NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD

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

Wednesday
July 10, 2024
5:00 P.M.

Join Zoom Meeting

https://us02web.zoom.us/j/87067435715

Meeting ID: 870 6743 5715

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 June 12, 2024 Building Board meeting.
3. Stephen Henke, 7922 N Port Wash Rd, proposed sign.
4. Philip Lator, 7950 N Port Wash Rd, proposed sign.
5. Gary Rosenthal, 310 E Daphne Rd, proposed screen room.
6. Stasha Wuest, 8323 N Santa Monica Blvd, proposed window relocation.
7. Andrew Weber, 355 W Dean Rd, proposed new awning roof to replace balcony.
8. Thi Nguyen, 432 E Fox Dale Ct, proposed single family home.
9. Gerry Timms, 1000 E Bradley Rd, proposed single family home.
10. Adjourn.

PUBLISHED AND POSTED JULY 8, 2024

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, June 12, 2024, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman
Sharon Celek
Lucille Sells-Absent
Brian Tobiczyk
Michael Rakow

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

MINUTES

Motion was made by William Feldman to approve the minutes of May 15, 2024. Motion was seconded by Sharon Celek. Motion Caried.

AGENDA

1. **Jennifer Haraway, 8220 N Whitney Rd, proposed detached garage.** It was the consensus of the Building Board to approve as submitted.
2. **Ricky Lopez, 8160 N Gray Log Ln, proposed addition.** It was the consensus of the Building Board to approve as submitted.
3. **Chad Wenzel, 7539 N Bell Rd, proposed dormer and roof slope.** It was the consensus of the Building Board to approve as submitted.
4. **Mike Weiss, 305 E Acacia Rd, proposed sunroom/greenhouse.** It was the consensus of the Building Board to approve as submitted.
5. **Kathy Reiley, 702 E Green Tree Rd, proposed deck removal, add awning and window.** It was the consensus of the Building Board to approve as submitted.
6. **Brian Wolff, 7528 N Links Way, proposed sunroom.** It was the consensus of the Building Board to approve as submitted.

ADJOURN

Motion to adjourn Building Board was made by Sharon Celek. Motion seconded by Brian Tobiczyk. Motion Caried. Building Board adjourned at 5:51 pm.

Respectfully Submitted,

Michael Rakow
Building Inspector
Village of Fox Point

DRAFT

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

SIGN PERMIT

Sign Address	7922 NORTH PORT WASHINGTON RD.

Owner/Occupant	
Business Name NORTH SHORE CYCLES	Contact Name stephen Henke
Address 7922 N. PORT WASHINGTON RD	City/State/Zip FOX POINT, WI 53217
Phone 414 241 9046	Email sstephen.henker@gmail.com

Property Owner/Lessee Signature SHH / NHE **Date** 6.24.2024

Contractor	
Company Name NIC EHR LANDSCAPING	Contact Name Nic Ehr
Address 7922 N. PORT WASHINGTON RD	City/State/Zip FOX POINT, WI 53217
Phone	Email nicehrlandscape@msc.com

Type of Sign	
Freestanding	Other
Awning	Other
(Wall)	Other

Sign Size	
Dimensions of sign:	Square footage of sign:
Distance from grade to top of sign:	34 FT x 24 inches

Illumination	
(Internally)	Externally

Sided	
(Single)	Double

Description		**Rate**	**Amount**
Sign		**$70.00**	70.00
Building Board		**$75.00**	75.00
Payable to: Village of Fox Point	**Total Permit Fee**		$ 145.00

Applicant Signature _____ **Date** 6.24.24

OFFICE USE ONLY		
Approved by Building Inspector:	Signature	Date

Rev 01/22

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

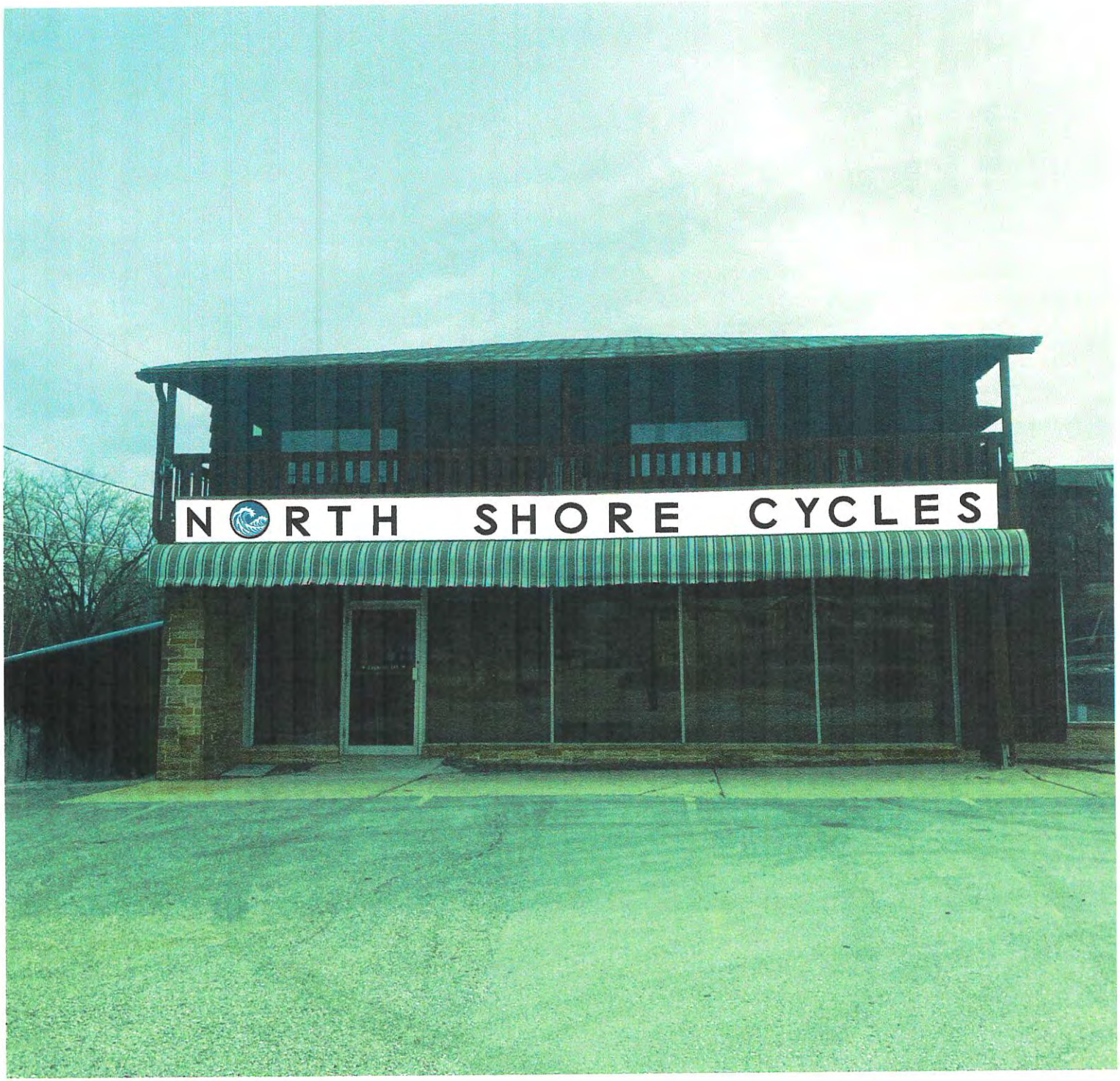
VILLAGE OF FOX POINT
7200 N. SANTA MONICA BLVD
FOX POINT WI 53217 414-351-8900

Receipt No: 1.060432 Jun 24, 2024

7922 N PORT WASHINGTON

Previous Balance:	.00
LICENSES & PERMITS - SIGN PERMIT	70.00
10-44535 SIGN PERMIT	
Total:	70.00
CREDIT CARD	70.00
Payor: STEPHEN HENKE	
Total Applied:	70.00
Change Tendered:	.00

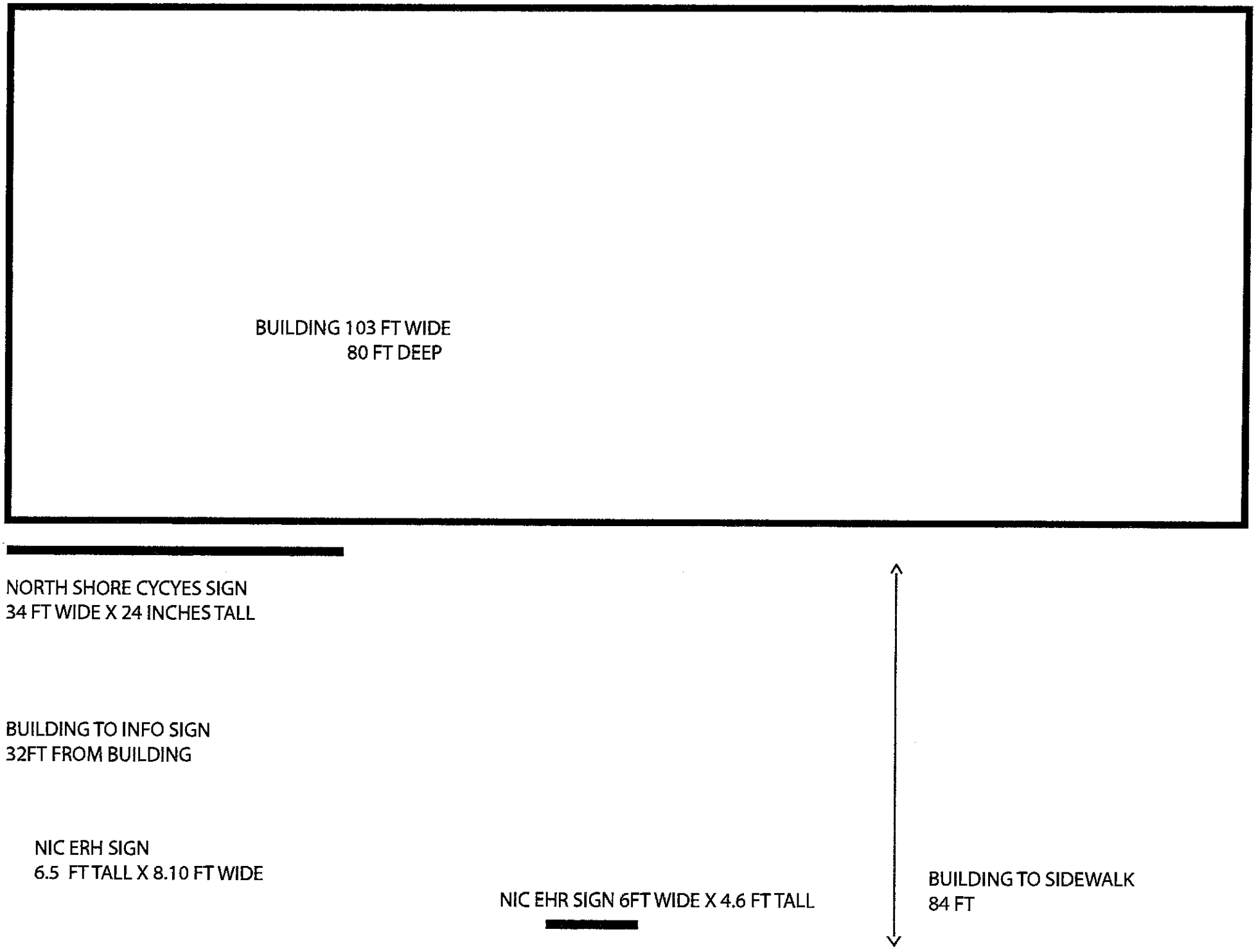
06/24/2024 2:54 PM

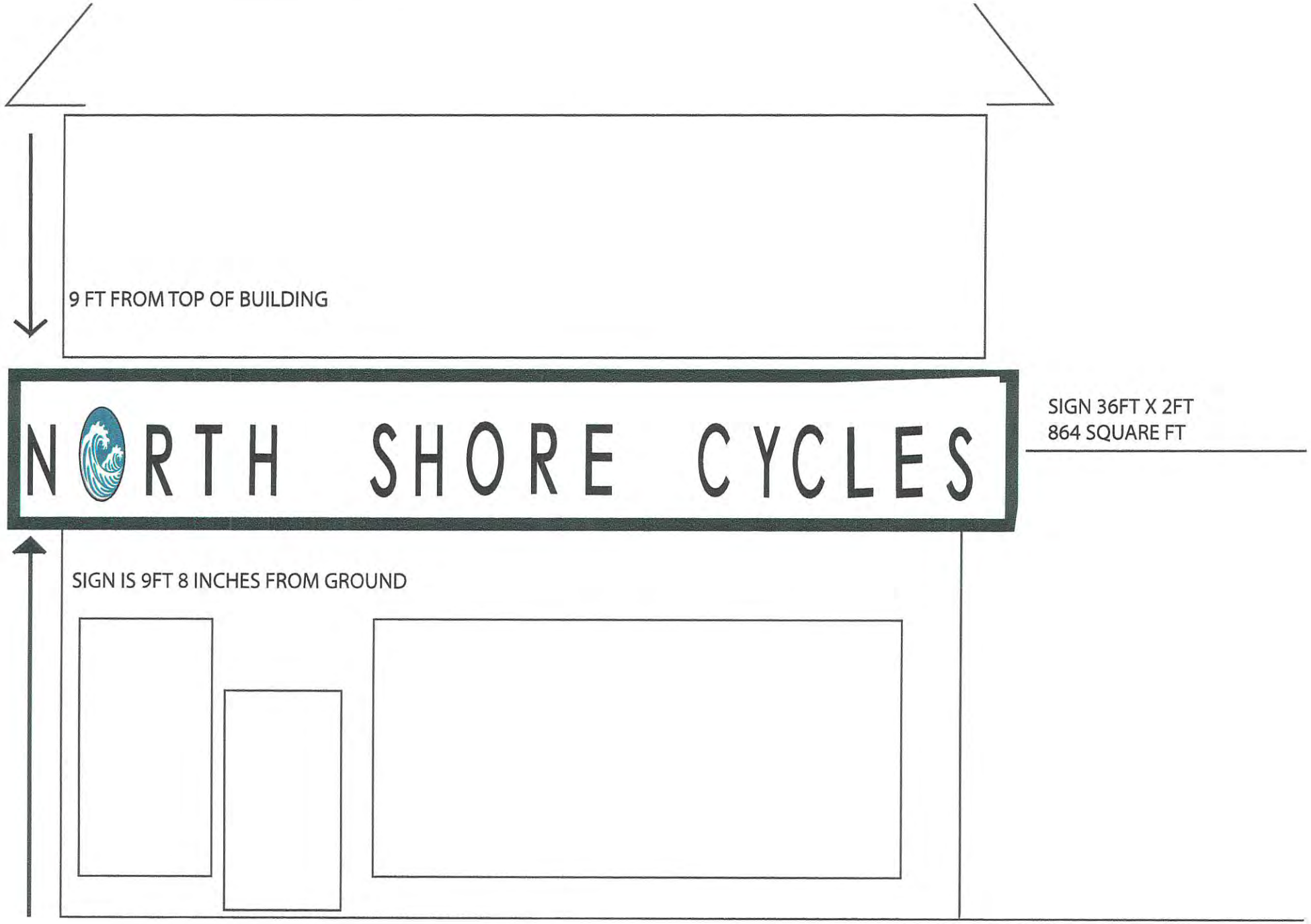

NORTH SHORE CYCLES

LEGACIES, LTD.
DSCAPE.COM

Nic Ehv
LANDSCAPE CO INC
1922
WILL DIVIDE
414-352-9180
FOR LEASE

414-352-9180
FOR LEASE


BUILDING 103 FT WIDE
80 FT DEEP
NORTH SHORE CYCYES SIGN
34 FT WIDE X 24 INCHES TALL
BUILDING TO INFO SIGN
32FT FROM BUILDING
NIC ERH SIGN
6.5 FT TALL X 8.10 FT WIDE
NIC EHR SIGN 6FT WIDE X 4.6 FT TALL
BUILDING TO SIDEWALK
84 FT


9 FT FROM TOP OF BUILDING
NORTH SHORE CYCLES
SIGN 36FT X 2FT
864 SQUARE FT
SIGN IS 9FT 8 INCHES FROM GROUND

N

LETTERS15X15 INCHES TALL AND WIDE
LETTERS WILL RUN CENTERED HORIZONTALLY
ALONG THE LOGO
BACKGROUND OF SIGN WILL BE WHITE

WAVE AND 'O' LOGO 20 INCHES IN ROUND
WAVE LOGO WILL BE BLACK, BLUE AND WHITE
LETTERS WILL ALL BE BLACK OTHER THAN THE LOGO

NORTH SHORE CYLES

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

SIGN PERMIT

Sign Address	7950 N Port Washington Rd, Fox Point, WI 53217

Owner/Occupant			
Business Name	Park Pet Hospital	Contact Name	Philip Lator
Address	7950 N Port Washington Rd.	City/State/Zip	Fox Point, WI 53217
Phone	(312)436-1176	Email	plator@brplp.com

Property Owner/Lessee Signature Philip Lator **Date** 6/26/2024

Contractor			
Company Name	QSC Design Inc	Contact Name	Ryan Staniszeski
Address	230 E. Broadway St.	City/State/Zip	Bradley, IL 60915
Phone	773-426-4063	Email	ryan@qscdesign.com

Type of Sign	
(Freestanding)	Other
Awning	Other
Wall	Other

Sign Size			
Dimensions of sign:	8'x10'	Square footage of sign:	80
Distance from grade to top of sign:	12'		

Illumination	
(Internally)	Externally

Sided	
Single	(Double)

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

Applicant Signature _____ **Date** 6/26/24

OFFICE USE ONLY		
Approved by Building Inspector:	Signature	Date

Rev 01/22

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

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

Receipt No: 1.060457 Jul 1, 2024

7950 N Port Washington Rd

Previous Balance:	.00
LICENSES & PERMITS - SIGN PERMIT	75.00
10-44535 SIGN PERMIT	
Total:	75.00
CHECK Check No: 1836	75.00
Payor: Quality Sign Company	
Total Applied:	75.00
Change Tendered:	.00

07/01/2024 8:31 AM

PARK PET HOSPITAL - MONUMENT SIGN

Park Pet
HOSPITAL

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

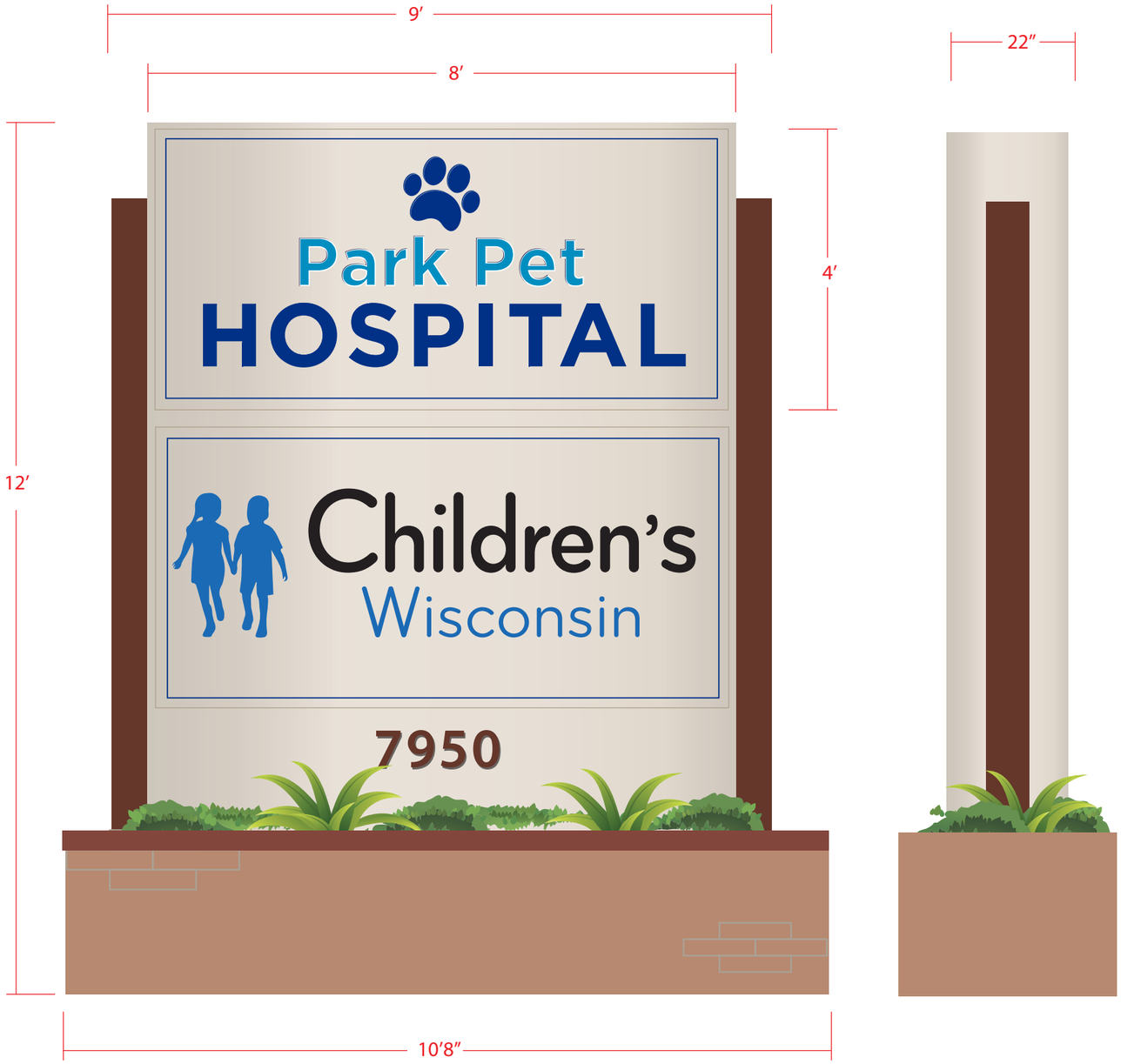
MIDWEST 230 E. Broadway - Bradley, IL 60915
SOUTHWEST 819 W. 22nd St., STE 103, Tempe, AZ 85282

Park Pet Hospital
7950 N Port Washington Rd.
Fox Point, WI 53217

May 20, 2024

PLEASE CHECK YOUR ART CAREFULLY.

Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI



Monument Sign

Routed copy monument sign
enamel finish to match building brick and concrete
backlit sign with white LED
only lettering and logos will illuminate

Sign cabinet built with 1″ sq tube aluminum
welded and skinned with .050 aluminum sheet
4′x8′ faces to be .125 aluminum with routed copy
backed with white acrylic 7328 white
with decal overlay

enamel finish Matthews acrylic enamel
satin finish to match building colors

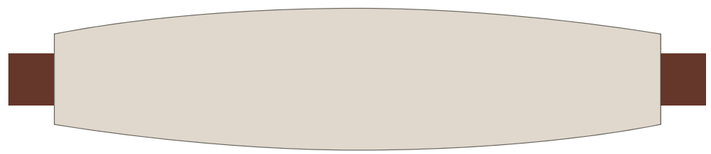
sign will be wired with photo control and cut off
dim-able low voltage white LED modules
all wiring connected and finished inside of sign body

sign will mount to single pole
6″ sch 40 steel
with welded steel saddles
(top and bottom)

footing to be 28″ diameter x 7′ deep
high strength concrete with
3/8″ steel rebar

base to be brick or faux brick to match building

Top View



Due to variance in individual monitor and personal printer settings, colors in this document are representations only.

to match SW 6126

to match SW 6341

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

MIDWEST 230 E. Broadway - Bradley, IL 60915
SOUTHWEST 819 W. 22nd St., Suite 103 - Tempe, AZ 85282

Please check your art carefully and advise QSC Design Inc. or Quality Sign Company LLC. of any needed graphic changes to this rendering.

APPROVED...

DATE...

Your signature acknowledges responsibility for verifying and confirming that the dimensions on this rendering or proof are correct for the graphic's intended use.
The artwork has been prepared exclusively for you and may not be reproduced without written approval from QSC Design Inc or Quality Sign Company LLC. All artwork remains the property of QSC Design Inc. and Quality Sign Company LLC. until customer purchases its intended products.

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Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

Construction Rendering

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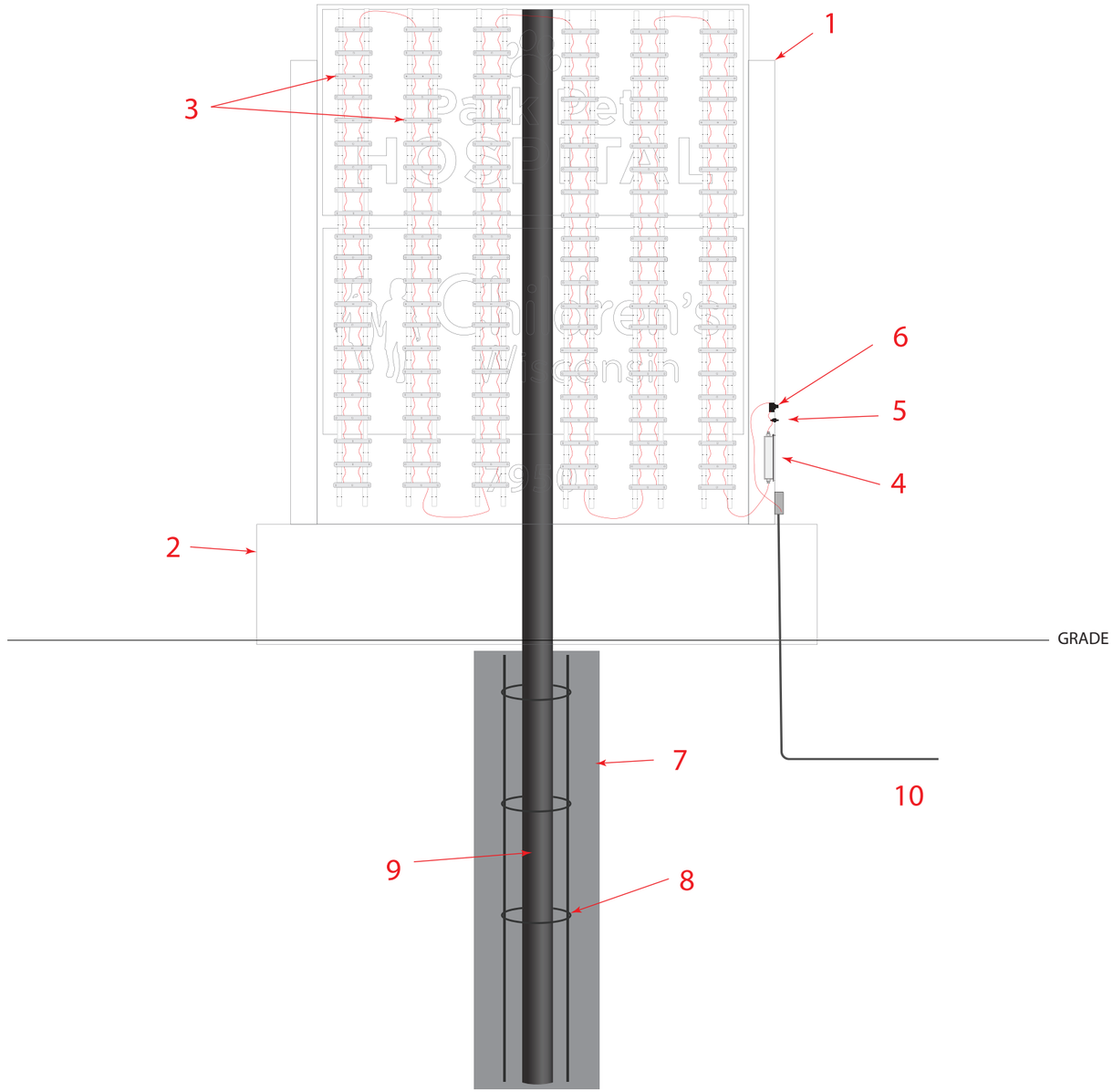

1. sign
2. brick base pole cover
3. LEDs
4. LED driver
5. photo control
6. cut off
7. concrete footing
8. rebar
9. sch 40 steel post
10. power feed

RYAN STANISZESKI Partner
ryan@qscdesign.com | 773.426.0463

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Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

Day Rendering

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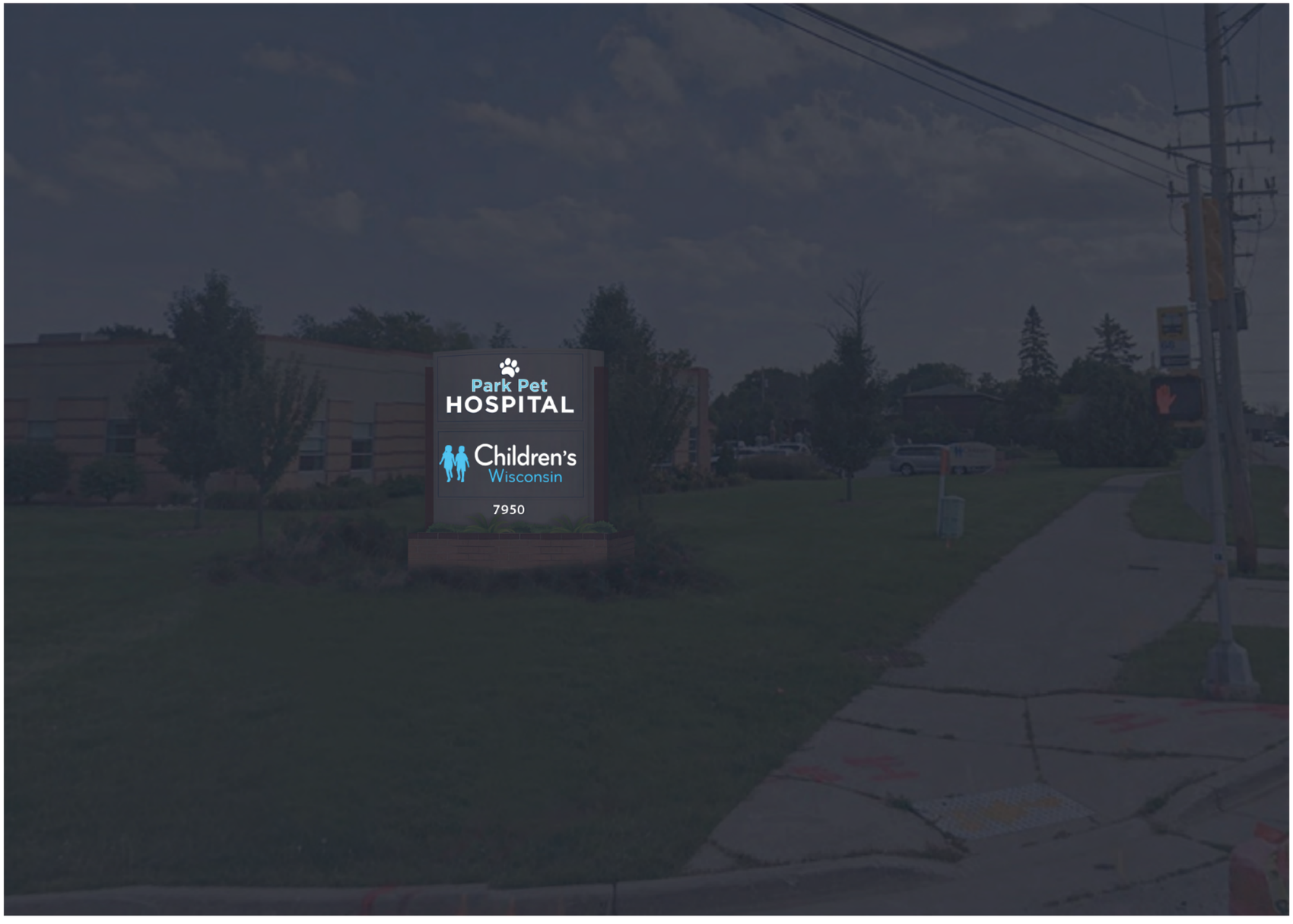
Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

Night Rendering



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Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

New Sign Location

sign should be installed on corner of lot
to be visible from passing traffic in both directions

Proposed Sign Location

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ryan@qscdesign.com | 773.426.0463

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Park Pet Hospital - 7950 N Port Washington Rd. Fox Point, WI

South Bound View

North Bound View

Remove Existing Sign

Existing sign is set back to far from roadway
sign is not visible to northbound traffic

also sign panel available for Park Pet is only about 4 sq ft.

