

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
May 13, 2026
5:00 P.M

NOTE: the Building Board will be meeting VIRTUALLY with a remote attendance option, per the hybrid meeting procedures further described in section 19-32 d. Of the Village code. This meeting is open to all citizens through the Zoom participant information shown below. Citizens are encouraged to submit any comments in writing in advance of the meeting to the Building Inspector at inspector@villageoffoxpoint.com

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
2. Approval of the minutes of the April 8, 2026 Building Board meeting.
3. 6831 N Lake Dr, proposed in-ground pool.
4. 7535 N Fairchild Rd, proposed sunroom replacement.
5. 7230 N Lake Dr, proposed storage shed.
6. 8041 N Navajo Rd, proposed gazebo.
7. Adjourn.

Posted and Published: May 8, 2026

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, April 8, 2026, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman
Lucille Sells
Pat Algiers
Scott Davis

Absent:

Also Present: Kevin Ausman, Assistant Village Manager

Roll Call

Approval of the minutes of the March 11, 2026 Building Board meeting.

Motion by Feldman and second by Algiers to approve the minutes of March 11, 2026 meeting. All ayes, motion Caried.

8060 N Navajo Rd - Proposed Front Porch Roof Overhang

Motion by Davis and second by Sells to approve the project as submitted. All ayes, motion carried

8330 N Links Way - Proposed Addition for Kitchen Remodel

Motion by Feldman and second by Sells to approve the project as submitted. All ayes, motion carried

802 E Calumet Rd - Proposed New Single-Family Dwelling

Motion by Sells and second by Feldman to approve the project as submitted. All ayes, motion carried

7620 N Boyd Way - Proposed Patio Door

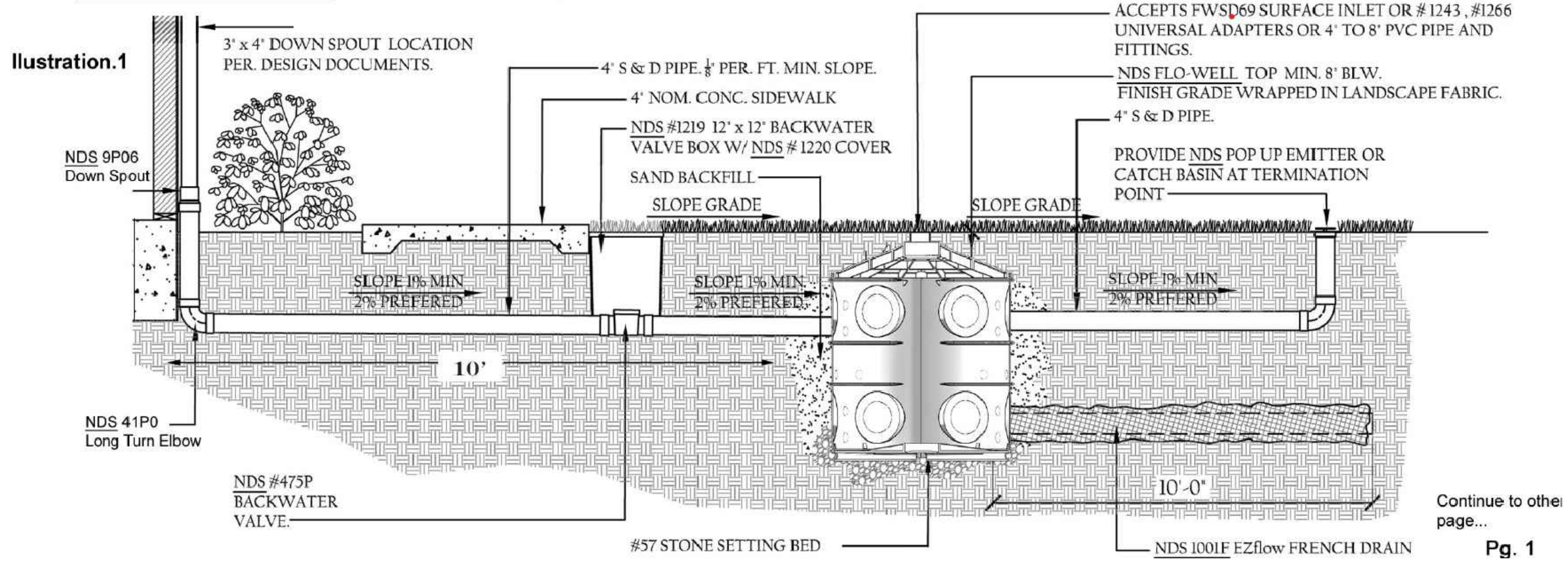
Motion by Davis and second by Sells to approve the project as submitted. All ayes, motion carried

Motion by Algiers and second by Sells, to adjourn. Meeting adjourned at 5:58 PM.

Respectfully Submitted,

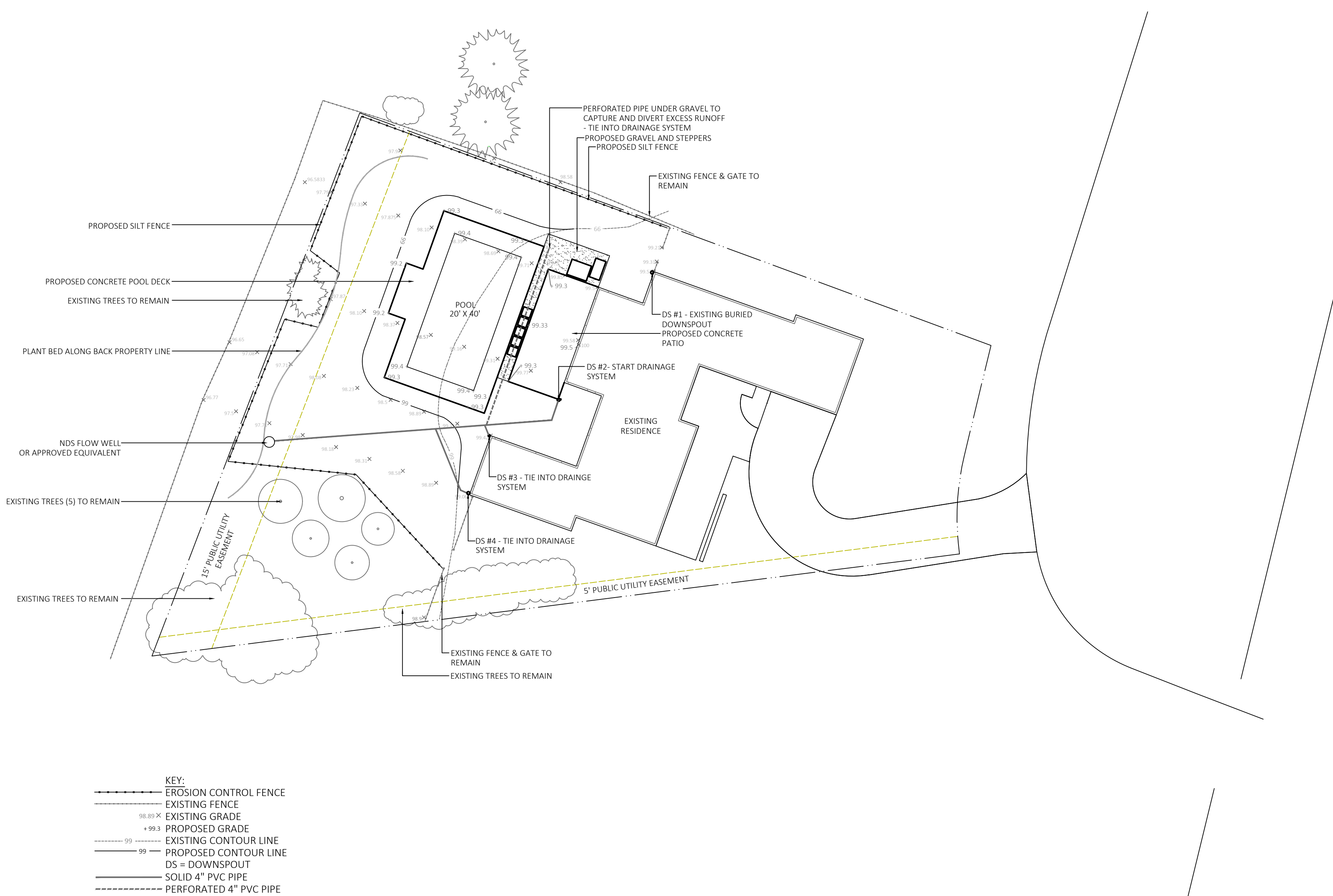
Kevin Ausman
Assistant Village Manager
Village of Fox Point

Installation Example: Groundwater Recharge Hardpipe.

