

**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, September 9,
2026
5:00 PM**

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 August 12, 2026 meeting.
- C. Agenda Items**
 - a. 7203 N Yates Road - Proposed First Floor & Garage Addition
- D. Adjournment**

VILLAGE OF FOX POINT BUILDING BOARD MINUTES

A meeting of the Building Board was held via Zoom, on Wednesday, August 12, 2026, at 5:00 pm. Those present included:

Justin Racinowski
Lucille Sells
Pat Algiers
Scott Davis

Absent: William Feldman

Also Present: Kevin Ausman, Assistant Village Manager

Roll Call

Approval of the minutes of the July 8, 2026 Building Board meeting.

Motion by Algiers and second by Davis to approve the minutes of July 8, 2026 meeting. All ayes, motion carried 3-0.

Member sells joined the meeting at 5:12 PM.

7203 N Yates Rd - Proposed Second Story Addition (Resubmittal)

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

8316 N Regent Rd - Proposed Detached Garage

Motion by Sells and second by Davis to approve the item subject to roof color mirroring the original and trim color must match the house trim color. All ayes, motion carried.

1562 E Goodrich Ln - Proposed Inground Swimming Pool

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

7860 N Mohawk Rd - Proposed Three-Seasons Room Addition

Motion by Davis and second by Algiers to approve the project as submitted as submitted subject to window casements matching the existing and raise the sill of the infill window to match existing. All ayes, motion carried.

7321 N Santa Monica Blvd - Proposed Addition to Garage, Front Overhang, & Airing Porch Railings

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

8649 N Manor Ct - Proposed Rear Gable Roof

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

7465 N Bell Rd - Proposed Deck with Gazebo

Motion by Sells and second by Davis to table the item until the subsequent meeting. Motion carried 3-1, Algiers dissenting.

Motion by Davis and second by Sells, to adjourn. Meeting adjourned at 5:27 PM.

Respectfully Submitted,

Kevin Ausman
Assistant Village Manager
Village of Fox Point

DRAFT

NFP Residence
7401 N. Bridge Lane
Fox Point, WI 53217

ARCHITECT

JEREMY HARTLINE ARCHITECT, LLC
324 Regatta Drive
Port Washington, WI 53074
(262) 416-8307

GENERAL CONTRACTOR

AUCHTER CONSTRUCTION
1340 West Towne Square Road
Mequon, WI 53092
(414)-531-6443 steve@aucterconstruction.com

INTERIOR DESIGNER

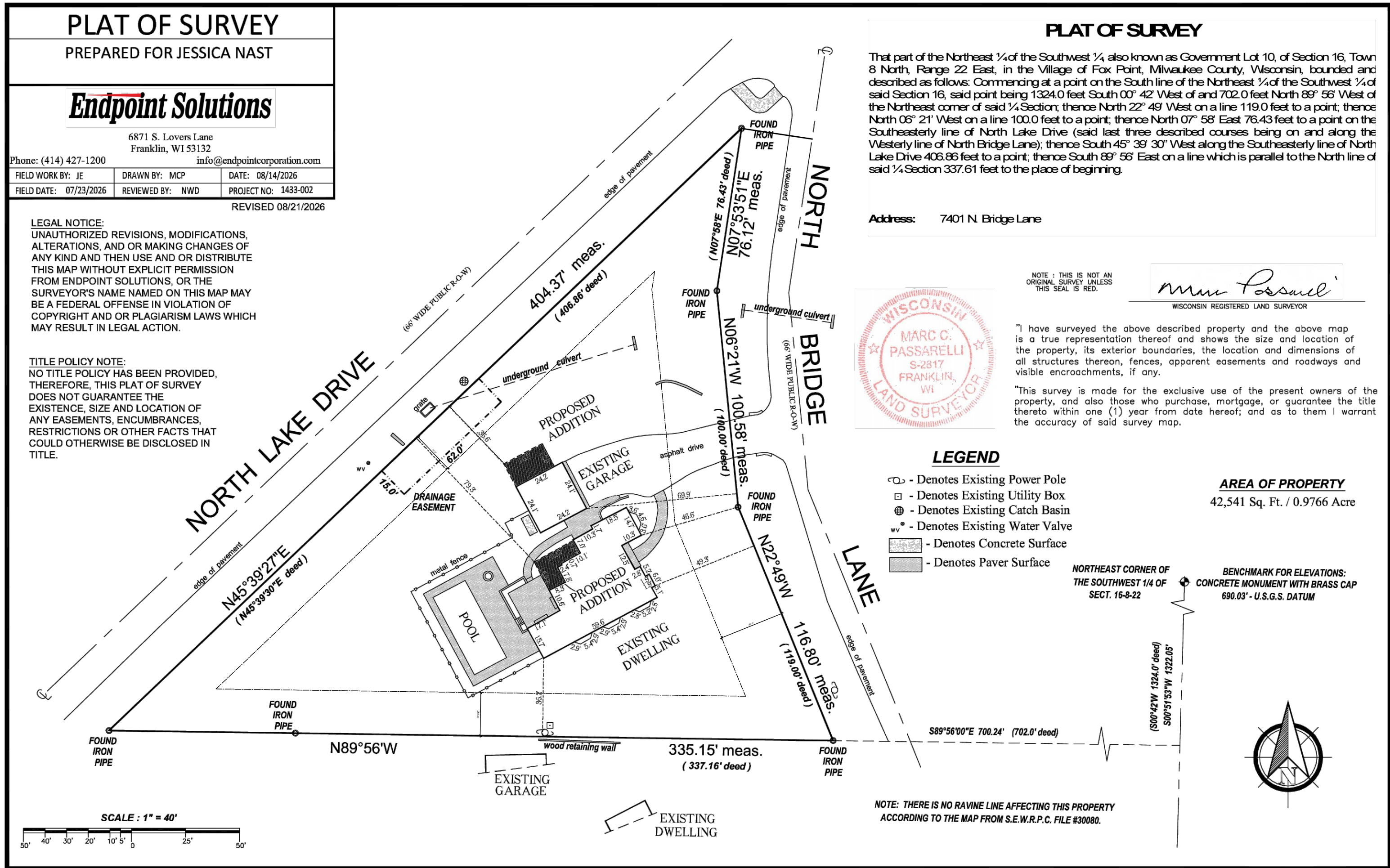
SOM DESIGN STUDIO
324 Regatta Drive
Port Washington, WI 53074
(262) 416-8307

GENERAL CONDITIONS

1. All work shall be in accordance with all applicable building codes and comply with all governing laws - Federal, State, and Local jurisdictions except where more restrictive requirements are indicated in the drawings.
2. All Contractors and Subcontractors are to verify conditions and dimensions on the job site prior to commencement of constructions. The contractor is required to field verify all areas to receive new casework prior to ordering cabinets to ensure proper fit. The contractor shall be responsible for verifying existing utilities affected by the project. Any and all discrepancies or unusual conditions must be brought to the attention of the Architect. No allowances will be made due to contractor's unfamiliarity with the job conditions.
3. Drawings are not to be scaled.
4. The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work. All patching required shall be with matching methods and materials.
5. All EXTERIOR plan dimensions are to the exterior sheathing face. All INTERIOR plan dimensions are to the GWB.
6. Prior to commencing demolition work , the Contractor shall verify items to be saved or reused with the Owner.
7. The Contractor shall be responsible for proper shoring and support when removing bearing walls, bracing, and roof framing members.
8. HVAC systems and plumbing systems are "design/build" and therefore are the responsibility of the respective contractors and the General Contractor.
9. All structural engineering by WI licensed structural engineer. See separate calculations and drawings by others.

SHEET INDEX

1. COVER SHEET
2. EXISTING EXTERIOR ELEVATIONS
3. EXISTING EXTERIOR ELEVATIONS
4. DEMOLITION PLAN
5. FOUNDATION PLAN
6. NEW FLOOR PLAN
7. NEW EXTERIOR ELEVATIONS
8. NEW EXTERIOR ELEVATIONS
9. SECTIONS / DETAILS
10. NEW INTERIOR ELEVATIONS
11. ELECTRICAL PLAN
12. PRIMARY BATHROOM RENOVATION



SITE PLAN

NOTE: THIS SITE PLAN IS BASED ON PROPERTY SURVEY INFORMATION PROVIDED BY EMDPOINT SOLUTIONS, DATED 8-14-2026. SEE ORIGINAL WET STAMPED SURVEY FOR ADDITIONAL INFORMATION

OPEN AREA CALCULATION

§ 745-13A-1 Residence District.

A.

Uses. In an A-1 Residence District, no building or premises, unless otherwise provided in this chapter, shall be erected or used except for dwelling, together with accessory uses incident to the permitted use, provided always accessory use does not constitute or become a public or private nuisance.

B.

Areas and yards. In an A-1 Residence District, no building may be erected, enlarged or altered except in conformity with the following:

The open area of a lot on which a dwelling is erected or proposed to be erected, together with the area of abutting land reserved for highway purposes, whether private or public, to the center line thereof, shall not be reduced to less than 40,000 square feet for each family. No building not erected for a dwelling shall occupy more than 10% of the gross area of the lot or exceed a height of 25 feet.