Existing Sign Location

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ryan@qscdesign.com | 773.426.0463

MIDWEST 230 E. Broadway - Bradley, IL 60915

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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 310 E. Daphne Road	**Building Type:** Residential ☑ Commercial ☐
Description of Work	
Addition of screen room attached to the existing home	
Estimated Cost of Project $35,000.00	

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

Cautionary Statement required when homeowner is applying for permit*

Contractor	
Company Name Advantage Design + Remodel	Contact Name Greg Wade
Address 2345 S. Commerce Drive	City/State/Zip New Berlin WI 53151
Phone 262-735-7572	Email greg@advantage-remodel.com
Dwelling Contractor # DC-081000008	Dwelling Contractor Qualifier # 081000021

Square Footage Under Construction				
1st Floor [redacted]	2nd Floor	Basement	Addition 144 sq. Ft	Garage

Description		Rate	Amount
Project - Per $1,000 of estimated cost		$10.00	$350.00
Building Board		$75.00	$75.00
Footing early start - $230.00 one and two family; $305.00 commercial			
Plan Review - $275.00 one and two family; New Single Family Construction $330.00 plus $30.00/unit commercial			
State Seal		$75.00	
Razing, Interior Demolition $925.00 max/bld	$95.00 minimum plus	$0.13/sqft	
Moving buildings	$250.00 plus	$0.13/sqft	
Fuel tanks - Per 1,000 gallons		$25.00	
Re-inspection		$100.00	
Work started without permit		**Double**	
	Minimum Fee	**$70.00**	
Payable to: Village of Fox Point	**Total Permit Fee**		**$**

Applicant Signature Greg Wade **Date** 6-27-24

Rev 01/22

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

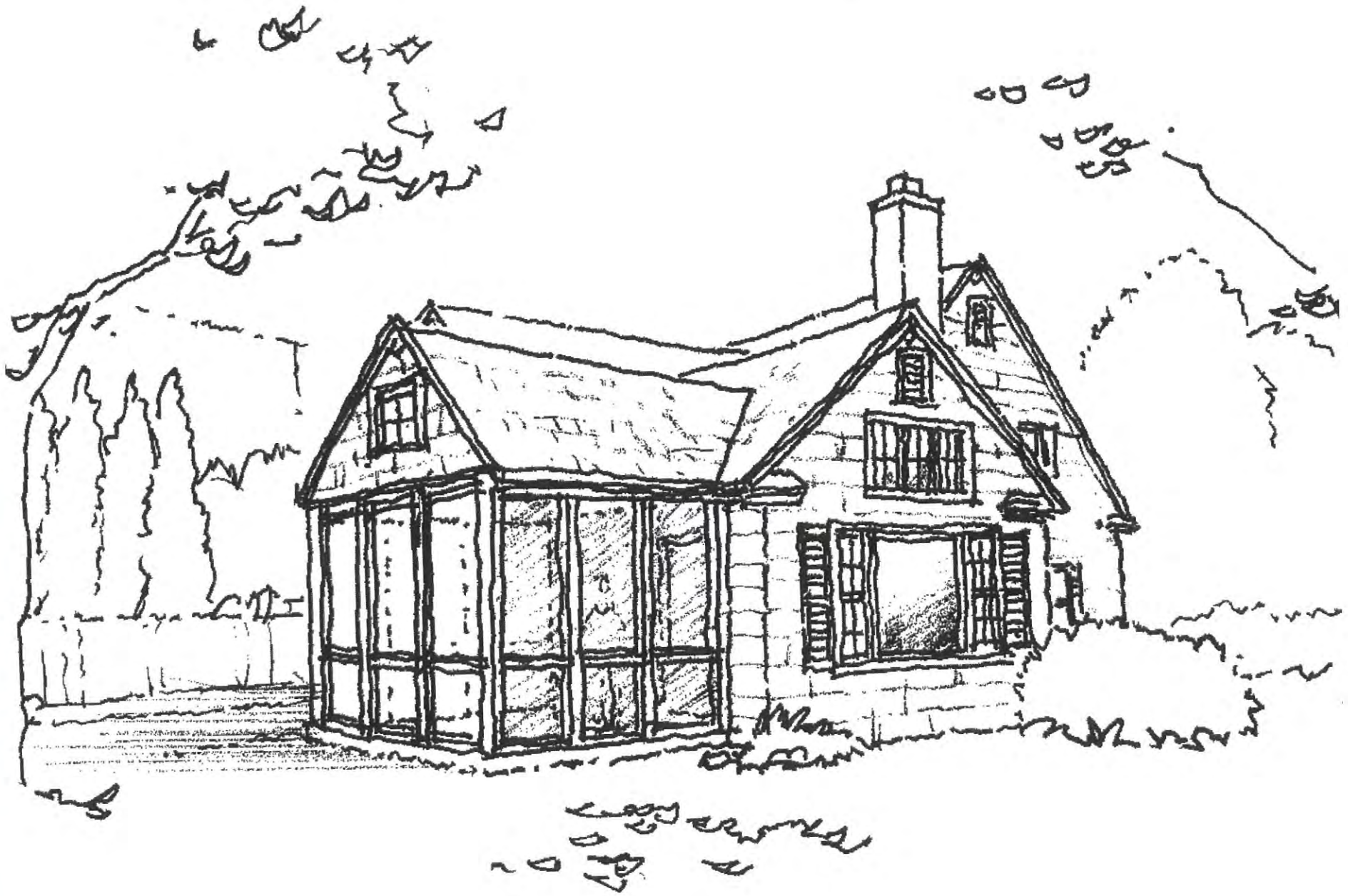
Proposed Screen Porch for:

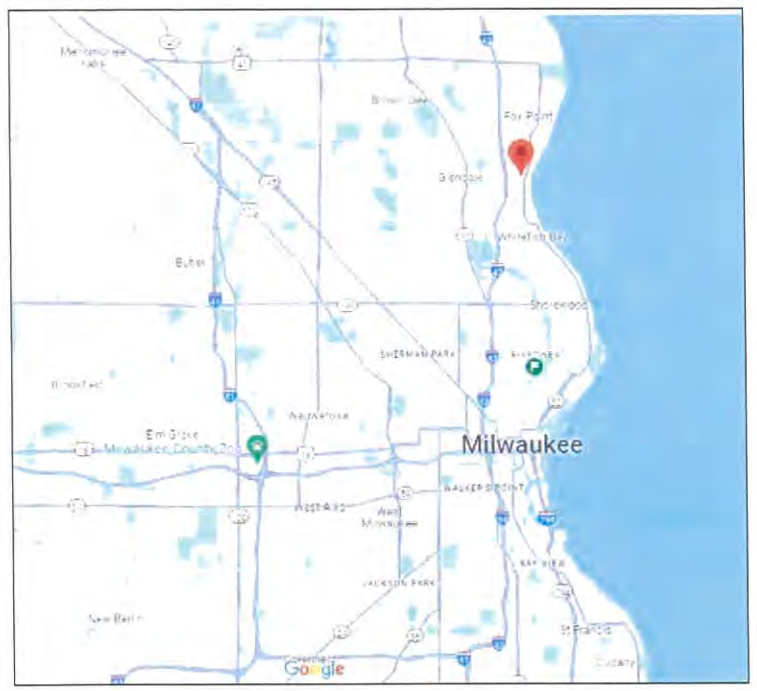
Gary & Lori Rosenthal

310 E. Daphne Rd. Fox Point, WI 53217

Architectural Sheet Index

A0.0 Cover Sheet
A0.1 Proposed Site Plan
A0.2 Photos
A1.0 Footing & Foundation Plan, General Notes
A1.1 Porch Floor & Roof Plans
A2.0 Proposed South Elevation
A2.1 Proposed West Elevation
A2.2 Proposed North Elevation
A3.0 Section, Details
A3.1 Section, Details
A3.2 Details





Location Map

North

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A., LEED AP BD+C
ARCHITECT
7820 N. Bay Way
Milwaukee, WI 53217
414.88 1.1264
WFELDMAN56@GMAIL.COM

Proposed Screen Porch for
Gary & Lori Rosenthal
310 E. Daphne Rd, Fox Point, WI 53217

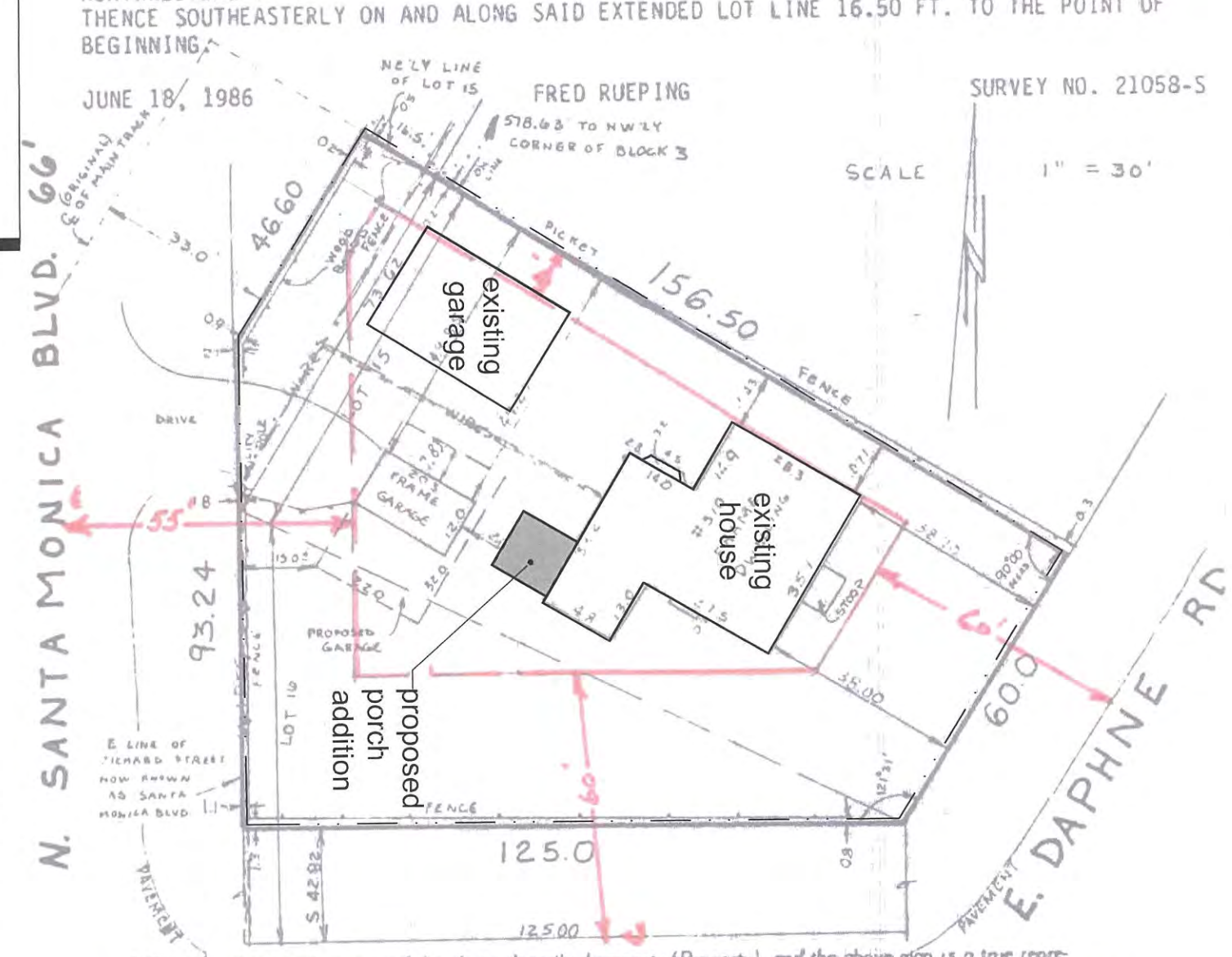
DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Cover Sheet

A0.0

Plat of Survey

KNOWN AS 310 EAST DAPHNE ROAD, IN THE VILLAGE OF FOX POINT, WISCONSIN.
LOTS 15 AND 16, EXCEPTING THE SOUTH 42.82 FT. THEREOF, IN BLOCK 3 IN BIRCHWOOD SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 21, T 8 N, R 22 E, IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN, AND A PART OF GOVERNMENT LOT 4 OF SECTION 21, T 8 N, R 21 E, IN MILWAUKEE COUNTY, WISCONSIN, WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 16 1/4 ACRES OF GOVERNMENT LOT 3 WHICH POINT IS 49.50 FT. DISTANT, AT RIGHT ANGLES, SOUTHEASTERLY FROM THE CENTER LINE OF THE ORIGINAL MAIN TRACK, NOW RELOCATED OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, WHICH POINT IS ALSO THE MOST NORTHWESTERLY LINE OF BLOCK 3 IN BIRCHWOOD'S SUBDIVISION IN THE VILLAGE OF FOX POINT:
RUNNING THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID BLOCK 3 AND ON AND ALONG THE SOUTHEASTERLY LINE OF SAID RIGHT-OF-WAY FOR A DISTANCE OF 578.63 FT TO THE MOST NORTHWESTERLY CORNER OF LOT 15 IN SAID BLOCK 3 WHICH IS THE POINT OF BEGINNING OF THE LAND HEREBY TO BE CONVEYED:
CONTINUING THENCE SOUTHWESTERLY ON SAID LAST DESCRIBED COURSE WHICH IS ALSO THE NORTHWESTERLY LINE OF SAID LOT 15 AFORESAID 73.62 FT. TO THE EASTERLY LINE OF NORTH RICHARDS STREET:
THENCE NORTHERLY ALONG SAID EASTERLY STREET LINE TO A POINT WHICH POINT IS 33.00 FT. DISTANT AT RIGHT ANGLES, SOUTHEASTERLY FROM SAID CENTER LINE OR ORIGINAL MAIN TRACK:
THENCE NORTHEASTERLY AND PARALLEL WITH THE SAID CENTER LINE OF MAIN TRACK TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 15 EXTENDED NORTHWESTERLY:
THENCE SOUTHEASTERLY ON AND ALONG SAID EXTENDED LOT LINE 16.50 FT. TO THE POINT OF BEGINNING.



I Certify that I have surveyed the above described property (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 and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Kenneth E Berke

WISCONSIN
KENNETH E. BERKE
S-107
BROOKFIELD WIS.
LAND SURVEYOR

THIS IS ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED

national survey & engineering
3470 north 127th street • p.o. box 444 • brookfield, wisconsin, 53005 • phone 414 / 781-1000

Site Data

Area of Lot: 14,197.94.41 Sq. Ft. (2,129.69 Sq. Ft. Building Area Allowed @ 15%)

Existing House: 1,468.54 Sq. Ft.
Existing Garage: 704 Sq. Ft.
Proposed Screen Porch Addition: 144 Sq. Ft.

Total Proposed Building Area: 2,316.54 Sq. Ft. (16.3%)

1 Property Survey
1"=30'

North

Proposed Screen Porch for **Gary & Lori Rosenthal**

310 E. Daphne Rd, Fox Point, WI 53217

WILLIAM FELDMAN, R.A.,
LEED AP BD+C
ARCHITECT
7820 N. BOYD WAY
MILWAUKEE, WI 53217
414.881.1264
WFELDMAN56@GMAIL.COM

Mark	Date	Description
-	6-28-24	Municipal Review

DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Proposed Site Plan

A0.1

looking west

looking northwest

looking north

looking northeast

looking east

looking east

looking south

looking north at garage

Mark	Date	Description
-	6-28-24	Municipal Review

William Feldman, R.A., LEED AP BD+C
Architect
7820 N. Boyd Way
Milwaukee, WI 53217
414.881.1264
wfeldman56@gmail.com

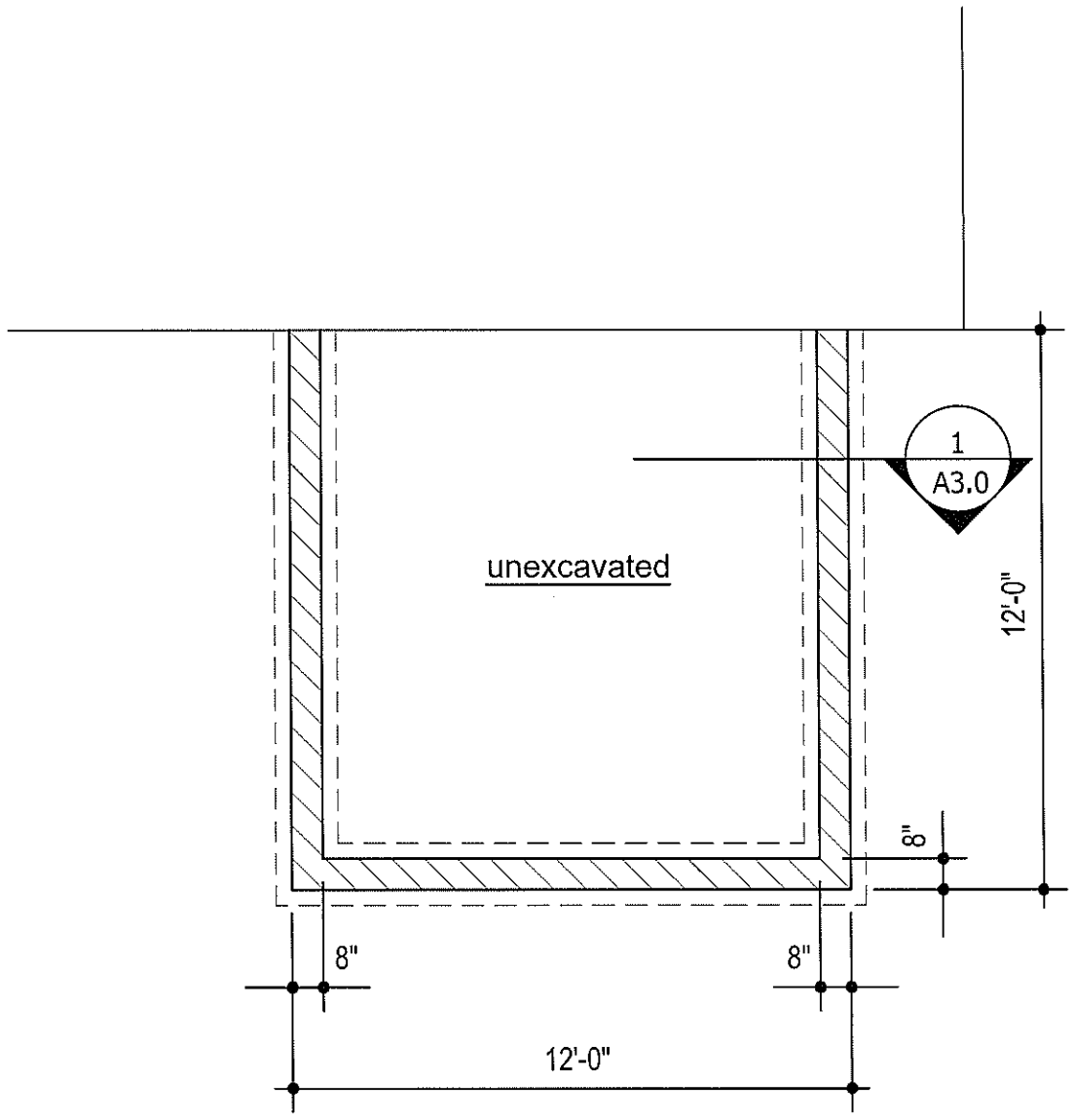
Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Photos

A0.2



1 Footing & Foundation Plan
1/4"=1'-0"

North

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD

2. ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.

3. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

4. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES, AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO EXECUTION OF WORK.

5. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND THE ARCHITECT.

6. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLAIFICATIONS OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH THE ARCHITECT.

Mark	Date	Description
-	6-28-24	Municipal Review

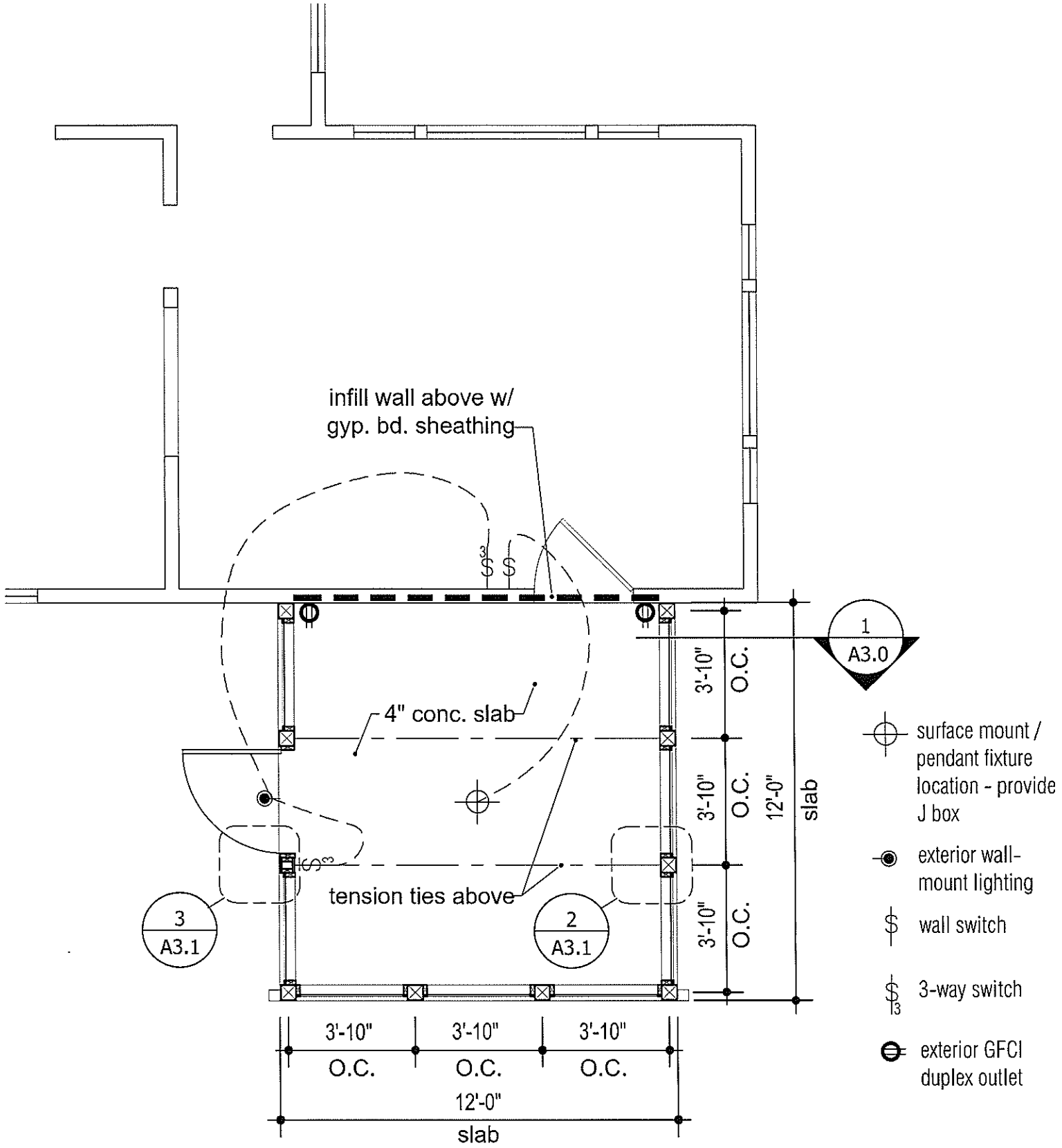
WILLIAM FELDMAN, R.A., LEED AP BD+C
ARCHITECT
7520 N. Bay Way
Milwaukee, WI 53217
414.881.1264
WFELDMAN56@GMAIL.COM

Proposed Screen Porch for
Gary & Lori Rosenthal
310 E. Daphne Rd, Fox Point, WI 53217

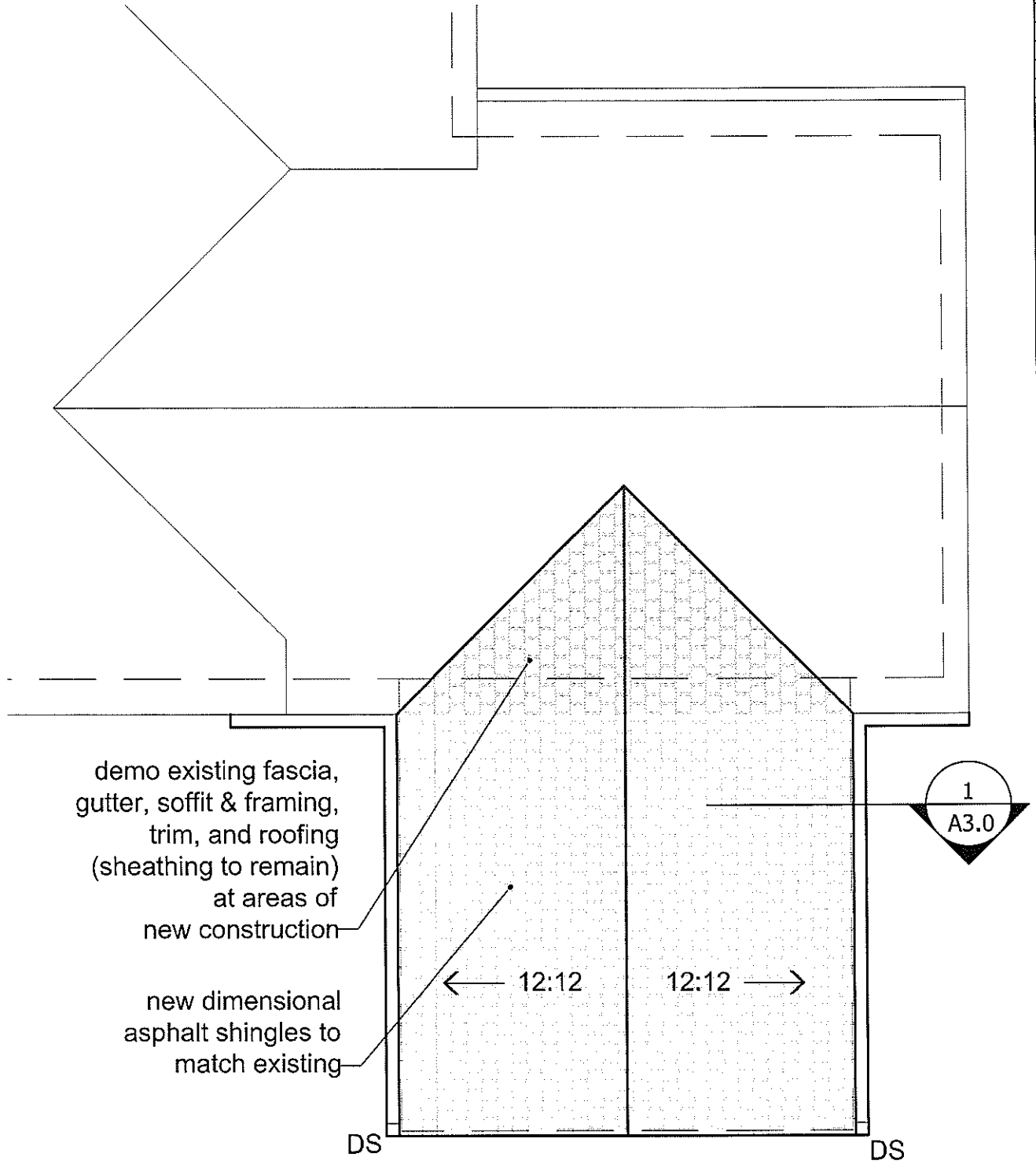
DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Footing & Foundation Plan, General Notes

A1.0



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



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

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A.,
LEED AP BD+C
ARCHITECT
7820 N. Boyd Way
Milwaukee, WI 53217
414.581.1264
WFELDMAN59@GMAIL.COM

Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Porch Floor & Roof Plans

A1.1

1 South Elevation

1/4"=1'-0"

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A., LEED AP BD+C
ARCHITECT
7820 N. BOYD WAY
MILWAUKEE, WI 53217
414.881.1264
WFELDMAN56@GMAIL.COM

Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Proposed Elevation

A2.0

1 West Elevation

1/4"=1'-0"

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A., LEED AP BD+C
ARCHITECT
7820 N. Boyd Way
Milwaukee, WI 53217
414.881.1264
WFELDMAN56@GMAIL.COM

Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Proposed
West Elevation

A2.1

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

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A.,
LEED AP BD+C
ARCHITECT
7820 N. Boyd Way
Milwaukee, WI 53217
414.688.1264
wfeldman55@gmail.com

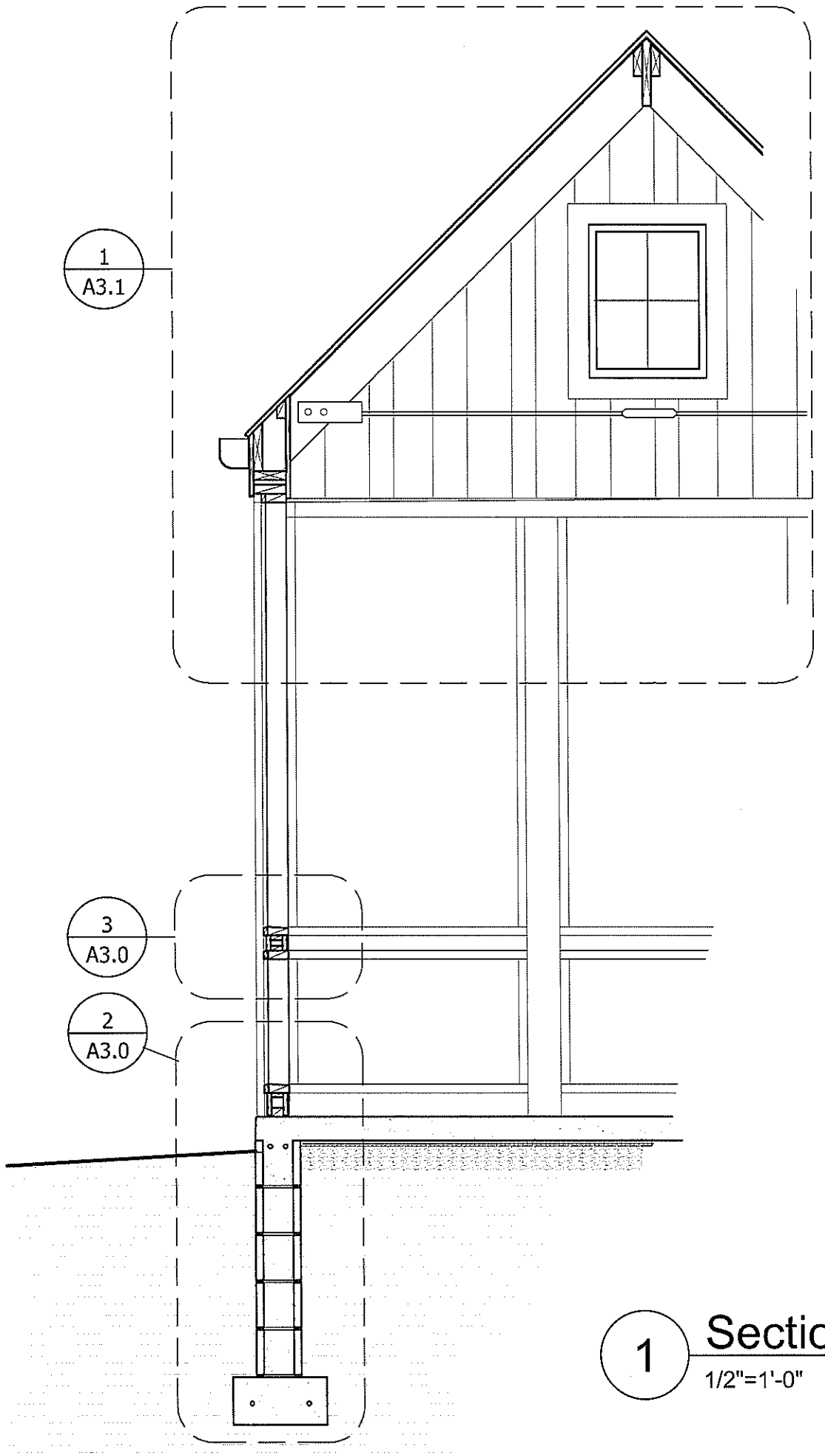
Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

