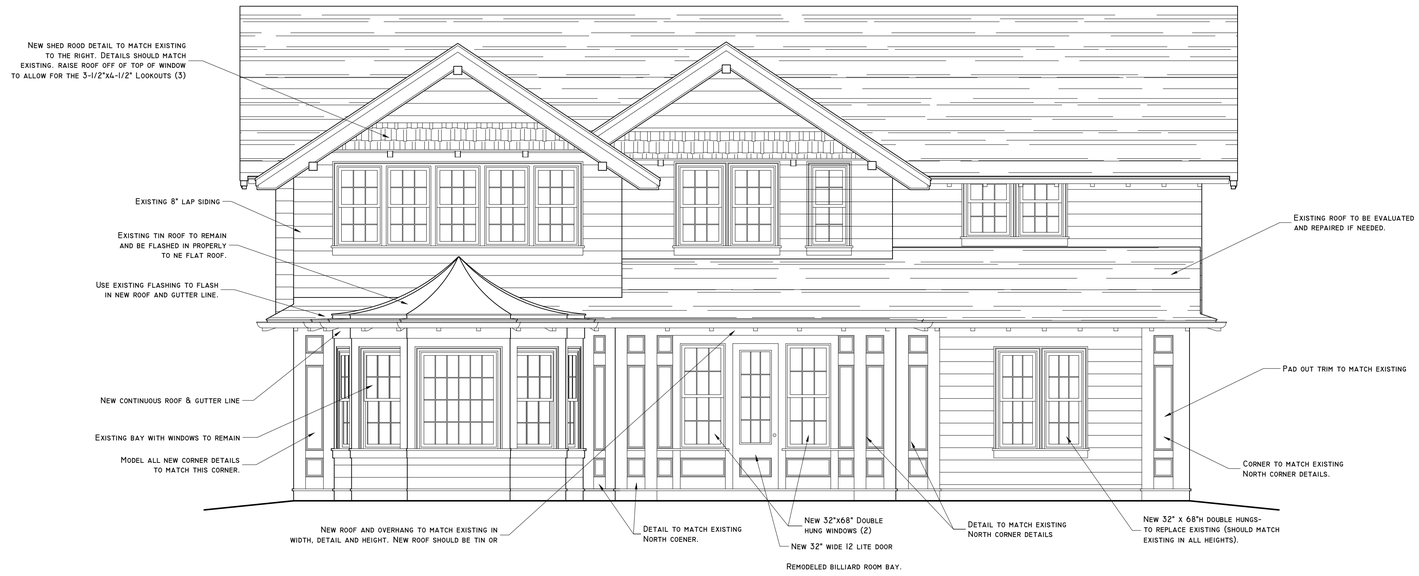
ROOFING / OVERHANG NOTES:

- THE NEW ROOF LINES AND OVERHANG IS TO BE DESIGNED TO CREATE ONE CONTINUOUS GUTTER LINE. THE EXISTING ROOF STRUCTURE WILL HAVE TO BE PARTIALLY DEMOLISHED AND EXAMINED FOR DEFECT- ANY DEFECT OR DAMAGE SHOULD BE REPAIRED/ REPLACED.
- THE EXISTING COPPER/TIN ROOF OVER THE DINING ROOM BAY WILL REMAIN. THE NEW ROOF/ OVERHANG WILL BE ATTACHED TO THE BAY AND ADEQUATELY SUPPORTED. THE NEW GUTTER LINE SHOULD BE FLASHED IN USING THE EXISTING FLASHING- CUT THIS FLASHING SO THAT IT CAN BE USED TO FLASH IN THE NEW GUTTER / FASCIA.
- THE NEW ROOF / OVERHANG FOR THE BILLIARD AND DINING ROOM BAYS WILL BE A LOW PITCH METAL OR RUBBER ROOF THAT TIES TO THE EXISTING.
- ALL OVER HANG DETAILS WILL MATCH THE EXISTING (WIDTH, EXPOSED RAFTER TAILS, DETAIL AND DIMENSION) THE PITCH WILL HAV ETO BE LOWER TO MAKE GUTTER / FASCIA WORK.



ROOFING & OVERHANG DETAIL

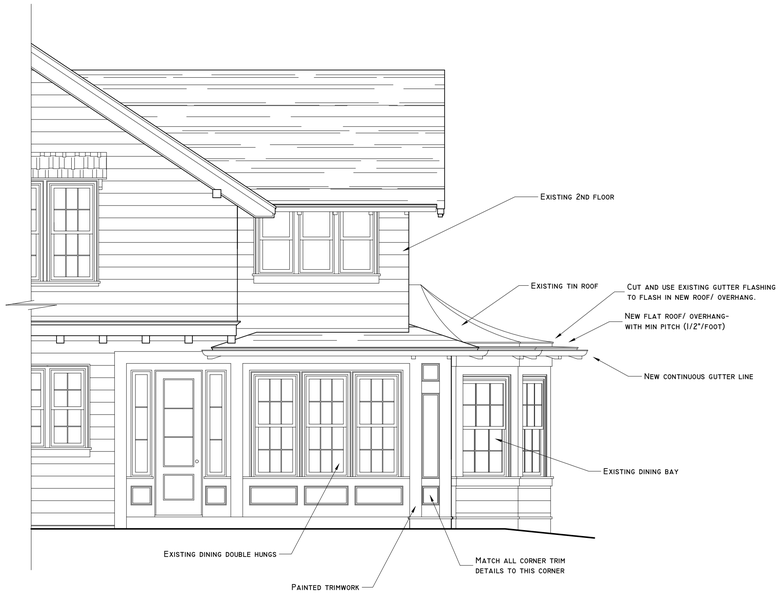
SCALE: 1/4" = 1'0"



PROPOSED NORTHWEST ELEVATION

(LEFT SIDE)

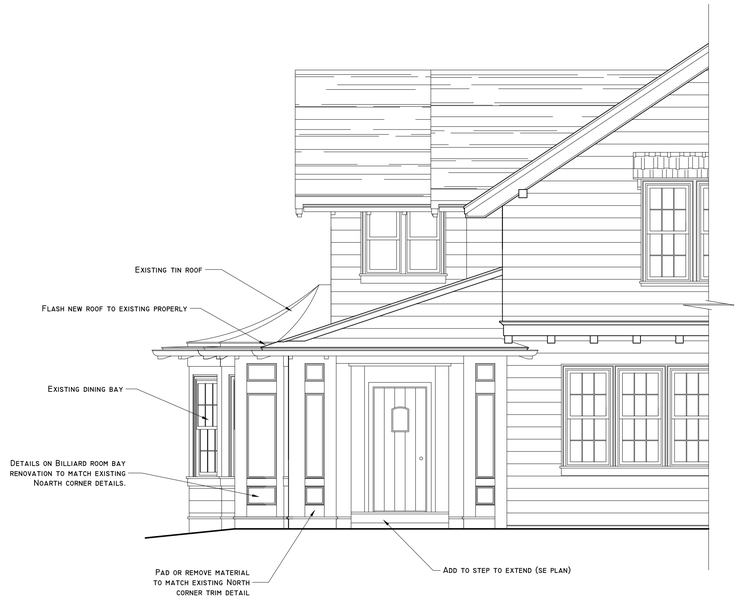
SCALE: 1/4" = 1'0"



PROPOSED NORTHEAST ELEVATION

(PARTIAL REAR)

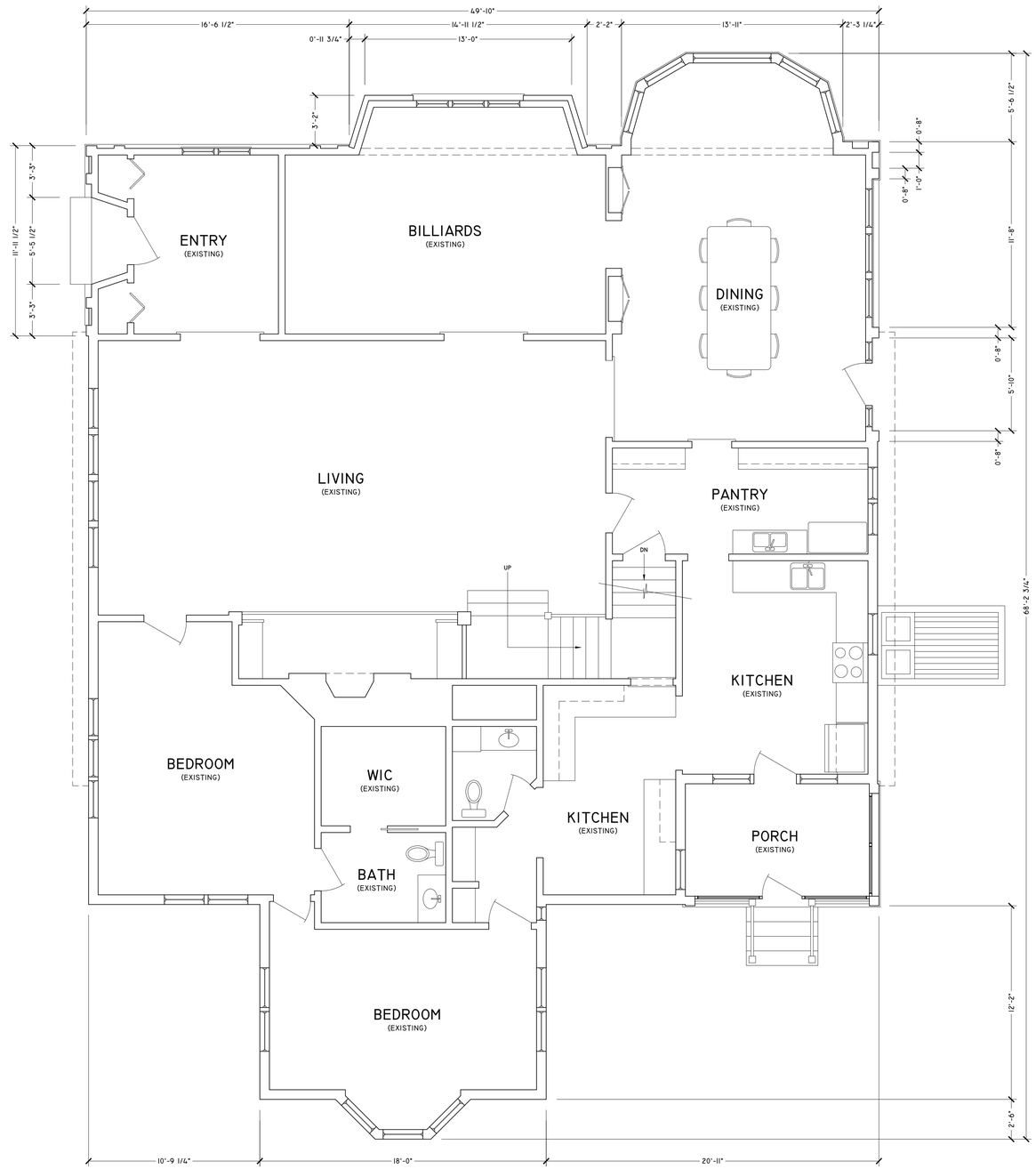
SCALE: 1/4" = 1'0"



PROPOSED SOUTHWEST ELEVATION

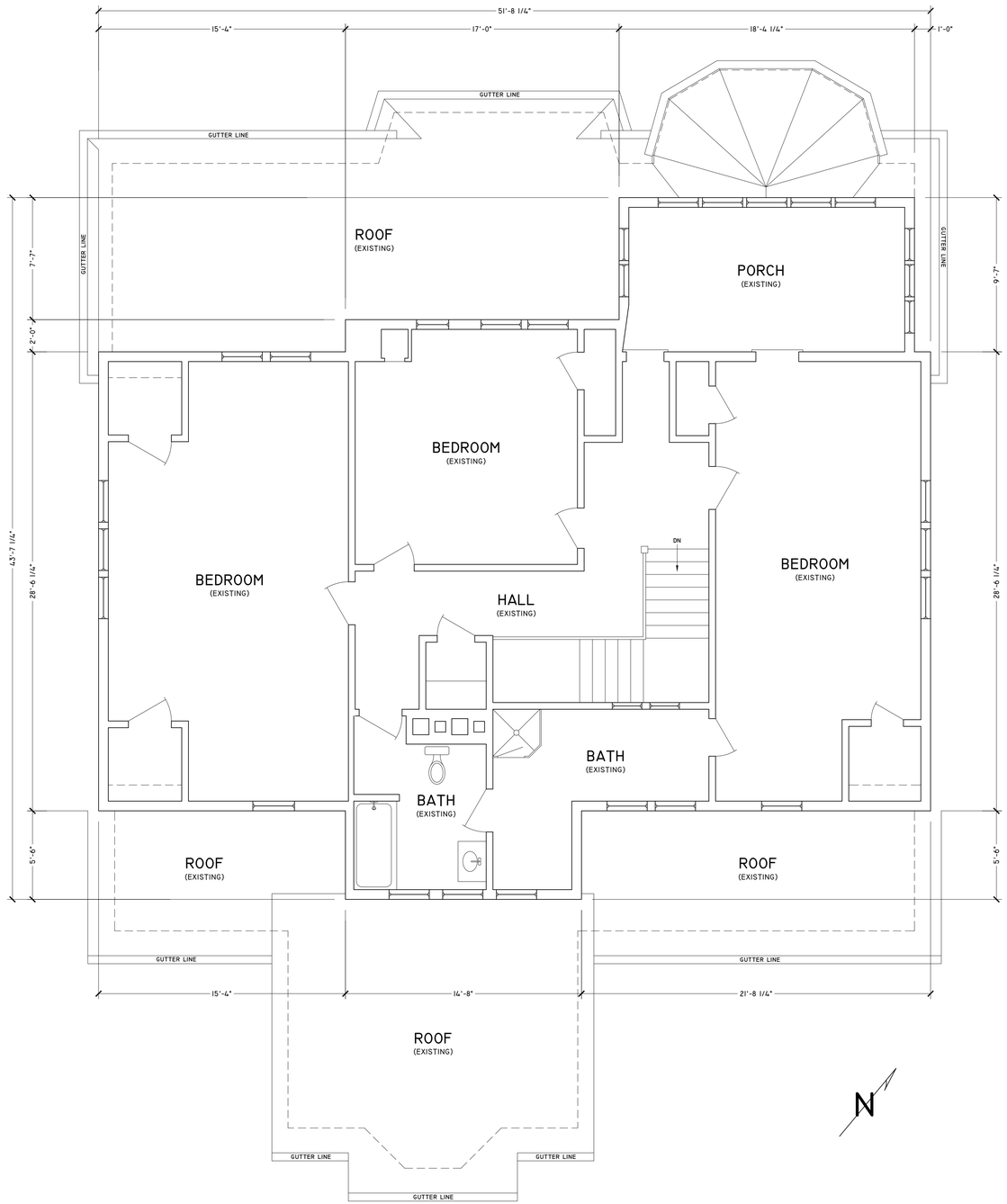
(PARTIAL FRONT)

SCALE: 1/4" = 1'0"



FIRST FLOOR EXISTING

SCALE: 1/4" = 1'0"



SECOND FLOOR EXISTING

SCALE: 1/4" = 1'0"

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 7644 N Beach Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
This is to add living space above an existing garage with one dormer facing the west. It will include a bathroom and small utility room.	
Estimated Cost of Project $ 97,000	

Owner/Occupant	
Business Name	Contact Name
Address 7644 N. Beach Drive	City/State/Zip Fox Point, WI 53217
Phone	Email

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Design Group Three, LLC	Contact Name Matt Krier
Address 5050 N. Port Washington Road	City/State/Zip Glendale, WI 53217
Phone 414.962.5560	Email matt@designgroupthree.com
Dwelling Contractor # DC-012000025	Dwelling Contractor Qualifier # DCQ-071300052

Square Footage Under Construction				
1st Floor	2nd Floor 683 SQ. FT.	Basement	Addition	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	PAID AT A LATER DATE
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**		$ 75.00

Applicant Signature Anna Hulst-Morin **Date** 11.30.2023

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: 1.059740 Dec 1, 2023

7644 N Beach Drive

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	75.00
24-44460 BUILDING PERMIT	
Total:	75.00
CHECK Check No: 1264	75.00
Payor: Design Group Three	
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

12/01/2023 10:41 AM

West Elevation

Design Group Three

ARCHITECTURE
RENOVATION
CONSTRUCTION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414.962.5560
designgroupthree.com

7644 N Beach Drive
Fox Point, WI 53217

Exterior Photos

DATE: 11.30.2023

SHEET NO.:

A-1

1 OF 4

South Elevation

Design Group Three

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RENOVATION
CONSTRUCTION

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Milwaukee, WI 53217
414.962.5560
designgroupthree.com

7644 N Beach Drive
Fox Point, WI 53217

Exterior Photos

DATE: 11.30.2023

SHEET NO.:

A-2

East Elevation

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RENOVATION
CONSTRUCTION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414.962.5560
designgroupthree.com

7644 N Beach Drive
Fox Point, WI 53217

Exterior Photos

DATE: 11 . 30 . 2023

SHEET NO.:

A-3

3 OF 4

North Elevation

Design Group Three

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RENOVATION
CONSTRUCTION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414.962.5560
designgroupthree.com

7644 N Beach Drive
Fox Point, WI 53217

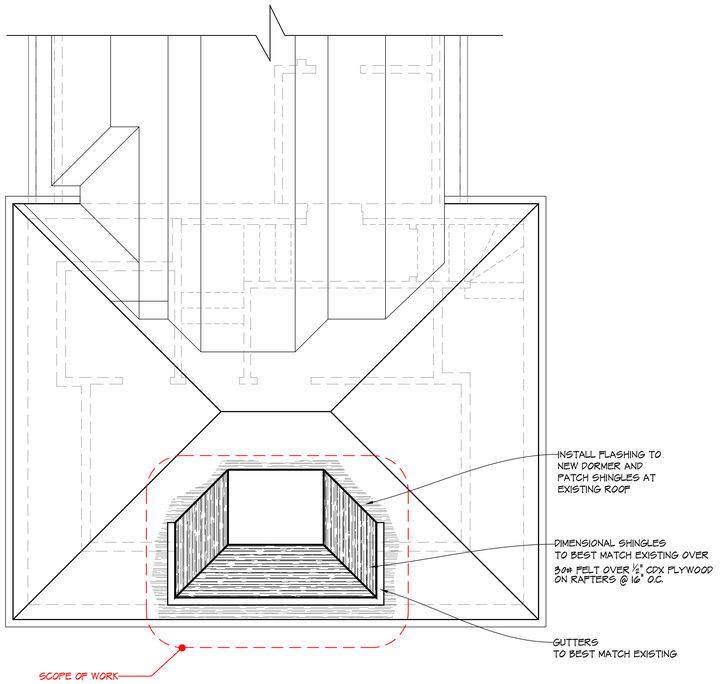
Exterior Photos

DATE: 11.30.2023

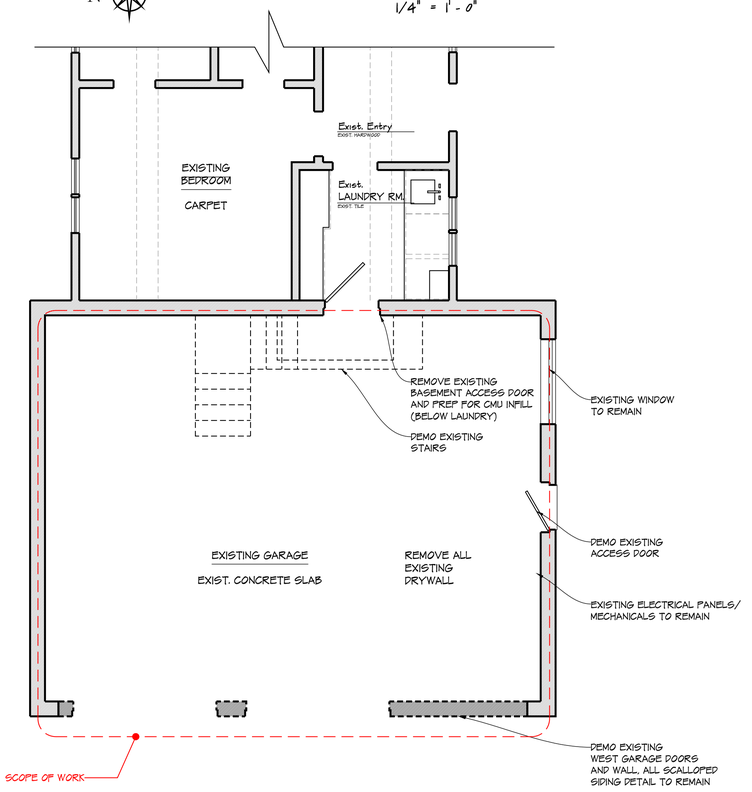
SHEET NO.:

A-4

4 OF 4

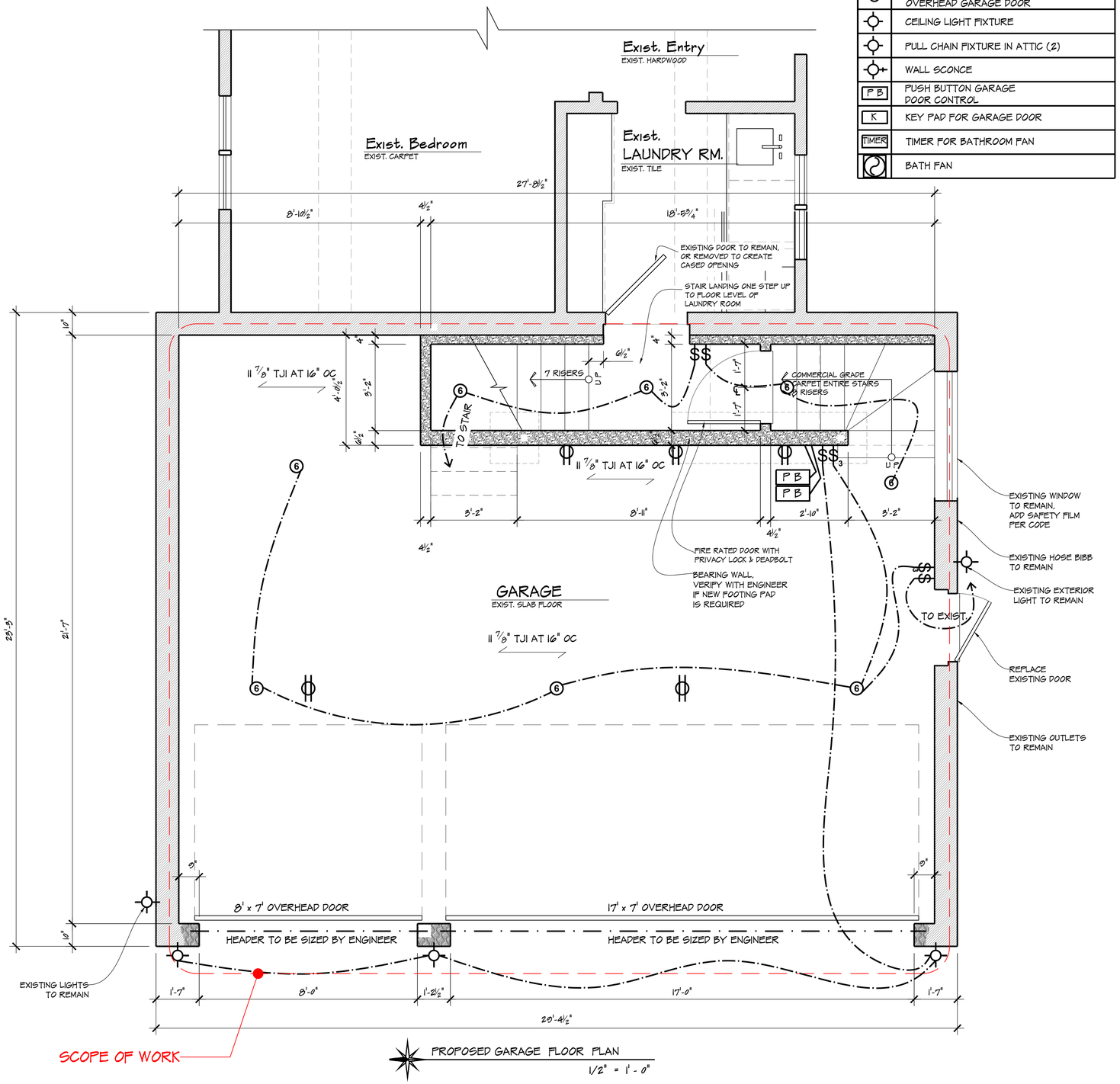


N PROPOSED ROOF PLAN AT NEW DORMER
1/4" = 1' - 0"



N GARAGE DEMO/ EXISTING FIRST FLOOR PLAN
1/4" = 1' - 0"

MECHANICAL/ELECTRICAL KEY	
$	SWITCH
	DUPLEX WALL OUTLET
	CEILING OUTLET FOR OVERHEAD GARAGE DOOR
	CEILING LIGHT FIXTURE
	PULL CHAIN FIXTURE IN ATTIC (2)
	WALL SCONCE
PB	PUSH BUTTON GARAGE DOOR CONTROL
K	KEY PAD FOR GARAGE DOOR
TIMER	TIMER FOR BATHROOM FAN
	BATH FAN



PROPOSED GARAGE FLOOR PLAN
1/2" = 1' - 0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

SIGNATURE

DATE

Design Group Three

ARCHITECTURE
RENOVATION
CONSTRUCTION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414.962.5560
designgroupthree.com

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~ Garage Remodel ~

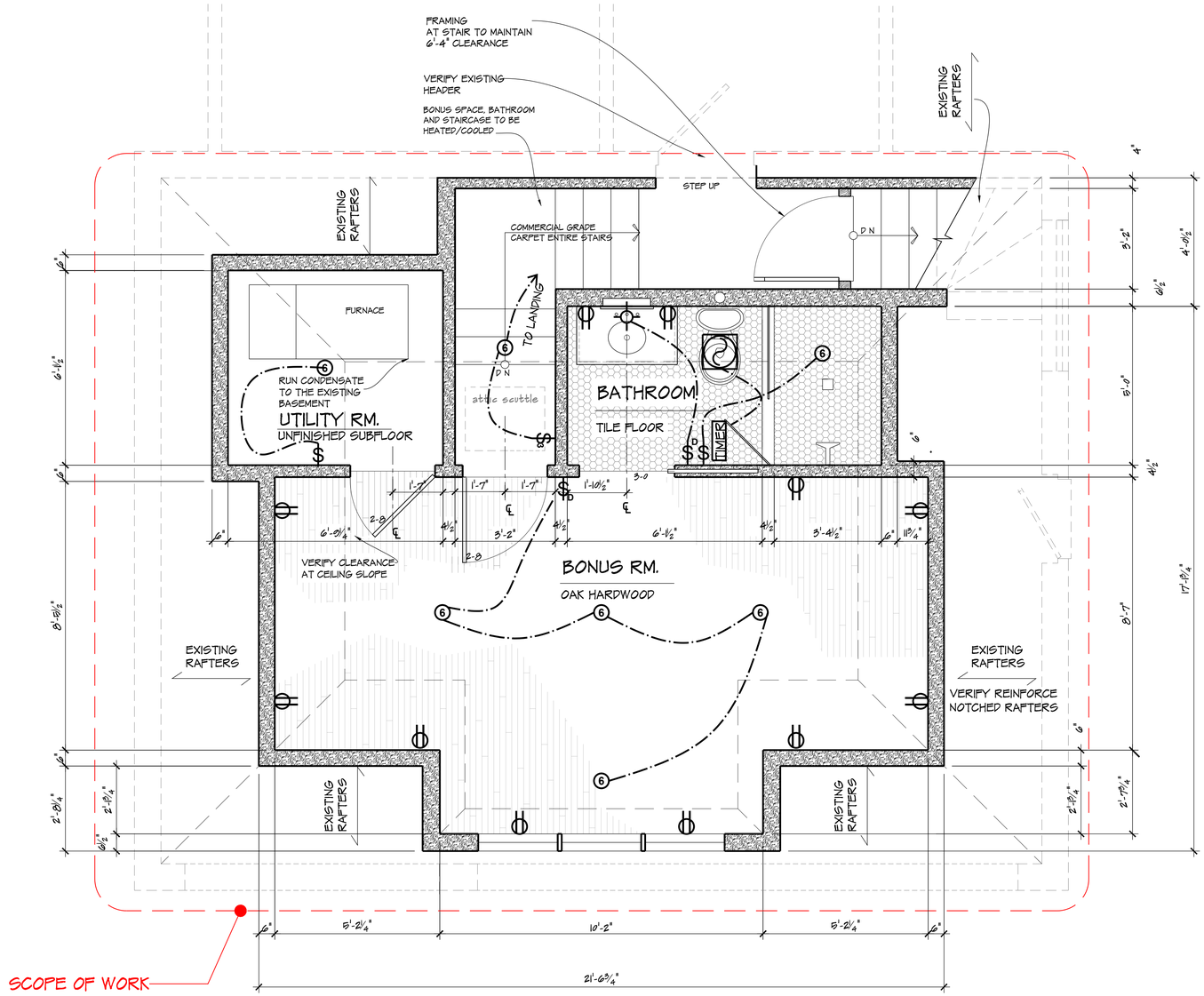
7644 N Beach Drive
Fox Point, WI 53217

DRAWN BY: mjk

DATE
11 . 30 . 23

SHEET NO.
A-1

MECHANICAL/ELECTRICAL KEY	
$	SWITCH
	DUPLEX WALL OUTLET
	CEILING OUTLET FOR OVERHEAD GARAGE DOOR
	CEILING LIGHT FIXTURE
	PULL CHAIN FIXTURE IN ATTIC (2)
	WALL SCONCE
PB	PUSH BUTTON GARAGE DOOR CONTROL
K	KEY PAD FOR GARAGE DOOR
TIMER	TIMER FOR BATHROOM FAN
	BATH FAN



