

NOTICE OF MEETING  
VILLAGE OF FOX POINT  
BUILDING BOARD

NOTE: THIS MEETING WILL BE HELD  
VIRTUALLY ONLY VIA WEBINAR.  
NO IN-PERSON ATTENDANCE HELD

Wednesday  
March 12, 2025  
5:00 P.M.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/83877661472>

**Meeting ID: 838 7766 1472**

**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 February 12, 2025 Building Board meeting.
3. Carol Eling, 7405 N Seneca Rd, proposed resubmittal of breezeway renovation.
4. Bernie Klamecki, 7821 N Santa Monica Blvd, proposed window.
5. Adjourn.

Posted and Published: March 10, 2025

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, February 12, 2025, at 5:00 pm. Those present included:

Justin Racinowski  
William Feldman  
Sharon Celek  
Lucille Sells  
Brian Tobiczuk  
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 December 11, 2024. Motion was seconded by Lucille Sells. Motion Caried.

**AGENDA**

1. **Carol Eling, 7405 N Seneca Rd, proposed breezeway renovation.** It was the consensus of the Building Board to approve subject to additional window to the right side in order to make symmetrical, keep half light door, paint black or dark, storm door full light in white.
2. **Chris Vanderlinden, 390 E Macarther, proposed roof mounted solar.** It was the consensus of the Building Board to approve as submitted.

**ADJOURN**

Motion to adjourn Building Board was made by William Feldman. Motion seconded by Lucille Sells. Motion Caried. Building Board adjourned at 5:46 pm.

Respectfully Submitted,



Michael Rakow  
Building Inspector  
Village of Fox Point



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

**Permit Number:**

**B- 15667**

OFFICE USE ONLY	
Issued Date	2-13-25
Zoning	

**BUILDING PERMIT**

<b>Job Address</b> 7405 N Seneca RD	<b>Building Type:</b> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
<b>Description of Work</b>	
<small>patio doors, reframing 2 walls over to 2x6 walls. Adding a new patio door on back side, front side will receive a 30" entry door and a 3' x3' window. Vinyl siding in exposed areas to match siding on second floor. first floor is brick. Laundry plumbing will be added along with a sink for future use. electrical</small>	
<i>Rehabing existing breezeway. Removing patio doors. building new 2x6 walls. Adding a window and 30" door to front. New patio door to rear. Adding utility sink.</i>	
<b>Estimated Cost of Project</b> \$ 10,500	

Owner/Occupant	
<b>Business Name</b> Monarch Remodeling LLC.	<b>Contact Name</b> Carol King
<b>Address</b> 7405 N Seneca RD.	<b>City/State/Zip</b> Fox Point, WI 53217.
<b>Phone</b> 1-715-579-8203	<b>Email</b>

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

Contractor	
<b>Company Name</b> Monarch Remodeling LLC	<b>Contact Name</b> Greg Lehfeldt
<b>Address</b> W277 N8967 Monarch Dr	<b>City/State/Zip</b> 53029
<b>Phone</b> 262-506-8194	<b>Email</b> monarchremodelingwi@gmail.com
<b>Dwelling Contractor #</b> 1154271	<b>Dwelling Contractor Qualifier #</b> 1154272

Square Footage Under Construction				
1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Basement	Addition	Garage

Description	Rate	Amount
Project - Per \$1,000 of estimated cost	\$10.00	105.00
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	
Moving buildings	\$250.00 plus	
Fuel tanks - Per 1,000 gallons	\$0.13/sqft	
Re-inspection	\$25.00	
Work started without permit	\$100.00	
	<b>Double</b>	
	<b>Minimum Fee</b>	<b>\$70.00</b>
Payable to: Village of Fox Point	<b>Total Permit Fee</b>	<b>\$</b>

**Applicant Signature** *Greg Lehfeldt* **Date** 1/05/2025  
Rev 01/22

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

Receipt No: 22.000063 Jan 14, 2025

7405 N SENECA RD

Previous Balance: .00  
LICENSES & PERMITS  
BUILDING PERMIT 105.00

Total: 105.00

LICENSES & PERMITS  
BUILDING PLANS - FILING 75.00  
FEE

Total: 75.00

ONLINE - CREDIT CARD 180.00

Payor:  
MONARCH REMODELING

Total Applied: 180.00

Change Tendered: .00

01/14/2025 12:53 PM

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

**VILLAGE OF FOX POINT  
BUILDING BOARD MINUTES**

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William Feldman  
Sharon Celek  
Lucille Sells  
Brian Tobiczky  
Michael Rakow

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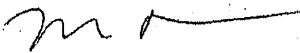
**AGENDA**

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Respectfully Submitted,



Michael Rakow  
Building Inspector  
Village of Fox Point

To the Fox Point Village Board:

We would like to update our breezeway to be a functional and updated exterior look with all of the following considerations:

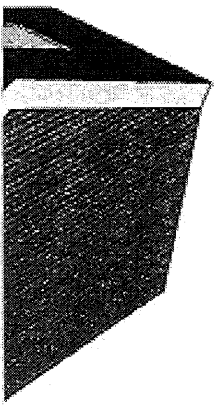
1. Energy Efficiency
  - a. Less glass
  - b. Added insulation
  - c. ½ glass door Therma-Tru (decrease energy loss)
  - d. Screen door with ½ glass to match ½ glass main door
  
2. Functional use of space
  - a. Increase use to all year around
  - b. Increasing front wall space by only 1 window. East side
  - c. Balance East side breezeway entrance with house
    - i. One window and one door. Same style of Therma-Tru door
  - d. Art studio space
  - e. Mudroom space
  - f. Sewing studio space
  - g. Sink and cabinets for garden harvest and for art use.
  - h. Potential laundry area
  
3. Easy Outdoor Maintenance
  - a. White door from Therma true company. No painting upkeep
  - b. Outside matching siding of house.
  - c. Windows with vinyl white trim
  
4. Increase Privacy
  - a. Less glass
  - b. ½ glass door, more privacy
  
5. Increase security
  - a. East side: A Therma Tru ½ glass security door with screen door.

The outside entrance will have a bench with flower display.

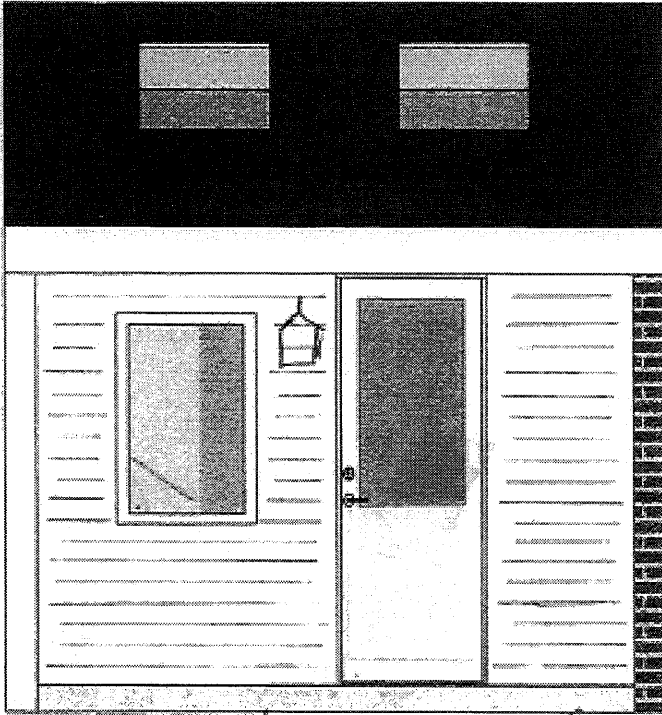
There will be an outside light by East side door. West side already has an outdoor light.







1 # Exterior Rendering - V4  
 34 scale: 1/4" = 1'-0"



*Bench* East Exterior Elevation - V4 *Flowers*  
 -004 scale: 3/8" = 1'-0"

CLIENT Tom Eling and Carol Idso-Eling 7405 N Sereno Rd, Fox Point, WI 53217	ISSUE 11/10/2024 RE-ISSUE 11/25/2024	PROJECT NO. 2401 PROJECT Breezeway Renovation	DRAWN BY Zach Eling DESCRIPTION Exterior Views V4		04
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Receipt No: 22.000063    Jan 14, 2025

7405 N SENECA RD

Previous Balance:            .00  
LICENSES & PERMITS  
BUILDING PERMIT            105.00

Total:                        105.00

LICENSES & PERMITS  
BUILDING PLANS - FILING       75.00  
FEE

Total:                        75.00

ONLINE - CREDIT CARD       180.00

Payor:

MONARCH REMODELING

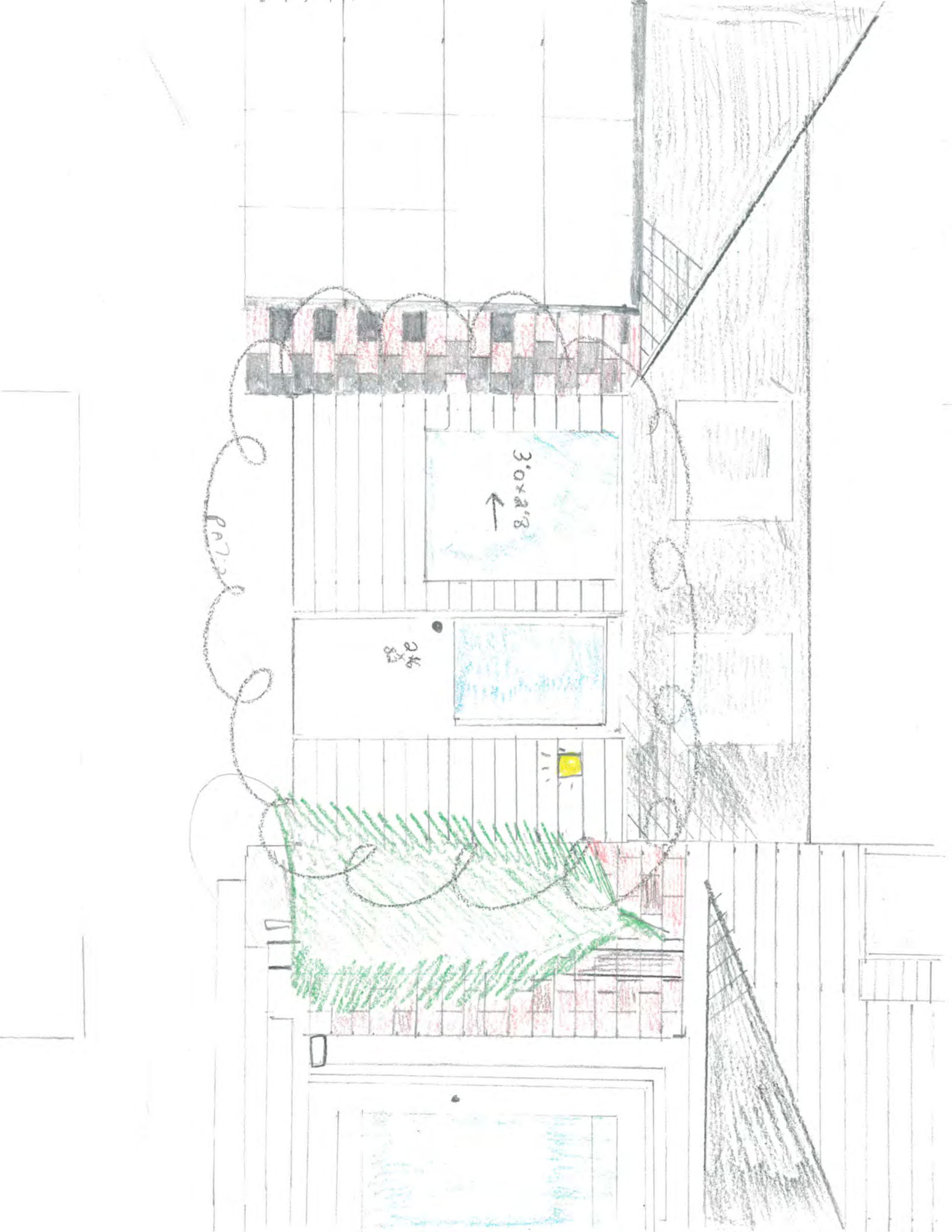
Total Applied:            180.00

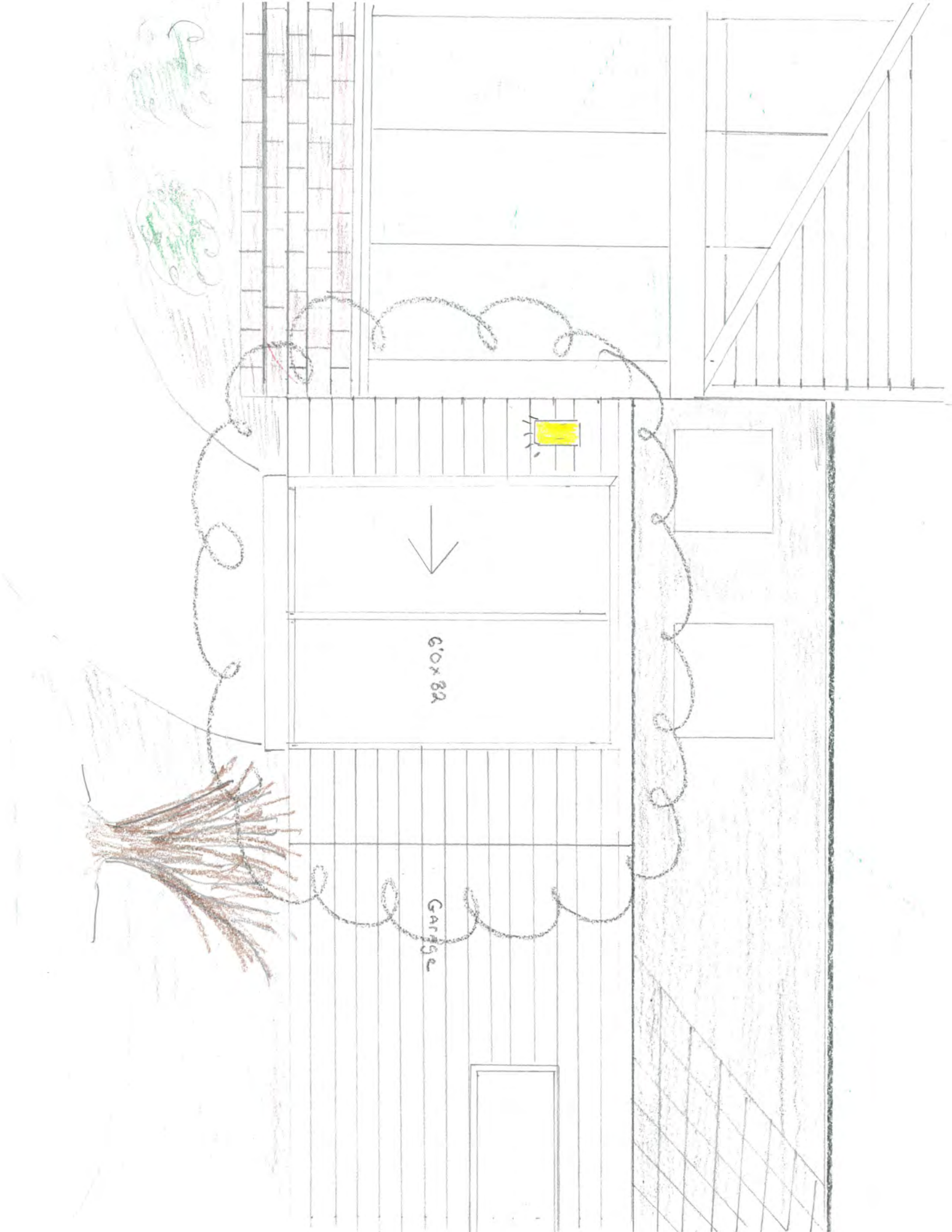
Change Tendered:            .00

01/14/2025 12:53 PM

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







6'0" x 8'2"

Garage













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

<b>Job Address</b> 7821 Santa Monica Blvd	<b>Building Type:</b> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>
<b>Description of Work</b>	
Install new window in the existing dinette. New window will be approximately 6" shorter than the existing window to allow for new cabinets to fit under them.	
Style and color of the new window will match the old window as close as possible. New window will be wrapped with matching aluminum on all four sides	
<b>Estimated Cost of Project</b> \$ 1,000.00	

<b>Owner/Occupant</b> Bernie and Gina Klamecki	
<b>Business Name</b>	<b>Contact Name</b>
<b>Address</b> 7821 Santa Monica Blvd	<b>City/State/Zip</b> Fox Point WI 53217
<b>Phone</b> (920) 905-5709	<b>Email</b> ginahatt0@gmail.com

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

<b>Contractor</b>	
<b>Company Name</b> Royal Investors LLC d/b/a Royal Builders	<b>Contact Name</b> Nick Griswold