LOT AREA INCLUDING PUBLIC HIGHWAY TO CENTERLINE = 65,464 SQUARE FEET

FOOTPRINT OF HOUSE INCLUDING PROPOSED ADDITION = 2,186 SQ. FT.

FOOTPRINT OF GARAGE INCLUDING PROPOSED ADDITION = 820 SQ. FT. (OR 1.2%)

PROPOSED OPEN AREA = 62,458 SQ. FT.

REVISIONS	BY



324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC, shall retain all copyrights, statutory and common law right with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	1
OF	12 SHEETS

JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

PROJECT: 7401 N. BRIDGE LANE EXTERIOR PHOTOS

North- Main Dwelling



JEREMY HARTLINE ARCHITECT, LLC
324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

PROJECT: 7401 N. BRIDGE LANE EXTERIOR PHOTOS

East - Main Dwelling



JEREMY HARTLINE ARCHITECT, LLC

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

PROJECT: 7401 N. BRIDGE LANE EXTERIOR PHOTOS

West - Main Dwelling



JEREMY HARTLINE ARCHITECT, LLC

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

PROJECT: 7401 N. BRIDGE LANE EXTERIOR PHOTOS

West - Detached garage



JEREMY HARTLINE ARCHITECT, LLC

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

PROJECT: 7401 N. BRIDGE LANE EXTERIOR PHOTOS

South - Main Dwelling





EXISTING SOUTH ELEVATION

1/4" = 1'-0"



EXISTING WEST ELEVATION

1/4" = 1'-0"



EXISTING GARAGE WEST ELEVATION

1/4" = 1'-0"

REVISIONS	BY



324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC, shall retain
all copyrights, statutory and common law
right with regard to these plans and design
content. Reproduction, changes, or
assignment to any third party shall not occur
without obtaining expressed written
permission & consent of Jeremy Hartline
Architect, LLC.

*NFP Residence
7401 N. Bridge Lane
Fox Point, WI*

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	2
OF 12 SHEETS	



EXISTING NORTH ELEVATION

1/4" = 1'-0"



EXISTING EAST ELEVATION

1/4" = 1'-0"

REVISIONS	BY

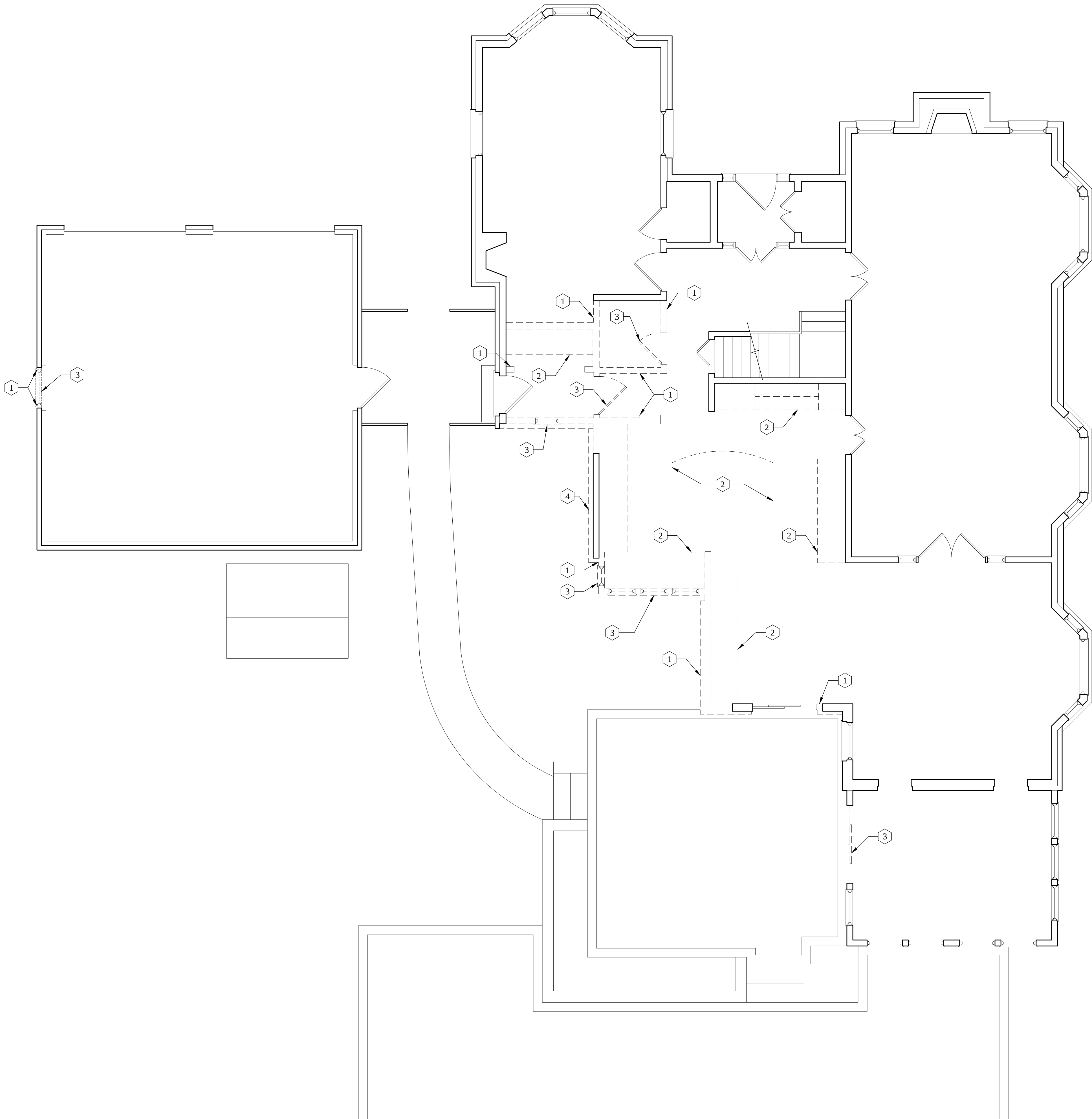


324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC, shall retain
all copyrights, statutory and common law
right with regard to these plans and design
content. Reproduction, changes, or
assignment to any third party shall not occur
without obtaining expressed written
permission & consent of Jeremy Hartline
Architect, LLC.

*NFP Residence
7401 N. Bridge Lane
Fox Point, WI*

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	3
OF 12 SHEETS	



DEMOLITION NOTES

- 1 REMOVE WALL DOWN TO SLAB/SUBFLOOR
- 2 REMOVE CABINETRY, COUNTERTOPS, SHELVES, ETC.
- 3 REMOVE DOOR OR WINDOW
- 4 REMOVE BRICK FOR POSSIBLE REUSE

NOTES:
- CONTRACTOR TO VERIFY ENTIRE DEMO PLAN w / OWNER BEFORE PROCEEDING WITH REMOVAL INCL. ITEMS TO BE SAVED FOR REUSE.
- CONTRACTOR TO REVIEW ALL EXISTING MECHANICALS FOR RELOCATION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND SUPPORT WHEN REMOVING BEARING WALLS, BRACING AND ROOF FRAMING MEMBERS.
- WHEN REMOVING INTERIOR FINISH OF EXTERIOR WALLS, ALL INSULATION TO REMAIN IN PLACE TO COMPLY WITH CURRENT ENERGY CODE. CONTACT CONTRACTOR OR ARCHITECT IN CASES WHERE REMOVAL IS REQUIRED.

DEMOLITION PLAN

1/4" = 1'-0"



