

**NOTICE OF MEETING
VILLAGE OF FOX POINT
JOINT PLAN COMMISSION/BUILDING BOARD MEETING**

**SCHWEMER HALL - MUNICIPAL BLDG
7200 N. SANTA MONICA BLVD
FOX POINT, WI 53217**

**MONDAY
JUNE 1, 2015
4:30 P.M.**

AGENDA

1. **Roll Call**
2. **Approval of the Minutes of the April 6, 2015 Joint Plan Commission/Building Board Meeting**
3. **Recommendation Re: Proposed Addition at 7410 N Santa Monica Blvd**

The Plan Commission and Building Board will consider, and the Plan Commission may make a recommendation to the Village Board, regarding the proposed addition at 7410 N Santa Monica Blvd.

4. **Adjourn**

NEXT PLAN COMMISSION MEETING:

July 6, 2015

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
JOINT PLAN COMMISSION/BUILDING BOARD
APRIL 6, 2015**

3

DRAFT 04/09/15

A joint meeting of the Fox Point Plan Commission and Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd. on Monday, April 6, 2015 at 4:30 p.m. Those present included:

Plan Commission

Michael A. West, Chairman
Eric Fonstad, Commissioner
Stuart Rothman, Commissioner
Carol Wilkins, Commissioner
John Crichton, Commissioner
Kareth Servis, Commissioner
Scott Yauck, Commissioner

Building Board

Michael A. West
Michael Casper
Gerald Hussin
William Feldman

Also present were Village Attorney Eric Larson and Assistant to the Village Manager Michael Pedersen.

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.

Approval of the Minutes of the February 2, 2015 Plan Commission Meeting

On motion of Commissioner Fonstad, seconded by Commissioner Yauck, and carried unanimously, the Commission approved the minutes of the February 2, 2015 meeting.

Recommendation Re: Parking Lot Reconstruction at Longacre South, Yates Road

Commissioner Yauck made a motion to approve the Parking Lot Reconstruction at Longacre South, Yates Road. Commissioner Rothman seconded the motion.

Chairman West asked for unanimous consent to amend the motion to include direction to the Director of Public Works to investigate the possibility of changing the bioswale from a linear design to an ungulated design and to investigate the saving of the two trees indicated in the map by the "x" to the east and the center "x". Without objection, the motion was amended.

The amended motion carried unanimously.

Recommendation regarding land division, to adjust the lot line between abutting owners located at 7950 and 7960 N. Lake Drive

On motion of Commissioner Crichton, seconded by Commissioner Yauck, and carried unanimously, the Commission favorably referred the application to the Village Board with the recommendation that the Village Board accept the preliminary survey map as the final.

Conditional Use Permit: V & J Investment LLC d/b/a/ My Yo My Frozen Yogurt, 8663A N. Port Washington Road, RiverPoint Village (New Business)

James Bradley, V & J Investment LLC Manager, was present to provide information and answer questions.

**VILLAGE OF FOX POINT
JOINT PLAN COMMISSION/BUILDING BOARD
APRIL 6, 2015**

4

DRAFT 04/09/15

1
2 Chairman West asked for unanimous consent to amend the draft conditional use order in
3 paragraph one to insert the sentence, "Outdoor seating is allowed in the location subject to the
4 conditions imposed for the previous tenant." Without objection, the draft was amended.
5

6 On motion of Commissioner Yauck, seconded by Commissioner Rothman, and carried
7 unanimously, the Commission referred the amended conditional use permit to the Village Board for
8 approval.
9

10 **Adjourn**

11
12 On motion of Commissioner Rothman, seconded by Commissioner Yauck, and carried
13 unanimously, the Commission adjourned at 5:01 p.m.
14
15

16
17 Respectfully submitted,
18
19

20
21 Michael Pedersen
22 Assistant to the Village Manager

May 01, 2015
Fox Point, WI

Fox Point Village Council

To Whom it may concern:

My wife and I bought the property at 7410 North Santa Monica Blvd. in June 2015.

