



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2924
Fax: 262-242-9655

www.ci.mequon.wi.us

Inspection Department

**ARCHITECTURAL BOARD
Monday, February 28, 2022
6:00 PM
City Hall – Lower Conference Room**

Agenda

After Architectural Board approval, please call the Building Inspection's Office at (262-236-2924) to schedule issuance of the building permit.

It is advisable that someone is present to represent your building permit application.

ALL TIMES LISTED ARE APPROXIMATE AND IT IS STRONGLY RECOMMENDED THAT APPLICANT(S) **ARRIVE AT 6:00 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.**

Enter at the East or West (Elevator) Entrance - Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

1) Call to Order, Roll Call

2) Approval of Meeting Minutes

Action requested: review and approve

a. Meeting Minutes from January 10, 2022

3) Architectural Board Applications - Resubmitted Plans from February 14th Canceled Meeting

1. William & Geraldine Cannon
11550 N. Shorecliff Lane
Subdivision: Shorecliff Park
District 5 – 6:00 pm

Addition: Screen Porch

Contractor: Bartelt, Inc.
Architect: Bartlet, Inc.

2. Thomas Schadewald
10928 N. Oriole Lane
Subdivision: N/A
District 6 – 6:10 pm

New Single-Family Residence

Contractor: Kingfogl Construction
Architect: Kingfogl Construction

3. James & Vicki Baker
10545 W. Hawthorne Road
Subdivision: N/A
District 1 – 6:15 pm

New Single-Family Residence

Contractor: Victory Homes of WI
Architect: David Pluim

4. Victory Homes of WI
11553 N. Creekside Court
Subdivision: Concord Creek
District 3 – 6:20 pm

New Single-Family Residence

Contractor: Victory Homes of WI
Architect: David Pluim

4) Adjourn

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.



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Mequon, WI 53092-1930
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www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 28, 2022
SUBJECT: Meeting Minutes from January 10, 2022

Attachments:
1.10 (PDF)



ARCHITECTURAL BOARD MINUTES

Monday, January 10, 2022

6:00 PM

Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call

Present: Chairman Scott Reed

Members at Large: John Mikkelson, Paul Apfelbach, Jo Steinberg, Andrew Kerr

Aldermanic District Members: Bruce Stern, Jim Youngquist, Curtis Helm

Building Inspector: Mike Hadley

2. Meeting Minutes

Minutes from the December 13, 2021, meeting were approved by Chairman Scott Reed and seconded by Architect At-Large Member, John Mikkelson. Minutes were approved unanimously.

Attachment: 1.10 (7048 : Meeting Minutes from January 10, 2022)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 3 6:00 pm	New Single-Family Residence	Peter & Ariel Budnik 11701 W. Freistadt Road Subd: N/A	Cont: Owner Arch: Peter Budnik
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>Kerr</u> Approved: <u>Yes</u> Vote: <u>5-0</u> Conditions: Plans approved as submitted.				
2)	Dist. 5 6:05 pm	New Single-Family Side x Side Condominium	Larry & Rachel Sprung Roger & Lisa Jubas 11666/11668 N. Aster Woods Circle Subd: Aster Woods	Cont: Lakeside Development Arch: Lakeside Development
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>Mikkelson</u> Approved: <u>Yes</u> Vote: <u>4-1 (Reed Apposed)</u> Conditions: Plans approved as submitted.				
3)	Dist. 5 6:10 pm	New Single-Family Residence	Charlie Streich 12535 N. Lake Shore Drive Subd: N/A	Cont: Mikkelson Builders Arch: Fred Dahms
Moved to Approve: <u>Reed</u> Seconded by: <u>Helm</u> Approved: <u>Yes</u> Recused: <u>Mikkelson</u> Vote: <u>5-0</u> Conditions: Plans approved as submitted with the condition that all masonry should end at inside corners.				

Attachment: 1.10 (7048 : Meeting Minutes from January 10, 2022)

4)	Dist. 1 6:15 pm	New Single-Family Residence	Tim & Jessica Rautmann 12938 N. Highgate Court Subd: Highgate	Cont: Anderson Homes LLC Arch: Anderson Homes LLC
----	--------------------	--	---	--

Moved to Table: Apfelbach
 Seconded by: Kerr
 Tabled: Yes
 Vote: Unanimously

Conditions: Tabled for redraw – issues with siding and stone.

5)	Dist. 1 6:30 pm	New Single-Family Residence	8020 LLC 12654 N. Rotary Park Court Subd: N/A	Cont: Adamant Homes Arch: Adamant Homes
----	--------------------	--	---	--

Moved to Approve: Stern
 Seconded by: Kerr
 Approved: Yes
 Vote: Unanimously

Conditions: Plans approved as submitted with the following conditions:

1. Move the laundry room window on West Elevation (Front) so that it is centered.
2. Stone on West Elevation (Front) entrance should be added up the side and terminate at the inside corner entryway.
3. Remove stone above front door entrance.
4. Add a bump-out to the South Elevation (Bathroom #3) with an added gable.
5. Continue with stone beltline on South Elevation to the new added bump-out.

If clarification of these changes are required, please see copy of original marked-up Architectural Board Plans located in the Inspections Department.

4. **Action:**

Vice-Chairman, Paul Apfelbach made a motion to adjourn the meeting.
 Chairman, Scott Reed seconded the motion.
 A vote was taken; vote passed unanimously.

Meeting adjourned at 6:56 p.m.

Attachment: 1.10 (7048 : Meeting Minutes from January 10, 2022)



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 28, 2022
SUBJECT: William & Geraldine Cannon - Addition: Screen Porch at 11550 N. Shorecliff Lane

Attachments:

Statement of Intent (PDF)

Survey (PDF)

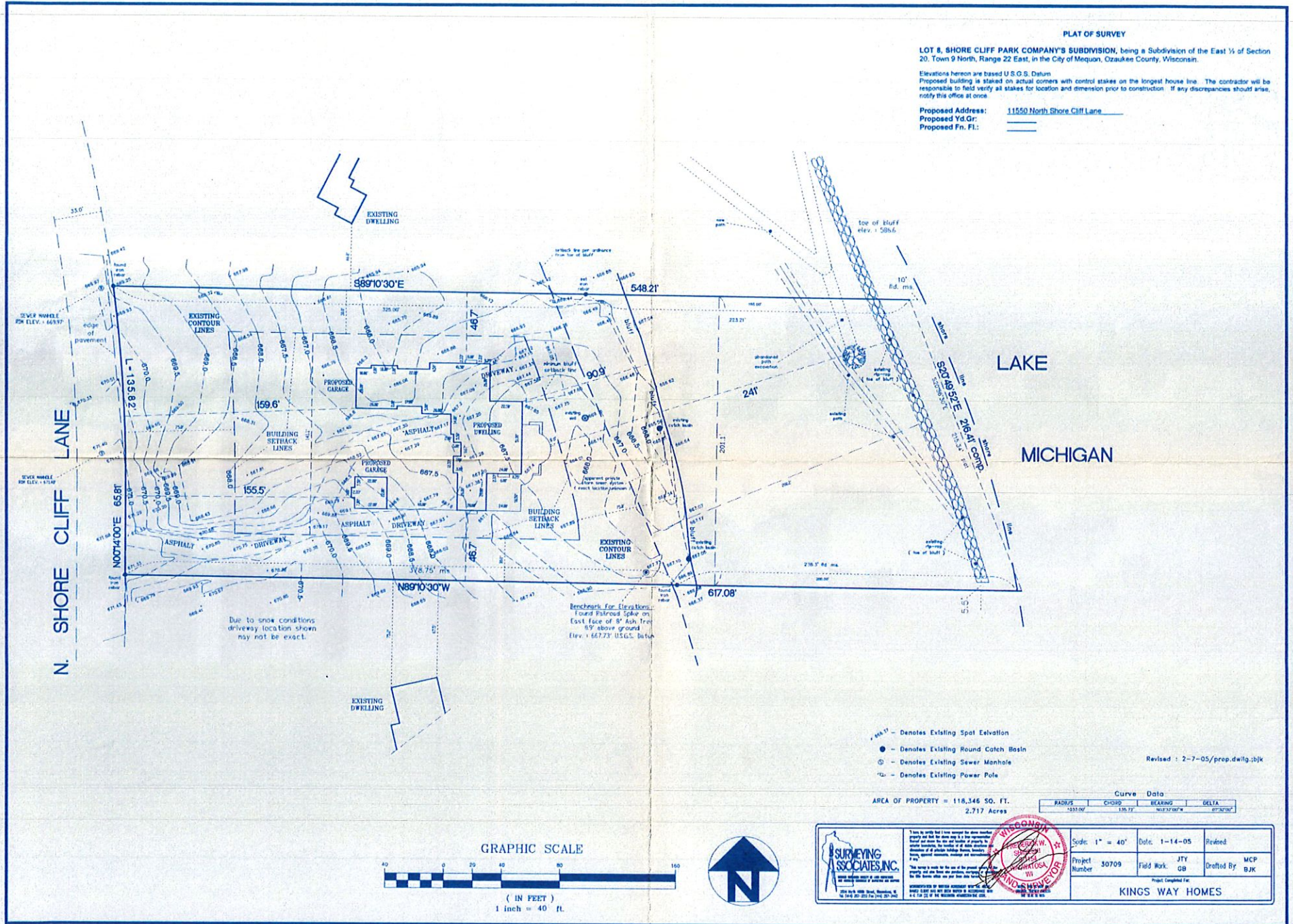
Pictures (PDF)

Plans (PDF)

11550 N. Shorecliff Lane

Statement of Intent

The proposed project at 11550 N. Shorecliff Lane is to create a pavilionesque screened in porch that maintains the integrity of the existing stone veranda and carved stone railings. The site of the addition will tuck into the existing footprint of the home and patio. The addition will match all existing building materials and details where possible to maintain the architectural intent of the original home. Stat











Attachment: Pictures (7049 : William & Geraldine Cannon)



Attachment: Pictures (7049 : William & Geraldine Cannon)