REVISIONS	BY

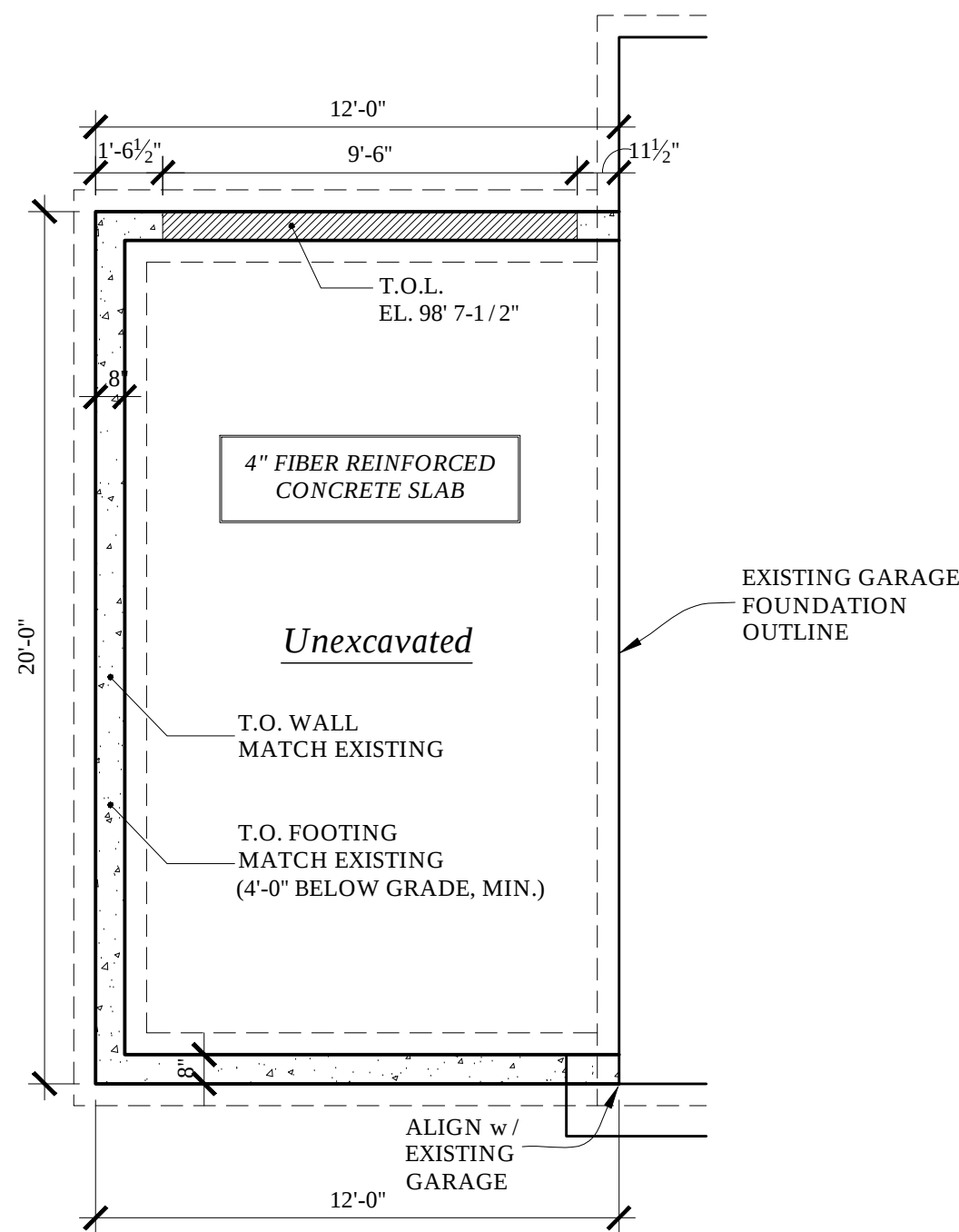
JEREMY HARTLINE
ARCHITECT

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC. shall retain all copyrights, statutory and common law right with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

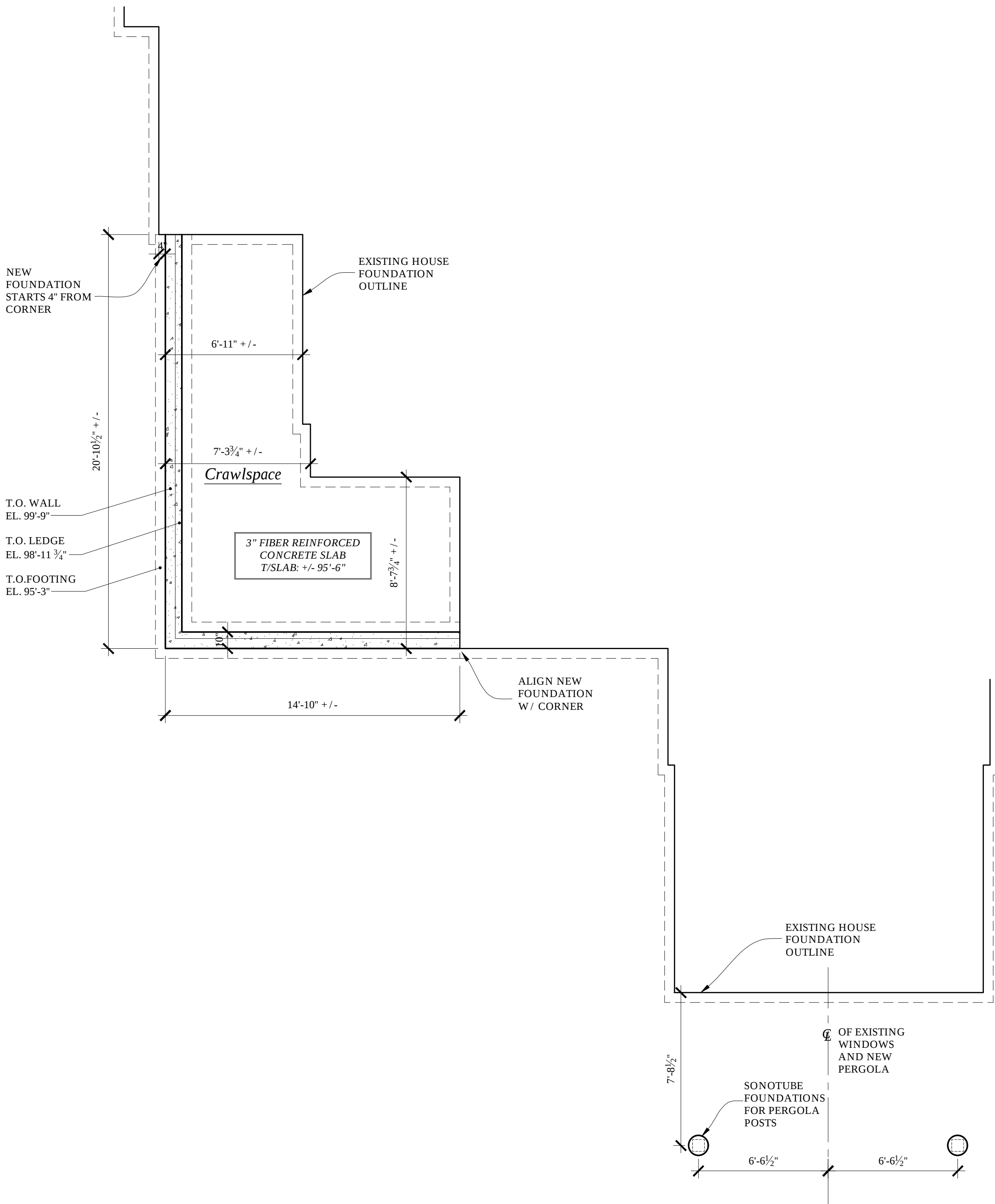
NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	4
OF	12 SHEETS



GARAGE FOUNDATION PLAN

1/4" = 1'-0"



FOUNDATION PLAN

1/4" = 1'-0"



REVISIONS	BY

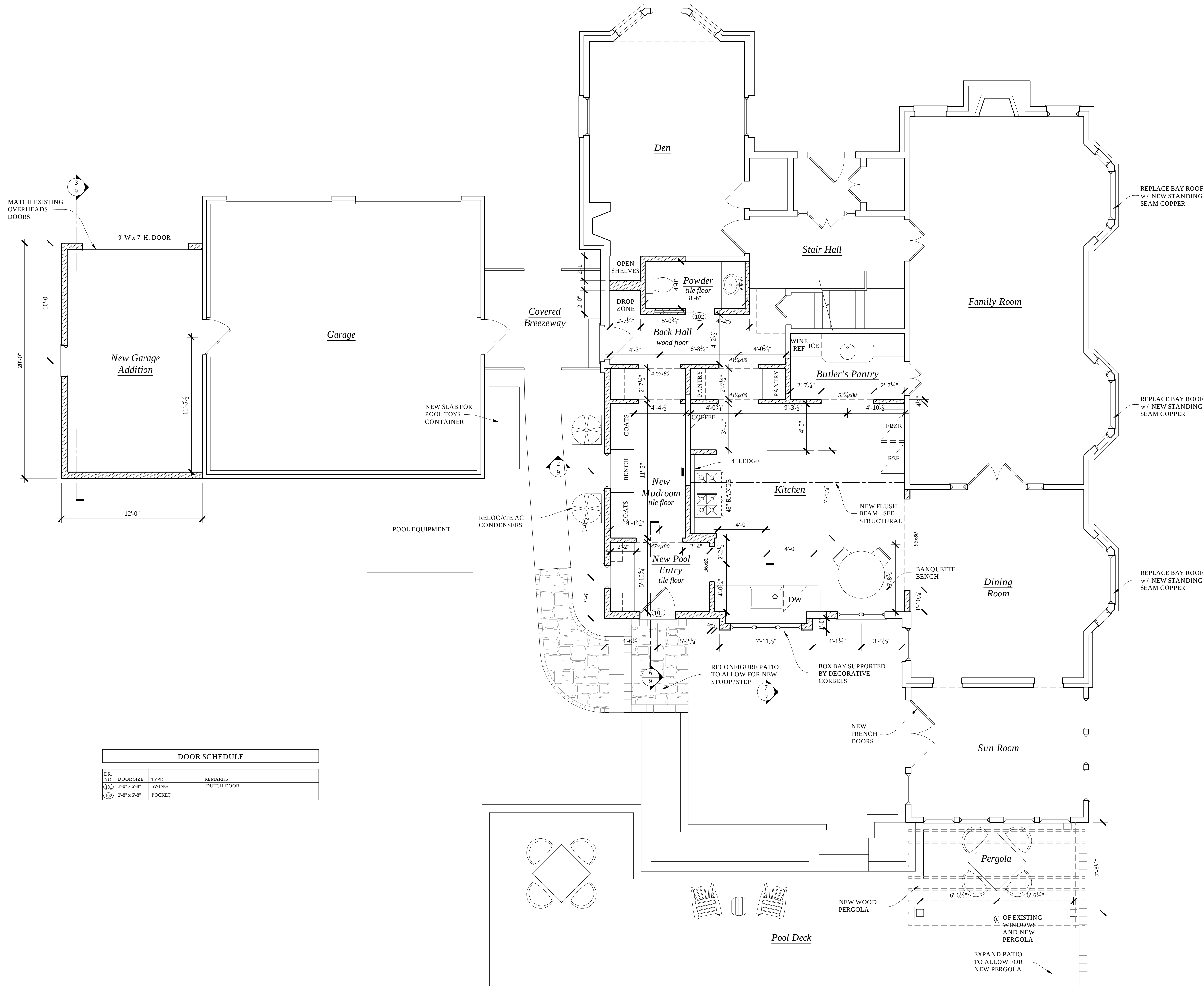


324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC, shall retain all copyrights, statutory and common law right with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	5
OF 12 SHEETS	



