

**NOTICE OF MEETING
VILLAGE OF FOX POINT
BUILDING BOARD MEETING**

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

**Wednesday, July 8, 2026
5:00 PM**

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

Zoom Participant
<https://us02web.zoom.us/j/83877661472>
Meeting ID: 838 7766 1472
Dial: (312) 626-6799

AGENDA

- A. Roll Call**
- B. Approval of Minutes**
 - a. Approval of the minutes of the June 10, 2026 meeting.
- C. Agenda Items**
 - a. 6845 N Barnett Lane - Proposed Addition of Shed Roofs and Windows
 - b. 7203 N Yates Road - Proposed Second Story Addition
- D. Adjournment**

**VILLAGE OF FOX POINT
BUILDING BOARD MINUTES**

A meeting of the Building Board was held via Zoom, on Wednesday, June 10, 2026, at 5:00 pm. Those present included:

Justin Racinowski
William Feldman
Lucille Sells
Pat Algiers

Absent: Scott Davis

Also Present: Kevin Ausman, Assistant Village Manager; Kirk Radtke, Building Inspector

Roll Call

Approval of the minutes of the May 13, 2026 Building Board meeting.

Motion by Feldman and second by Algiers to approve the minutes of May 13, 2026 meeting. All ayes, motion Caried.

7111 N Fairchild Circle - Proposed Sunroom Addition

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

7514 N Crossway Road - Proposed Siding and Covered Back Stoop

Motion by Sells and second by Algiers to approve the project subject to removing the vertical white trimboard in the gable. All ayes, motion carried.

Motion by Feldman and second by Sells, to adjourn. Meeting adjourned at 5:32 PM.