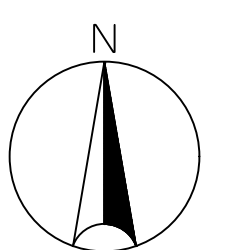


Continue to other page...
Pg. 1

FLOW WELL DETAIL
Scale: NTS

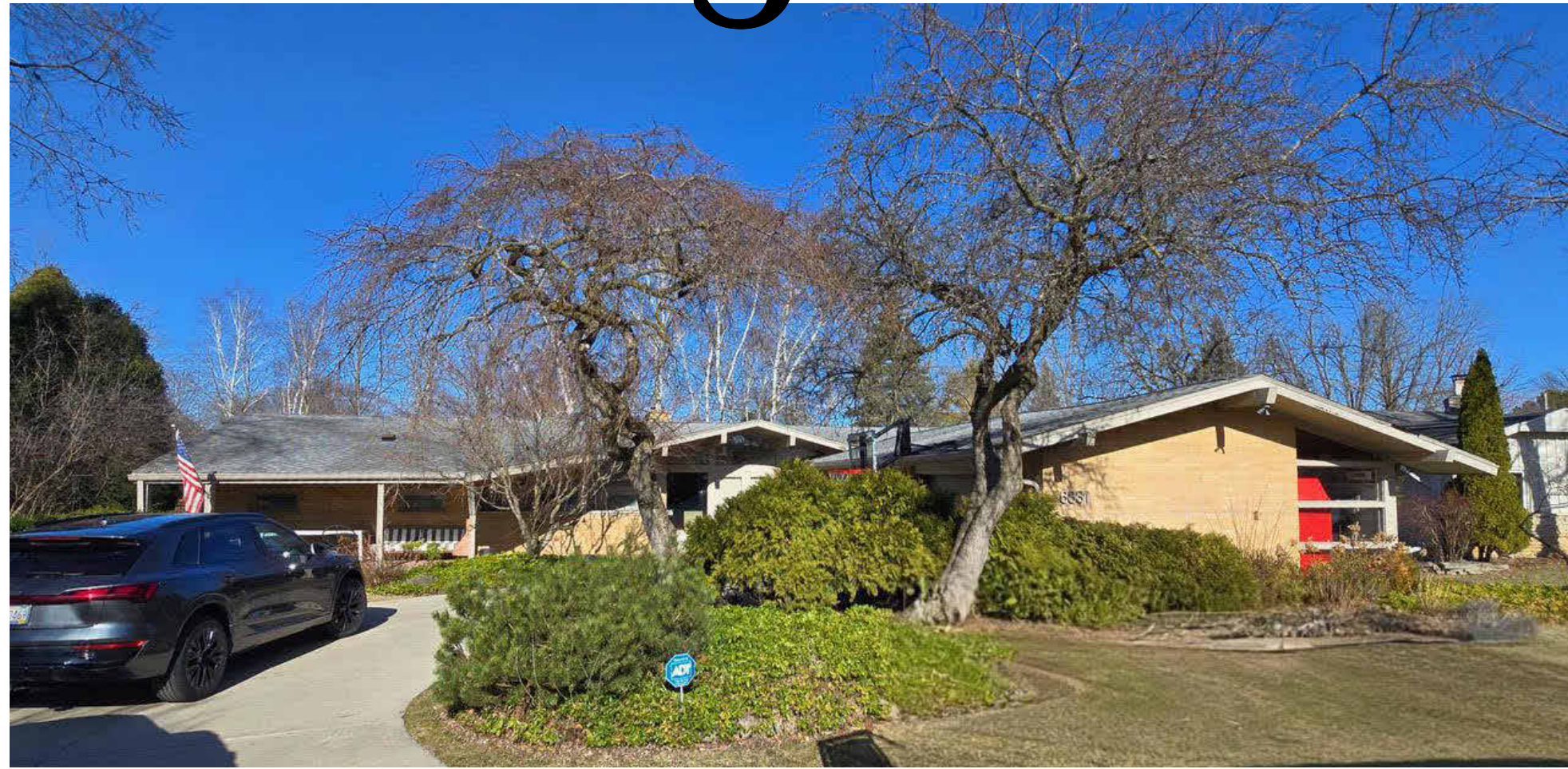


- KEY:**
- EROSION CONTROL FENCE
 - EXISTING FENCE
 - 98.89 X EXISTING GRADE
 - +99.3 PROPOSED GRADE
 - 99--- EXISTING CONTOUR LINE
 - 99--- PROPOSED CONTOUR LINE
 - DS = DOWNSPOUT
 - SOLID 4" PVC PIPE
 - PERFORATED 4" PVC PIPE



SPIES RESIDENCE RENOVATION

6831 N Lake Drive, Fox Point, WI 53217



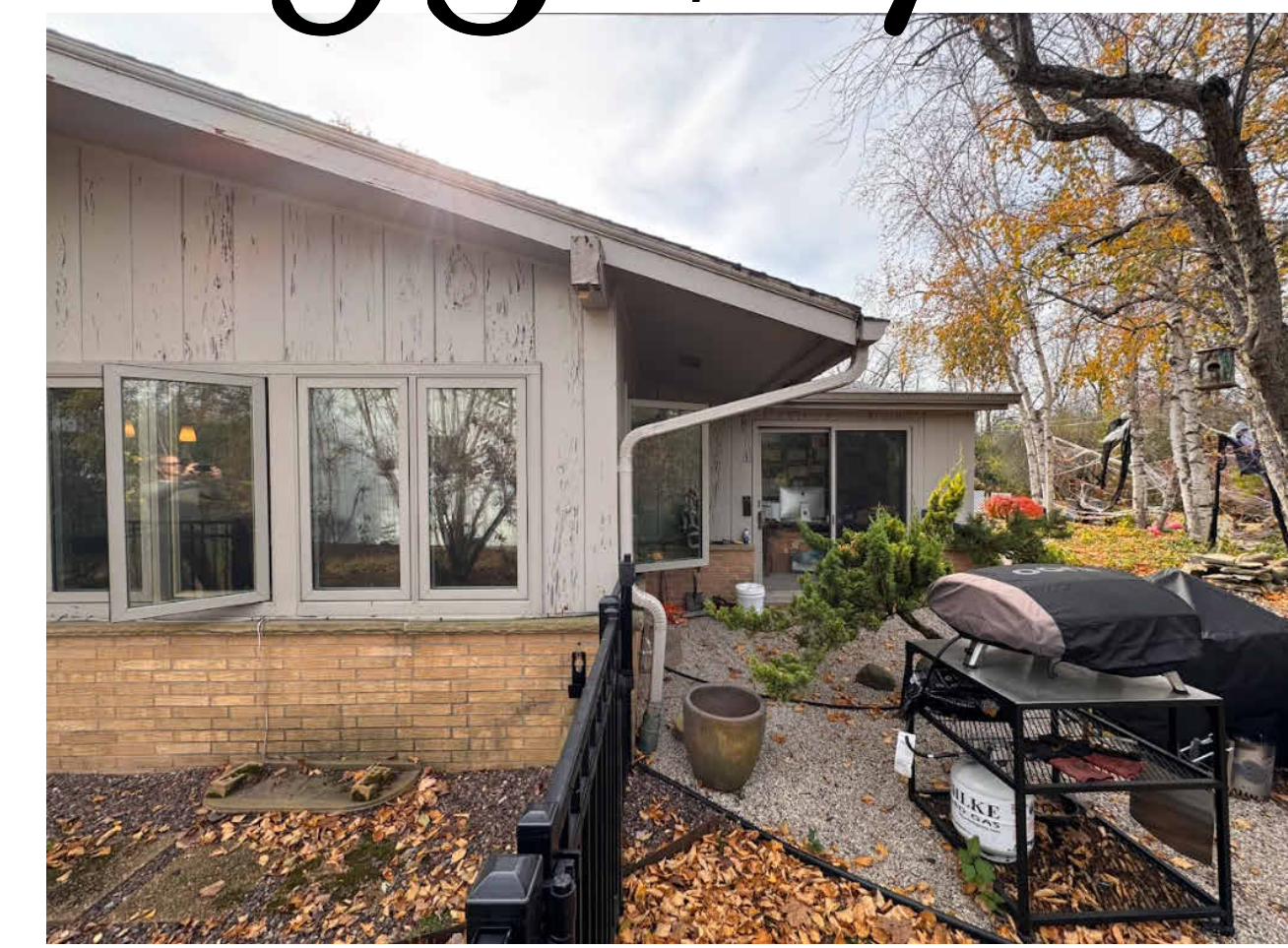
1 EXISTING EXTERIOR - STREET VIEW
SCALE: N.T.S.



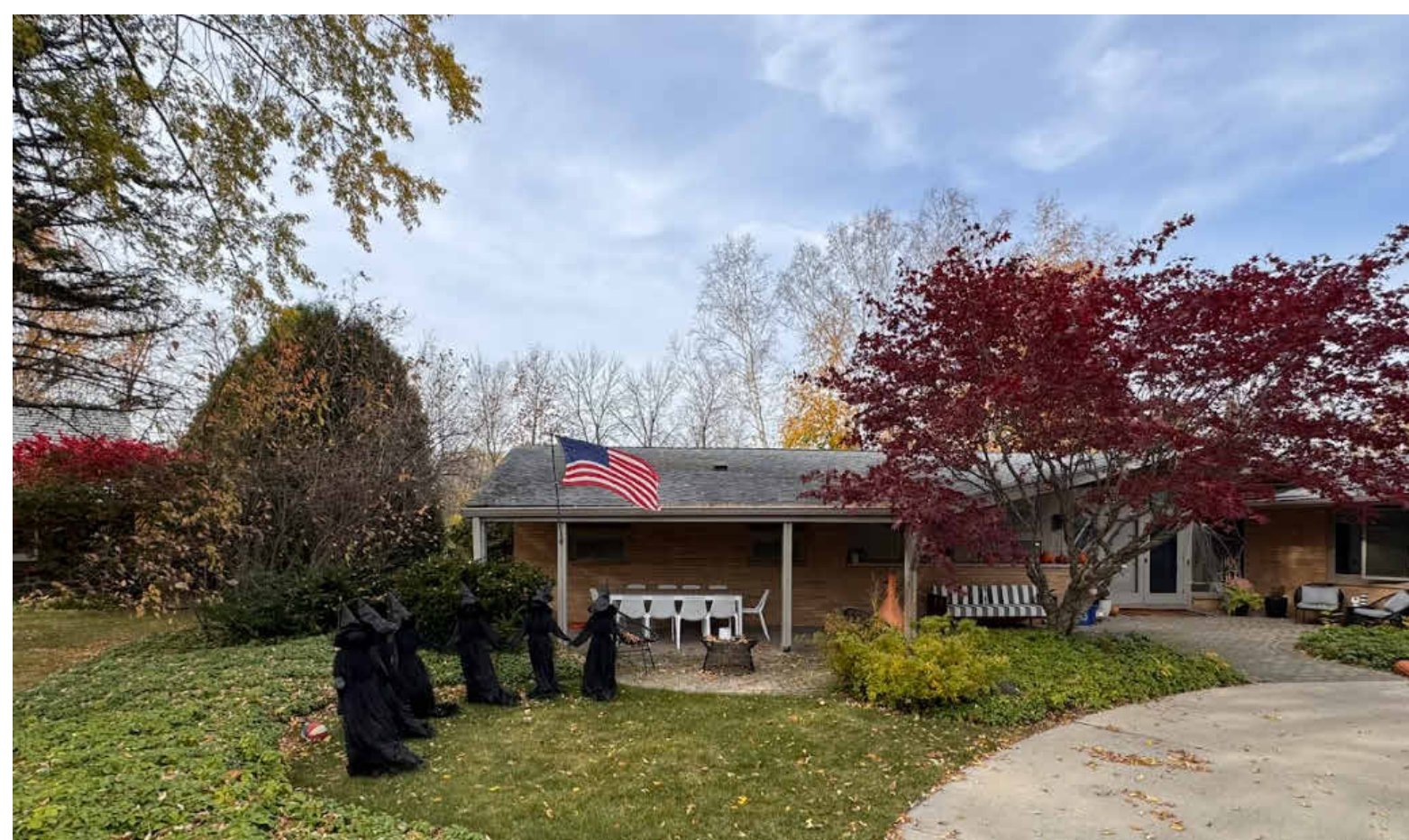
2 EXISTING EXTERIOR - NORTH VIEW
SCALE: N.T.S.