DOOR SCHEDULE			
DR. NO.	DOOR SIZE	TYPE	REMARKS
101	3'-0" x 6'-8"	SWING	DUTCH DOOR
102	2'-8" x 6'-8"	POCKET	

NEW MAIN LEVEL PLAN

1/4" = 1'-0"



REVISIONS	BY



324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC. shall retain all copyrights, statutory and common law right with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	6
OF 12 SHEETS	

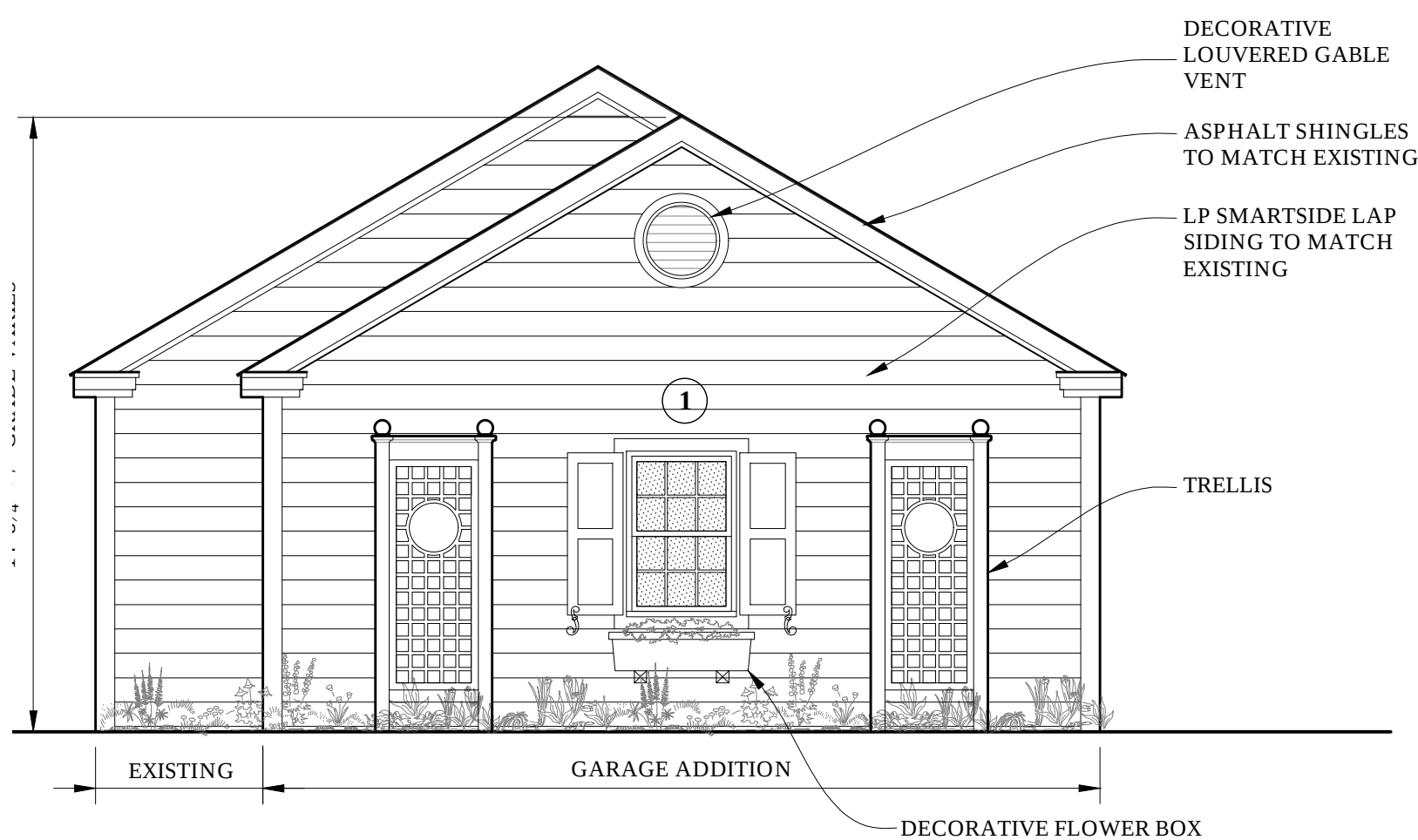
WINDOW & EXTERIOR DOOR NOTES

(ALSO SEE ASSOCIATED ARCHITECTURAL & STRUCTURAL DETAILS)

- NOTE: CONTRACTOR TO PROVIDE FINAL WINDOW ORDER FOR ARCHITECT'S REVIEW PRIOR TO ORDERING
- SEE FLOOR PLANS FOR WINDOW, FRENCH DOOR, AND PATIO DOOR MODEL NUMBERS. SEE EXTERIOR ELEVATIONS FOR FURTHER ILLUSTRATION.
 - ALL WINDOWS, FRENCH DOORS, AND PATIO DOORS TO BE MARVIN CLAD UNITS WITH WOOD INTERIORS
 - EXTERIOR TO BE "STONE WHITE" COLOR. INTERIOR TO BE PRIMED WOOD
 - OPERATION AS SHOWN ON ELEVATION DRAWINGS AND AS CONFIRMED BY OWNER.
 - GLAZING TO BE ARGON-FILLED LOW-E II CLEAR INSULATING GLASS (NO TINT).
 - PROVIDE "BRIGHTVIEW" MESH SCREENS FOR ALL OPERABLE UNITS - FRAME COLOR TO MATCH WINDOW EXTERIOR COLOR
 - HARDWARE STYLE & FINISH TO BE SELECTED BY OWNER.
 - NO EXTERIOR CASINGS. EXTERIOR CASINGS TO BE FIELD APPLIED.
 - TEMPERED SAFETY GLASS TO BE PROVIDED FOR ALL WINDOWS & DOORS REQUIRED TO BE SO BY WISCONSIN UNIFORM DWELLING CODE
 - ALL WINDOWS TO BE INSTALLED W/ SELF ADHESIVE RUBBERIZED PAN FLASHING WITH END DAMS.

WINDOW & EXTERIOR FRENCH DOOR SCHEDULE

KEY	CAT. NO.	TYPE	R.O.	NOTES:
①	UDHG2 2620	DOUBLE HUNG	32¼" x 48"	
②	UDHG2 2622	DOUBLE HUNG	34¼" x 52"	
③	UCA2440	CASEMENT	25" x 39⅝"	
④	CUSTOM	FIXED	--	SEE DETAIL
⑤	CUSTOM	FRENCH DOORS	69" x 75¼"	FIELD VERIFY TO MATCH EXISTING
⑥	CUSTOM	FRENCH DOORS	64¼" x 80½"	FIELD VERIFY TO MATCH EXISTING



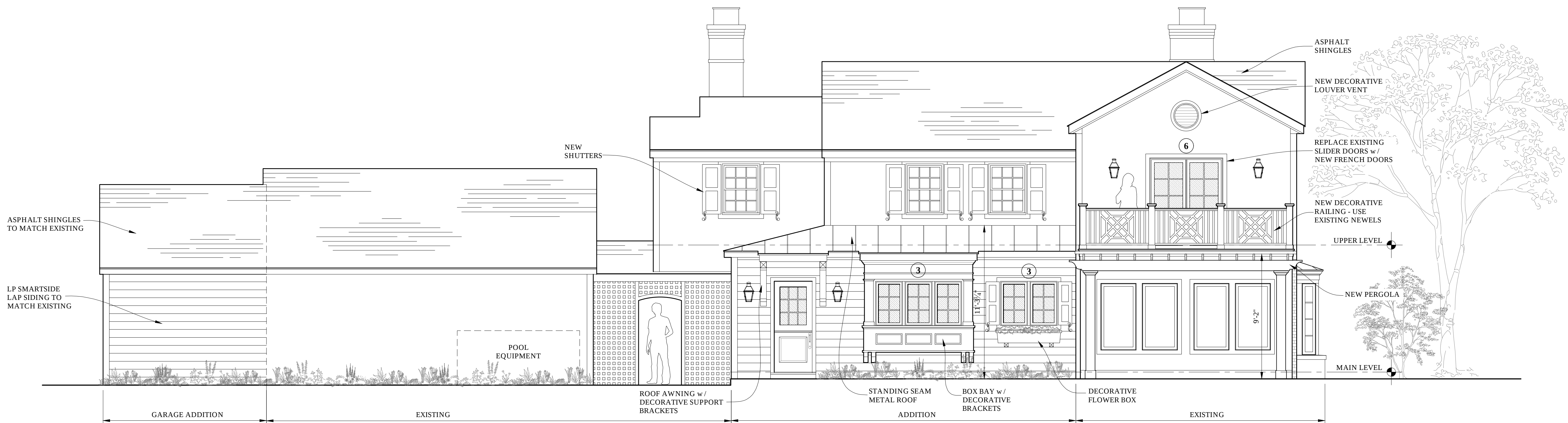
NEW GARAGE WEST ELEVATION

¼" = 1'-0"