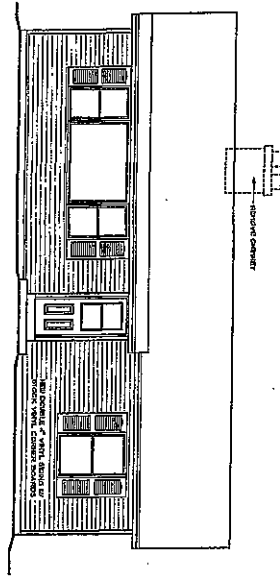
Our intent is to ~~use it~~ occupy it as a private residence, NOT institutional as the zoning noted.

To that end we intend add a 14ft X 34ft addition to provide additional living space.

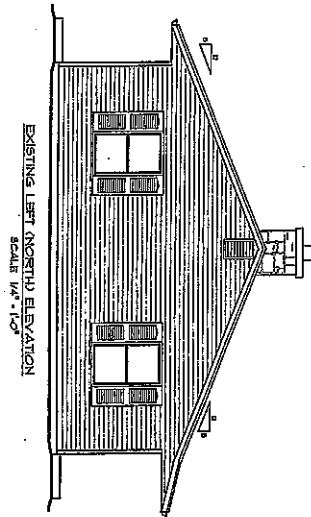
The total sq footage of the finished structure would be approx 2100 sq ft, well within the parameter of 45% ~~of~~ of total yard sq. footage.

As noted in the enclosed blueprints and survey, all village ordinances and requirements have been met and await your approval.

Alfonso Navarro

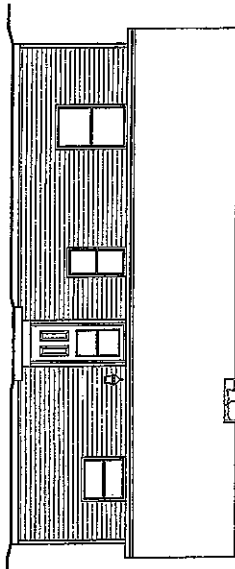


EXISTING AND NEW FRONT (WEST) ELEVATION
NO CHANGES
SCALE 1/4\"/>

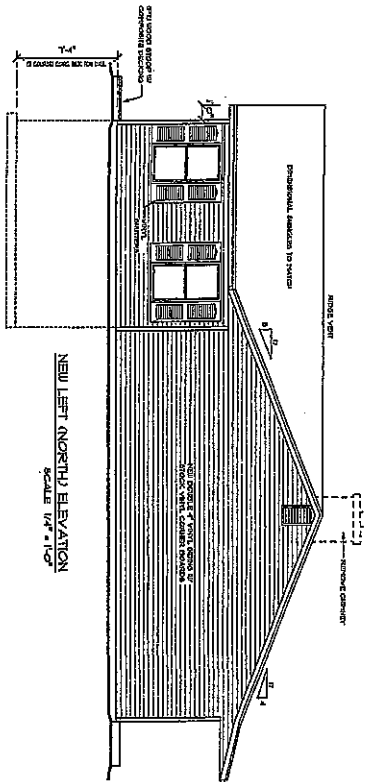


EXISTING LEFT (NORTH) ELEVATION
SCALE 1/4\"/>

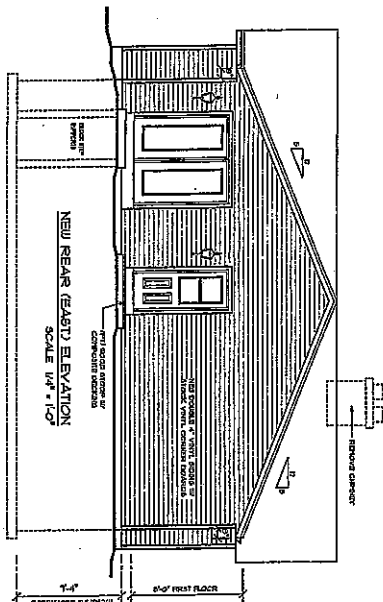
THE GENERAL CONTRACTOR IS TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, ROOF PITCHES, AND ALL REQUIRED ENGINEERING.