3 EXISTING EXTERIOR - NORTH VIEW
SCALE: N.T.S.



4 EXISTING EXTERIOR - NORTH VIEW
SCALE: N.T.S.



5 EXISTING EXTERIOR - EAST VIEW
SCALE: N.T.S.



6 EXISTING EXTERIOR - EAST VIEW
SCALE: N.T.S.



7 EXISTING EXTERIOR - EAST VIEW
SCALE: N.T.S.



8 EXISTING EXTERIOR - EAST VIEW
SCALE: N.T.S.



9 EXISTING EXTERIOR - SOUTH VIEW
SCALE: N.T.S.



10 EXISTING EXTERIOR - SOUTH VIEW
SCALE: N.T.S.



11 EXISTING EXTERIOR - SOUTH VIEW
SCALE: N.T.S.



12 EXISTING EXTERIOR - WEST VIEW
SCALE: N.T.S.

PROJECT INFO/LOCATION:
The Spies Residence
6831 N Lake Dr, Fox Point, WI 53217

REVISIONS:

- △ 6/25/2025
- △ 7/9/2025
- △ 7/30/2025

DATE:

2/3/2026

SHEET NAME:

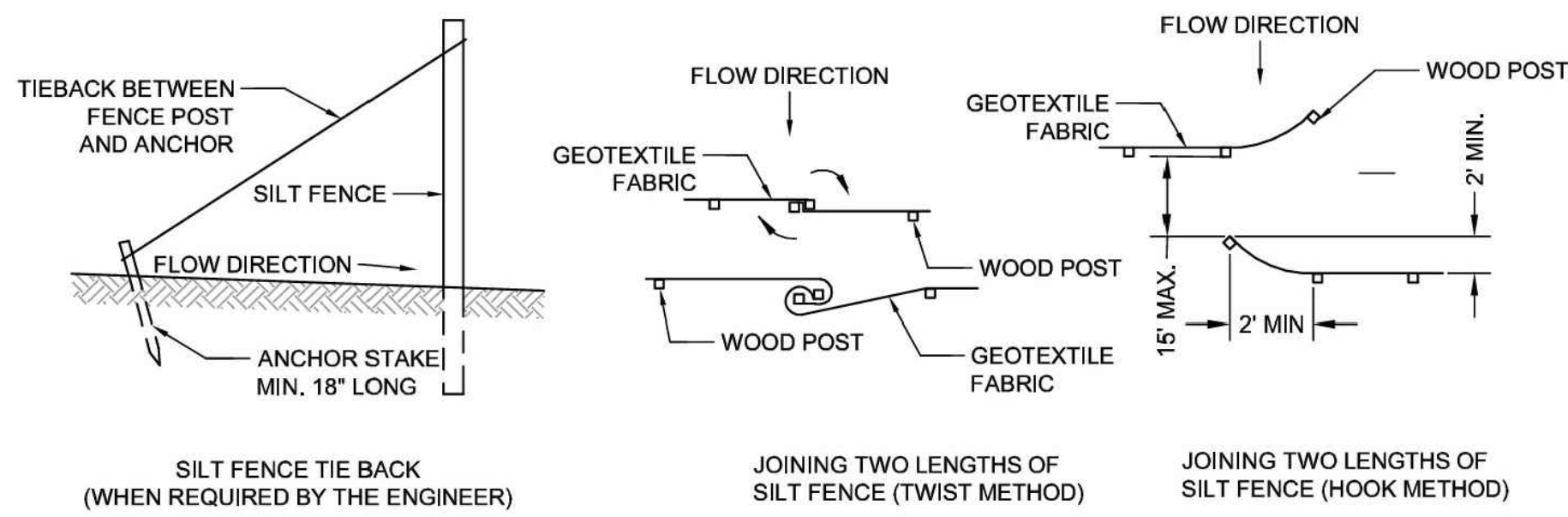
EXISTING EXTERIOR
PHOTOS

SHEET SIZE:

24 X 36

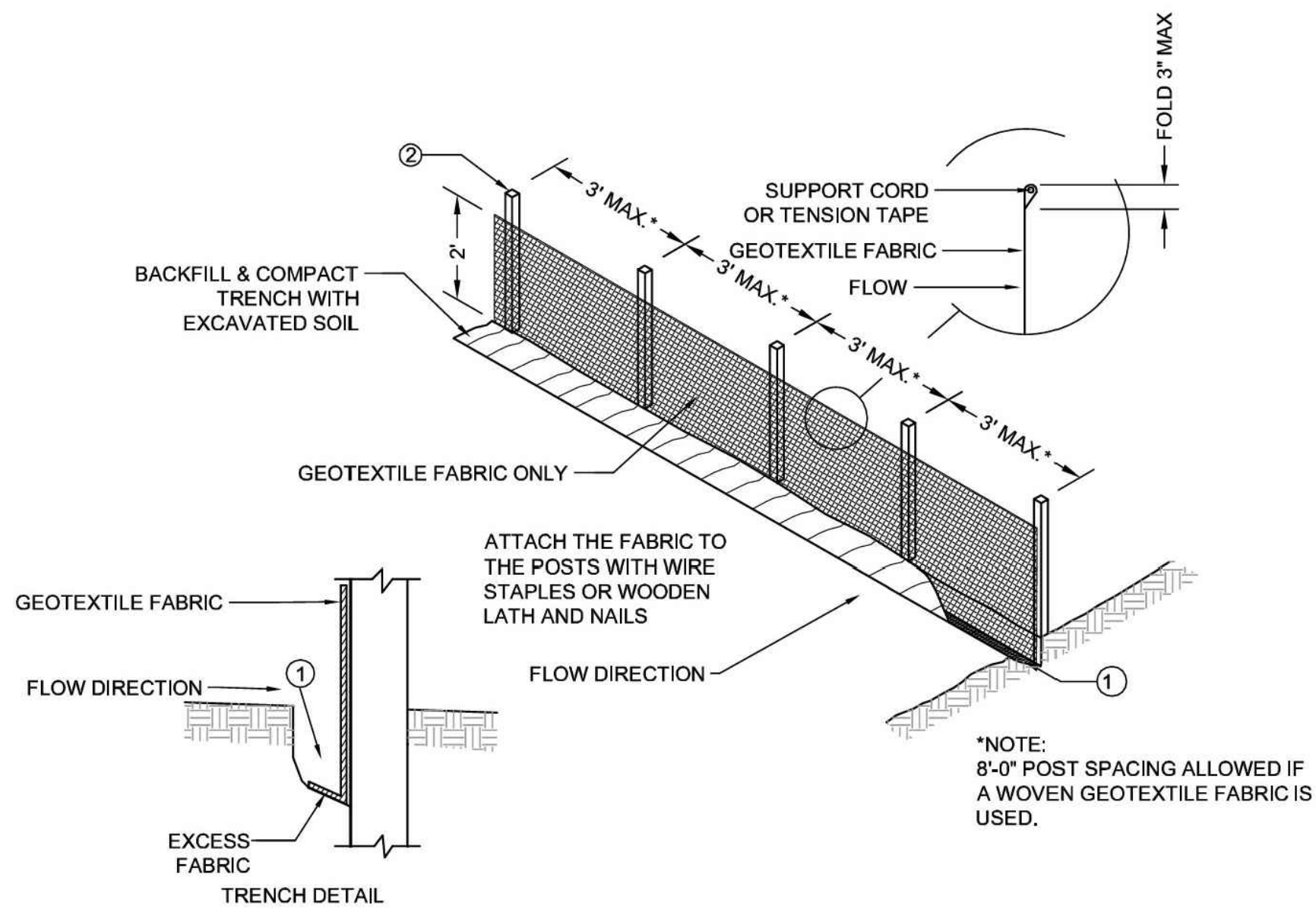
SHEET NUMBER:

A0.1

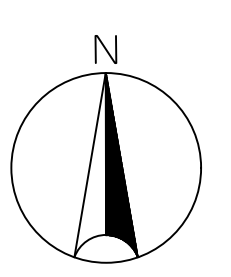
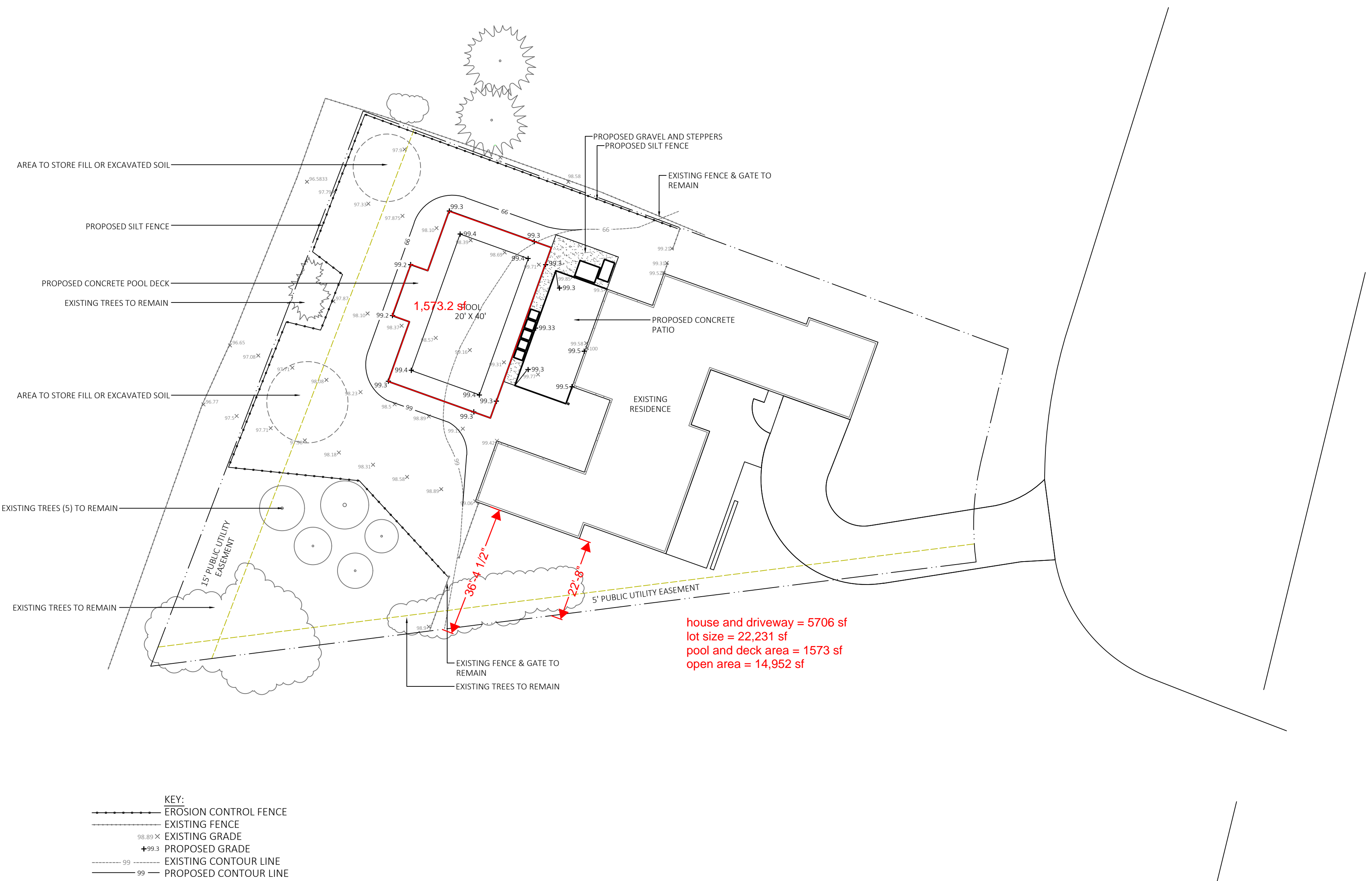


GENERAL NOTES:

- FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY
- ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
- DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
- 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".
- EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD AND TECHNICAL SPECIFICATIONS.
- CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B.) HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE DETAIL
Scale: NTS





PLAT OF SURVEY

BADGER SURVEYING CO., INC.

7970 NORTH 47TH ST.

BROWN DEER, WISCONSIN 53223

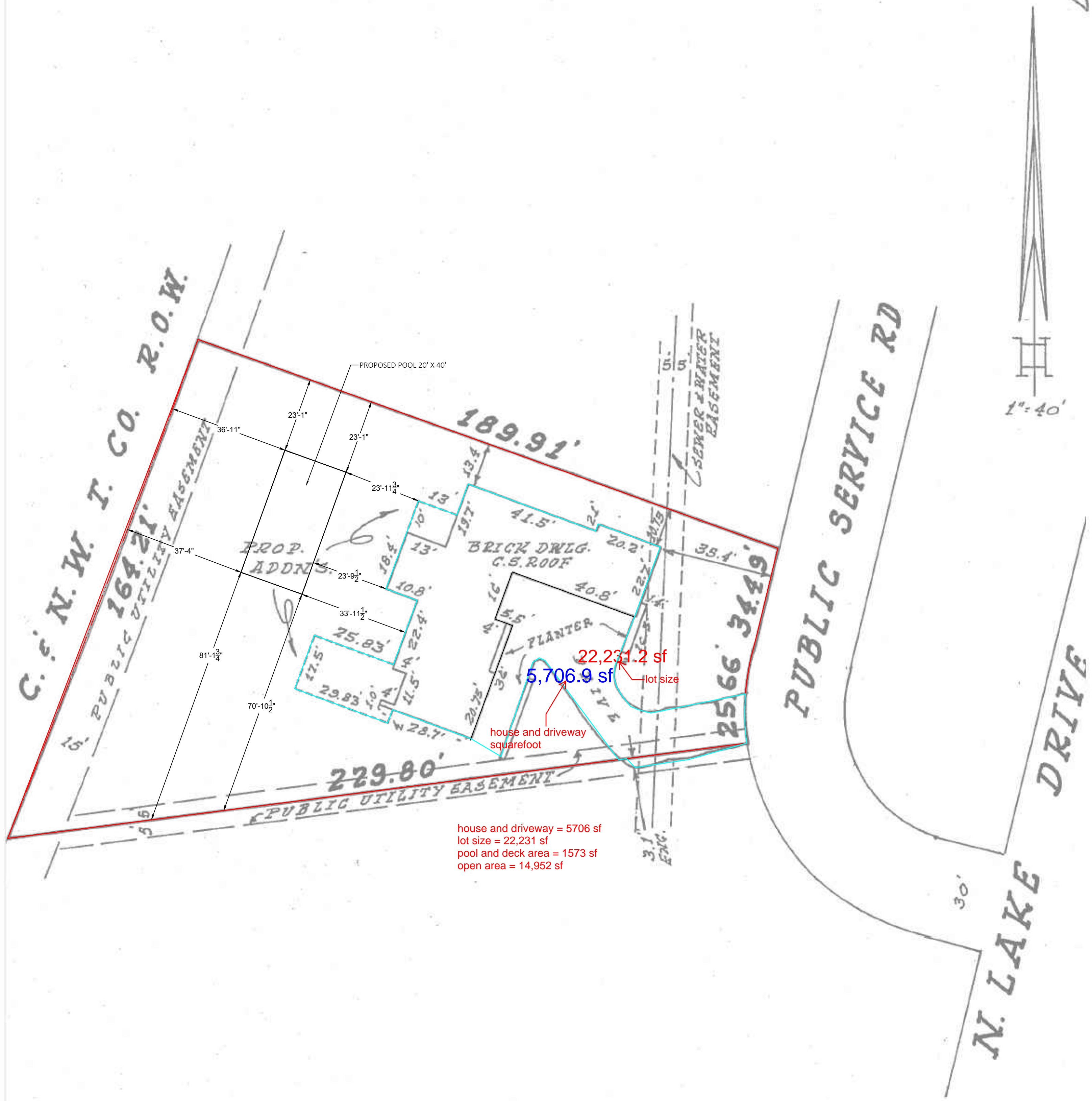
PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT 6831 N. Lake Drive OWNER _____

LEGAL DESCRIPTION — Lot 3, Block 1, Lake Drive Estates, being a resubdivision of Ulius and Reynolds Subdivision, a part of the west 1/2 of the North West 1/4 of Section 21, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

8-22-21-2-0127



house and driveway = 5706 sf
lot size = 22,231 sf
pool and deck area = 1573 sf
open area = 14,952 sf

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

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map."