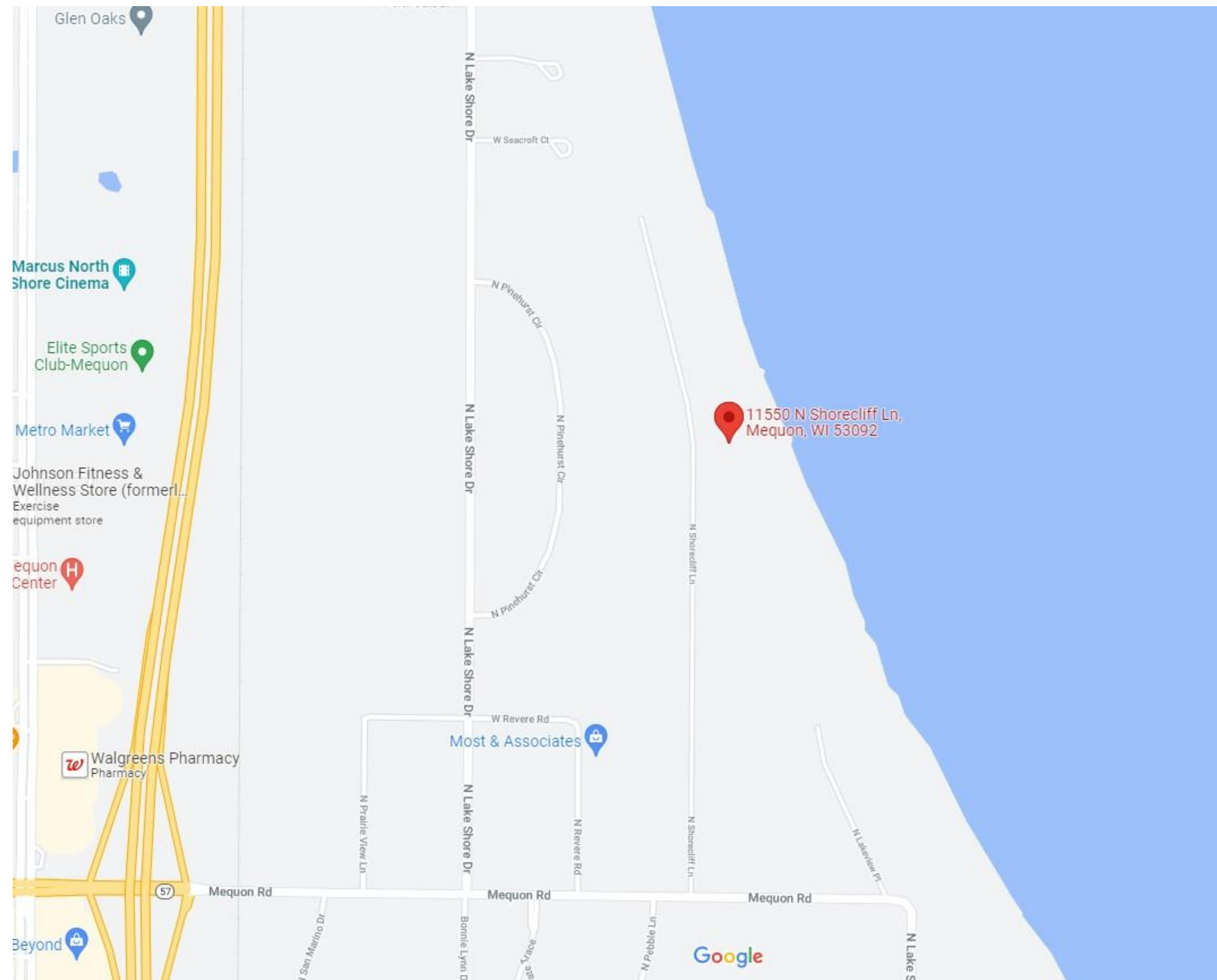
11550 SHORECLIFF LANE, MEQUON, WI 53092

DATE: 12.22.21

CONSTRUCTION DOCUMENTS

GEN	GENERAL NOTES & SCHEDULES
A1	FLOOR PLANS
A2	FLOOR PLANS
A3	SECTIONS
A4	ELEVATIONS

**THIS SET OF DRAWINGS SUPERSEDES ALL
OTHER DRAWINGS. ALL PREVIOUS BID
DRAWINGS ARE TO BE DESTROYED.**



528 Wells Street, Ste. B
Delafield, WI 53018
(262)646-8020 barteltremodel.com

MUNICIPALITY:
CITY OF MEQUON
INSPECTOR
(262) 236-2930

SHEET:
COVER

THE CANNON RESIDENCE
11550 SHORECLIFF LANE, MEQUON, WI 53092

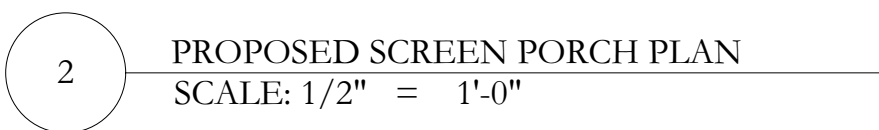
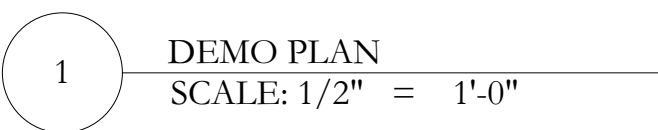
REVISIONS:

4.

CONSTRUCTION DOCUMENT

Packet Pg. 18

Packet Pg. 19

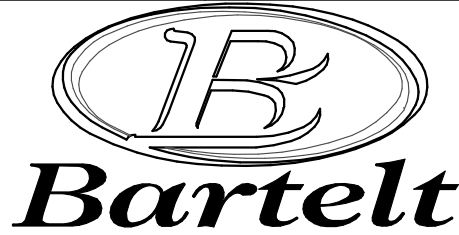


REVISIONS:
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6.