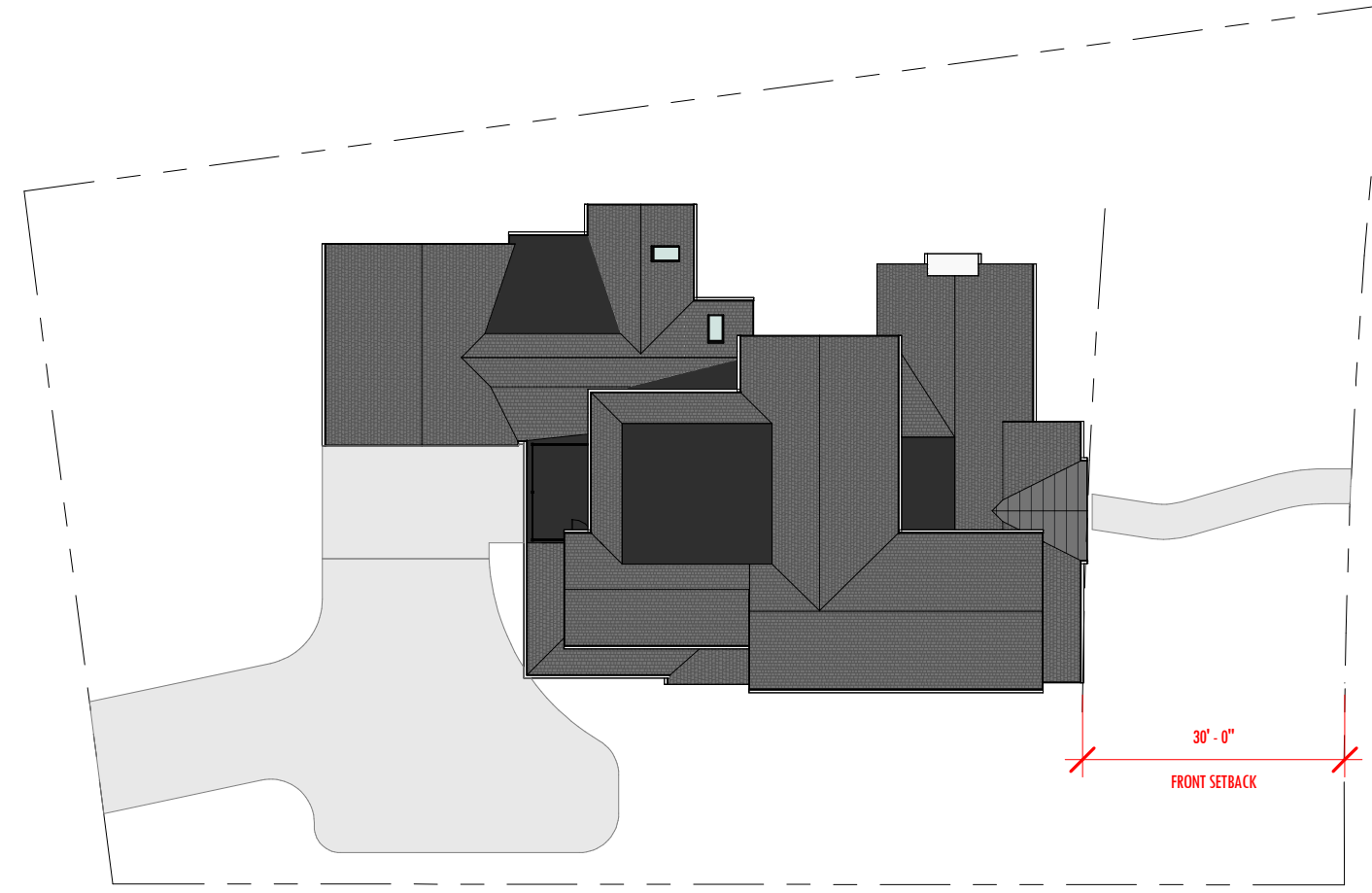
Respectfully Submitted,

Kevin Ausman
Assistant Village Manager
Village of Fox Point

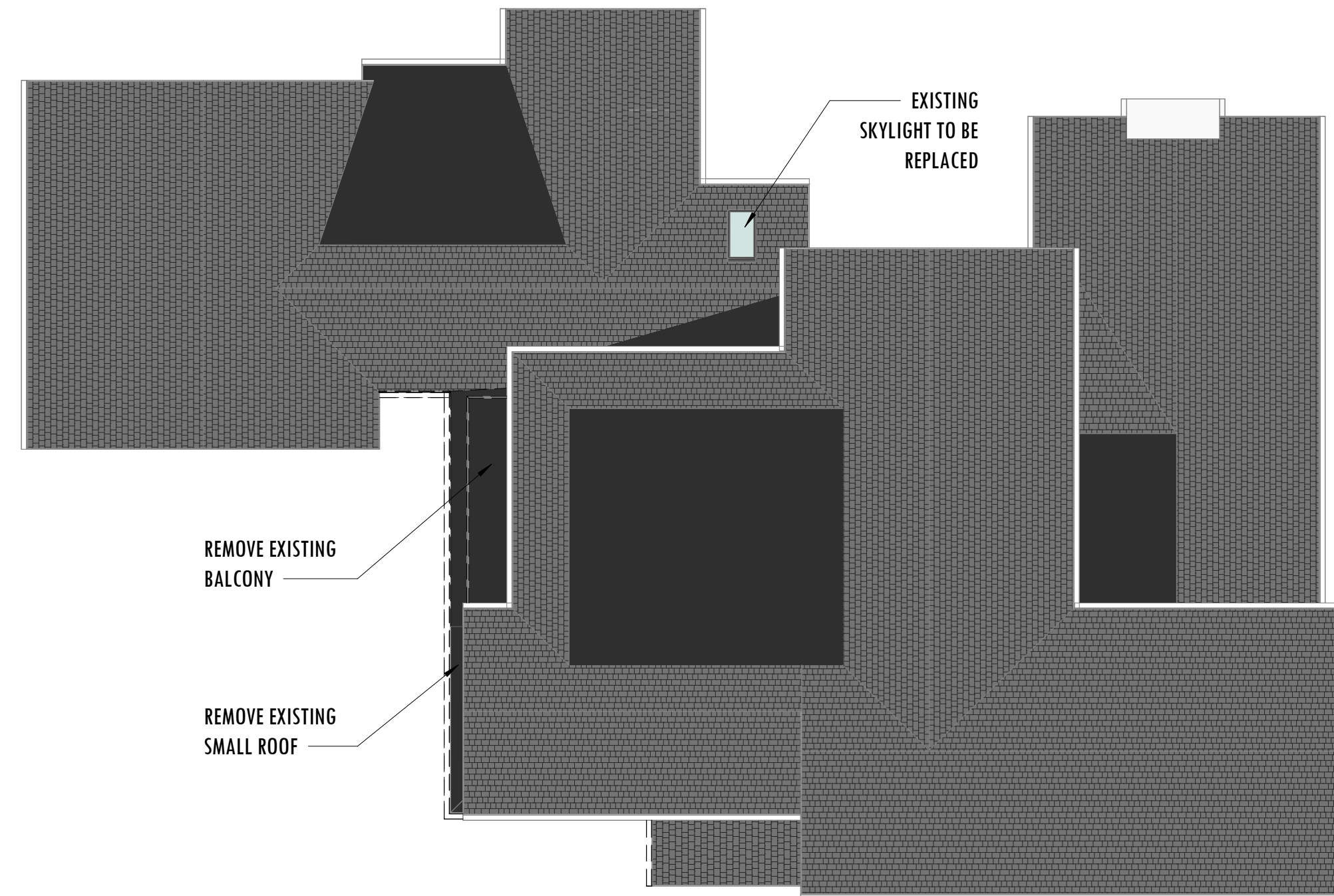
6845 N Barnett Ln, Fox Point WI 53217



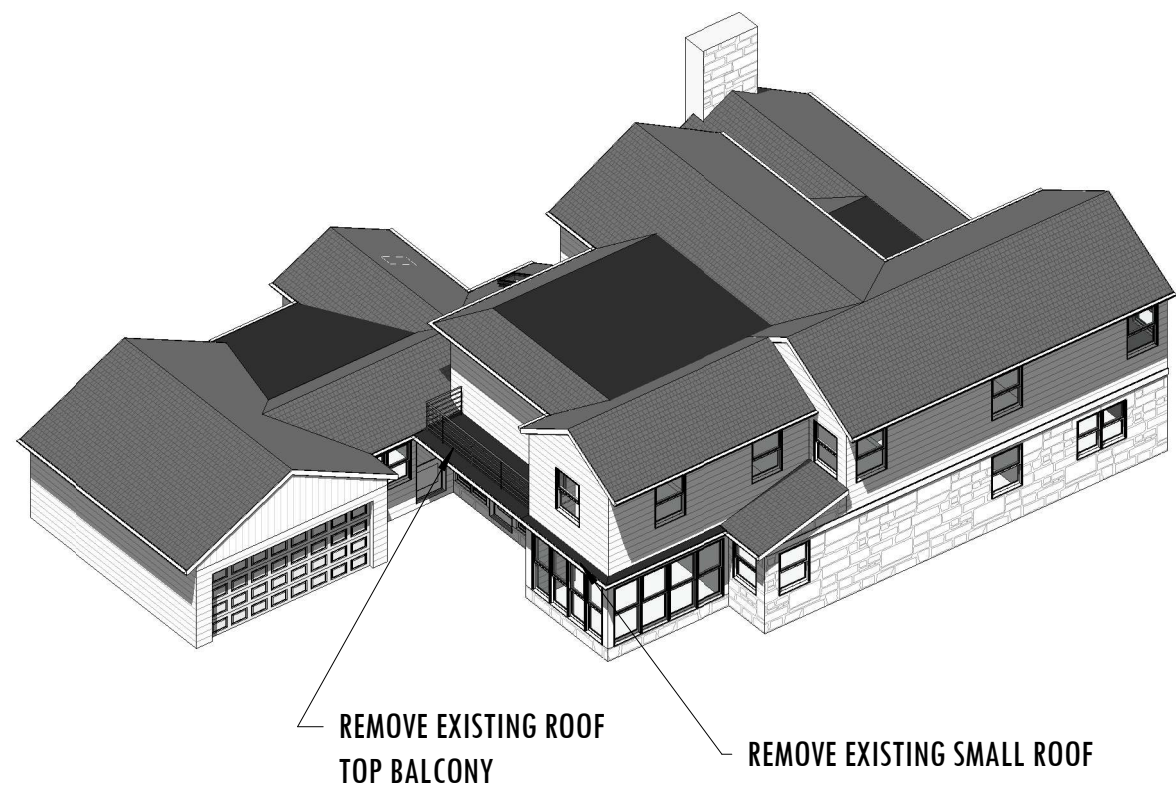
EXISTING CONDITIONS



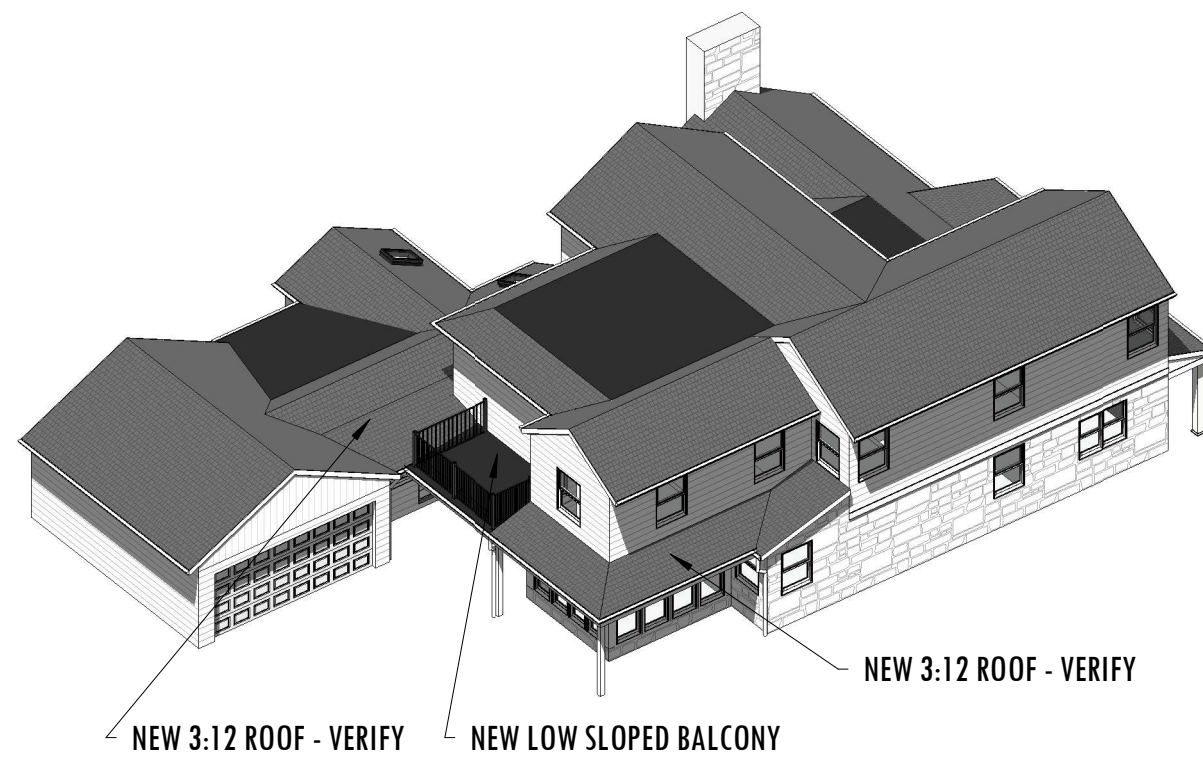
7 NEW WORK - SITE PLAN
Scale: $3/64" = 1'-0"$



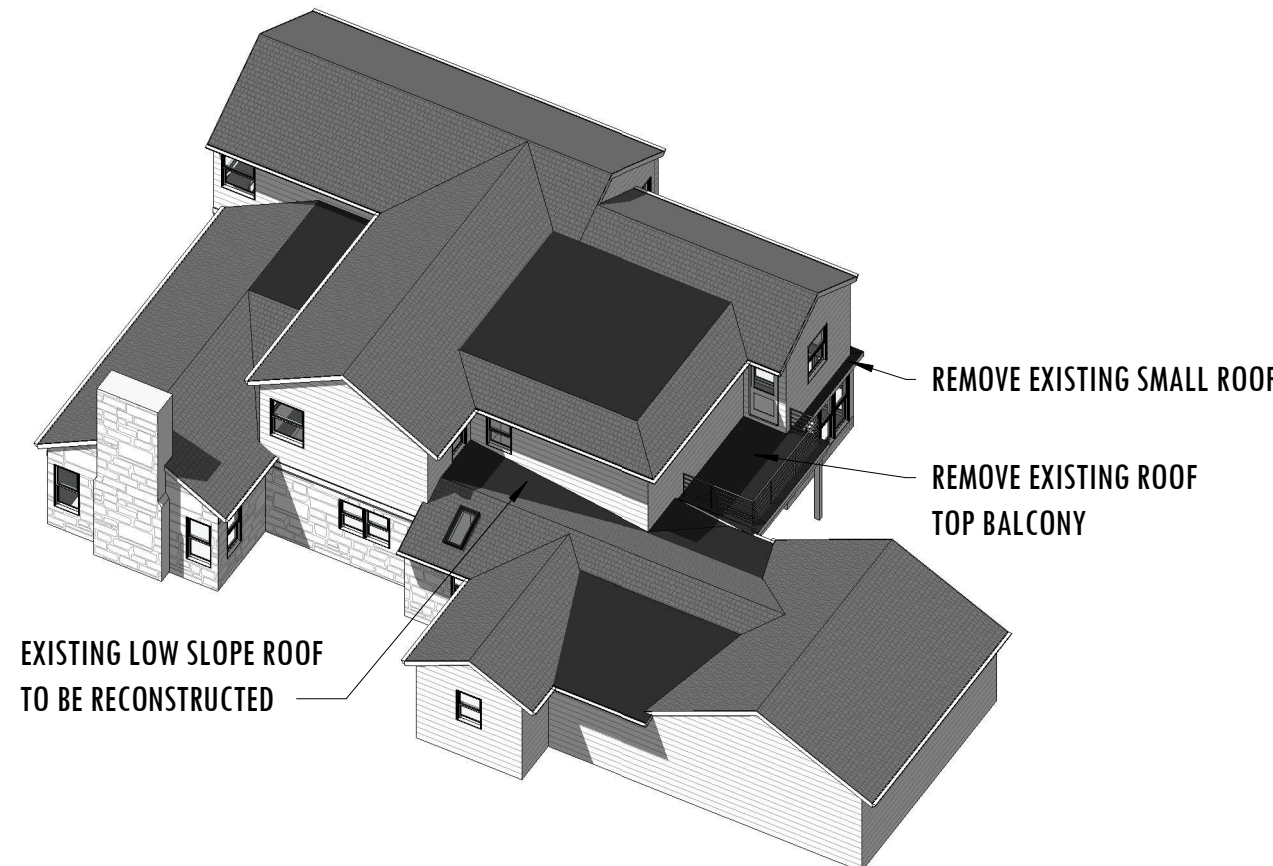
 6 EXISTING - ROOF PLAN
Scale: 1/8" = 1'-0"



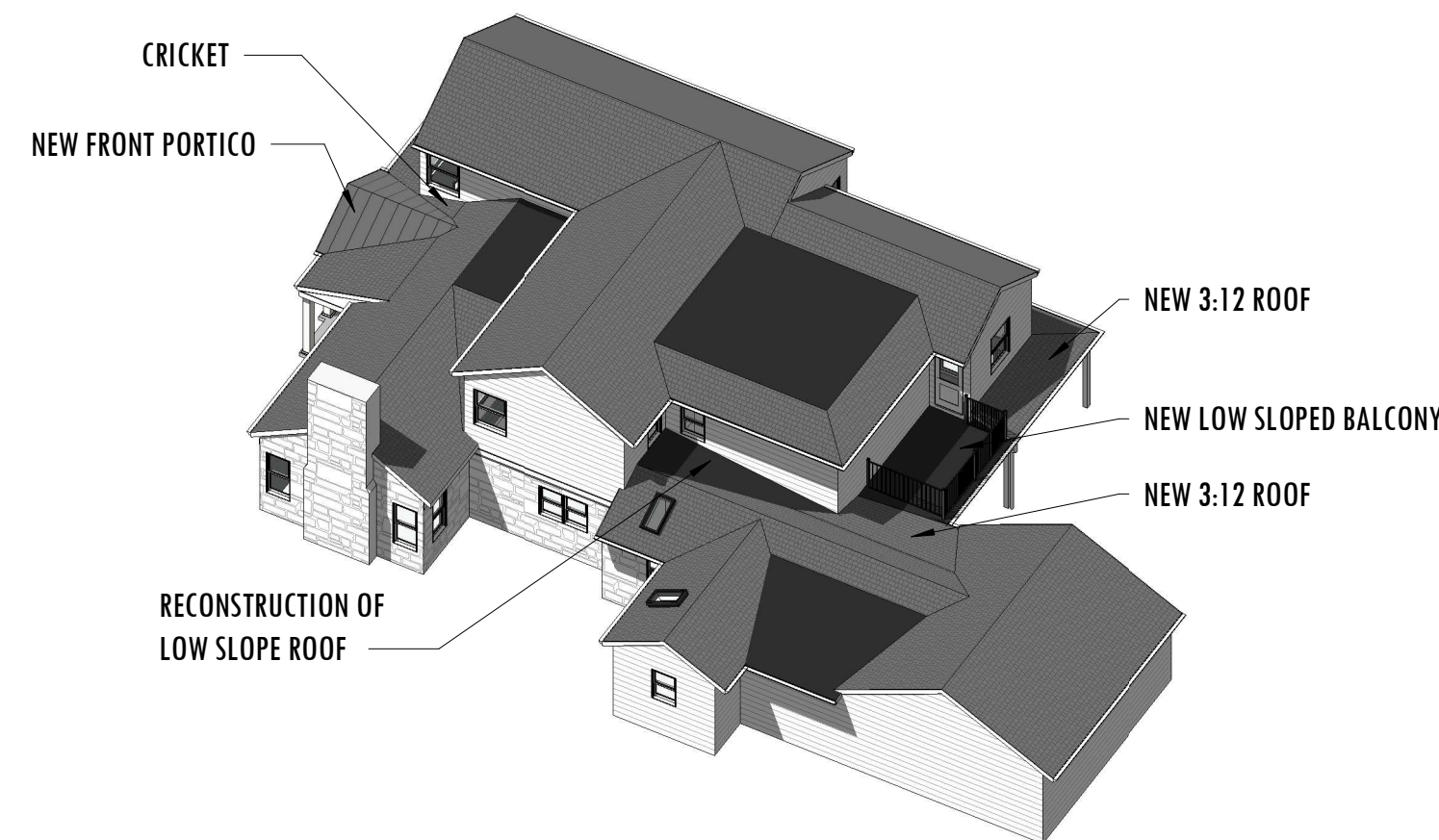
1 BIRD'S EYE VIEW SW - EXISTING
Scale:



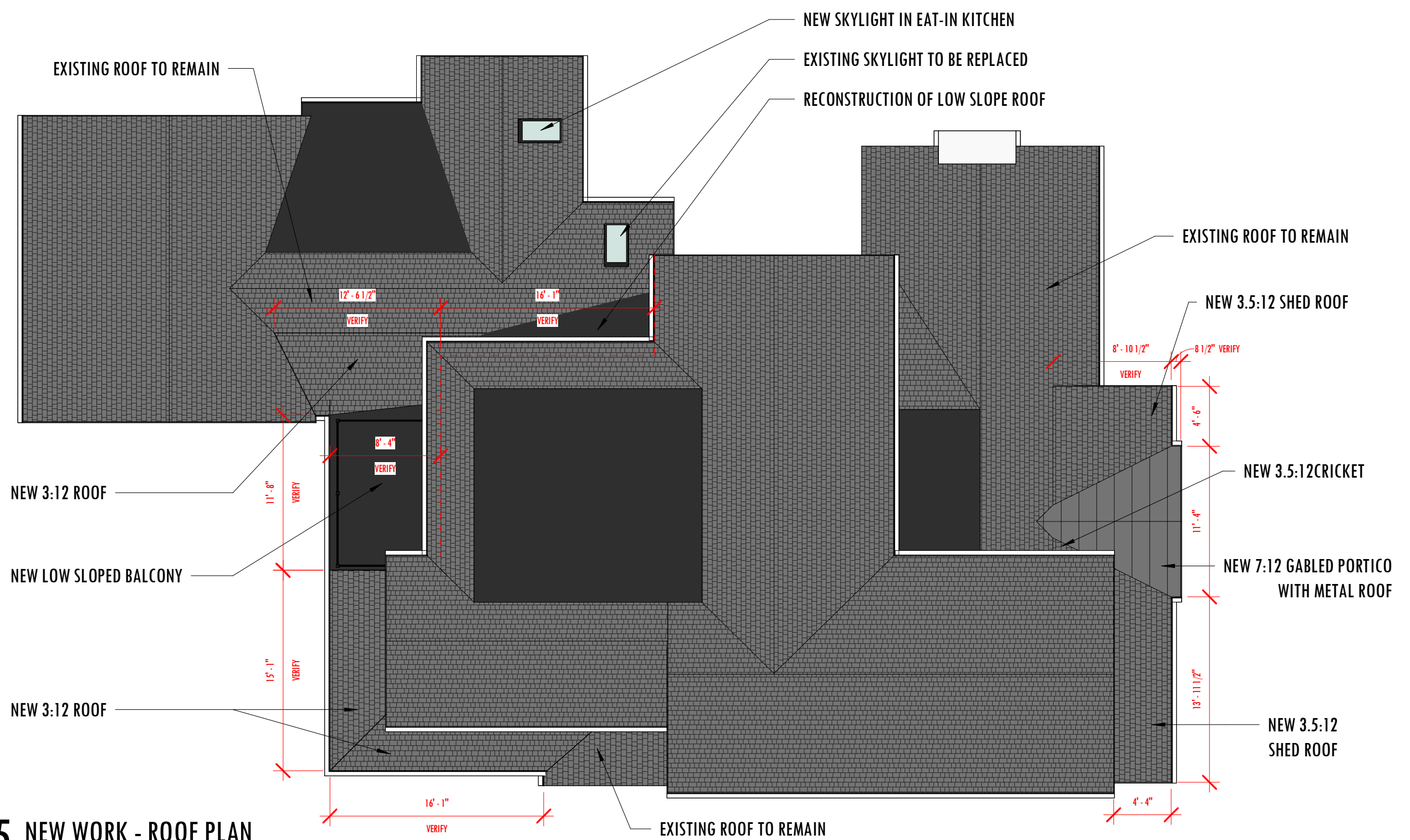
2 BIRD'S EYE VIEW SW - PROPOSED



3 BIRD'S EYE VIEW NW - EXISTING



4 BIRD'S EYE VIEW NW - PROPOSED



 **5 NEW WORK - ROOF PLAN**
Scale: 1/8" = 1'-0"

NORTH
DRAWN
DESIGN

NORTH DRAWN DESIGN LLC
8068 N SENECA RD
FOX POINT, WI 53217
608.358.0021
le@northdrawndesign.com

CONSULTANTS:

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES. VERIFY ALL DIMENSIONS IN THE FIELD.