N PROPOSED SECOND FLOOR PLAN

1/2" = 1' - 0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

SIGNATURE

DATE

Design Group Three

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CONSTRUCTION

5050 N. Port Washington Rd.
Milwaukee, WI 53217
414.962.5560
designgroupthree.com

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7644 N Beach Drive
Fox Point, WI 53217

DRAWN BY: mjk

DATE
11 . 30 . 23

SHEET NO.
A-2

NORTH ELEVATION

1/4" = 1' - 0"

SOUTH ELEVATION

1/4" = 1' - 0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

SIGNATURE

DATE

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Milwaukee, WI 53217
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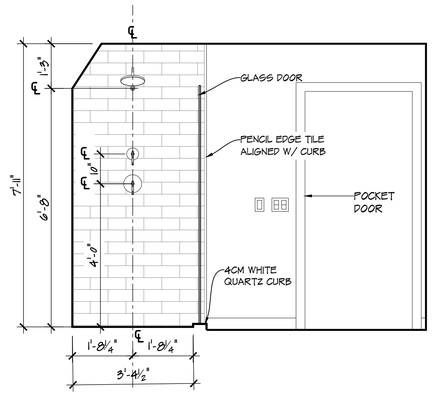
7644 N Beach Drive
Fox Point, WI 53217

DRAWN BY: mjk

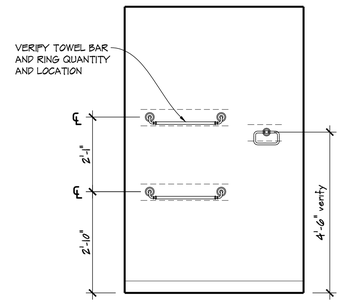
DATE
11 . 30 . 23

SHEET NO.
A-3

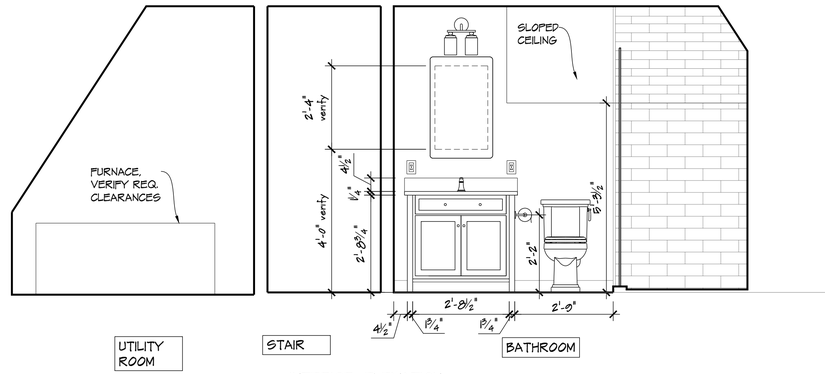
EAST ELEVATION - EXISTING
1/4" = 1' - 0"



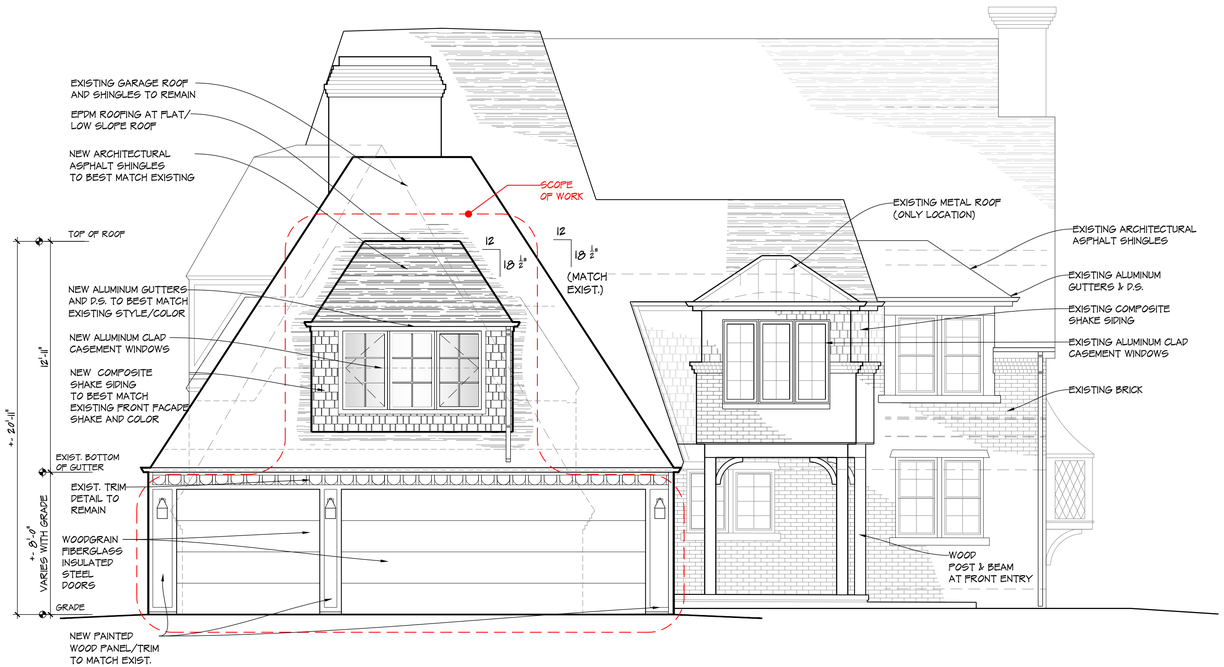
INTERIOR ELEVATION - BATHROOM
1/2" = 1' - 0"



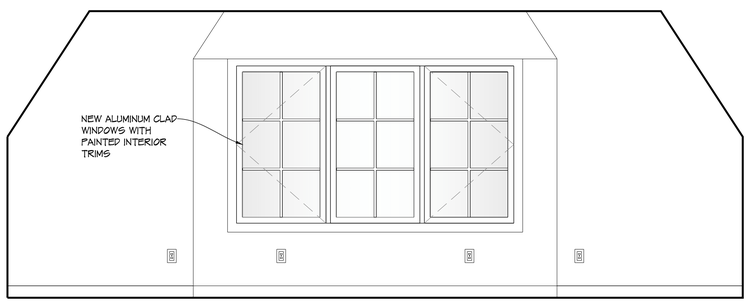
INTERIOR ELEVATION - BATHROOM
1/2" = 1' - 0"



INTERIOR ELEVATION
1/2" = 1' - 0"



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



INTERIOR ELEVATION
1/2" = 1' - 0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

SIGNATURE

DATE

Design Group Three

ARCHITECTURE
RENOVATION
CONSTRUCTION

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Milwaukee, WI 53217
414.962.5560
designgroupthree.com

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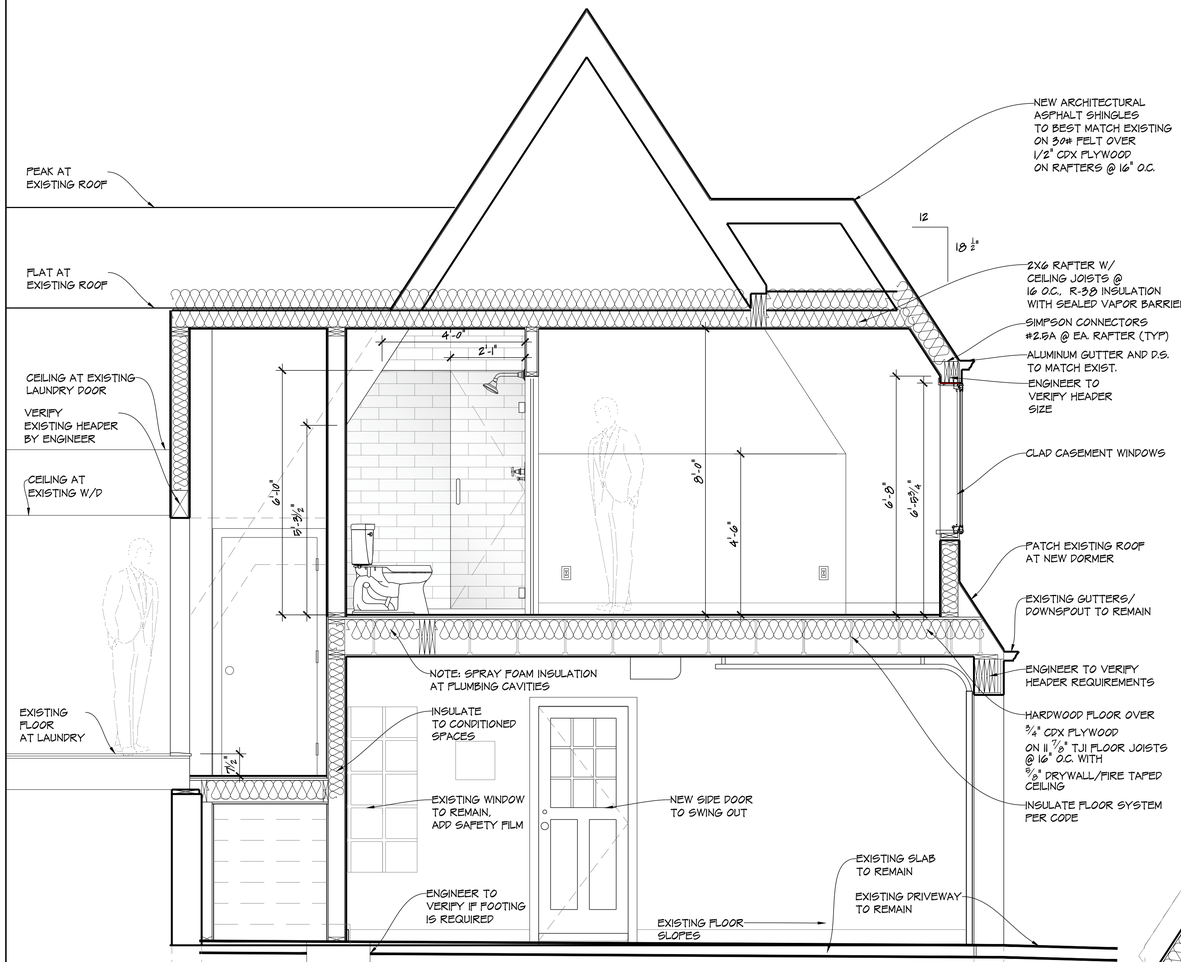
7644 N Beach Drive
Fox Point, WI 53217

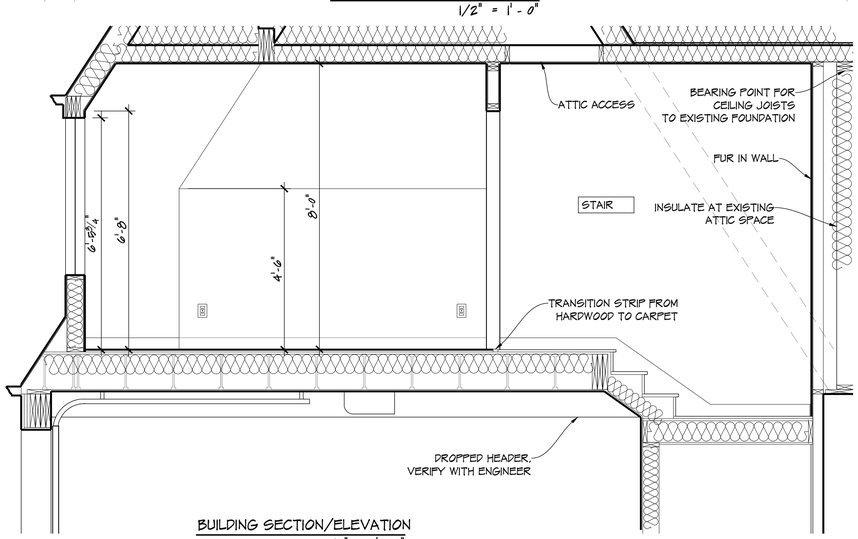
DRAWN BY: mjk

DATE
11 . 30 . 23

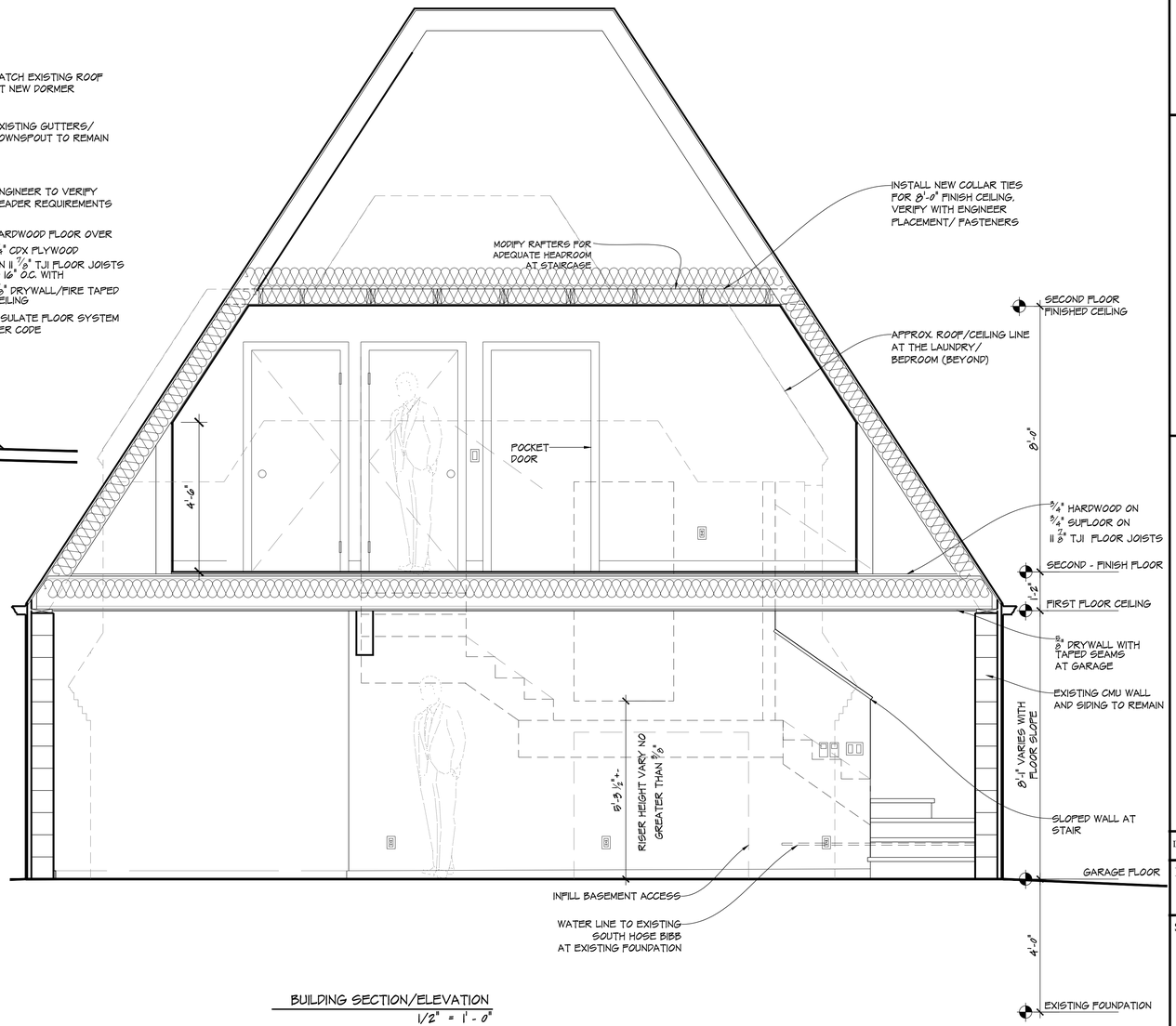
SHEET NO.
A-4



BUILDING SECTION/ELEVATION
1/2" = 1' - 0"



BUILDING SECTION/ELEVATION
1/2" = 1' - 0"



BUILDING SECTION/ELEVATION
1/2" = 1' - 0"

REVISION DATES:

CLIENT APPROVAL:

SIGNATURE

SIGNATURE

DATE

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Fox Point, WI 53217

DRAWN BY: mjk

DATE
11 . 30 . 23

SHEET NO.
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5 OF 5

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 A1-55

BUILDING PERMIT

Job Address 1535 GOODRICH LANE	**Building Type:** Residential [X] Commercial [ ]
Description of Work	
DEMOLISH EXISTING ATTACHED GARAGE, CONSTRUCT NEW ATTACHED GARAGE/MUD ROOM WITH BEDROOM AND LAUNDRY ABOVE GARAGE	
Estimated Cost of Project $	

Owner/Occupant	
~~Business Name~~	Contact Name LEAH AND JEFF TOPPEL
Address 1535 GOODRICH	City/State/Zip FOX POINT, WI 53217
Phone 312-925-5792	Email

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name CRESTONE CONSTRUCTION	Contact Name SHAWN BROWN
Address 4544 N. SHEFFIELD	City/State/Zip SHOREWOOD, WI 53211
Phone 414-305-4066	Email crestone.1@sbcglobal.net
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition: 590 GARAGE, 160 MUD, 690 2ND FLR	Garage

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**		$ 75.00

Applicant Signature _____ **Date** 12/1/23

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: 1.059742 Dec 1, 2023

1535 E Goodrich Lane

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK Check No: 2207	75.00
Payor: Hundt Architecture	
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

12/01/2023 11:55 AM

1535 Goodrich Lane | East Elevation

1535 Goodrich Lane | North Elevation

1535 Goodrich Lane | South Elevation

1535 Goodrich Lane | West Elevation

Plat of Survey

0' 40' 80'

Property Description: Document No. 10703625

All that part of the Southeast 1/4 of Section 9, In Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at a point in the center line of a certain private road of the Calumet Land Company, said point being 1004.10 feet South 89° 48' 00" West of and 530.62 feet North 00° 15' 00" West of the Southeast corner of said Section 9, and also being 318.03 feet South 00° 15' 00" East of, measured at the center line of said private road, the Northwesterly corner of the Churchill Tract so-called; thence North 00° 15' 00" West along the center line of said private road, 108.50 feet to a point, said last described course being on and along the center line of a private road of the Calumet Land Co., 50 feet in width, and that portion of the 50 foot strip lying within the boundaries of the premises hereby conveyed is hereby reserved for highway purposes; thence South 88° 33' 21" West, 402.85 feet to a point; thence South 01 ° 11' 30" East, 108.50 feet to a point; thence North 88° 31' 30" East, 402 feet to the place of beginning.

PREPARED FOR:
Leah Nelson
1535 E. Goodrich Lane
Fox Point, WI 53217

BEARINGS ARE REFERENCED TO CENTERLINE E. GOODRICH LN, BEARS S 00°15'00" E

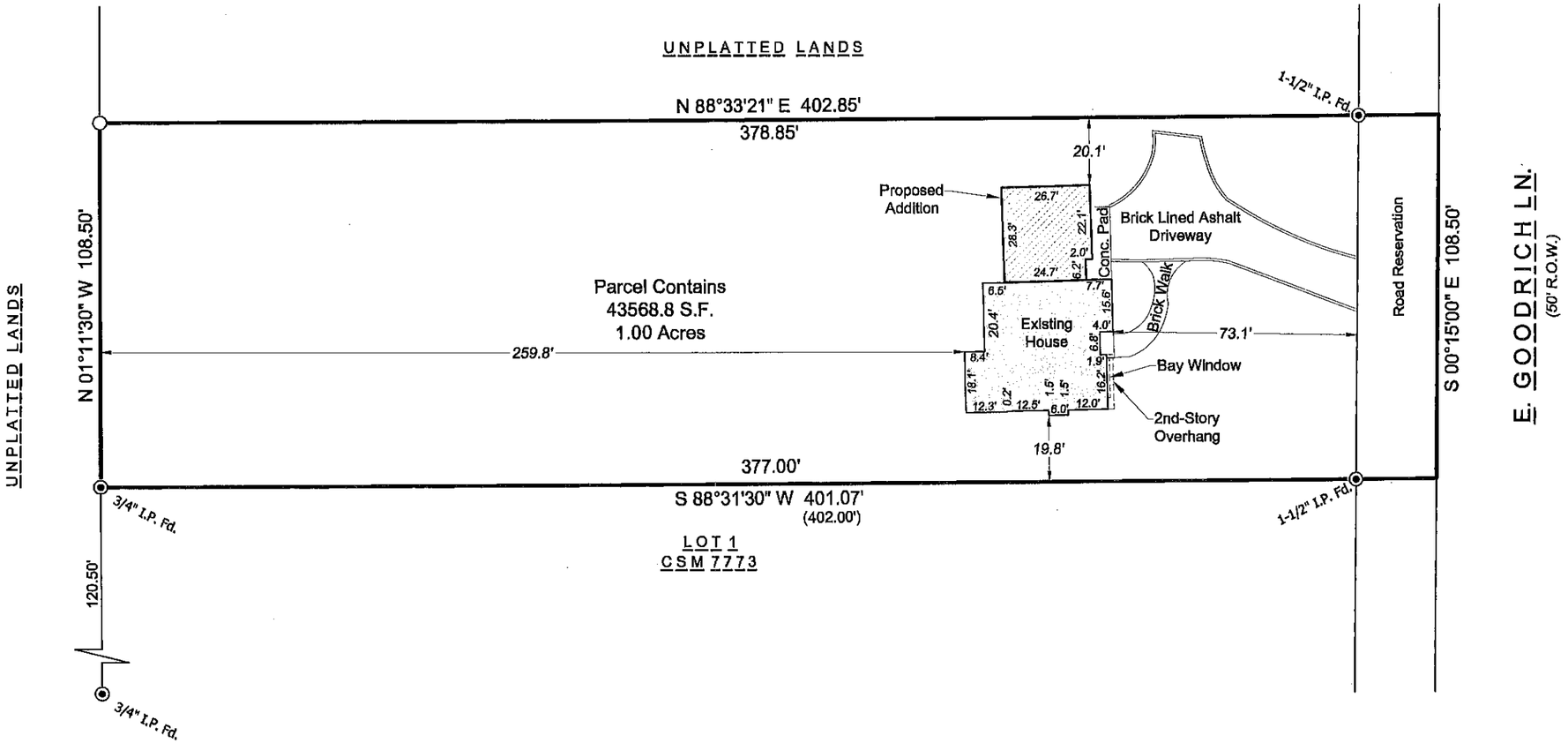
LEGEND

- ○ 3/4"X18" IRON ROD SET 1.50Lbs./LINEAL FOOT
- ◉ MONUMENT FOUND AS NOTED (Measured Outside Diam.)
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Field work completed on 03-05-21.
3. Area Covered with snow at time of field survey.
4. Legal description does not close mathematically.



WISCONSIN
PHILLIP J. LANDRY S-3176 BROOKFIELD WI
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

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

Dated this 19th Day of March, 2021: Phillip J. Landry S-3176

Revised 11/22/23 to depict new addition
Revised 05/03/21 Added Addition, removed Deck, Patio and Overhang in rear

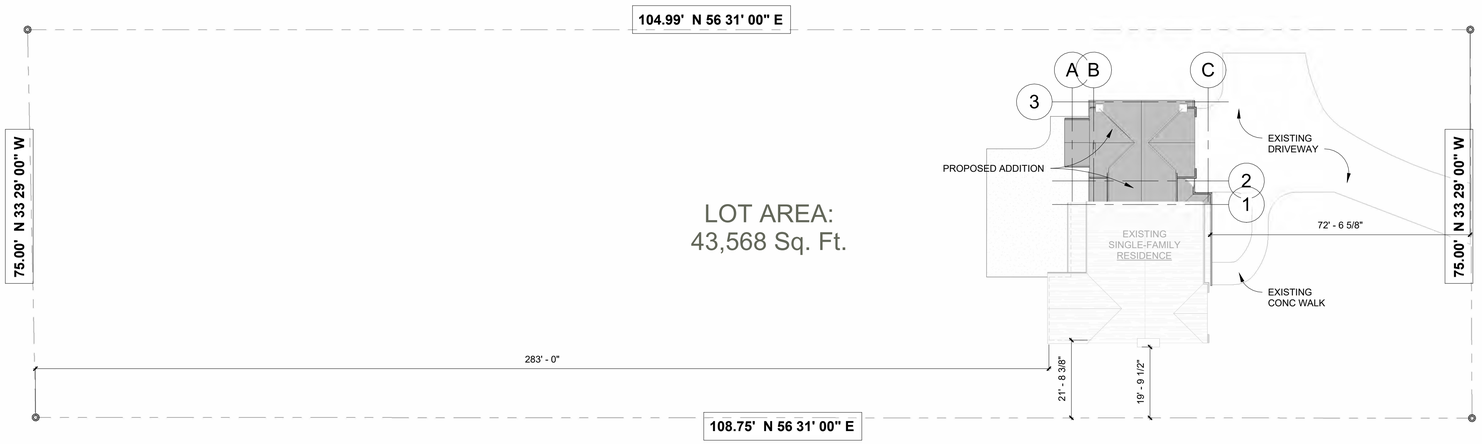
C3E GEOMATICS
18575 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Job# 21063

RESIDENTIAL ALTERATION & ADDITION

for

Leah & Jeff Toppel | 1535 Goodrich Lane | Fox Point, WI 53217



1 Site Plan
1" = 20'-0"

NORTH

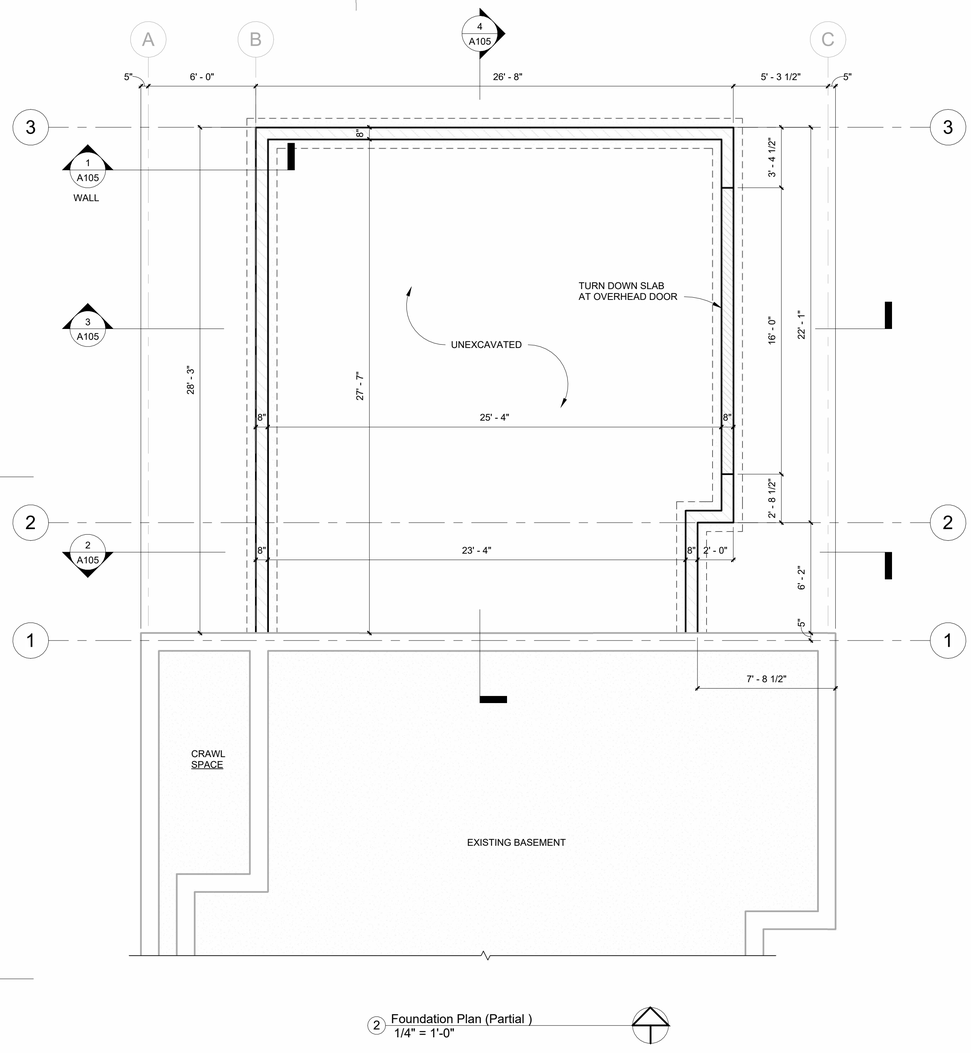
Table of Contents	
Sheet Number	Sheet Name
A100	Title, Index, Site Plan, Foundation Plan, Views
A101	1st Floor Plans
A102	2nd Floor Plans
A103	Existing Exterior Elevations
A104	Exterior Elevations
A105	Wall Section, Building Sections, Roof Plan

OPEN AREA CALCULATION:

- EXISTING LOT COVERAGE : 2,167 Sq. Ft. (House) / 4.97%
- PROPOSED LOT COVERAGE : 2,294 Sq. Ft. (House) / 5.27%

3 Garage Addition View

4 View Looking SW



2 Foundation Plan (Partial)
1/4" = 1'-0"

HUNDT ARCHITECTURE

OWNER:
Leah and Jeff Toppel

PROJECT NO: 23.029
PROJECT NAME: Toppel Residence

CONTACT ADDRESS:

PROJECT ADDRESS:
1535 Goodrich Lane, Fox Point, WI 53217

CONTACT PHONE:

CONTRACTOR:
Crestone Construction
4544 N. Sheffield Avenue
Shorewood, WI 53211

CONTACT: Shawn Brown
PHONE: + 414 305 4066

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: Ryan Hundt
PHONE: + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION

DO NOT SCALE OFF THE DRAWING

TITLE

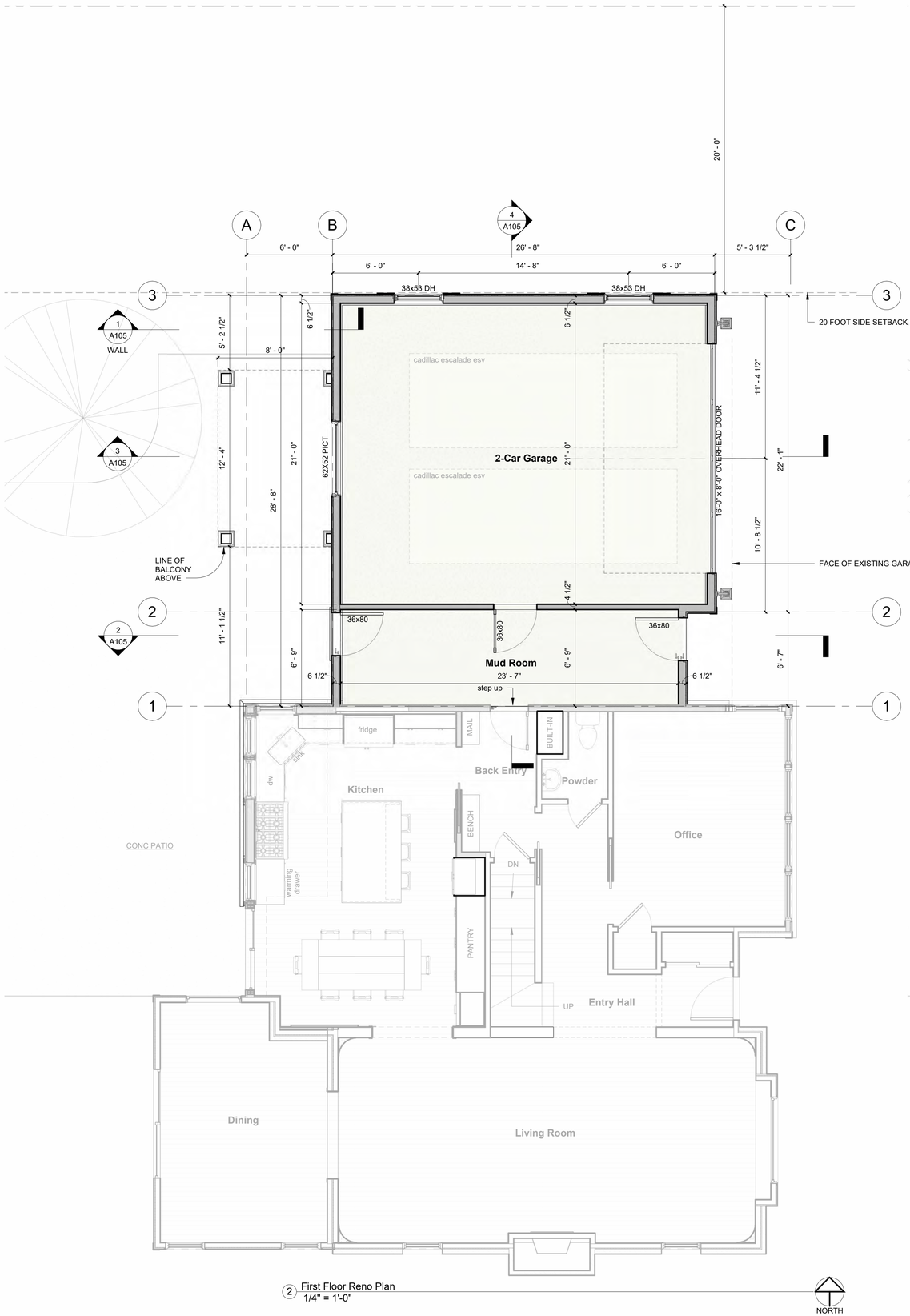
Title, Index, Site Plan, Foundation Plan, Views

Scale: As indicated

Date: 12/1/23

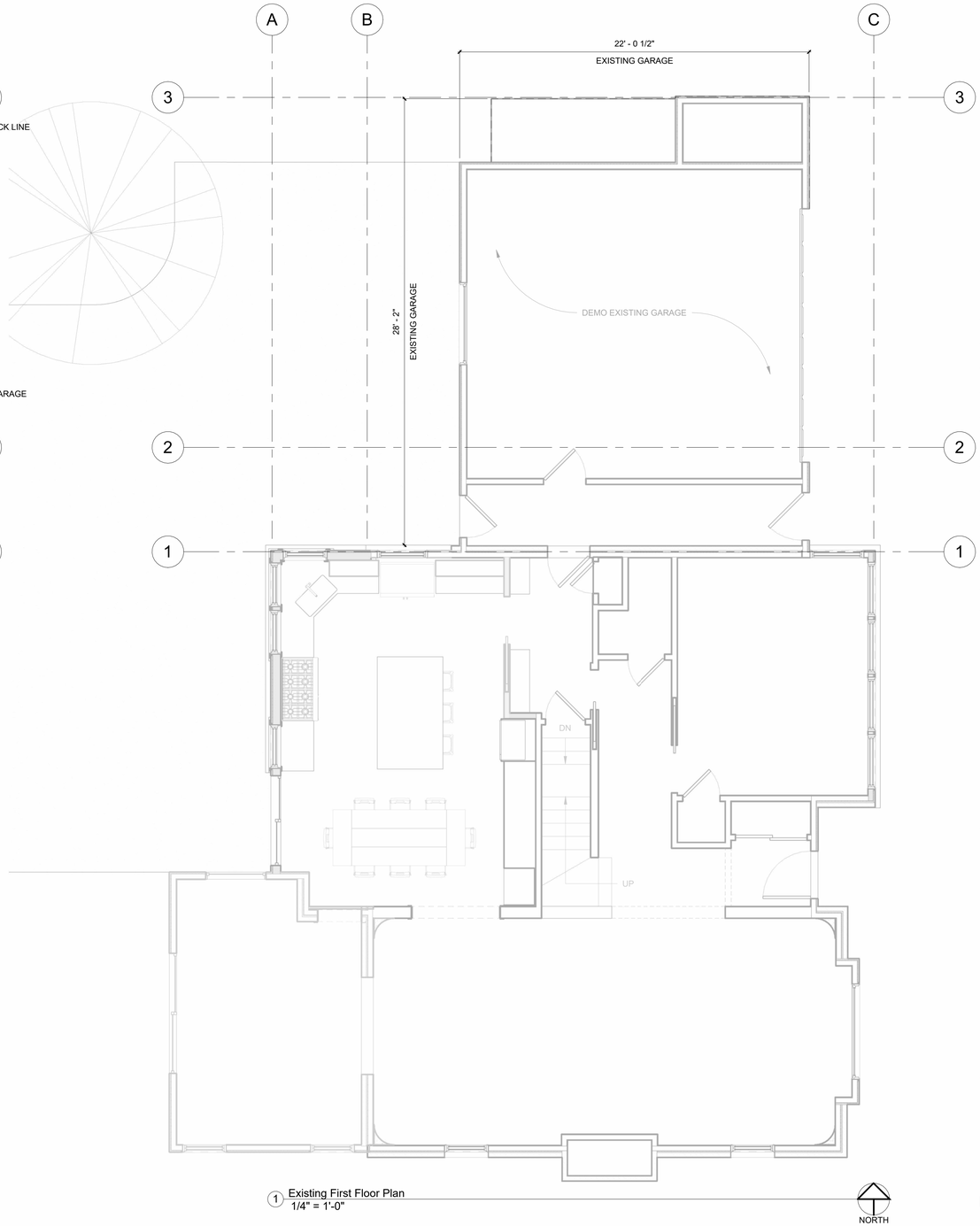
Drawn By: RSH

A100



2 First Floor Reno Plan
1/4" = 1'-0"

NORTH



1 Existing First Floor Plan
1/4" = 1'-0"

NORTH

HUNDT ARCHITECTURE

OWNER:
Leah and Jeff Toppel

PROJECT NO: 23.029

PROJECT NAME: Toppel Residence

CONTACT ADDRESS:

PROJECT ADDRESS:
1535 Goodrich Lane, Fox Point, WI 53217

CONTACT PHONE:

CONTRACTOR:
Crestone Construction
4544 N. Sheffield Avenue
Shorewood, WI 53211

CONTACT: Shawn Brown
PHONE: + 414 305 4066

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: Ryan Hundt
PHONE: + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION

DO NOT SCALE OFF THE DRAWING

TITLE

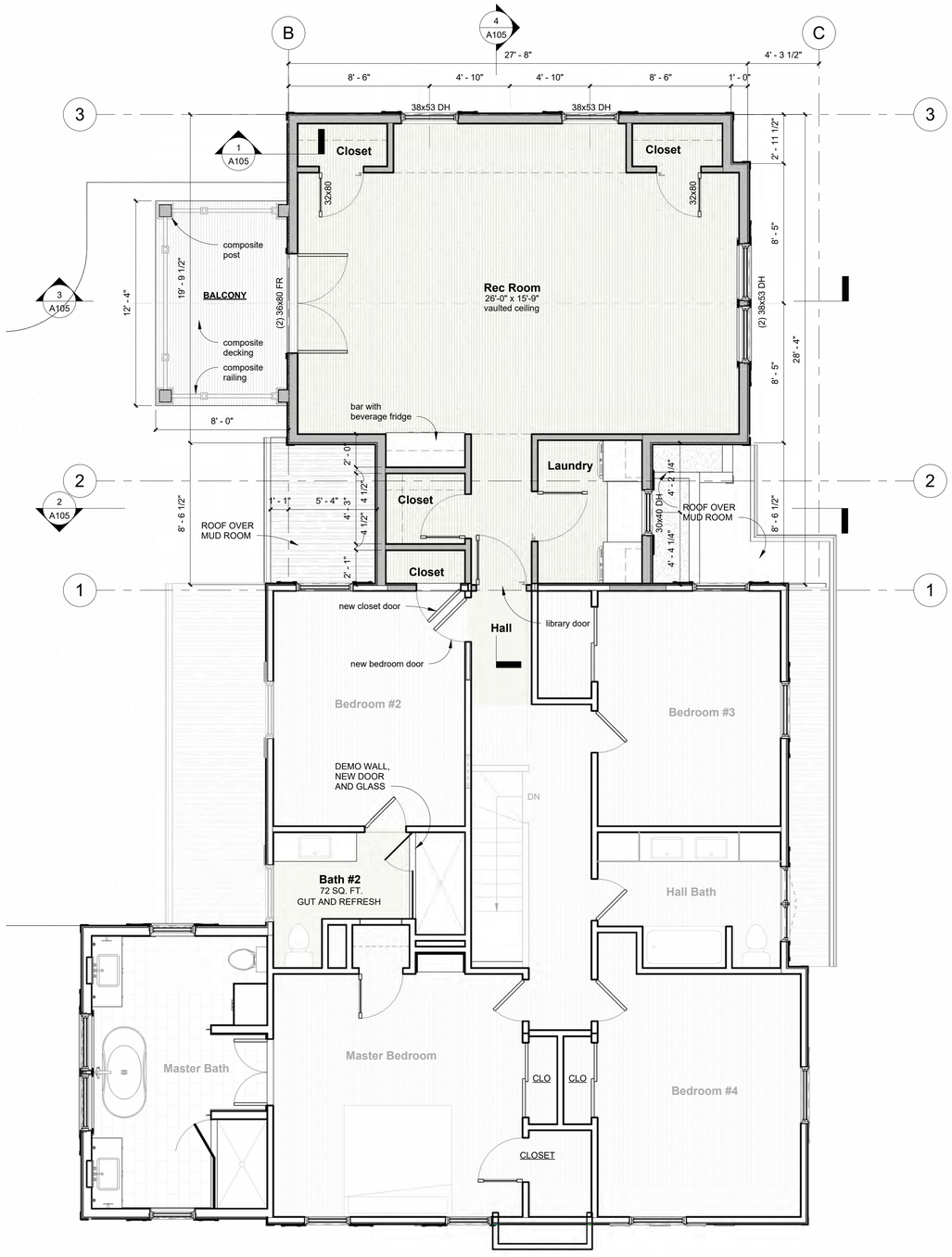
1st Floor Plans

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

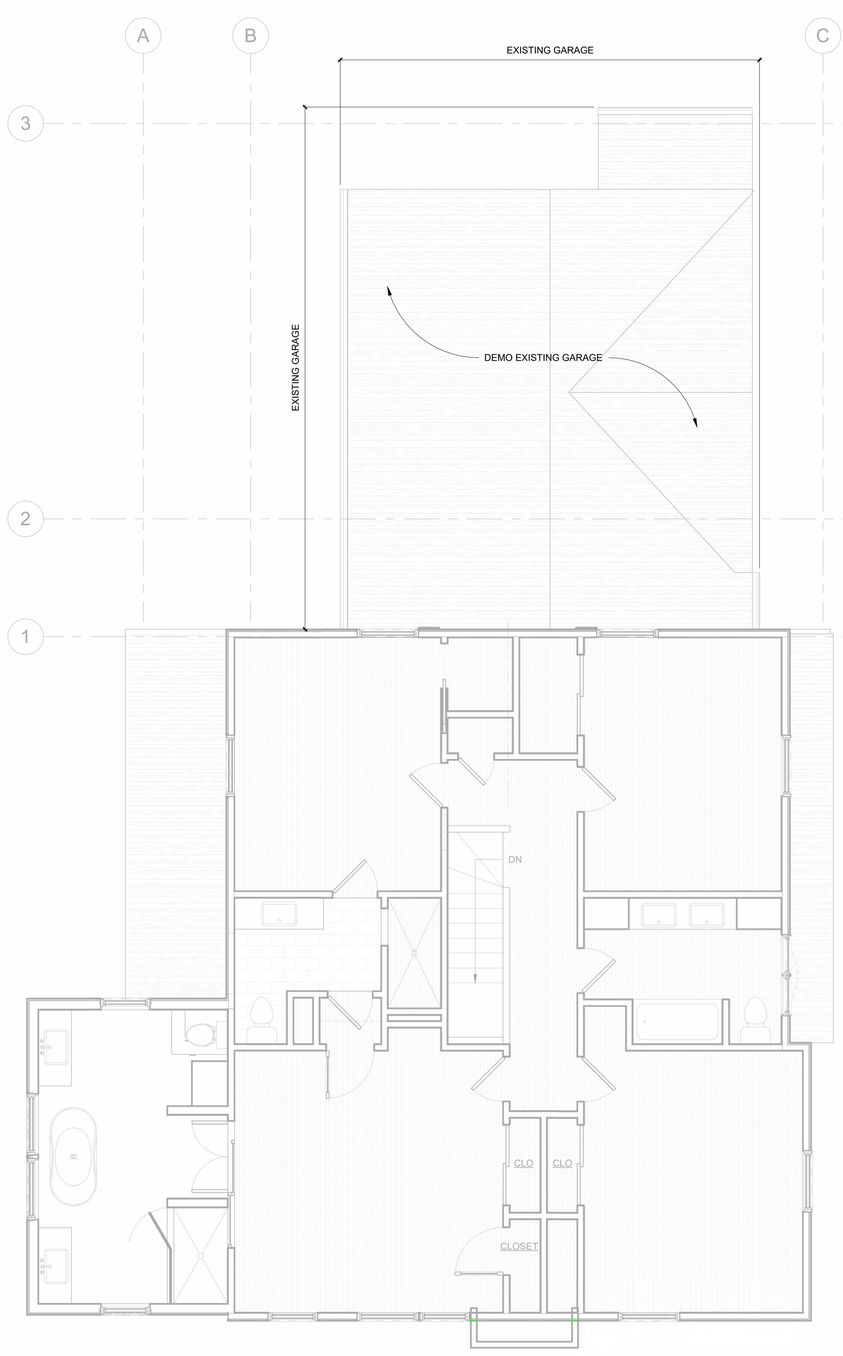
Date: 12/1/23

Drawn By: RSH

A101



2 Second Floor Reno Plan
1/4" = 1'-0"



1 Existing Second Floor Plan
1/4" = 1'-0"

HUNDT ARCHITECTURE

OWNER:
Leah and Jeff Toppel

PROJECT NO: 23.029
PROJECT NAME: Toppel Residence
CONTACT ADDRESS:

PROJECT ADDRESS:
1535 Goodrich Lane, Fox Point, WI 53217
CONTACT PHONE:

CONTRACTOR:
Crestone Construction
4544 N. Sheffield Avenue
Shorewood, WI 53211

CONTACT: Shawn Brown
PHONE: + 414 305 4066

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: Ryan Hundt
PHONE: + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE

THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & IT'S DURATION

DO NOT SCALE OFF THE DRAWING

TITLE

2nd Floor Plans

Scale: 1/4" = 1'-0"
Date: 12/1/23
Drawn By: RSH

A102

2 Existing South Elevation
1/4" = 1'-0"

1 Existing West Elevation
1/4" = 1'-0"

4 Existing East Elevation
1/4" = 1'-0"

3 Existing North Elevation
1/4" = 1'-0"

HUNDT
ARCHITECTURE

OWNER:
Leah and Jeff Toppel

PROJECT NO: 23.029
PROJECT NAME: Toppel Residence
CONTACT ADDRESS:

PROJECT ADDRESS:
1535 Goodrich Lane, Fox Point, WI 53217

CONTACT PHONE:

CONTRACTOR:
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4544 N. Sheffield Avenue
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DO NOT SCALE OFF THE DRAWING

TITLE

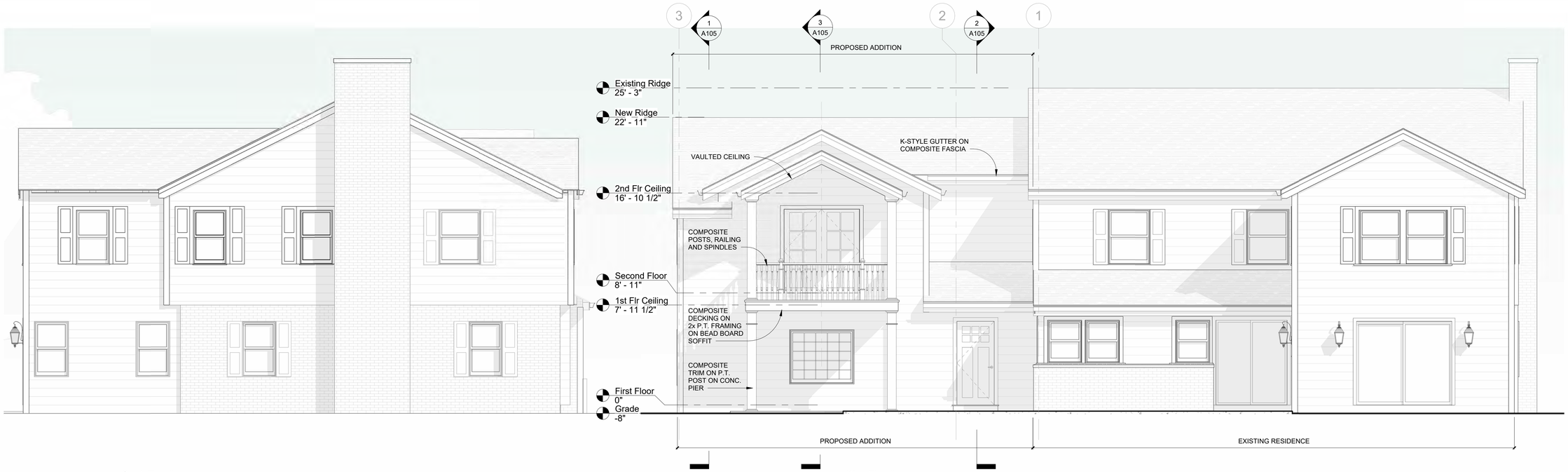
Existing Exterior Elevations

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

Date: 12/1/23

Drawn By: RSH

A103



2 South Elevation
1/4" = 1'-0"

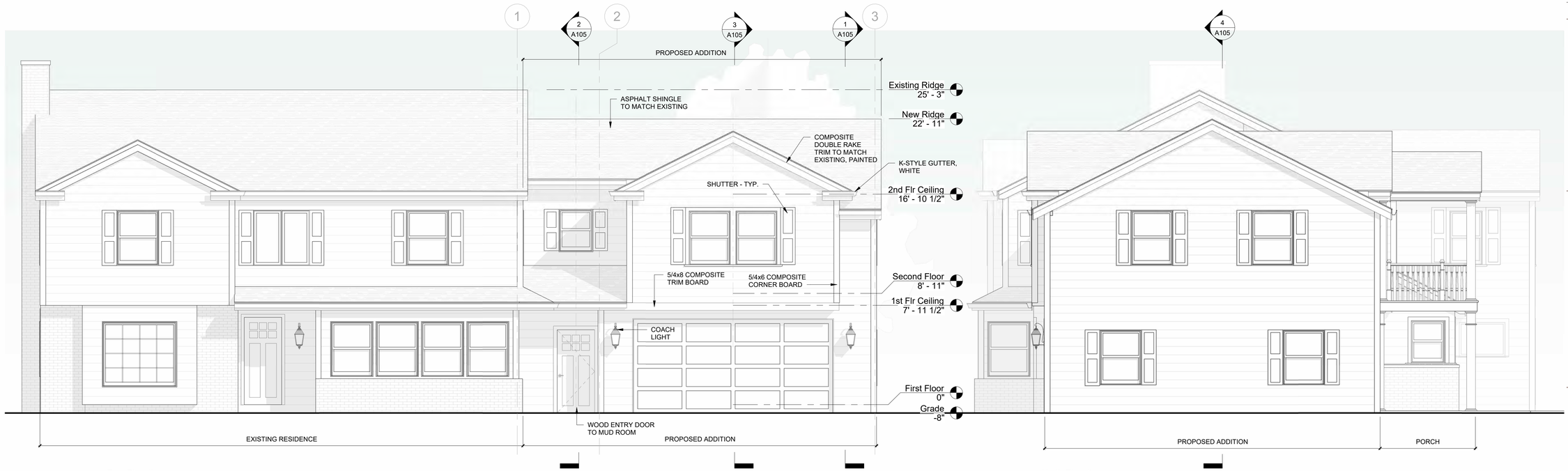
1 West Elevation
1/4" = 1'-0"

MATERIAL SYMBOLS KEY

COMPOSITE LAP SIDING, 8" EXPOSURE, WHITE

EXISTING BRICK MASONRY

ASPHALT SHINGLES (MATCH EXISTING) ON SYNTHETIC UNDERLAYMENT



4 East Elevation
1/4" = 1'-0"

3 North Elevation
1/4" = 1'-0"

HUNDT ARCHITECTURE

OWNER:
Leah and Jeff Toppel

PROJECT NO: 23.029
PROJECT NAME: Toppel Residence

CONTACT ADDRESS:

PROJECT ADDRESS:
1535 Goodrich Lane, Fox Point, WI 53217

CONTACT PHONE:

CONTRACTOR:
Crestone Construction
4544 N. Sheffield Avenue
Shorewood, WI 53211

CONTACT: Shawn Brown
PHONE: + 414 305 4066

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: Ryan Hundt
PHONE: + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

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DO NOT SCALE OFF THE DRAWING

TITLE

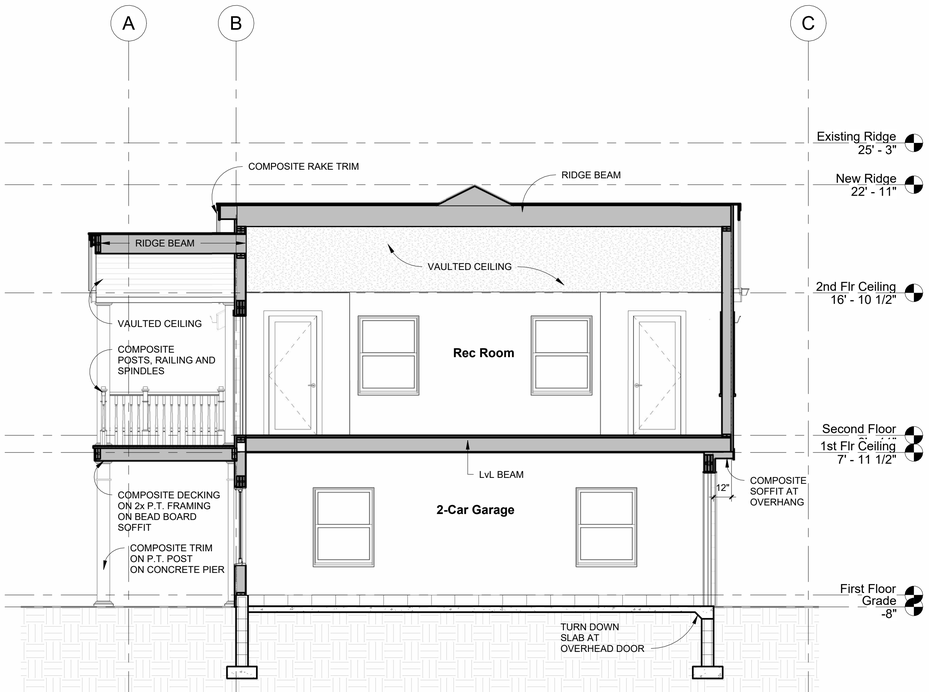
Exterior Elevations

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

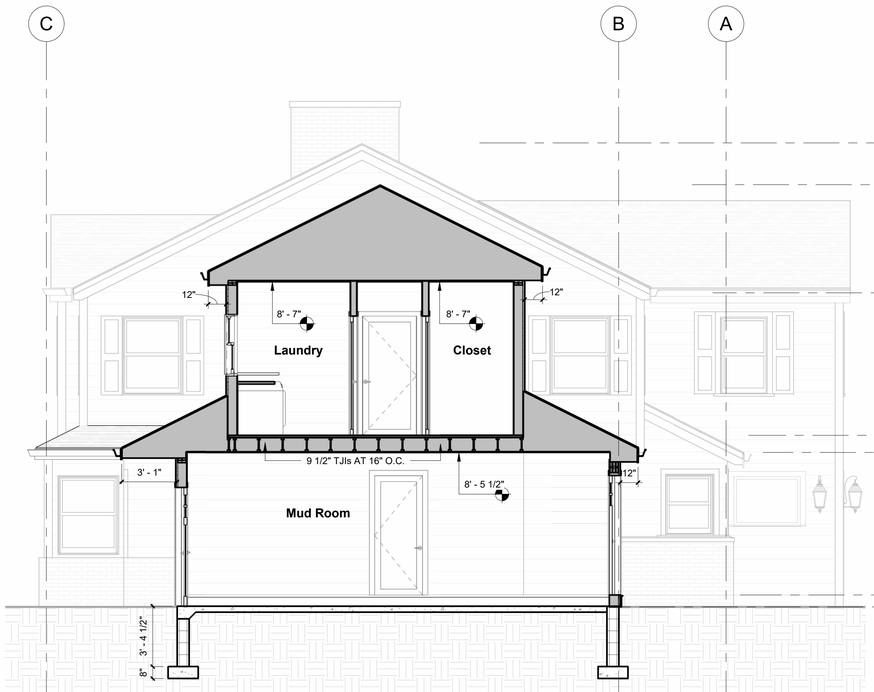
Date: 12/1/23

Drawn By: RSH

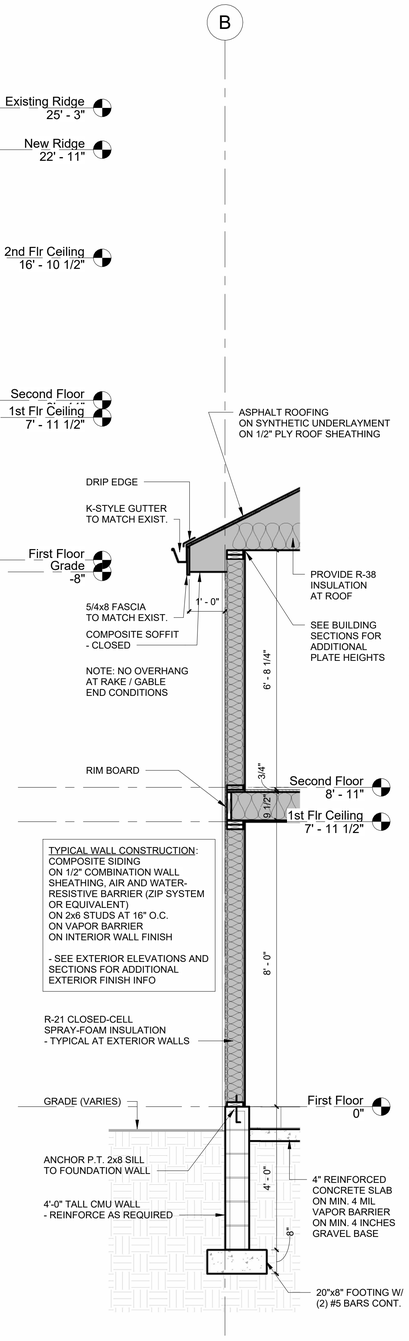
A104



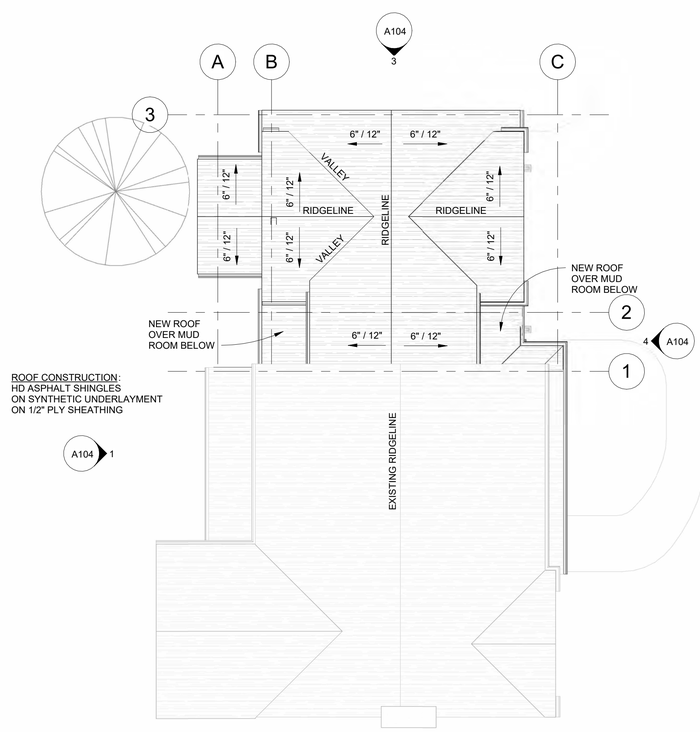
3 Building Section at Rec Room
1/4" = 1'-0"