CONSTRUCTION DOCUMENT

THE CANNON RESIDENCE
11550 SHORECLIFF LANE, MEQUON, WI 53092

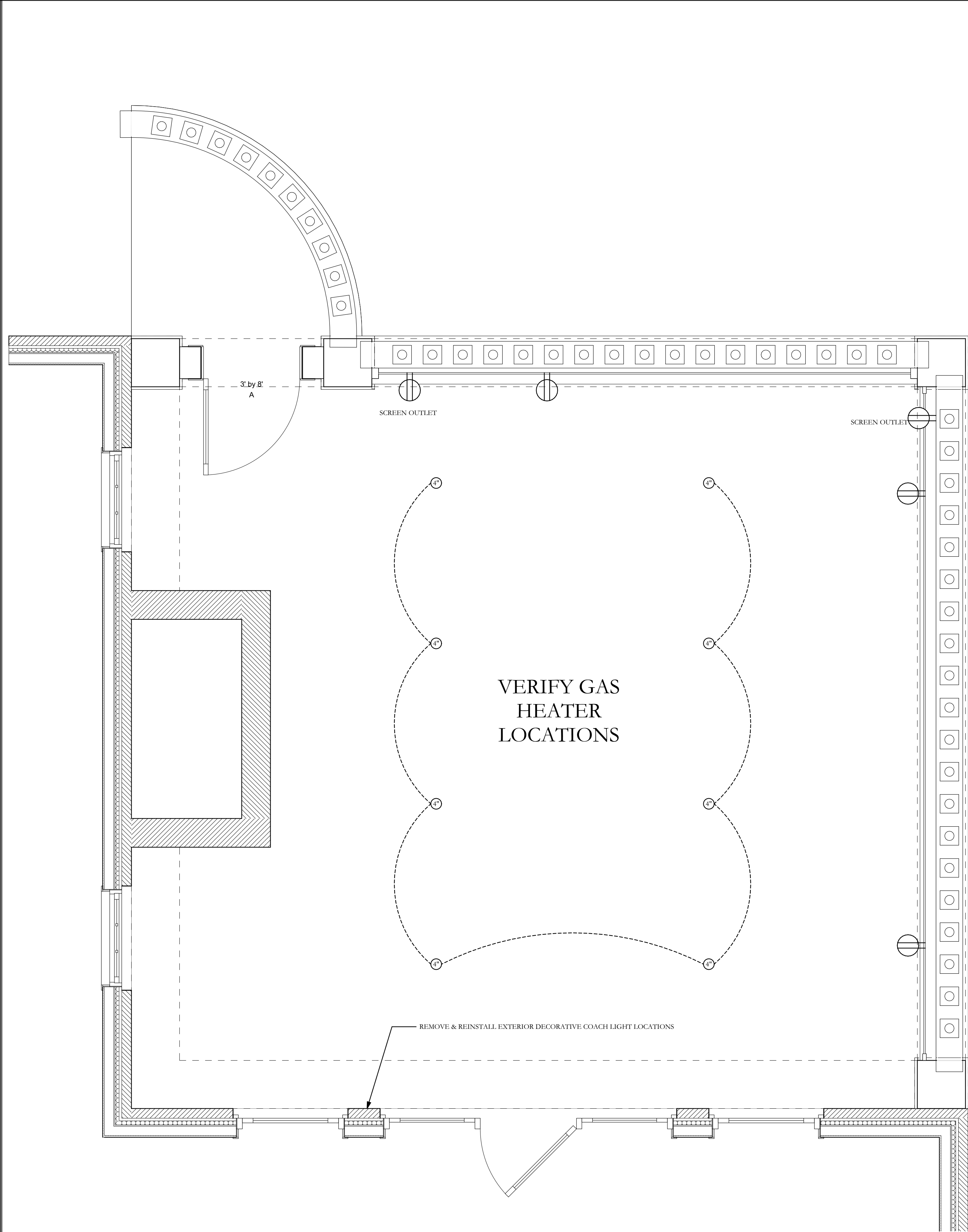
SHEET:
A1



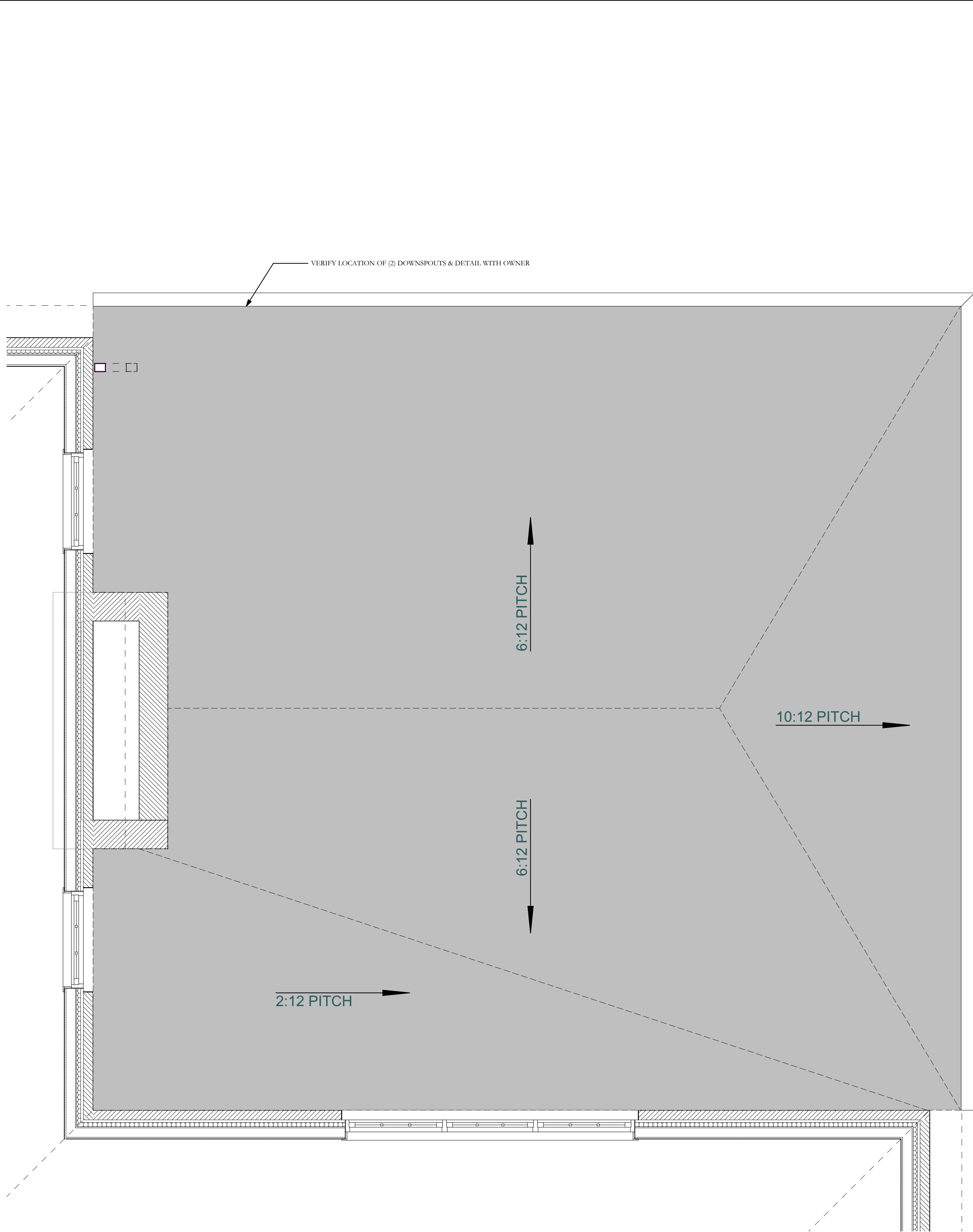
528 Wells Street, Ste. B
Delafield, WI 53018
(262)646-8020 barteltremodel.com

SCREEN PORCH

FLOOR PLANS



2 ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"



1 ROOF PLAN
SCALE: 1/2" = 1'-0"

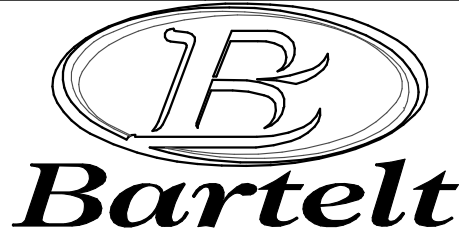
REVISIONS:	
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CONSTRUCTION DOCUMENT

THE CANNON RESIDENCE
11550 SHORECLIFF LANE, MEQUON, WI 53092

SHEET:
A2

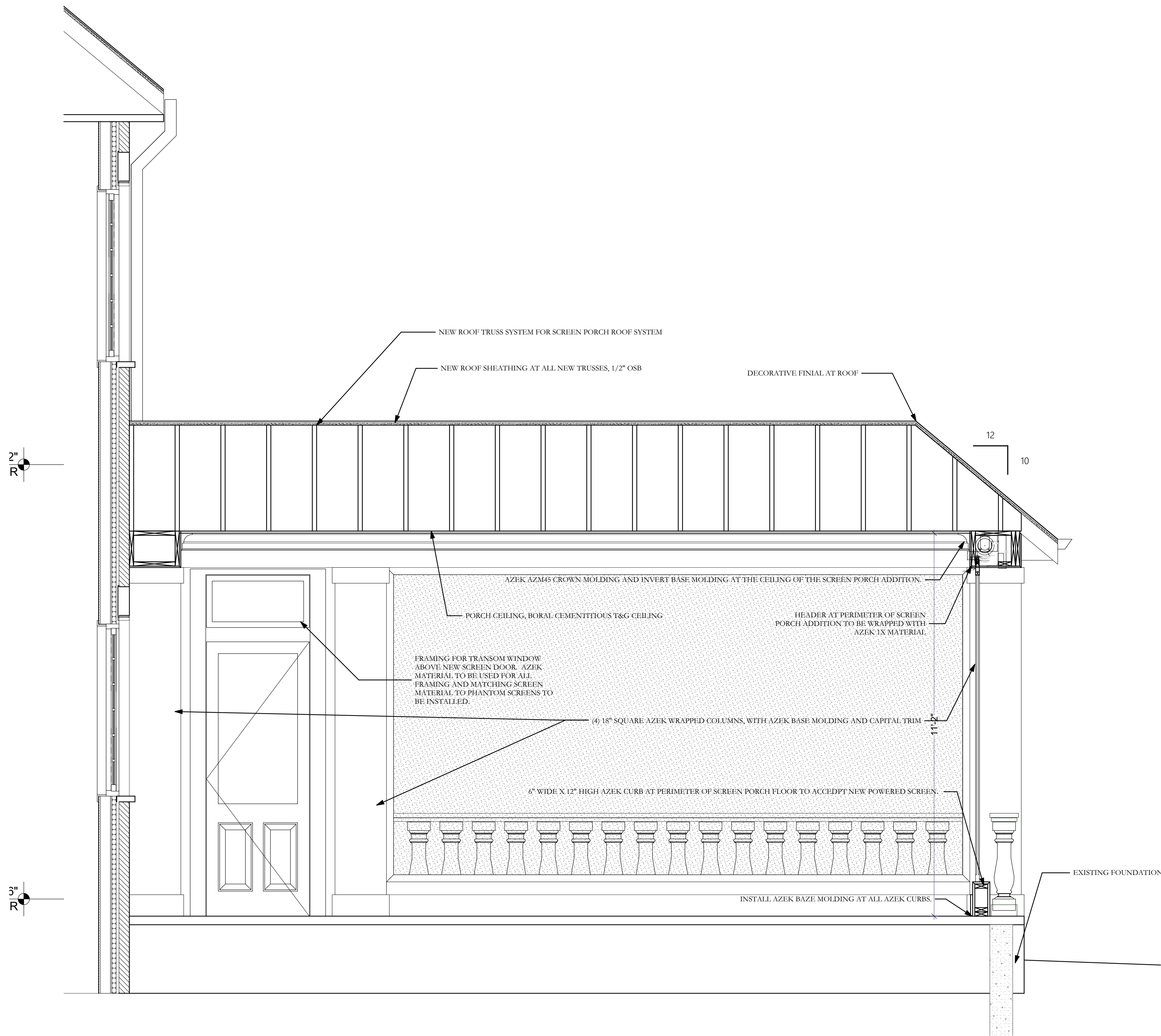
PROPERTY OF BARTELT INC. - COPYRIGHT 2021
All plans, specifications, and designs were produced for the home owner(s) and are the sole property of Bartelt Inc. Any use without the permission of Bartelt constitutes fraud. Use by any other party voids all liability and responsibility of Bartelt Inc. All plans, specifications, and designs are subject to copyright law.



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Delafield, WI 53018
(262)646-8020 barteltremodel.com

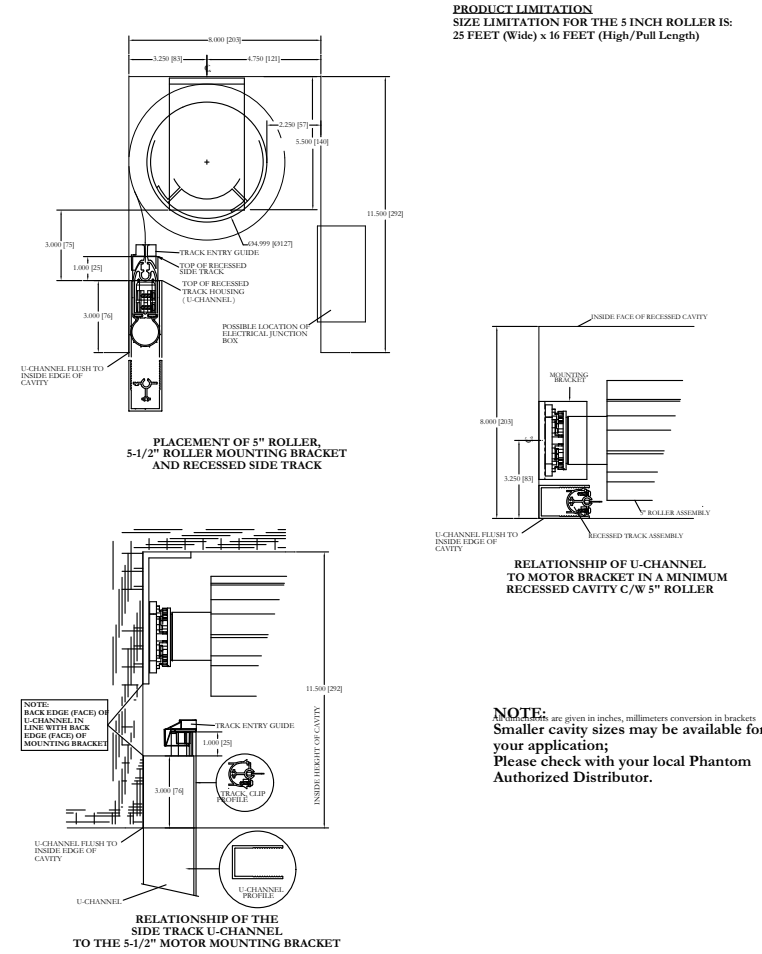
SCREEN PORCH

FLOOR PLANS



1 SECTION
SCALE: 1/2" = 1'-0"

Recessed Roller Placement Details -
Minimum Cavity Size for 5" Roller



2 Minimum-Recessed-Cavity-for-the-5-Inch-Roller-Revised-02
SCALE: 1 1/2"= 1'-0"

REVISIONS:	
1.	
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CONSTRUCTION DOCUMENT