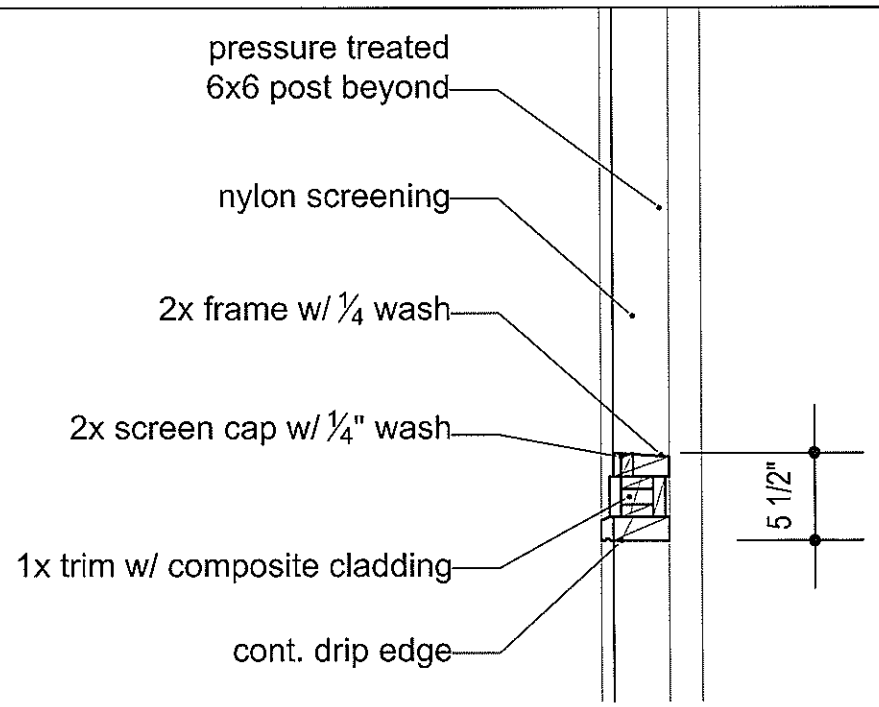
DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Proposed
North Elevation

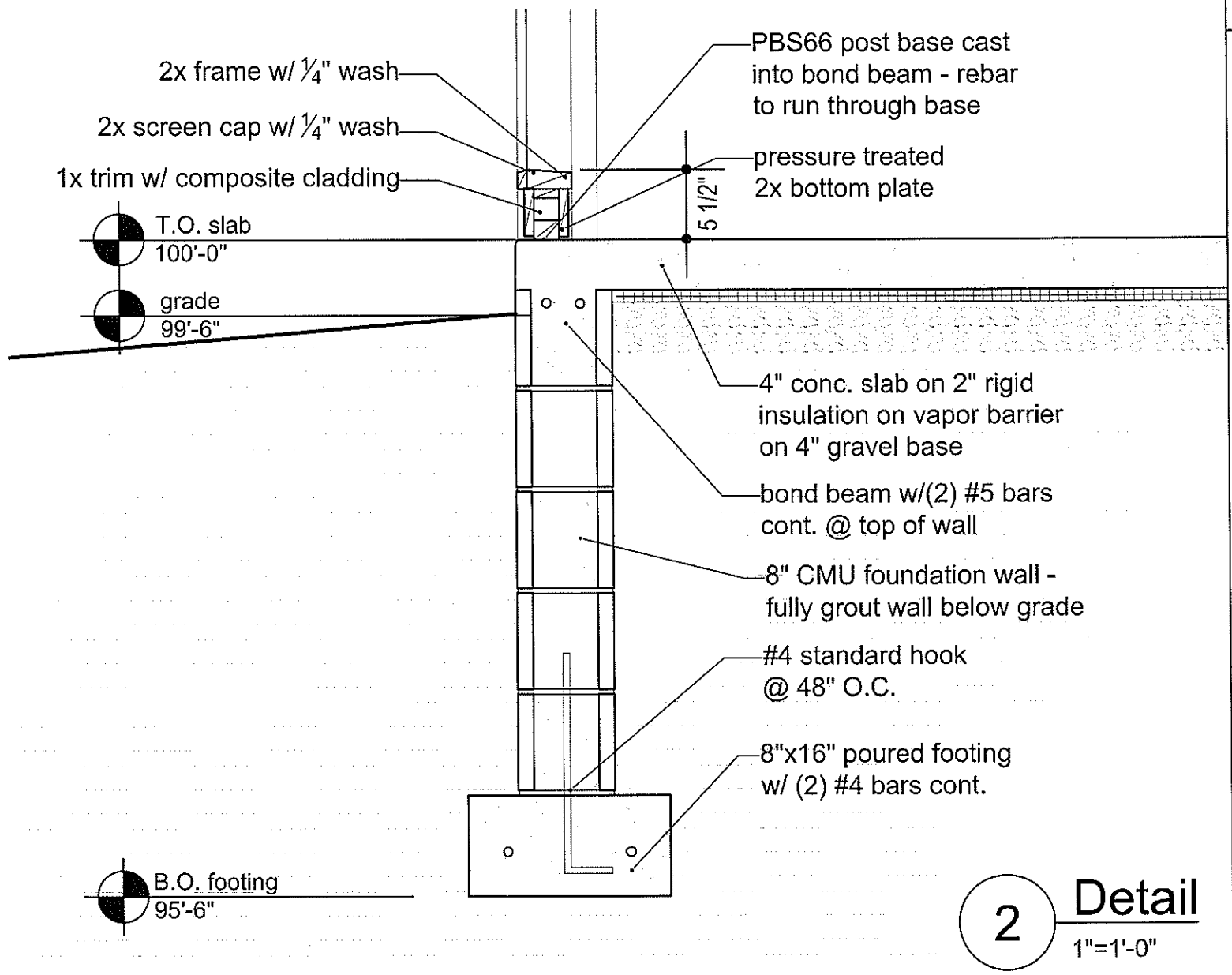
A2.2



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



3 Detail
1"=1'-0"



2 Detail
1"=1'-0"

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A., LEED AP BD+C
ARCHITECT
7820 N. BOYD WAY
MILWAUKEE, WI 53217
414.88 1.1254
WFELDMAN95@GMAIL.COM

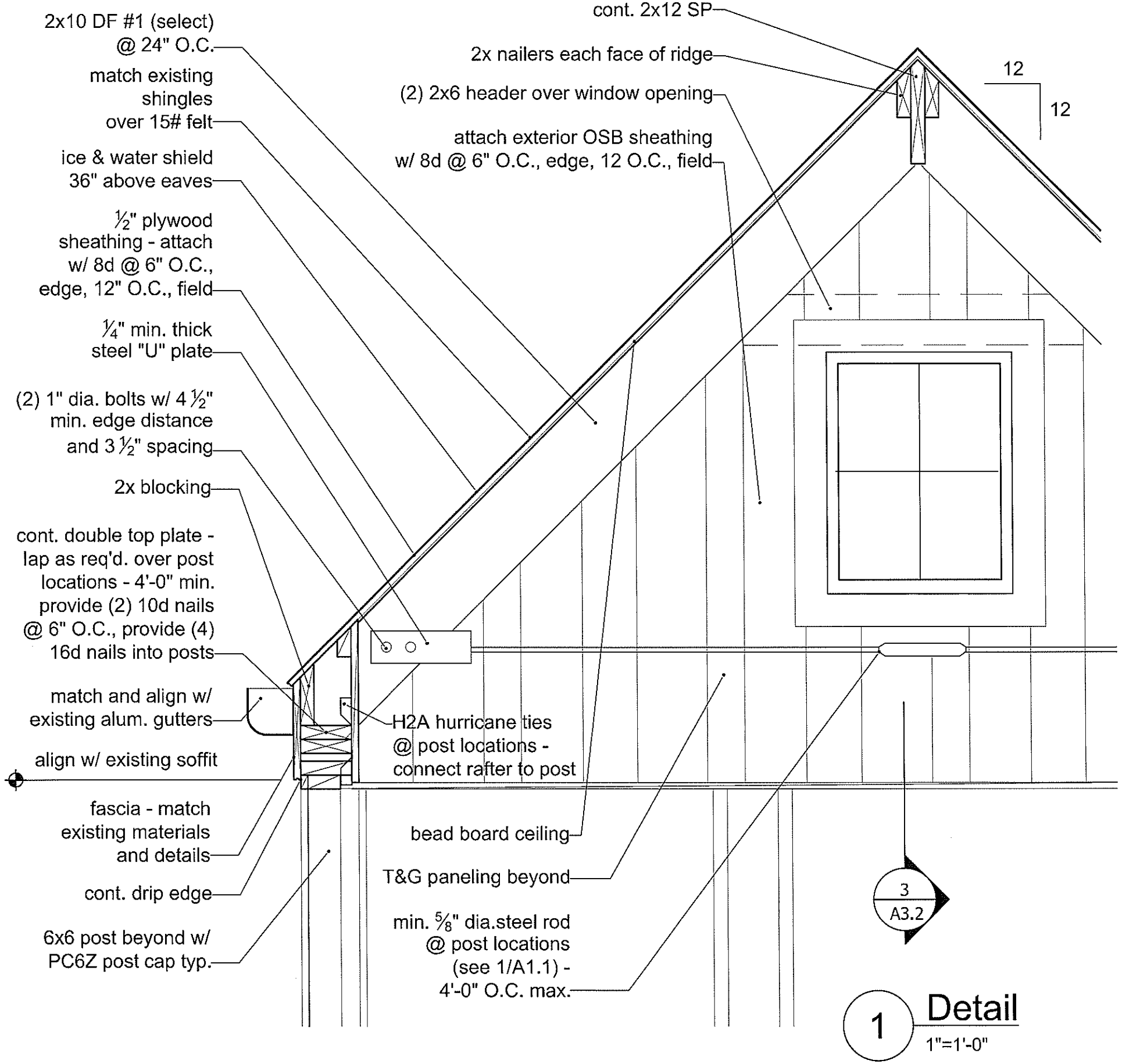
Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

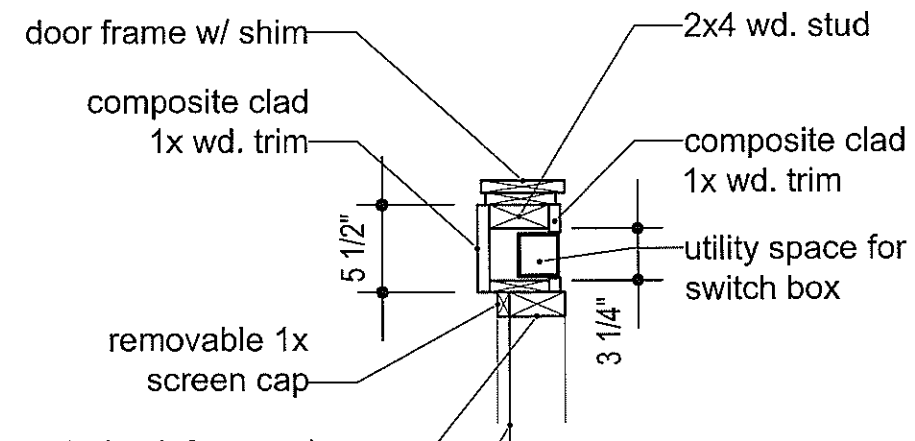
DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Section, Details

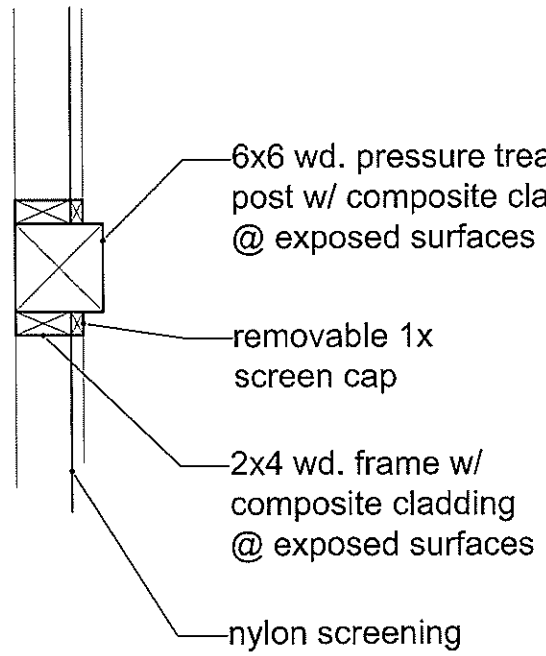
A3.0



1 Detail
1"=1'-0"



3 Detail
1"=1'-0"



2 Detail
1"=1'-0"

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A., LEED AP BD+C
ARCHITECT
7760 N. Port Wash. Rd.
Milwaukee, WI 53217
414.881.1264
WFELDMANSG@GMAIL.COM

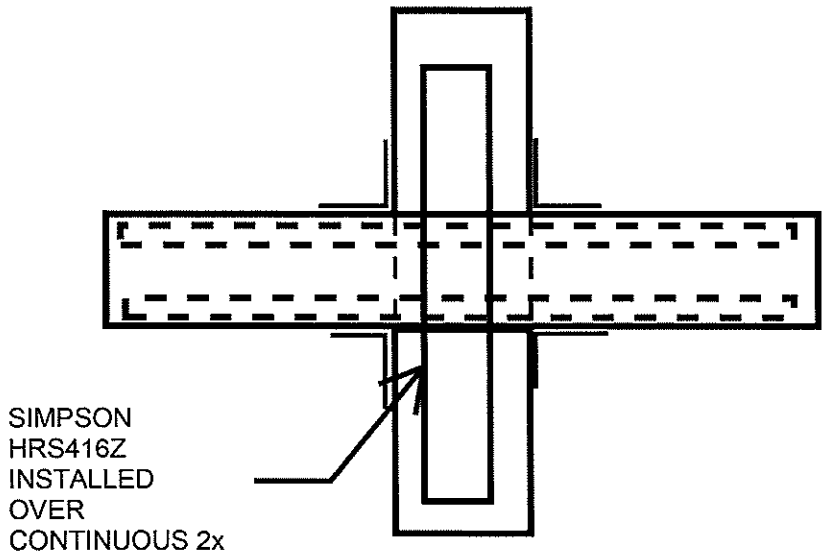
Proposed Screen Porch for Gary & Lori Rosenthal

310 E. Daphne Rd, Fox Point, WI 53217

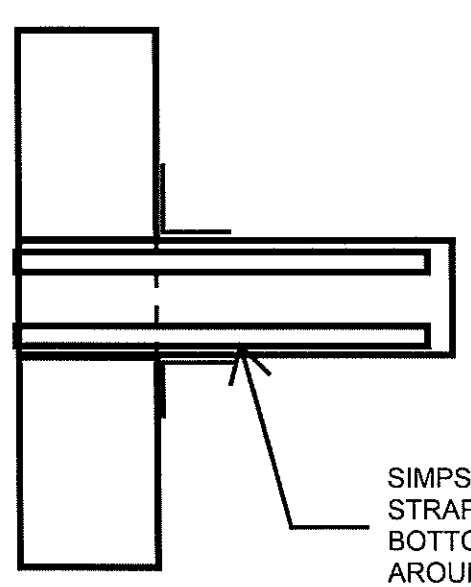
DRAWN BY:	WF
CHECKED BY:	WF
DATE:	May 28, 2024
JOB NUMBER:	24019

Section, Details

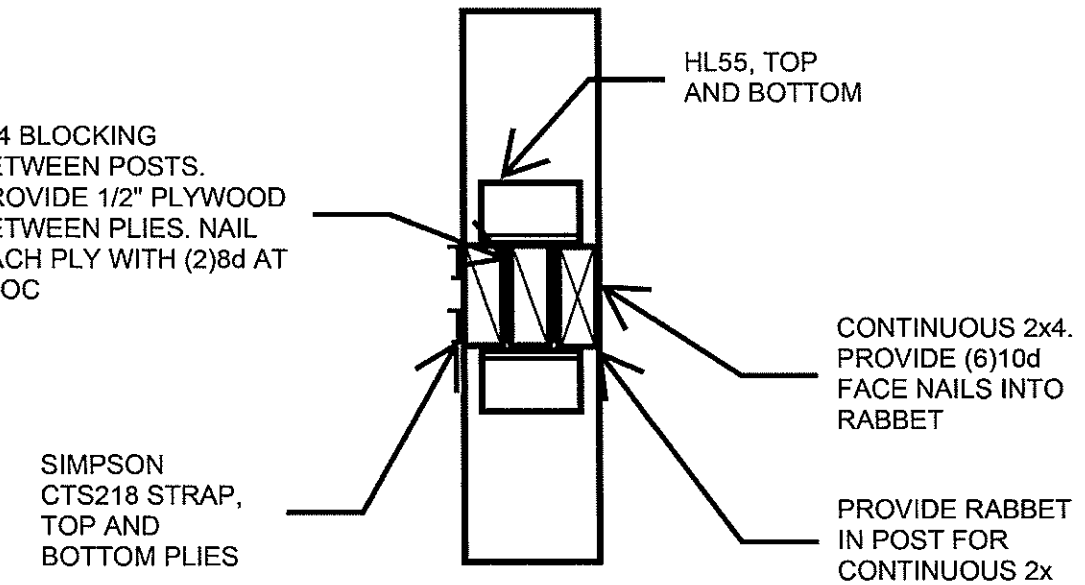
A3.1

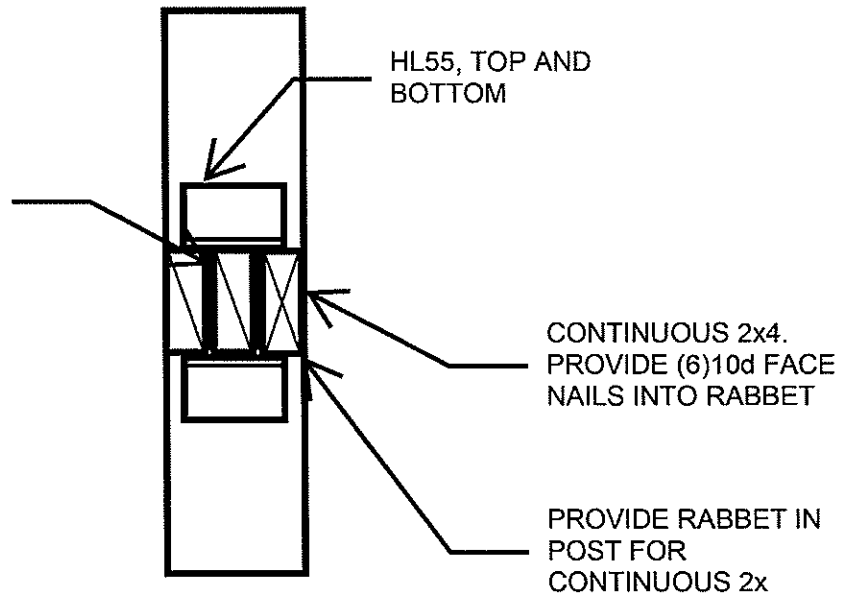


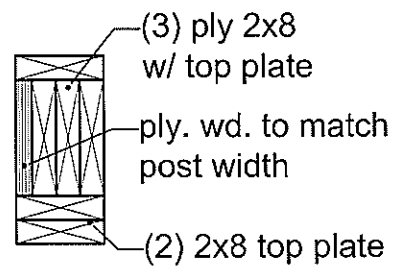
1 Detail
N.T.S.



2 Detail
N.T.S.







3 Detail
1"=1'-0"

Mark	Date	Description
-	6-28-24	Municipal Review

WILLIAM FELDMAN, R.A.,
LEED AP BD+C
ARCHITECT
7820 N. Boyd Way
Milwaukee, WI 53217
414.581.1244
WFELDMAN56@GMAIL.COM

Proposed Screen Porch for
Gary & Lori Rosenthal
310 E. Daphne Rd, Fox Point, WI 53217

DRAWN BY: WF
CHECKED BY: WF
DATE: May 28, 2024
JOB NUMBER: 24019

Details

A3.2

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

BUILDING BOARD

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

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

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

Complete Building Board Applications must include:

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

A REPRESENTATIVE MUST ATTEND BUILDING BOARD MEETING

VILLAGE OF FOX POINT

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

Permit Number:

B- _____

OFFICE USE ONLY
Issued Date
Zoning

BUILDING PERMIT

Job Address 8323 N Santa Monica Blvd	**Building Type:** Residential ☐ Commercial ☑
Description of Work Kitchen remodel + Powder Room Relocate	
Estimated Cost of Project $110,000	

Owner/Occupant	
Business Name	Contact Name Stasha Wuest
Address 8323 N Santa Monica Blvd	City/State/Zip Fox Point WI 53217
Phone 952 212 9212	Email stasha.wuest@gmail.com

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name Coach House Homes	Contact Name Erin Kearney
Address W63N671 Washington Ave	City/State/Zip Cedarburg WI 53012
Phone 715 204 5003	Email erin@coachhousehomes.com
Dwelling Contractor #	Dwelling Contractor Qualifier #

Square Footage Under Construction				
1st Floor 3600	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	**$70.00**	
Payable to: Village of Fox Point		**Total Permit Fee**	**$**

Applicant Signature _____ **Date** 12/27/24

Rev 01/22

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

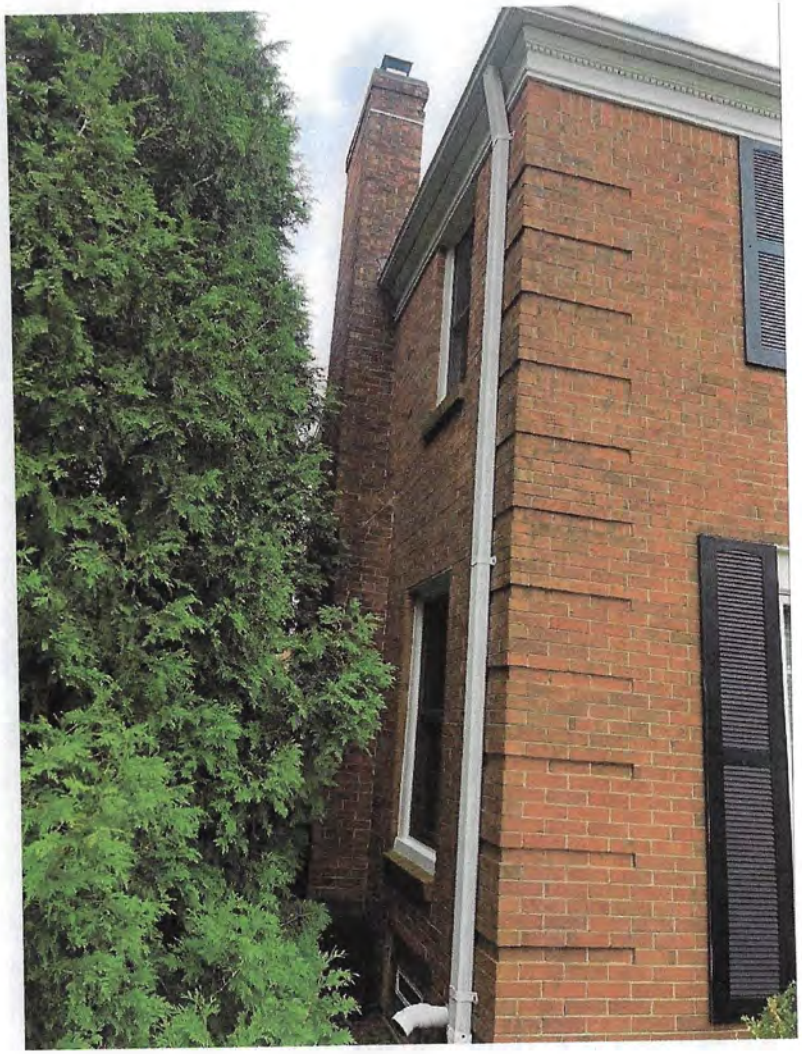
Wuest Residence - 8323 N Santa Monica Blvd Fox Point, WI 53217

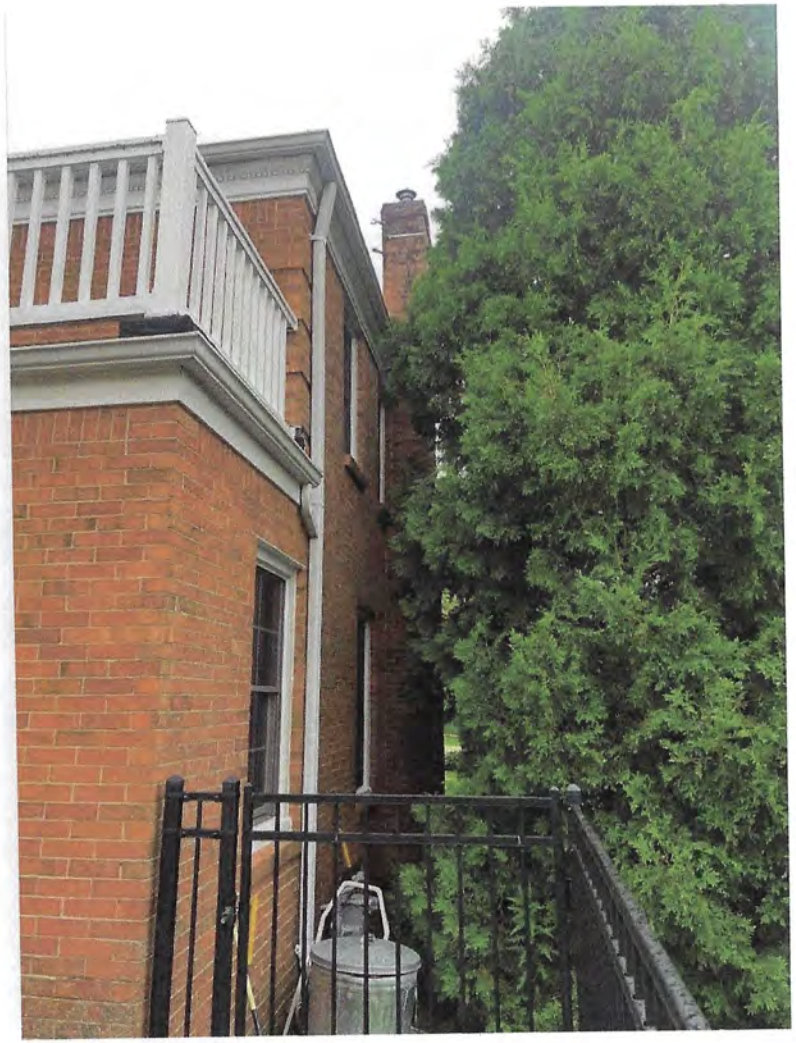
North Elevation

West Elevation

South Elevation

East Elevation





BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012
(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXISTING MATERIALS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

Match Existing Brick

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

Corner Coining Detail (Image of North West Corner of Home)

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

North Side (Front of House)

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

West Side (Driveway Side of House)

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

North West Side (Driveway Side of House)

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

South Side (Back of House) - Image 1

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

South Side (Back of House) - Image 2

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012
(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

South Side (Back of House) - Image 3

**If needed for enough brick to fill in windows on West side of home, we could pull brick from circled area and fill in this South portion with siding to match existing addition.

BSL STUDIOS

W57 N14363 Doerr Way, Suite 9
Cedarburg, WI 53012

(262) 676-9109 / admin@bslstudios.com / bslstudios.com

EXTERIOR PHOTOS

Project: 8323 N Santa Monica Blvd, Fox Point, WI 53217

West Neighbor: 8325 N Santa Monica Blvd, Fox Point, WI 53217

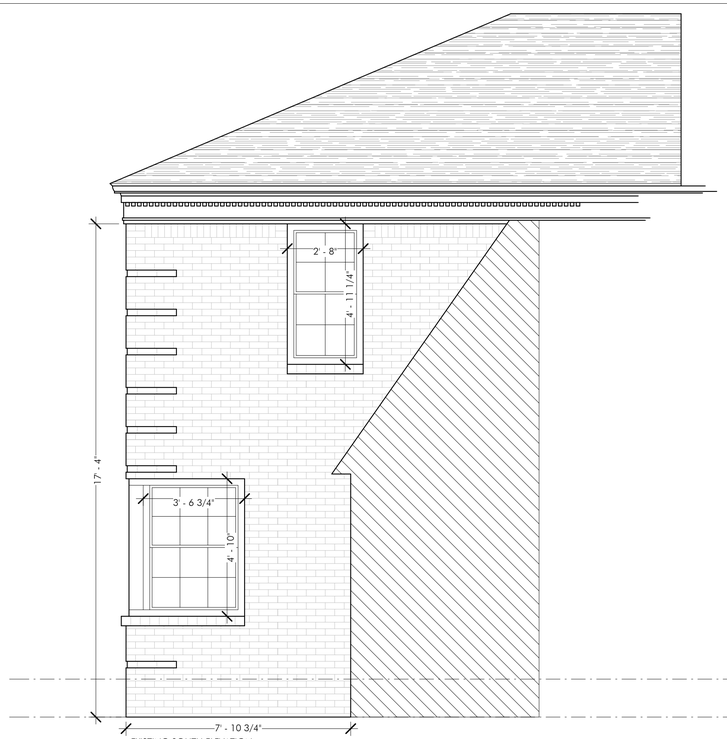
EXISTING WEST ELEVATION

1 West Elevation
3/8" = 1'-0"

PROPOSED NEW WEST ELEVATION

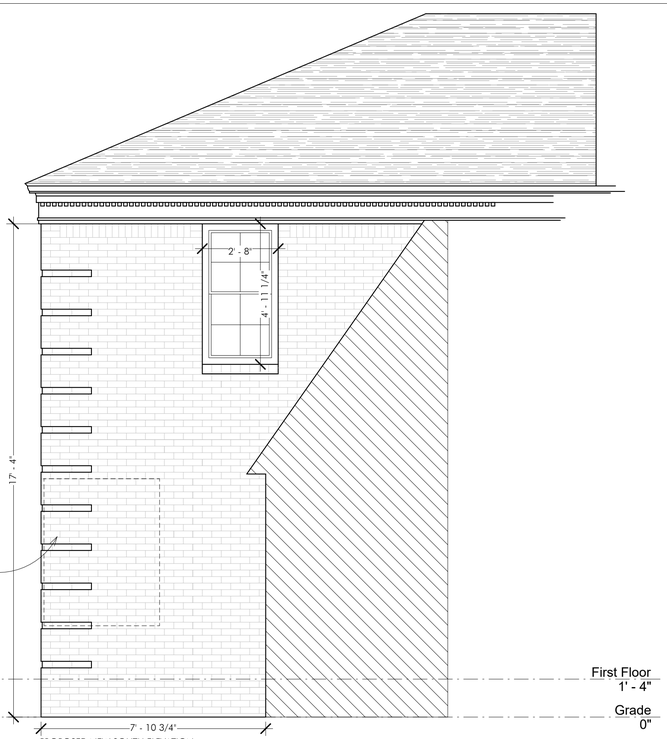
2 NEW DOUBLE HUNG WINDOWS TO MATCH STYLE OF EXISTING

FILL WINDOWS WITH MATCHING BRICK AND CONTINUE COINING ON CORNER



EXISTING SOUTH ELEVATION

2 South Elevation
3/8" = 1'-0"



FILL WINDOW WITH MATCHING BRICK AND CONTINUE COINING ON CORNER

PROPOSED NEW SOUTH ELEVATION

Designer Info
Olivia Mason 414-687-7206

Exterior Elevations

Date 06/28/24

3/8" = 1'-0"

E1

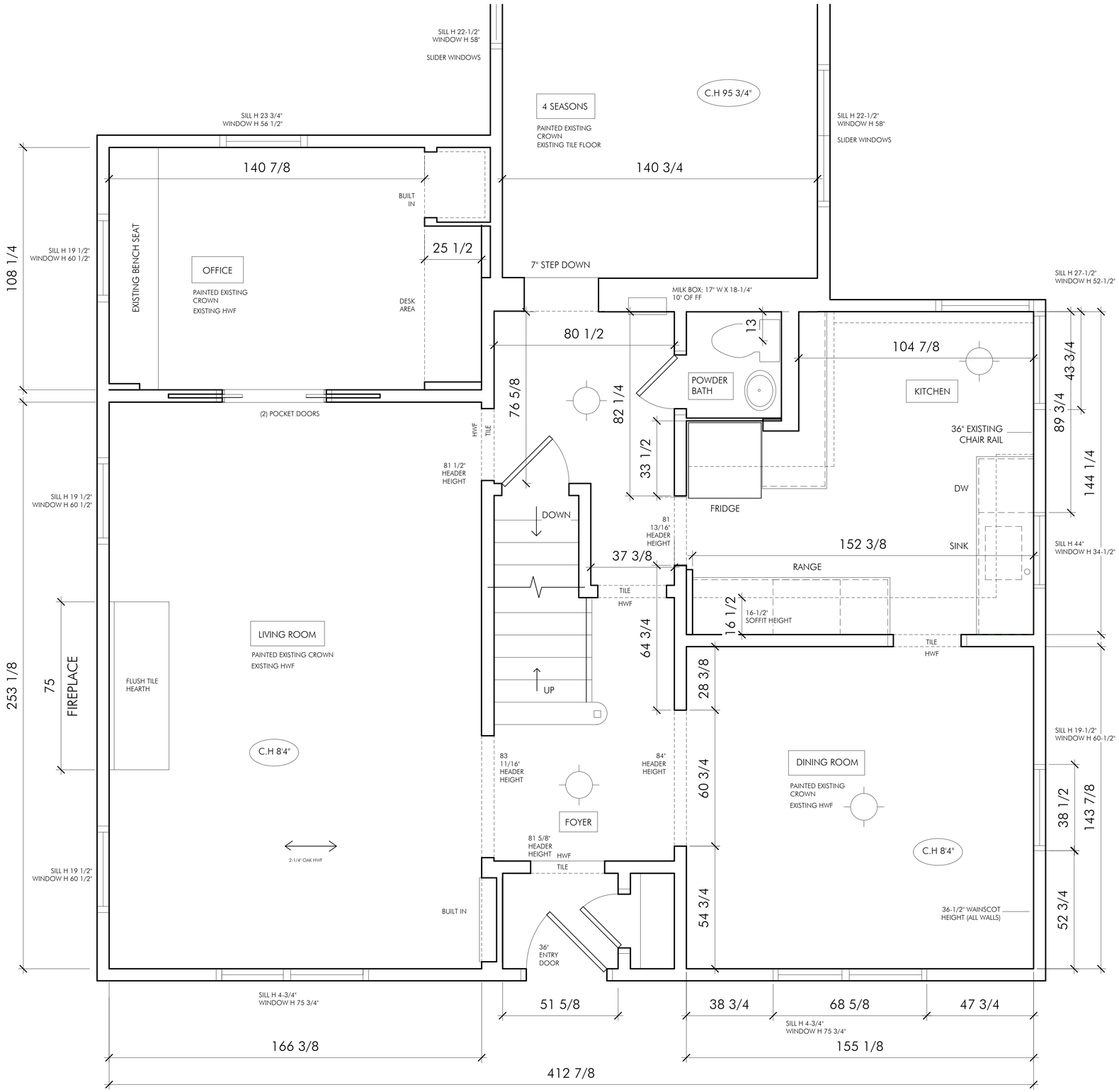
Disclaimer

We do not provide services related to the structural or construction aspect of your Design Space, including but not limited to engineering, landscaping, architecture, electrical, plumbing, or general contractor services, and you will be required to enter into contracts with licensed professionals and contractors for such services. ("Drawings are only conceptual and serve as a design concept and not to be used for other purposes.