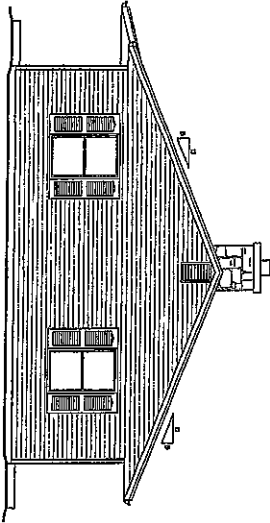
EXISTING REAR (EAST) ELEVATION
SCALE 1/4\"/>



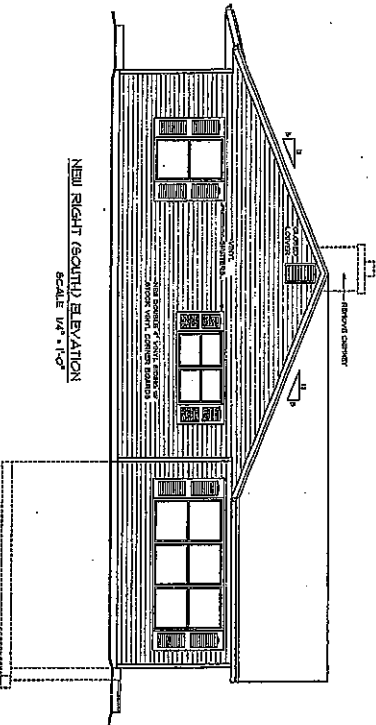
NEW LEFT (NORTH) ELEVATION
SCALE 1/4\"/>