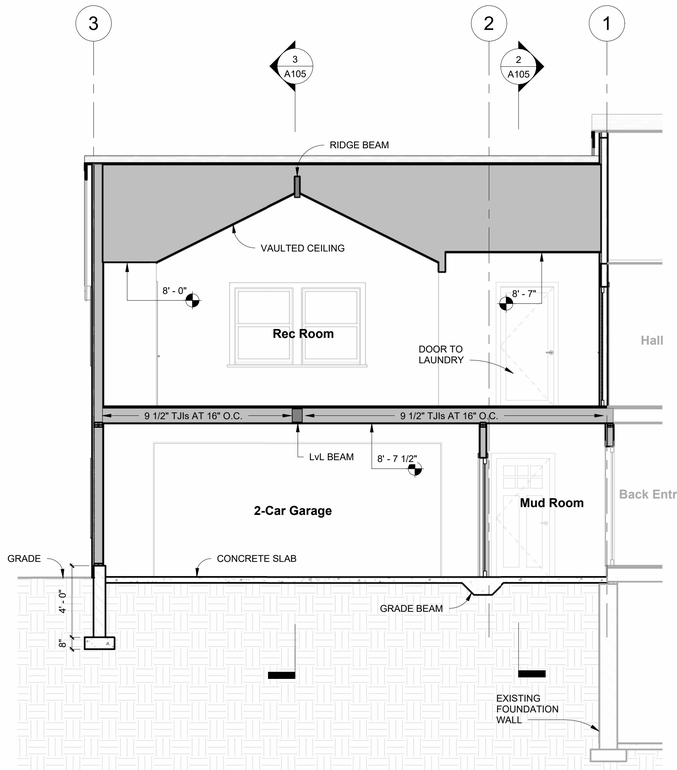
2 Building Section at Mud Room
1/4" = 1'-0"



1 Wall Section
1/2" = 1'-0"



5 Roof Plan
1/8" = 1'-0"



4 Building Section at Garage
1/4" = 1'-0"

HUNDT ARCHITECTURE

OWNER:
Leah and Jeff Toppel

PROJECT NO: 23.029
PROJECT NAME: Toppel Residence
CONTACT ADDRESS:

PROJECT ADDRESS:
1535 Goodrich Lane, Fox Point, WI 53217
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ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

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DO NOT SCALE OFF THE DRAWING

TITLE

Wall Section, Building Sections, Roof Plan

Scale: As indicated
Date: 12/1/23
Drawn By: RSH

A105

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

APPROVED BOA 11-22-23

BUILDING PERMIT

Job Address 6801 N Yates Rd, Milwaukee, WI 53217	**Building Type:** Residential ☐ Commercial ☑
Description of Work	
Installation of gates at both entries alongside Yates Road	
Estimated Cost of Project $ 10000	

Owner/Occupant St Augustine Preparatory Academy	
Business Name St Augustine Preparatory Academy	Contact Name Matt Miller
Address 2607 S 5th St	City/State/Zip Milwaukee, WI 53207
Phone 414-810-1380	Email matt.miller@augprep.org

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name VJS Construction Services	Contact Name Joe Jorgensen
Address W233 N2847 Roundy Circle West	City/State/Zip Pewaukee, WI 53072
Phone 262-446-6425	Email jcjorgensen@vjscs.com
Dwelling Contractor # 089900119	Dwelling Contractor Qualifier # 100800039

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	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**	70
Payable to: Village of Fox Point **Total Permit Fee**		$ 75.00

Applicant Signature Joe Jorgensen Digitally signed by Joe Jorgensen DN: C=US, E=jcjorgensen@vjscs.com, O=VJS Construction Services, OU="Partner, Project Manager", CN=Joe Jorgensen Reason: I am approving this document Date: 2023.11.30 15:29:44-06'00' **Date** 11/30/23

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: 1059739 Dec 1, 2023

6801 N Yates Road

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING PLANS-FILING FEE	75.00
Total:	75.00
CHECK	75.00
Payor: St. Augustine Prep	
Total Applied:	75.00
Change Tendered:	.00

Duplicate Copy

12/01/2023 10:30 AM

PLAT OF SURVEY WITH TOPOGRAPHY

BEING A DIVISION OF A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE – SOUTH ZONE (2011) VERTICAL DATUM IS NGVD 29

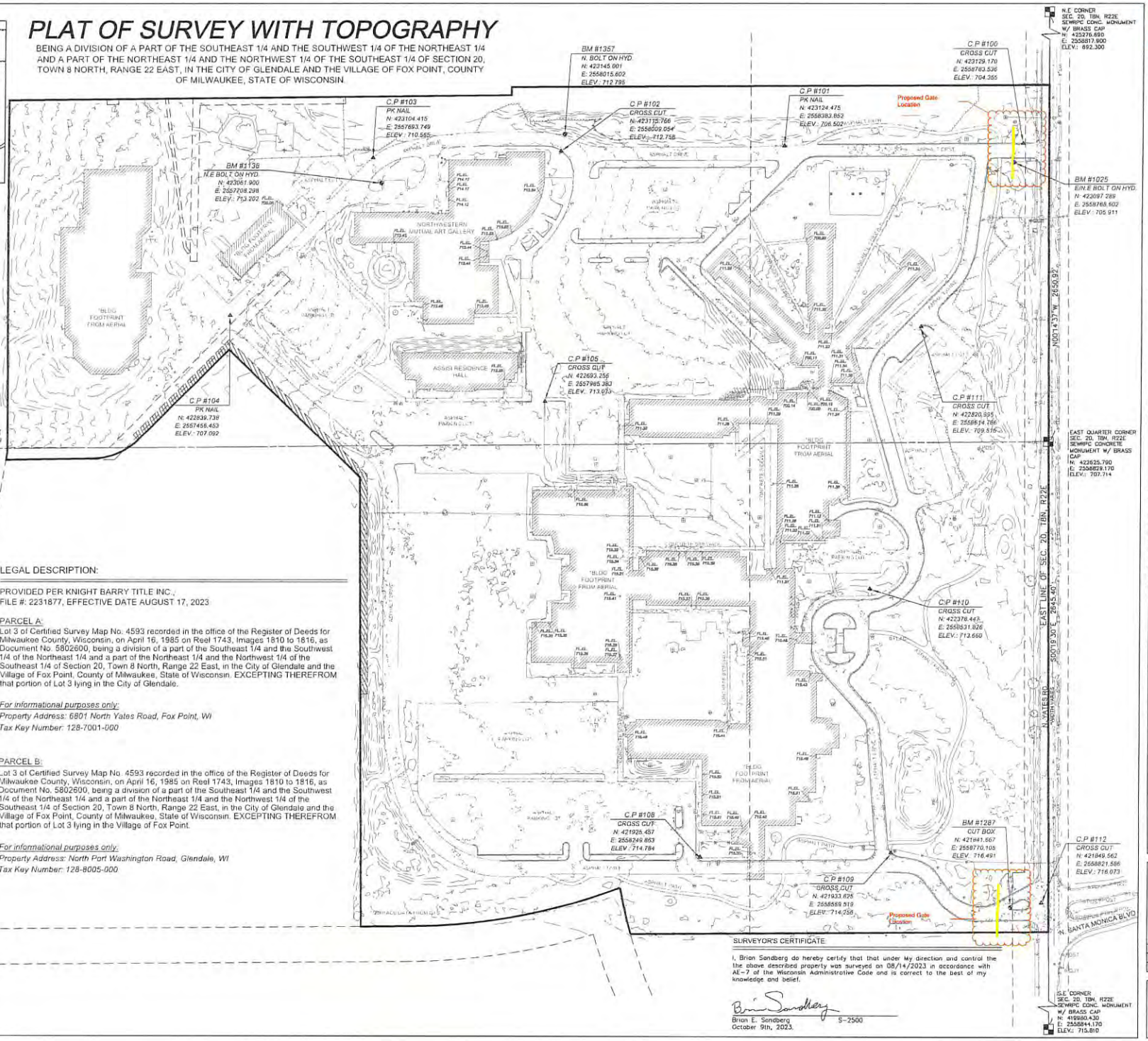
DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTERS HOTLINE TICKETS:
20233306702, 20233306705, 20233306950, 20233306955, 20233307448, 20233307453, 20233307457, 20233307464.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 870.00= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- = MANHOLE TYPE NOTED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = CLEANOUT
- = FLAG POLE
- = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE



LEGAL DESCRIPTION:

PROVIDED PER KNIGHT BARRY TITLE INC.,
FILE #: 2231877, EFFECTIVE DATE AUGUST 17, 2023

PARCEL A:
Lot 3 of Certified Survey Map No. 4593 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on April 16, 1985 on Reel 1743, Images 1810 to 1816, as Document No. 5802600, being a division of a part of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 20, Town 8 North, Range 22 East, in the City of Glendale and the Village of Fox Point, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that portion of Lot 3 lying in the City of Glendale.

For informational purposes only:
Property Address: 6801 North Yates Road, Fox Point, WI
Tax Key Number: 128-7001-000

PARCEL B:
Lot 3 of Certified Survey Map No. 4593 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on April 16, 1985 on Reel 1743, Images 1810 to 1816, as Document No. 5802600, being a division of a part of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 20, Town 8 North, Range 22 East, in the City of Glendale and the Village of Fox Point, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that portion of Lot 3 lying in the Village of Fox Point.

For informational purposes only:
Property Address: North Port Washington Road, Glendale, WI
Tax Key Number: 128-8005-000

SURVEYOR'S CERTIFICATE:

I, Brian Sondberg do hereby certify that that under My direction and control the the above described property was surveyed on 08/14/2023 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sondberg S-2500
October 9th, 2023.

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
CARDINAL STRITCH ~~UNIVERSITY~~
ST. AUGUSTINE PREPARATORY ACADEMY NORTH

LOCATION:
6801 N. YATES RD.,
FOX POINT, WI
53217

CLIENT:
vjs CONSTRUCTION SERVICES

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 60'
0' 30' 60' 120'

SEAL:
WISCONSIN BRIAN SANDBERG S-2500 FORT WASHINGTON Wisconsin LAND SURVEYOR

all in

SHEET:
01
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	BS
PROJECT NUMBER:	23 067
DATE:	10/09/202

SHEET NUMBER:
1

FILENAME: S:_SiteDesign\VJS Construction Services\230672_Cardinal Stritch\Survey\DWG\230672_Plat.dwg

VILLAGE OF FOX POINT

VILLAGE OF FOX POINT
BOARD OF APPEALS

NOTICE OF APPEAL & APPLICATION FOR REVIEW

1. Name of Appellant Danny Merkt

   Address of Appellant W233N2847 Roundy Cir W, Pewaukee, WI 53072

   Phone Number _____ (Home) 262-542-9000 (Work) 262-271-2895 (Cell)

   E-mail Address dmerkt@vjscs.com

2. Address of Property 6801 N Yates RD Fox Point, WI 53217

   Present Use of Property Currently Unoccupied

   Proposed Use of Property K-12 EDUCATION

   Owner's Name and Address if Different than Above Agustin A. Ramirez Jr. Family Foundation 2239 Pewaukee Road Waukesha, WI 53188

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

   Disposition of Previous Appeal _____

   Date of Decision in Previous Case _____

4. Date of Decision or Order of Administrative Official from which Appeal is Taken _____

   Date of Notice of Such Decision Received by Appellant _____

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

   ☐ A. Request for interpretation of Zoning Code and reversal of order, requirement, decision or determination of administrative official. Attach separate sheet listing reasons why you claim this order, requirement, decision or determination is erroneous.

   ☐ B. Request for variance. Attach separate sheet explaining the following:

      1. Variance requested.

      2. What special conditions exist which will cause unnecessary hardship if the variance requested is not granted.

3. Why the variance requested is not contrary to the public interest and will not endanger public safety and welfare.

4. Why the variance requested will be in accord with the spirit of the Zoning Code.

5. How the variance, if granted, will cause substantial justice to be done.

☑ C. Request for a special exception from the Fence Ordinance. Please obtain a copy of the Fence Ordinance to determine specific requirements. Attach a separate sheet or related materials explaining the following:

1. Height of the proposed fence.

2. Exact location of the proposed fence.

3. Indicate whether the fence is replacement fence.

4. Type of fence and materials.

☐ D. Other: _____
State relief requested and attach separate sheet, listing reasons why appellant is entitled to such relief.

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

7. All applications for variances or special exceptions must include an area plat map, survey, pictures or other documentation depicting the location of the structural improvements on adjacent properties. These materials must be reasonably accurate in the judgment of the Board of Appeals.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

_____ 10.03.2023
Signature of Appellant Date

For Office Use Only:

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

Case Number _____ Hearing Date _____

Disposition _____

Danny Merkt

From: Matthew Mertens <mmertens@nsfire.org>
Sent: Monday, October 9, 2023 10:43 AM
To: Joe Jorgensen
Cc: Ben Bergles
Subject: RE: Cardinal Stritch Aug Prep

Follow Up Flag: Follow up
Flag Status: Flagged

Joe and Ben,

The NSFD does not have a problem with the installation of the security gates for the demolition and construction and would assume there will likely be site fencing as well.

Please make sure that:

1) The entry/exit width is not reduced from the original size
2) The gate is fitted with Knox padlock for emergency response access.
    a. Knox padlocks can be found here: https://www.knoxbox.com/products/gate-key-switches/knox-padlock/c-24/c-83/p-8604
        i. Make sure to select exterior use with shrouded shackle and a length appropriate for use.
        ii. Note: all padlocks must be turned into the NSFD at the completion of the project.

Regarding a walkthrough, I would be looking at Thursday or Friday afternoon around 1:30.

Thank you and Stay Safe!

Matthew J. Mertens
Fire Marshal
North Shore Fire Department
Fire Prevention Bureau
665 E. Brown Deer Road
Bayside, WI 53217
mmertens@nsfire.org
Office: 414-357-0113 ext. 1511
Fax: 414-351-0495

For Permit Applications please click this link:
Plan Review, Inspection and Permit Fee Application

Vendors, to enroll in our online ITM tracking through IROL please go to: https://www.nsfire.org/254/IROL

From: Joe Jorgensen <JCJorgensen@vjscs.com>
Sent: Thursday, October 5, 2023 4:29 PM
To: Matthew Mertens <mmertens@nsfire.org>
Cc: Ben Bergles <BBergles@vjscs.com>
Subject: Cardinal Stritch Aug Prep

Good afternoon Fire Marshal Mertens,

Thank you again for your time this morning. As discussed, we are in the process of filing an appeal for the Village of Fox Point regarding the installation of A-Frame manual gates on Yates Road. We are requesting your approval for formal submission of our appeal. Please see the attached document, and let me know any thoughts you may have. I appreciate your help on this matter.

Additionally, I would like to schedule a walk through with you and your team and our Fire Protection Team at CSU at your earliest convenience. Please let me know when the best time may be to walk through, and I will get something scheduled.

I look forward to hearing from you.
Thank you,

JOE JORGENSEN
Project Manager
VJS CONSTRUCTION SERVICES, INC.

W233 N2847 Roundy Circle West | Pewaukee, WI 53072
Direct: 262.446.6425 | **Cell:** 414.303.4719 | **Fax:** 262.542.1371

Visit Us:
WWW.VJSCS.COM

Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

CAUTION: This email originated from outside of the North Shore Consolidated O365 Email System (Bayside, Glendale, Shorewood and North Shore Fire & Rescue). Do not click links or open attachments unless you recognize the sender and know the content is safe.

POLICE DEPARTMENT
VILLAGE OF FOX POINT

October 13, 2023

Michael Rakow; Building Inspector
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, Wisconsin 53217

RE: Driveway Gate, 6801 North Yates Road

Inspector Rakow;

I am writing in response to the request for special exception from the property owner at 6801 North Yates Road to install two driveway gates on the access drives from North Yates Road. In accordance with village code 745-7 B.3.h.2, the gates must receive the written approval of the Police and Fire Chiefs.

The Police and Fire Departments primary mission is to protect the safety and welfare of the residents. In order to fulfill this mission, the first responders must have rapid access to the person or property in need of assistance. I have consulted with the North Shore Fire Department Chief, Robert Whitaker, visited the property at 6801 North Yates Road, and spoke with the property owners' representatives requesting the special exception regarding our mission to protect public safety. The gate posts are set, and gates retract along the edge of the driveway, allowing access to the property for an emergency vehicle (more than two car widths) and the property owners representatives have agreed to provide the emergency responders with access (master keys) to open the gate in instances when the gate is closed and locked.

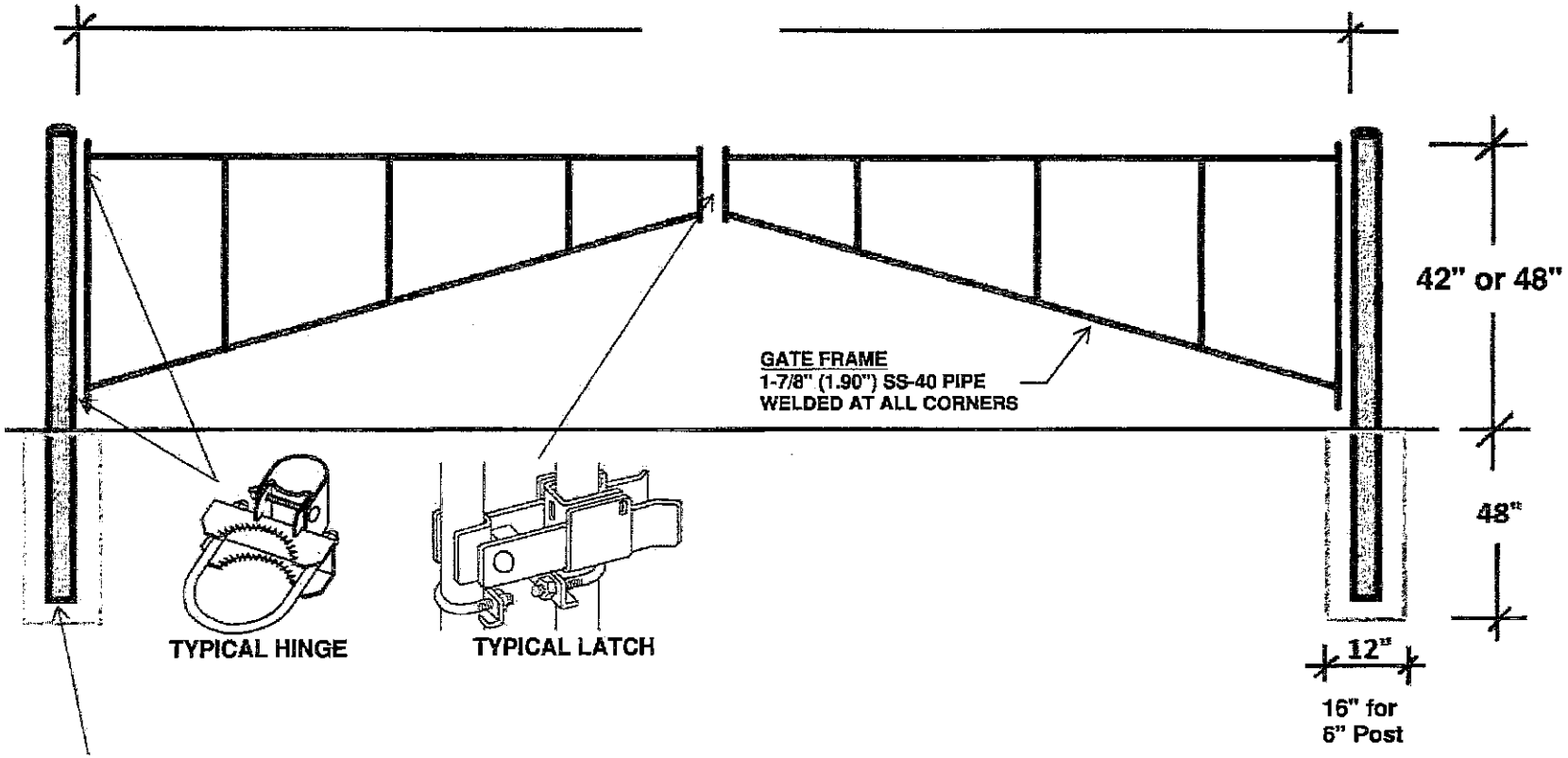
Providing for the safety and security of a school campus is challenging and needs to remain a priority; however, the current location / gate placement will essentially prohibit routine police patrol of the property and delays will be encountered when emergency services are requested. I would encourage the property owner to reconsider the location (placement) of the north driveway gate once final construction plans for the new school are identified to facilitate access from the Fox Point side of the campus if the perimeter driveway is maintained.

After the site visit and with the cooperation from the property owners' representatives to provide emergency access, the Police and Fire Departments are satisfied that the installation of the driveway gate may delay, but will not significantly hamper access in the event of an emergency and do not object to the installation.

Sincerely,

Christopher Freddy
Chief of Police

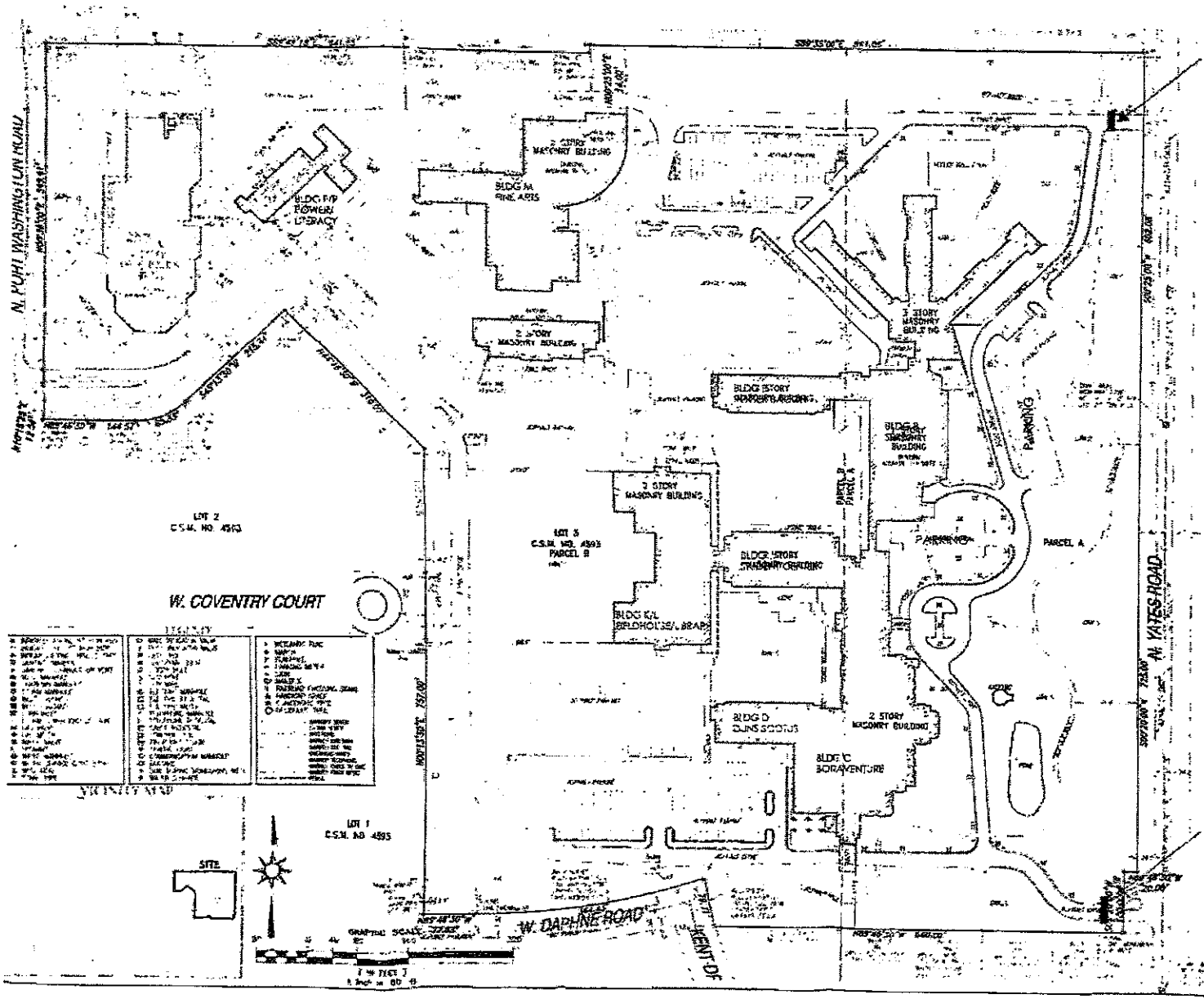
BARRIER PIPE GATE



Gate Posts

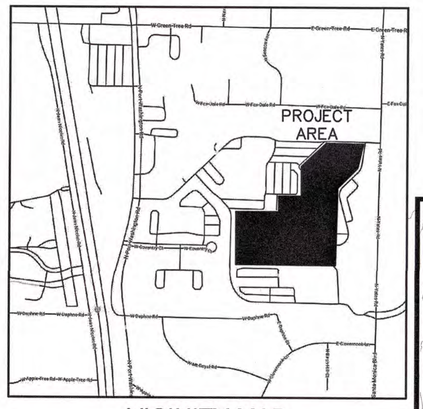
3" o.d. SS-40 single panels up to 10' in width
4" o.d. SS-40 over 10' in width
6" o.d. Sch-40 over 15' in width

ALTA/ACSM
LAND TITLE SURVEY



PLAT OF SURVEY WITH TOPOGRAPHY

BEING A DIVISION OF A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.



VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE – SOUTH ZONE (2011) VERTICAL DATUM IS NGVD 29

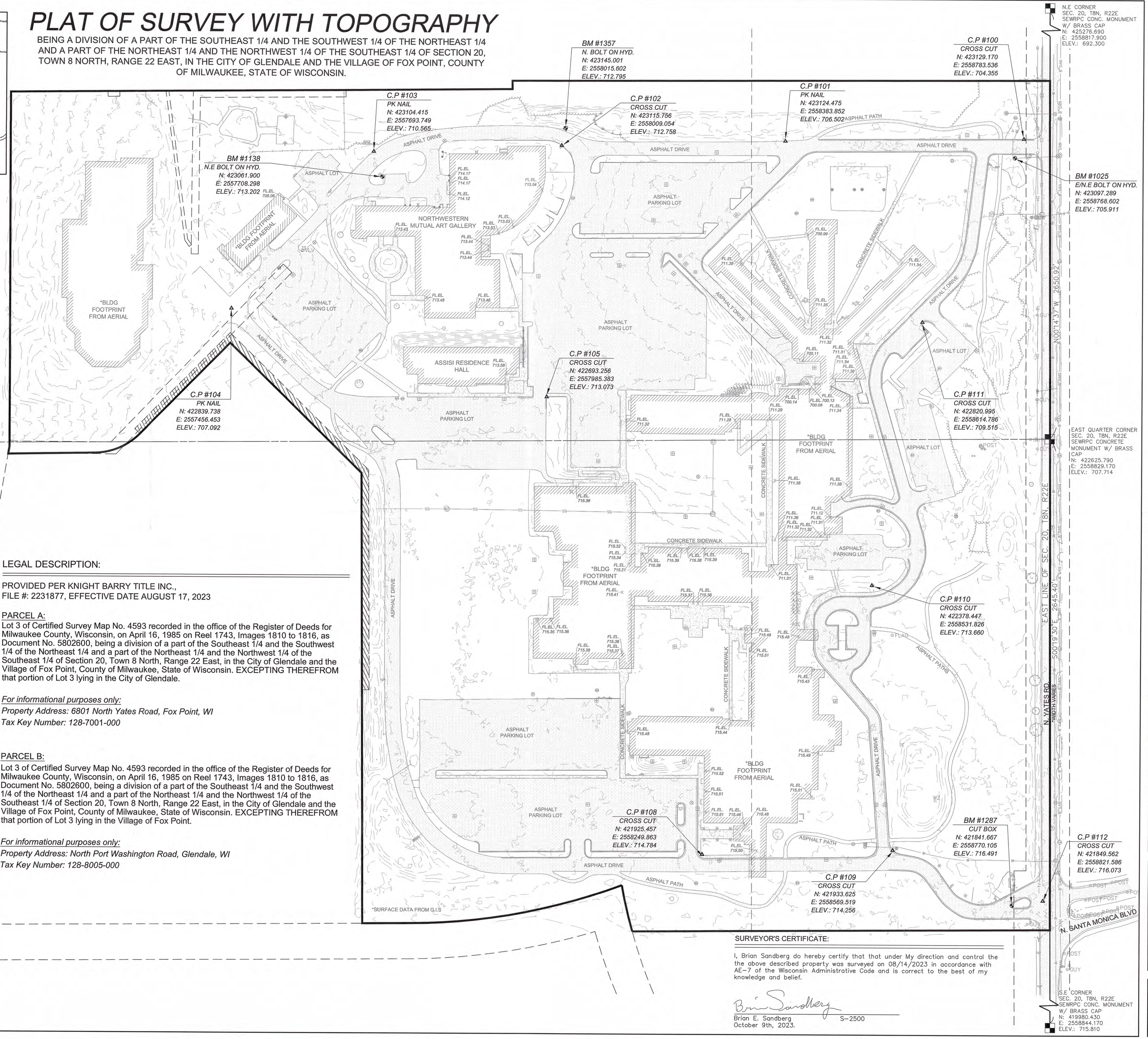
DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20233306702, 20233306705, 20233306950, 20233306955, 20233307448, 20233307453, 20233307457, 20233307464.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- ⊙ = BENCH MARK
- △ = CONTROL POINT
- ○ = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- ● = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊗ = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- (GUY = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- CO = CLEANOUT
- FLAG = FLAG POLE
- GMP = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE



LEGAL DESCRIPTION:

PROVIDED PER KNIGHT BARRY TITLE INC.,
FILE #: 2231877, EFFECTIVE DATE AUGUST 17, 2023

PARCEL A:

Lot 3 of Certified Survey Map No. 4593 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on April 16, 1985 on Reel 1743, Images 1810 to 1816, as Document No. 5802600, being a division of a part of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 20, Town 8 North, Range 22 East, in the City of Glendale and the Village of Fox Point, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that portion of Lot 3 lying in the City of Glendale.