THE CANNON RESIDENCE
11550 SHORECLIFF LANE, MEQUON, WI 53092

SHEET:
A3

REVISIONS:

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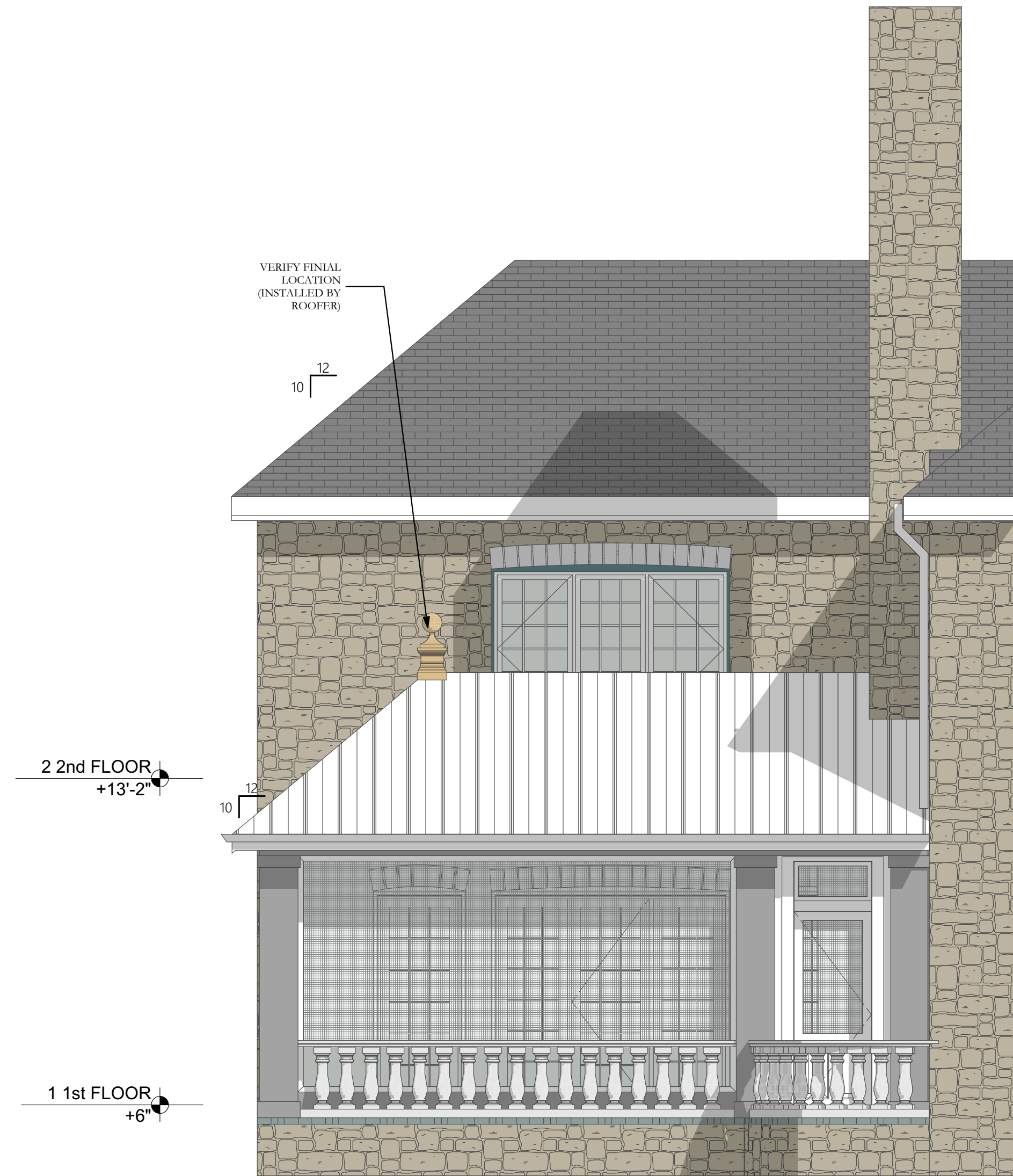
CONSTRUCTION DOCUMENT

THE CANNON RESIDENCE
11550 SHORECLIFF LANE, MEQUON, WI 53092

SHEET:
A4



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



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



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Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 28, 2022
SUBJECT: Thomas Schadewald - New Single-Family Residence at 10928 N. Oriole Lane

Attachments:

Statement of Intent (PDF)

Survey (PDF)

Plans (PDF)

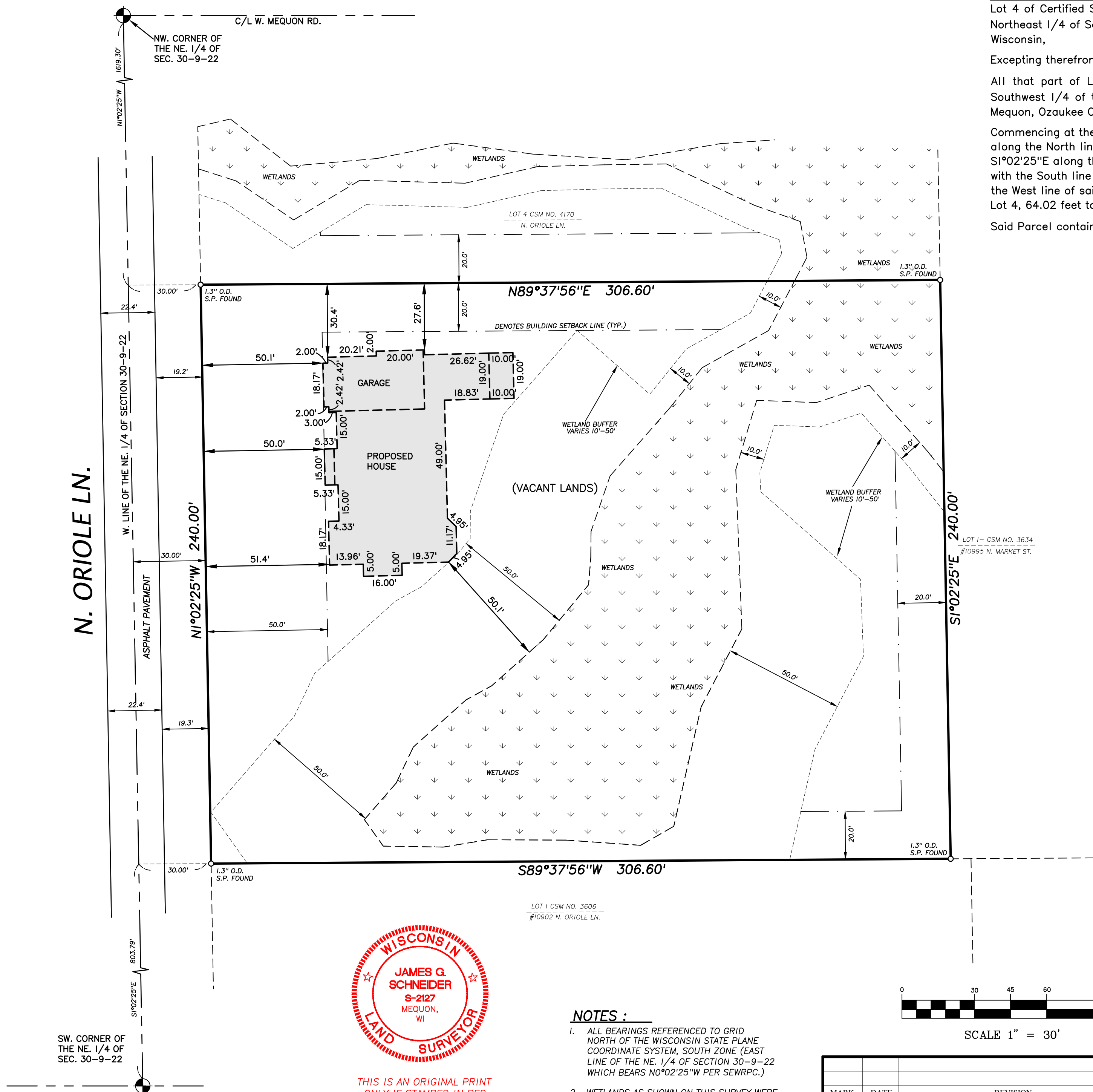
Statement of Intent

RE: The Schadewald Residence – Lot 5 – N. Oriole Lane

The purpose of this project is to build a single-family residence to be occupied by the owners, Mr. Thomas Schadewald and Mrs. Allison Bultman. The lot is 1.69 acres with wet lands to the rear. The home will be set back approximately 70' from N. Oriole Lane. The 2-story all stucco exterior home will have 5,082 square feet on the first two floors plus a 2,570 square foot finished basement.

Thank you,

Kingfogl Construction Company



SURVEY CERTIFICATE

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 visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, 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 date hereof.

Dated at City of Mequon, State of Wisconsin this 19th day of January, 2022.