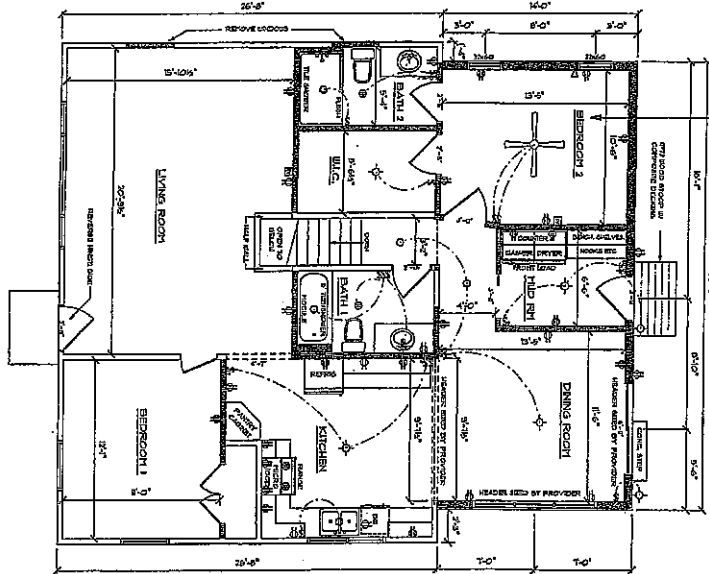
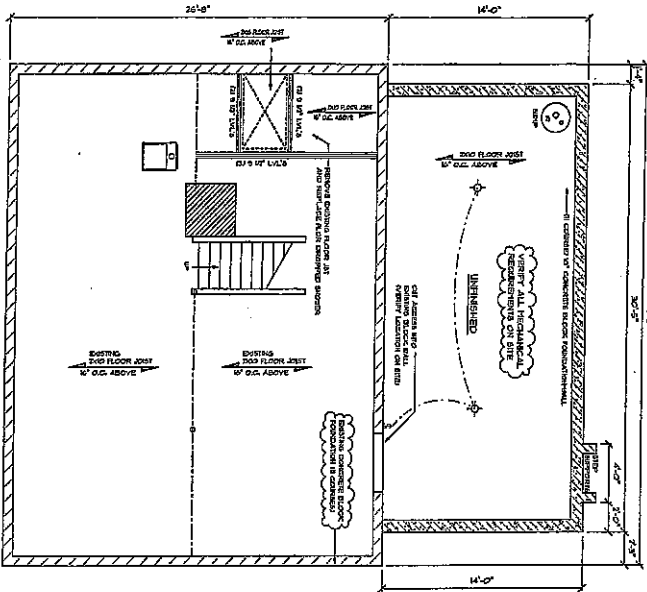
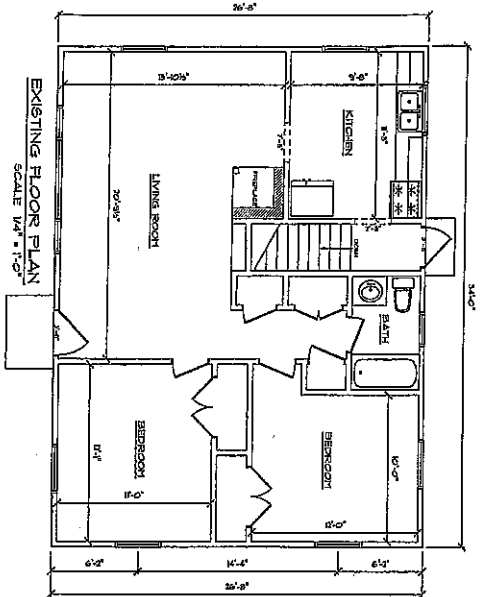
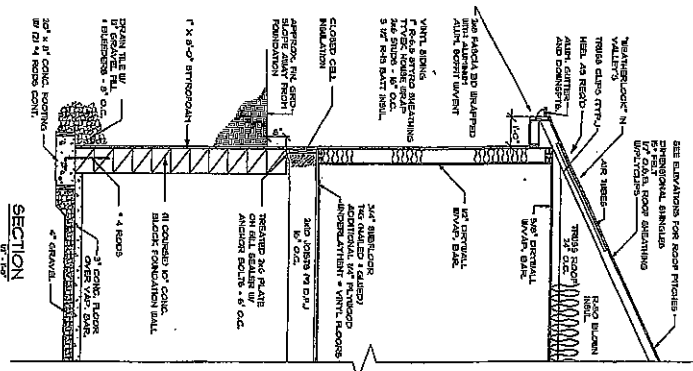
NEW REAR (EAST) ELEVATION
SCALE 1/4\"/>



EXISTING RIGHT (SOUTH) ELEVATION
SCALE 1/4\"/>



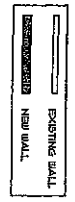
NEW RIGHT (SOUTH) ELEVATION
SCALE 1/4\"/>



BEDROOM 1 DAYLIGHT OPENING (DLO)
 SEE ELEVATIONS FOR ROOF PITCHES -
 SEE ELEVATIONS FOR ROOF PITCHES -
 SEE ELEVATIONS FOR ROOF PITCHES -

THE GENERAL CONTRACTOR IS TO VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS, ROOF PITCHES AND ALL REQUIRED ENGINEERING.