NEW WEST ELEVATION

¼" = 1'-0"



NEW SOUTH ELEVATION

¼" = 1'-0"



324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

COPYRIGHT
Jeremy Hartline Architect, LLC. shall retain all copyrights, statutory and common law right with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE 8-25-2026

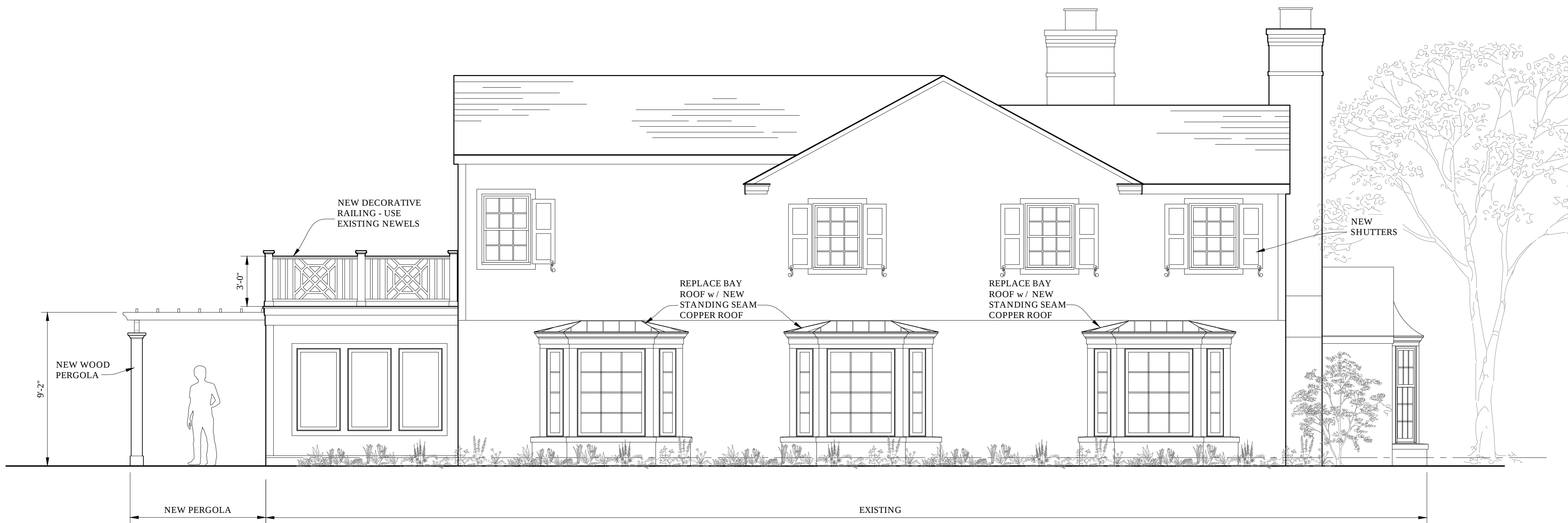
DRAWN BY J. HARTLINE

PROJECT NO.

SHEET

7

OF 12 SHEETS



NEW EAST ELEVATION

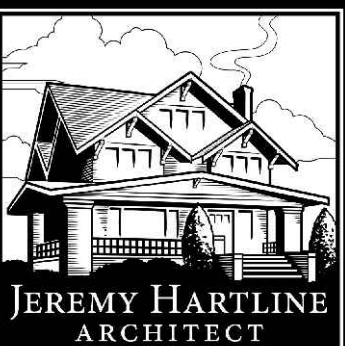
1/4" = 1'-0"



NEW NORTH ELEVATION

1/4" = 1'-0"

REVISIONS	BY



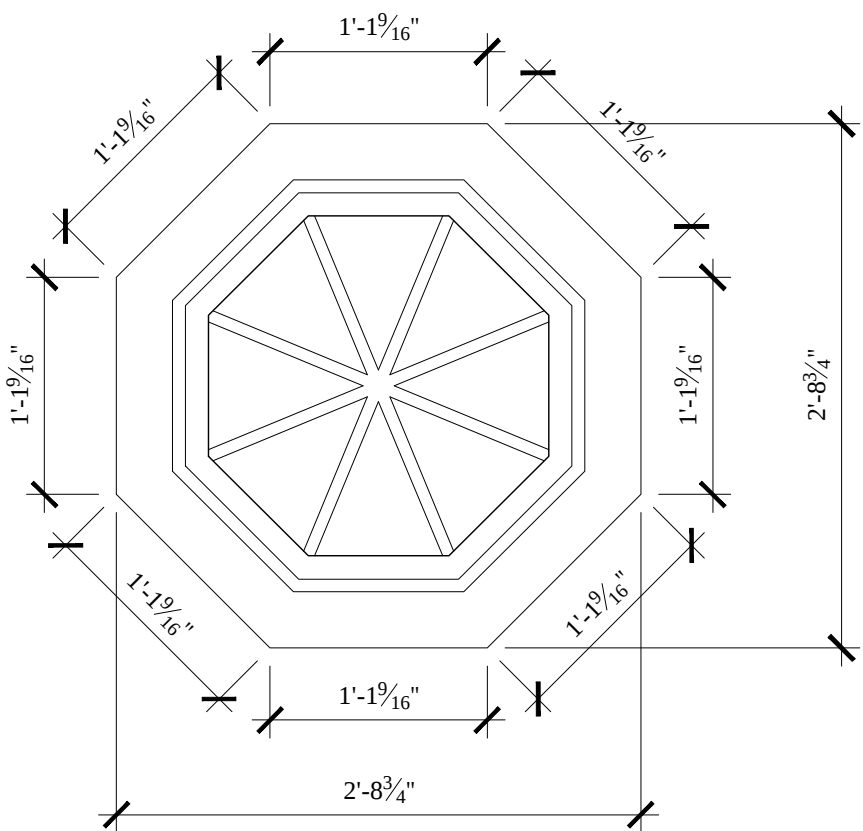
JEREMY HARTLINE
ARCHITECT

324 REGATTA DRIVE
PORT WASHINGTON, WI 53074
(262) 416-8307 jeremyhartline@gmail.com
www.jeremyhartline.com

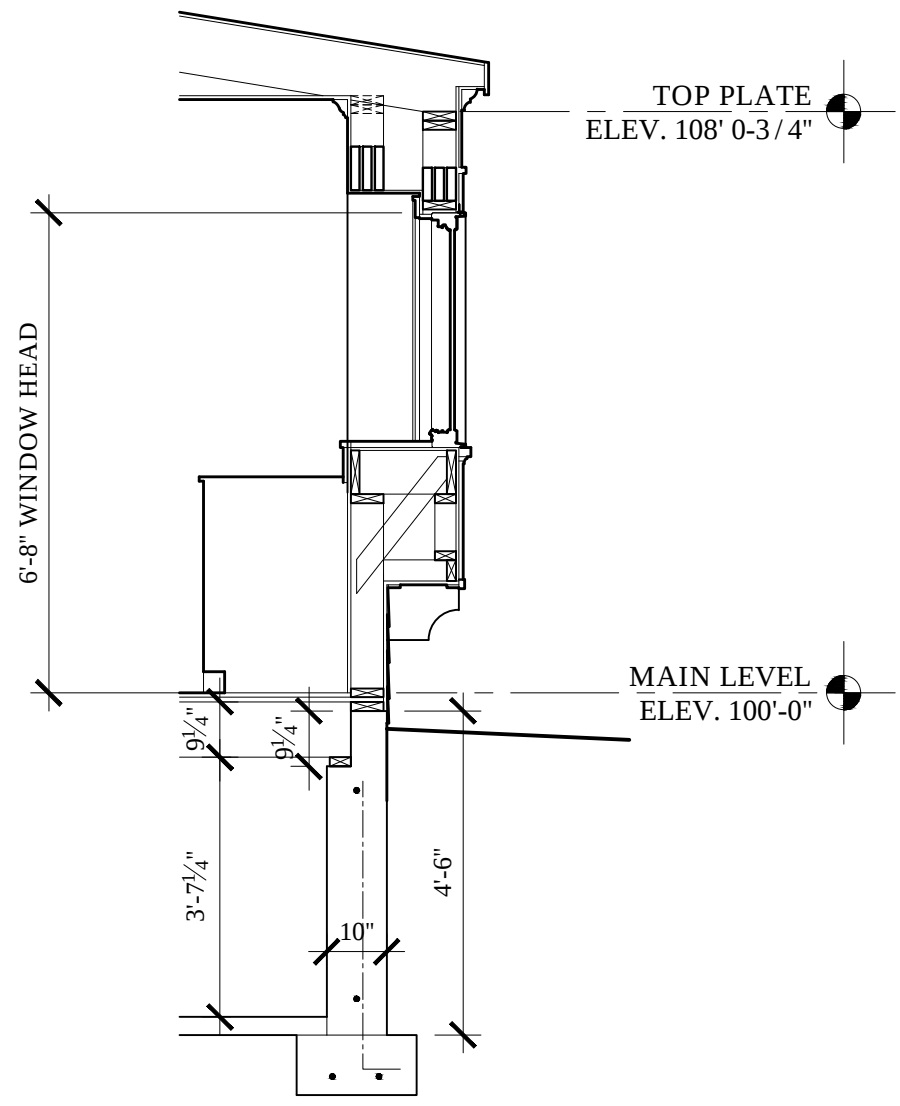
COPYRIGHT
Jeremy Hartline Architect, LLC. shall retain
all copyrights, statutory and common law
right with regard to these plans and design
content. Reproduction, changes, or
assignment to any third party shall not occur
without obtaining expressed written
permission & consent of Jeremy Hartline
Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