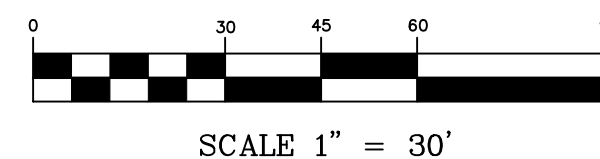
James G. Schneider
 James G. Schneider
 Surveyor - S-2127

"BUILDING PERMIT SURVEY"

for
Kingfogl Construction Co.
 (Schadewald Res.)

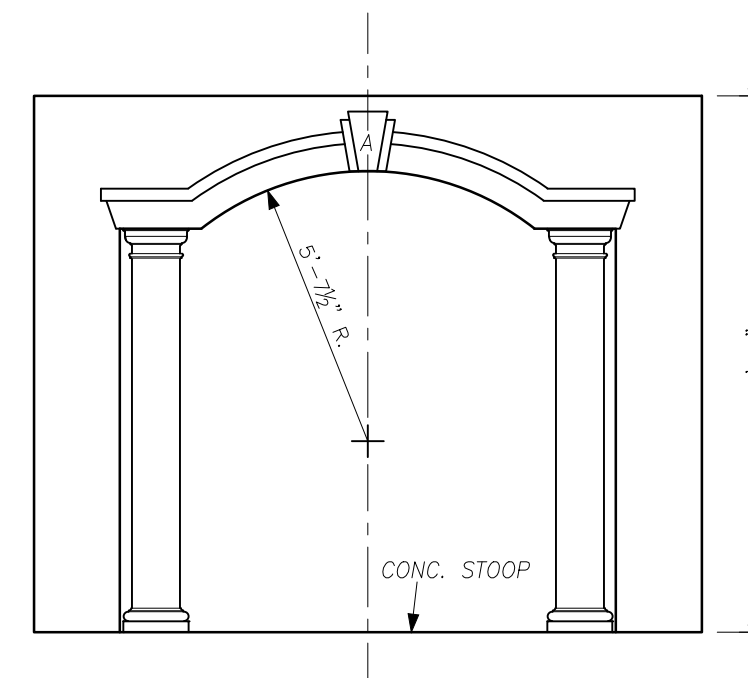
Part of Lot 4, CSM No. 3406
 10900 Block of N. Oriole Lane
 Mequon, WI

DATE:	JANUARY 19, 2022	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5197-22

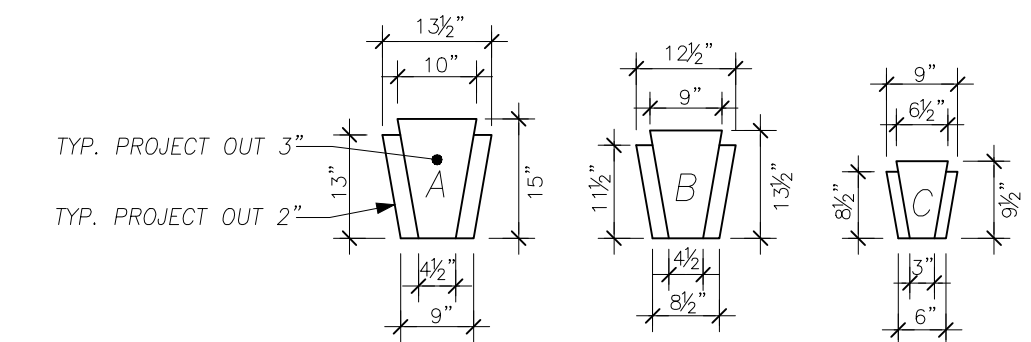


MARK	DATE	REVISION	BY	APVD
NSE NORTH SHORE ENGINEERING, INC. Consulting Engineers & Land Surveyors 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092 (262) 241-9400 • FAX: (262) 241-5337 www.northshoreengineering.net				

CARPENTERS TO INSTALL WHOLE HOUSE W/ TYVEK
WRAP INCLUDING GARAGE @ TIME OF FRAMING



COVERED ENTRY - WEST WALL
1/4" SCALE



Keyway Schedule



1/4" SCALE

~ The Schadewald Residence ~

LOT 5 N. ORIOLE LANE
MEQUON, WI 53092

Sheet Index

SHEET 1 – FRONT ELEVATION	SHEET 6 – SECOND FLOOR PLAN
SHEET 2 – LEFT ELEVATION	SHEET 7 – FOUNDATION PLAN
SHEET 3 – RIGHT ELEVATION	SHEET 8 – GENERAL SECTION & INTERIOR VIEWS
SHEET 4 – REAR ELEVATION	SHEET 9 – SECTION A-A & INTERIOR VIEWS
SHEET 5 – FIRST FLOOR PLAN	SHEET 10 – HEELS & PLATES ROOF PLAN

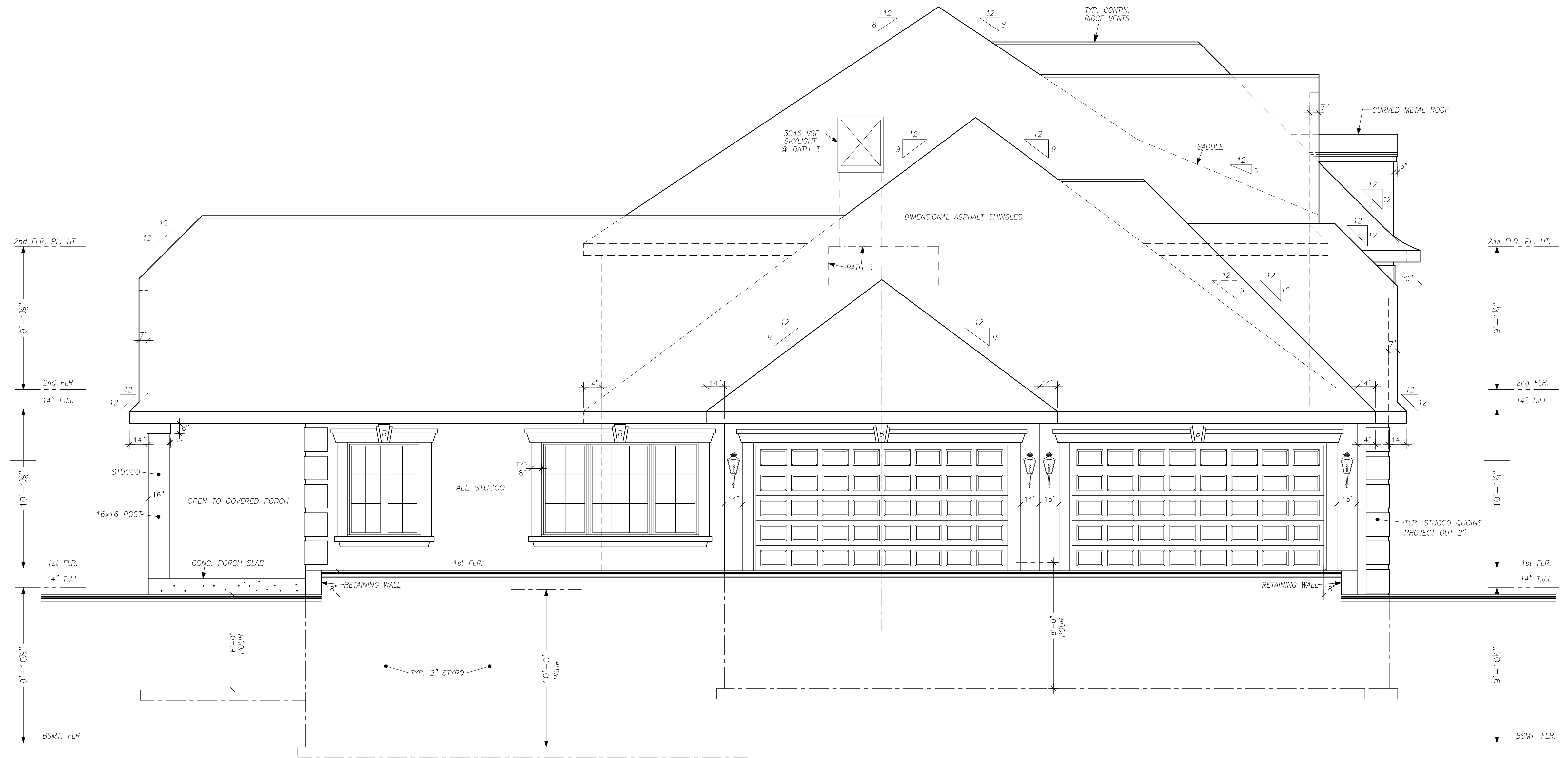
Kingsogl Construction Company

WWW.KINGFOGL.COM
© COPYRIGHT 2021 BY KINGFOGL CONSTRUCTION CO.
13703 W. GREENFIELD AVE. NEW BERLIN, WI. 53151
O. 262-781-4488 JAY CELL 262-613-3359