ELECTRICAL	SYMBOL
Single Pole Switch	S
3-Way Switch	3
Duplex Recept	&
20 Recept	&
Light	⬤
Recessed Can	O
Phone + CATV-E	⌈
Cable TV	⌈
Bath Fan	⊕
Flood Light	⊕
Ceiling Fan	⊗



CLIENT: The Newton Residence
 7410 N. Sunnyside Blvd.
 Fox River, Wisconsin

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

PREPARED FOR: LEMEL HOMES/NAVARRO

LOCATION: 7410 N. SANTA MONICA BLVD., VILLAGE OF FOX POINT

LEGAL DESCRIPTION: LOT 20, NORTHGATE, BEING A SUBDIVISION OF A PART OF THE SW 1/4 SECTION 16, TOWNSHIP 8 NORTH, RANGE 22 EAST, VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

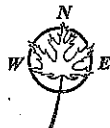
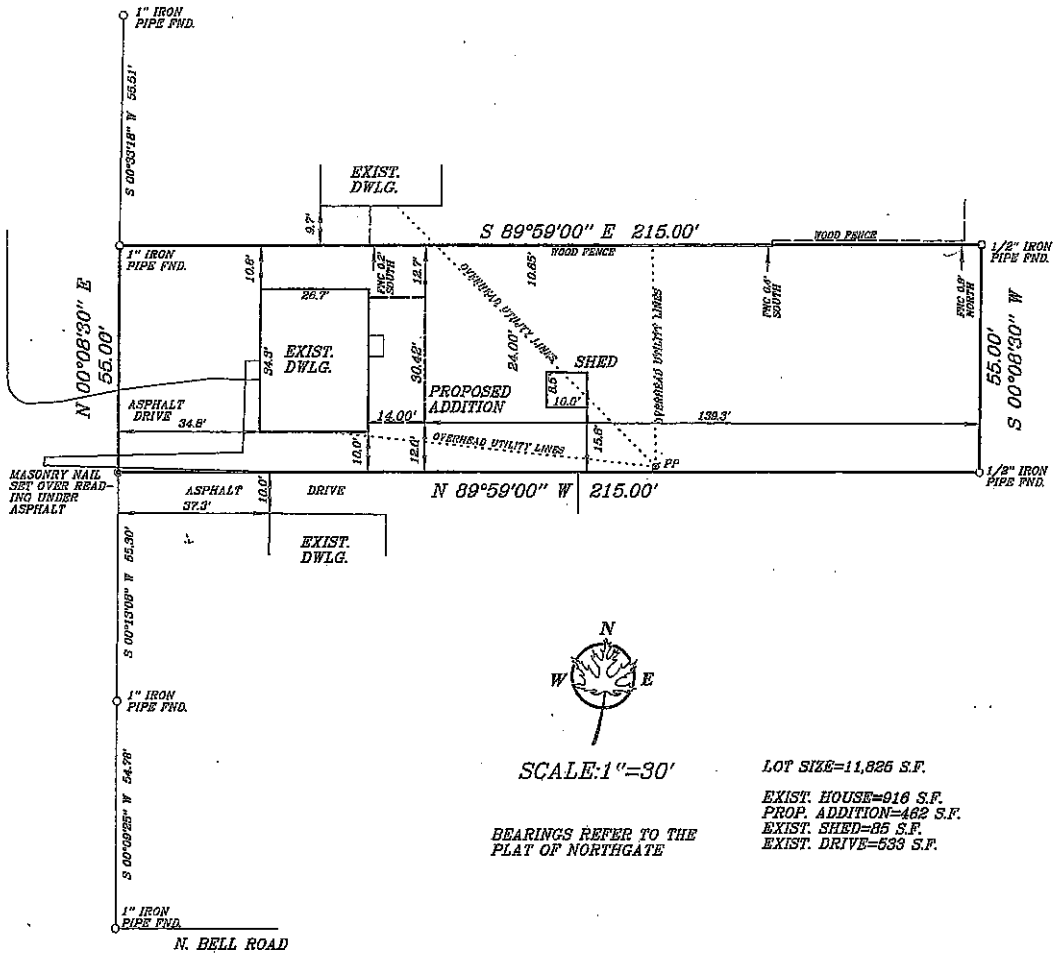
SEPTEMBER 8, 2014

REVISED 10/9/14

REVISED 4/13/15

MLW-1124

N. SANTA MONICA BLVD.
(120')

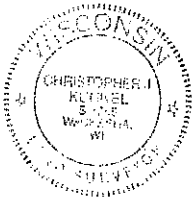


SCALE: 1"=30'

BEARINGS REFER TO THE
PLAT OF NORTHGATE

LOT SIZE=11,826 S.F.