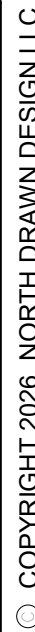
DUEHMIG & GRIFFIN
6845 N Barnett Ln, Fox Point WI 53217

COVER SHEET, EXISTING PHOTOS, AXON VIEWS, SITE PLAN & ROOF PLANS

VISIONS:

[illegible]

SCALE	VARIES
PROJECT NUMBER	DUEHMIG26
SHEET TYPE	ARCH REVIEW SET
DATE ISSUED	06/26/26
SHEET NUMBER	A - 001



CONSULTANTS

DUEHMIG & GRIFFIN
6845 N Barnett Ln, Fox Point WI 53217

FLOOR PLANS, ELEVATIONS & PERSPECTIVE VIEWS

REVISIONS:

[illegible]

SCALE	VARIES
PROJECT NUMBER	DUEHMIG26
SET TYPE	ARCH REVIEW SET
DATE ISSUED	06/26/26
SHEET NUMBER	A - 101

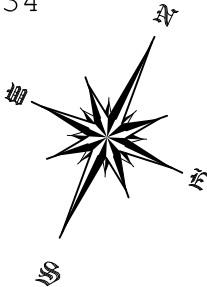


PLAT OF SURVEY

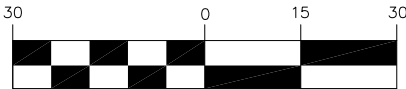
LOCATION: 6845 North Barnett Lane, Fox Point, Wisconsin

LEGAL DESCRIPTION: Lot 7 in Block 2 in LAKE VIEW HIGHLANDS, being a part of Lots 2 & 3 in Fractional Section 21, Town 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin.

May 5, 2026
Survey No. 116734



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

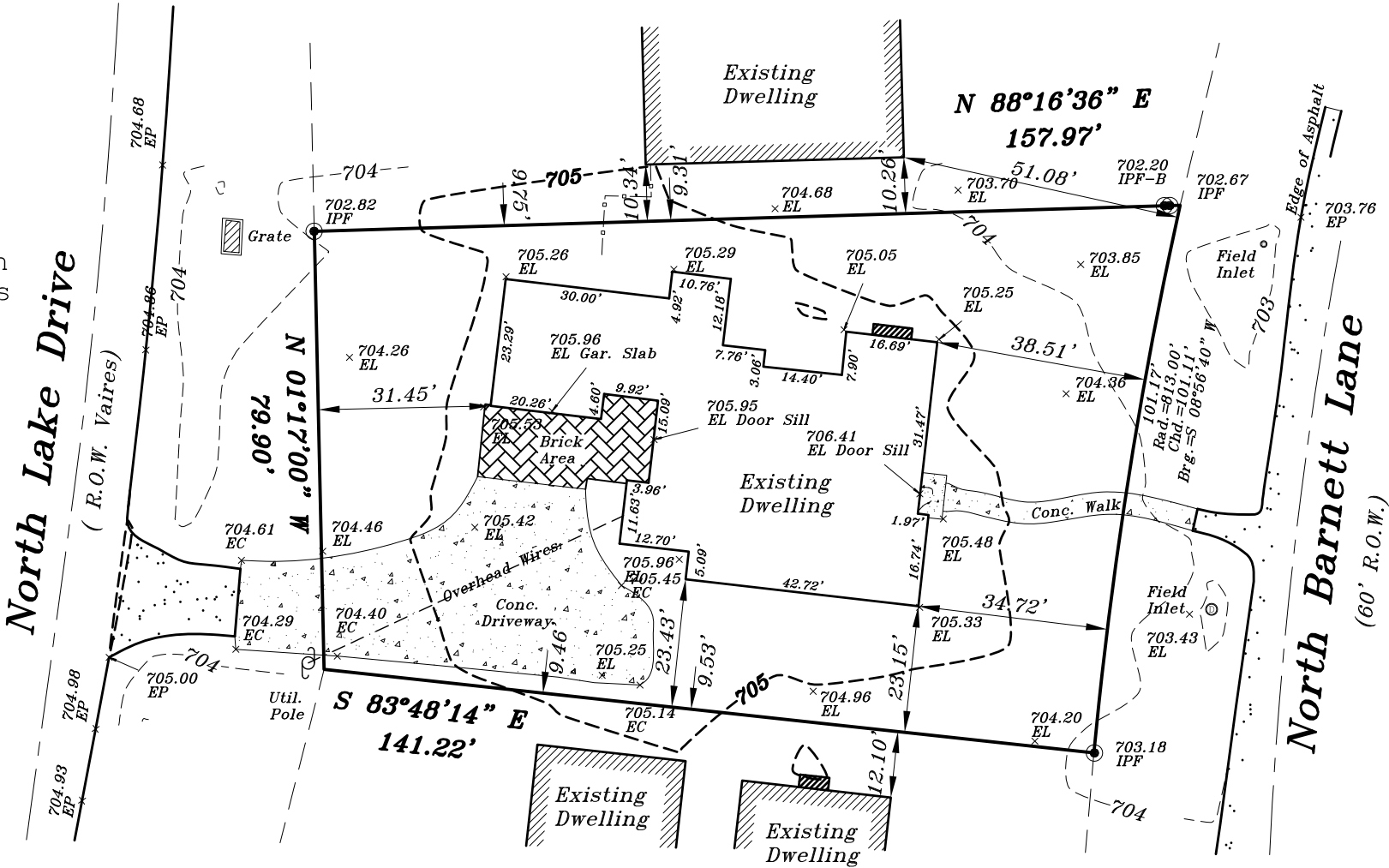
PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380

survey@metropolitansurvey.com
www.metropolitansurvey.com



- — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE SURVEY COMPLIES WITH A-E7, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF 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 AND ROADWAYS AND VISIBLE ENCROACHMENT, 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 THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

PERMIT PACKAGE FOR REVIEW

SUBMITTED TO:

Village of Fox Point
7200 N. Santa Monica Boulevard
Fox Point, WI 53217
Contact: Kirk Radtke
#262.901.8771

SUBMITTED BY:

Compass Construction & Remodeling
1421 S. 62nd Street
West Allis, WI 53214
Contact: Katie Flach
#262.264.8840
katie@compassmke.com (Preferred contact method)

ON BEHALF OF:

7203 N. Yates Road
Fox Point, WI 53217
Contact: Kirby & Kelly Clark
Kelly #715.205.7699



7203 N. Yates Road, Fox Point, WI 53217

SCOPE OF WORK:

- Dormer addition connected by shed roof.

NOTIFICATION:

- Neighbors have been notified of upcoming work and signage outside will have contact information if they need to bring something to our attention.

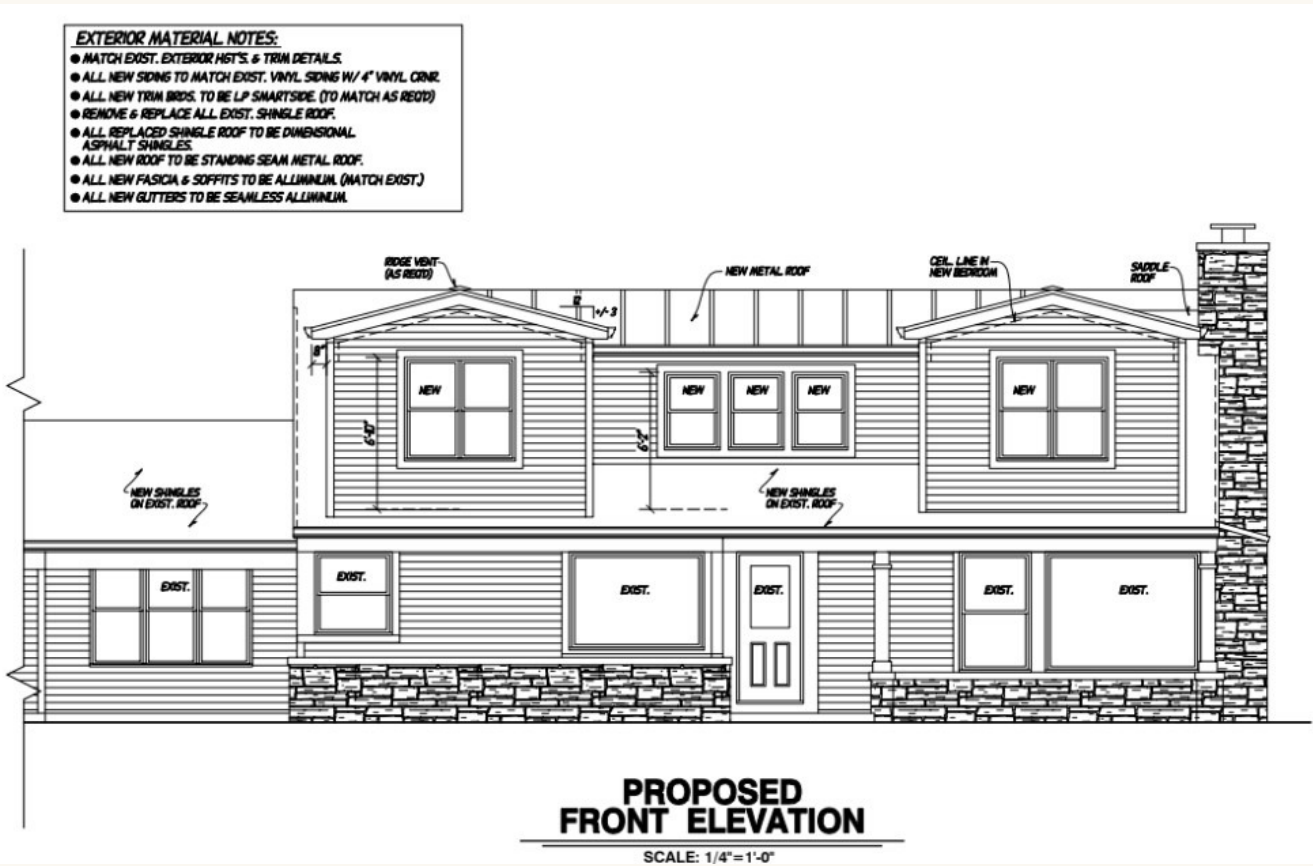
FLOOR PLANS:

- See attached plans

EXISTING CONDITIONS



PROPOSED FRONT ELEVATION



PROJECT SCOPE

Compass Construction & Remodeling proposes a second-story dormer addition to the existing single-story home at 7203 N. Yates Road. The addition expands the upper-level living area while preserving the home's street-facing scale and character. New exterior heights and trim details match the existing residence. Structural design confirmed by Brian Norby, P.E.

EXTERIOR MATERIALS & FINISHES

Exterior Walls: New vinyl siding to match existing, with 4" vinyl corners
Trim: LP SmartSide; white double-hung windows to match existing
Fascia, Soffits & Gutters: Aluminum to match existing; seamless aluminum gutters
Roofing: Standing seam metal & dimensional asphalt shingle (see color selections)
Heights & Detailing: To match existing

FINISHES & COLOR SELECTIONS



DIMENSIONAL ASPHALT SHINGLE

GAF Timberline Natural Shadow — Pewter Gray

Garage, dormer edges & between the dormers



STANDING SEAM METAL ROOF

CMG Metals — Slate Gray

New addition roof

ALTERNATE: SBS Rubber Membrane suggested as a cost savings



TRIM & WINDOWS

LP SmartSide Smooth — Snowscape White

Window & door trim; white double-hung windows to match existing

PROPOSED RENDERING



Photorealistic rendering of the proposed front elevation — second-story dormer addition with standing seam metal roof and new dormers, matching the existing home's character.