Prepared For Bob Mologne
at Brown Deer, Wisconsin this 3rd. Day of May 1978

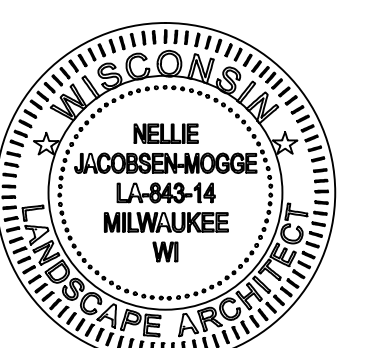
Plat No. A78-346 Signed Clarence H. Piepenburg
Registered Land Surveyor



SPIES RESIDENCE
6831 N Lake Drive
Fox Point, WI 53217

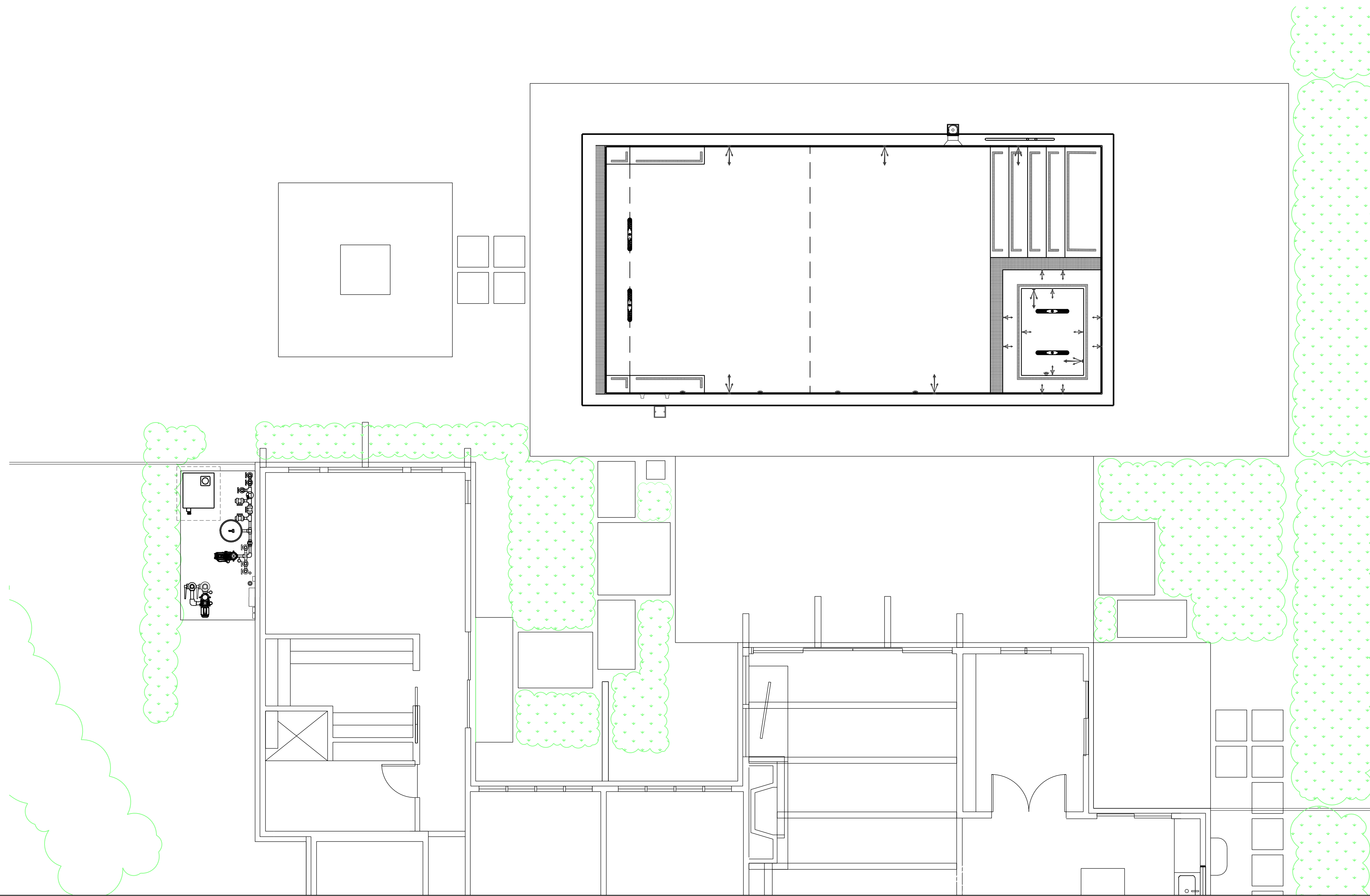
PROPOSED POOL ON
PLAT OF SURVEY

Scale: 1"=20'-0"
Date: 04.14.2026
Drawn By: NJM



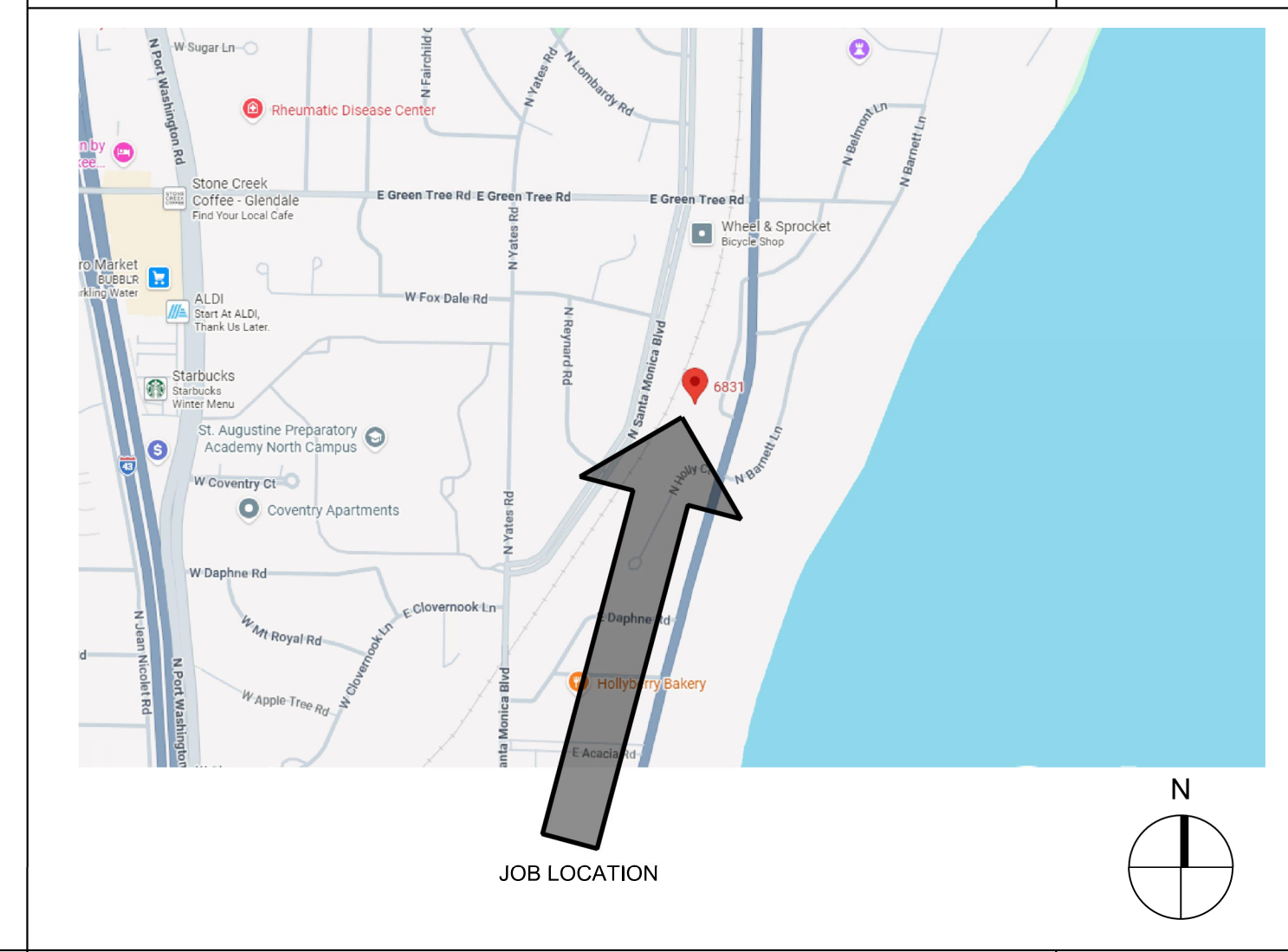
SPIES RESIDENCE

**6831 NORTH LAKE DRIVE
FOX POINT, WI 53217
NEW OUTDOOR SWIMMING POOL/WHIRLPOOL**



Sheet List Table	
Sheet Number	Sheet Title
PL0.00	COVER SHEET
PL1.00	OVERALL POOL AREA PLAN
PL1.10	POOL PLAN
PL1.11	POOL LAYOUT PLAN
PL1.12A	POOL SECTIONS
PL1.12B	POOL SECTIONS
PL1.13	POOL DETAILS
PL1.21	WHIRLPOOL LAYOUT PLAN
PL3.10	PL3.10 POOL PIPING PLAN
PL4.00	MECHANICAL AREA PLAN
PL4.02	ELECTRICAL UTILITY NOTES & DETAILS
PL4.02A	POOL AREA CONDUIT PLAN
PL4.03	PLUMBING UTILITY NOTES & DETAILS

SHEET LIST	2
	NONE



LOCATION PLAN	4
	NONE

SITE PLAN	1
	NONE

SPIES RESIDENCE POOL

**6831 NORTH LAKE DRIVE
FOX POINT, WI 53217**

REVISION SCHEDULE		
NO	DESCRIPTION	DATE

ISSUE DATE: 2026.03.27
PROJECT NO: 25111
DRAWN BY: SAB
CHECKED BY: MB

COVER SHEET	PL0.00



FRONT PHOTO



LEFT SIDE PHOTO



RIGHT SIDE PHOTO



REAR PHOTO



Keith C. Barnes, AIA, LEED AP
 Registered Architect [New York, Wisconsin]
 e: keith@kcb-architects.com p: (608) 669-4923

7535 N Fairchild Rd

DESIGN AREA PHOTOGRAPHS

Project Address:
 7535 N Fairchild Rd

SK-000

Scale:

Plat of Survey

Known as 7535 North Fairchild Road, in the V of Fox Point, Wisconsin
 Parcel 4 in Certified Survey Map No. 25, being a part of the S E 1/4 of Section 17, T 8 N
 R 22 E, in the Village of Fox Point, Milwaukee County, Wisconsin, recorded on May 14,
 1959 in Volume 1 on Pages 53 and 54 as Doc No. 3734035.