1-19-22

Schadewald Residence

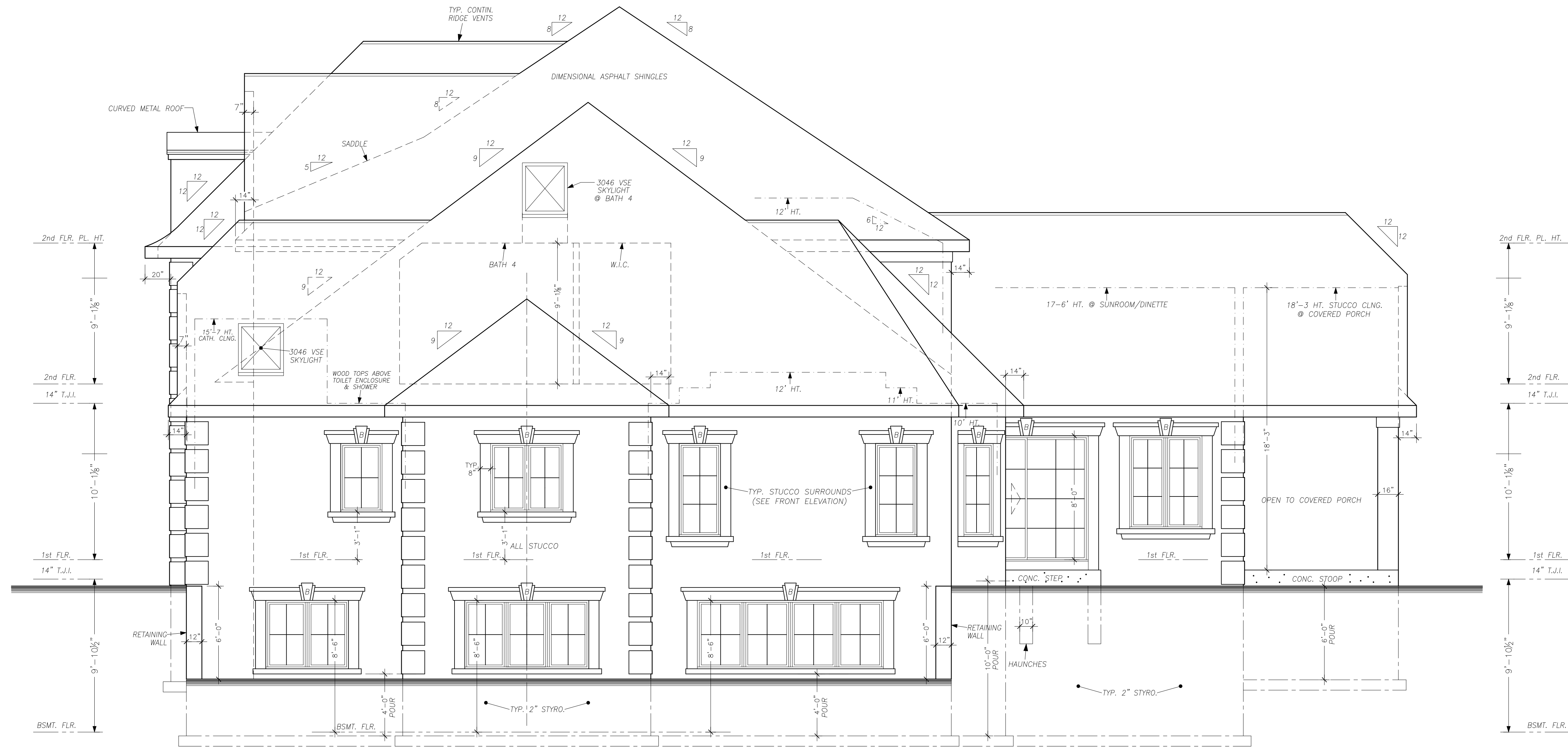
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LEFT ELEVATION
1/4" SCALE

Attachment: Plans (7050 : Thomas Schadewald)

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RIGHT ELEVATION
1/4" SCALE

Attachment: Plans (7050 : Thomas Schadewald)

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REAR ELEVATION
1/4" SCALE

Attachment: Plans (7050 : Thomas Schadewald)

PLAN

N

E

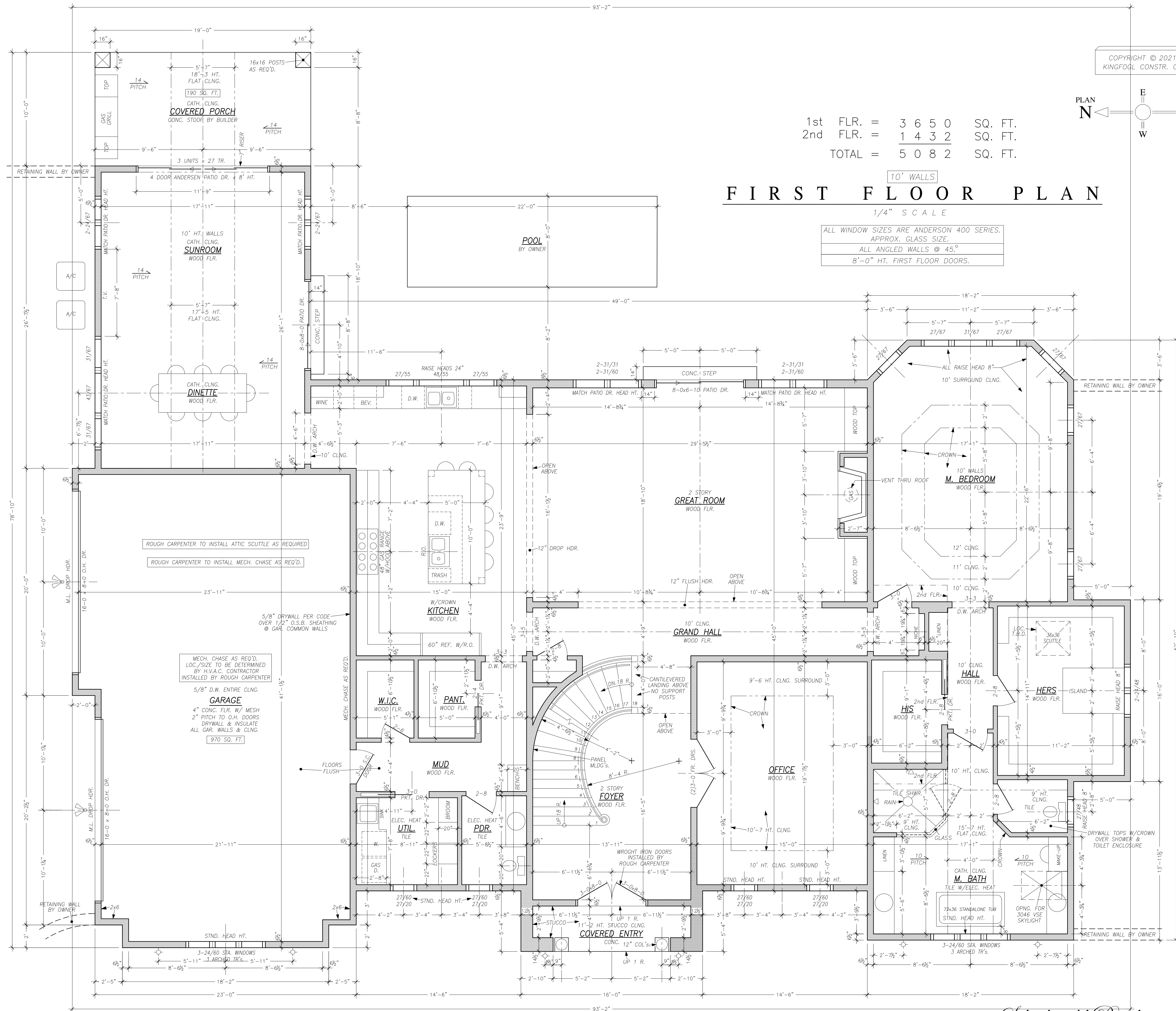
S

W

10' WALLS

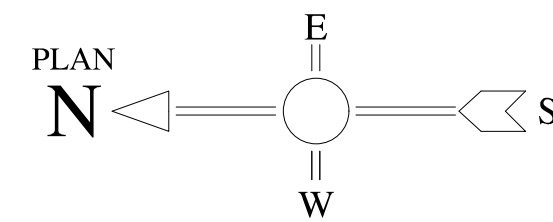
1/4" SCALE

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45°
8'-0" HT. FIRST FLOOR DOORS.



Schadewald Residence

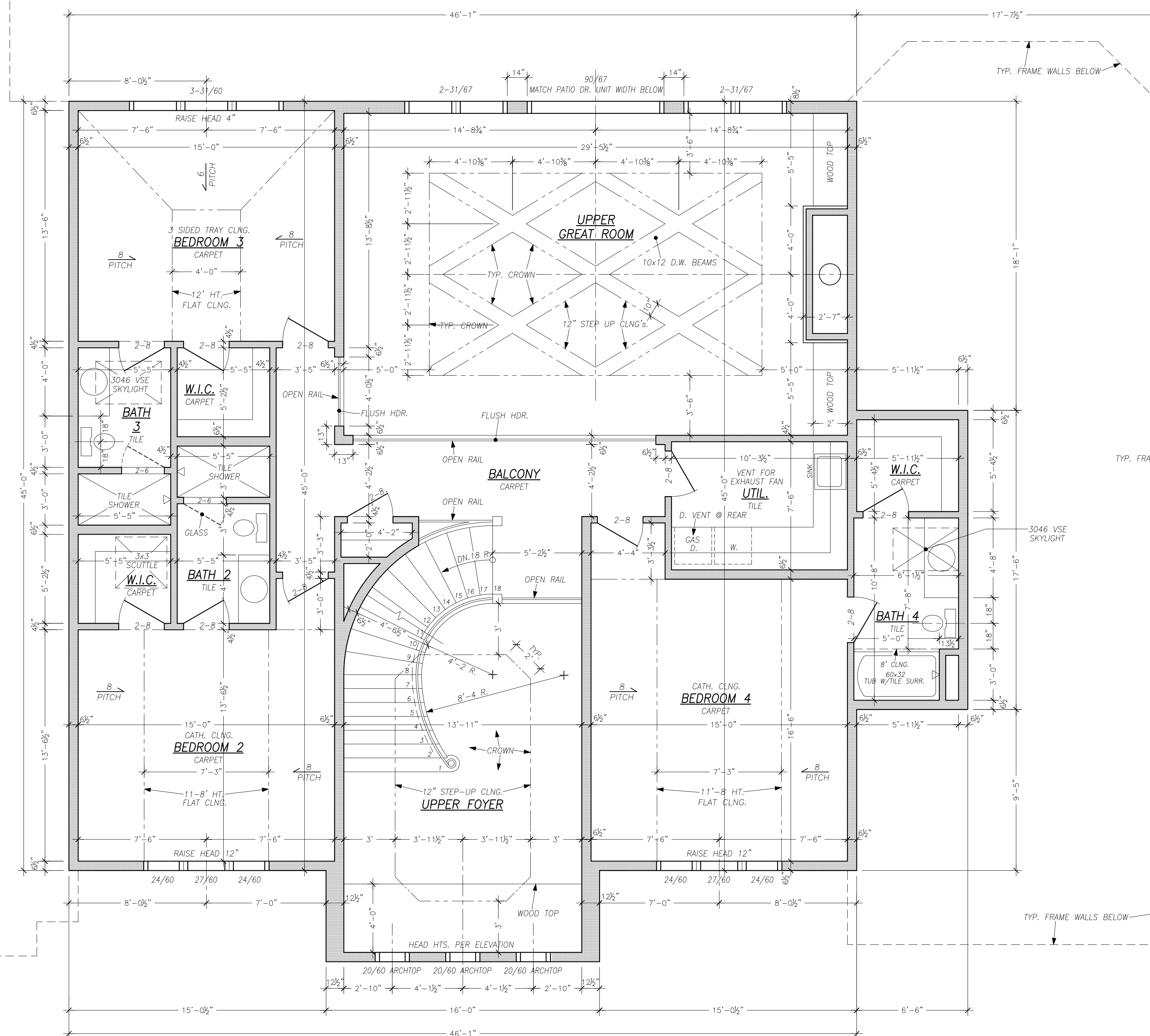
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9' WALLS
SECOND FLOOR PLAN