EXISTING CONDITIONS — ALL ELEVATIONS

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



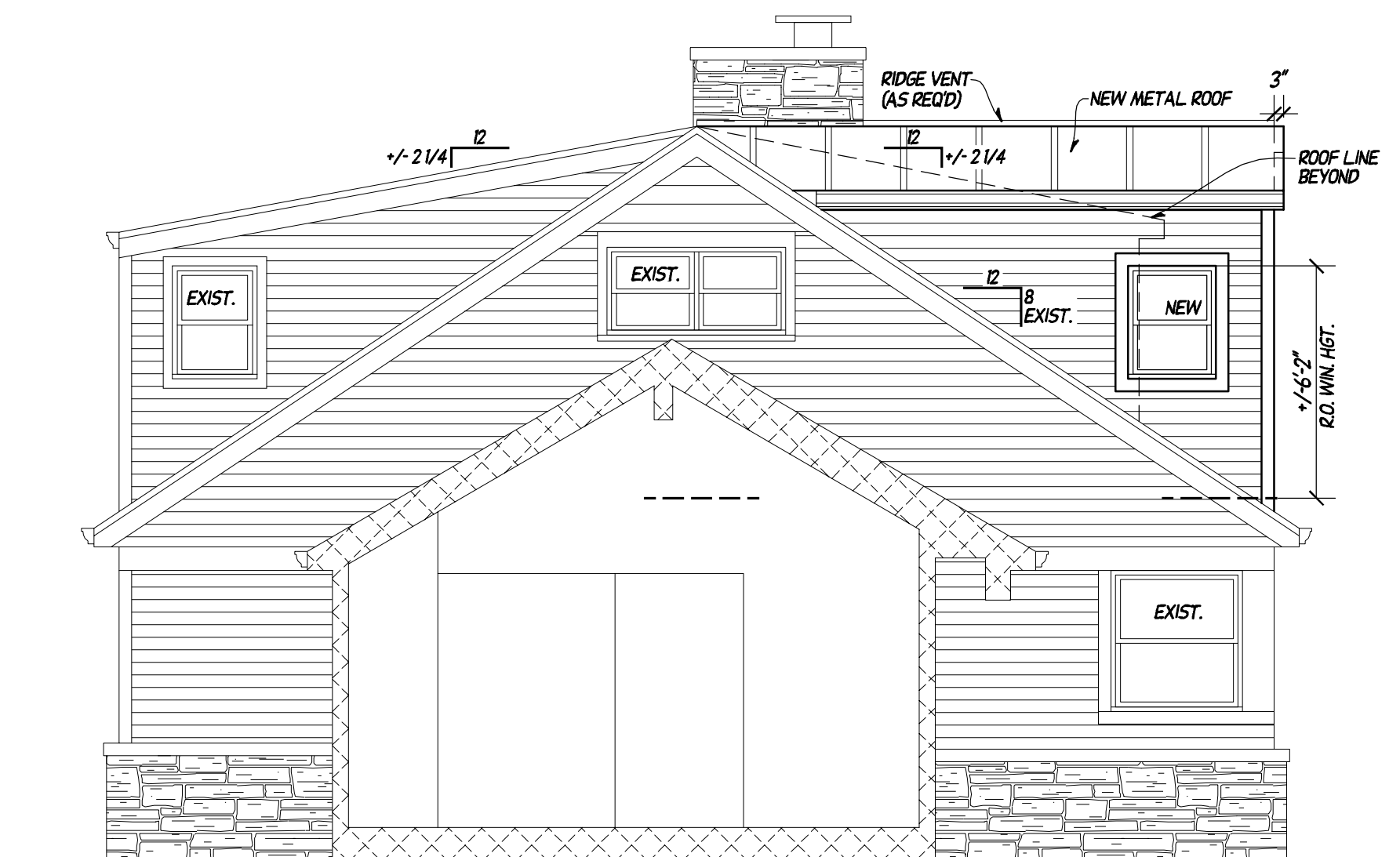
LEFT ELEVATION





**EXIST.
LEFT ELEVATION**

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



**PROPOSED
LEFT ELEVATION**

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

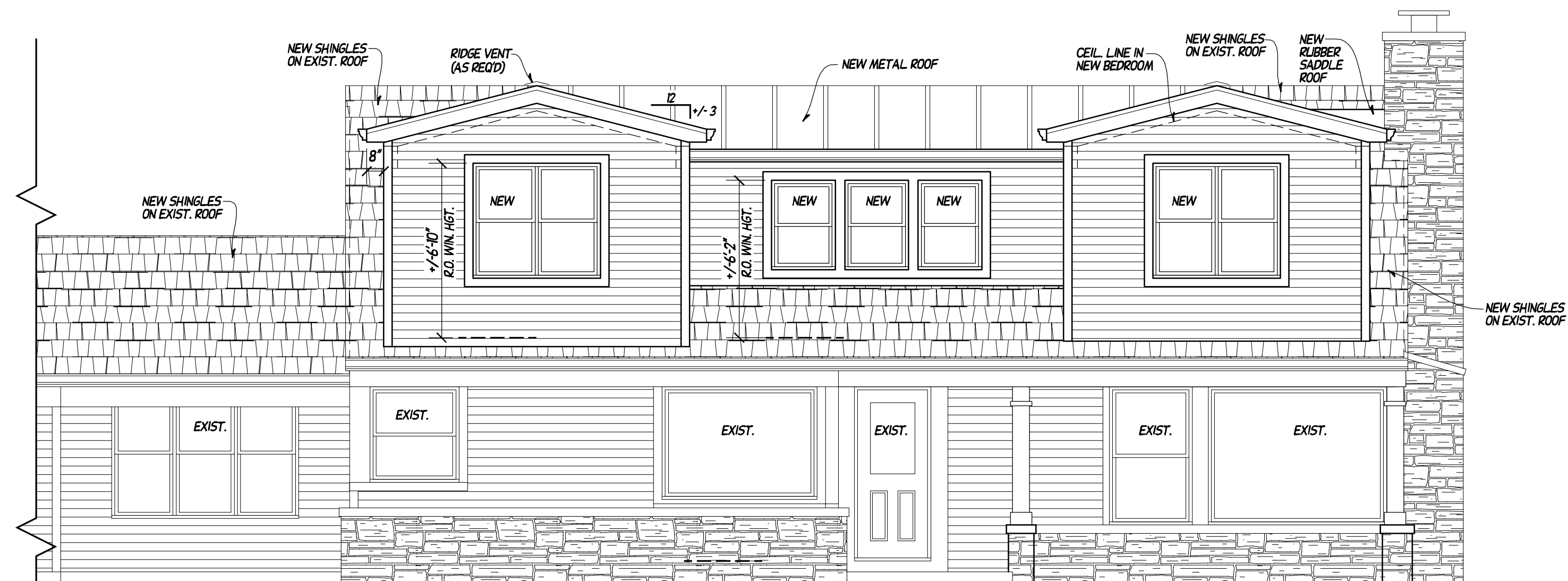


**EXIST.
FRONT ELEVATION**

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

EXTERIOR MATERIAL NOTES:

- MATCH EXIST. EXTERIOR HGTS. & TRIM DETAILS.
- ALL NEW SIDING TO MATCH EXIST. VINYL SIDING W/ 4" VINYL CORNR.
- ALL NEW TRIM BRDS. TO BE LP SMARTSIDE (TO MATCH AS REQD)
- REMOVE & REPLACE ALL EXIST. SHINGLE ROOF.
- ALL REPLACED SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL NEW ROOF TO BE STANDING SEAM METAL ROOF.
- ALL NEW FASCIA & SOFFITS TO BE ALUMINUM. (MATCH EXIST.)
- ALL NEW GUTTERS TO BE SEAMLESS ALUMINUM.



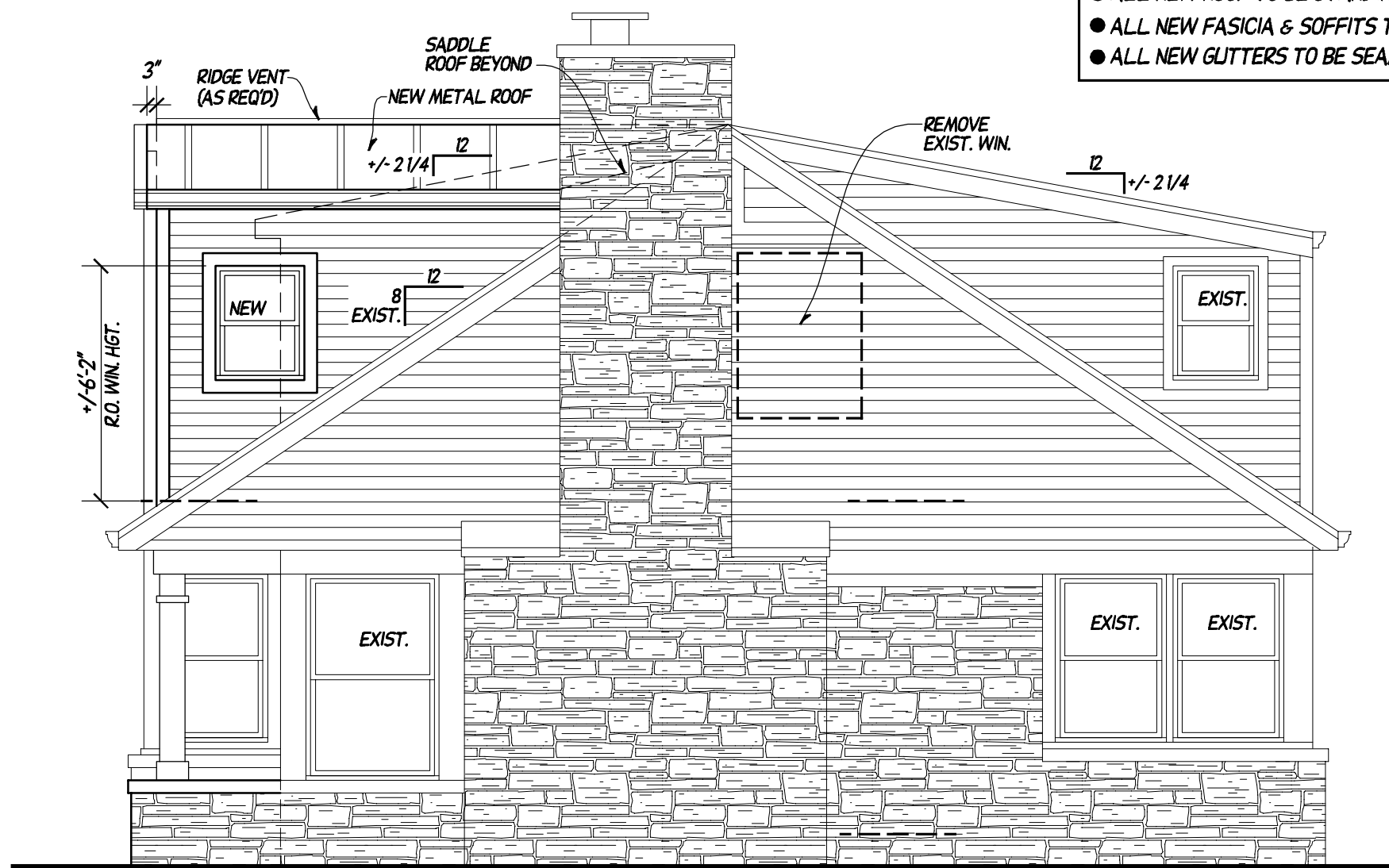
**PROPOSED
FRONT ELEVATION**

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



**EXIST.
RIGHT ELEVATION**

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



**PROPOSED
RIGHT ELEVATION**

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

EXTERIOR MATERIAL NOTES:

- MATCH EXIST. EXTERIOR HGT'S. & TRIM DETAILS.
- ALL NEW SIDING TO MATCH EXIST. VINYL SIDING W/ 4" VINYL CORNR.
- ALL NEW TRIM BRDS. TO BE LP SMARTSIDE. (TO MATCH AS REQ'D)
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- ALL REPLACED SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL NEW ROOF TO BE STANDING SEAM METAL ROOF.
- ALL NEW FASCIA & SOFFITS TO BE ALUMINUM. (MATCH EXIST.)
- ALL NEW GUTTERS TO BE SEAMLESS ALUMINUM.

**EXIST.
FOUNDATION PLAN**

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

WALL HATCH LEGEND:

- EXIST. FOUND. WALLS TO REMAIN
- NEW CONC. BLOCK FOUND.