Client Signature Approval:

Wuest Residence

8323 North Santa Monica Blvd, Fox Point, WI 53217



1 Existing Plan
1/2" = 1'-0"

Designer Info
OM
Project Number

Existing Plan
Date 5/14/2024
1/2" = 1'-0"
A1

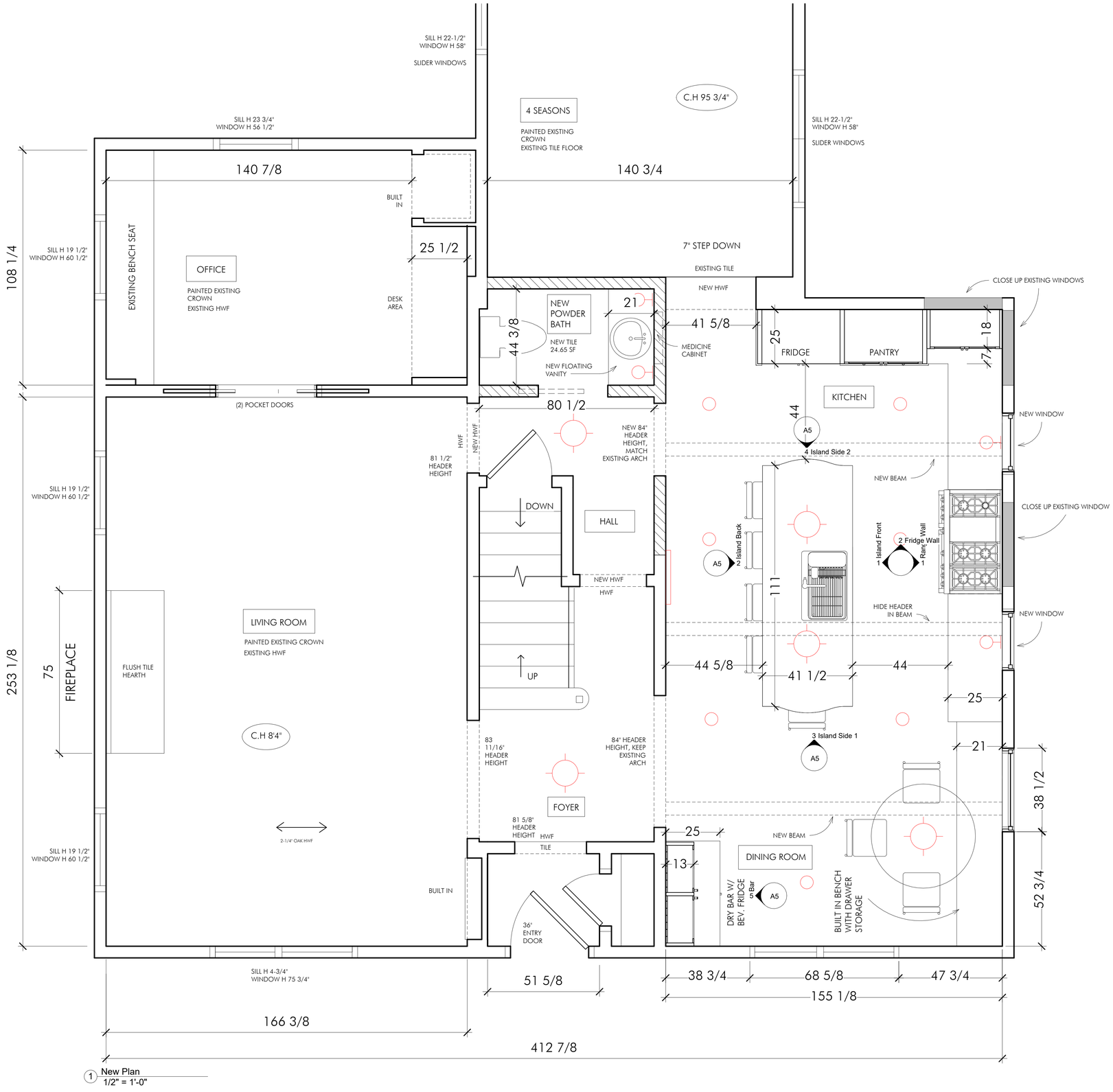
Disclaimer

We do not provide services related to the structural or construction aspect of your Design Space, including but not limited to engineering, landscaping, architecture, electrical, plumbing, or general contractor services, and you will be required to enter into contracts with your own architect and/or contractor (collectively, "Architect/General Contractors") who will be fully liable and responsible for such services. *Drawings are only conceptual and serve as a design concept and not to be used for other purposes.

Client Signature Approval:

WUEST RESIDENCE

8323 N Santa Monica Blvd, Fox Point, WI 53217



1 New Plan
1/2" = 1'-0"

Designer Info
OM
Project Number

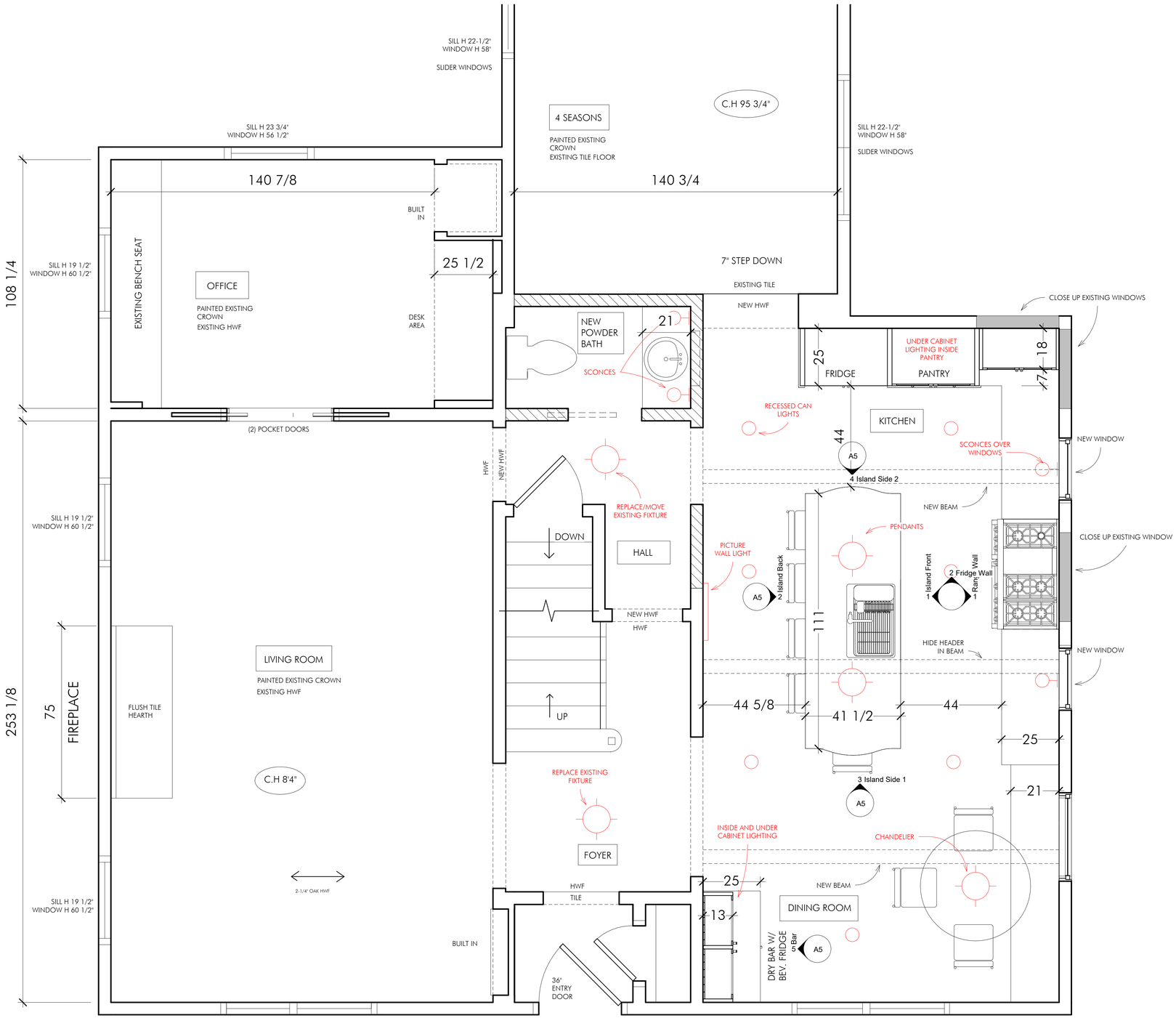
New Plan
Date 6/16/2024
1/2" = 1'-0"
A2

Disclaimer

We do not provide services related to the structural or construction aspect of your Design Space, including but not limited to engineering, landscaping, architecture, electrical, plumbing, or general contractor services, and you will be required to enter into contracts with your own architect and contractor (collectively, "Third-Party Contractors") who will be fully liable and responsible for such services. *Drawings are only conceptual and serve as a design concept and not to be used for other purposes.

Client Signature Approval:

WUEST RESIDENCE
8323 N Santa Monica Blvd, Fox Point, WI 53217



1 New Plan - Electrical
1/2" = 1'-0"

Designer Info
OM
Project Number

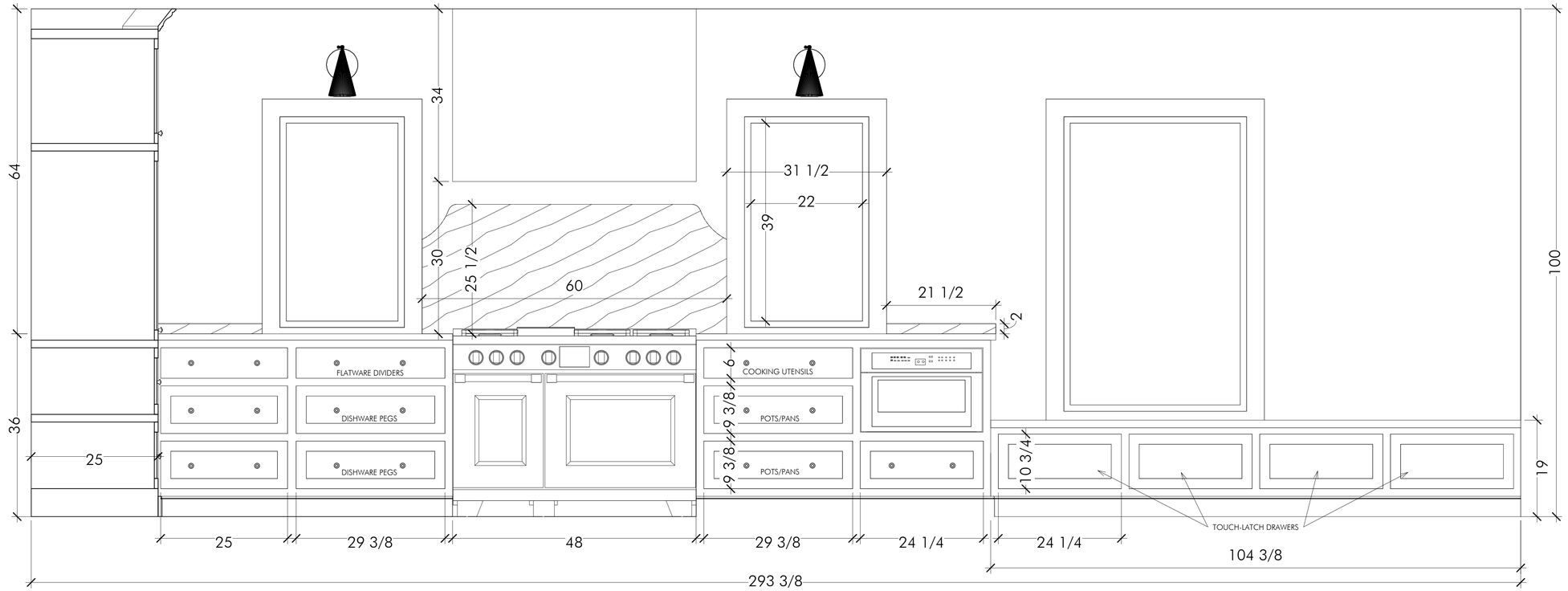
New Plan - Electrical
Date 5/14/2024
1/2" = 1'-0"
A3

Disclaimer

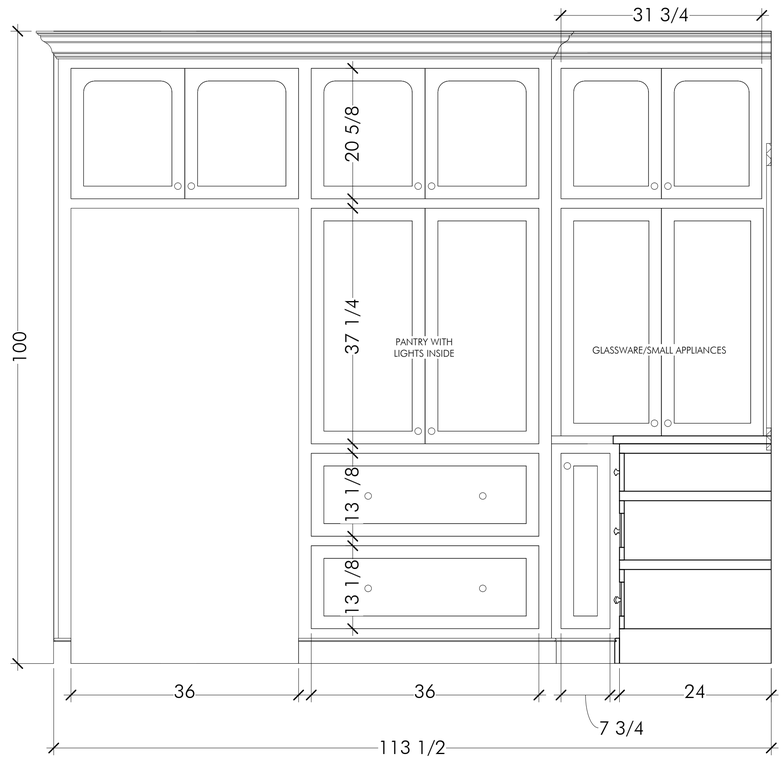
We do not provide services related to the structural or construction aspect of your Design Space, including but not limited to engineering, landscaping, architecture, electrical, plumbing, or general contractor services, and you will be required to enter into contracts with licensed professionals and contractors ("Third Party Contractors") who will be fully liable and responsible for such services. *Drawings are only conceptual and serve as a design concept and not to be used for other purposes.

Client Signature Approval:

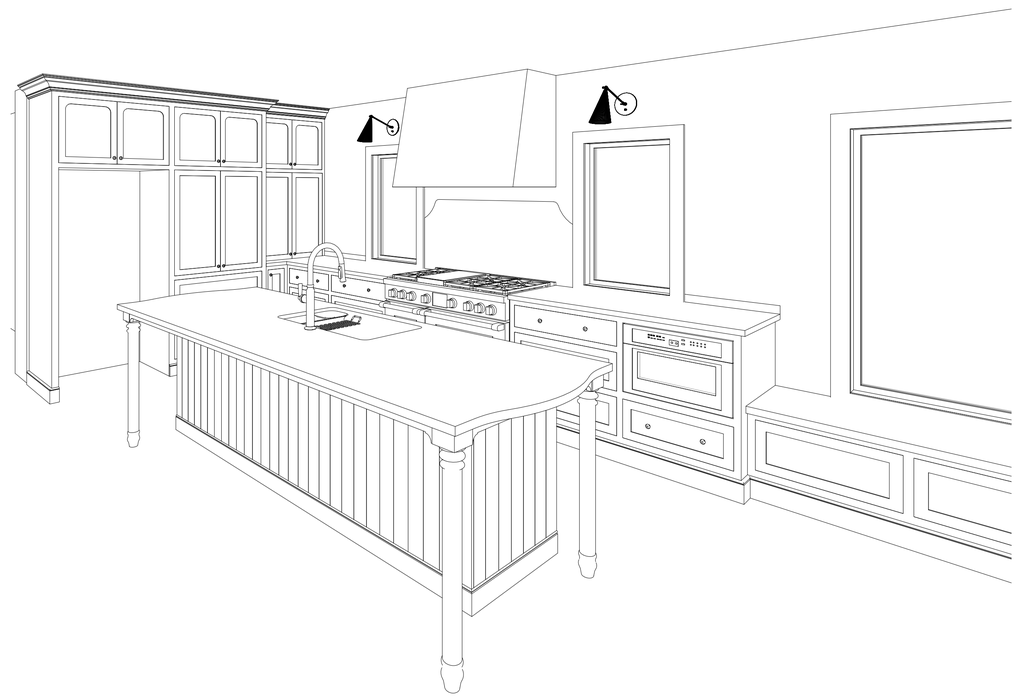
WUEST RESIDENCE
8323 N Santa Monica Blvd, Fox Point, WI 53217



1 Range Wall
1" = 1'-0"



2 Fridge Wall
1" = 1'-0"



3 Overall Kitchen

Designer Info
OM
Project Number

Kitchen Perimeter Elevations

Date
6/16/2024

1" = 1'-0"

A4

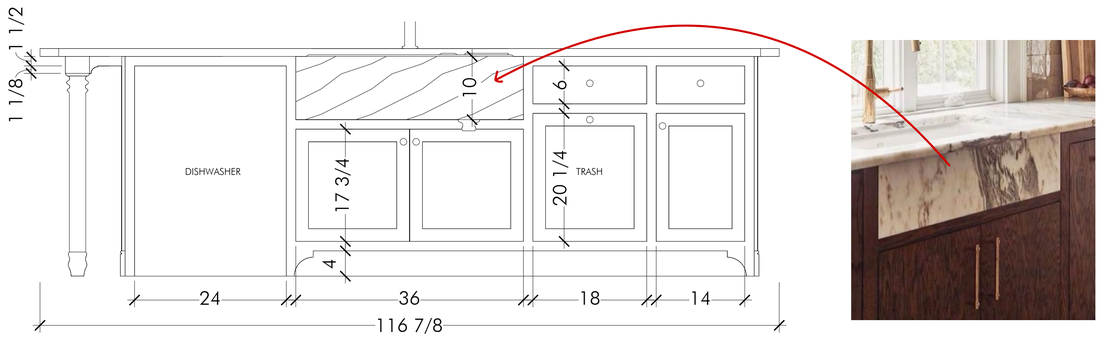
Disclaimer

We do not provide services related to the structural or construction aspect of your Design Space, including but not limited to engineering, landscaping, architecture, electrical, plumbing, or general contractor services, and you will be required to enter into contracts with other professionals for such services ("Third Party Contractors") who will be fully liable and responsible for such services. *Drawings are only conceptual and serve as a design concept and not to be used for other purposes.

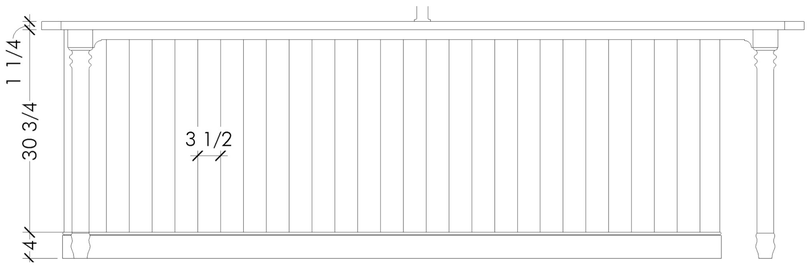
Client Signature Approval:

WUEST RESIDENCE

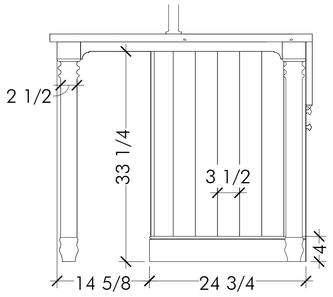
8323 N Santa Monica Blvd, Fox Point, WI 53217



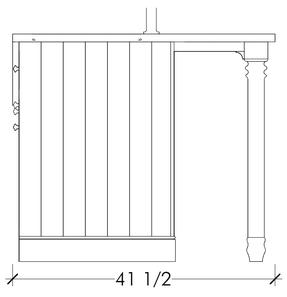
1 Island Front
1" = 1'-0"



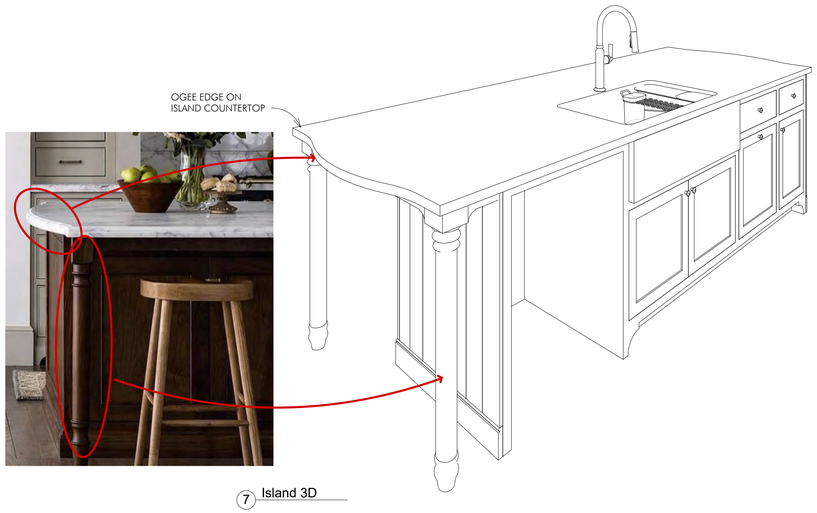
2 Island Back
1" = 1'-0"



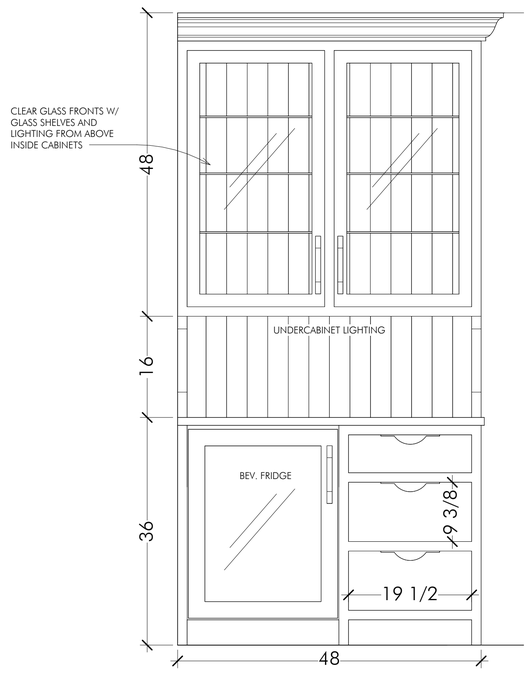
3 Island Side 1
1" = 1'-0"



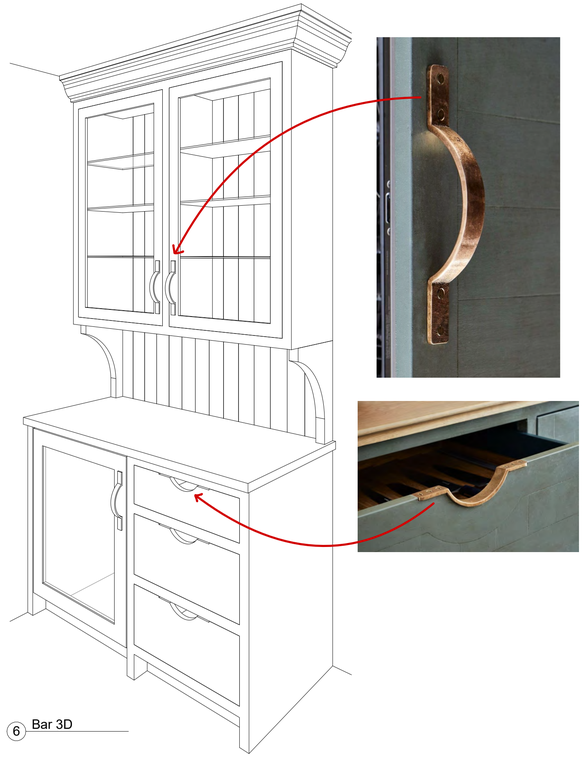
4 Island Side 2
1" = 1'-0"



7 Island 3D



5 Bar
1" = 1'-0"



6 Bar 3D

Designer Info
OM
Project Number

Kitchen Island and Bar
Date 6/16/2024
1" = 1'-0"
A5

Disclaimer

We do not provide services related to the structural or construction aspect of your Design Space, including but not limited to engineering, landscaping, architecture, electrical, plumbing, or general contractor services, and you will be required to enter into contracts with your own professional consultants and contractors (collectively, "Professional Contractors") who will be fully liable and responsible for such services. *Drawings are only conceptual and serve as a design concept and not to be used for other purposes.

Client Signature Approval:

WUEST RESIDENCE
8323 N Santa Monica Blvd, Fox Point, WI 53217

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

BUILDING BOARD

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

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

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

Complete Building Board Applications must include:

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

A REPRESENTATIVE MUST ATTEND BUILDING BOARD MEETING

Rev 08/23

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 355 W. DEAN ROAD	**Building Type:** Residential ☑ Commercial ☐
Description of Work ALL WORK ON REAR OF HOME. NEW AWNING ROOF TO REPLACE EXISTING SECOND FLOOR BALCONY. WINDOW TO REPLACE SECOND FLOOR PATIO DOOR AT REMOVED BALCONY. NEW SHUTTERS AT REAR OF HOME.	
Estimated Cost of Project $	

Owner/Occupant	
Business Name	Contact Name ANDREW WEBER
Address 355 W DEAN RD	City/State/Zip FOX POINT, WI
Phone 608-513-9373	Email acweber1@gmail.com

Cautionary Statement required when homeowner is applying for permit

Contractor	
Company Name LABONTE CONSTRUCTION	Contact Name DAVE LABONTE
Address 1051 E OGDEN AVE	City/State/Zip MILWAUKEE, WI 53202
Phone 414-412-0936	Email davel@sigmacommercial.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 _____ **Date** _____

Rev 01/22

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

8-22-8-4 211125

PLAT NO. LS-4991-21
FIELD CREW: E.A.J. & S.F.Z.
DRAWN BY: A.R.H

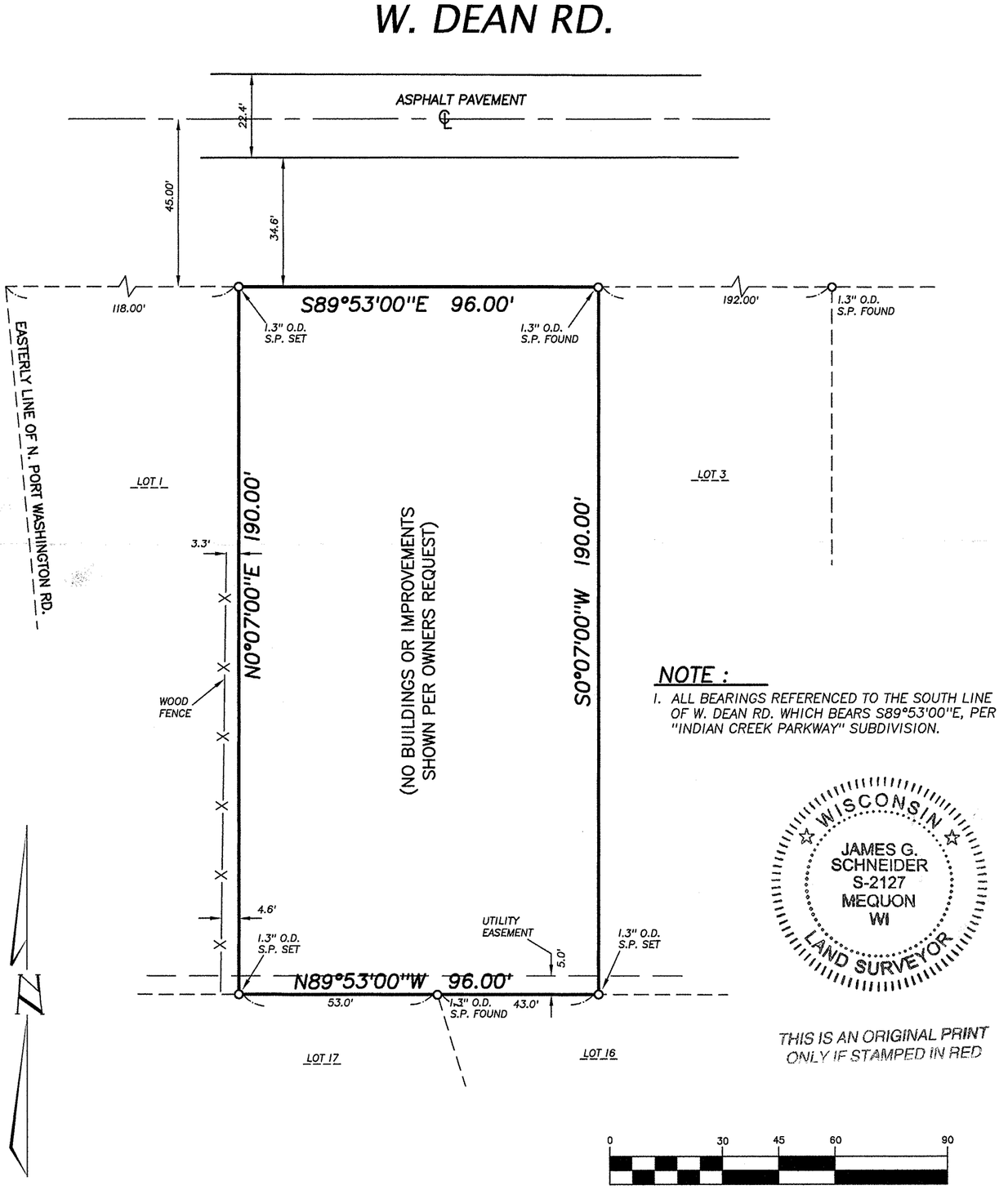
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Andrew Weber / 355 W. Dean Rd.

Property Description: Lot Two (2), in "INDIAN CREEK PARKWAY". being a resubdivision of vacated Blocks 1, 2 and 4 of the "Savings and Investment Association of Milwaukee Subdivision No. 24", and the interior streets and alleys therein, and also a subdivision of lands located in the Southeast 1/4 of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin.

Said Parcel containing 18,240.0 sq. ft. / 0.42 acres of land, more or less.



NOTE :

1. ALL BEARINGS REFERENCED TO THE SOUTH LINE OF W. DEAN RD. WHICH BEARS S89°53'00"E, PER "INDIAN CREEK PARKWAY" SUBDIVISION.

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

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

0 30 45 60 90

SCALE 1" = 30'

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.