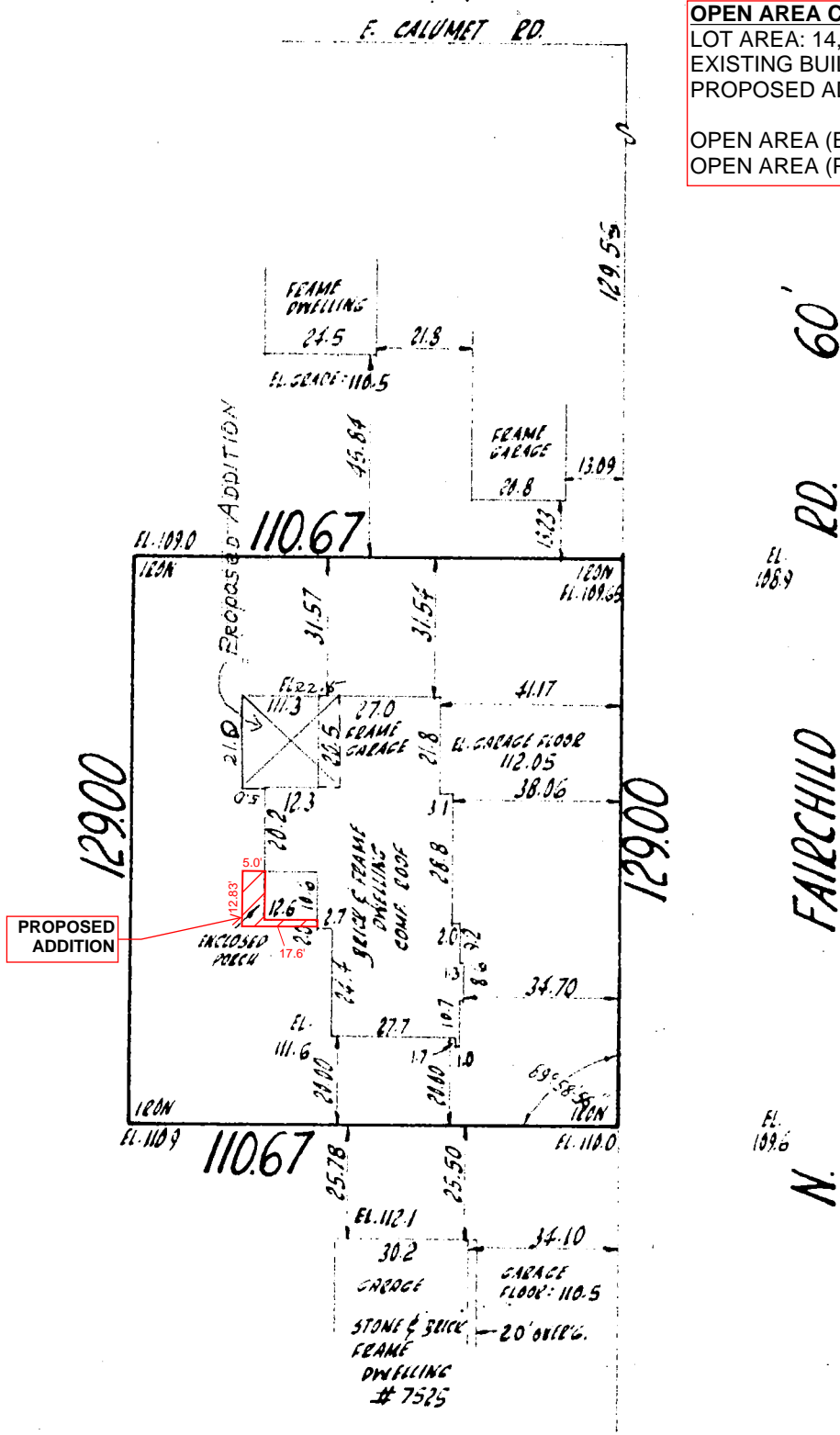
August 10, 1965

Survey No. 112954-S

OPEN AREA CALCULATIONS:

LOT AREA: 14,276 SF
 EXISTING BUILDING AREA: 2,987 SF
 PROPOSED ADDITION: 82 SF

OPEN AREA (EXSTG.) = 11,289/14,276 => 79%
 OPEN AREA (PROP.) = 11,207/14,276 => 78.5%



SCALE: 1"=40'

We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE
 CIVIL ENGINEERS AND SURVEYORS
 5729 W. VLIET ST
 MILWAUKEE WISCONSIN 53208

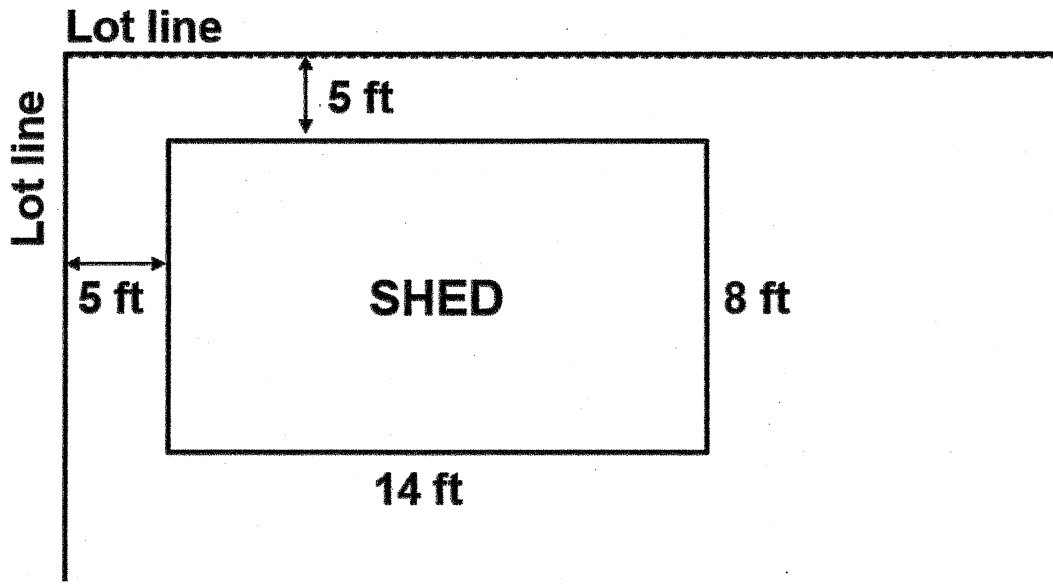


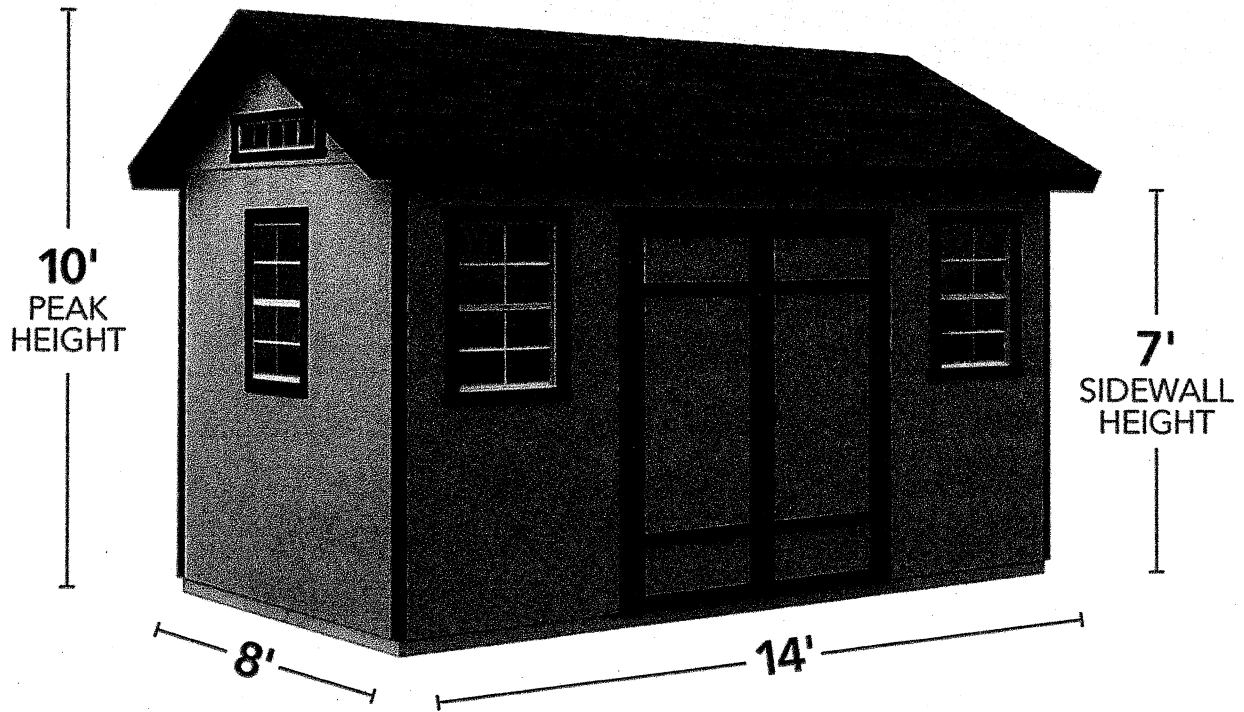
Kenneth E. Berke
 SURVEYOR











Specs

- **Common Size (w x d x h):** 14' x 8' x 10'
- **Actual Interior Dimensions (w x d):** 14' x 8'
- **Floor size:** 14' x 8'
- **Recommended Concrete Slab Size:** 14' x 8'
- **Cubic Feet Storage:** 918 cu. ft.
- **Peak Height:** 10'
- **Sidewall Height:** 7'
- **Double Door Opening Width:** 64"
- **Double Door Opening Height:** 70"
- **Wall Framing:** 2x4
- **Joist Spacing:** 16"
- **Stud Spacing:** 24"

- **Overhang length (Front):** 5 $\frac{7}{8}$ "
- **Overhang length (Sides):** 2 $\frac{1}{4}$ "
- **Number of windows:** 3
- **Window Size:** 22 1/4" x 29 3/4"
- **Transom Window Size:** 9" x 27"
- **Type of Locking handle:** T&D Handle
- **Roof Pitch:** 7/12
- **Loft Dimensions:** 26" x 89"
- **Continuous Piano Hinges:** Yes
- **Warranty:** 15-year limited
- **Maximum Roof Load (lb./ sq. ft.):** 30
- **Maximum Wind Resistance (mph):** 90
- **Assembled Weight:** 2,180 lbs.
- **Weight (including packaging/pallets):** 1,695 lbs.