EXIST. HOUSE=916 S.F.
PROP. ADDITION=462 S.F.
EXIST. SHED=85 S.F.
EXIST. DRIVE=533 S.F.



I hereby certify that 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 of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1765

1.9E-2750F_b Header Selection

Headers Supporting Roof – LL (L/240), TL (L/180) (See page 21 for General Notes)

Roof Load (PSF)	House Width	Snow Load (115%)							
		Maximum Rough Opening Size							
		6'-0"	8'-0"	9'-0"	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
20LL + 10DL	24'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9½"	3½" x 11¼"	3½" x 14"
						5¼" x 7¼"	5¼" x 9¼"	5¼" x 9½"	5¼" x 11¼"
	30'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"
							5¼" x 9¼"	5¼" x 11¼"	5¼" x 11¼"
	36'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 14"	3½" x 14"
					5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"
20LL + 15DL	24'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11¼"	3½" x 14"
							5¼" x 9¼"		5¼" x 11¼"
	30'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 14"	3½" x 14"
					5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"
	36'	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11¼"	3½" x 14"	3½" x 16"
				5¼" x 7¼"	5¼" x 7¼"	5¼" x 9¼"		5¼" x 11¼"	5¼" x 14"
20LL + 20DL	24'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"
					5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"
	30'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9½"	3½" x 11¼"	3½" x 14"	3½" x 16"
					5¼" x 7¼"	5¼" x 9¼"		5¼" x 11¼"	5¼" x 14"
	36'	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"	3½" x 16"
				5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"	5¼" x 14"
25LL + 15DL	24'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"
					5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"
	30'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9½"	3½" x 11¼"	3½" x 14"	3½" x 16"
					5¼" x 7¼"	5¼" x 9¼"		5¼" x 11¼"	5¼" x 14"
	36'	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"	3½" x 16"
				5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"	5¼" x 14"
30LL + 15DL	24'	3½" x 7¼"	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 14"	3½" x 14"
					5¼" x 7¼"		5¼" x 9½"	5¼" x 11¼"	
	30'	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"	3½" x 16"
				5¼" x 7¼"	5¼" x 7¼"	5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"	5¼" x 14"
	36'	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 14"	3½" x 16"	
				5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 14"	5¼" x 14"
40LL + 15DL	24'	3½" x 7¼"	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 11½"	3½" x 14"	3½" x 16"
				5¼" x 7¼"	5¼" x 7¼"	5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"	5¼" x 14"
	30'	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 14"		
			5¼" x 7¼"	5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 14"	5¼" x 14"
	36'	3½" x 7¼"	3½" x 9¼"	3½" x 9¼"	3½" x 11¼"	3½" x 14"			
			5¼" x 7¼"		5¼" x 9¼"	5¼" x 11¼"	5¼" x 11½"	5¼" x 14"	5¼" x 16"

HOW TO USE THIS TABLE

- Determine the roof loading and read across that section of the table.
- Find the house width row that meets or exceeds the actual maximum span (outside bearing) of the roof truss or roof framing.
- Locate the rough opening size column that meets or exceeds the door or window rough opening size.
- Select the header size shown in the appropriate cell of the table. Minimum required sizes are shown.

Bearing Requirements

Minimum header support to be double trimmers (3" bearing) at ends and 7½" bearing at intermediate supports of continuous spans. In dark brown shaded areas in the table above, support headers with triple trimmers (4½" bearing) at ends and 10½" bearing at intermediate supports of continuous spans. Also see General Notes on page 21.