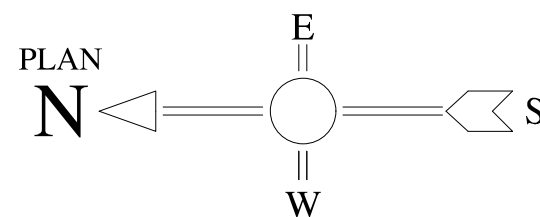
1/4" SCALE

ALL WINDOW SIZES ARE ANDERSON 400 SERIES. APPROX. GLASS SIZE.
ALL ANGLED WALLS @ 45°
8'-0" HT. SECOND FLOOR DOORS.



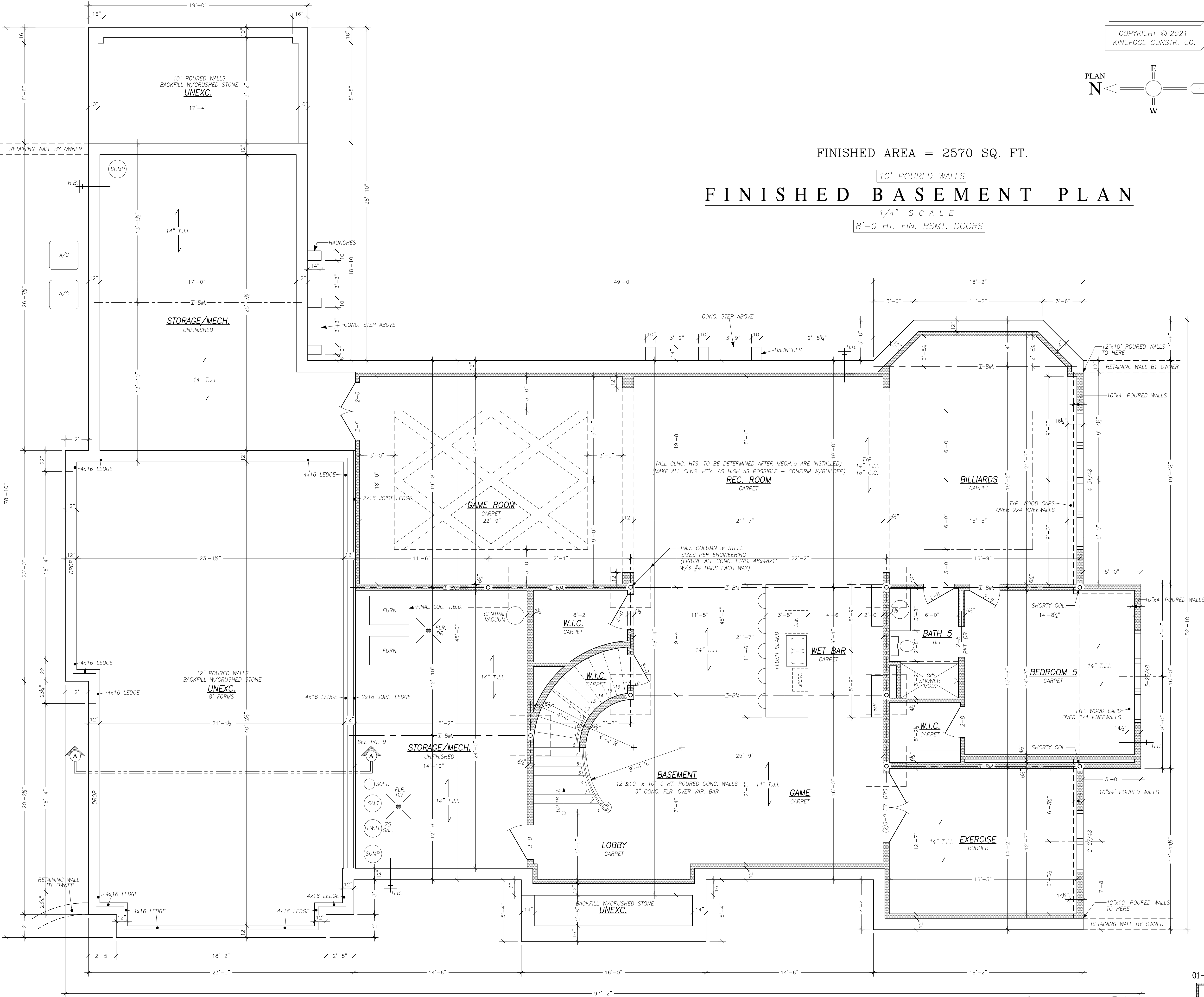
Attachment: Plans (7050 : Thomas Schadewald)

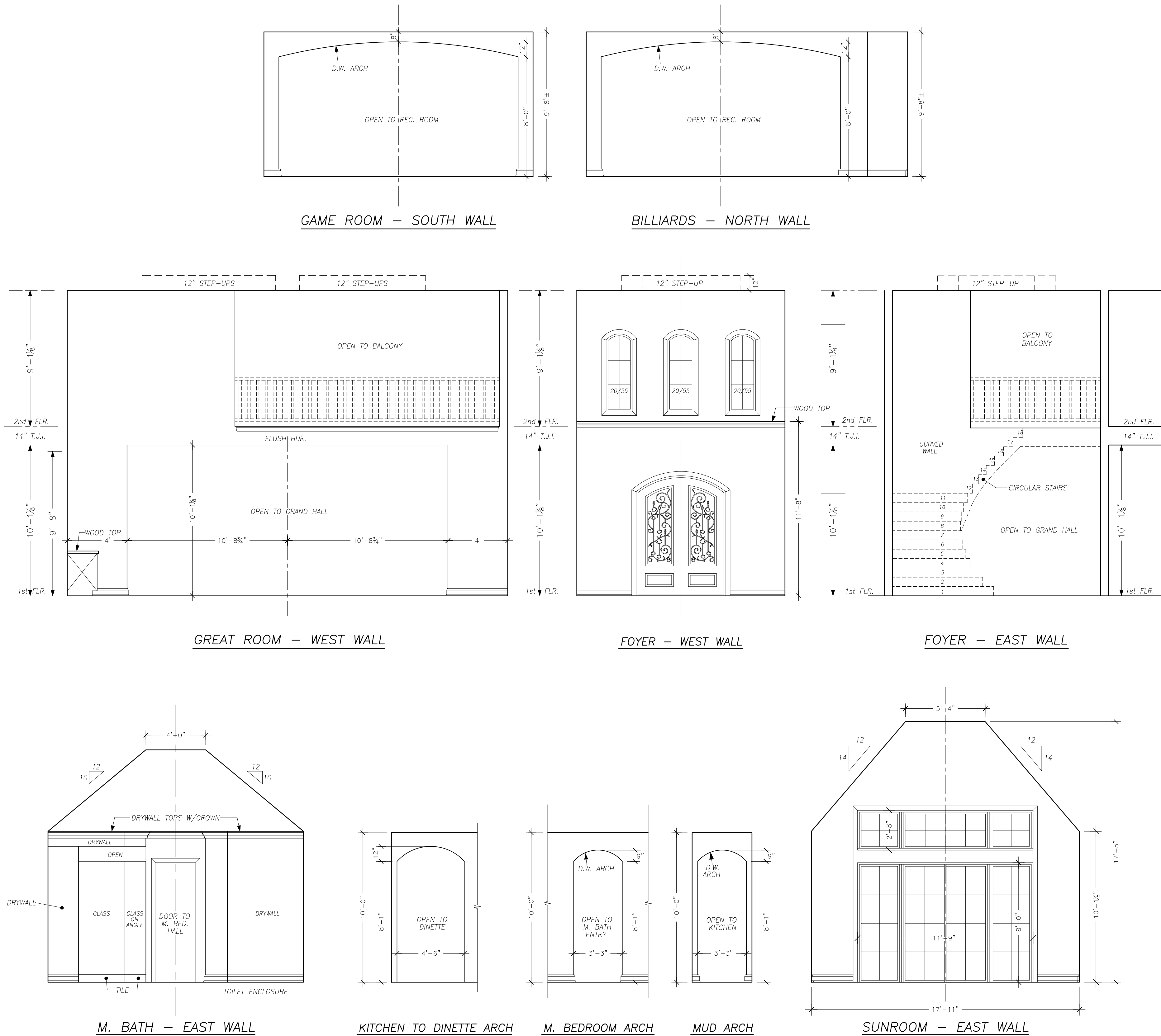
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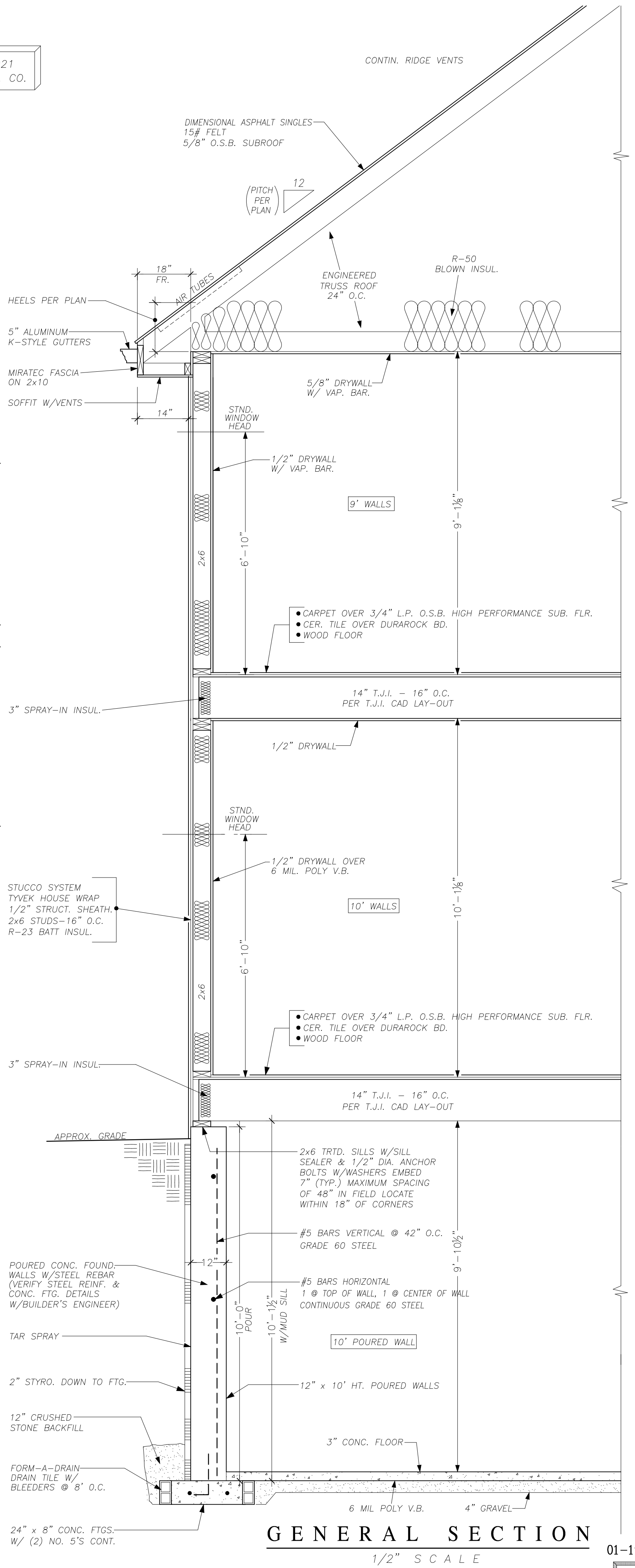
FINISHED AREA = 2570 SQ. FT.