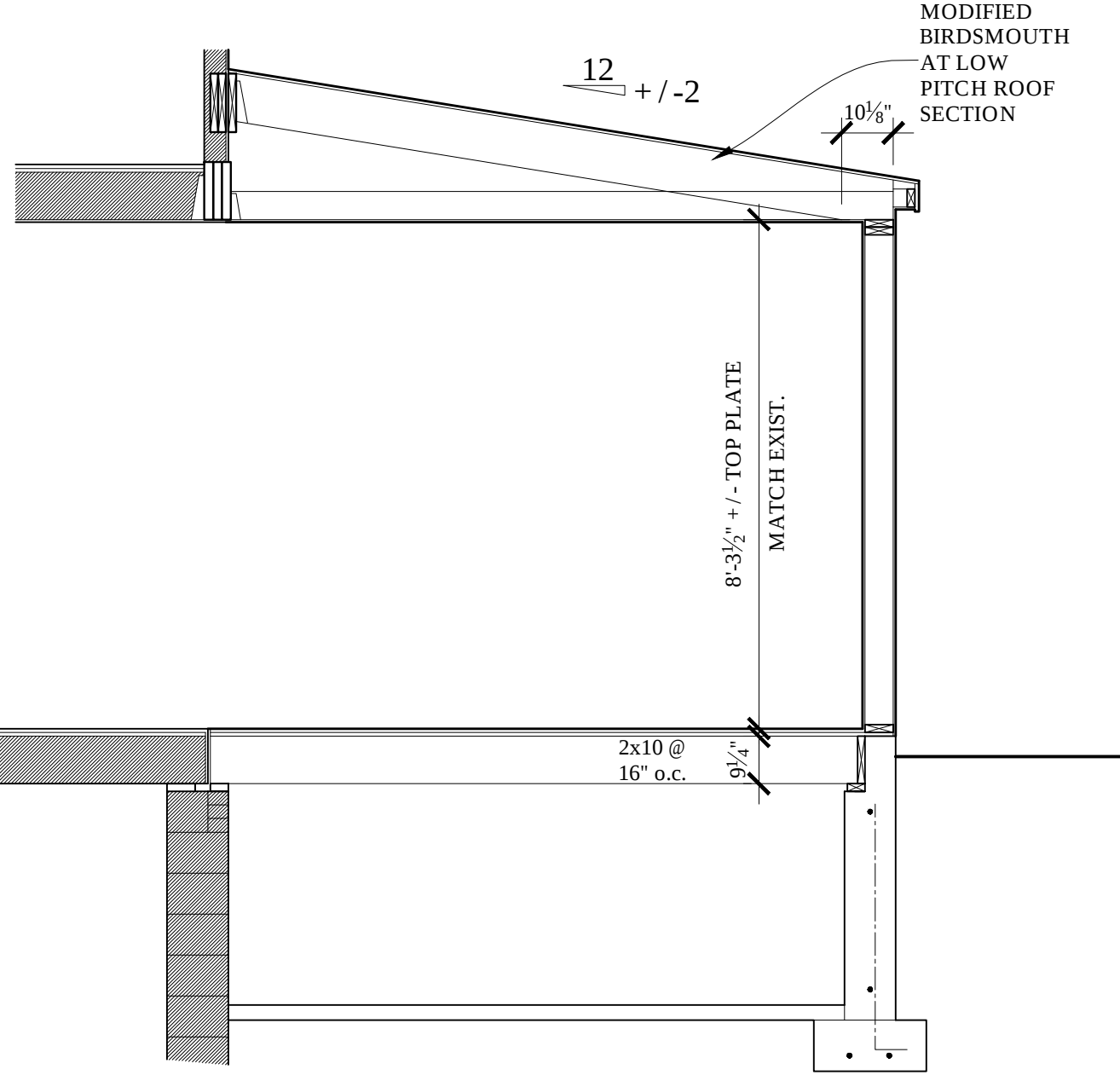
DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	8
OF	12 SHEETS



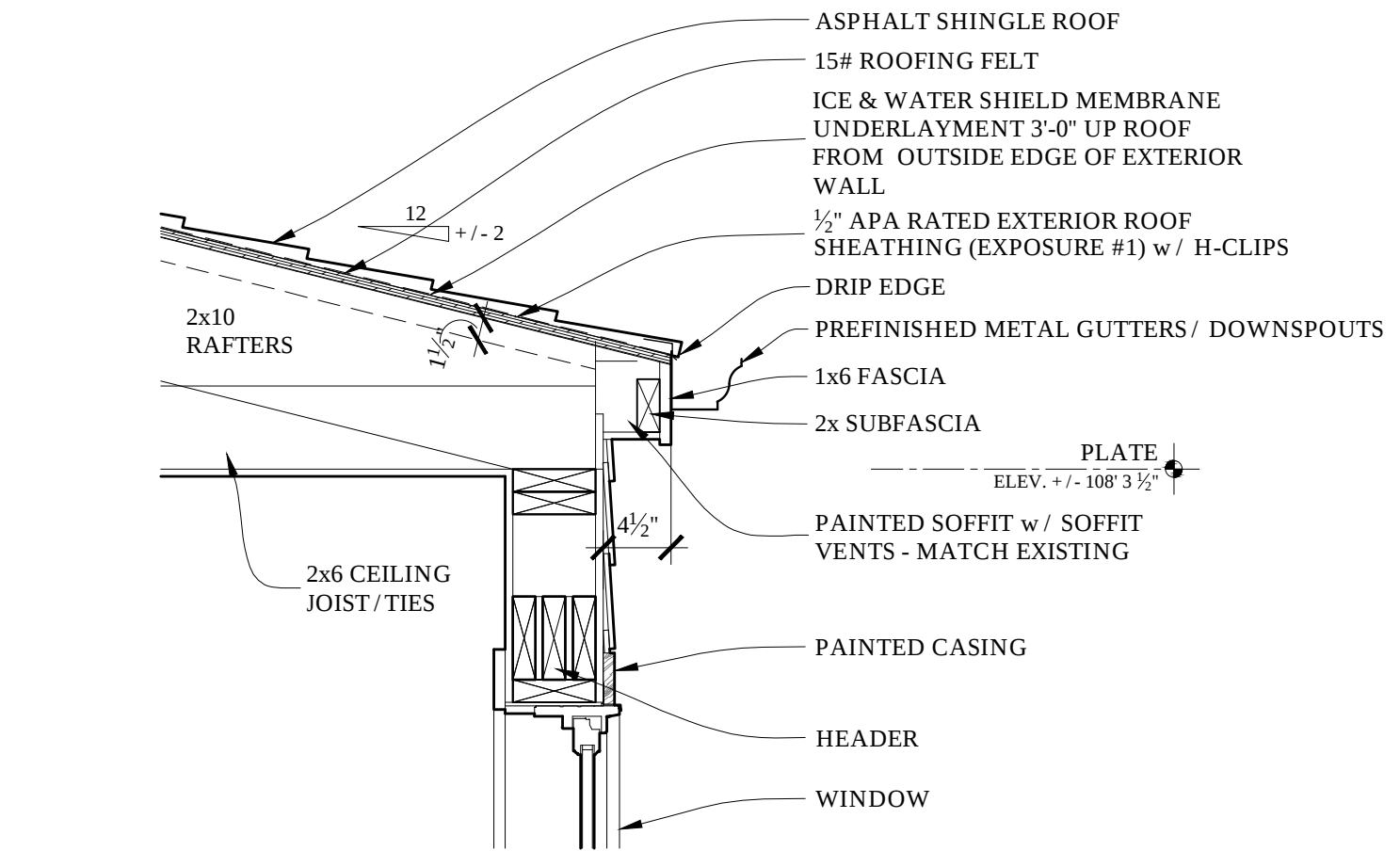
WINDOW DETAIL 1" = 1'-0"