**EXIST.
FIRST FLOOR PLAN**

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

WALL HATCH LEGEND:

- EXIST. STONE VENEER
- EXIST. STUD WALLS TO REMAIN

FOX POINT BUILDING BOARD SUBMITTAL 6/26/2026

OWNER & PROJECT LOCATION
MR. & MRS. KIRBY & KELLY CLARK
7203 N. VATES ROAD
FOX POINT, WI 53277

DESIGNED BY
B. TOM
COMPLETION DATE
NOT COMPLETE ADS X
REVISIONS

ARCHITECTURAL
DEVELOPMENT
SERVICES
INC.
www.architecturaldevelopmentandservices.com
150 NORTH SUNNY SLOPE RD STE 260
BROOKFIELD, WI 53005
(262) 787-1701

JOB NUMBER
189626-D
SHEET NO.
2 OF 6

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EXIST. / DEMO. SECOND FLOOR PLAN

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

WALL HATCH LEGEND:

- EXIST. WALLS TO BE REMOVED
- EXIST. PARTIAL HGT. STUD WALLS TO REMAIN
- EXIST. STUD WALLS TO REMAIN

PROPOSED SECOND FLOOR PLAN

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

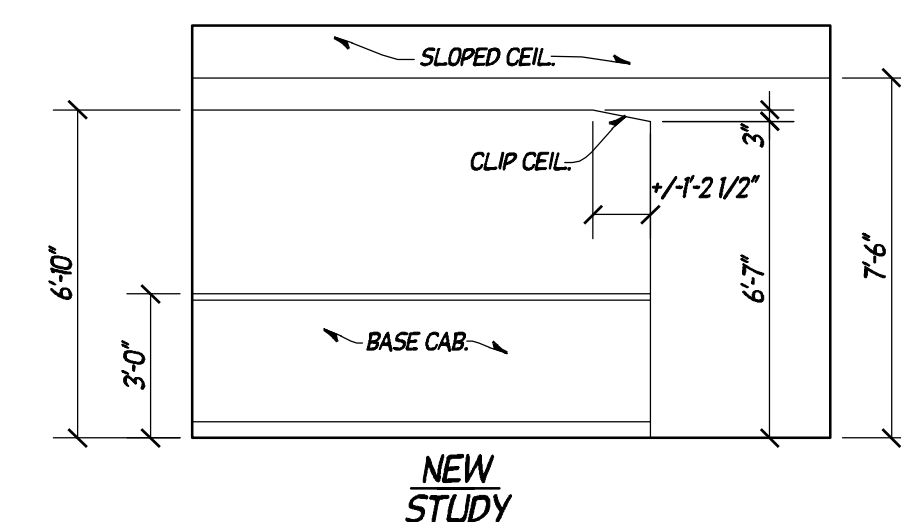
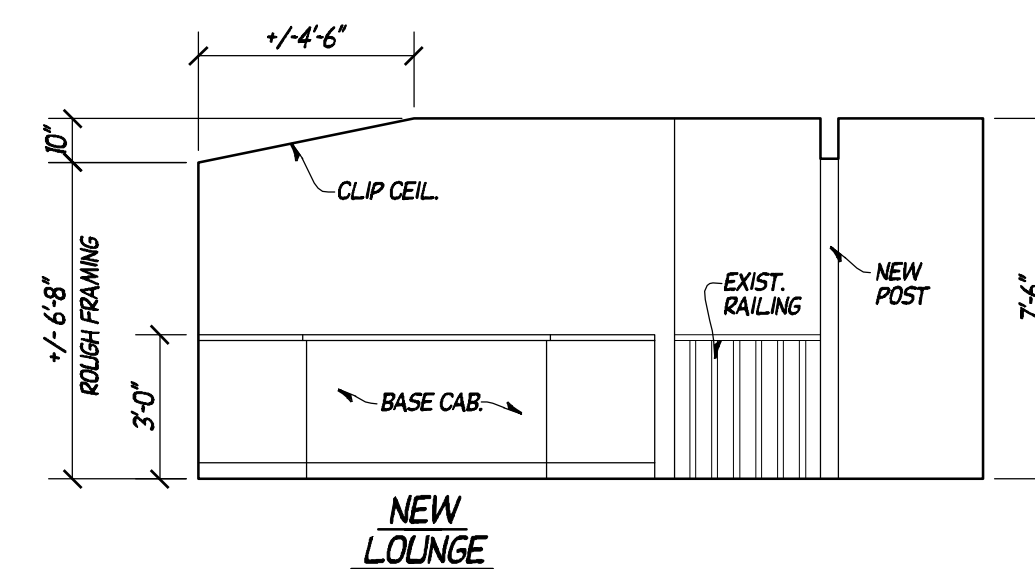
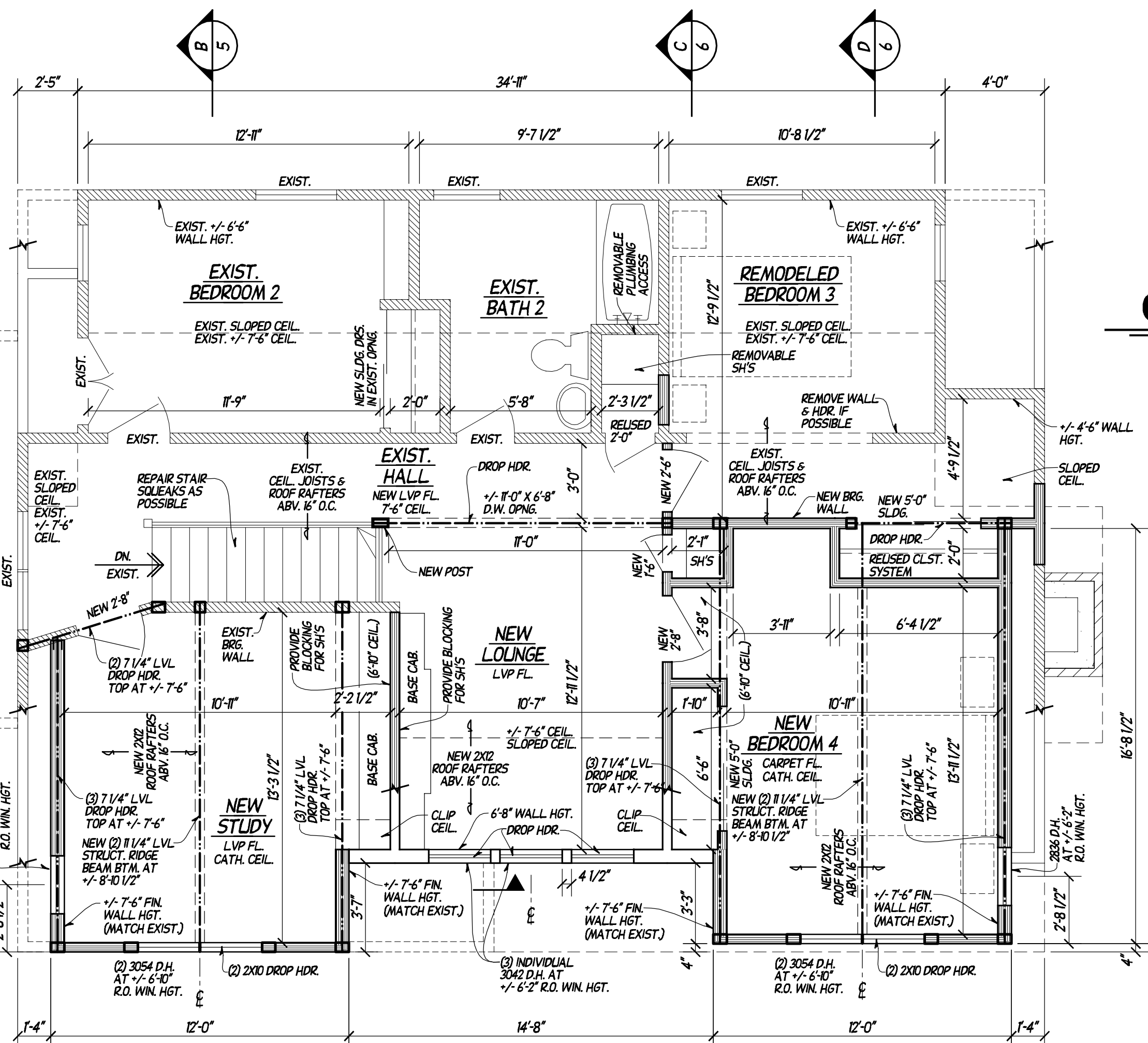
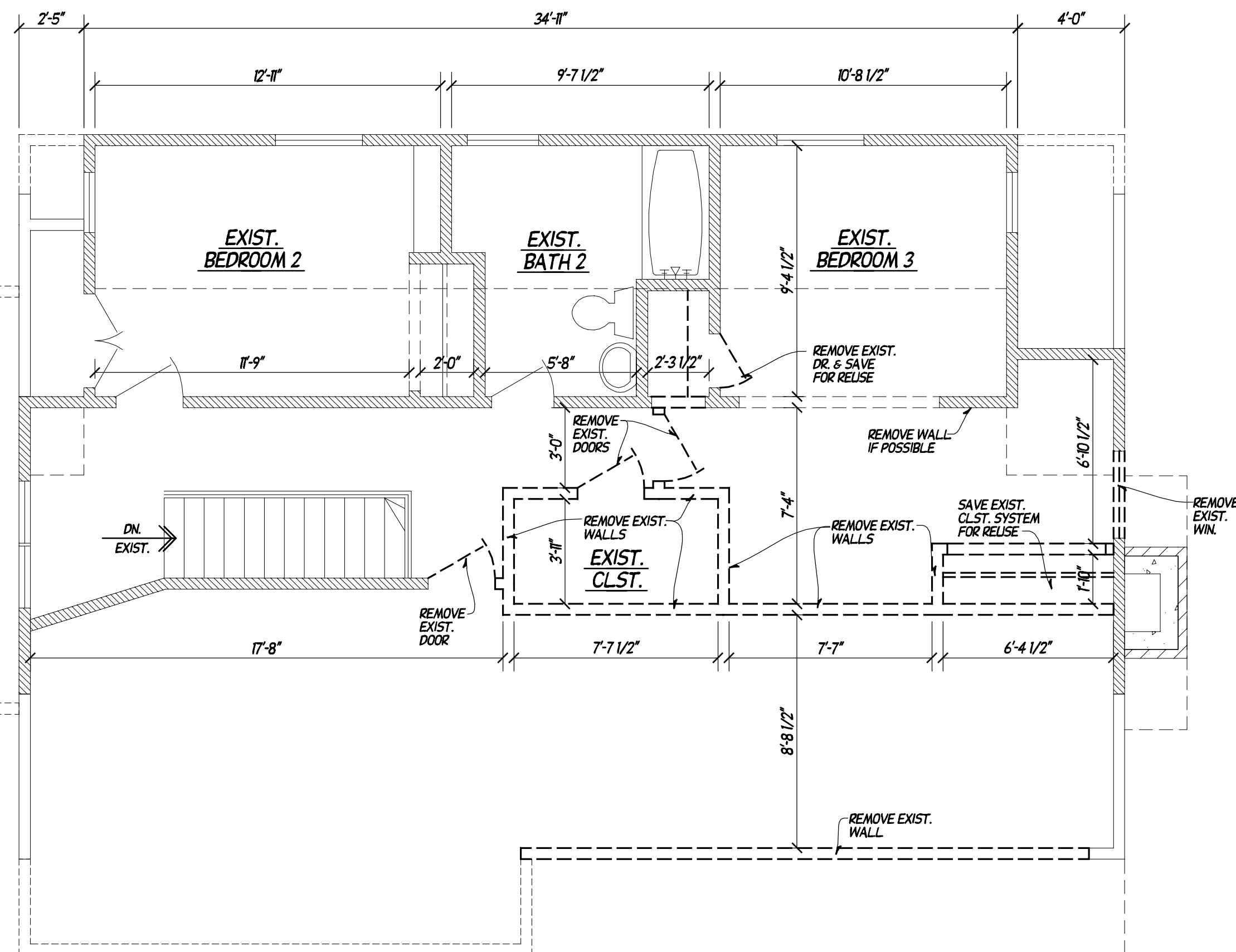
EXIST. LIVING AREA: 643 SQ.FT.
NEW LIVING AREA: 452 SQ.FT.
TOTAL: 1095 SQ.FT.

WALL HATCH LEGEND:

- EXIST. PARTIAL HGT. STUD WALLS TO REMAIN
- EXIST. STUD WALLS TO REMAIN
- NEW PARTIAL HGT. 2X STUD WALLS
- NEW 2X STUD WALLS

NOTES:

- SECOND FL. WALL HGT'S AS NOTED ON PLAN.
- ALL DIMENSIONS ARE +/-, FIELD VERIFY & ADJUST AS NEEDED.
- ALL WALL DIMENSIONS REFER TO FINISH WALL SIZES.
- WIN. NOTES:
 - MATCH EXIST. WIN. TYPE (DOUBLE HUNG WHITE VINYL)
 - ALL WINDOW NUMBERS INDICATE APPROX. FRAME SIZE (IN INCHES). +/-6'-10" & +/-6'-2" R.O. WIN. HGT.
 - ALL WIN. & DR. R.O. HGT'S. ARE +/- (MATCH EXIST.)
- MATCH EXIST. EXTERIOR HGT'S. & TRIM DETAILS.
- ALL INTERIOR DETAILS & TRIM TO MATCH EXIST.
- ALL NEW DOORS TO BE +/-6'-8" HGT. (MATCH EXIST. 6 PANEL DR.)
- ALL NEW BASE TO BE MATCH EXIST.
- RELOCATE EXIST. HVAC VENTS & REGISTERS AS REQ'D.
- RELOCATE EXIST. ELECTRICAL AS REQ'D.