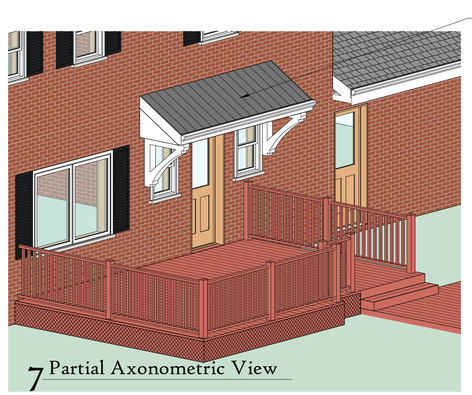
Dated at City of Mequon, State of Wisconsin this 13th day of May, 20 21

Recertified _____ Surveyor _____

PROPOSED AWNING ROOF TO REPLACE EXISTING SECOND FLOOR BALCONY AT REAR FACADE OF HOME

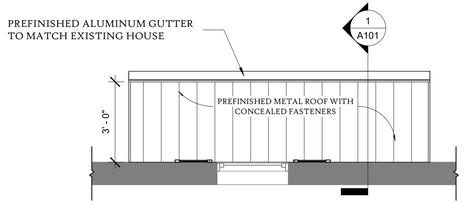
2 Proposed Rear/South Elevation
1/4" = 1'-0"

PHOTOGRAPH OF EXISTING CONDITION

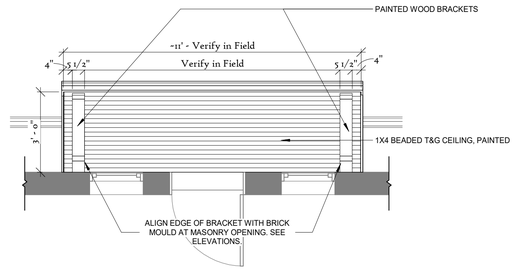


7 Partial Axonometric View

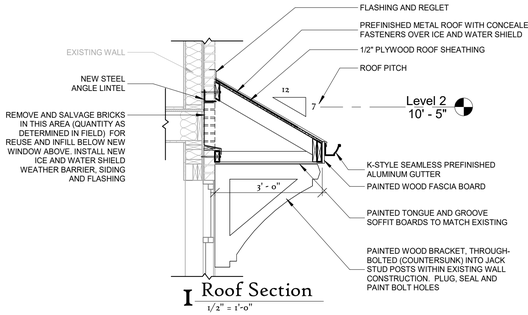
3 Partial Rear Elevation
3/8" = 1'-0"



4 New Partial Roof Plan
3/8" = 1'-0"



5 Ceiling Plan
3/8" = 1'-0"



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

KCB BUILDINGS, LLC
Architecture + Design

PROJECT:
Awning Roof Addition on Rear Facade of Home

OWNER:
Andrew Weber and Mollie Gibson

PROJECT ADDRESS:
355 W Dean Rd
Fox Point, WI 53217

Drawing Issuance Schedule:

No.	Description	Date

355 W. Dean Rd - Existing Condition Photos

July 2, 2024

PLAT OF SURVEY
(PERMIT PLAT)

Survey No. 24.5063

LOCATION: 432 E. Fox Dale Court, Fox Point, Wisconsin 53217

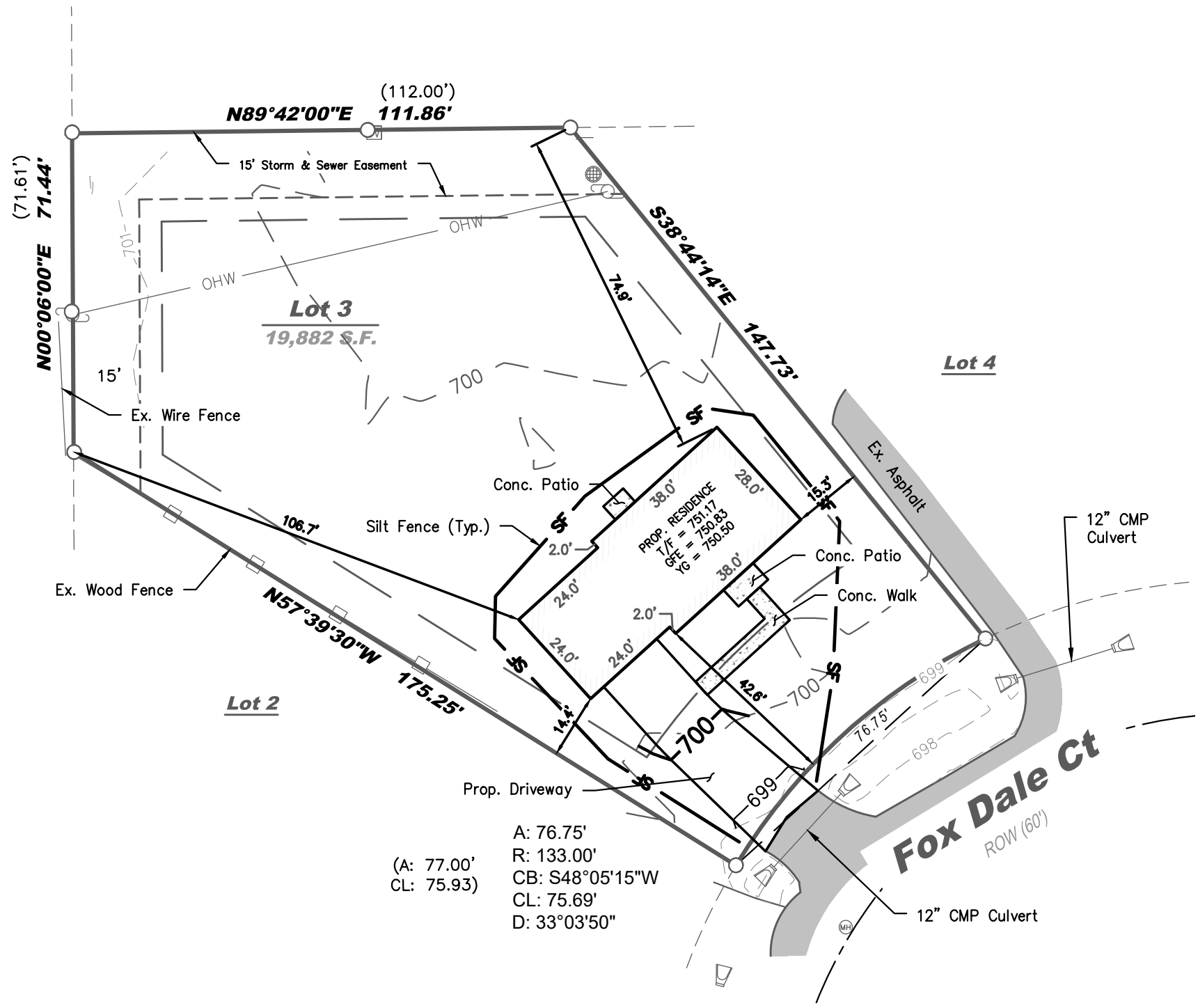
PREPARED FOR: Steve Homa - PEA Builders

PROPERTY DESCRIPTION:
Lot 3, Block 1, Monica Estates

CURRENT OWNER: Thi L. Nguyen

TAX ID: 1290110000

0' 30'
SCALE: 1" = 30'



Legend:

- Found Iron Pipe
- Utility Pole
- Guy Anchor
- TV Pedestal
- Storm Inlet
- End Section
- ( ) Recorded as

Bearings hereon relate to the East line of Lot 3, Block 1, of Monica Estates; being South 38°44'14" East.

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

WISCONSIN
RITCHIE P. WENZEL
S-4027
MILWAUKEE, WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Ritchie P. Wenzel, Professional Land Surveyor, S-4027

DRAWING BY: MRO
FIELD WORK BY: RW
FIELD WORK DATE: 06/25/24

P:\Shared\1 - Projects\2024\24.5063 - PEA Builders - Steve Homa - 432 E. Fox Dale Ct - Fox Point\CAD\Design\24.5063 E.dwg

PERMIT SET

NGUYEN

1st Floor Living	**1071**	**S/F**
2nd Floor Living	**591**	**S/F**
Garage	**546**	**S/F**

PAGE TABLE		
Label	Title	Comments
A-1.1	TITLE PAGE	
A-1.2	FDN., BASEMENT AND BRACING	
A-1.3	FIRST FLOOR	
A-1.4	ROOF PLAN & SCHEDULES	
A-2.1	ELEVATIONS	
A-3.1	SECTIONS	
A-4.1	INTERIORS	
A-4.2	INTERIORS	
A-4.3	INTERIORS	
E-1.1	ELECTRICAL	

NGUYEN
432 FOX DALE COURT
FOX POINT, WI 53217

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123 Fax: (866) 740-0288

TITLE PAGE

DRAWN BY: MJP

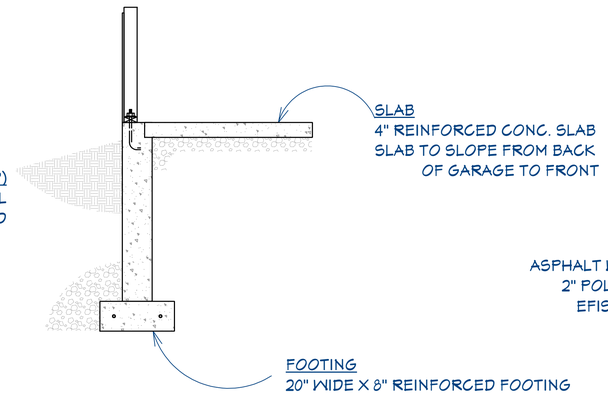
DATE DRAWN: 1/1/24

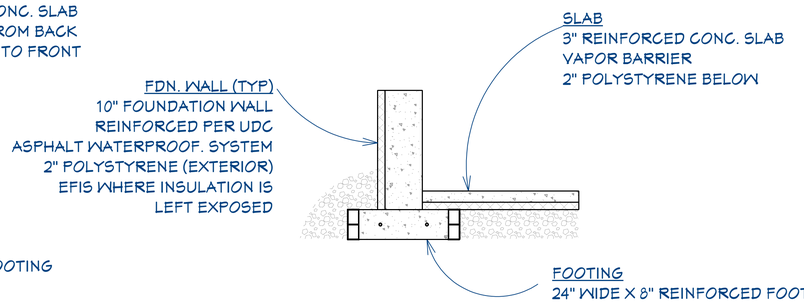
DATE REVISED: 6/24/24

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

SHEET: A-1.1

PERMIT SET

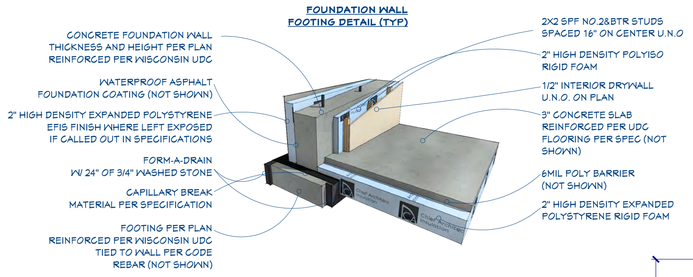




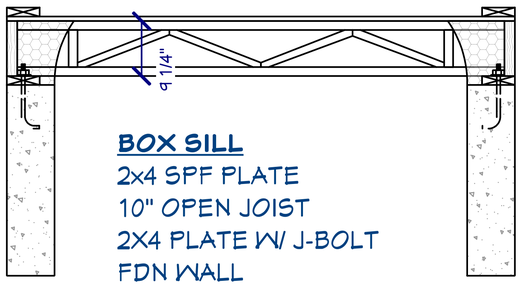
MASONRY/CARPENTRY NOTES

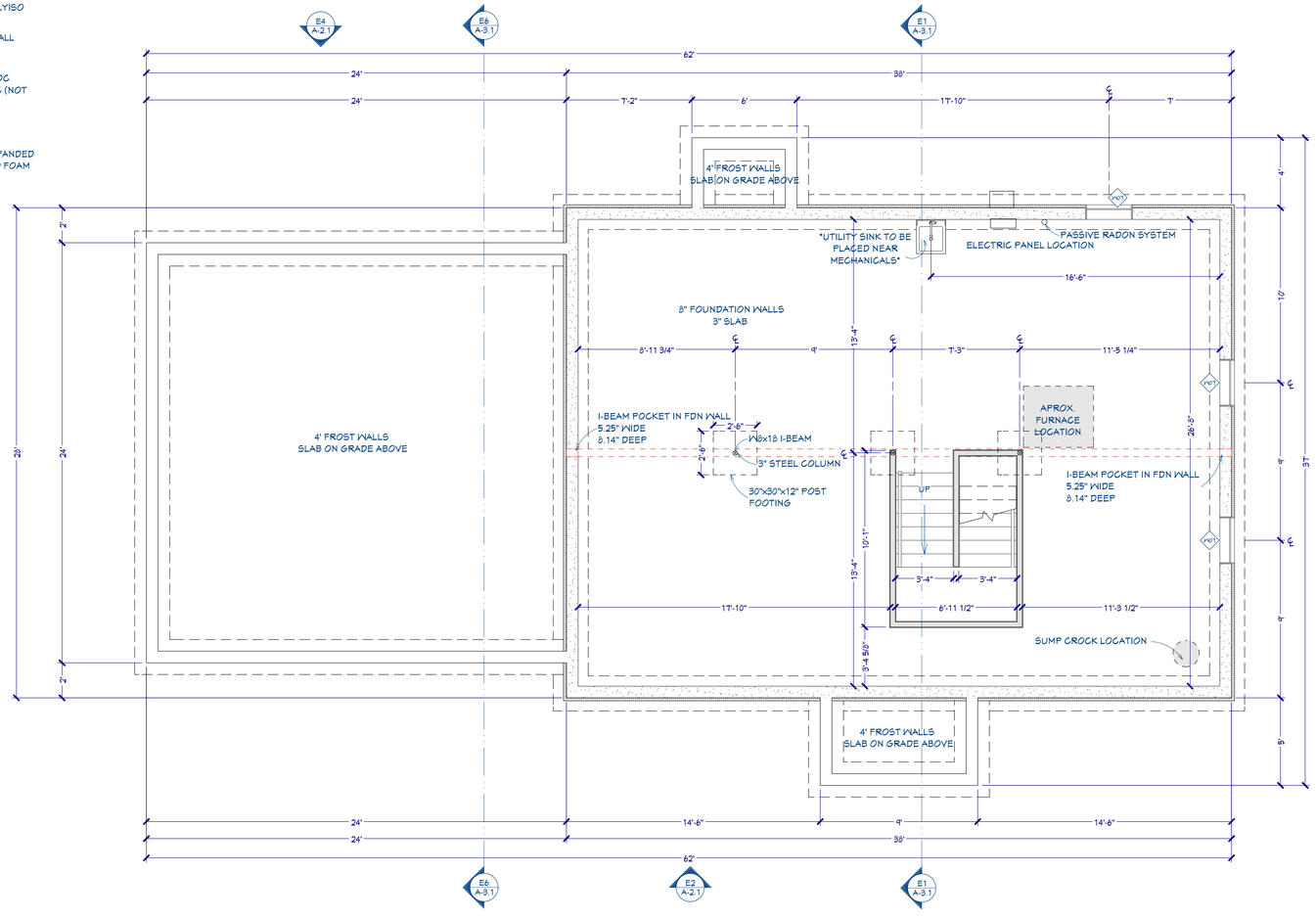
- DIMENSIONS TO OUTSIDE OF CONCRETE WALLS & STUDS
- 4" POLYSTYRENE RIGID FOAM W/ BORATE UNDER THE SLAB *SEE DETAIL*
- 8" CONCRETE FOUNDATION WALLS W/ 2" POLYSTYRENE RIGID FOAM W/ BORATE ON EXTERIOR
- 2X4 EXTERIOR WALLS WITH 2" POLYISO RIGID FOAM ON EXTERIOR
- *SEE DETAILS TO CONFIRM WALL CONSTRUCTION*
- CONTRACTOR TO INSTALL FOUNDATION WATERPROOF COATING.
- CONTRACTOR TO INSTALL PASSIVE RADON SYSTEM
- CONTRACTOR TO CONFIRM PASSIVE RADON PIPING LOCATION WITH BUILDER BEFORE SLAB IS POURED
- CONTRACTOR TO CONFIRM SUMP LOCATION WITH BUILDER BEFORE SLAB IS POURED
- CITY SEWER & WATER

3 GARAGE FOOTING DETAIL
SCALE: 5/8 IN = 1 FT



4 FDN WALL ED DETAIL
SCALE: 1/4 IN = 1 FT





1 FOUNDATION
SCALE: 1/4 IN = 1 FT

NGUYEN
432 FOX DALE COURT
FOX POINT, WI 53217

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123 Fax: (866) 740-0288

FDN., BASEMENT AND BRACING

DRAWN BY: MJP

DATE DRAWN: 1/1/24

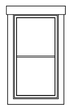
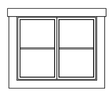
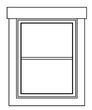
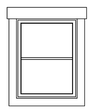
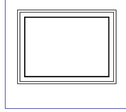
DATE REVISED: 6/24/24

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

SHEET: A-1.2

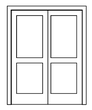
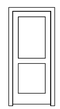
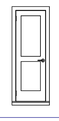
PERMIT SET

WINDOW SCHEDULE

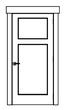
3D EXTERIOR ELEVATION	NUMBER	LABEL	SIZE	R/O	QTY	TEMPERED
	W01	2850SC	2850SC	33"X61"	7	
	W02	5040DC	5040DC	61"X49"	1	
	W03	2836SC	2836SC	33"X43"	6	
	W04	2836SC	2836SC	33"X43"	1	YES
	W05	4016AW	4016AW	49"X19"	1	
	W07	2820AW	2820AW	33"X25"	3	

CASEMENT/FIXED WINDOWS WITH HORIZONTAL LITE TO MIMIC DOUBLE HUNG

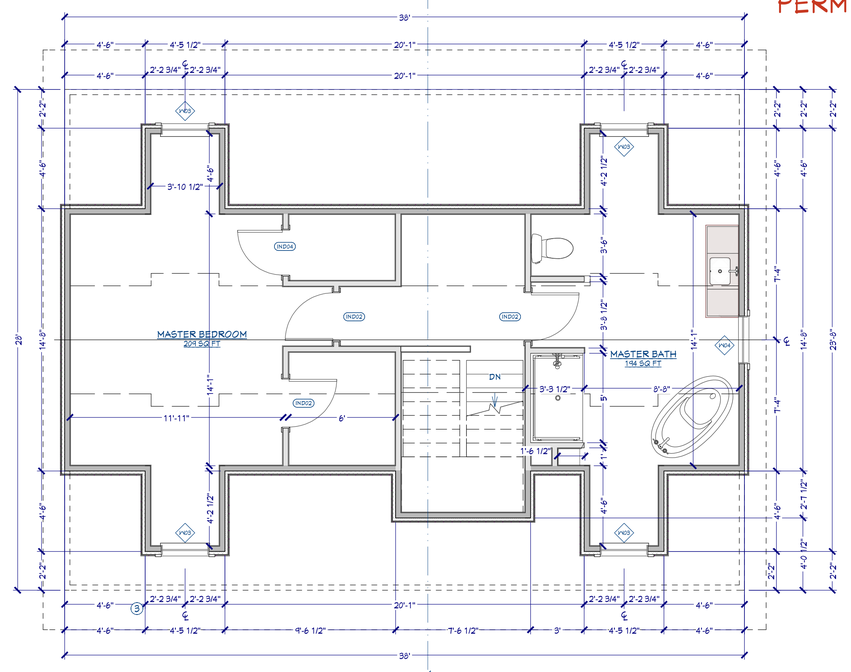
INTERIOR DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	SIZE	R/O	QTY	FIRE
	IND01	2868	2868 R IN	34"X82 1/2"	3	
	IND02	2868	2868 L IN	34"X82 1/2"	5	
	IND03	5068	5068 R IN	62"X82 1/2"	1	
	IND04	2668	2668 R IN	32"X82 1/2"	1	
	IND05	2868	2868 L	65 1/4"X82 1/2"	1	
	IND06	3068	3068 L/R IN	36"X82 1/2"	1	
	IND07	2268	2268 R IN	28"X82 1/2"	1	
	IND10	11068	11068 L IN	24"X82 1/2"	1	

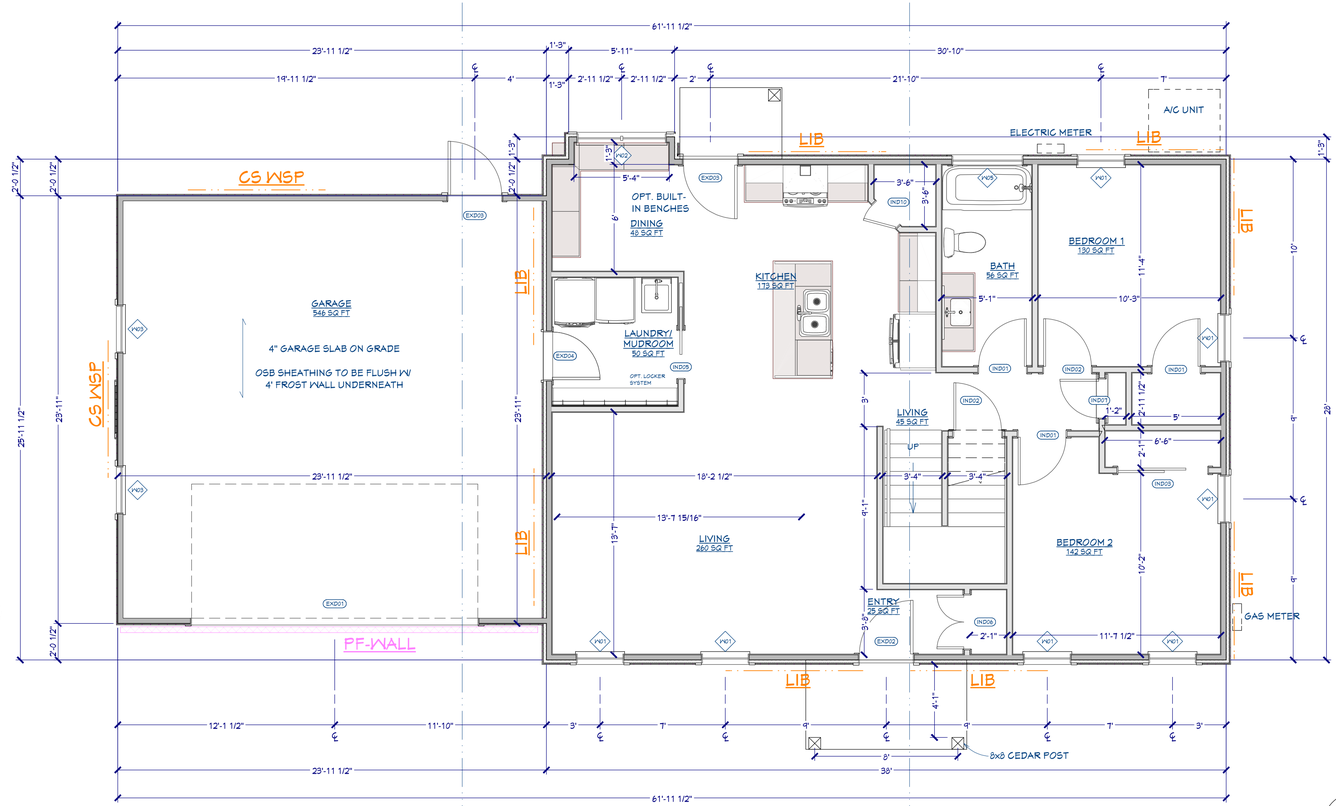
EXTERIOR DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	SIZE	R/O	QTY	FIRE	COMMENTS
	EXD01	16076	16076	194"X 93"	1		
	EXD02	3068	3068 R EX	38"X8 3"	1		SINGLE PANEL DOOR WITH GLASS LITE ON TOP
	EXD03	3068	3068 L EX	38"X8 3"	2		
	EXD04	2868	2868 R EX	34"X8 3"	2	YES	

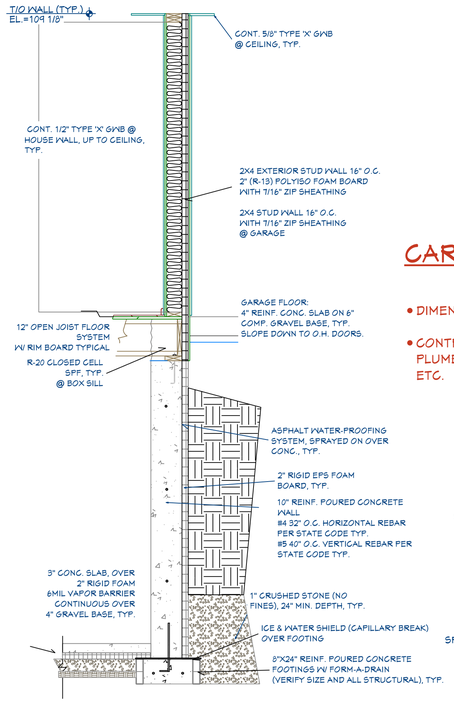
CONTRACTOR TO VERIFY ALL ROUGH OPENINGS TO MANUFACTURER SPECIFICATIONS



2 2ND FLOOR
SCALE: 1/4 IN = 1 FT



1 1ST FLOOR
SCALE: 1/4 IN = 1 FT

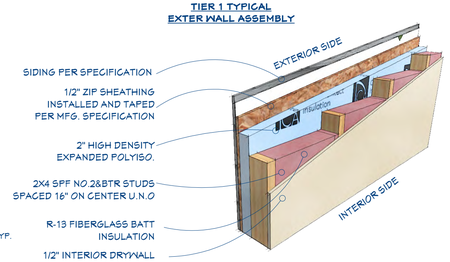


3 TYPICAL WALL SECTION
SCALE: NTS

CARPENTRY NOTES

- DIMENSIONS TO STUD WALLS & CENTERS OF OPENINGS
- CONTRACTOR TO ADD BLOCKING FOR APPLICABLE PLUMBING FIXTURES, TP/TOWEL HOLDER, MIRRORS, ETC.

TIER 1 TYPICAL EXTER WALL ASSEMBLY



NGUYEN
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FOX POINT, WI 53217

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Ph: (414) 324-6123 Fax: (866) 740-0288

FIRST FLOOR

DRAWN BY: MJP

DATE DRAWN: 1/1/24

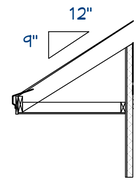
DATE REVISED: 6/24/24

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

SHEET: A-1.3

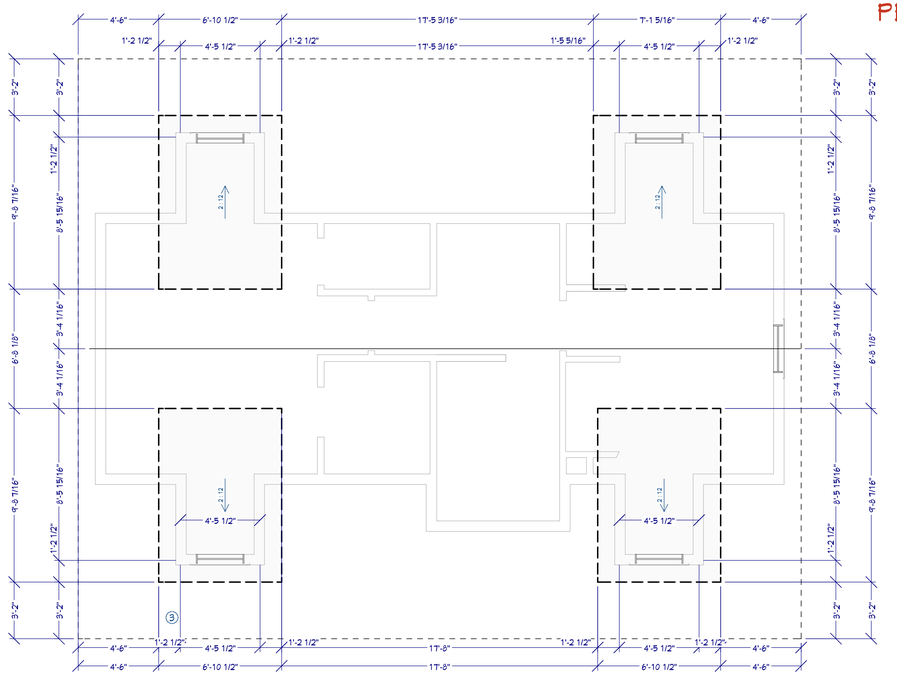
PERMIT SET

OVERHANG (TYP.)
1X8 LP SUBFASCIA
2X6 SPF FASCIA
PREFIN. LP SOFFIT
VENTED
2X4 SPF NAILER
24" O.C.
ROOF EDGE PER SPEC
COLOR PER SPEC

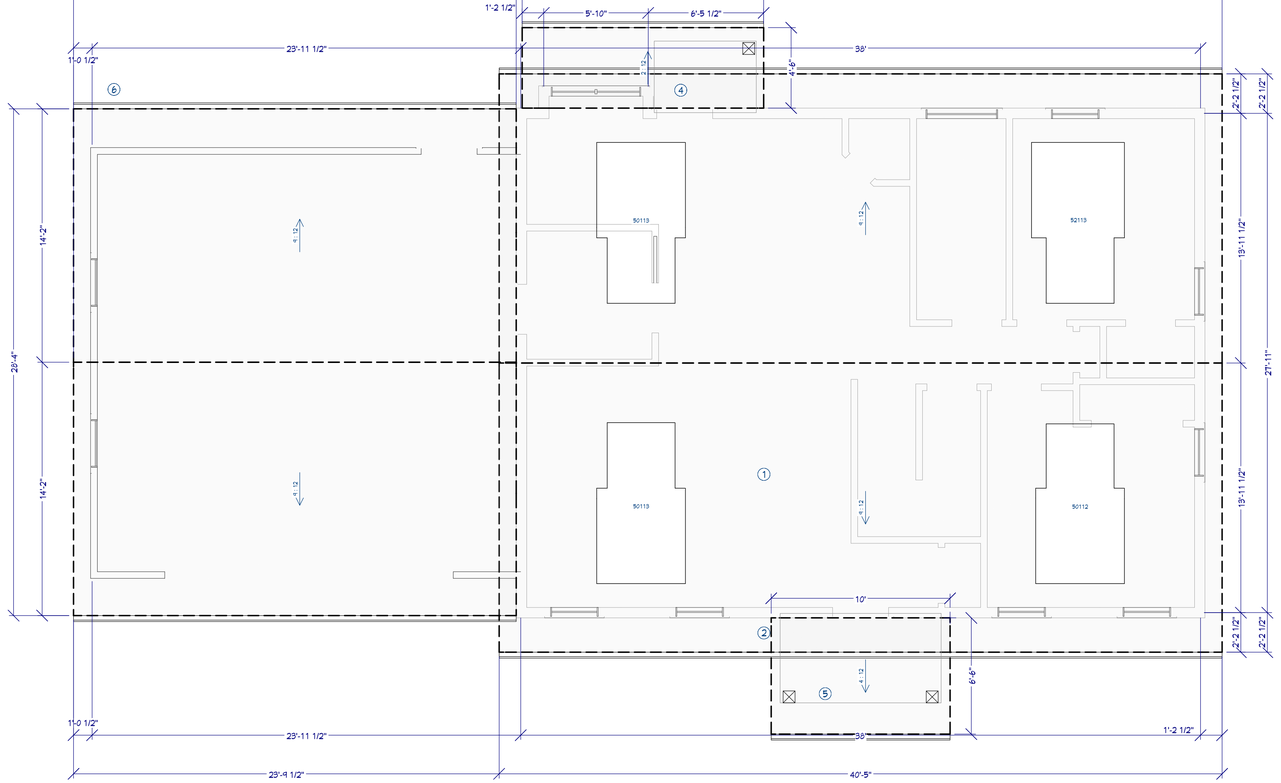


3 BOXED IN EAVE DETAIL
SCALE: 1/2 IN = 1 FT

NOTE SCHEDULE	
1	ASPHALT SHINGLE ROOF - COLOR PER SPECS
2	LP VENTED SOFFITS - COLOR PER SPECS
3	OVERHANG DIMENSIONS TO STUD
4	SHED ROOF OVER DINING BUMP OUT
5	SHED ROOF OVER ENTRY DOOR
6	5" GUTTER SIZE 3 AND 4" DOWN SPOUTS MITERED CORNERS COLOR: WHITE