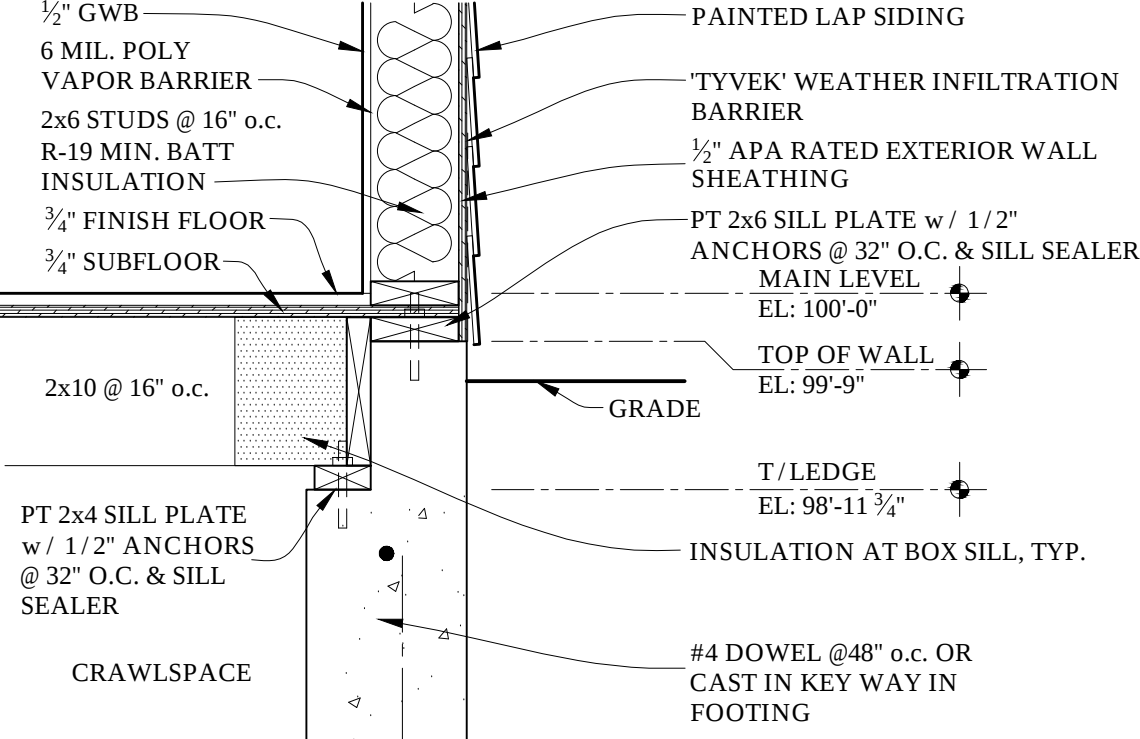
7 SECTION 3/8" = 1'-0"



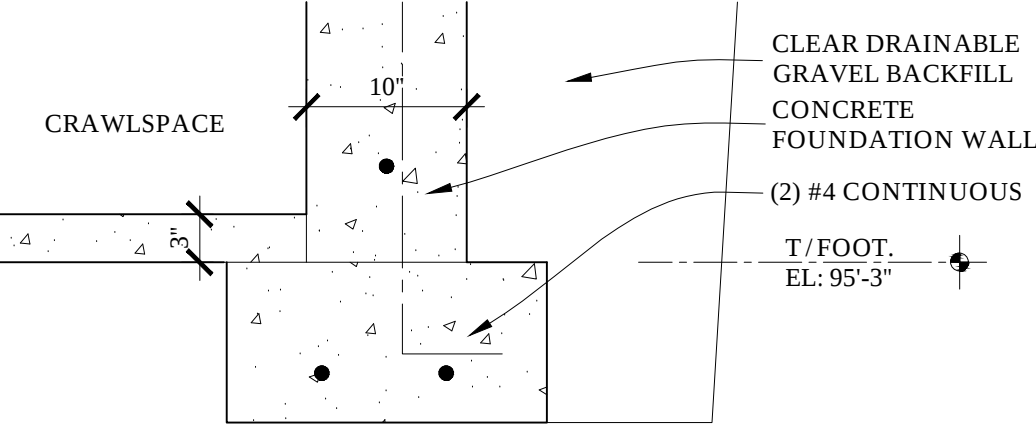
6 SECTION 3/8" = 1'-0"



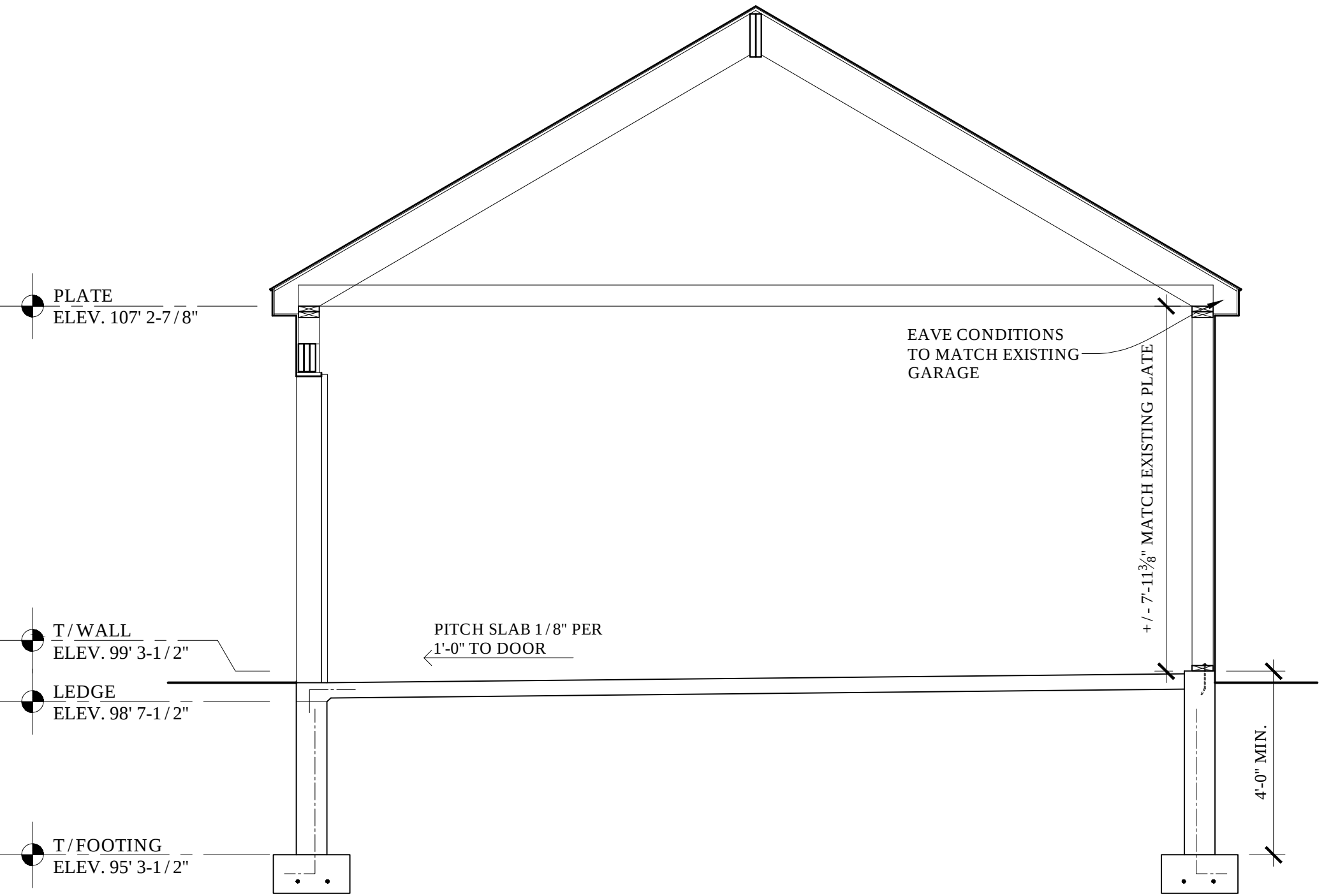
5 EAVE DETAIL 1" = 1'-0"