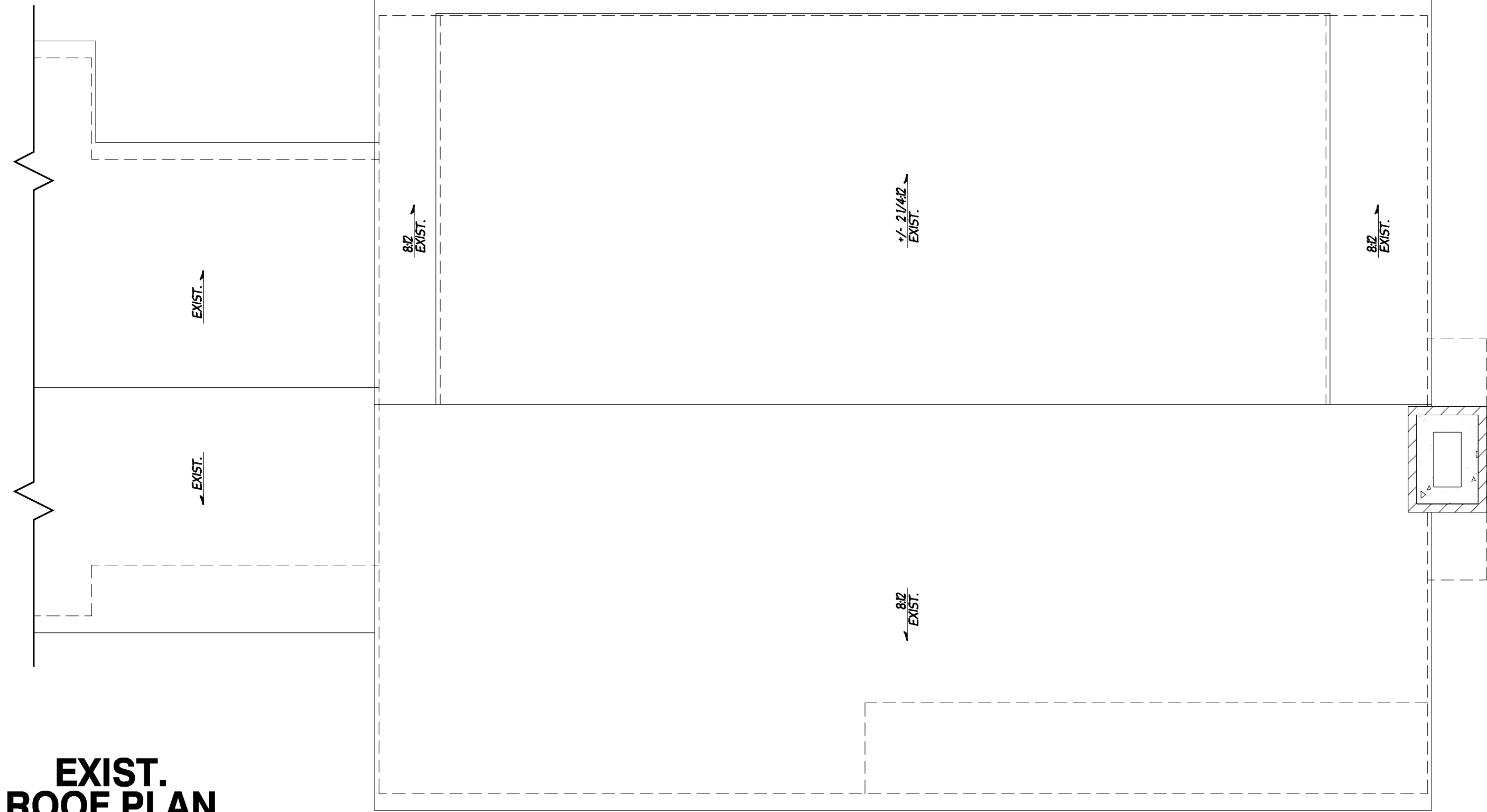


CABINET DETAILS & WALL ELEVATIONS

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

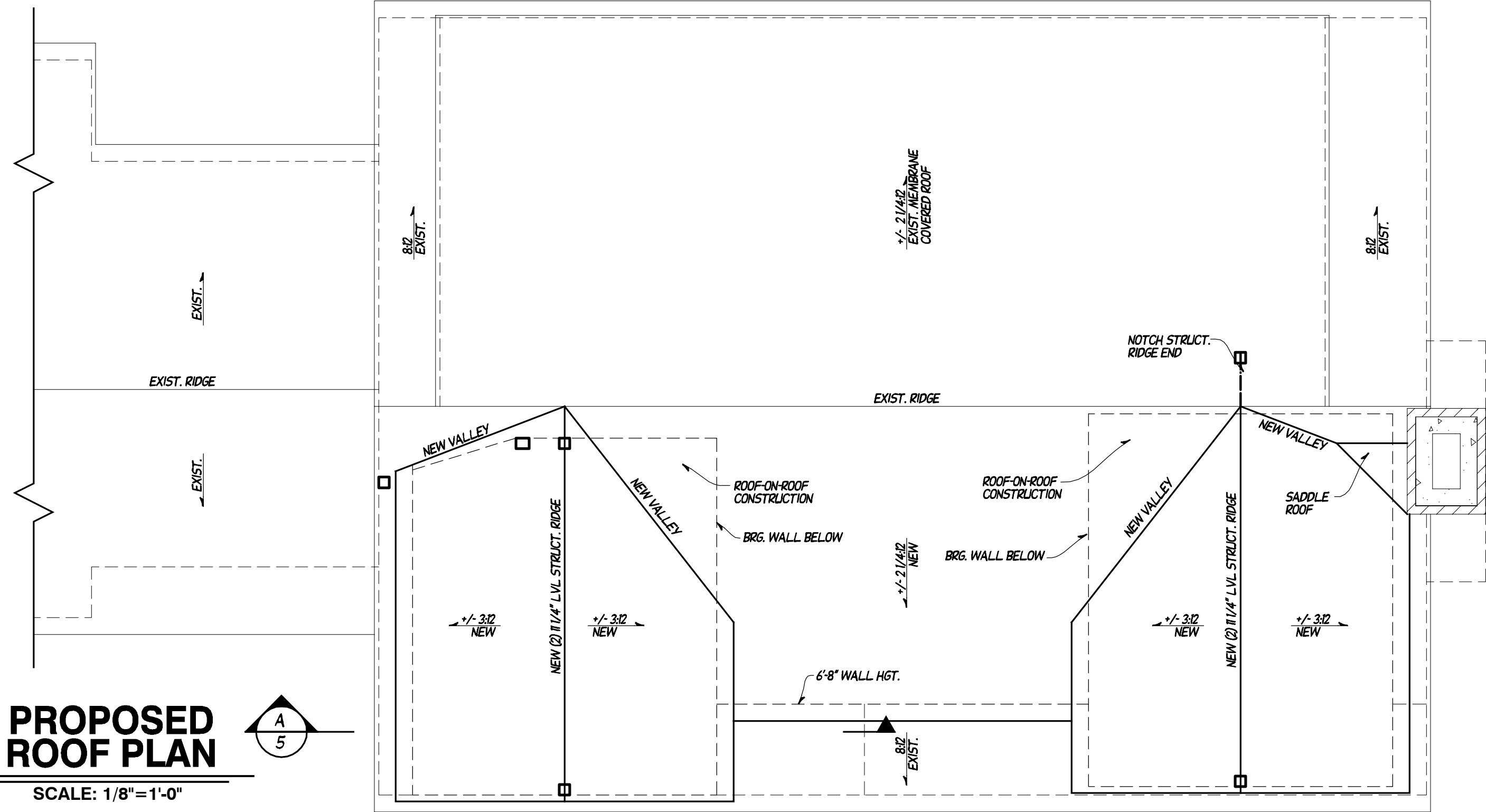
FOX POINT BUILDING BOARD SUBMITTAL 6/26/2026

AD.S ARCHITECTURAL DEVELOPMENT SERVICES, INC. 150 NORTH SUNNY SLOPE RD STE 260 BROOKFIELD, WI 53005 (262) 787-1701 www.architecturaldevelopment.com		DESIGNED BY B. TOM	COMPLETION DATE NOT COMPLETE	ADDITIONAL REVISIONS
JOB NUMBER 189626-D		DRAWN BY G.T.H.	CHECKED B. TOM	
SHEET NO. 3 OF 6		OWNER & PROJECT LOCATION MR. & MRS. KIRBY & KELLY CLARK 7203 N. YATES ROAD FOX POINT, WI 53227		
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EXIST. ROOF PLAN

SCALE: 1/8"=1'-0"



PROPOSED ROOF PLAN

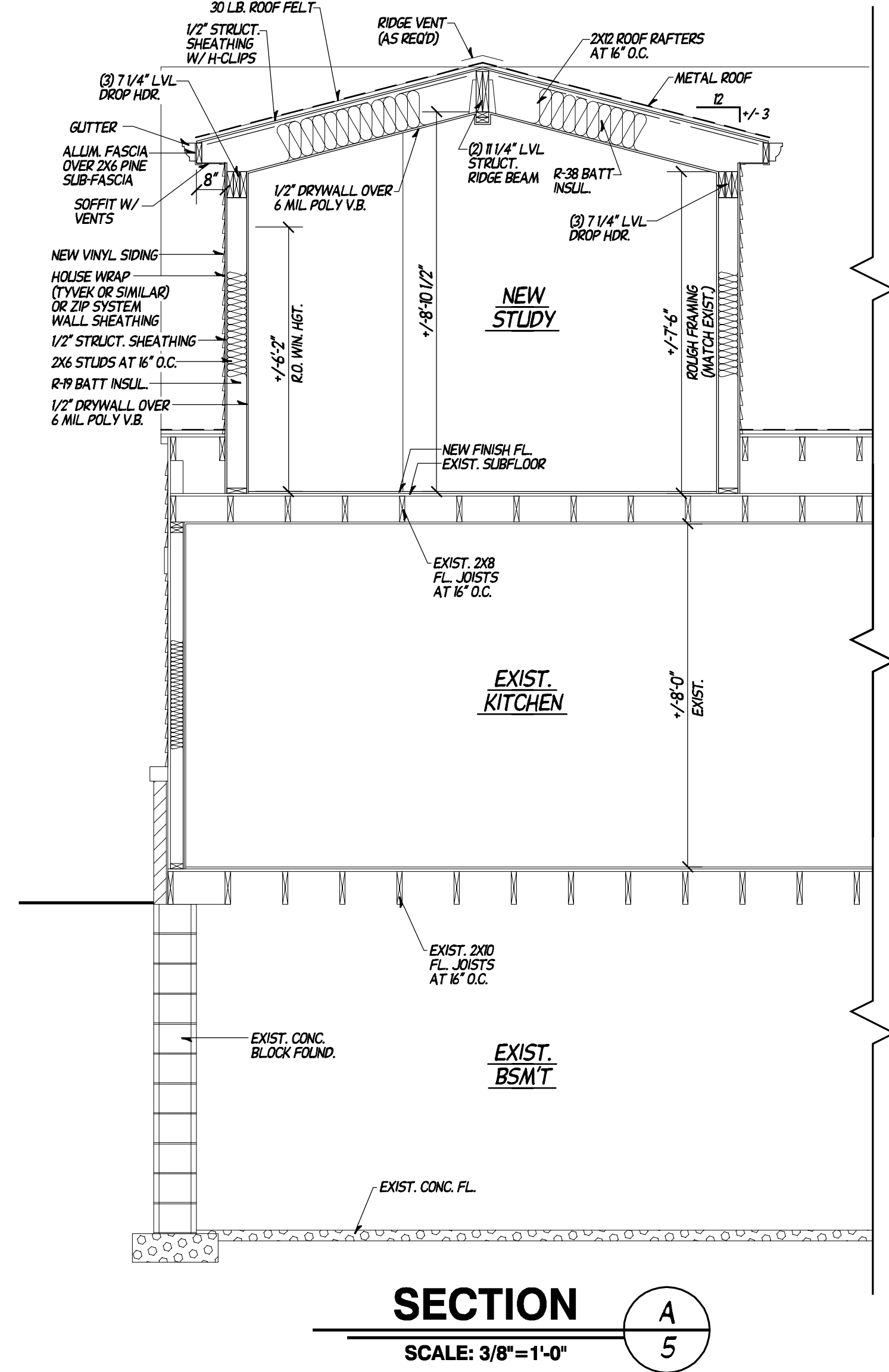
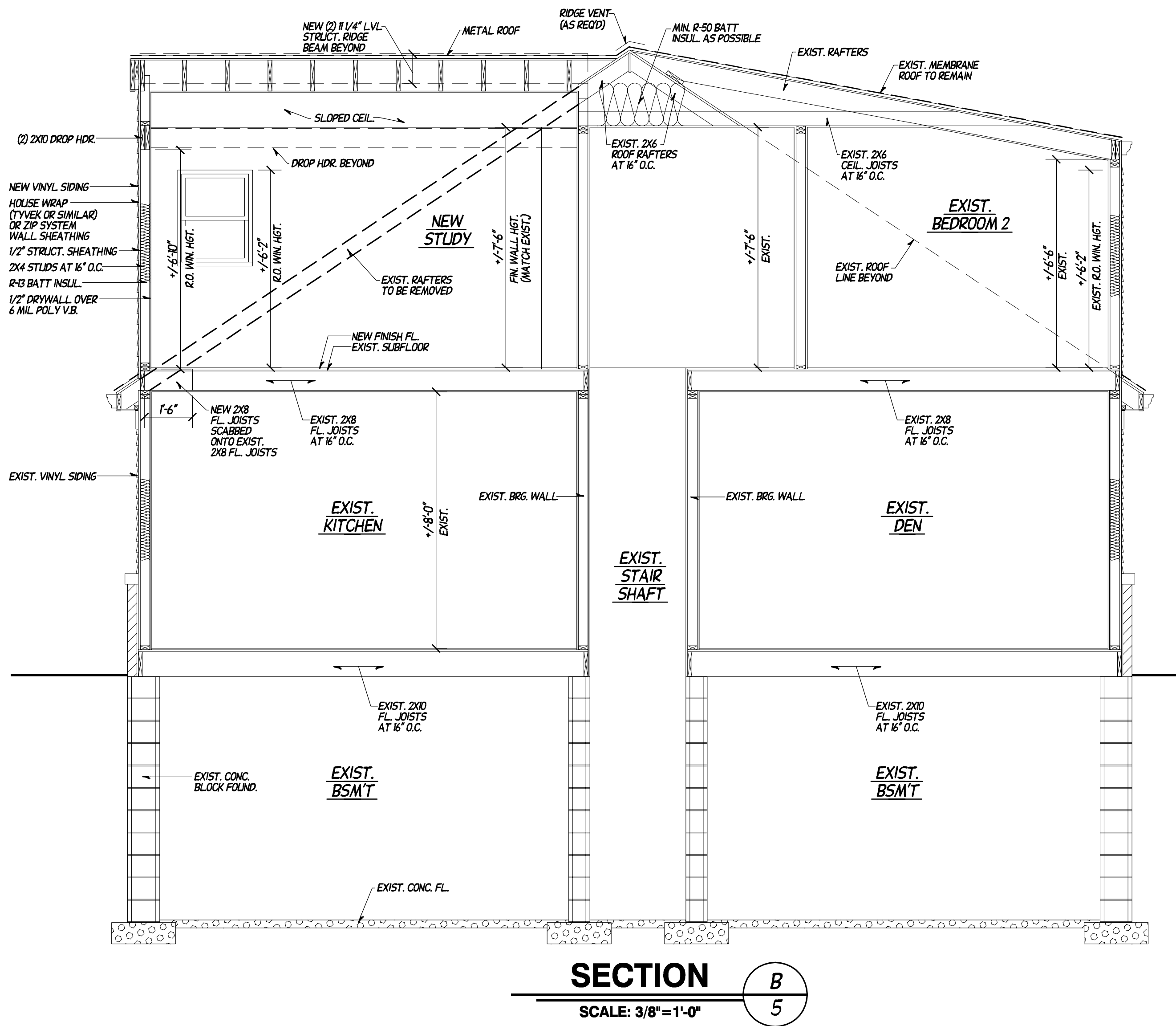
SCALE: 1/8"=1'-0"