For informational purposes only:
Property Address: 6801 North Yates Road, Fox Point, WI
Tax Key Number: 128-7001-000

PARCEL B:

Lot 3 of Certified Survey Map No. 4593 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on April 16, 1985 on Reel 1743, Images 1810 to 1816, as Document No. 5802600, being a division of a part of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 and a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 20, Town 8 North, Range 22 East, in the City of Glendale and the Village of Fox Point, County of Milwaukee, State of Wisconsin. EXCEPTING THEREFROM that portion of Lot 3 lying in the Village of Fox Point.

For informational purposes only:
Property Address: North Port Washington Road, Glendale, WI
Tax Key Number: 128-8005-000

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 08/14/2023 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian Sandberg S-2500
Brian E. Sandberg
October 9th, 2023.

FILENAME: S:_SiteDsgn\VJS Construction Services\230672 Cardinal Stritch\Survey\DWG\230672_Plat.dwg

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
CARDINAL ~~STRITCH~~ UNIVERSITY
ST. AUGUSTINE PREPARATORY ACADEMY NORTH

LOCATION:
6801 N. YATES RD., FOX POINT, WI 53217

CLIENT:
VJS CONSTRUCTION SERVICES

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 60'
0 30 60' 120

SEAL:
WISCONSIN BRIAN SANDBERG S-2500 PORT WASHINGTON Wisconsin LAND SURVEYOR

all in

SHEET:
01
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	B.S
PROJECT NUMBER:	23.0672
DATE:	10/09/2023

SHEET NUMBER:
1

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

Approved BoA 11-22-23

BUILDING PERMIT

Job Address 7944 N Beach Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
We are proposing to Install Driveway Gates between the (2) Entry Piers at the front of the Driveway coming into the Property.	
Estimated Cost of Project $ 3,000	

Owner/Occupant Laurie and Byron Vielehr	
Business Name	Contact Name Alec Uecke (Architect) Deep River Partners
Address 7944 N Beach Drive	City/State/Zip Milwaukee, WI, 53202
Phone 414-276-8550 Deep River Partners	Email auecke@deep-river.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Northgreen Builders, LLC.	Contact Name Kristofer Nordgren
Address 2044 Wildwood Drive	City/State/Zip Cedarburg, WI 53012
Phone 414-349-9743	Email kristofer.nordgren@gmail.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	
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 _____ Alec Uecke _____ **Date** 12/13/2023

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: 1.059737 Dec 1, 2023

7938 N Beach Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT-Building Board 24-44460 BUILDING PERMIT	75.00
Total:	75.00
CHECK Check No: 16306 Payor: Deep River Partners	75.00
Total Applied:	75.00
Change Tendered:	.00

12/01/2023 8:43 AM

12.13.2023 Building Board Review

1. Laurie and Byron Vielehr c/o Deep River Partners
   Email: lbvielehr@gmail.com bvielehr@hotmail.com nblavat@deep-river.com
   Phone: Owner (Byron Vielehr): 609-915-1496 / Architect (Deep River Partners): 414-276-8550

2. **Address:** 7938 / 7944 N. Beach Drive, Fox Point, WI 53217

1. Height of Proposed Fence / Gate:

The Driveway Gate Design has a slight arch where the lower part of arch is 4'-10" tall with the peak of the arch being 5'-10" in the middle. Please see attached Driveway Gate Elevation for design and dimensions.

2. Exact Location of the proposed fence / Gate.

The Swinging Driveway Gates will be installed between the (2) entry piers on both properties. Please see attached C1.0 for Site location and 7938 /7944 Driveway Gate Plan for a blow up.

3. Indicate whether the fence / gate is replacement fence / gate.

The Swinging Driveway Gates will be a new installation.

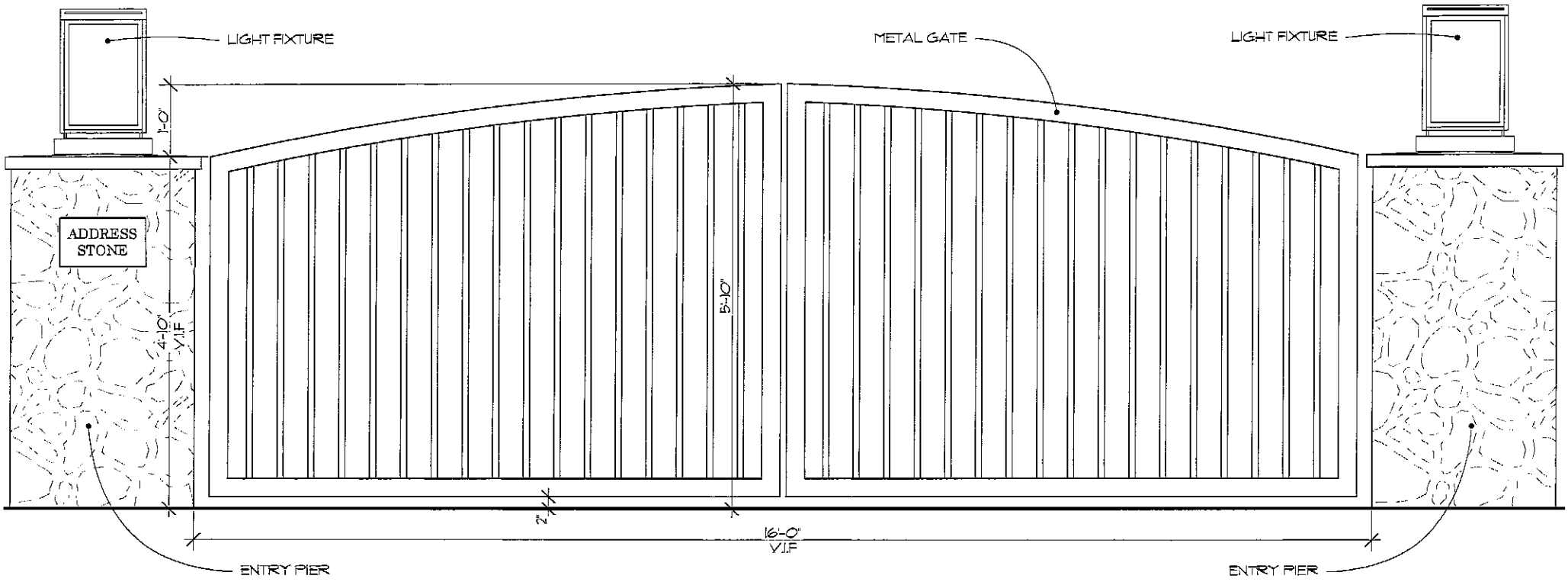
4. Type of Fence and materials.

The Swinging Driveway Gates will be Aluminum or Steel Powder Coated Black.

(414) 276.8550
deep-river.com

240 N. Milwaukee Street
Suite 400
Milwaukee, WI 53202

DEEP RIVER PARTNERS



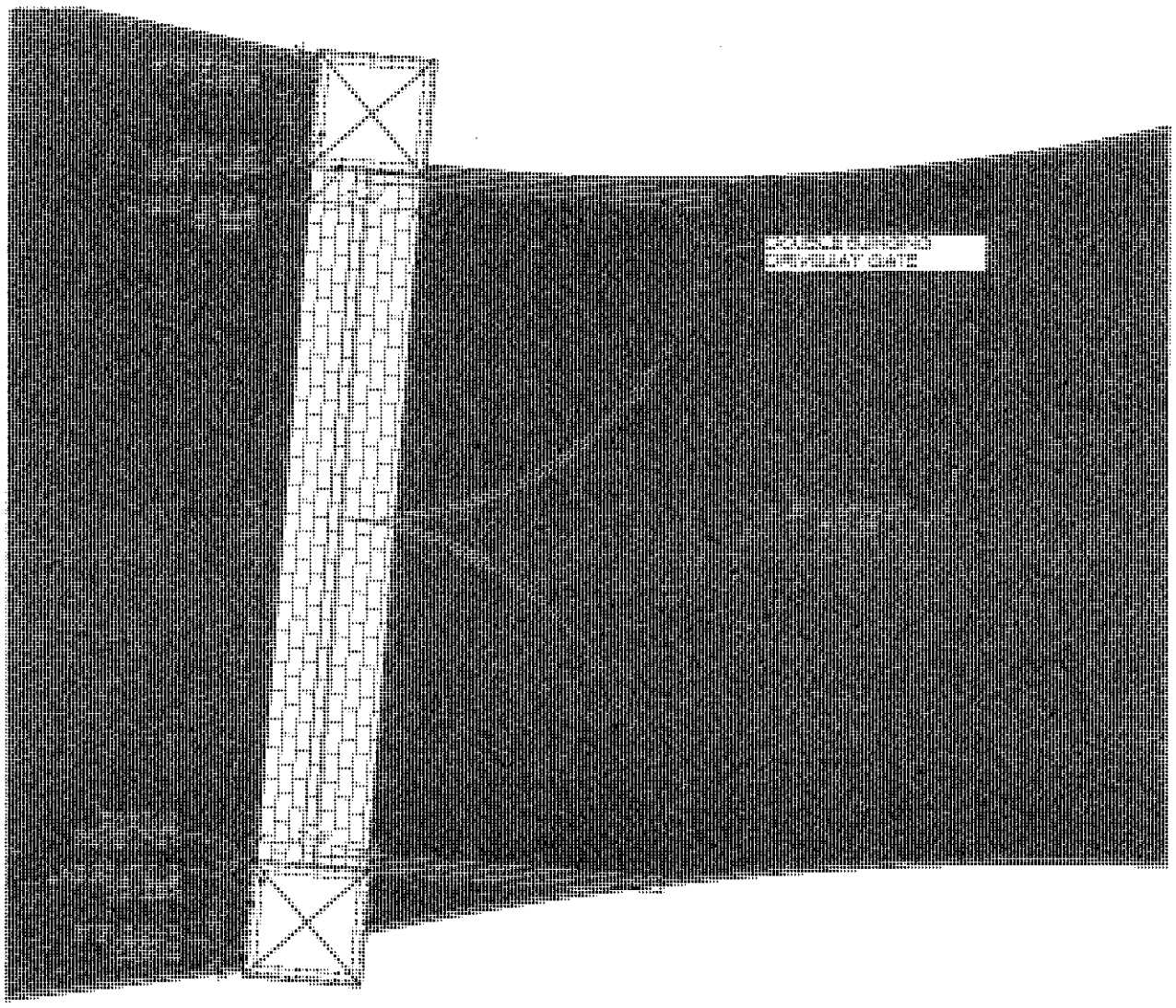
1 DRIVEWAY GATE

SCALE: 1/2" = 1'-0"

PROJECT 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

Deep River Partners, Ltd.
240 N. Milwaukee Street Suite 400 Milwaukee,
Wisconsin 53202
414.276.8550

12/13/2023



1 7944 N BEACH DRIVE

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

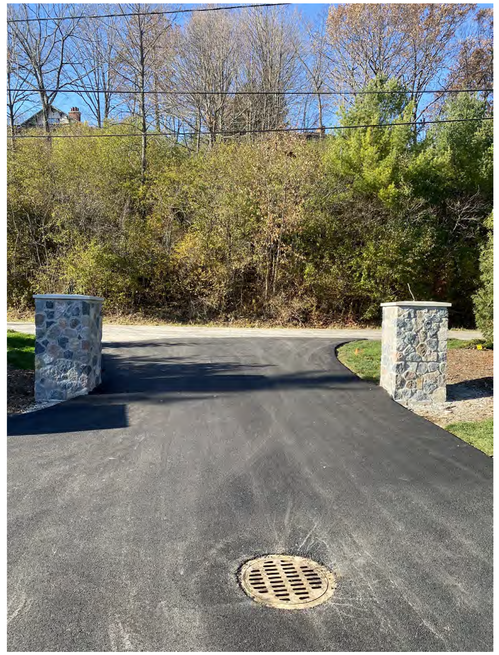
PROJECT 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

Deep River Partners, Ltd.
240 N. Milwaukee Street Suite 400 Milwaukee,
Wisconsin 53202
414.276.8550

12/13/2023

1 7944 DRIVEWAY ENTRANCE

2 7944 EXISTING RESIDENCE



3 7938 DRIVEWAY ENTRANCE

4 7938 NEW RESIDENCE

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

(414) 276.8550
deep-river.com

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
BUILDING BOARD REVIEW	12.13.2023

EXTERIOR IMAGES

A4.4

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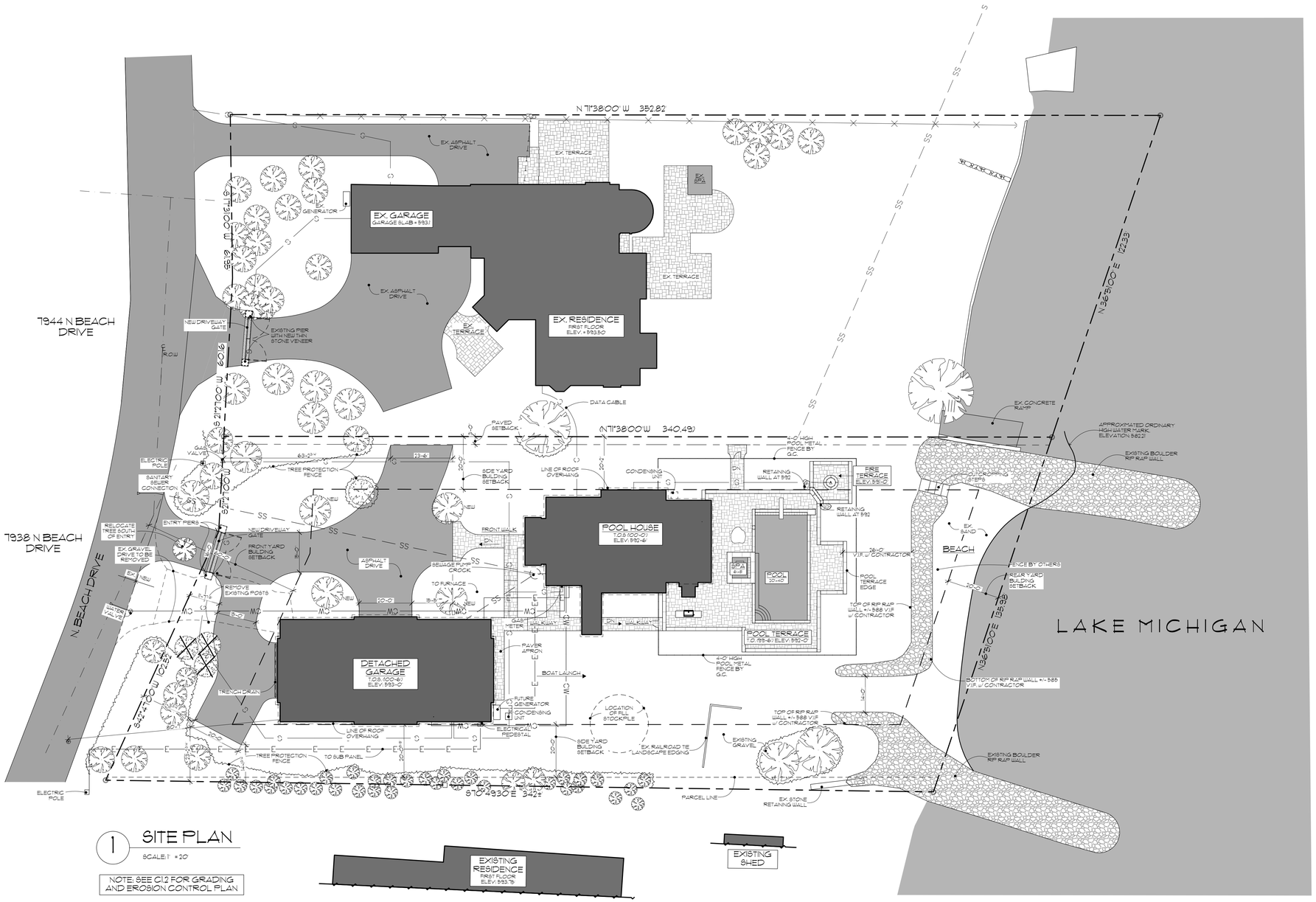
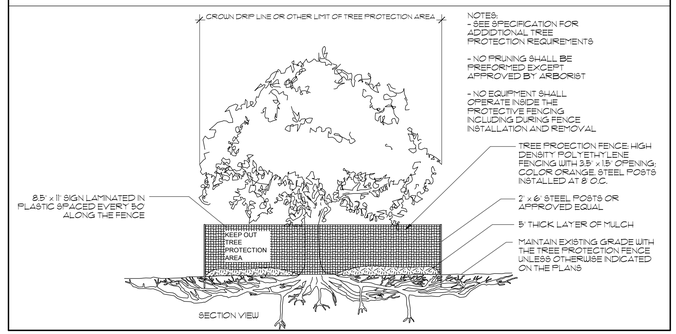


1 SITE PLAN

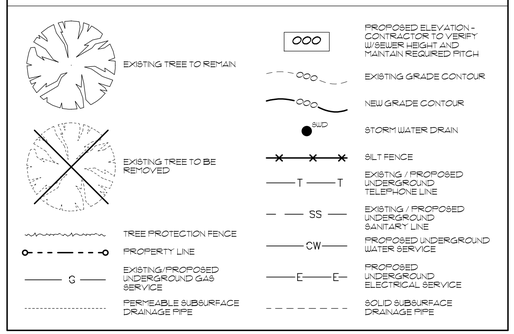
SCALE: 1" = 20'

NOTE: SEE C1.2 FOR GRADING AND EROSION CONTROL PLAN

TREE PROTECTION ZONE DETAIL



SITE SYMBOL KEY



SITE CALCULATIONS

ZONING - A1

LOT AREA (FROM CENTER OF RIGHT OF WAY) :		43,426 SQUARE FEET
REQUIRED OPEN AREA:		40,000 SQUARE FEET
LOT COVERAGE ALLOWED:		3,426 SQUARE FEET
PROPOSED BUILDING LOT COVERAGE AREA:		8,814 SQUARE FEET
INCLUDED OPEN AREA REDUCTION	- POOL HOUSE:	2,510 SQUARE FEET
	- GARAGE:	3,200 SQUARE FEET
	- POOL:	916 SQUARE FEET
	- POOL AND FIRE TERRACES:	2,188 SQUARE FEET
	- WALKWAYS	781 SQUARE FEET
	- PARKING AREA / DRIVEWAY	4,377 SQUARE FEET
PROPOSED OPEN SPACE REDUCTION:		5,388 SQUARE FEET
OPEN SPACE REDUCTION PERCENTAGE:		13.5%

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

(414) 276.8550
deep-river.com

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Project 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
BUILDING BOARD REVIEW	12.13.2023

SITE PLAN

NORTH

C1.0

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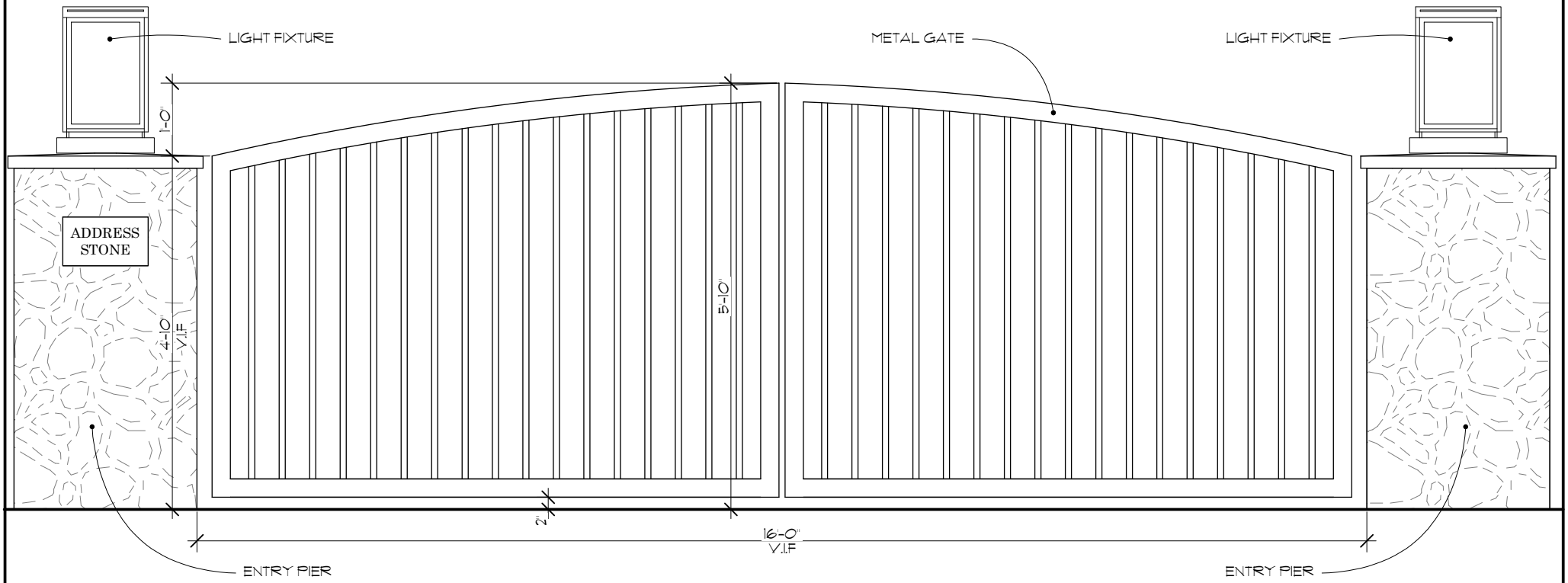


1 DRIVEWAY GATE

SCALE: 1/2" = 1'-0"

PROJECT 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

Deep River Partners, Ltd.
240 N. Milwaukee Street Suite 400 Milwaukee,
Wisconsin 53202
414.276.8550

12/13/2023

LEGAL DESCRIPTION :

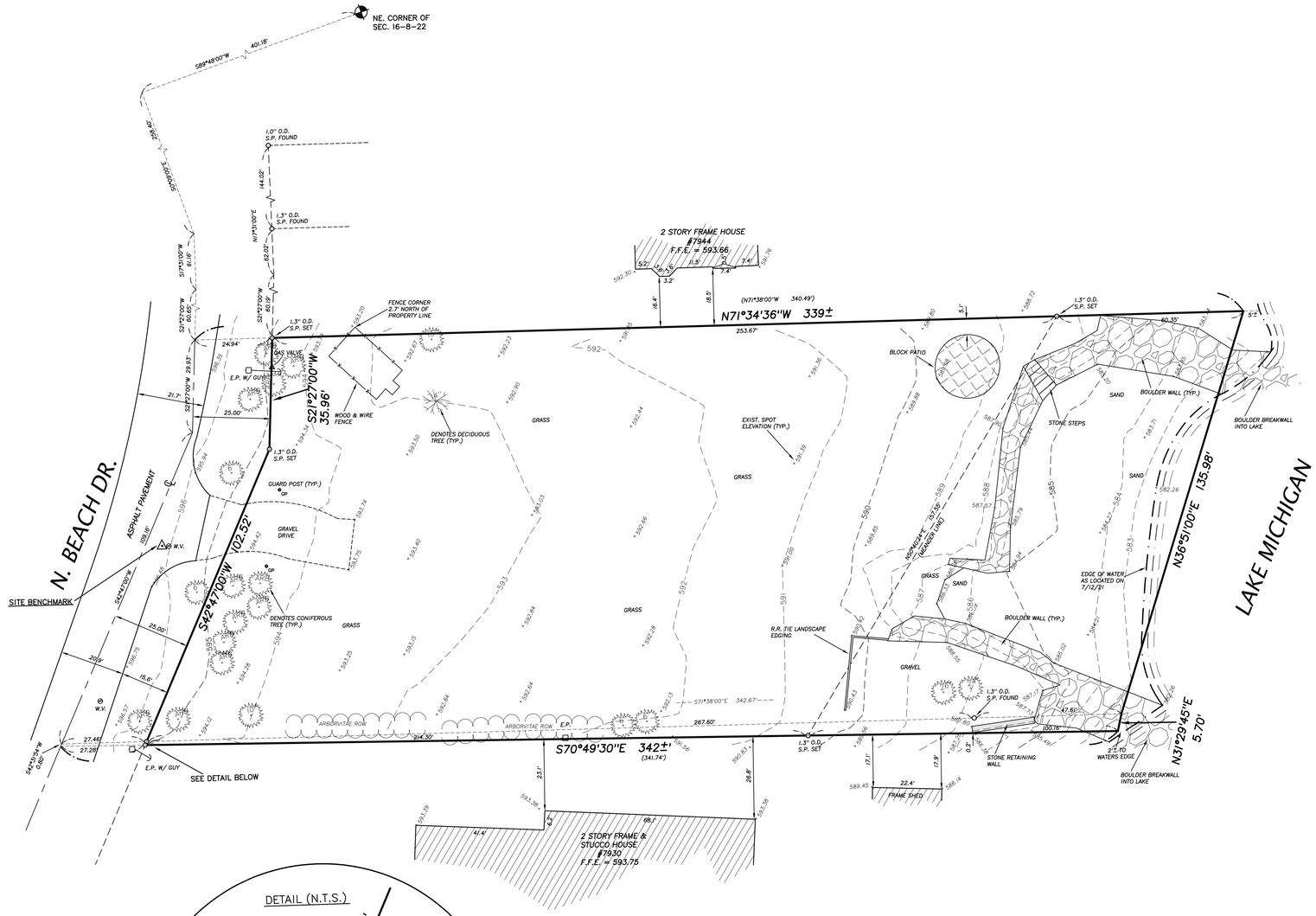
All that part of the Northeast 1/4 of Section 16, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the centerline of the public highway known as North Beach Drive, running Northeasterly and Southwesterly 401.18 feet South 89° 48' West of and 258.40 feet South 0° 09' East of the Northeasterly corner of said Section 16; thence South 17° 31' West along the centerline of said North Beach Drive, 61.16 feet to a point; thence South 21° 27' West along said centerline of said North Beach Drive, 60.65 feet to a point of beginning of land to be described; thence South 21° 27' West along said centerline of said North Beach Drive, 29.93 feet to a point; thence South 42° 47' West along the centerline of said North Beach Drive, 109.16 feet to a point; thence South 71° 38' East 342.67 feet to point on the shore line of Lake Michigan; thence North 36° 51' East along said shore line of Lake Michigan at low water mark, 135.98 feet to a point; thence North 71° 38' West 340.49 feet to the point of beginning.

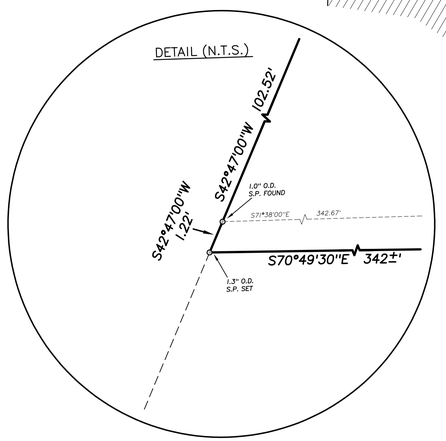
ALSO: All that part of the Northeast 1/4 of Section 16, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 section; thence South 89° 48' 00" West along the North line of said 1/4 section, 638.64 feet to a point; thence South 00° 09' 00" East 600.38 feet to a point on the centerline of North Beach Drive, thence South 71° 38' 00" East 374.69 feet to the shore of Lake Michigan; thence North 31° 29' 45" East along said shore line 146.89 feet to the point of beginning of the lands to be described; thence continuing North 31° 39' 45" East 5.70 feet to a point; thence North 71° 38' 00" West 342.67 feet to a point on the centerline of North Beach Drive; thence South 42° 31' 54" West along said centerline 0.80 feet to a point; thence South 70° 49' 30" East 341.74 feet to the point of beginning.

Said Parcel containing 41,008 sq. ft/0.941 acres of land exclusive of the prescribed Right Of Way of N. Beach Dr., more or less.



DETAIL (N.T.S.)



NOTES :

1. ( ) DENOTES BEARING OR DISTANCE PER DEED.