2 DORMER ROOF PLAN VIEW
SCALE: 1/4 IN = 1 FT



1 ROOF PLAN VIEW
SCALE: 1/4 IN = 1 FT

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ROOF PLAN & SCHEDULES

DRAWN BY: MJP

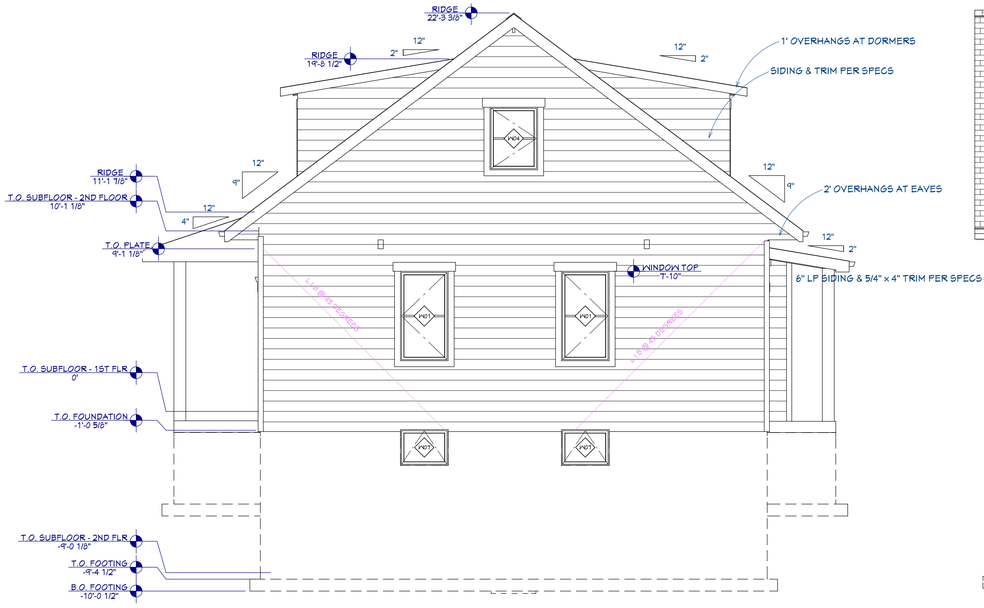
DATE DRAWN: 1/1/24

DATE REVISED: 6/24/24

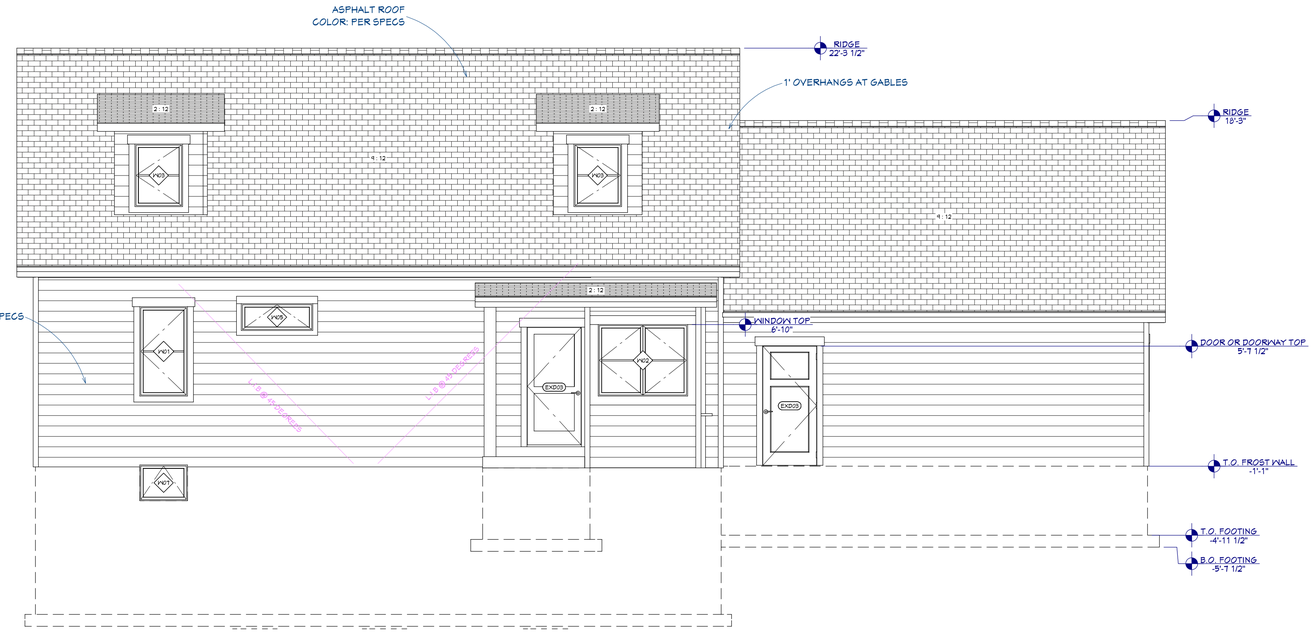
SCALE: #/#" = 1'-0"

SHEET: A-1.4

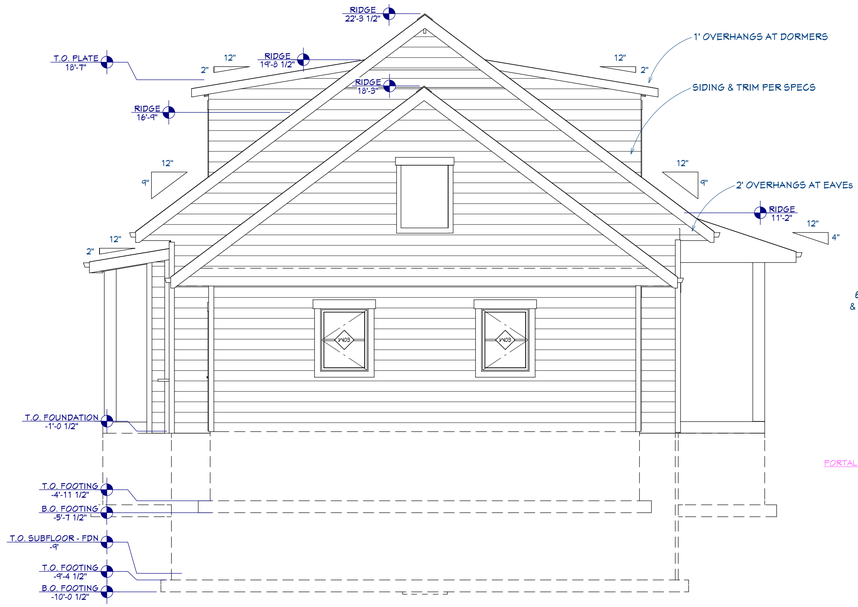
PERMIT SET



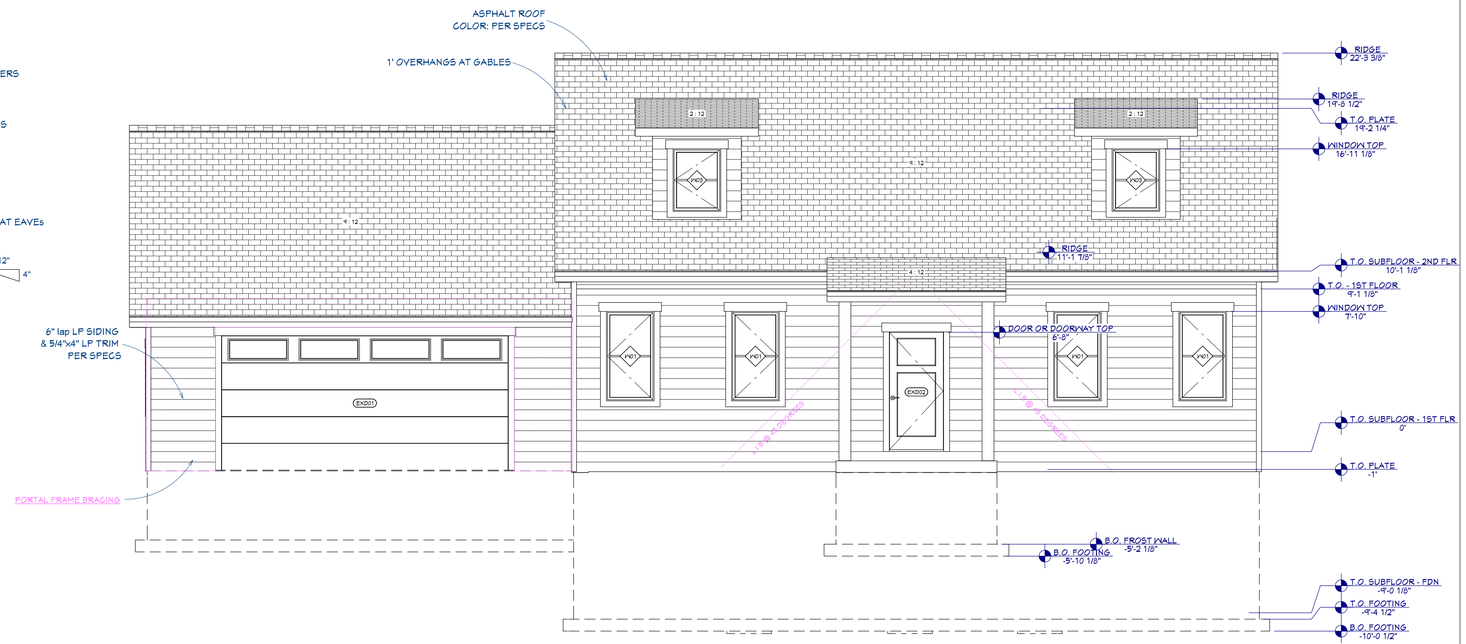
E5 EXTERIOR ELEVATION RIGHT
SCALE: 1/4 IN = 1 FT



E4 EXTERIOR ELEVATION BACK
SCALE: 1/4 IN = 1 FT



E3 EXTERIOR ELEVATION LEFT
SCALE: 1/4 IN = 1 FT



E2 EXTERIOR ELEVATION FRONT
SCALE: 1/4 IN = 1 FT

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ELEVATIONS

DRAWN BY:
MJP

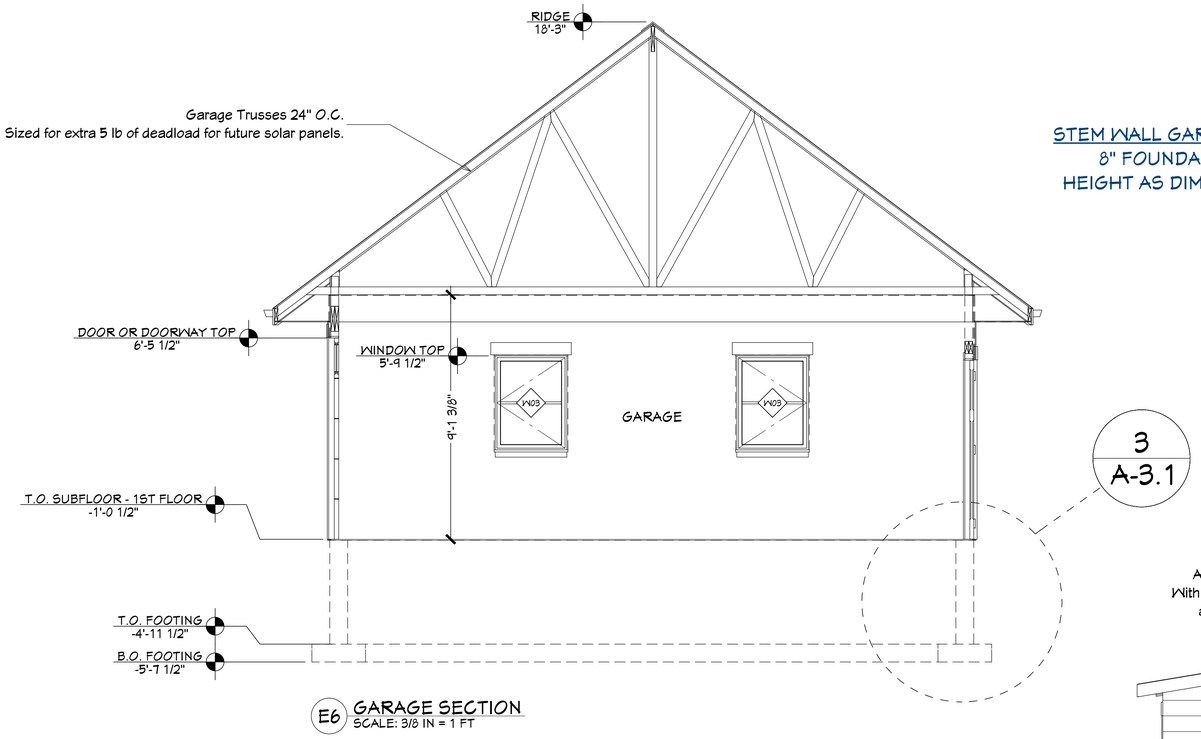
DATE DRAWN:
1/1/24

DATE REVISED:
6/24/24

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

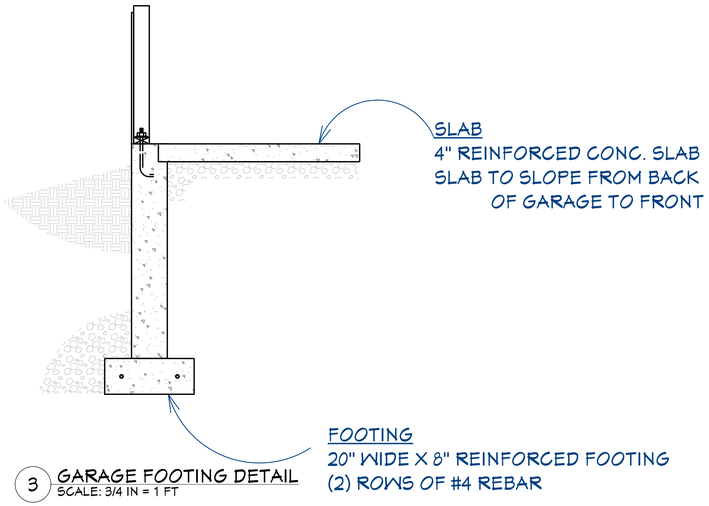
SHEET:
A-2.1

PERMIT SET

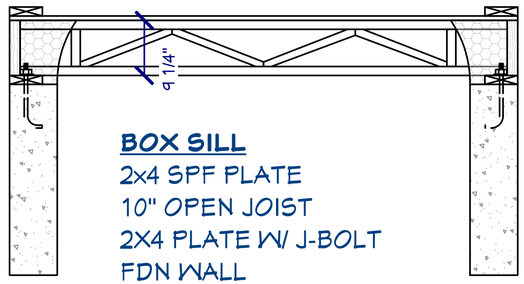


E6 GARAGE SECTION
SCALE: 3/8 IN = 1 FT

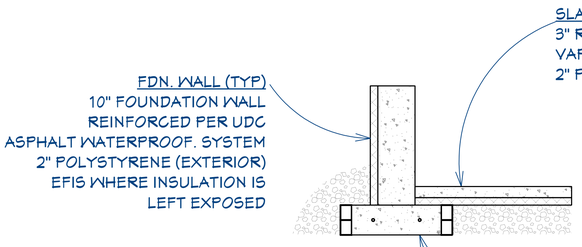
STEM WALL GARAGE (TYP)
8" FOUNDATION WALL
HEIGHT AS DIMENSIONED

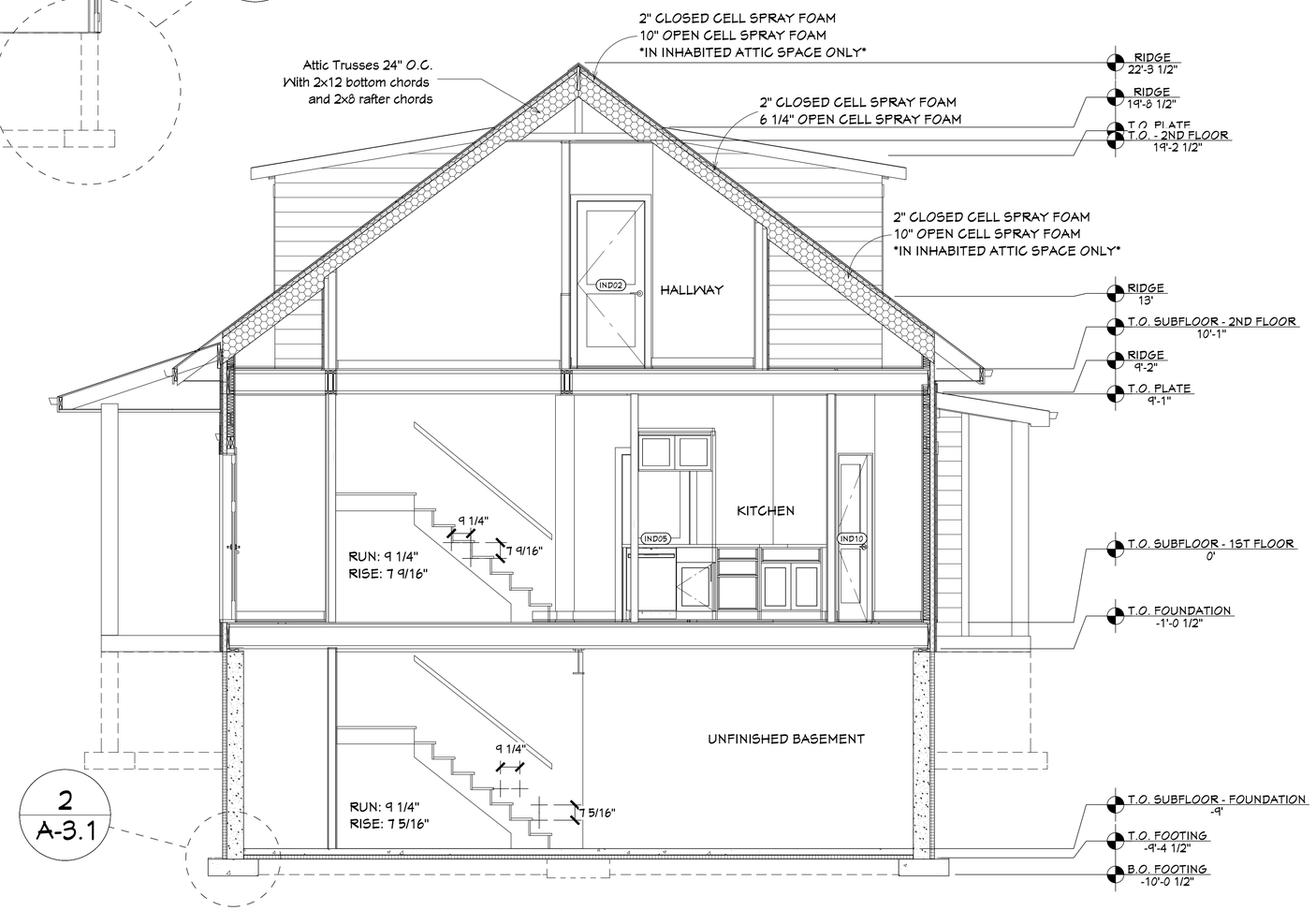


3 GARAGE FOOTING DETAIL
SCALE: 3/4 IN = 1 FT



BOX SILL
2x4 SPF PLATE
10" OPEN JOIST
2X4 PLATE W/ J-BOLT
FDN WALL





E1 STAIR SECTION
SCALE: 3/8 IN = 1 FT

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SECTIONS

DRAWN BY: MJP

DATE DRAWN: 1/1/24

DATE REVISED: 6/24/24

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

SHEET: A-3.1

DIMS. TO WALL FINISH

PERMIT SET

CABINET & CTOP NOTES

CABINETS:
- DOOR STYLE: TBD
- DRAWER STYLE: SLAB
- CABINET COLOR: MAPLE DUNE

COUNTERTOP:
- QUARTZ - COLOR: TBD

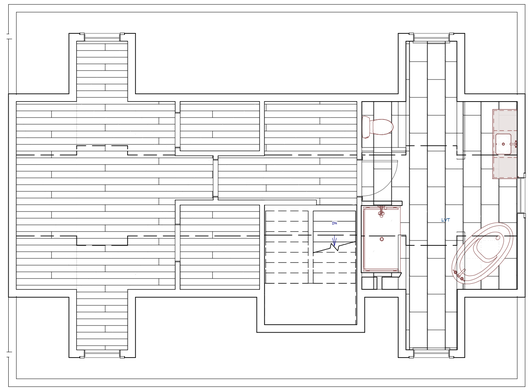
GENERAL INTERIOR NOTES

- DRYWALL RETURNS (3 SIDES)
- SAND DRYWALL TEXTURE
- WALLS & CEILING PAINTED SW 7105 PAPERWHITE THROUGHOUT

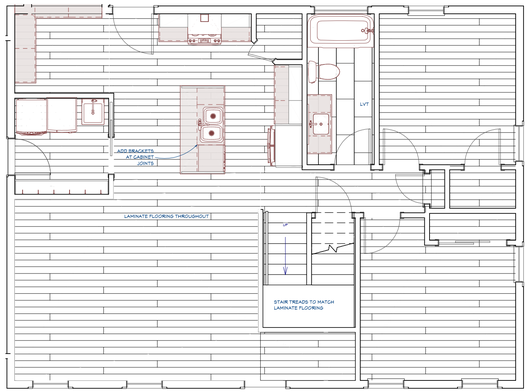
- 1X5 TRIM PAINTED SW 7005 PURE WHITE
- DOORS PAINTED SW 7005 PURE WHITE
- MATCHING SQUARE SHOE
- WINDOW SILL WITH APRON
- MITERED DOOR CASING

- DOOR STYLE: 2 PANEL SHAKER

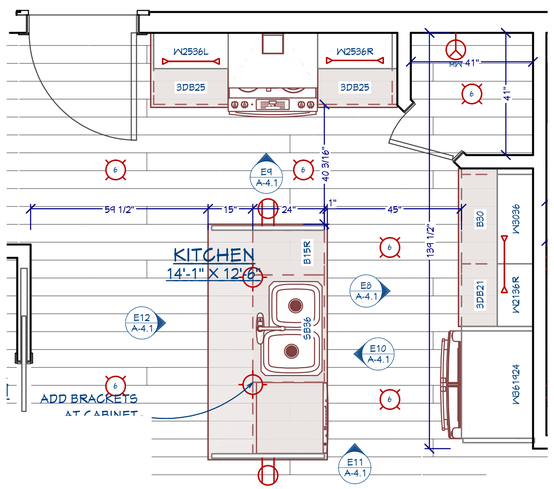
- ADLER CREEK LAMINATE FLOORS THROUGHOUT - COLOR: PALE OAK
- ATHENA - MAIDEN'S VALE LVT IN BATHROOMS
- UNFINISHED CONCRETE SLAB IN BASEMENT



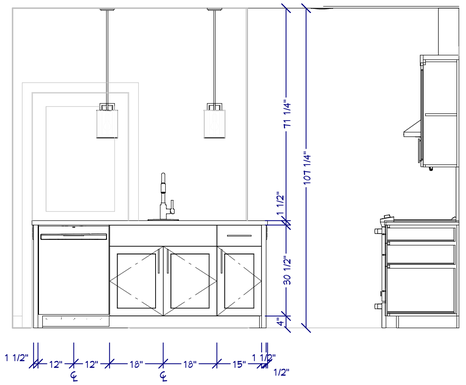
3 2ND FLOOR FINISH PLAN
SCALE: NTS



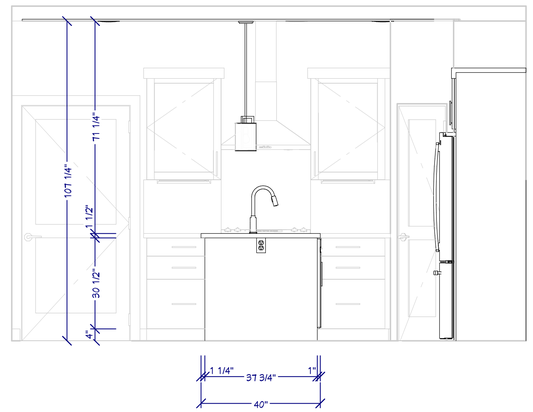
2 1ST FLOOR FINISH PLAN
SCALE: NTS



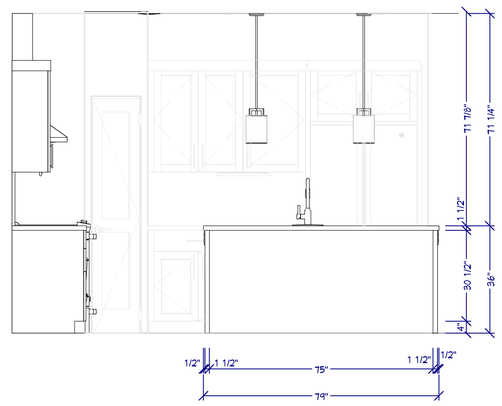
1 ENLARGED KITCHEN PLAN
SCALE: 1/2 IN = 1 FT



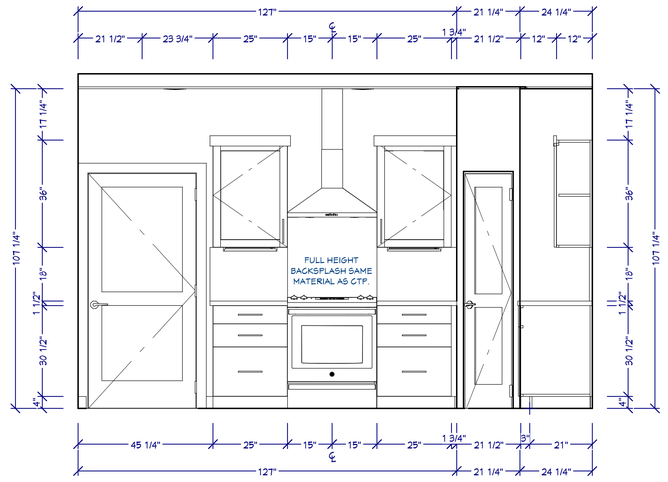
E10 ISLAND ELEVATION 3
SCALE: 1/2 IN = 1 FT



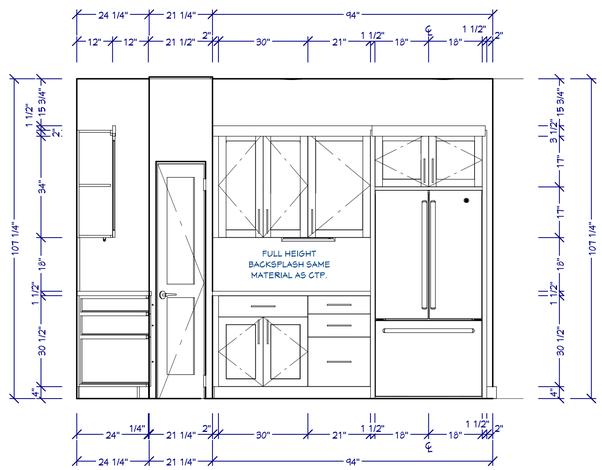
E11 ISLAND ELEVATION 2
SCALE: 1/2 IN = 1 FT



E12 ISLAND ELEVATION
SCALE: 1/2 IN = 1 FT



E9 STOVE ELEVATION
SCALE: 1/2 IN = 1 FT



E8 REFRIG. ELEVATION
SCALE: 1/2 IN = 1 FT

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INTERIORS

DRAWN BY: MJP

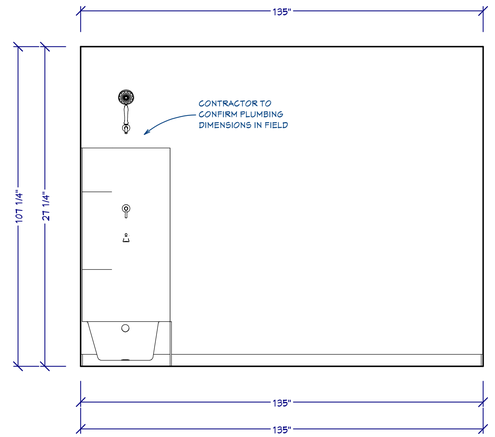
DATE DRAWN: 1/1/24

DATE REVISED: 6/24/24

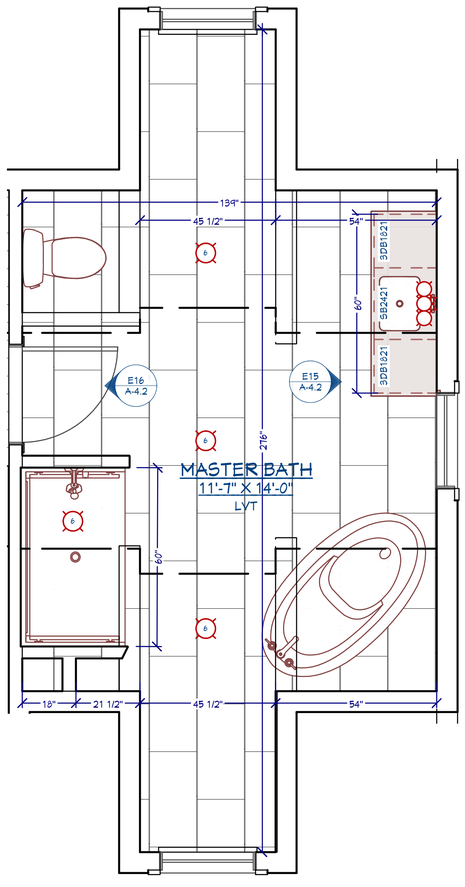
SCALE: #/#" = 1'-0"

SHEET: A-4.1

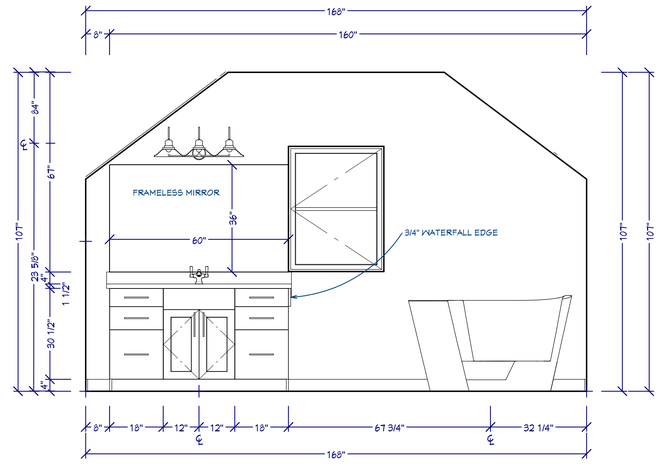
*DIMS. TO WALL FINISH**PERMIT SET



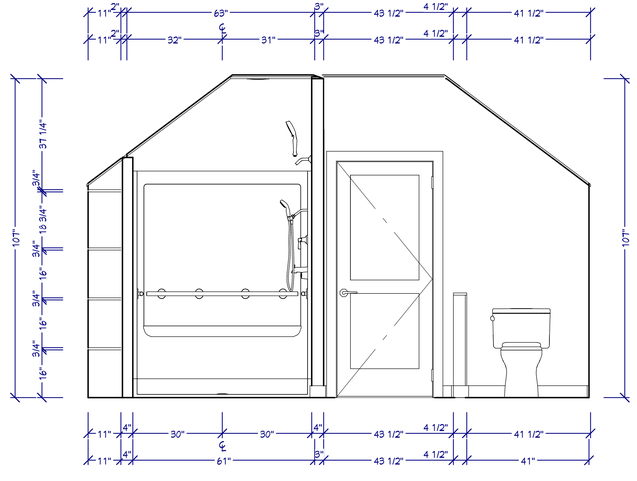
E14 FULL BATH SHOWER
SCALE: 1/2 IN = 1 FT



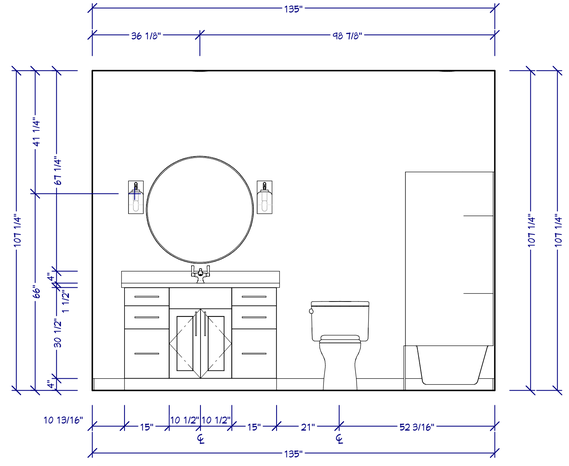
2 PRIMARY BATH ENLARGED PLAN
SCALE: 1/2 IN = 1 FT