NOTES:

- 8'-0" EXIST. FIRST FL. WALL HGT.
- 7'-6" NEW SECOND FL. WALL HGT., EXCEPT WHERE NOTED
- SUPPORT BRACE ALL RAFTERS, RIDGES, HIPS VALLEYS TO LOAD BEARING WALLS & BEAMS BELOW AS POSSIBLE.
- □ - BRACING & BEARING POINTS
- 2 X 12 RAFTERS 16" O.C.
- INSTALL RIDGE VENTS AS REQD.
- INSTALL ICE & WATER SHIELD MEMBRANE AT ALL VALLEYS & DRIP EDGES.
- ALL REPLACED SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL NEW ROOF TO BE STANDING SEAM METAL ROOF.

FOX POINT BUILDING BOARD SUBMITTAL 6/26/2026

 ADS ARCHITECTURAL DEVELOPMENT SERVICES INC. www.architecturaldevelopmentalservices.com 150 NORTH SUNNY SLOPE RD STE 260 BROOKFIELD, WI 53005 (262) 787-1701	DESIGNED BY B. TOM		COMPLETION DATE NOT COMPLETE ADS X	OWNER & PROJECT LOCATION MR. & MRS. KIRBY & KELLY CLARK 7203 N. VATES ROAD FOX POINT, WI 53277	<u>BUILDER</u>	THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTION THEREOF ARE THE PROPERTY OF ARCHITECTURAL DEVELOPMENT SERVICES INC. AND SHALL REMAIN THE PROPERTY OF ARCHITECTURAL DEVELOPMENT SERVICES INC. UNTIL THE PROJECT IS COMPLETED. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL DEVELOPMENT SERVICES INC. ANY OTHER PROJECT OTHER THAN THAT SPECIFICALLY INDICATED HEREON IS THE PROPERTY OF ARCHITECTURAL DEVELOPMENT SERVICES INC. & COPYRIGHT 2025
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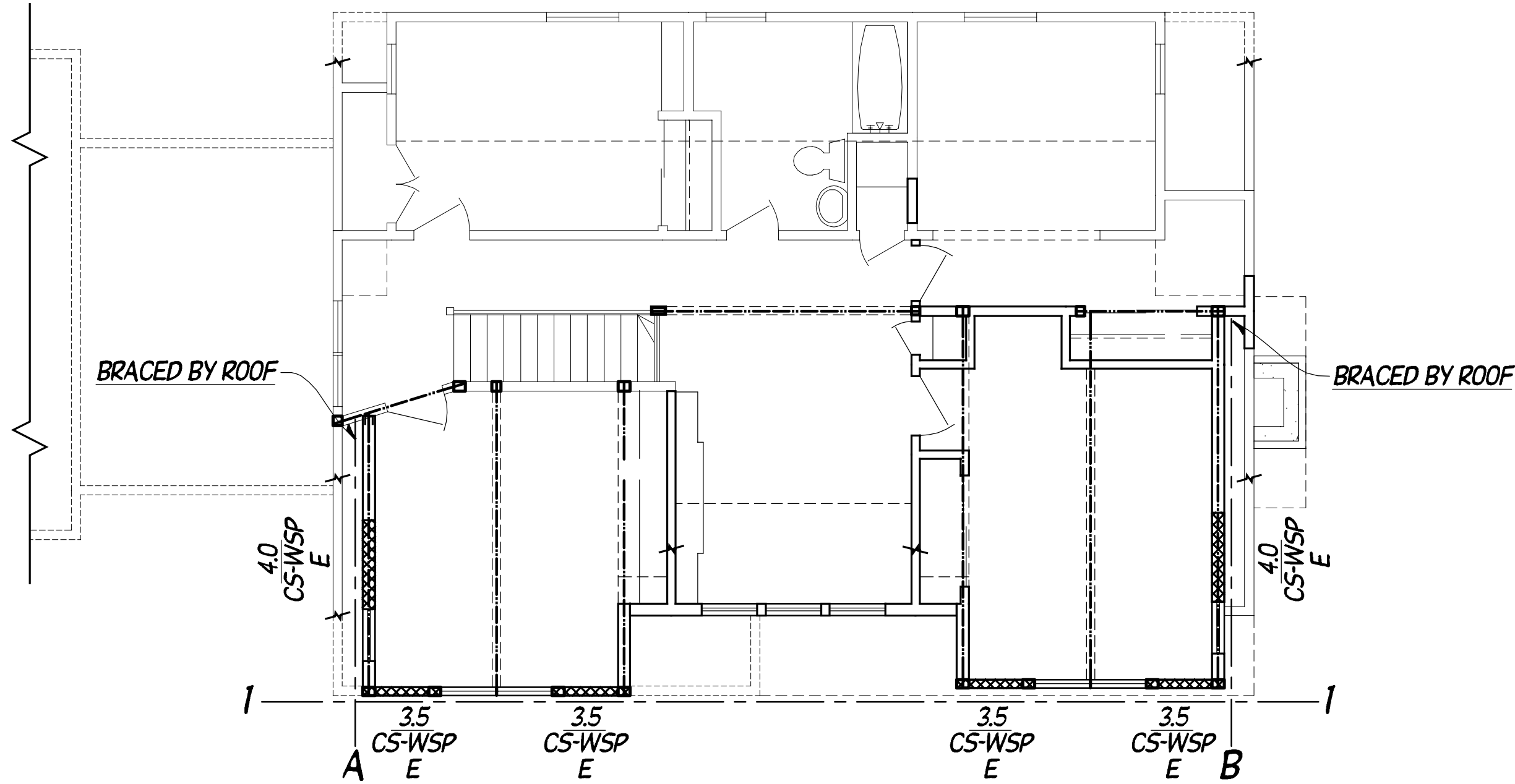
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FOX POINT BUILDING BOARD SUBMITTAL 6/26/2026

A.D.S. ARCHITECTURAL DEVELOPMENT SERVICES INC. www.architecturaldevelopmentalservices.com 150 NORTH SUNNY SLOPE RD STE 260 BROOKFIELD, WI 53005 (262) 787-1701	DESIGNED BY B. TOM	COMPLETION DATE NOT COMPLETE	ADDS X
	DRAWN BY G.T.H.	REVISIONS	
	CHECKED B. TOM		
OWNER & PROJECT LOCATION MR. & MRS. KIRBY & KELLY CLARK 7203 N. VATES ROAD FOX POINT, WI 53277			
JOB NUMBER 189626-D			
SHEET NO. 5 OF 6			

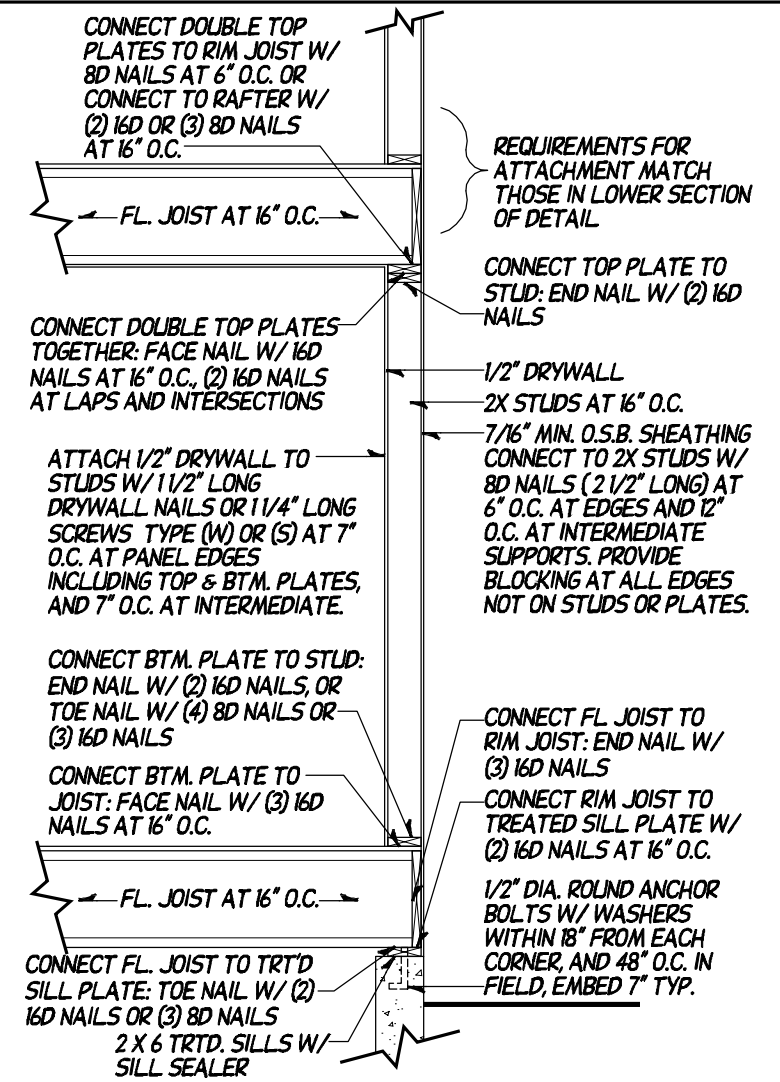
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SECOND FLOOR WALL BRACING PANEL LAYOUT

SCALE: 3/16"=1'-0"



EXTERIOR BRACING PANEL DETAIL E

NOT TO SCALE

6

NOTE: ALL WALL BRACING REQUIREMENTS DERIVED FROM WISCONSIN SPS 321.25 (8)

WALL BRACING NOTES:

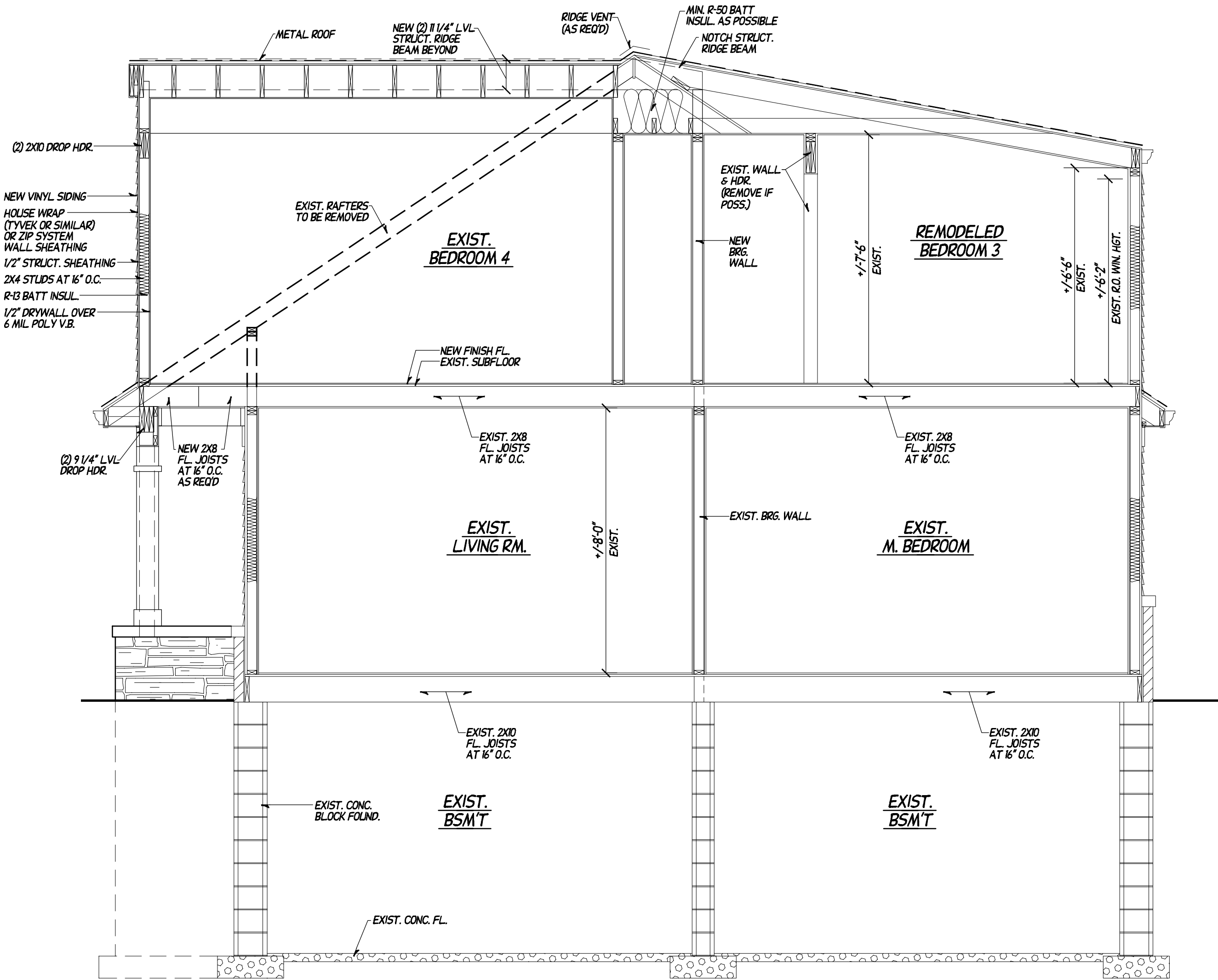
- ALL DESIGNATED EXTERIOR WALL BRACING PANEL LOCATIONS. BLOCKING MUST BE PROVIDED BETWEEN STUDS WHERE HORIZONTAL SEAMS ARE PRESENT AS TO ALLOW FOR PROPER NAILING AT ALL EDGES.
- ALL WALL BRACING REQUIREMENTS DERIVED FROM WISCONSIN SPS 321.25 (8)

WALL BRACING LEGEND:

--- = DESIGNATED WALL BRACING LINE
XXXX = WALL BRACING PANEL
XX = BRACING PANEL LENGTH IN FEET (MINIMUM)
XX = SHEATHING METHOD
X = PANEL DETAIL
BRACING PANEL LENGTH = REQUIRED MIN. LENGTH OF BRACING PANEL, IN FEET. (PER TABLE 321.25-G & 321.25-H) EACH PANEL END MUST BE ON A FULL HGT. STUD, LENGTHEN PANEL AS REQ'D.
SHEATHING METHOD = METHOD USED TO DETERMINE REQ'D PANEL AMOUNTS, LOCATIONS & LENGTHS: (PER TABLE 321.25-G)
CS-WSP = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
PANEL DETAIL = REFERS TO CONSTRUCTION DETAIL FOR INDICATED STRUCTURAL WALL PANEL. E = SEE DETAIL E-6

EXTERIOR MATERIAL NOTES:

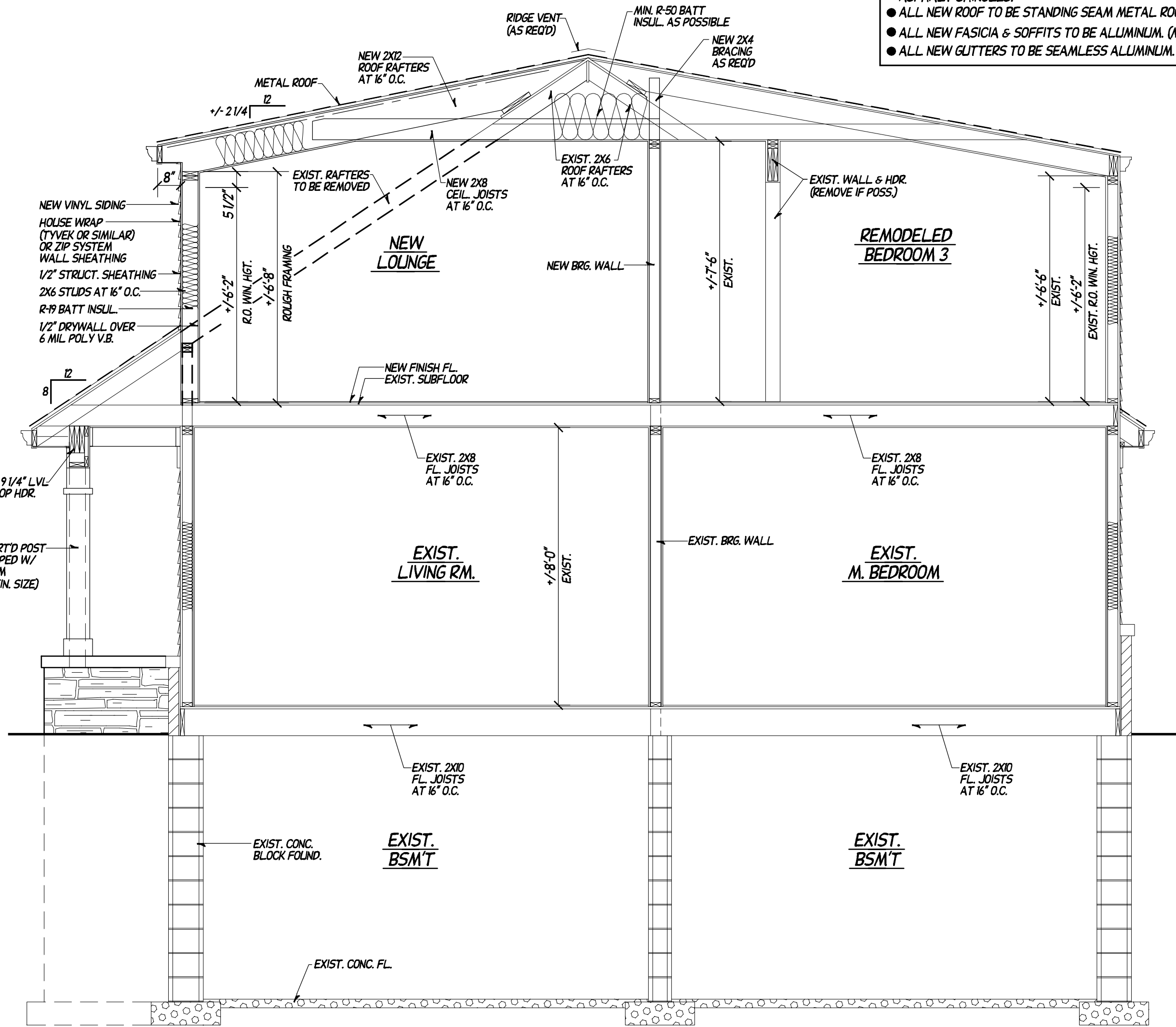
- MATCH EXIST. EXTERIOR HGT'S & TRIM DETAILS.
- ALL NEW SIDING TO MATCH EXIST. VINYL SIDING W/ 4" VINYL CORNR.
- ALL NEW TRIM BRDS. TO BE LP SMARTSIDE. (TO MATCH AS REQ'D)
- REMOVE & REPLACE ALL EXIST. SHINGLE ROOF.
- ALL REPLACED SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL NEW ROOF TO BE STANDING SEAM METAL ROOF.
- ALL NEW FASCIA & SOFFITS TO BE ALUMINUM. (MATCH EXIST.)
- ALL NEW GUTTERS TO BE SEAMLESS ALUMINUM.



SECTION D

SCALE: 3/8"=1'-0"

6



SECTION C

SCALE: 3/8"=1'-0"

6

FOX POINT BUILDING BOARD SUBMITTAL 6/26/2026

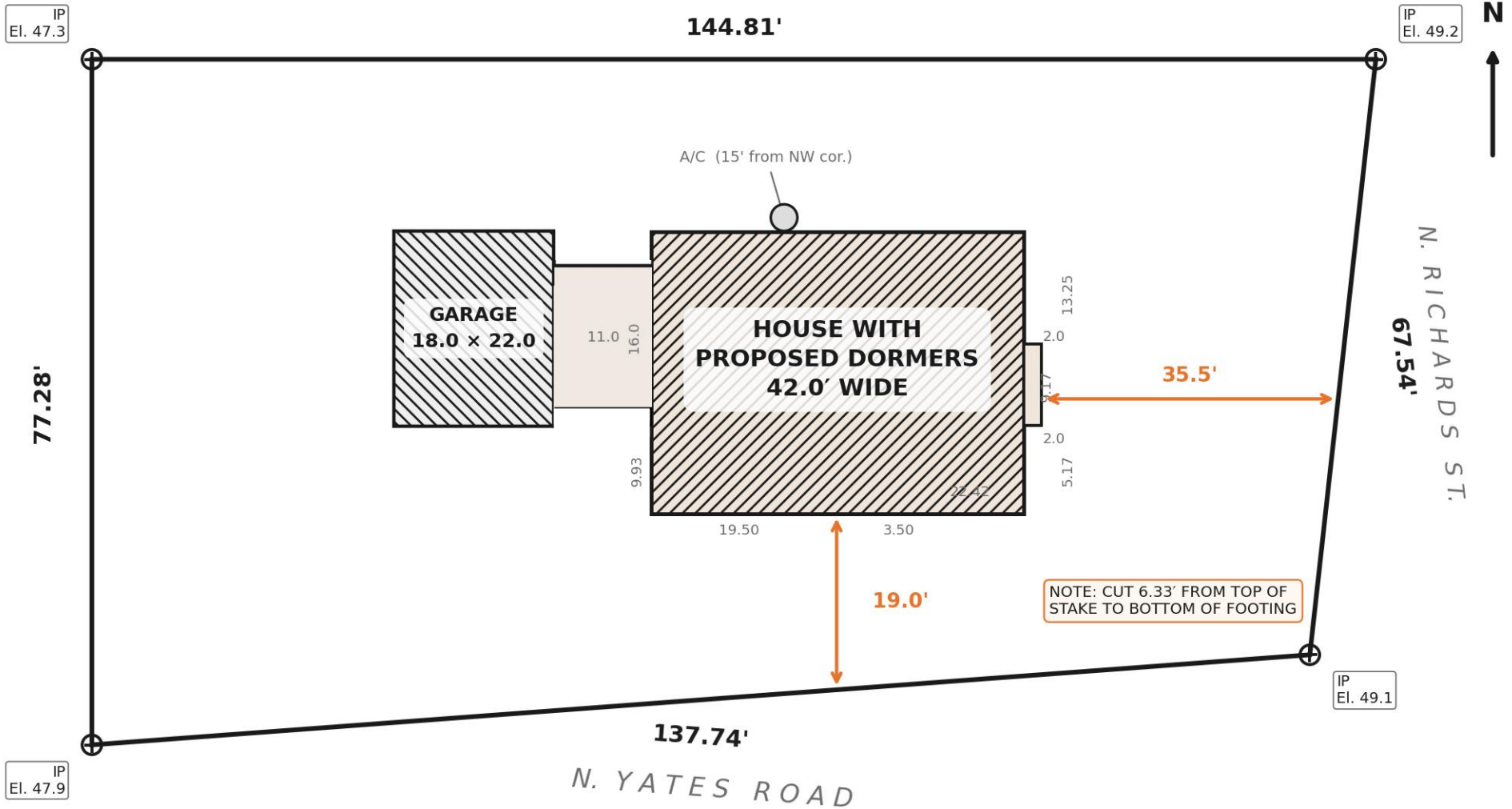
OWNER & PROJECT LOCATION
MR. & MRS. KIRBY & KELLY CLARK
7303 N. VATES ROAD
FOX POINT, WI 53277

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COMPLETION DATE
NOT COMPLETE ADS X
REVISIONS
DRAWN BY
G.T.H.
CHECKED
B. TOM

JOB NUMBER
189626-D
SHEET NO.
6 OF 6

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LEGEND

IP = iron pipe found
El. = elevation at pipe
Hatched = building footprint

SCALE: 1" = 40' (approx., scaled to fit)



CLARK PROJECT — SITE PLAN

Corner of N. Yates Rd. & N. Richards St., Fox Point, WI

Redrawn for reference from original plat of survey.

NOT a certified survey. Verify all dimensions before use.

Compass Construction & Remodeling

Drawn 05/25/2026
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COMPASS

CONSTRUCTION & REMODELING