2. ALL BEARINGS ARE REFERENCED TO THE CENTERLINE OF N. BEACH DR., WHICH BEARS S42°47'W PER DEED.

3. SITE BENCHMARK IS MAG NAIL IN ASPHALT PAVEMENT OF N. BEACH DR. AS SHOWN ON SURVEY. ELEVATION =596.40

4. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR NE. CORNER OF SECTION 16-8-22. (CHISELED CROSS IN FRAME FOR TRAP DOOR OF SEWAGE LIFT STATION) ELEVATION = 589.46 (NGVD 1929)

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 23rd day of July, 2021

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	APVD

"PROPERTY SURVEY"

FOR
DEEP RIVER PARTNERS
VIELEHR RESIDENCE

7938 N. Beach Drive
Fox Point, WI

FIELD CREW:	E.A.J. & S.W.S.	APPROVED:	
DWN. BY:	J.M.B.	DATE:	JULY 23, 2021
CHKD. BY:	A.R.H.	Plat No.	LS-5058-21

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

APPROVED @ BOA 11-22.23

BUILDING PERMIT

Job Address 7938 N Beach Drive	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
We are proposing to Install Driveway Gates between the (2) Entry Piers at the front of the Driveway coming into the Property.	
Estimated Cost of Project $ 3,000	

Owner/Occupant Laurie and Byron Vielehr	
Business Name	Contact Name Alec Uecke (Architect) Deep River Partners
Address 7944 N Beach Drive	City/State/Zip Milwaukee, WI, 53202
Phone 414-276-8550 Deep River Partners	Email auecke@deep-river.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Northgreen Builders, LLC.	Contact Name Kristofer Nordgren
Address 2044 Wildwood Drive	City/State/Zip Cedarburg, WI 53012
Phone 414-349-9743	Email kristofer.nordgren@gmail.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	
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 _____ Alec Uecke _____ **Date** 12/13/2023

Rev 01/22

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

12.13.2023 Building Board Review

1. Laurie and Byron Vielehr c/o Deep River Partners
   Email: lbvielehr@gmail.com bvielehr@hotmail.com nblavat@deep-river.com
   Phone: Owner (Byron Vielehr): 609-915-1496 / Architect (Deep River Partners): 414-276-8550

2. **Address:** 7938 / 7944 N. Beach Drive, Fox Point, WI 53217

1. Height of Proposed Fence / Gate:

The Driveway Gate Design has a slight arch where the lower part of arch is 4'-10" tall with the peak of the arch being 5'-10" in the middle. Please see attached Driveway Gate Elevation for design and dimensions.

2. Exact Location of the proposed fence / Gate.

The Swinging Driveway Gates will be installed between the (2) entry piers on both properties. Please see attached C1.0 for Site location and 7938 /7944 Driveway Gate Plan for a blow up.

3. Indicate whether the fence / gate is replacement fence / gate.

The Swinging Driveway Gates will be a new installation.

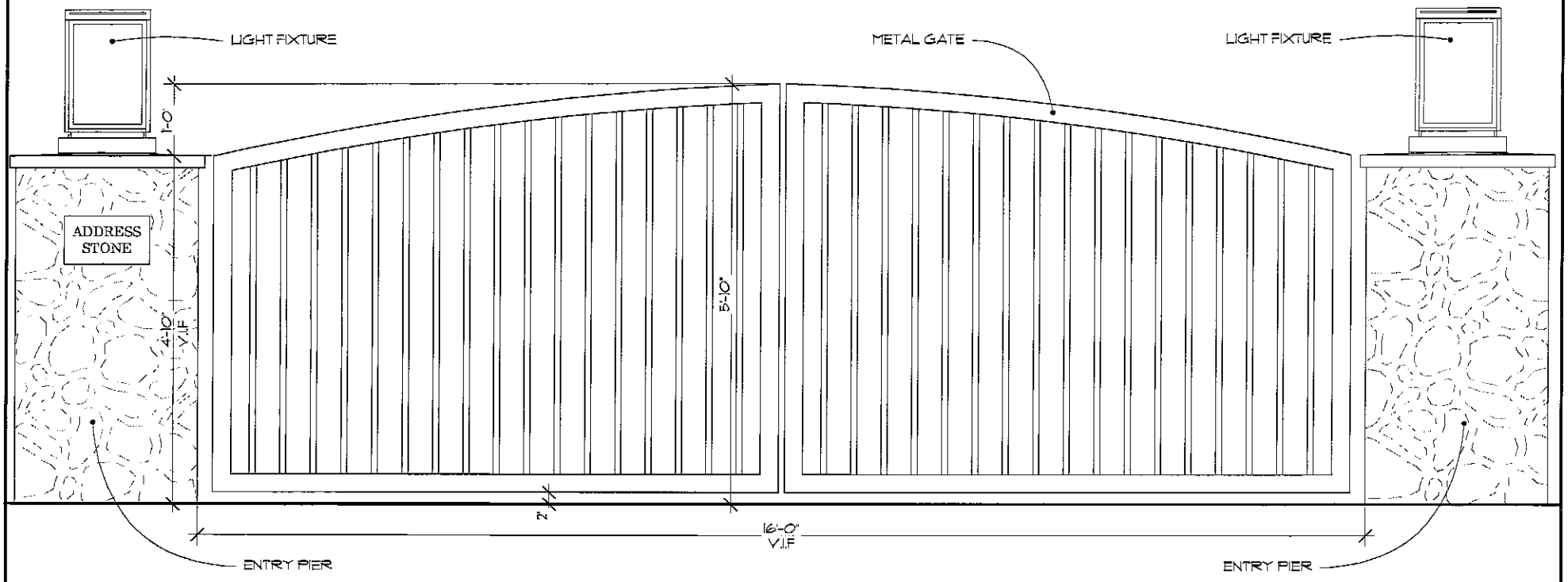
4. Type of Fence and materials.

The Swinging Driveway Gates will be Aluminum or Steel Powder Coated Black.

(414) 276.8550
deep-river.com

240 N. Milwaukee Street
Suite 400
Milwaukee, WI 53202

DEEP RIVER PARTNERS



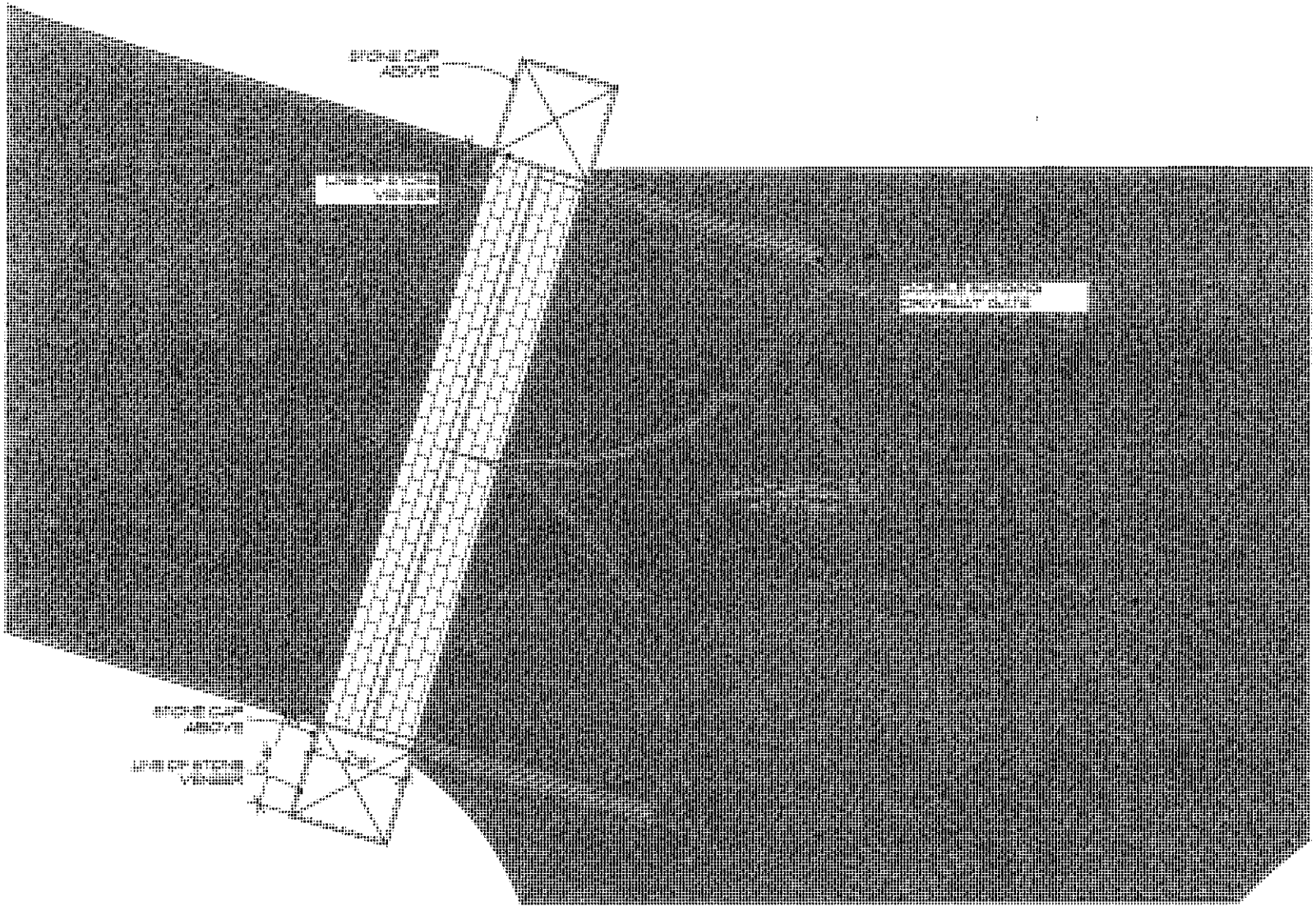
1 DRIVEWAY GATE

SCALE: 1/2" = 1'-0"

PROJECT 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

Deep River Partners, Ltd.
240 N. Milwaukee Street Suite 400 Milwaukee,
Wisconsin 53202
414.276.8550

12/13/2023



1 7938 N BEACH DRIVE

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

PROJECT 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

Deep River Partners, Ltd.
240 N. Milwaukee Street Suite 400 Milwaukee,
Wisconsin 53202
414.276.8550

12/13/2023

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

Receipt No: 1.059738 Dec 1, 2023

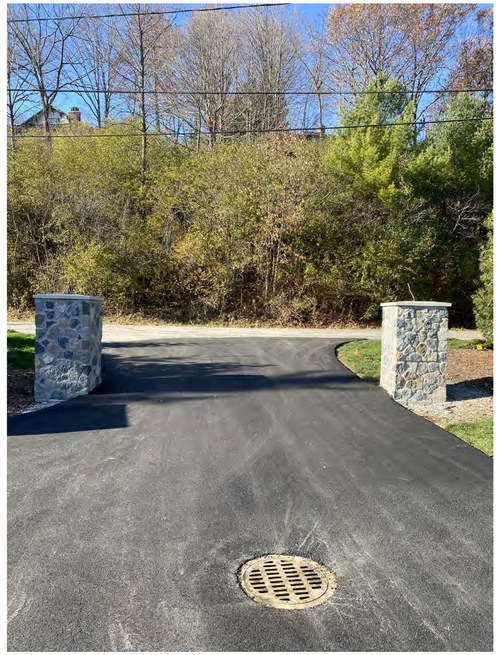
7944 N Beach Dr

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT-Building Board 24-44460 BUILDING PERMIT	75.00
Total:	75.00
CHECK Check No: 16305 Payor: Deep River Partners	75.00
Total Applied:	75.00
Change Tendered:	.00

12/01/2023 8:42 AM

1 7944 DRIVEWAY ENTRANCE

2 7944 EXISTING RESIDENCE



3 7938 DRIVEWAY ENTRANCE

4 7938 NEW RESIDENCE

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

(414) 276.8550
deep-river.com

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. DEEP RIVER PARTNERS, LTD. IS NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Project 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
BUILDING BOARD REVIEW	12.13.2023

EXTERIOR IMAGES

A4.4

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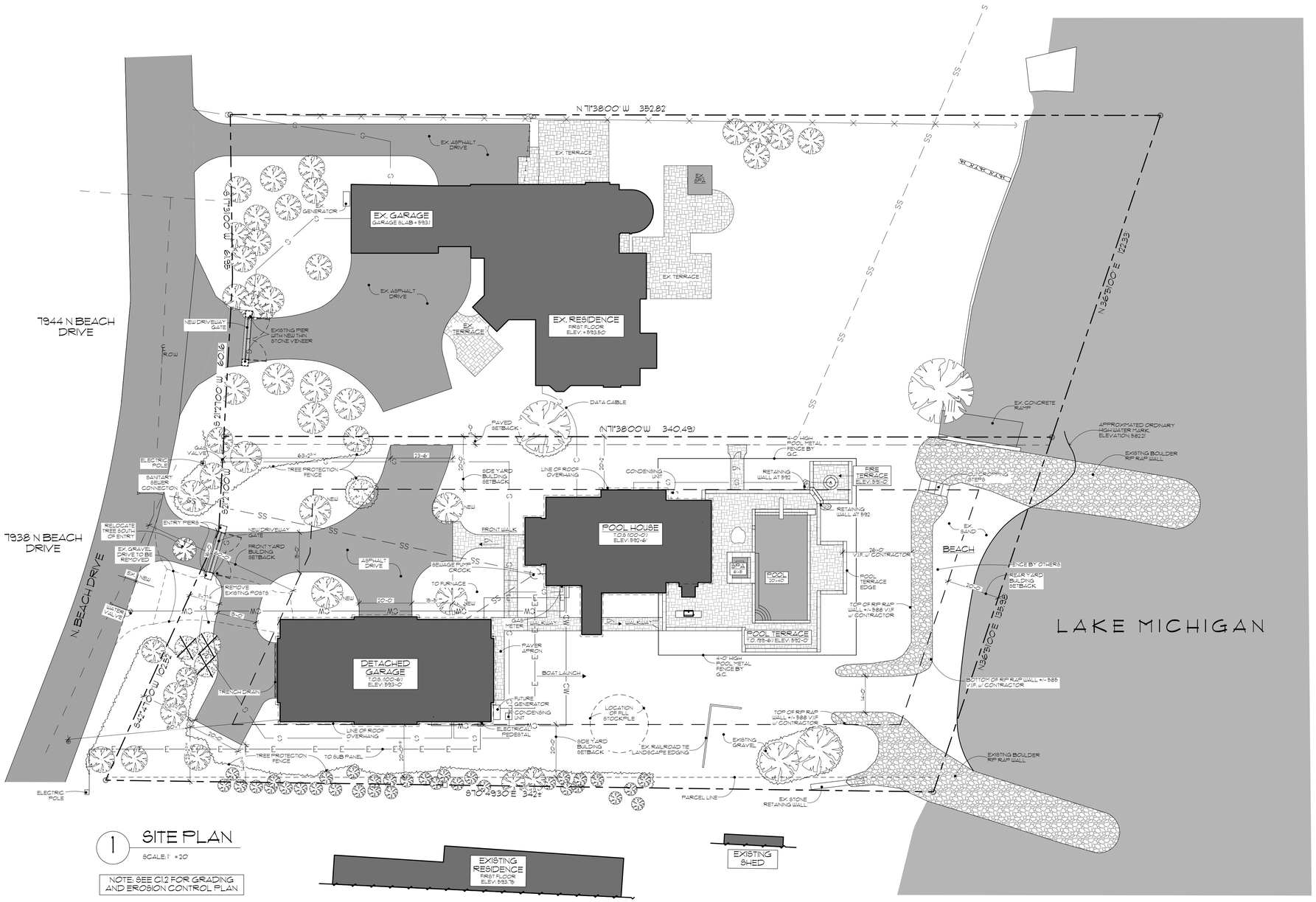
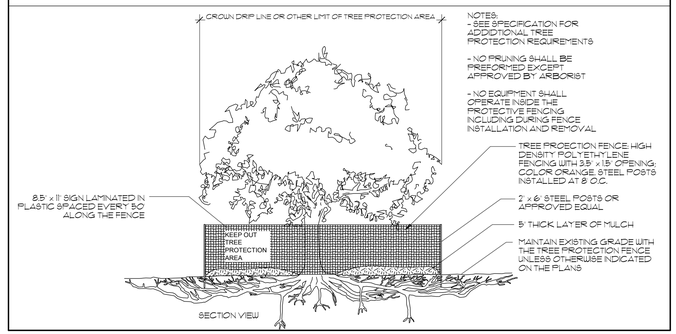


1 SITE PLAN

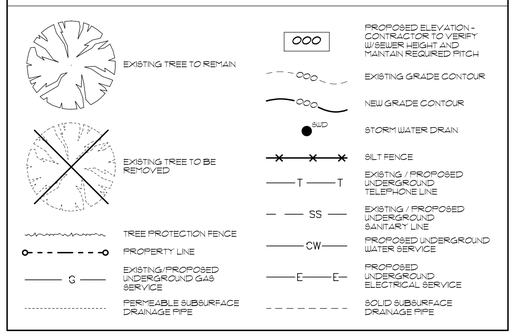
SCALE: 1" = 20'

NOTE: SEE C1.2 FOR GRADING AND EROSION CONTROL PLAN

TREE PROTECTION ZONE DETAIL



SITE SYMBOL KEY



SITE CALCULATIONS

ZONING - A1

LOT AREA (FROM CENTER OF RIGHT OF WAY) :		43,426 SQUARE FEET
REQUIRED OPEN AREA:		40,000 SQUARE FEET
LOT COVERAGE ALLOWED:		3,426 SQUARE FEET
PROPOSED BUILDING LOT COVERAGE AREA:		8,814 SQUARE FEET
INCLUDED OPEN AREA REDUCTION	- POOL HOUSE:	2,510 SQUARE FEET
	- GARAGE:	3,200 SQUARE FEET
	- POOL:	916 SQUARE FEET
	- POOL AND FIRE TERRACES:	2,188 SQUARE FEET
	- WALKWAYS	781 SQUARE FEET
	- PARKING AREA / DRIVEWAY	4,377 SQUARE FEET
PROPOSED OPEN SPACE REDUCTION:		5,388 SQUARE FEET
OPEN SPACE REDUCTION PERCENTAGE:		13.5%

DEEP RIVER PARTNERS

240 N. Milwaukee Street
Suite #400
Milwaukee, WI 53202

(414) 276.8550
deep-river.com

NOTE:

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Project 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

ISSUE DESCRIPTION	DATE
BUILDING BOARD REVIEW	12.13.2023

SITE PLAN

NORTH

C1.0

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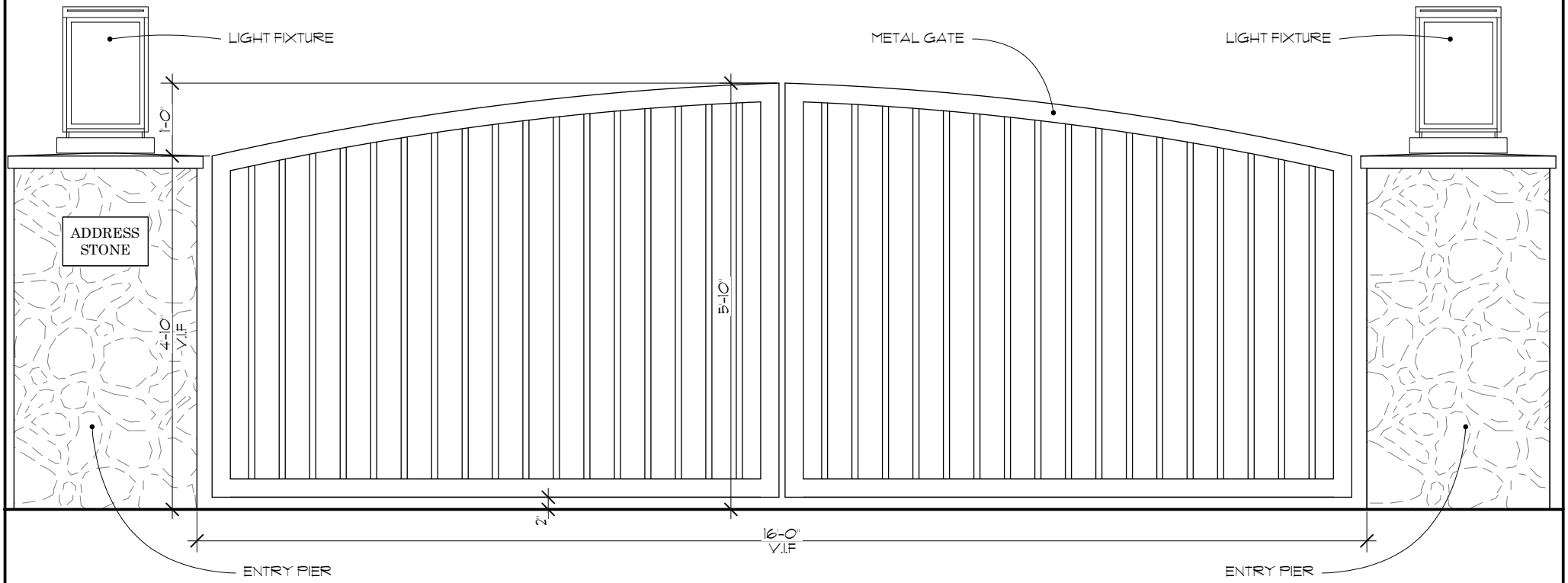


1 DRIVEWAY GATE

SCALE: 1/2" = 1'-0"

PROJECT 2113
BEACH DRIVE POOL HOUSE & GARAGE
7938 N. BEACH DRIVE
FOX POINT, WI 53217

Deep River Partners, Ltd.
240 N. Milwaukee Street Suite 400 Milwaukee,
Wisconsin 53202
414.276.8550

12/13/2023

LEGAL DESCRIPTION :

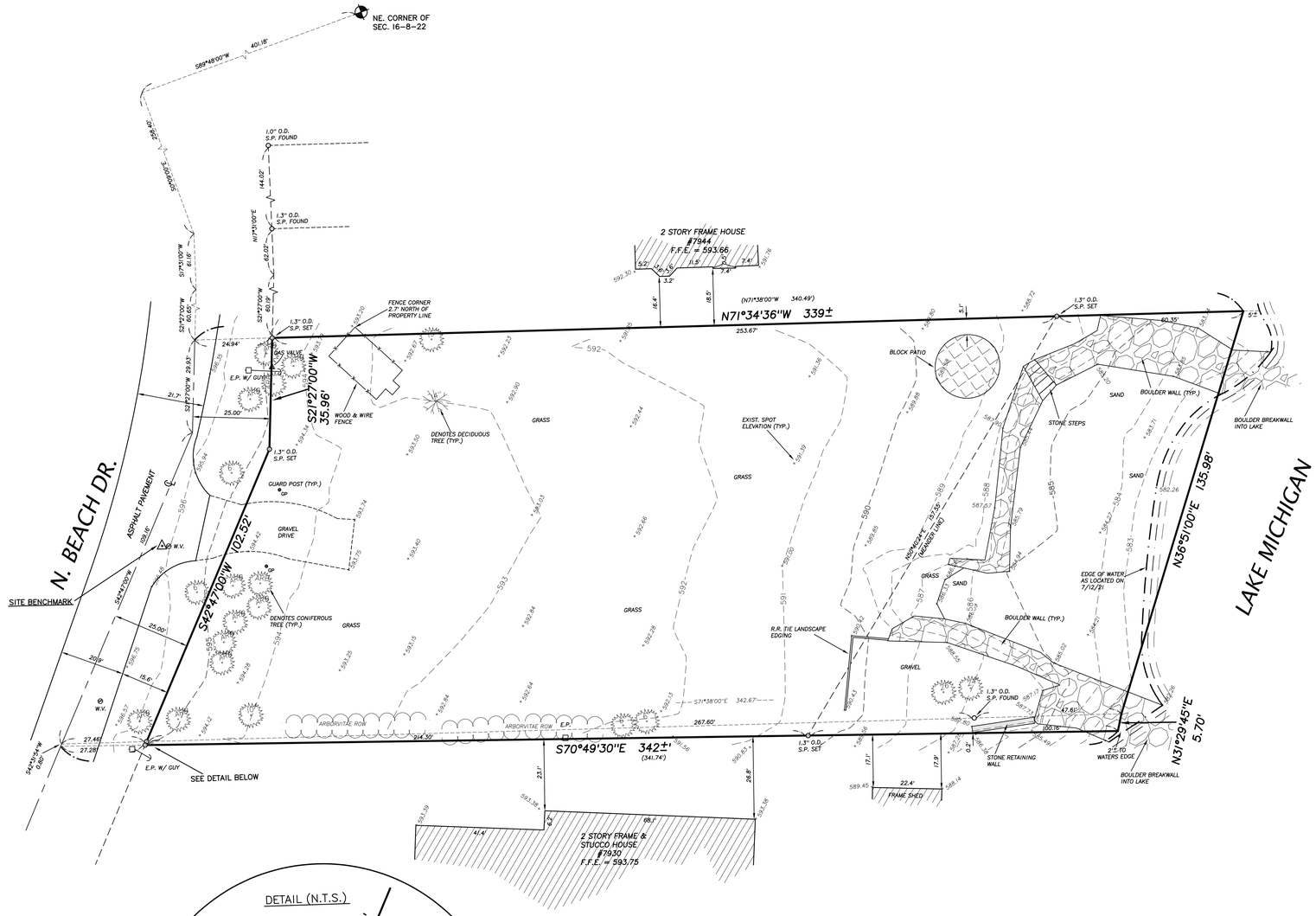
All that part of the Northeast 1/4 of Section 16, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the centerline of the public highway known as North Beach Drive, running Northeasterly and Southwesterly 401.18 feet South 89° 48' West of and 258.40 feet South 0° 09' East of the Northeasterly corner of said Section 16; thence South 17° 31' West along the centerline of said North Beach Drive, 61.16 feet to a point; thence South 21° 27' West along said centerline of said North Beach Drive, 60.65 feet to a point of beginning of land to be described; thence South 21° 27' West along said centerline of said North Beach Drive, 29.93 feet to a point; thence South 42° 47' West along the centerline of said North Beach Drive, 109.16 feet to a point; thence South 71° 38' East 342.67 feet to point on the shore line of Lake Michigan; thence North 36° 51' East along said shore line of Lake Michigan at low water mark, 135.98 feet to a point; thence North 71° 38' West 340.49 feet to the point of beginning.

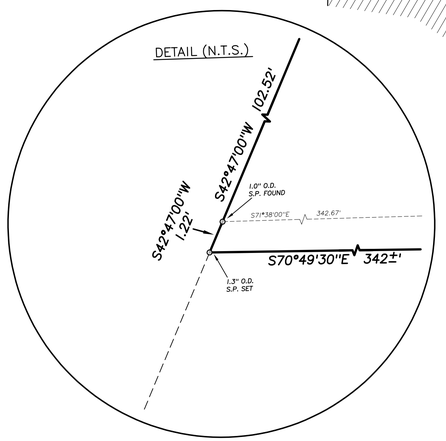
ALSO: All that part of the Northeast 1/4 of Section 16, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 section; thence South 89° 48' 00" West along the North line of said 1/4 section, 638.64 feet to a point; thence South 00° 09' 00" East 600.38 feet to a point on the centerline of North Beach Drive, thence South 71° 38' 00" East 374.69 feet to the shore of Lake Michigan; thence North 31° 29' 45" East along said shore line 146.89 feet to the point of beginning of the lands to be described; thence continuing North 31° 39' 45" East 5.70 feet to a point; thence North 71° 38' 00" West 342.67 feet to a point on the centerline of North Beach Drive; thence South 42° 31' 54" West along said centerline 0.80 feet to a point; thence South 70° 49' 30" East 341.74 feet to the point of beginning.

Said Parcel containing 41,008 sq. ft/0.941 acres of land exclusive of the prescribed Right Of Way of N. Beach Dr., more or less.



DETAIL (N.T.S.)



NOTES :

1. ( ) DENOTES BEARING OR DISTANCE PER DEED.

2. ALL BEARINGS ARE REFERENCED TO THE CENTERLINE OF N. BEACH DR., WHICH BEARS S42°47'W PER DEED.

3. SITE BENCHMARK IS MAG NAIL IN ASPHALT PAVEMENT OF N. BEACH DR. AS SHOWN ON SURVEY. ELEVATION =596.40

4. MAIN BENCHMARK IS REFERENCE BENCHMARK FOR NE. CORNER OF SECTION 16-8-22. (CHISELED CROSS IN FRAME FOR TRAP DOOR OF SEWAGE LIFT STATION) ELEVATION = 589.46 (NGVD 1929)

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 23rd day of July, 2021

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	APVD

"PROPERTY SURVEY"

FOR
DEEP RIVER PARTNERS
VIELEHR RESIDENCE

7938 N. Beach Drive
Fox Point, WI

FIELD CREW:	E.A.J. & S.W.S.	APPROVED:	
DWN. BY:	J.M.B.	DATE:	JULY 23, 2021
CHKD. BY:	A.R.H.	Plat No.	LS-5058-21

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 R-1, SO

BUILDING PERMIT

Job Address 7111 N Barnett Lane	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Rooftop deck and stair addition to an existing flat-roof pool house.	
Estimated Cost of Project $ $15,000	

Owner/Occupant Craig Adelman	
Business Name	Contact Name Justin Racinowski
Address 7111 N Barnett Lane	City/State/Zip Fox Point, WI 53217
Phone 414-807-8311	Email jr@racydesign.com

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name John Sauermilch Jr General Contractor	Contact Name Tyler Kober
Address 1717 Cambridge Ave	City/State/Zip Sheboygan WI 53081
Phone 920-287-9670	Email tyler@johnsauermilch.com
Dwelling Contractor # DC-059501118	Dwelling Contractor Qualifier # DCQ-072200850

Square Footage Under Construction				
1st Floor	2nd Floor	Basement	Addition 248	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	150
Building Board		$75.00	75
Footing early start - $230.00 one and two family; $305.00 commercial			na
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial			na
State Seal		$75.00	na
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	na
Moving buildings	$250.00 plus	$0.13/sqft	na
Fuel tanks - Per 1,000 gallons		$25.00	na
Re-inspection		$100.00	na
Work started without permit		**Double**	na
	Minimum Fee	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		$ 225

Applicant Signature Justin Racinowski **Date** 11/30/23

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: 1.059735 Nov 30, 2023

7111 N Barnett Lane

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT	225.00
24-44460 BUILDING PERMIT	
Total:	225.00
CHECK Check No: 150	225.00
Payor: Justin Racinowski Design, LLC	
Total Applied:	225.00
Change Tendered:	.00

Duplicate Copy

11/30/2023 2:13 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.