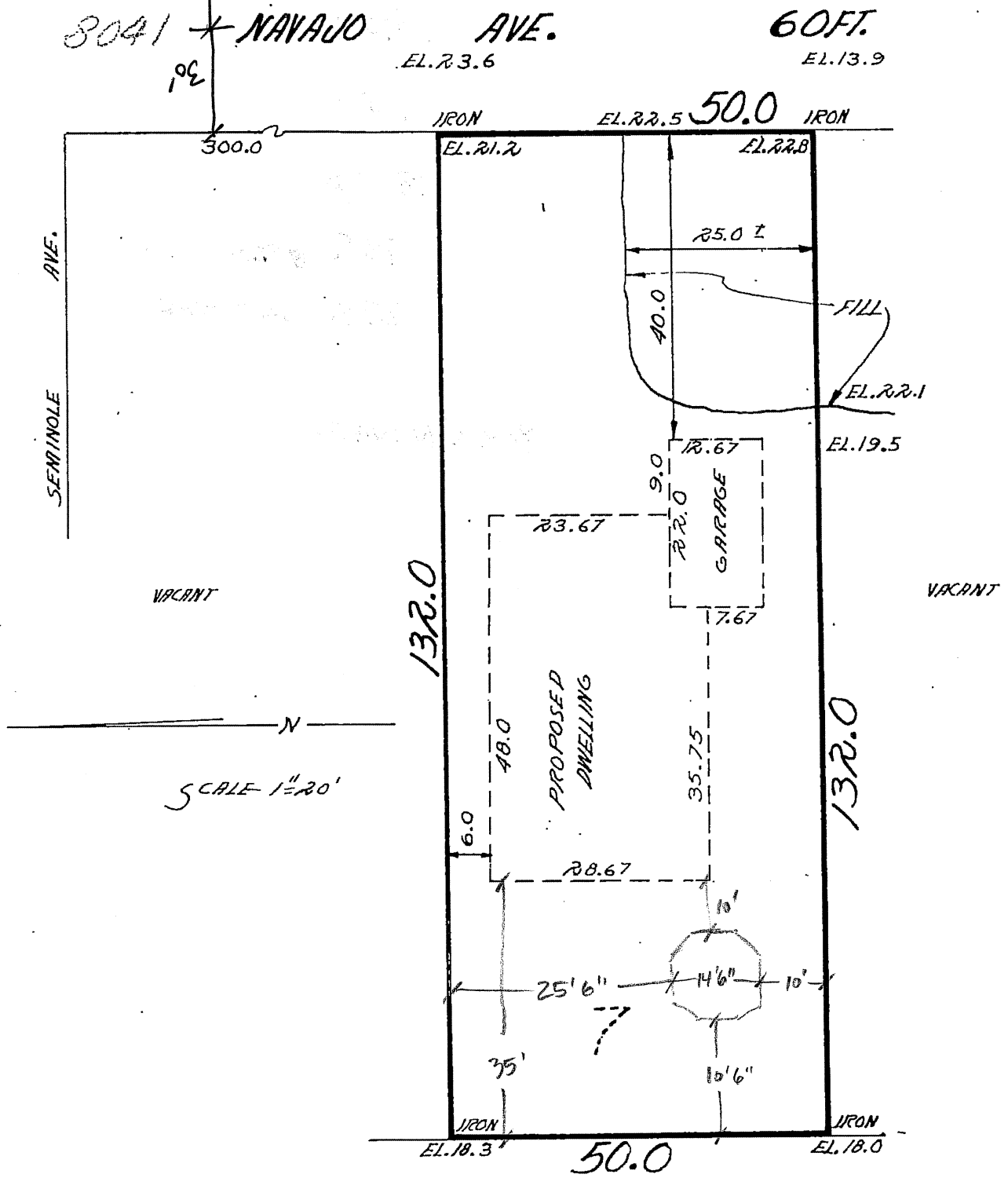




Plat of Survey

for
SCHRAMKA MILLWORK

Known as 8041 Navajo Avenue, Town of Milwaukee, Wisconsin.
 Lot 7 in Block 11 in the Savings and Investment Association of Milwaukee Subdivision
 Number 24, being a part of the S. E. 1/4 of Section 8, T 8 N, R 22 E, in the Town
 of Milwaukee, Milwaukee County, Wisconsin.
 February 29, 1952 Survey No. 51291-S-7



LOT 50' x 132' = 6,600 ϕ

HOUSE = 1,376 ϕ

GARAGE = 214 ϕ

GAZEBO = 175 ϕ

TOTAL = 1,765 ϕ COVERAGE 26.7%

OPEN AREA 73.3%

GARDEN GETAWAY GAZEBOS

920-979-5585



16' Two Tier 175 square feet delivered and installed with foundation

Eight deck sections with tongue and groove 2x6 Douglas Fir flooring. Cedar tone exterior finish and waterborne gloss polyurethane varnish applied. Decks sections predrilled for dowels, no exposed surface fasteners.

Exterior walls with clear vertical grain 1/2" x 6" western red cedar siding. Gerkin 6000 series insulated glass single slider windows with Lo-E 366 glass and extruded aluminum frame screens. Natural stone panels adds \$4,200.00..

Prewired electrical, 4 outlets, 2 sconce lights (14w led-100w equivalent) on dimmer, 3 wire run to peak for fan/light (not included), all #12 wire, 20 amp. Circuit.

Roof sections predrilled for 1/2" steel studs and brass cap nuts and washers. Western red cedar rafters with 1x8 and 1x10 cedar roof boards applied the 2 3/8" Paslode TLN ring shank nails. 15# felt applied with 5/8" x 18" tapersawn clear vertical grain cedar shakes, brown pressure treated and kiln dried, #1 Blue Label.

upper roof section

hardened steel
timber screw
2x4 top plate of
hip rafter, one
roof section.

one 3" deck screw and
clear acrylic latex sealant
fastens each ring section
to the 2x6 cedar ledger

cedar 2x4 ripped at 30 degrees
and applied (in our shop) with 3" screws and
polyurethane construction adhesive
to the 2x4 top plate of roof section

lower roof section

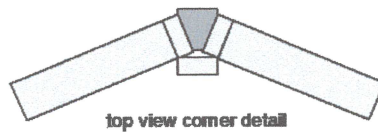
upper lower roof section
steel timberframe screw
top plate into the rafter.

2x4
#3 knotty 1x12 western red cedar

Gerkin 6000 single slider
vinyl insulated glass low-e
window in tan

interior
walls are 92 1/2" tall
side cross section
of wall

4x4 knothched with
two vertical 2x4 studs

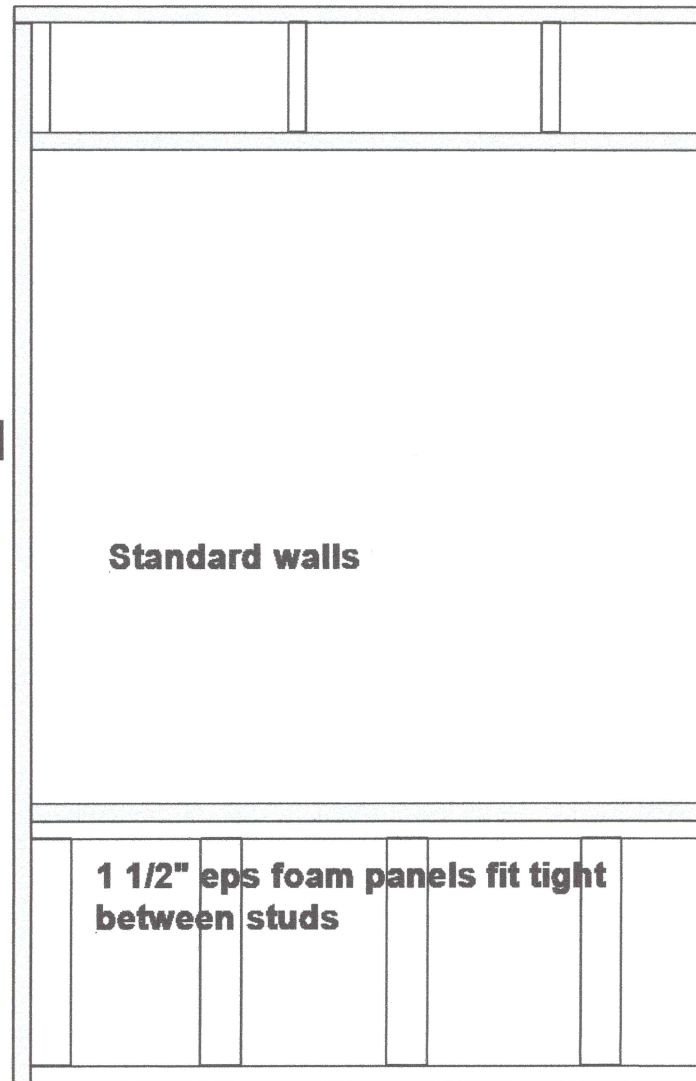


top view corner detail

1/2" x 5 1/2" clear VG cedar siding
applied exterior, 15#
felt under exterior siding