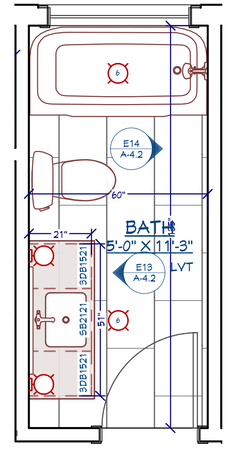
E15 PRIMARY BATH CABINETS
SCALE: 1/2 IN = 1 FT



E16 PRIMARY BATH SHOWER
SCALE: 1/2 IN = 1 FT



E13 FULL BATH CABINETS
SCALE: 1/2 IN = 1 FT



1 FULL BATH ENLARGED PLAN
SCALE: 1/2 IN = 1 FT

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INTERIORS

DRAWN BY: MJP

DATE DRAWN: 1/1/24

DATE REVISED: 6/24/24

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

SHEET: A-4.2

*DIMS. TO WALL FINISH

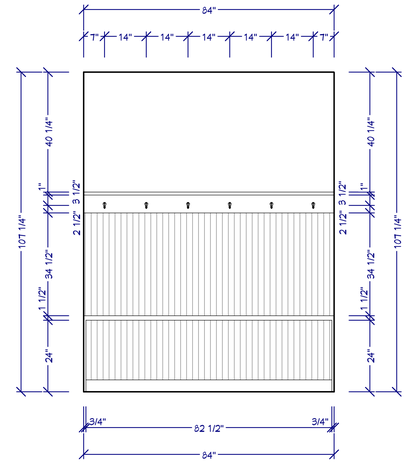
PERMIT SET

APPLIANCE SCHEDULE

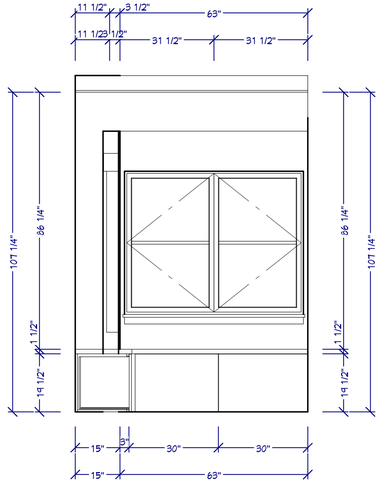
2D SYMBOL	MANUFACTURER	DESCRIPTION	SIZE	QTY	FLOOR
		EVL4245S - 400 CFM STAINLESS	24"WX19 11/16" D X 10 1/4" H	1	1
	FRIGIDAIRE	GRFG2353AF - FRIGIDAIRE GALLERY COUNTER-DEPTH FRENCH-DOOR REFRIGERATOR	23.3 CU. FT.	1	1
	FS	GCFI3060BF - FS COOKER FC CAVITY/INDUCTION HOB		1	1
	BI	GDSP4T115AF BI FULLSIZE DISHWASHER - STAINLESS		1	1
		MVWT230HW - TL WASHER W/AGI, EXTRA POWER	5.2 CU FT	1	1
		WHD560CHW	7.4 CU. FT.	1	1

PLUMBING SCHEDULE

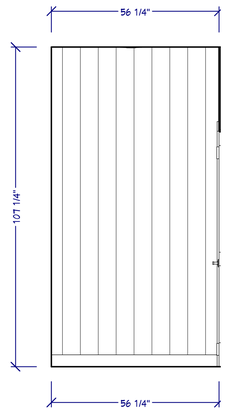
2D SYMBOL	MANUFACTURER	DESCRIPTION	FINISH	QTY	FLOOR	ROOM NAME
	MOEN	9126EVC - KURV SMART FAUCET TOUCHLESS PULL DOWN	CHROME	1	1	KITCHEN
	ELKAY	ELUH3120RDBG - LUSTERTONE CLASSIC SS	LUSTROUS SATIN FINISH	1	1	KITCHEN
	MUSTEE AND SONS	14CP - UTILAB LAUNDRY TRAY COMBO		1	1	LAUNDRY/MUDROOM
	KOHLER	K-10579-4-CP BANCROFT MONOBLOCK BATHROOM SINK FAUCET	POLISHED CHROME	1	1	BATH
	KOHLER	K-20000-0 CAXTON UNDERMOUNT BATHROOM SINK	WHITE	1	1	BATH
	KOHLER	K-22163-CP BANCROFT 1.75 GPM MULTIFUNCTION HANDSHOWER WITH KATALYST AIR-INDUCTION TECHNOLOGY	POLISHED CHROME	1	1	BATH
	KOHLER	K-TLS10582-4-CP BANCROFT RITE-TEMP SHOWER VALVE TRIM	POLISHED CHROME	1	1	BATH
	AQUATIC	2603CTWML-WH	WHITE	1	1	BATH
	KOHLER	3979-0 HIGHLINE COMFORT HEIGHT TWO-PIECE ELONGATED	WHITE	1	1	BATH
	KOHLER	K-10579-4-CP BANCROFT MONOBLOCK BATHROOM SINK FAUCET	POLISHED CHROME	1	2	MASTER BATH
	KOHLER	K-20000-0 CAXTON UNDER-MOUNT BATHROOM SINK	WHITE	1	2	MASTER BATH
	KOHLER	K-TLS10582-4-CP BANCROFT RITE-TEMP SHOWER VALVE TRIM	POLISHED CHROME	1	2	MASTER BATH
	KOHLER	K-22163-CP BANCROFT 1.75 GPM MULTIFUNCTION HANDSHOWER WITH KATALYST AIR-INDUCTION TECHNOLOGY	POLISHED CHROME	1	2	MASTER BATH
	AQUATIC	1603CST SHOWER	WHITE	1	2	MASTER BATH
	FLEURCO	BZG067331-18 - OPUS CONCERTO FREESTANDING TUB	WHITE	1	2	MASTER BATH
	KOHLER	K-T10582-4-CP BANCROFT BATH FAUCET TRIM FOR DECK MOUNT VALVE	POLISHED CHROME	1	2	MASTER BATH
	KOHLER	3979-0 HIGHLINE COMFORT HEIGHT TWO-PIECE ELONGATED	WHITE	1	2	MASTER BATH
	MUSTEE AND SONS	14CP - UTILAB LAUNDRY TRAY COMBO		1	0	UNFINISHED



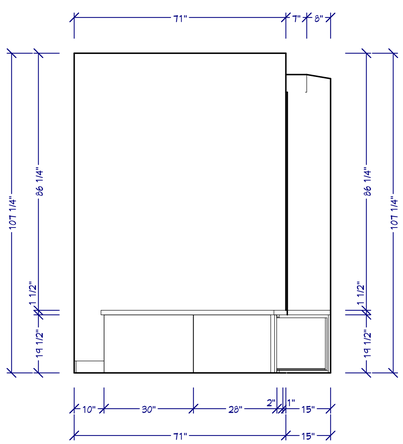
E19 LOCKER ELEVATION (OPTION)
SCALE: 1/2 IN = 1 FT



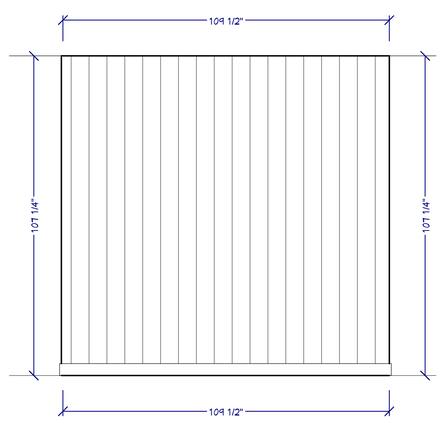
E20 BENCH ELEVATION (OPTION)
SCALE: 1/2 IN = 1 FT



E18 ACCENT WALL 2 (OPTION)
SCALE: 1/2 IN = 1 FT



E21 BENCH ELEVATION 2 (OPTION)
SCALE: 1/2 IN = 1 FT



E17 ACCENT WALL (OPTION)
SCALE: 1/2 IN = 1 FT

NGUYEN
432 FOX DALE COURT
FOX POINT, WI 53217

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123 Fax: (866) 740-0288

INTERIORS

DRAWN BY: MJP

DATE DRAWN: 1/1/24

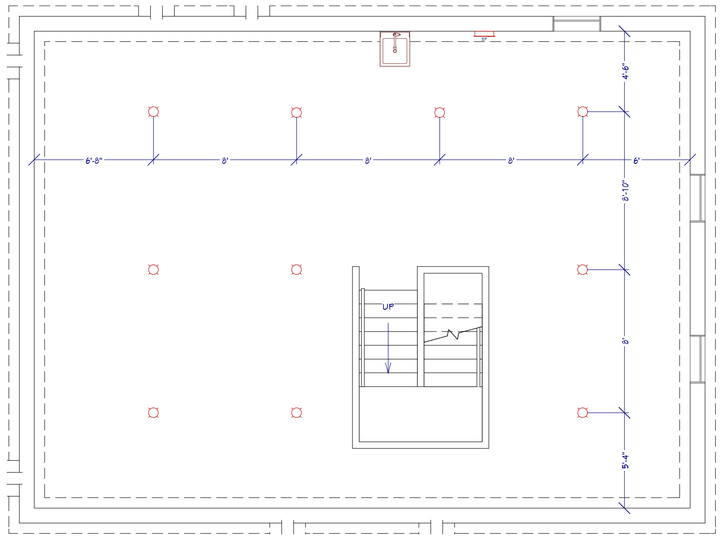
DATE REVISED: 6/24/24

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

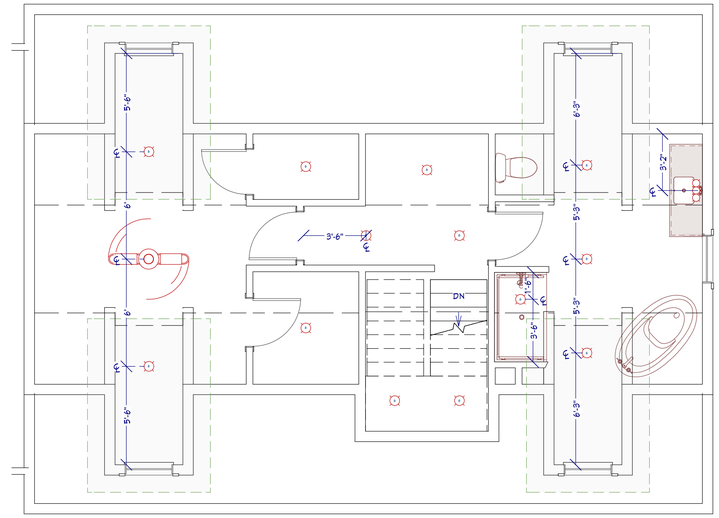
SHEET: A-4.3

PERMIT SET

ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	COMMENTS
	3" LED DISC LIGHT	
	6" LED DISC LIGHT	
	PENDANT	
	CHANDELIER	
	3 LIGHT VANITY SCONCE	
	WALL SCONCE	
	TUBE	
	CEILING FAN	
	BARE BULB	
GARAGE DOOR	DUPLEX CEILING MOUNTED	
DR	CLOTHES DRYER RECEPTACLE	
WH	CLOTHES WASHER RECEPTACLE, H/N	
MW	MICROWAVE RECEPTACLE, H/N	
EP	ELECTRICAL PANEL - SURFACE MOUNTED	200 AMP
	DUPLEX	



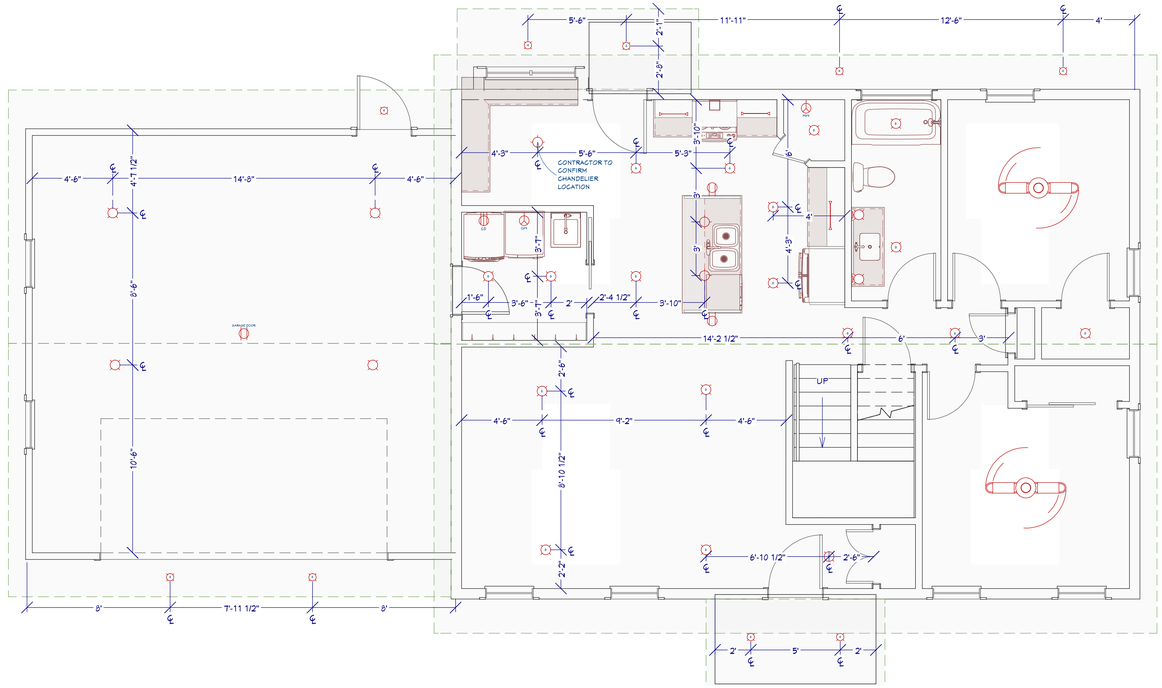
3 LOWER LEVEL ELECTRICAL PLAN VIEW
SCALE: 1/4 IN = 1 FT



2 2ND FLR ELECTRICAL PLAN VIEW
SCALE: 1/4 IN = 1 FT

ELECTRICAL NOTES:

- DIMENSIONS TO STUDS/FOUNDATION WALL
- ANY UNMARKED DIMENSIONS TO BE CENTERED IN ROOM
- ELECTRICAL PANEL TO BE PLACED IN BASEMENT SOUTHWEST WALL
- SPECIAL OUTLETS THAT ARE EXTRA OUTSIDE CODE REQ. ARE MARKED
- THE REST OF OUTLETS TO BE PLACED PER CODE
- NOTE: TWO OUTLETS TO BE INSTALLED IN ISLAND
- INTERIOR LIGHTS TO BE 6" LED DISC LIGHTS
- EXTERIOR SOFFIT LIGHTS TO BE 3" LED DISC LIGHTS



1 1ST FLR ELECTRICAL PLAN VIEW
SCALE: 1/4 IN = 1 FT

NGUYEN
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FOX POINT, WI 53217

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Muskego, WI 53150
Ph: (414) 324-6123 Fax: (866) 740-0288

ELECTRICAL

DRAWN BY: MJP

DATE DRAWN: 1/1/24

DATE REVISED: 6/24/24

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

SHEET: E-1.1

PROPERTY SURVEY

PROPERTY DESCRIPTION: (As-Surveyed)
Lot 1, Block 1,FOX POINT SUBDIVISION being a part of the Southeast ¼ of the Southwest ¼ of Section 9, Township 8 North, Range 22 East, located in the Village of Fox Point, Milwaukee County, Wisconsin.

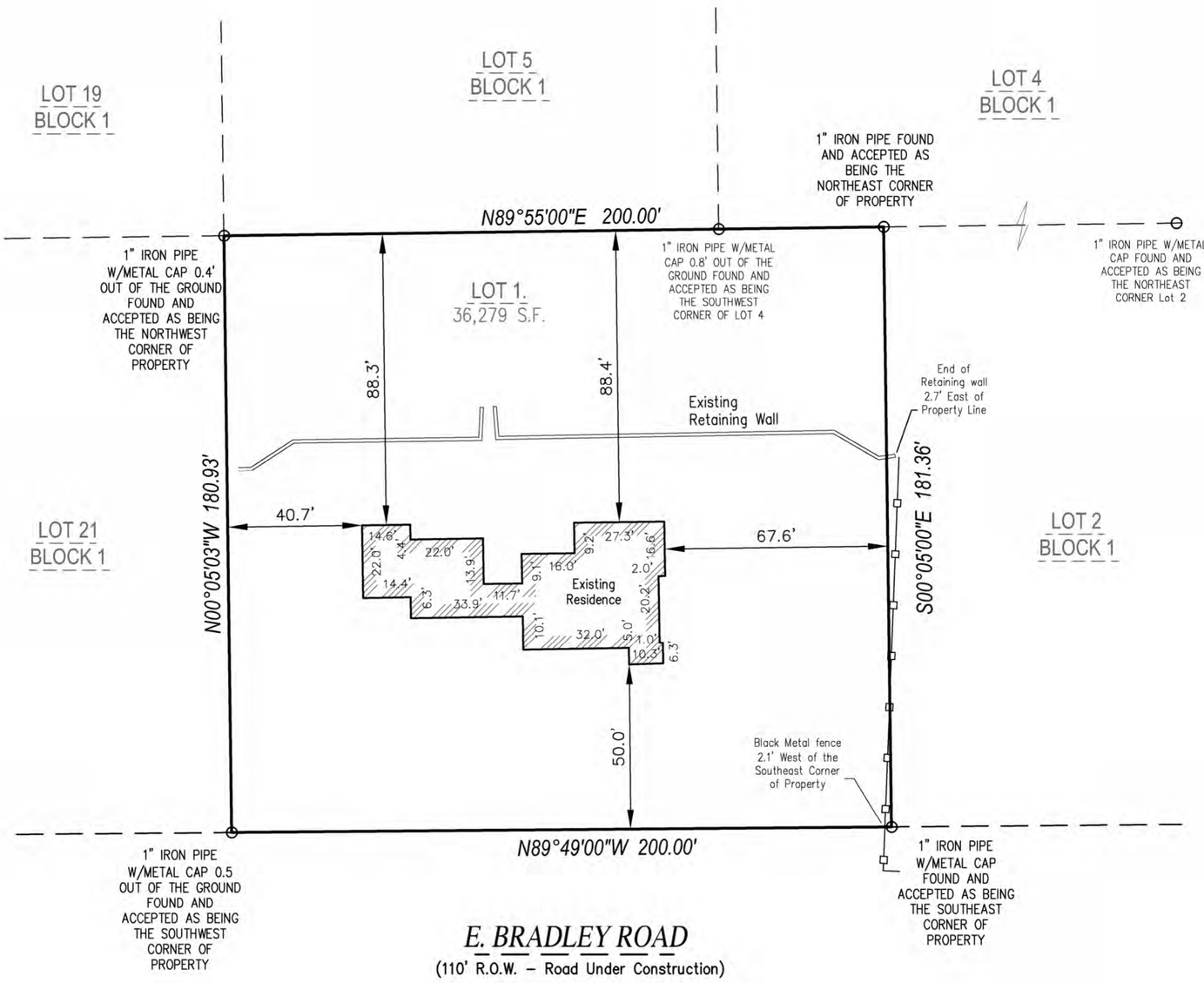
TITLE POLICY: No Title Policy has been provided, therefore, without performing an ALTA/NSPS Survey this PROPERTY SURVEY does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1¼"	1" = 0.083'
0.2' = 2½"	2" = 0.166'
0.3' = 3½"	3" = 0.250'
0.4' = 4¾"	4" = 0.333'
0.5' = 6"	5" = 0.416'
0.6' = 7¼"	6" = 0.500'
0.7' = 8½"	7" = 0.583'
0.8' = 9½"	8" = 0.666'
0.9' = 10½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

0 20' 40'
Scale: 1"=40'

Statement of Potential Encroachments: At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP,GW Land Surveying LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.



Mead & Hunt
10700 Research Drive, Wauwatosa WI. 53226
(414) 755-1110
www.meadhunt.com

CLIENT:
Gerry Timms
746 E. Beaumont Ave
Whitefishbay, WI. 53217

SURVEY DATA:
Tax Key No.: 0590214000
Address: 1000 E. Bradley Road
Project No.: 4668166-241306.01

WISCONSIN
RICK R. HILLMANN
S-3005
NEW BERLIN
WI.
LAND SURVEYOR

Dated: May 16, 2024
Field Surveyed: May 15, 2024

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

1000 E. Bradley Road

new home

site plan – as-built 2
set plan – v2 3
1st floor plan 4
2nd floor plan 5
basement plan 6
1st floor – electrical 7
2nd floor – electrical 8
interior elevations – 1st floor 9
interior elevations – 2nd floor 10
exterior elevations 11
exterior elevations 12
interior perspectives 13
exterior perspectives 14
construction details 15

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION

All dimensions are approximate

wells design

RESIDENTIAL REMODELING SOLUTIONS

8609 W. HAWTHORNE AVE.
WAUWATOSA, WI 53226

414-333-0837

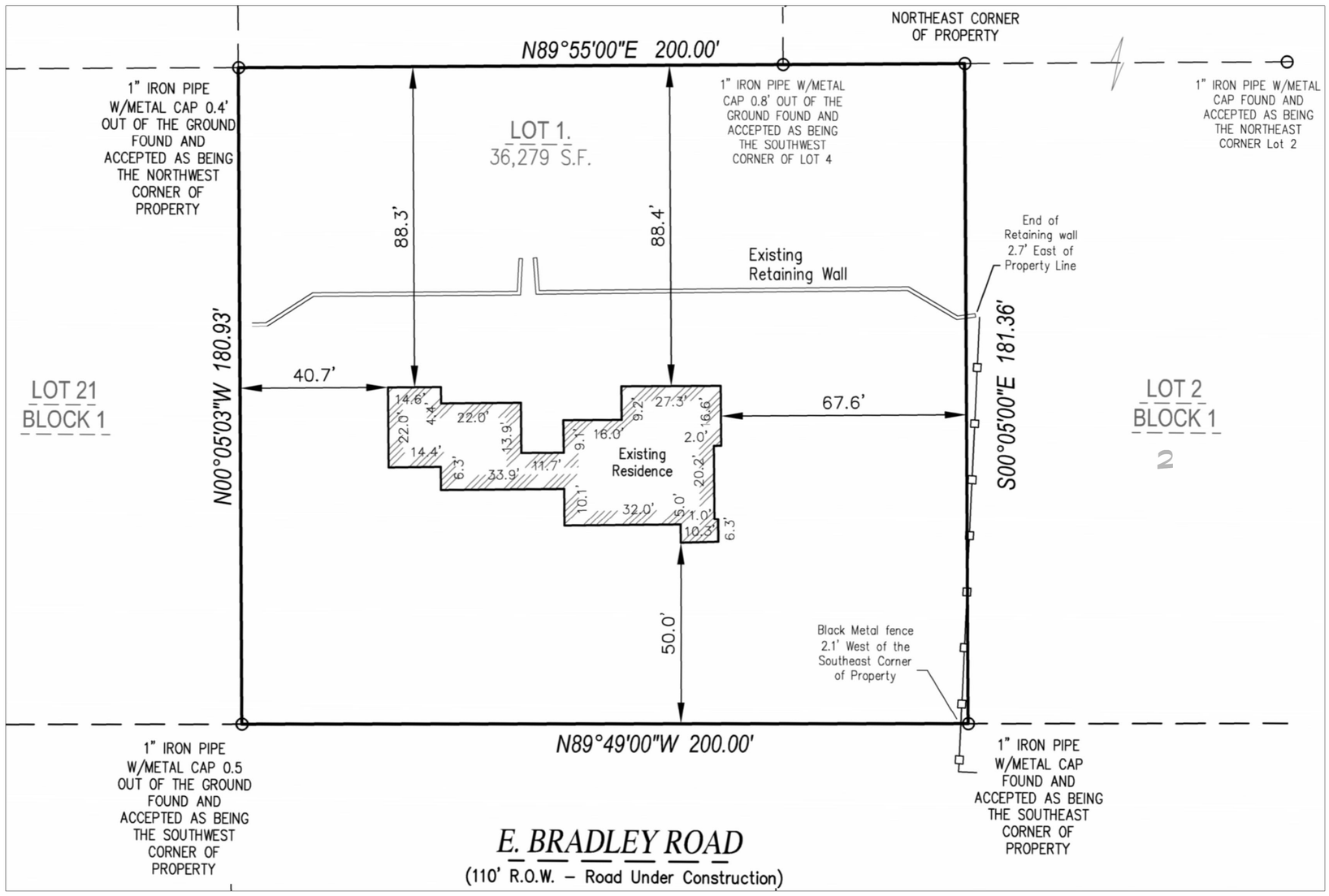
wellsdesign@mac.com

06.17.24

Builder to verify project dimensions & materials, and to ensure that all construction methods meet local building codes. Appliances, products and fixtures depicted may not match final selections.

Fairtree Properties
1000 E. Bradley Road
Fox Point, WI 53217

Timms – new home



site plan – as-built
scale: 1" = 4'

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION
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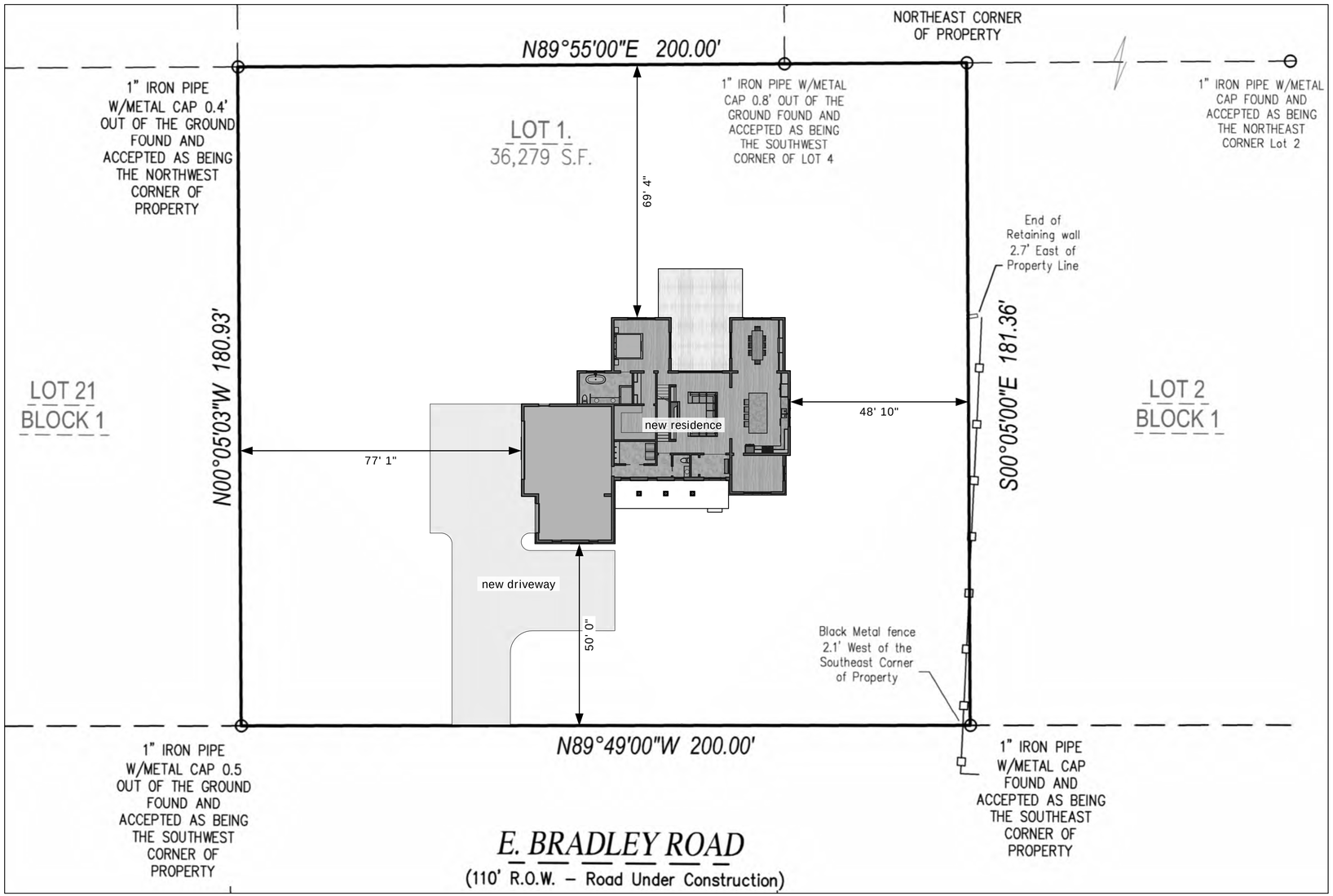
Fox Point, WI 53217

Timms – new home
site plan – as-built
scale: 1" = 10'



site plan – v2
scale: 1" = 4'

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION
All dimensions are approximate

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Fairtree Properties
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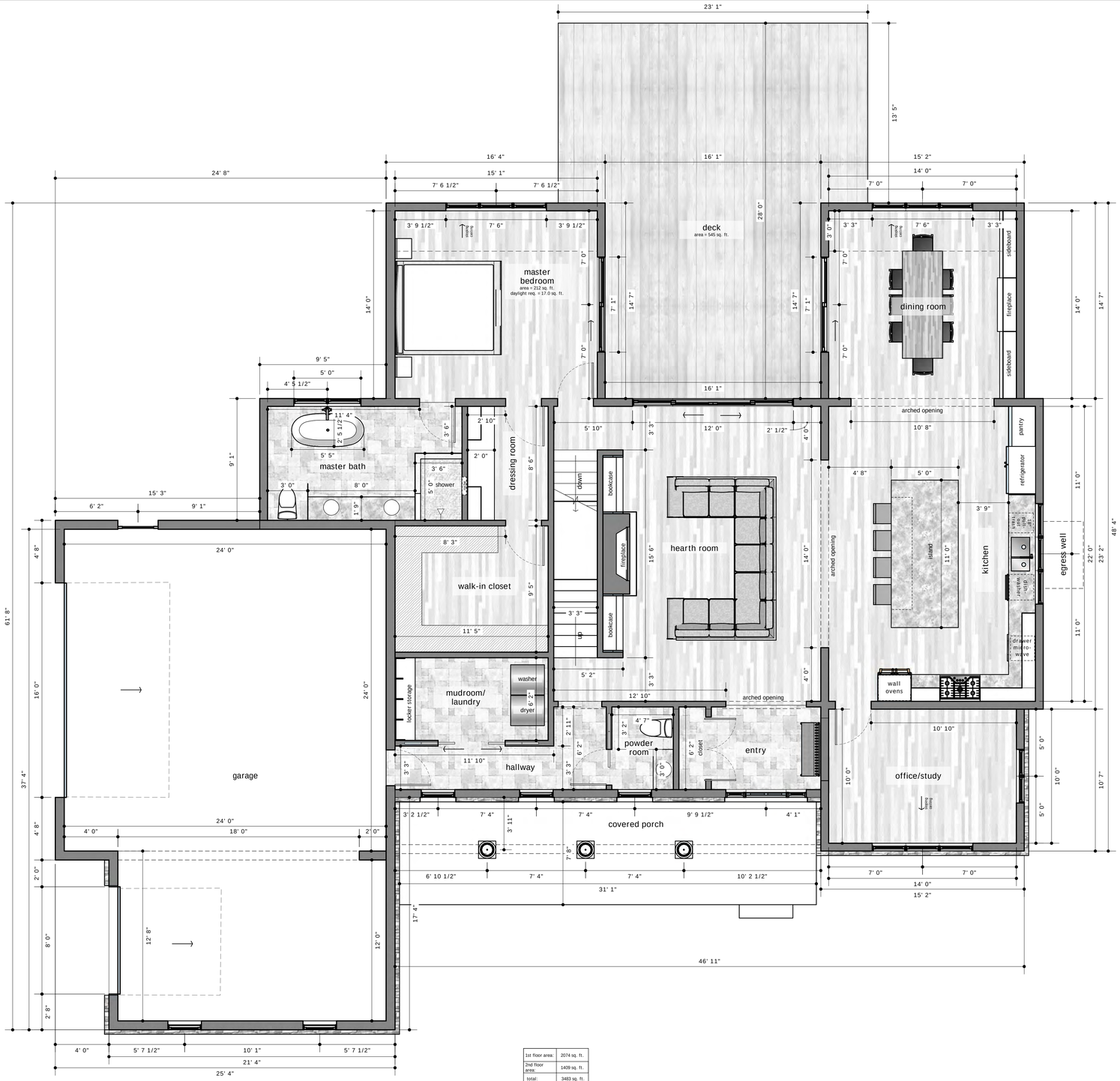
Fox Point, WI 53217

Timms – new home
site plan – v2
scale: 1" = 16'



1st floor area:	2074 sq. ft.
2nd floor area:	1409 sq. ft.
total:	3483 sq. ft.
basement:	1462 sq. ft.
ground level deck:	450 sq. ft.
garage:	890 sq. ft.