Craig Adelman	7111 N. Barnett Lane
Homeowner's Name – PRINTED	Property Address
Craig D. Adelman	11/30/2023
Homeowner's Signature	Date

Rev 09/20

RACINOWSKI
DESIGN STUDIO

7360 N. SENECA ROAD, FOX POINT, WI 53217
414-587-0595 jr@racydesign.com

Date
11/28/2023

To
Village of Fox Point
Historic Preservation Commission
7200 North Santa Monica Blvd.
Fox Point, WI 53217

Application for Certificate of Appropriateness: Adelman Residence - New Pool House Roof Deck

Dear Historic Preservation Commission:
I have prepared a detailed summary of the project history and proposed scope of work description. Construction Drawings are attached and are referenced in this description.

Owner: Craig Adelman, 7111 North Barnett Lane, Fox Point, WI

History: This project is a private residence designed by Frank Lloyd Wright and constructed in 1948. Craig, one of three sons of Albert and Edith, grew up in the home. In 2012, he commissioned us to perform a full restoration of the property, including a new pool and pool house addition. The Fox Point Historic Preservation Commission granted permission for the entirety of that project in 2012.

Now built, the Pool House addition has proved to be a vital addition for the Adelman family, and they wish to further capitalize on the usefulness of this structure by adding a rooftop deck.

Proposed Work: Add a 284 sq. ft. rooftop deck to the southern end of the pool house's flat roof. A new stair would be added to the south side, or back side of the pool house. This is the least visible part of the pool house, it is largely screened from view from the road by large trees, and it is the furthest point away from the historic house. Mature arbor vitaes hide the south end of the pool house from the southern neighbors. The deck has been designed to have as little visual impact as possible, using a black cable railing system that will blend into its surroundings (not bright/shiny). Keeping in mind that the pool house was NOT designed by Frank Lloyd Wright, and it is not a historic structure, it would also be an alteration that can be reversed in the future, with no lasting impact to the pool house. Please feel free to reach out with questions.

Sincerely,
Justin Racinowski

CC: Michael Rakow, Fox Point Building Inspector

Property Exhibit

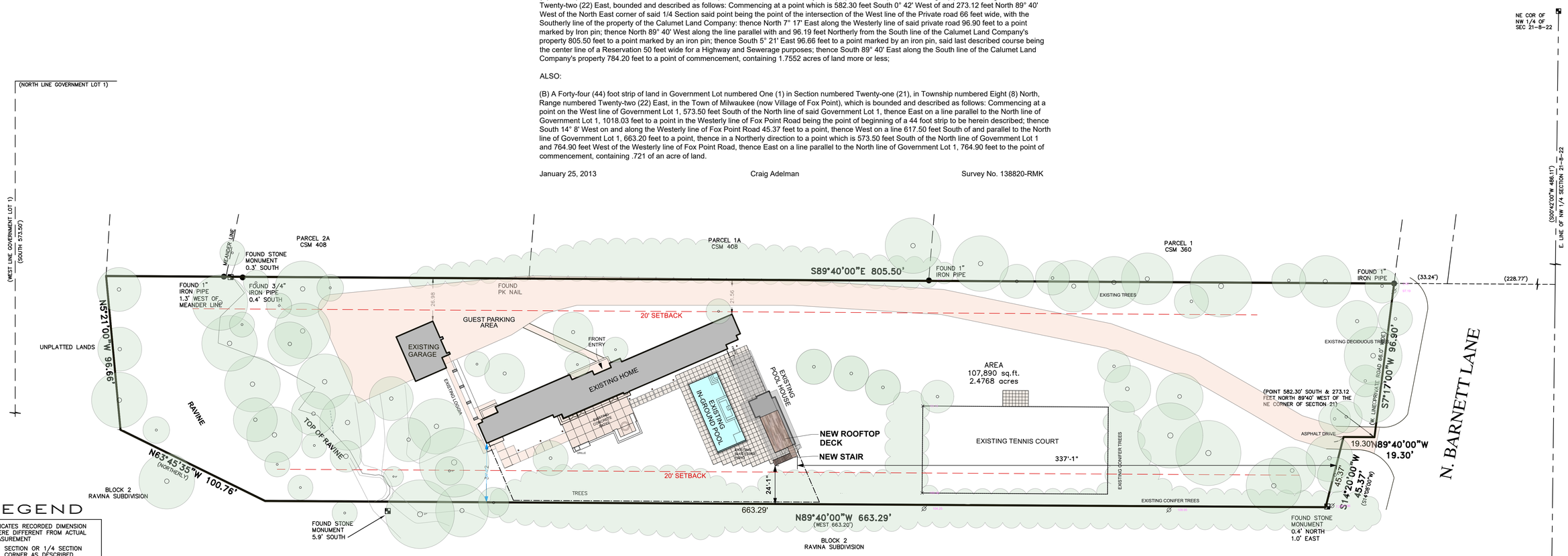
Known as 7111 North Barnett Lane, in the Village of Fox Point, Milwaukee County, Wisconsin.

(A) All that part of the North West One-Quarter (NW1/4) of Section numbered Twenty-One (21), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, bounded and described as follows: Commencing at a point which is 582.30 feet South 0° 42' West of and 273.12 feet North 89° 40' West of the North East corner of said 1/4 Section said point being the point of the intersection of the West line of the Private road 66 feet wide, with the Southerly line of the property of the Calumet Land Company: thence North 7° 17' East along the Westerly line of said private road 96.90 feet to a point marked by Iron pin; thence North 89° 40' West along the line parallel with and 96.19 feet Northerly from the South line of the Calumet Land Company's property 805.50 feet to a point marked by an iron pin; thence South 5° 21' East 96.66 feet to a point marked by an iron pin, said last described course being the center line of a Reservation 50 feet wide for a Highway and Sewerage purposes; thence South 89° 40' East along the South line of the Calumet Land Company's property 784.20 feet to a point of commencement, containing 1.7552 acres of land more or less;

ALSO:

(B) A Forty-four (44) foot strip of land in Government Lot numbered One (1) in Section numbered Twenty-one (21), in Township numbered Eight (8) North, Range numbered Twenty-two (22) East, in the Town of Milwaukee (now Village of Fox Point), which is bounded and described as follows: Commencing at a point on the West line of Government Lot 1, 573.50 feet South of the North line of said Government Lot 1, thence East on a line parallel to the North line of Government Lot 1, 1018.03 feet to a point in the Westerly line of Fox Point Road being the point of beginning of a 44 foot strip to be herein described; thence South 14° 8' West on and along the Westerly line of Fox Point Road 45.37 feet to a point, thence West on a line 617.50 feet South of and parallel to the North line of Government Lot 1, 663.20 feet to a point, thence in a Northerly direction to a point which is 573.50 feet South of the North line of Government Lot 1 and 764.90 feet West of the Westerly line of Fox Point Road, thence East on a line parallel to the North line of Government Lot 1, 764.90 feet to the point of commencement, containing .721 of an acre of land.

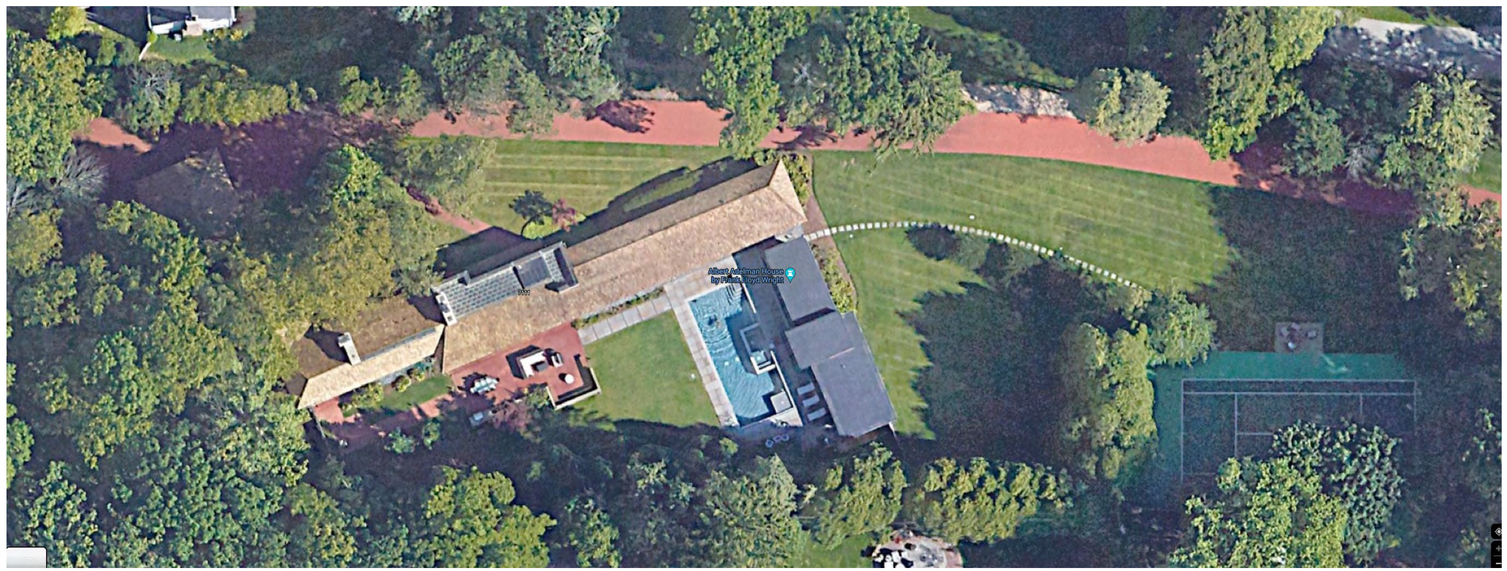
January 25, 2013 Craig Adelman Survey No. 138820-RMK



LEGEND

( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
BOLLARD
SOIL BORING/MONITORING WELL
FLAGPOLE
MAILBOX
SIGN
BILLBOARD
AIR CONDITIONER
CONTROL BOX
TRAFFIC SIGNAL
RAILROAD CROSSING SIGNAL
CABLE PEDESTAL
POWER POLE
GUY POLE
GUY WIRE
LIGHT POLE
SPOT/YARD/PEDESTAL LIGHT
HANDICAPPED PARKING
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
MARKED FIBER OPTIC
GAS VALVE
GAS METER
GAS WARNING SIGN
STORM MANHOLE
ROUND INLET
SQUARE INLET
STORM SEWER END SECTION
SANITARY MANHOLE
SANITARY CLEANOUT OR SEPTIC VENT
SANITARY INTERCEPTOR MANHOLE
MISCELLANEOUS MANHOLE
WATER VALVE
HYDRANT
WATER SERVICE CURB STOP
WATER MANHOLE
WELL
WATER SURFACE
WETLANDS FLAG
MARSH
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
—EDGE OF TREES
S —SANITARY SEWER
STO —STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW —OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV —MARKED CABLE TV LINE
FO —MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

N



1 EXISTING AERIAL VIEW
Scale: Actual Size

TOTAL LOT AREA:
107,890 SQ. FT.
2.4768 ACRES

ORIGINAL OPEN AREA:
100,758 SQ. FT.

PROPOSED STAIR:
53 SQ.FT.

NEW OPEN AREA:
100,525 SQ. FT.

Scale 1" = 30'

R.A. Smith National, Inc.
Beyond Surveying and Engineering
16745 W. Bluemound Road, Brookfield WI 53005-5938
262-781-1000 Fax 262-797-7373, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

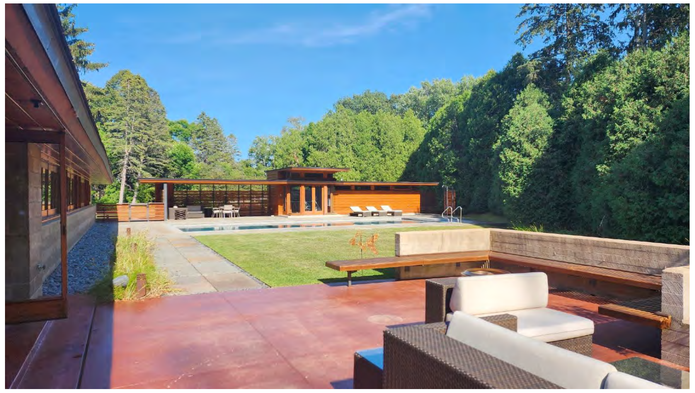
S:\5138820\dwg\ PX101D30.dwg \ PX101D30

Historic house - Front looking south

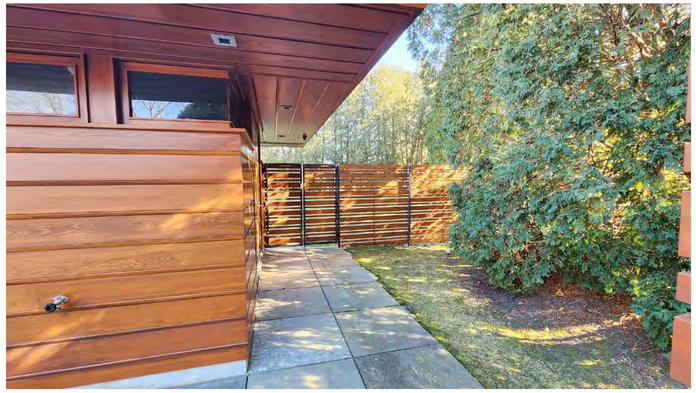
Historic house - Front looking west

Pool house - Front looking west

Pool house - Front looking south



Pool house - Backyard looking east



Pool house - Back looking east - PROPOSED STAIR LOCATION

Pool house - Back looking north - PROPOSED STAIR LOCATION

Backyard looking north

RACINOWSKI
DESIGN
STUDIO

7360 NORTH SENECA ROAD
FOX POINT, WI 53217
T: (414) 587-0595
E: jr@racydesign.com
W: www.racydesign.com

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OWNER:
Craig Adelman
7111 N. Barnett Lane
Fox Point, WI 53217

CONTRACTOR:
John Sauermilch Jr.
1717 Cambridge Ave,
Sheboygan, WI 53081
(920) 458-5722
tyler@johnsauermilch.com

PROJECT INFO / LOCATION:

The Adelman Pool House Roof Deck Alteration

7111 N. Barnett Lane, Fox Point, WI 53217

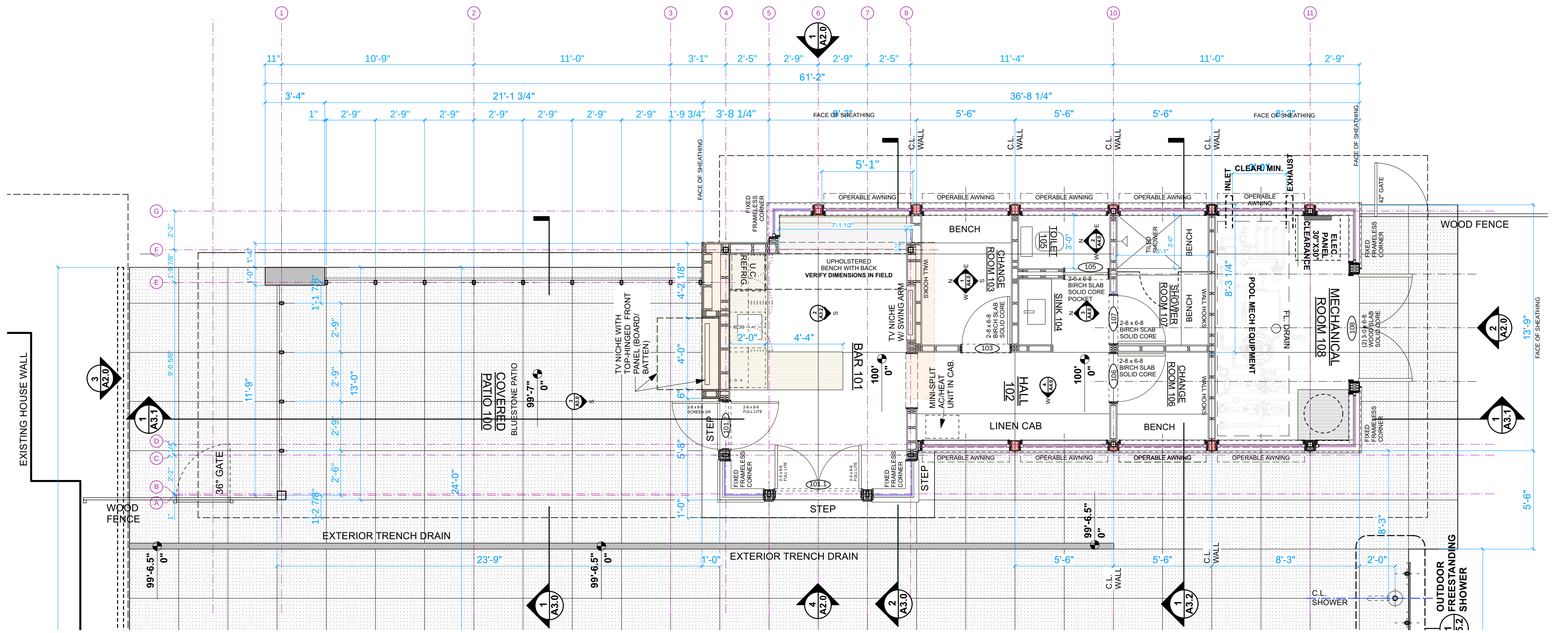
DATE:
11/28/2023

REVISIONS:
1
2

SHEET TITLE:
Existing Conditions

SHEET: 36X24

A1.1



1 **EXISTING FLOOR PLAN**
Scale: Actual Size

2 **EXISTING FRAMING PLAN**
Scale: Actual Size

NOTES:
1. ALL WOOD FRAMING TO BE DOUGLAS FIR-LARCH NO. 1

COLUMN SCHEDULE

#	SIZE	BASE PLATE	ANCHOR BOLT EMBED
C1	HSS 3 1/2x3 1/2x1/4	P/L 3/4"x7"x0'-10" W/ (4) 1/2" dia **EMBEDDED anchor bolts**	12"
C2	HSS 3x2x1/4	P/L 1/2"x4"x0'-8" W/ (2) 1/2" dia. **adhesive anchor**	6"
C3	HSS 6x6x1/4	P/L 3/4"x12"x1'-0" W/ (4) 3/4" dia **adhesive anchor**	16"
C4	HSS 4x2x1/4	P/L 3/4"x10"x0'-10" W/ (4) 1/2" dia **adhesive anchor**	8"
C5	HSS 3 1/2x3 1/2x1/4	P/L 3/4"x10"x0'-10" W/ (4) 1/2" dia **adhesive anchor**	8"

PLAN ACTUAL

RACINOWSKI DESIGN STUDIO
7360 NORTH SENECA ROAD
FOX POINT, WI 53217
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tyler@johnsauermilch.com

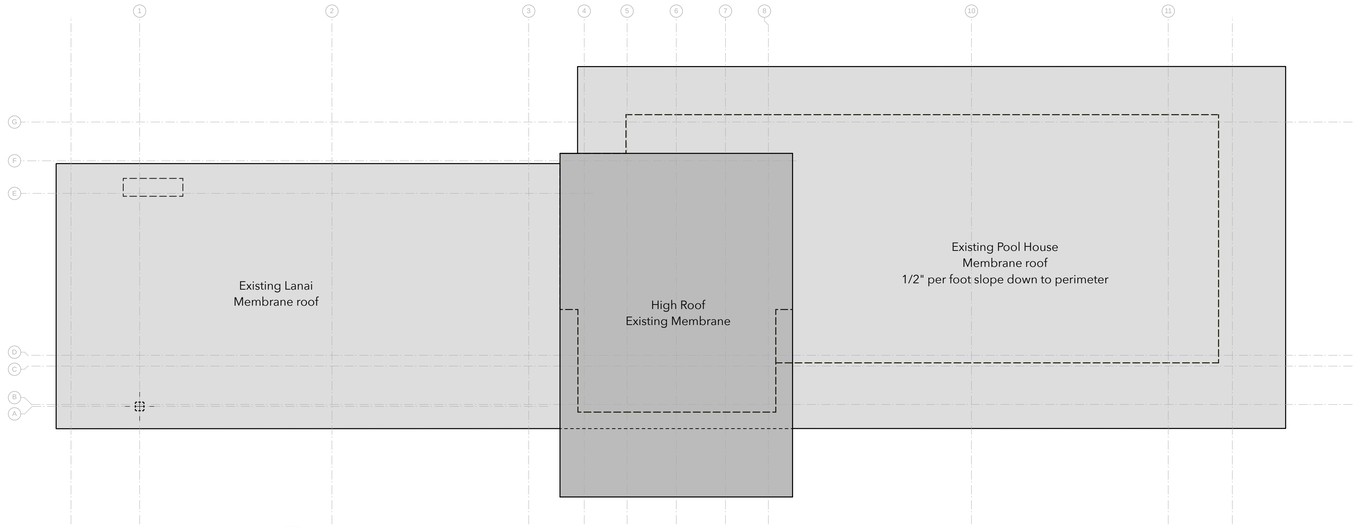
PROJECT INFO / LOCATION:
The Adelman Pool House Roof Deck Alteration
7111 N. Barnett Lane, Fox Point, WI 53217

DATE:
11/28/2023

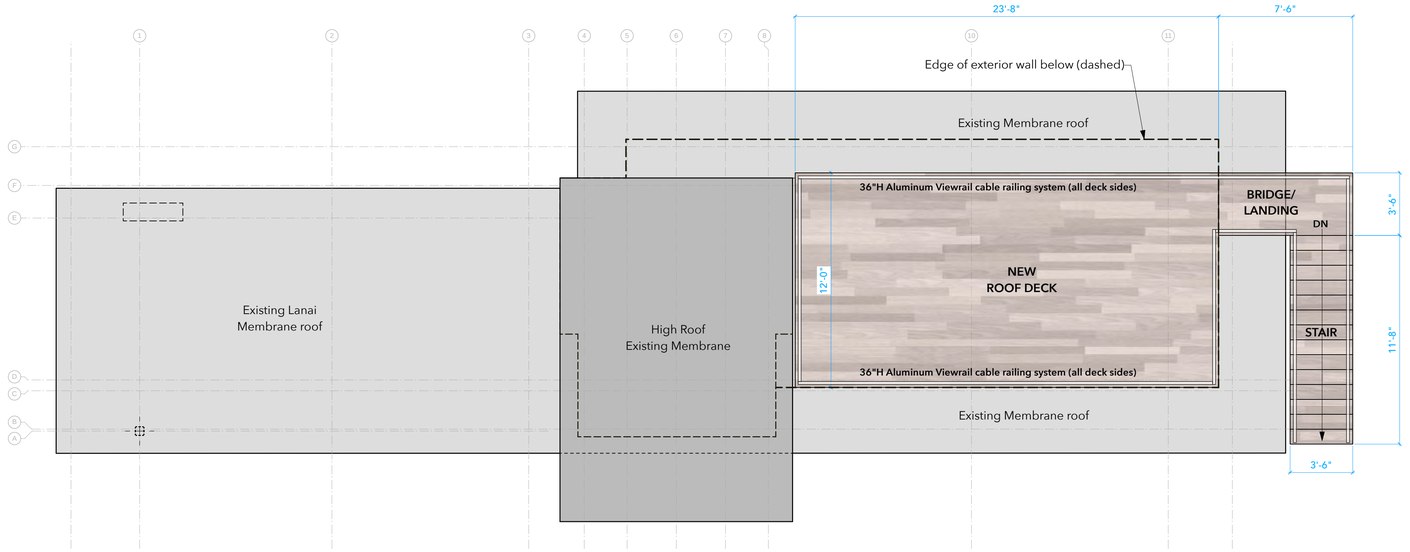
REVISIONS:
1
2

SHEET TITLE:
Roof Plan

SHEET: 36X24
A1.2



1 **EXISTING ROOF PLAN**
Scale: 1/4" = 1'-0"



2 **NEW ROOF PLAN**
Scale: 1/4" = 1'-0"

PLAN ACTUAL

RACINOWSKI
DESIGN
STUDIO

7360 NORTH SENECA ROAD
FOX POINT, WI 53217
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CONTRACTOR:
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Sheboygan, WI 53081
(920) 458-5722
tyler@johnsauermilch.com

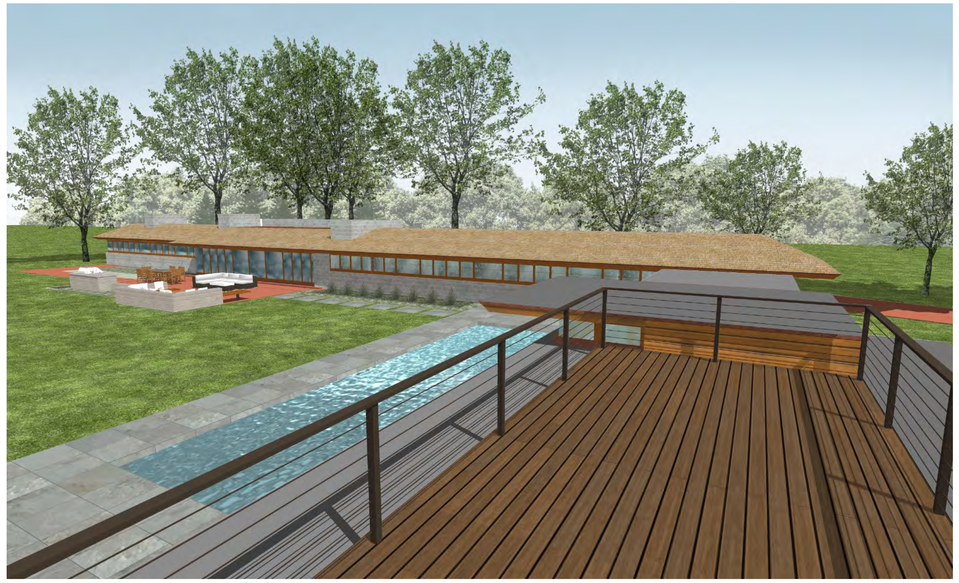
PROJECT INFO / LOCATION:
The Adelman Pool House
Roof Deck Alteration
7111 N. Barnett Lane, Fox Point, WI 53217

DATE:
11/28/2023

REVISIONS:
1
2

SHEET TITLE:
Roof Plan

SHEET: 36X24
A1.3



RACINOWSKI
DESIGN
STUDIO

7360 NORTH SENECA ROAD
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tyler@johnsauermilch.com

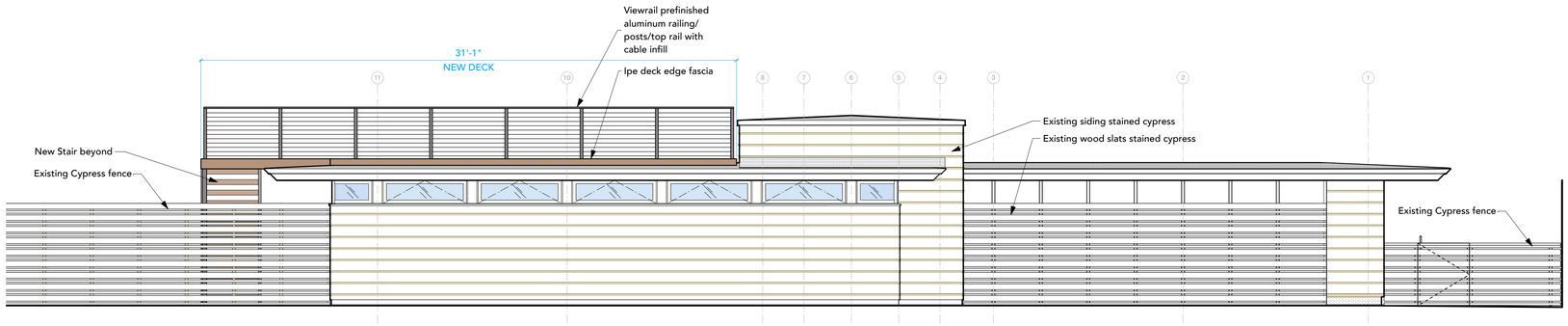
PROJECT INFO / LOCATION:
The Adelman Pool House
Roof Deck Alteration
7111 N. Barnett Lane, Fox Point, WI 53217

DATE:
11/28/2023

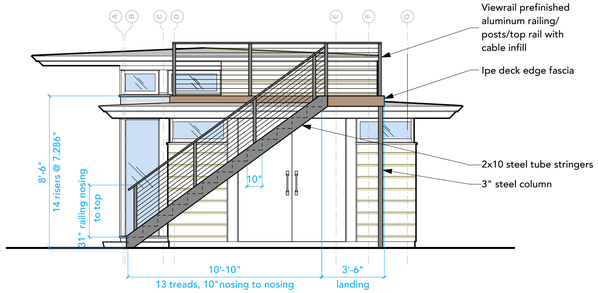
REVISIONS:
1
2

SHEET TITLE:
Renderings

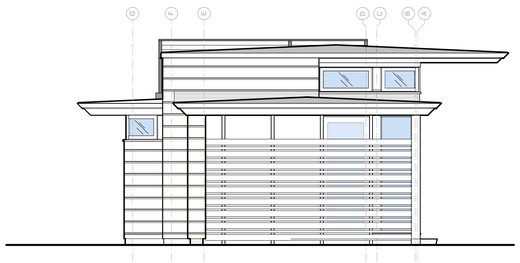
SHEET: 36X24
A2.0



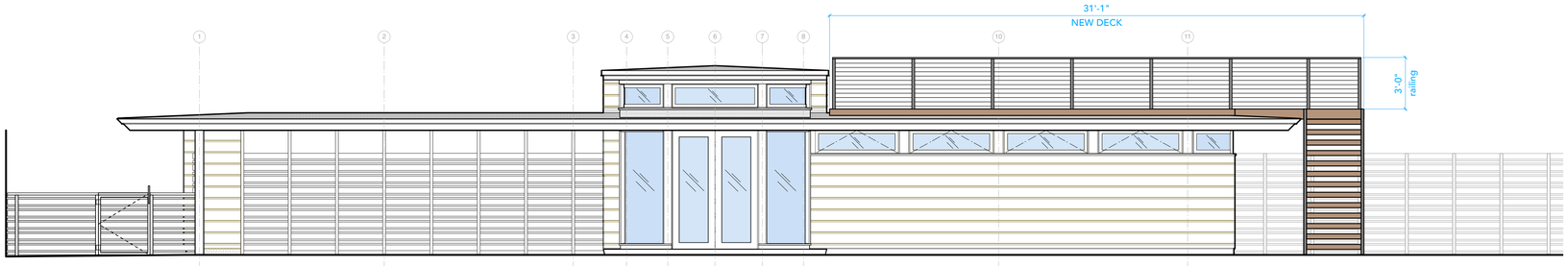
1 **POOL HOUSE ELEVATION - EAST**
Scale: 1/4" = 1'-0"