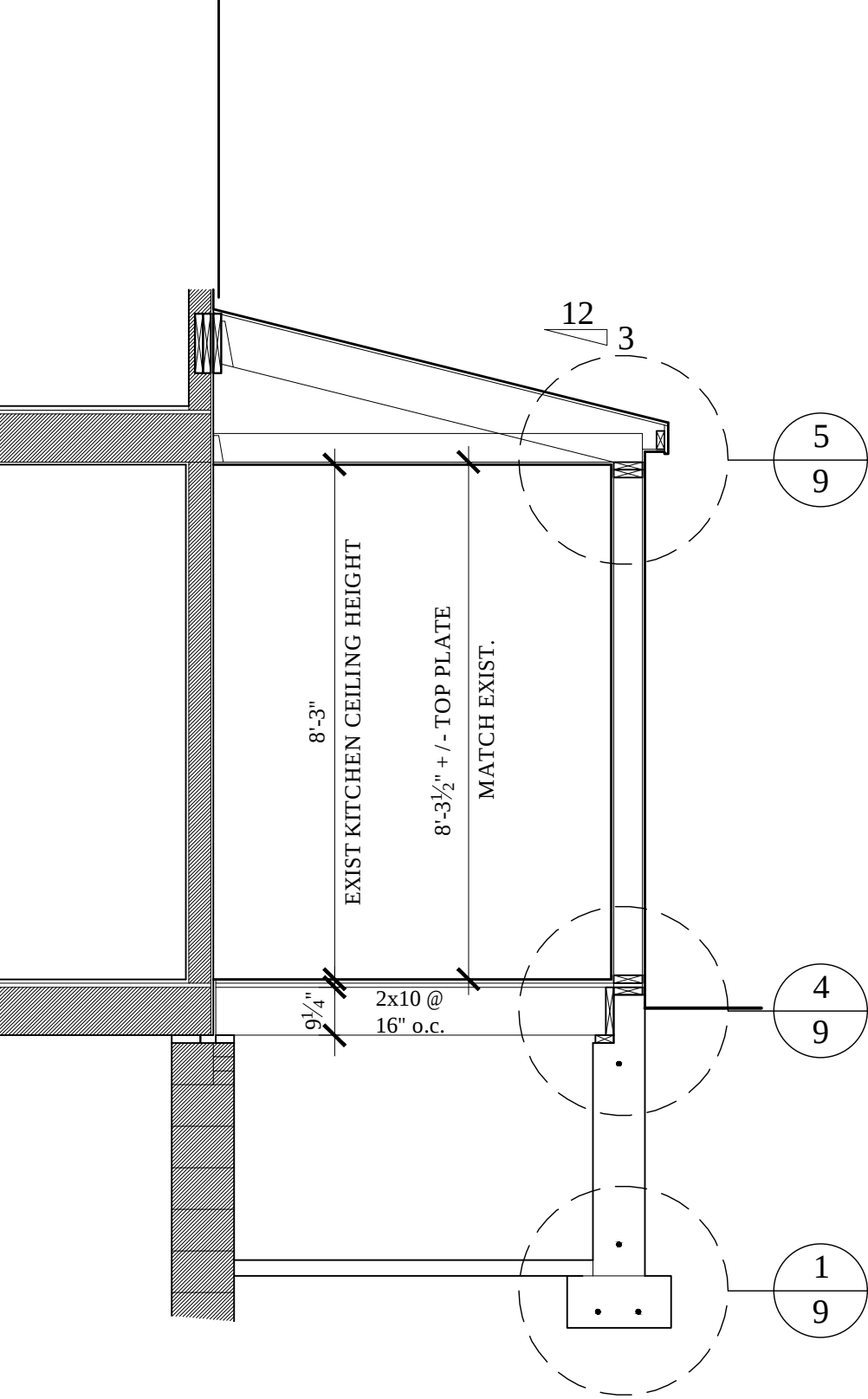
4 WALL DETAIL 1" = 1'-0"



1 FOOTING DETAIL 1" = 1'-0"



3 GARAGE SECTION 3/8" = 1'-0"



2 SECTION 3/8" = 1'-0"

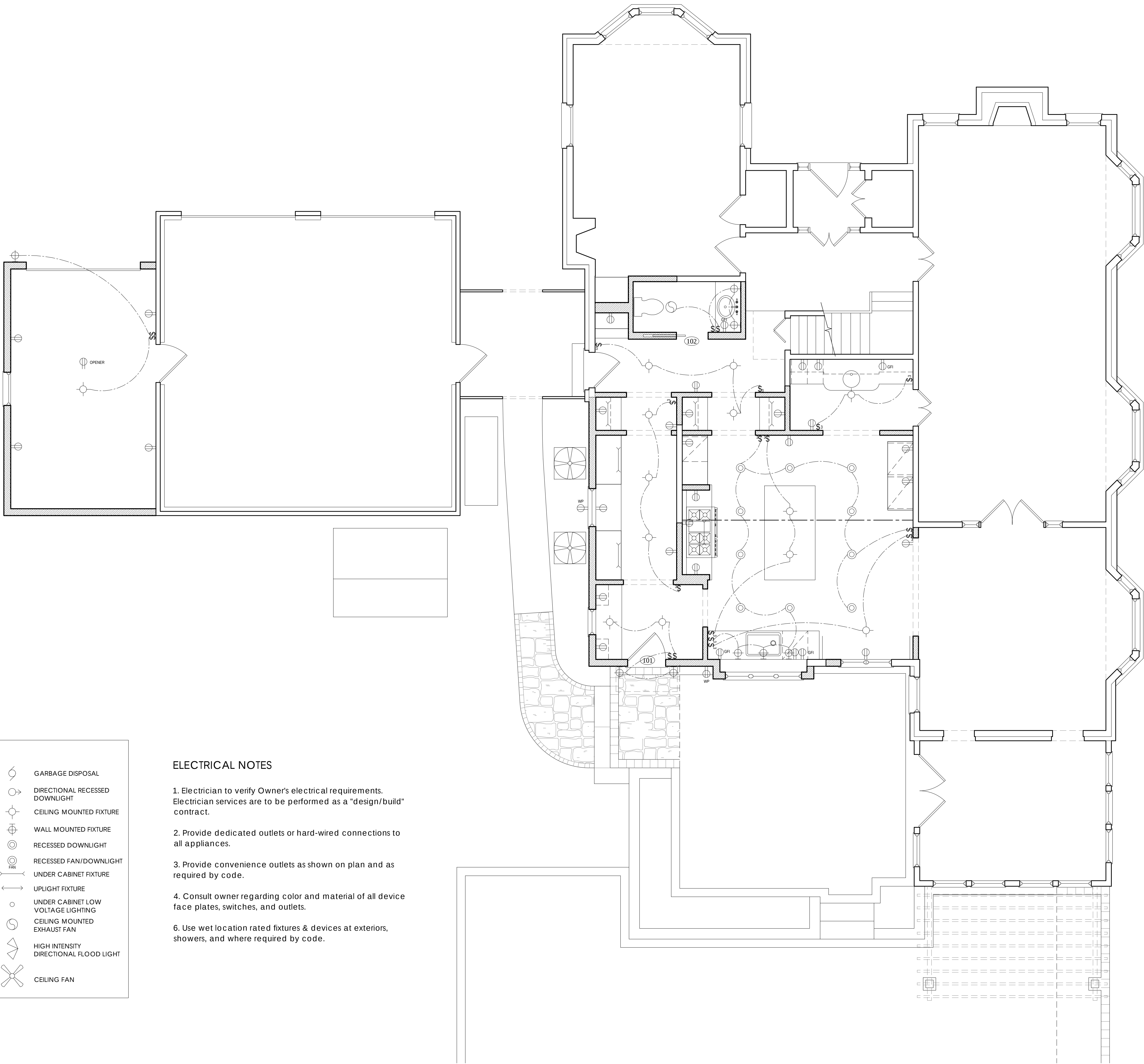
REVISIONS	BY



COPYRIGHT
Jeremy Hartline Architect, LLC. shall retain all copyrights, statutory and common law rights with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	9
OF	12 SHEETS



ELECTRICAL KEY

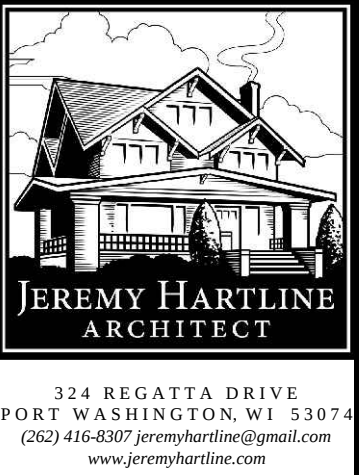
S	SWITCH		GARBAGE DISPOSAL
S ₃	3-WAY SWITCH		DIRECTIONAL RECESSED DOWNLIGHT
S _D	DIMMER SWITCH		CEILING MOUNTED FIXTURE
S _{DS}	DOOR SWITCH		WALL MOUNTED FIXTURE
S _{ENG}	EXISTING SWITCH		RECESSED DOWNLIGHT
	DUPLEX OUTLET		RECESSED FAN/DOWNLIGHT
	QUADRUPLUX OUTLET		UNDER CABINET FIXTURE
	HALF SWITCHED DUPLEX OUTLET		UPLIGHT FIXTURE
	FULL SWITCHED DUPLEX OUTLET		UNDER CABINET LOW VOLTAGE LIGHTING
	GROUND FAULT INTERRUPT DUPLEX OUTLET		CEILING MOUNTED EXHAUST FAN
	DUPLEX FLOOR OUTLET		HIGH INTENSITY DIRECTIONAL FLOOD LIGHT
	WEATHERPROOF OUTLET		CEILING FAN
	PLUG MOULD		

- ELECTRICAL NOTES
- Electrician to verify Owner's electrical requirements. Electrician services are to be performed as a "design/build" contract.
 - Provide dedicated outlets or hard-wired connections to all appliances.
 - Provide convenience outlets as shown on plan and as required by code.
 - Consult owner regarding color and material of all device face plates, switches, and outlets.
 - Use wet location rated fixtures & devices at exteriors, showers, and where required by code.

NEW ELECTRICAL PLAN

1/4" = 1'-0"

REVISIONS	BY



COPYRIGHT
Jeremy Hartline Architect, LLC. shall retain all copyrights, statutory and common law right with regard to these plans and design content. Reproduction, changes, or assignment to any third party shall not occur without obtaining expressed written permission & consent of Jeremy Hartline Architect, LLC.

NFP Residence
7401 N. Bridge Lane
Fox Point, WI

DATE	8-25-2026
DRAWN BY	J. HARTLINE
PROJECT NO.	
SHEET	11
OF	12 SHEETS