2x4 flat

2x2 fastened to 2x4 flat
with two 3" prime plus deck
screws each end



roof cross section side view

#1 western red cedar clear vertical grain
18" x 5/8" thick taper sawn shakes,
8" exposure to weather all Blue Label,
pressure treated and kiln dried, the best grade

all cedar 2x4's Weekes SPC grade

1x10 or 1x8 #3 western red cedar
boards butted tight fastened
with 2 3/8" Paslode TLN
ringshank nails

.15# felt

2x4 top block

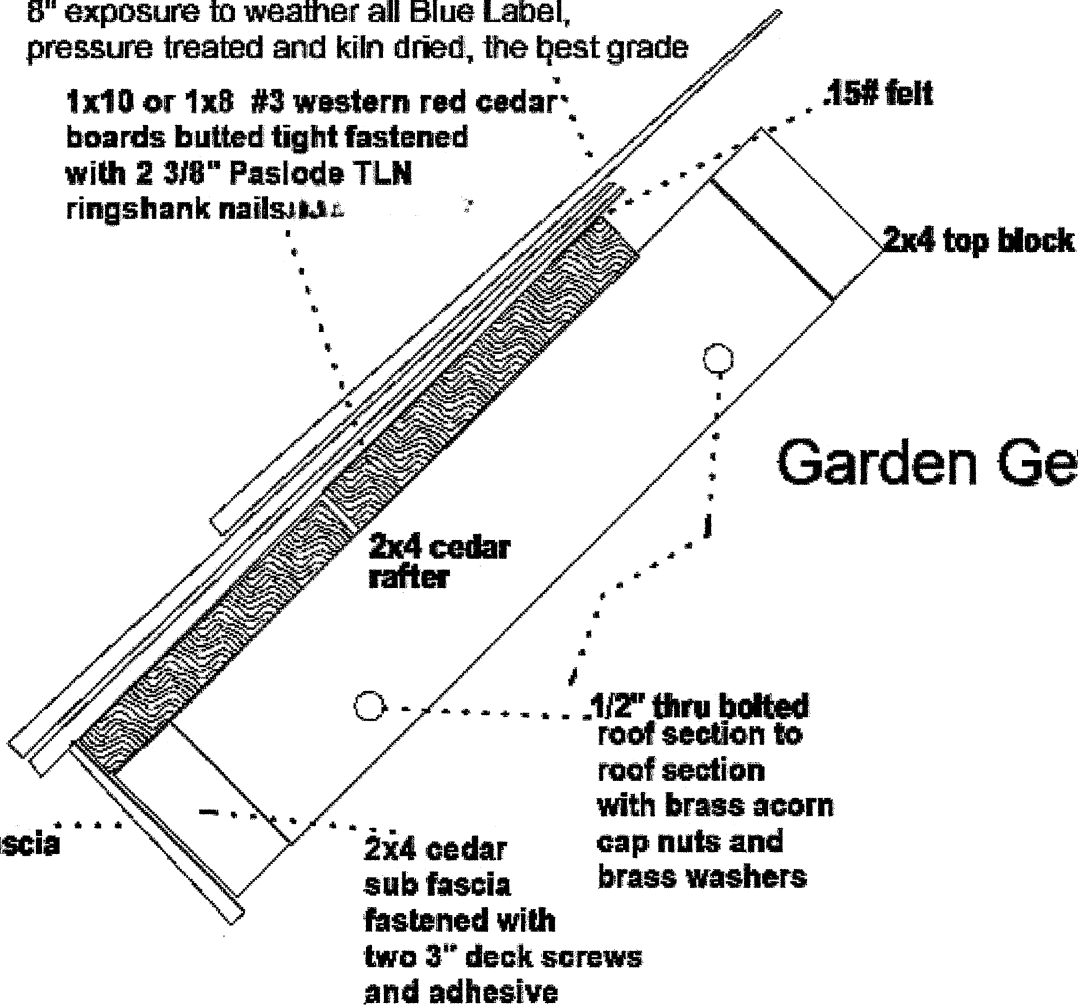
Garden Getaway Gazebo:

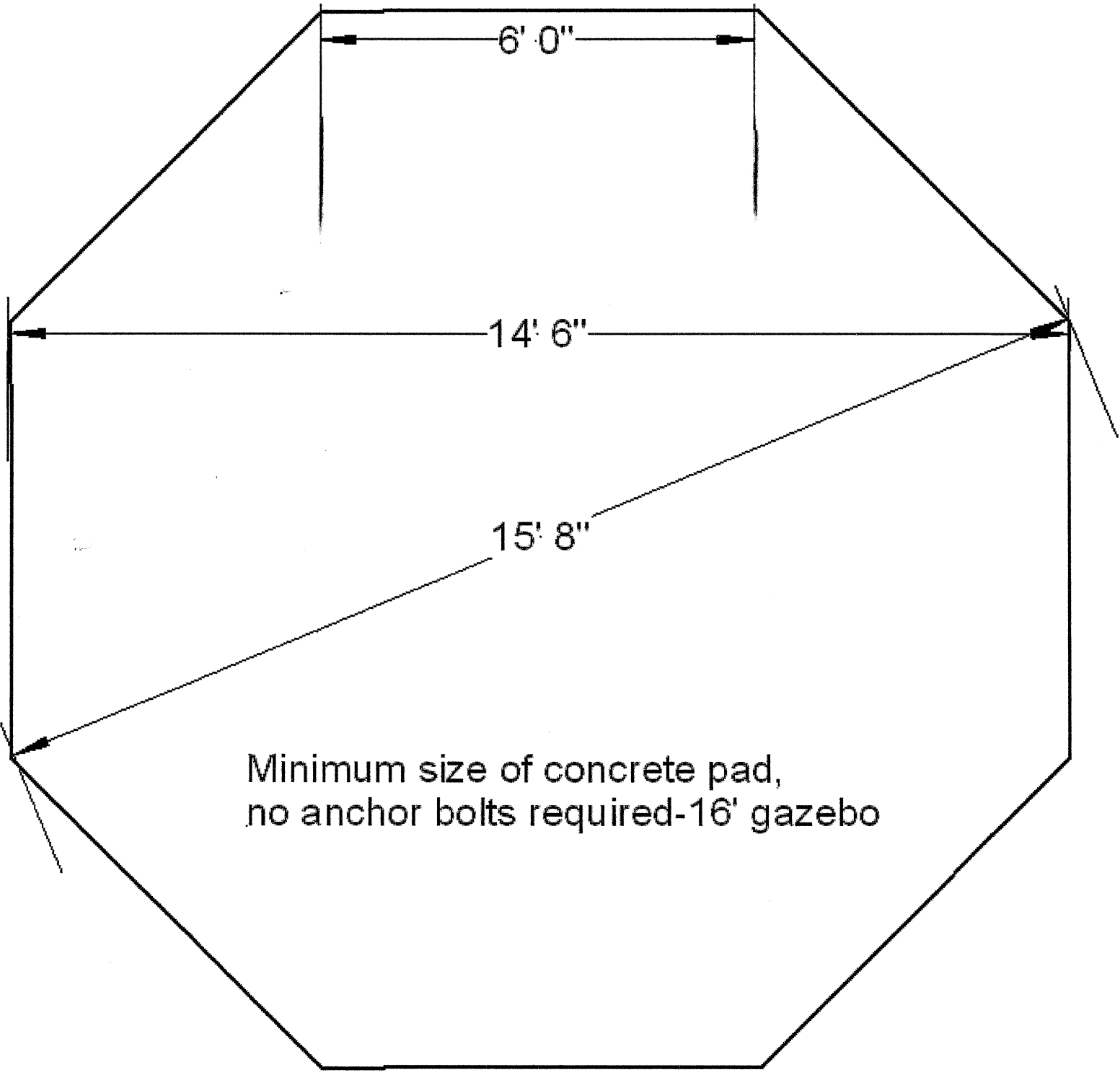
2x4 cedar
rafter

1/2" thru bolted
roof section to
roof section
with brass acorn
cap nuts and
brass washers

2x4 cedar
sub fascia
fastened with
two 3" deck screws
and adhesive

cedar fascia

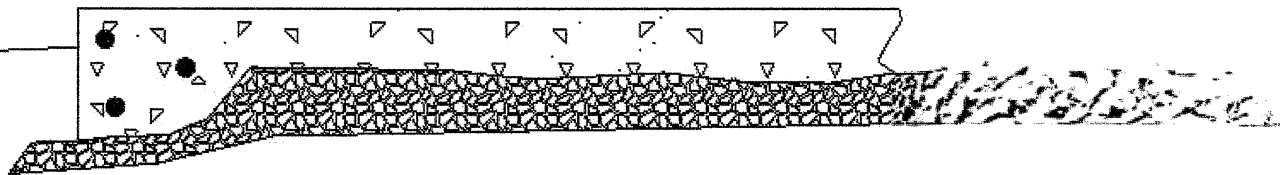




Minimum size of concrete pad,
no anchor bolts required-16' gazebo

Garden Getaway Gazebos. I

grade



Grade beam foundation, three #4 rods around perimeter and reinforcement in the interior. No anchor bolts are required.



Galaxy S20 FE 5G