2 **POOL HOUSE ELEVATION - SOUTH**
Scale: 1/4" = 1'-0"



3 **POOL HOUSE ELEVATION - NORTH**
Scale: 1/4" = 1'-0"



4 **POOL HOUSE ELEVATION - WEST**
Scale: 1/4" = 1'-0"

RACINOWSKI
DESIGN
STUDIO

7360 NORTH SENECA ROAD
FOX POINT, WI 53217
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E: jr@racydesign.com
W: www.racydesign.com

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Fox Point, WI 53217

CONTRACTOR:
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1717 Cambridge Ave,
Sheboygan, WI 53081
(920) 458-5722
tyler@johnsauermilch.com

PROJECT INFO / LOCATION:
The Adelman Pool House
Roof Deck Alteration
7111 N. Barnett Lane, Fox Point, WI 53217

DATE:
11/28/2023

REVISIONS:
1
2

SHEET TITLE:
Exterior
Elevations

SHEET: 36X24
A3.0

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 6801 N Yates Rd

Owner/Occupant	
Business Name St Augustine Preparatory Academy	Contact Name Matt Miller
Address 6801 N Yates Rd	City/State/Zip Fox Point 53217
Phone 4148390448	Email jwestphal@lembergelectric.com

Property Owner/Lessee Signature _____ Date 11/28/23

Contractor	
Company Name Lemberg Electric	Contact Name Jaina Westphal
Address 4085 N 128th St	City/State/Zip Brookfield, WI 53005
Phone 262-202-9329	Email jwestphal@lembergelectric.com

Type of Sign	
Freestanding	Other Monument - Face Panel Replacement
Awning	Other
Wall	Other

Text

Sign Size	
Dimensions of sign: Height 3'-3" Width 5'-9"	Square footage of sign: 18.69
Distance from grade to top of sign:8ft	

Illumination		
Internally	Not Illuminated	Externally

Sided	
Single	Double

Description	Rate	Amount
Sign - Reface to accurately recognize St Augustine	$70.00	70
Building Board	$75.00	75
Payable to: Village of Fox Point	Total Permit Fee	$ Next Page for Total

Applicant Signature Jaina Westphal _____ Date 11/21/2023

OFFICE USE ONLY		
Approved by Building Inspector:	Signature	Date

Rev 01/22

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

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

SIGN PERMIT

Sign Address 6801 N Yates Rd

Owner/Occupant	
Business Name St Augustine Preparatory Academy	Contact Name Matt Miller
Address 6801 N Yates Rd	City/State/Zip Fox Point 53217
Phone 4148390448	Email jwestphal@lembergelectric.com

Property Owner/Lessee Signature _____ **Date** 11/28/23

Contractor	
Company Name Lemberg Electric	Contact Name Jaina Westphal
Address 4085 N 128th St	City/State/Zip Brookfield, WI 53005
Phone 262-202-9329	Email jwestphal@lembergelectric.com

Type of Sign	
Freestanding	Other Monument Post - Face Panel Replacement
Awning	Other
Wall	Other

Sign Size	
Dimensions of sign: Height 1'-1/2" Width 1'-4"	Square footage of sign: 1.33
Distance from grade to top of sign:10ft	

Illumination		
Internally	Not Illuminated	Externally

Sided	
Single	Double

Description		Rate	Amount
Sign - Reface to accurately recognize St Augustine		$70.00	70
Building Board		$75.00	75
Payable to: Village of Fox Point	**Total Permit Fee**		$ 215

Applicant Signature Jaina Westphal _____ **Date** 11/21/2023

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

Rev 01/22

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

eceipt No: 3.118161 Nov 29, 2023

801 N Yates Road

revious Balance: .00
ICENSES & PERMITS
IGN PERMIT 215.00
0-44535
IGN PERMIT

Total: 215.00

==========

CHECK
Check No: 15473 215.00
Total Applied: 215.00

Change Tendered: .00

==========

Duplicate Copy
11/29/2023 1:16 PM

eceipt No: 3.118161 Nov 29, 2023

6801 N Yates Road

Previous Balance: .00
LICENSES & PERMITS
SIGN PERMIT 215.00
0-44535
IGN PERMIT

---

otal: 215.00

==========

HECK
Check No: 15473 215.00
otal Applied: 215.00

---

hange Tendered: .00

==========

Duplicate Copy
11/29/2023 1:16 PM

AUGUSTINE
PREP

St. Augustine Preparatory Academy / CSU Campus Rebranding Concepts

6801 N Yates Rd, Fox Point, WI 53217

Drawing Package Title: Augustine Prep - Fox Point Signage Concepts 1 (4)

Date: 11-14-23

CONCEPTUAL DRAWING

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

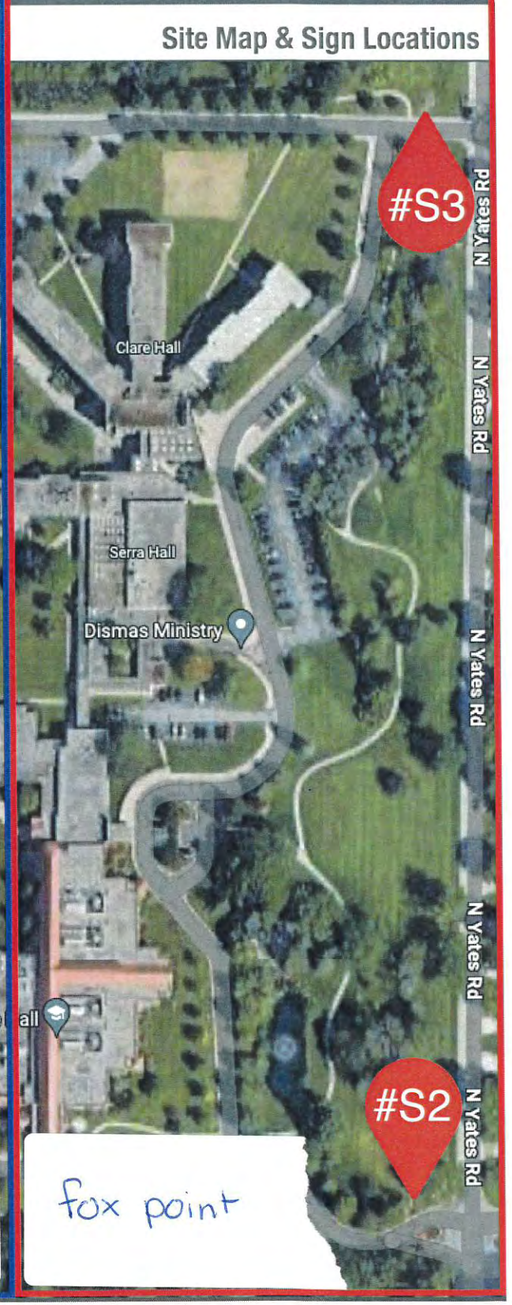
Sign #S1

Sign #S2

Sign #S3

CONCEPTUAL DRAWING

Site Map & Sign Locations



LEMBERG SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. Augustine Preparatory Academy
Location: 6801 N Yates Rd,
City: Fox Point, WI 53217

Sales Representative: Brian Pritzkow
Project Manager: TBD
Designer: Eric Bailey

Scale: 3/32"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: AugustinePrepFP_MAP_v01_r01_D
Date: 10-10-23

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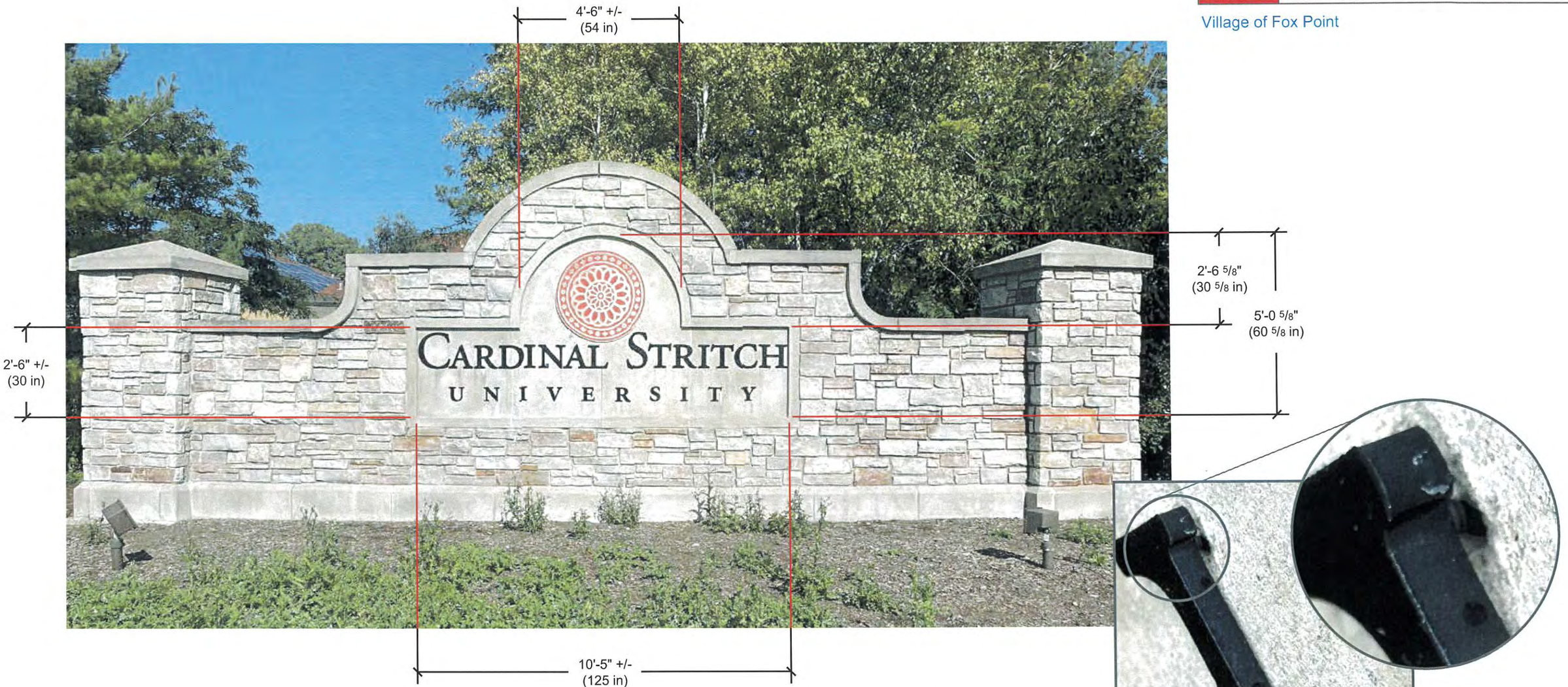
CONCEPTUAL DRAWING

#S1 Survey Photo - Current Condition

Village of Fox Point



Note: Existing Letters are Stud Mounted / Removing Letters Will Expose Approximately Three Holes Per Letter.

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. Augustine Preparatory Academy
Location: 6801 N Yates Rd,
City: Fox Point, WI 53217

Sales Representative: Brian Pritzkow
Project Manager: TBD
Designer: Eric Bailey

Scale: 3/8"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: AugustinePrepFP_S01(SRV)_v01_r00_D
Date: 9-27-23

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CONCEPTUAL DRAWING

#S1 FCO Letters on Panel

One (1) Existing Monument Sign to be Retrofit with New Panel & FCO Letters.

Single Sided / Non-Illuminated

(A) Panel
.090 aluminum panel, painted off-white (exact color TBD). Stud mount to existing masonry sign. Panel covers holes etc. from existing signage.

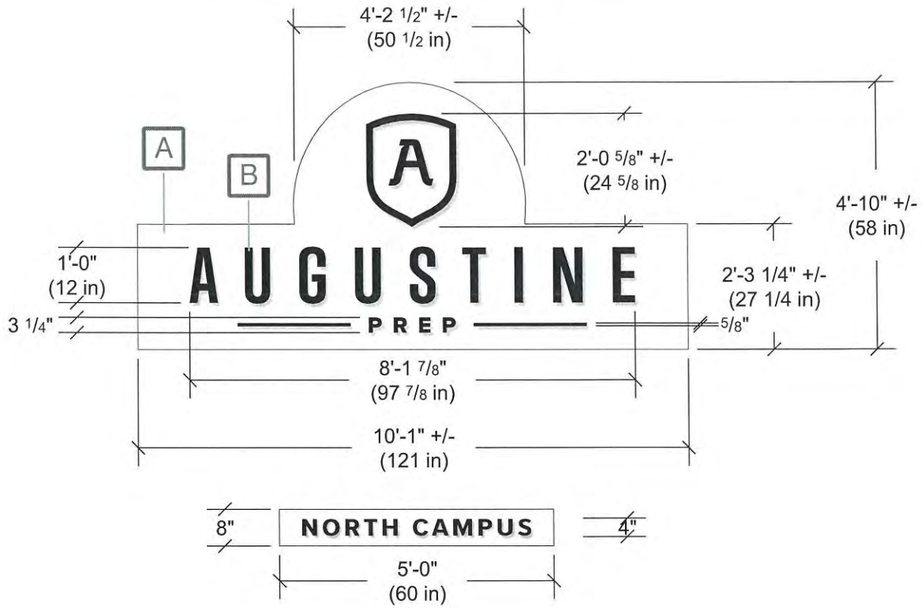
(B) Flat Cut Letters
1/2" thick flat cut aluminum logo, letters, and rule lines in black painted finish. Letters are flush mounted to panel with countersunk fasteners on back side of panel.

Colors

Paint

(P-1) Off White (TBD) ?

(P-2) Black Painted Finish !



LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. Augustine Preparatory Academy
Location: 6801 N Yates Rd,
City: Fox Point, WI 53217

Sales Representative: Brian Pritzkow
Project Manager: TBD
Designer: Eric Bailey / MCM

Scale: 3/8"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: AugustinePrepFP_S01(C)_v01_r04_D
Date: 11-14-23

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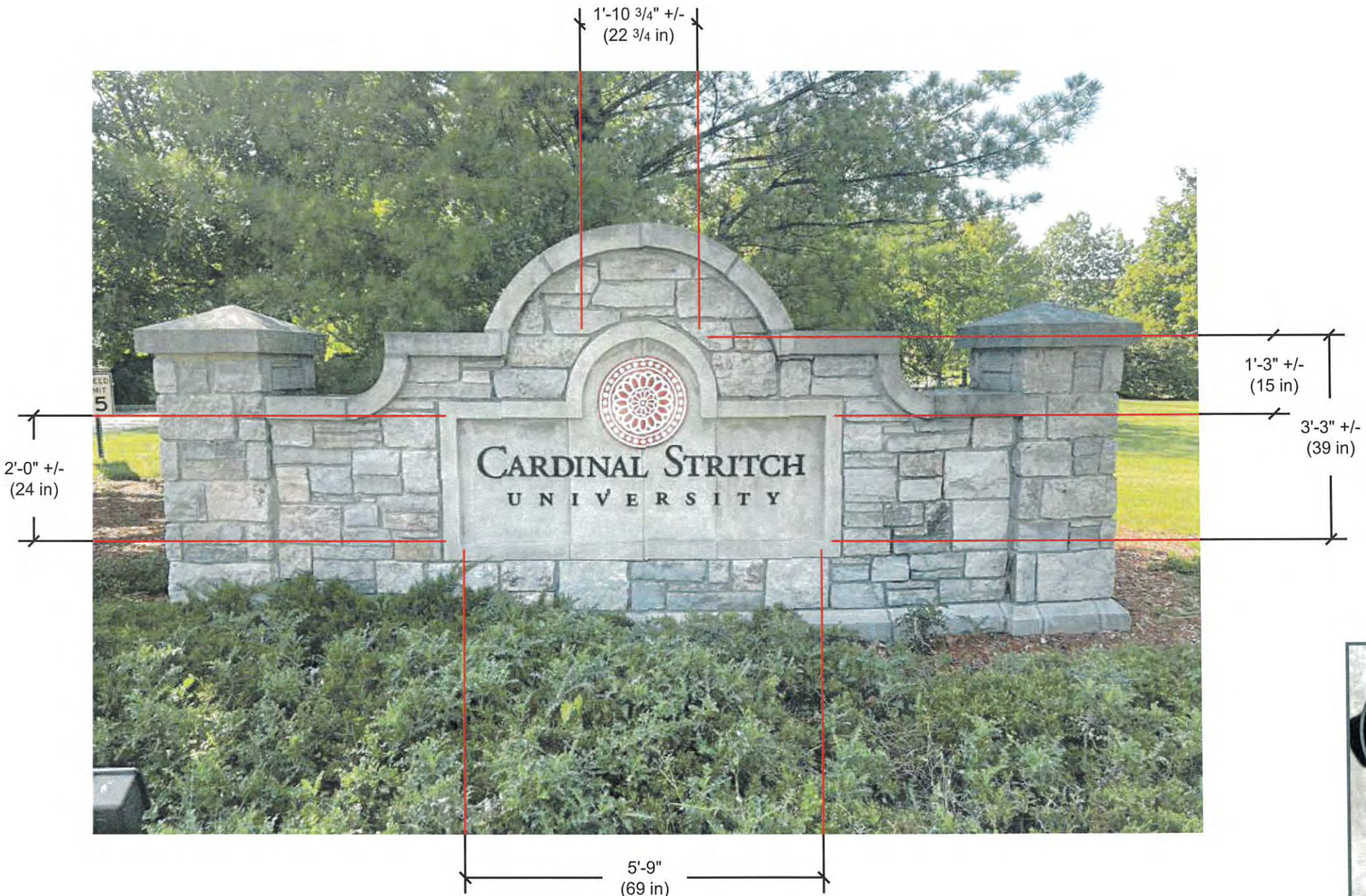
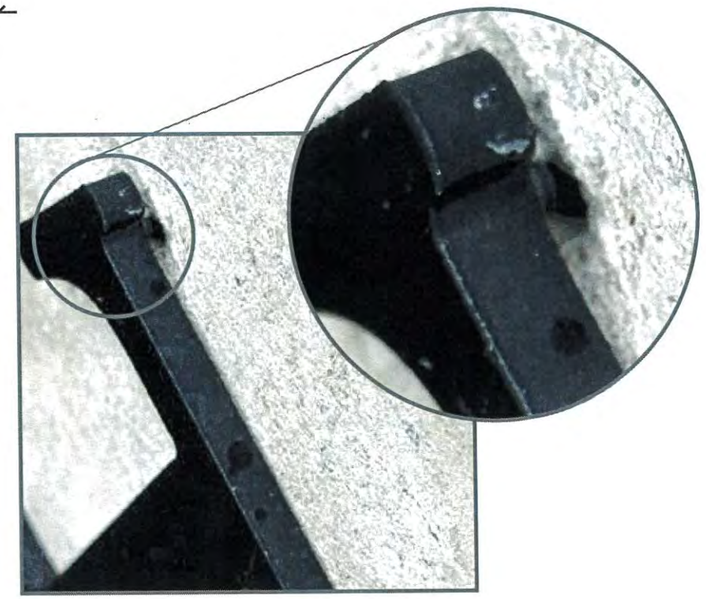
CONCEPTUAL DRAWING

#S2 Survey Photo - Current Condition

City of Glendale





Note: Existing Letters are Stud Mounted / Removing Letters Will Expose Approximately Three Holes Per Letter.

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. Augustine Preparatory Academy
Location: 6801 N Yates Rd,
City: Fox Point, WI 53217

Sales Representative: Brian Pritzkow
Project Manager: TBD
Designer: Eric Bailey

Scale: 1/2"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: AugustinePrepFP_S02(SRV)_v01_r00_D
Date: 9-29-23

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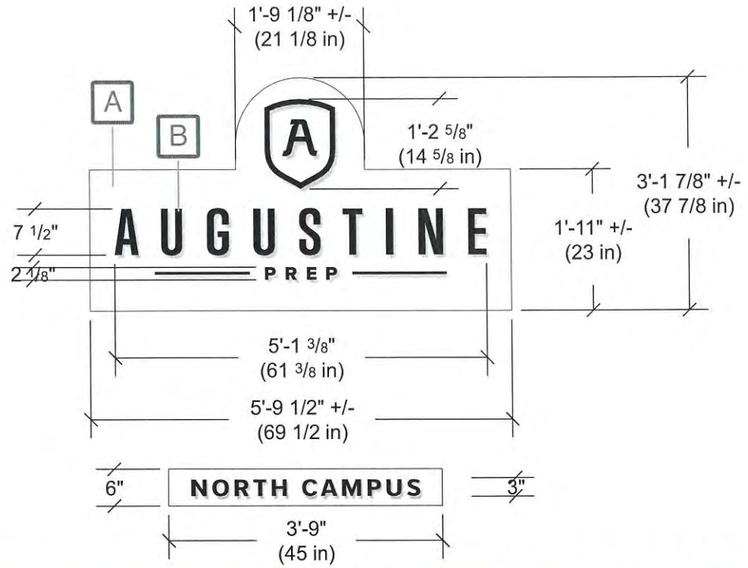
City of Glendale



CONCEPTUAL DRAWING

#S2 FCO Letters on Panel

One (1) Existing Monument Sign to be Retrofit with New Panel & FCO Letters.

Single Sided / Non-Illuminated

(A) Panel
.090 aluminum panel, painted off-white (exact color TBD). Stud mount to existing masonry sign. Panel covers holes etc. from existing signage.

(B) Flat Cut Letters
1/2" thick flat cut aluminum logo, letters, and rule lines in black painted finish. Letters are flush mounted to panel with countersunk fasteners on back side of panel.

Colors

Paint

(P-1) Off White (TBD) ?

(P-2) Black Painted Finish !

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. Augustine Preparatory Academy
Location: 6801 N Yates Rd,
City: Fox Point, WI 53217

Sales Representative: Brian Pritzkow
Project Manager: TBD
Designer: Eric Bailey / MCM

Scale: 1/2"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: AugustinePrepFP_S02(C)_v01_r04_D
Date: 11-14-23

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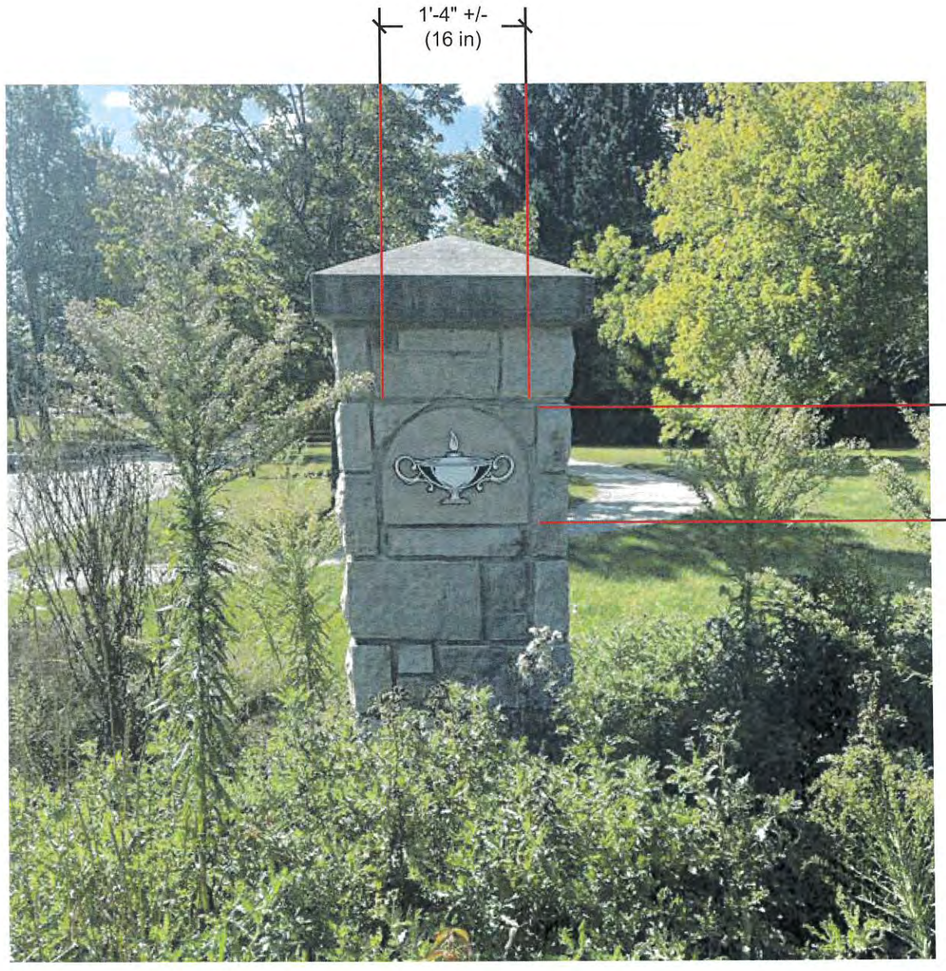
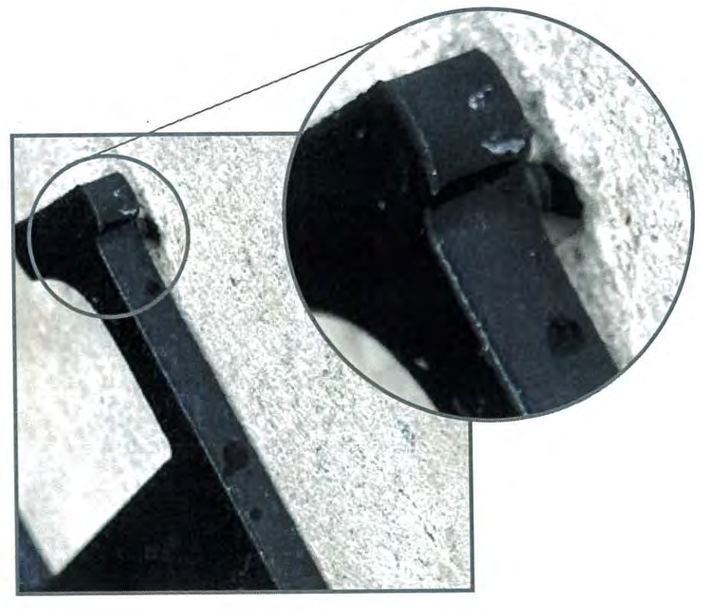
CONCEPTUAL DRAWING

#S3 Survey Photo - Current Condition

City of Glendale





Note: Existing Letters are Stud Mounted / Removing Letters Will Expose Approximately Three Holes Per Letter.

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: St. Augustine Preparatory Academy
Location: 6801 N Yates Rd,
City: Fox Point, WI 53217

Sales Representative: Brian Pritzkow
Project Manager: TBD
Designer: Eric Bailey

Scale: 3/4"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: AugustinePrepFP_S03(SRV)_v01_r00_D
Date: 9-29-23

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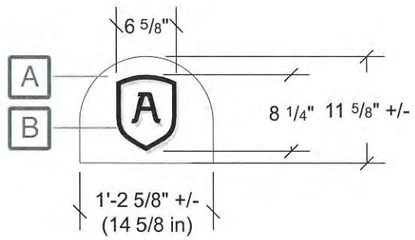
City of Glendale

CONCEPTUAL DRAWING

#S3 FCO Letters on Panel

One (1) Existing Monument Sign to be Retrofit with New Panel & FCO Letters.

Single Sided / Non-Illuminated



(A) Panel
.090 aluminum panel, painted off-white (exact color TBD). Stud mount to existing masonry sign. Panel covers holes etc. from existing signage.

(B) Flat Cut Letters
1/2" thick flat cut aluminum logo in black painted finish. Logo is flush mounted to panel with countersunk fasteners on back side of panel.

Colors

Paint

(P-1) Off White (TBD) ?

(P-2) Black Painted Finish !

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CONCEPTUAL DRAWING

Notes & Revisions | Check List & Flagged Items

9-29-23 Initial design concepts from Brian's survey and notes. EB	-	
10-10-23 Updated package to clients selected designs / added more detail specs, per Brian. EB	-	
11-09-23 Added "NORTH CAMPUS" to monument sign panels. (BP) MCM	-	
11-13-23 Revised "NORTH CAMPUS" panels, chose another font. (BP) MCM	-	
11-14-23 Revised "NORTH CAMPUS" panels font to "Proixma Nova Condensed". (BP) MCM	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Colors Code (Group All Paint Finishes together etc. with Header for Each)
(P-#) = Painted Finish
(V-#) = Vinyl Graphics
(S-#) = Specialized Products (Trim Cap, Acrylic, Polycarbonate Etc.)

Color Status
? = Color Info Need / No Client Input
! = Design Suggestion, Needs Client Approval
√ = Approved by Client (Symbol on Mac: Option V / PC; ? Open Type/Glyphs)
<>= Embedded in Art

Job File Location Sales: Customer Folders\St. Augustine\Aug Prep Re-branding- CSU Campus | **Job File Location Design:**Lemberg Sign Vault (Sync)/St. Augustine- Re-Branding CSU Campus

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Date: 11-14-23

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