1st floor plan – v2
scale: 1" = 4'

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION
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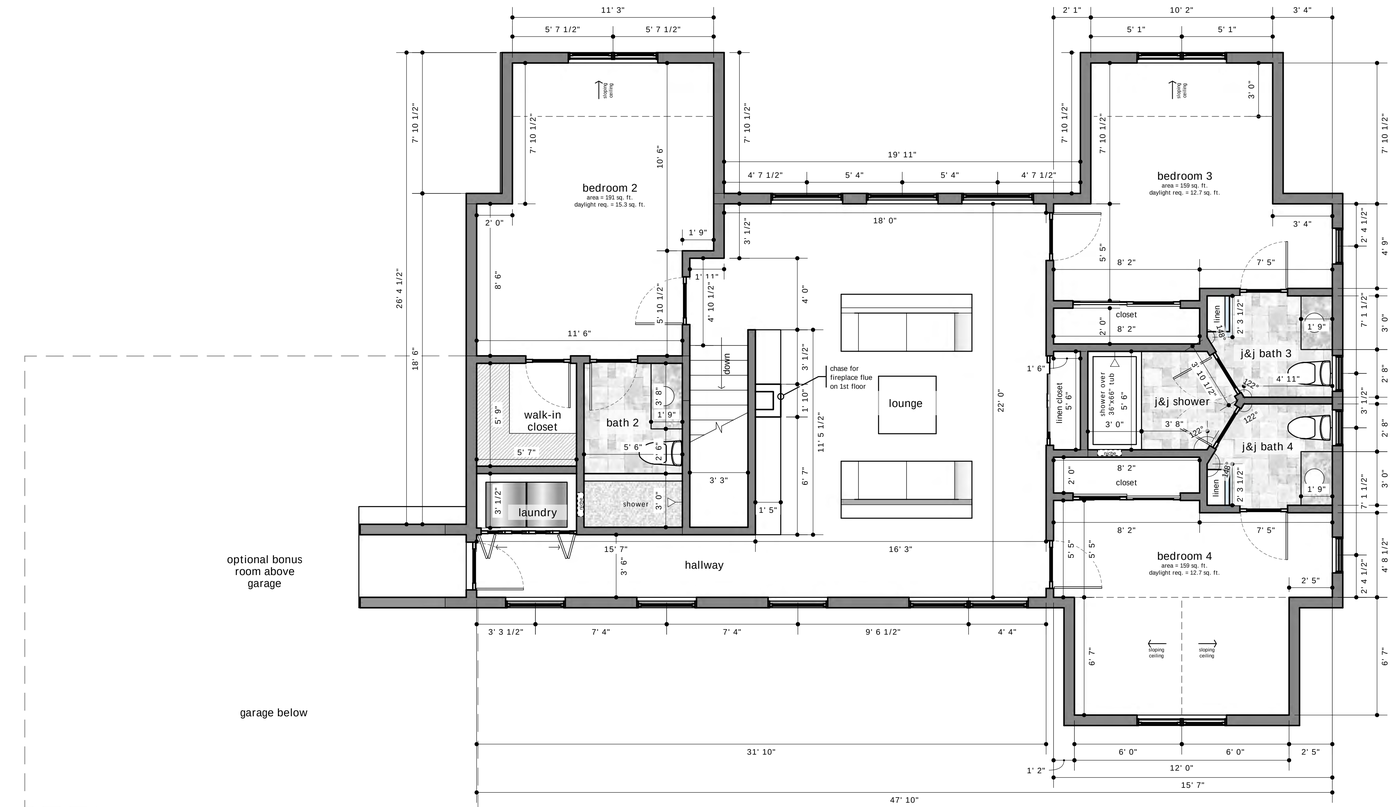
Fairtree Properties
1000 E. Bradley Road
Fox Point, WI 53217

Timms – new home
1st floor – v2
scale: 1" = 4'



1st floor area:	2074 sq. ft.
2nd floor area:	1409 sq. ft.
total:	3483 sq. ft.
basement:	1462 sq. ft.
ground level deck:	450 sq. ft.
garage:	890 sq. ft.

2nd floor plan – v2
scale: 1" = 4'

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION
All dimensions are approximate

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Fairtree Properties
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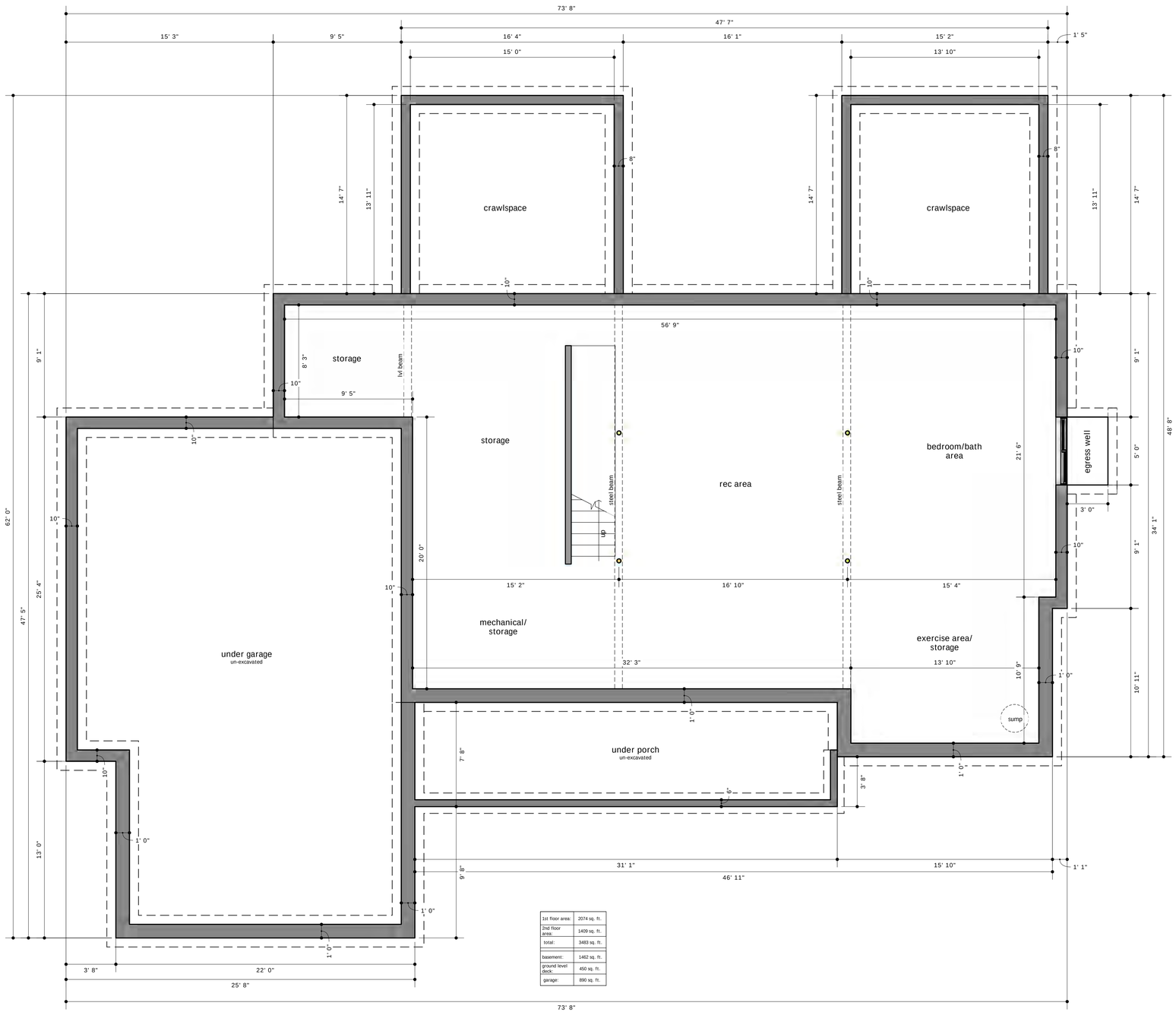
Fox Point, WI 53217

Timms – new home
2nd floor plan – v2
scale: 1" = 4'



1st floor area:	2074 sq. ft.
2nd floor area:	1409 sq. ft.
total:	3483 sq. ft.
basement:	1462 sq. ft.
ground level deck	450 sq. ft.
garage:	890 sq. ft.

basement plan – v2
scale: 1" = 4'

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Fairtree Properties
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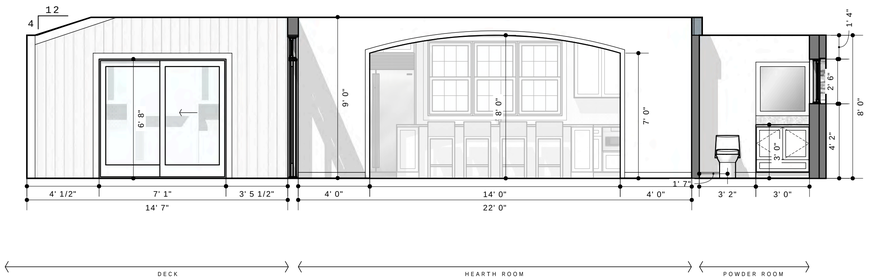
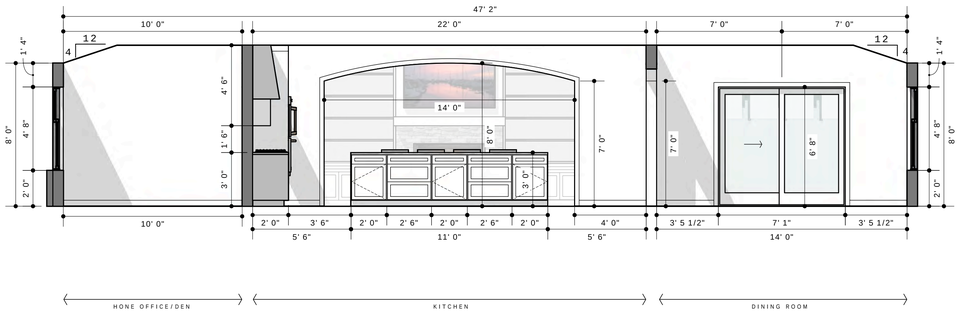
Fox Point, WI 53217

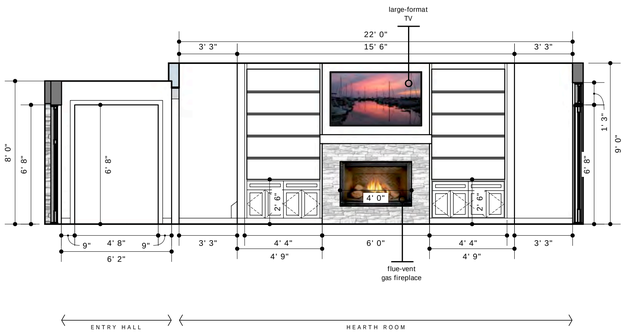
Timms – new home
basement plan – v2
scale: 1" = 4'



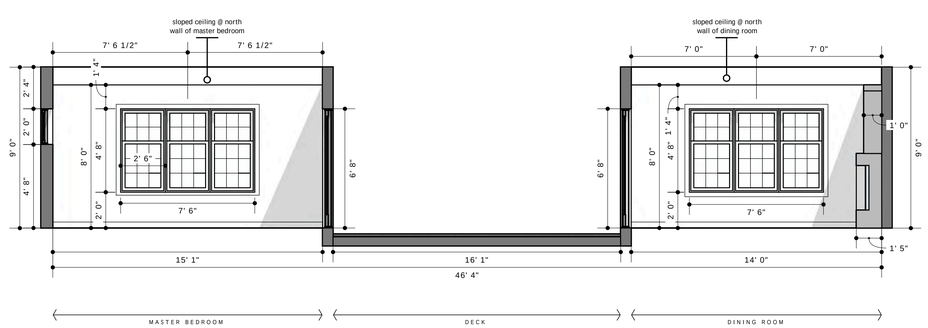
kitchen / lounge – east elevation
scale: 1" = 4'



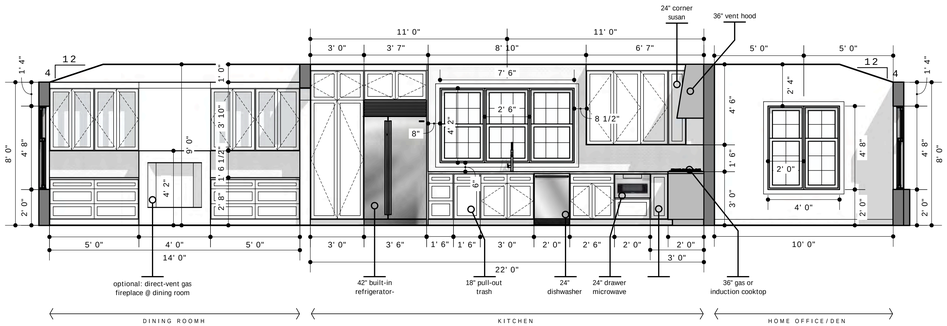
lounge / kitchen – west elevation
scale: 1" = 4'



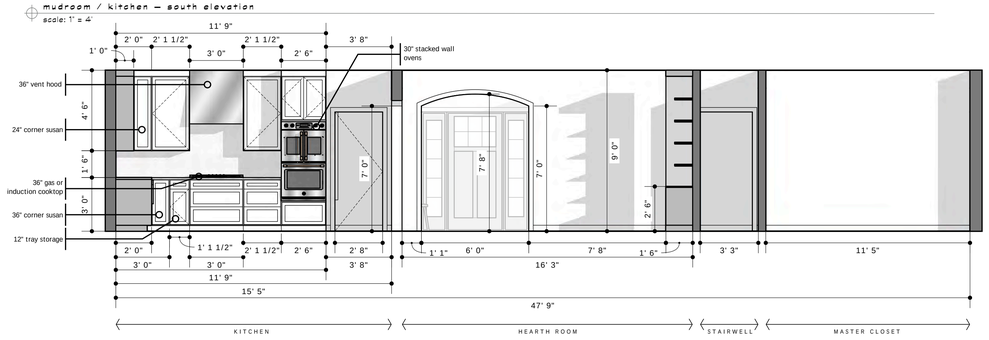
hearth room / lounge / dining room – south elevation
scale: 1" = 4'



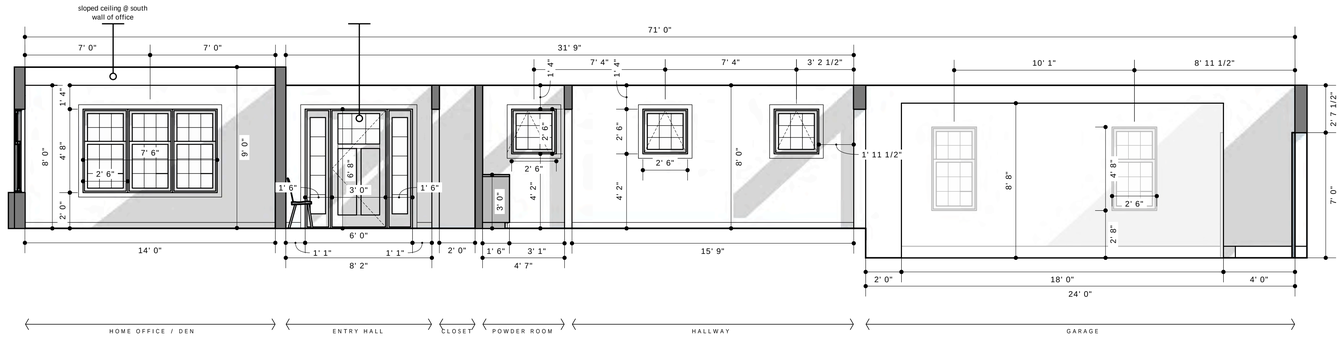
powder room / mudroom / den entry & closet – east elevation
scale: 1" = 4'



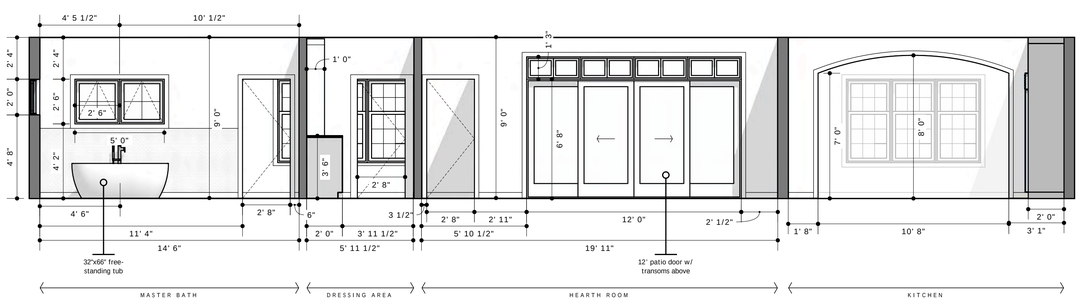
mudroom / kitchen – south elevation
scale: 1" = 4'



living room / kitchen – north elevation
scale: 1" = 4'



entry hall / powder room / laundry / bath 1 – north elevation
scale: 1" = 4'



hallway / bar – north elevation
scale: 1" = 4'

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION
All dimensions are approximate

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RESIDENTIAL REMODELING SOLUTIONS
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WAUWATOSA, WI 53226
414-333-0837
wellsdesign@mac.com

06.17.24

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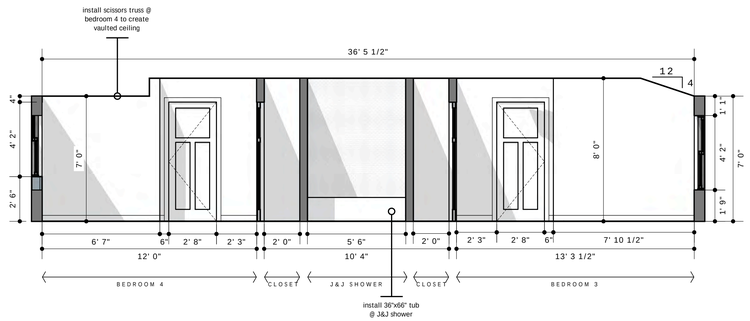
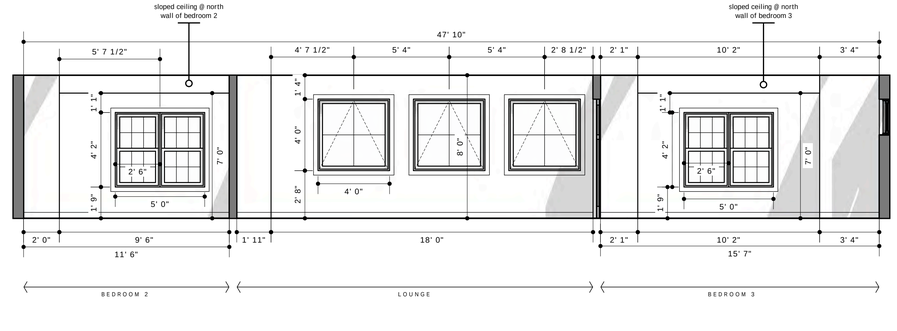
1000 E. Bradley Road
Fox Point, WI 53217

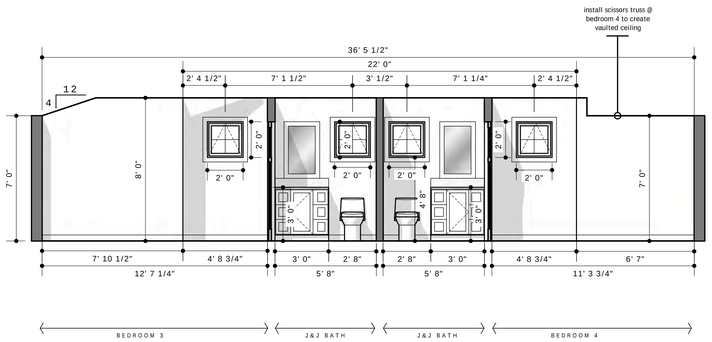
Timms – new home
interior elevations – 1st floor
scale: 1" = 4'



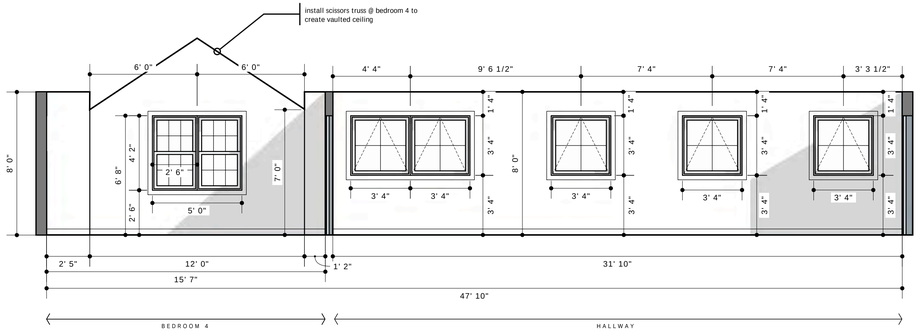
bedroom 4 / j&j shower / bedroom 3 — west elevation
scale: 1" = 4'



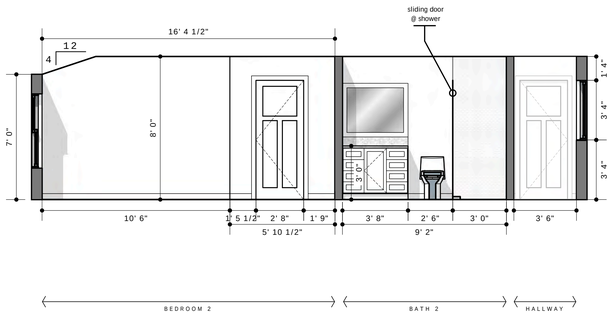
bedroom 2 / lounge / bedroom 3 — north elevation
scale: 1" = 4'



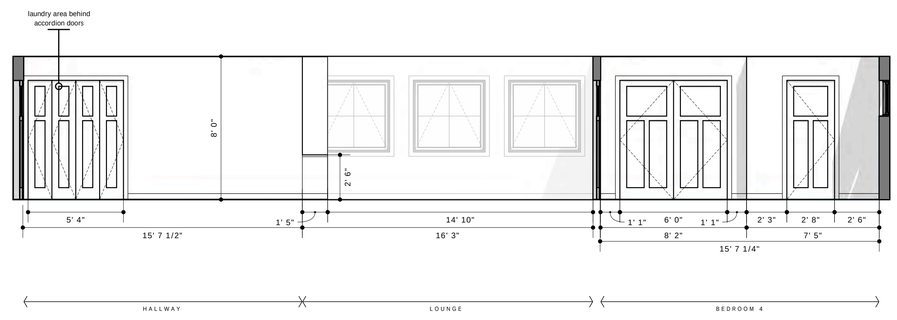
bedroom 3 / j&j baths / bedroom 4 — east elevation
scale: 1" = 4'



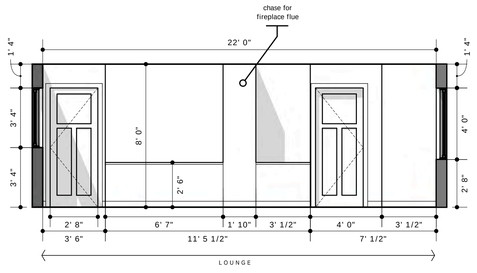
bedroom 4 / hallway — south elevation
scale: 1" = 4'



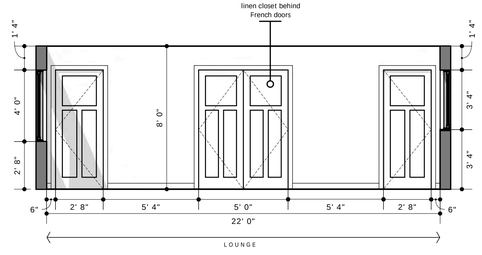
bedroom 2 / bath 2 / hallway — east elevation
scale: 1" = 4'



hallway / lounge / bedroom 4 — north elevation
scale: 1" = 4'



lounge — west elevation
scale: 1" = 4'



lounge — east elevation
scale: 1" = 4'

CONCEPTUAL PLANS — NOT FOR CONSTRUCTION
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06.17.24

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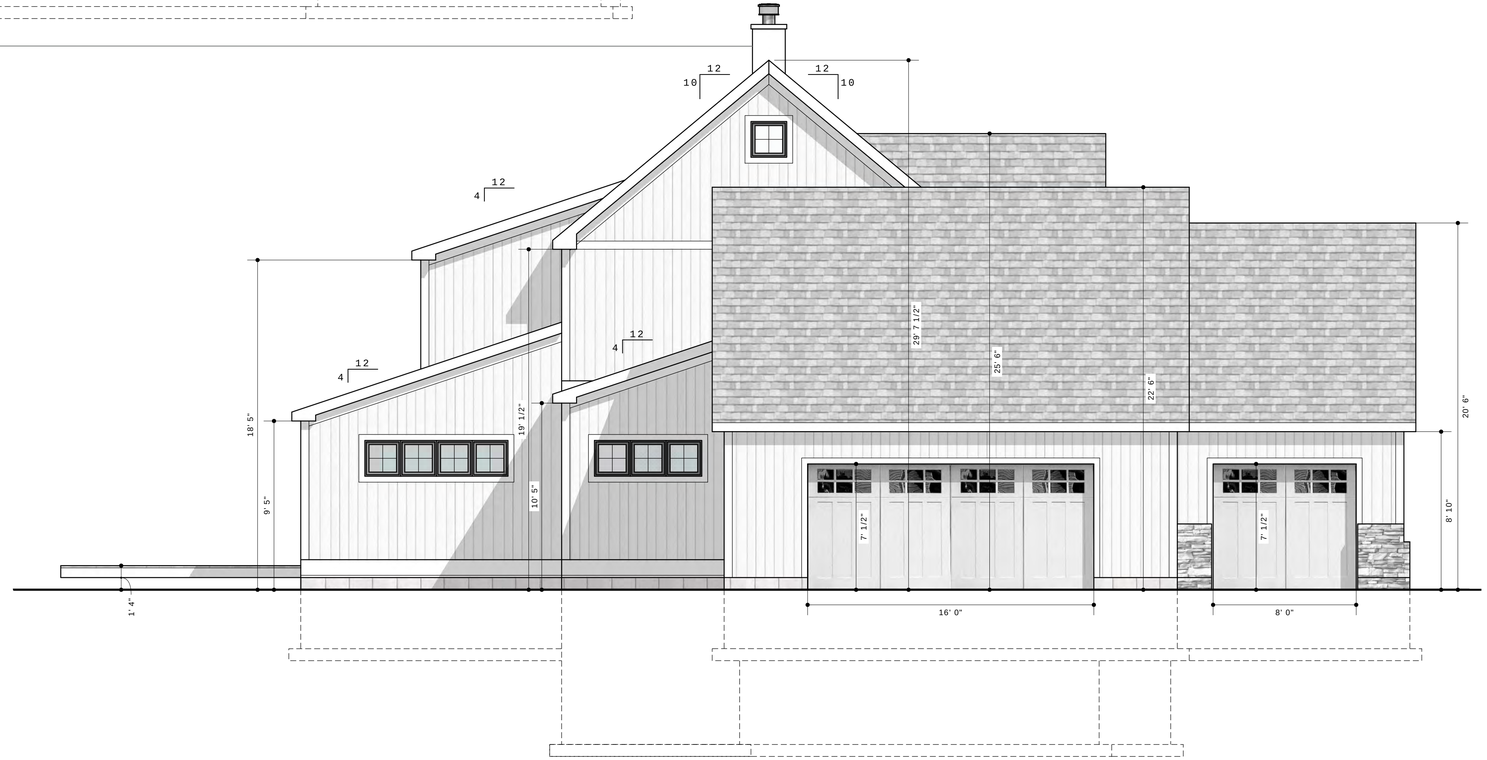
Fairtree Properties
1000 E. Bradley Road
Fox Point, WI 53217

Timms — new home
interior elevations — 2nd floor
scale: 1" = 4'

south elevation
scale: 1" = 4'

note: grade varies — vertical measurements are approximate



west elevation
scale: 1" = 4'

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION
All dimensions are approximate

wells design
RESIDENTIAL REMODELING SOLUTIONS
8609 W. HAWTHORNE AVE.
WAUWATOSA, WI 53226
414-333-0837
wellsdesign@mac.com

06.17.24

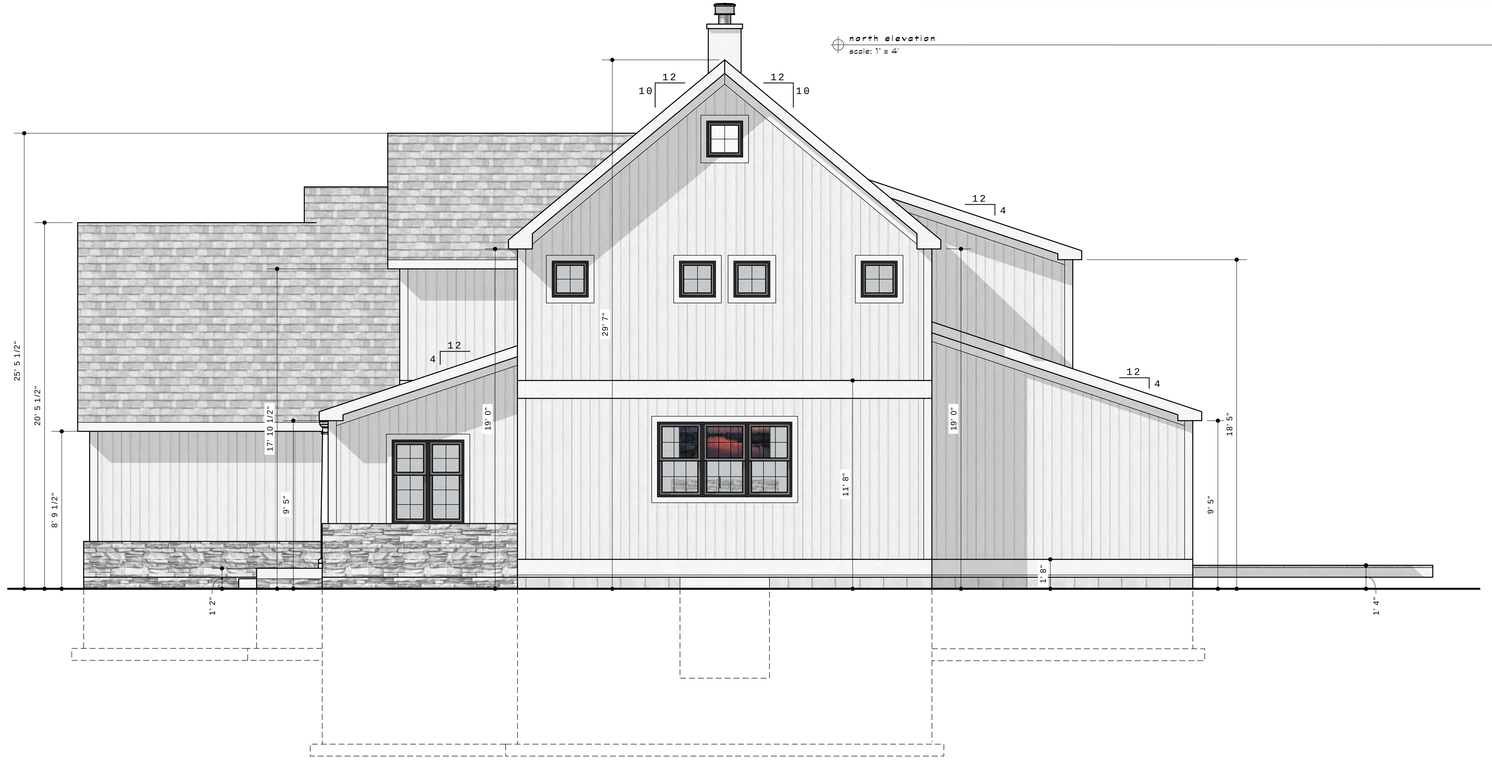
Builder to verify project dimensions & materials, and to ensure that all construction methods meet local building codes. Appliances, products and fixtures depicted may not match final selections.

Fairtree Properties
1000 E. Bradley Road
Fox Point, WI 53217

Timms – new home
exterior elevations – v2
scale: 1" = 4'

note: grade varies – vertical measurements are approximate

north elevation
scale: 1" = 4'



east elevation
scale: 1" = 4'

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Fox Point, WI 53217

Timms – new home
exterior elevations – v2
scale: 1" = 4'

northwest

northeast

northeast

northwest

CONCEPTUAL PLANS – NOT FOR CONSTRUCTION

All dimensions are approximate

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[redacted]

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Fox Point, WI 53217

Timms – new home

exterior perspectives – v2

scale: none