<b>Address</b> N162W20291 Butternut Lane	<b>City/State/Zip</b> Jackson WI 53037
<b>Phone</b> (414) 303-3185	<b>Email</b> Nick@royalbuilders.build
<b>Dwelling Contractor #</b> 080200066	<b>Dwelling Contractor Qualifier #</b> 0508000029

Square Footage Under Construction				
1 <sup>st</sup> Floor <sup>0</sup>	2 <sup>nd</sup> Floor <sup>0</sup>	Basement <sup>0</sup>	Addition <sup>0</sup>	Garage <sup>0</sup>

Description	Rate	Amount
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Building Board	\$75.00	75.00
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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
	<b>Minimum Fee</b>	<b>\$70.00</b>
Payable to: Village of Fox Point	<b>Total Permit Fee</b>	\$

Applicant Signature \_\_\_\_\_

Date 2/14/2025

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: 1.061147

Feb 17, 2025

7821 N SANTA MONICA BLVD

Previous Balance:	.00
LICENSES & PERMITS - BUILDING PERMIT 24-44460 BUILDING PERMIT	600.00
LICENSES & PERMITS - BUILDING PLANS - FILING FEE 24-44440 BUILDING BOARD - FEE	75.00
<hr/>	
Total:	675.00
<hr/> <hr/>	
CHECK                      Check No: 1097	675.00
Payor: ROYAL INVESTORS LLC	
Total Applied:	675.00
<hr/>	
Change Tendered:	.00
<hr/> <hr/>	

Duplicate Copy

02/17/2025 8:57 AM



Raise window up  
approximately 6". width is  
unchanged.