10' POURED WALLS
FINISHED BASEMENT PLAN
1/4" SCALE
8'-0 HT. FIN. BSMT. DOORS



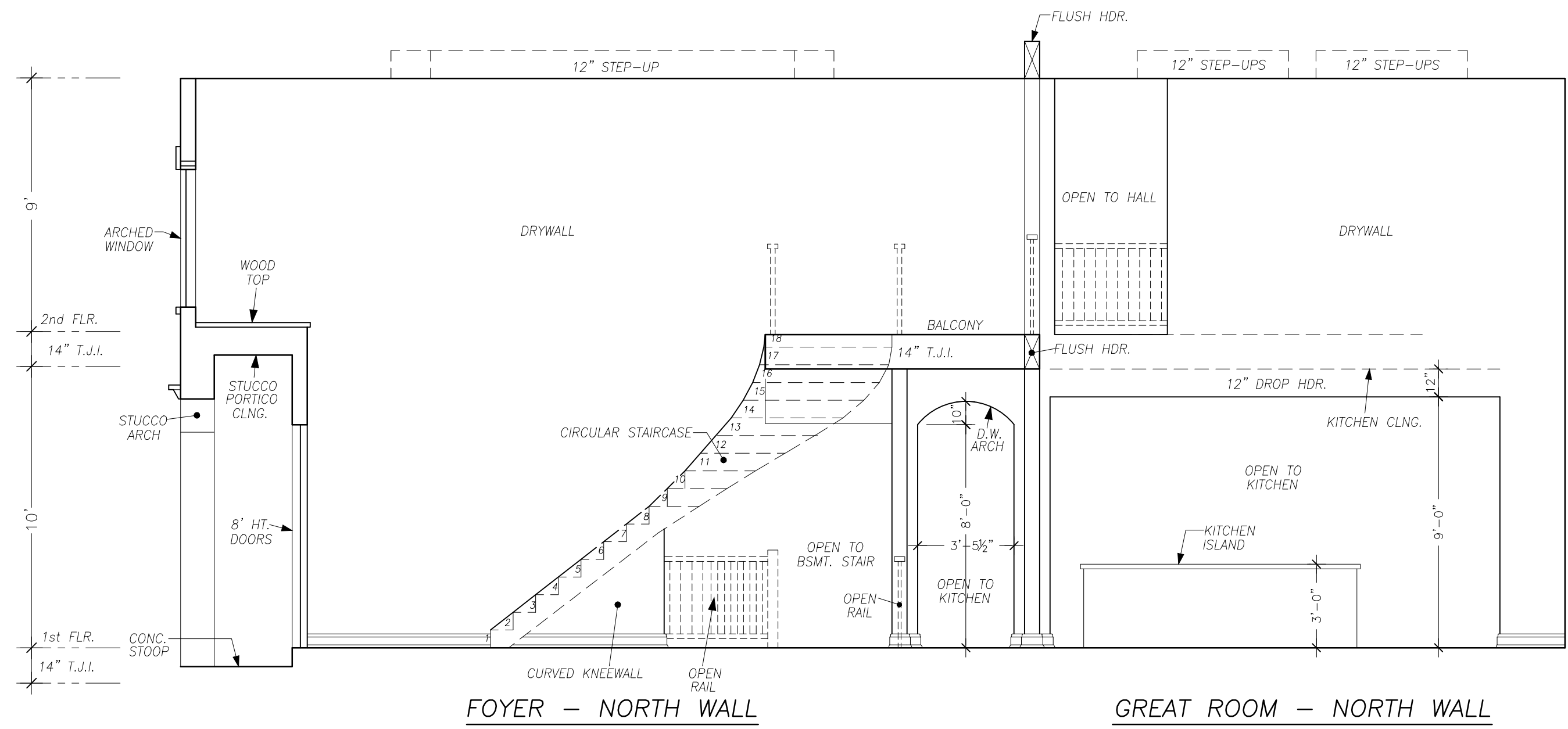
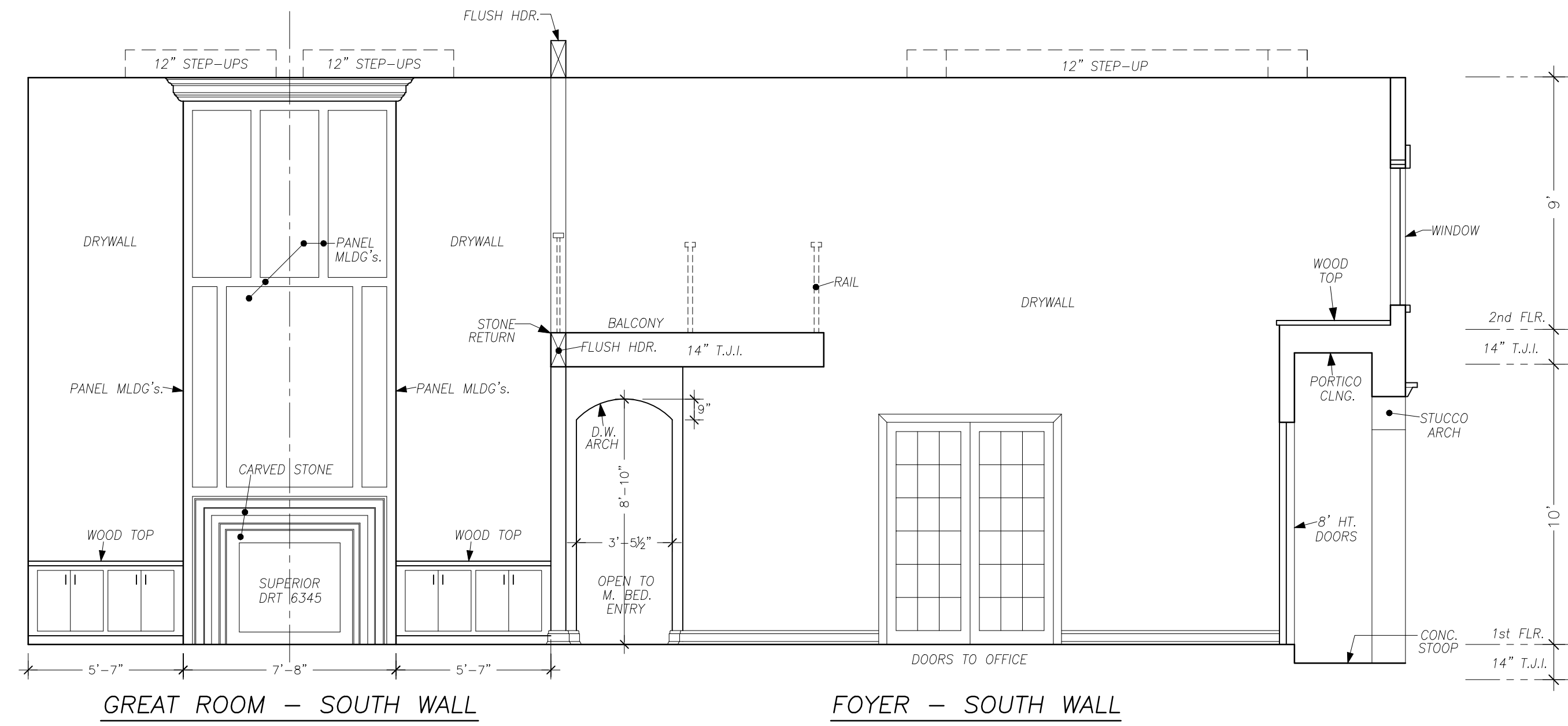


INTERIOR VIEWS
1/4" SCALE

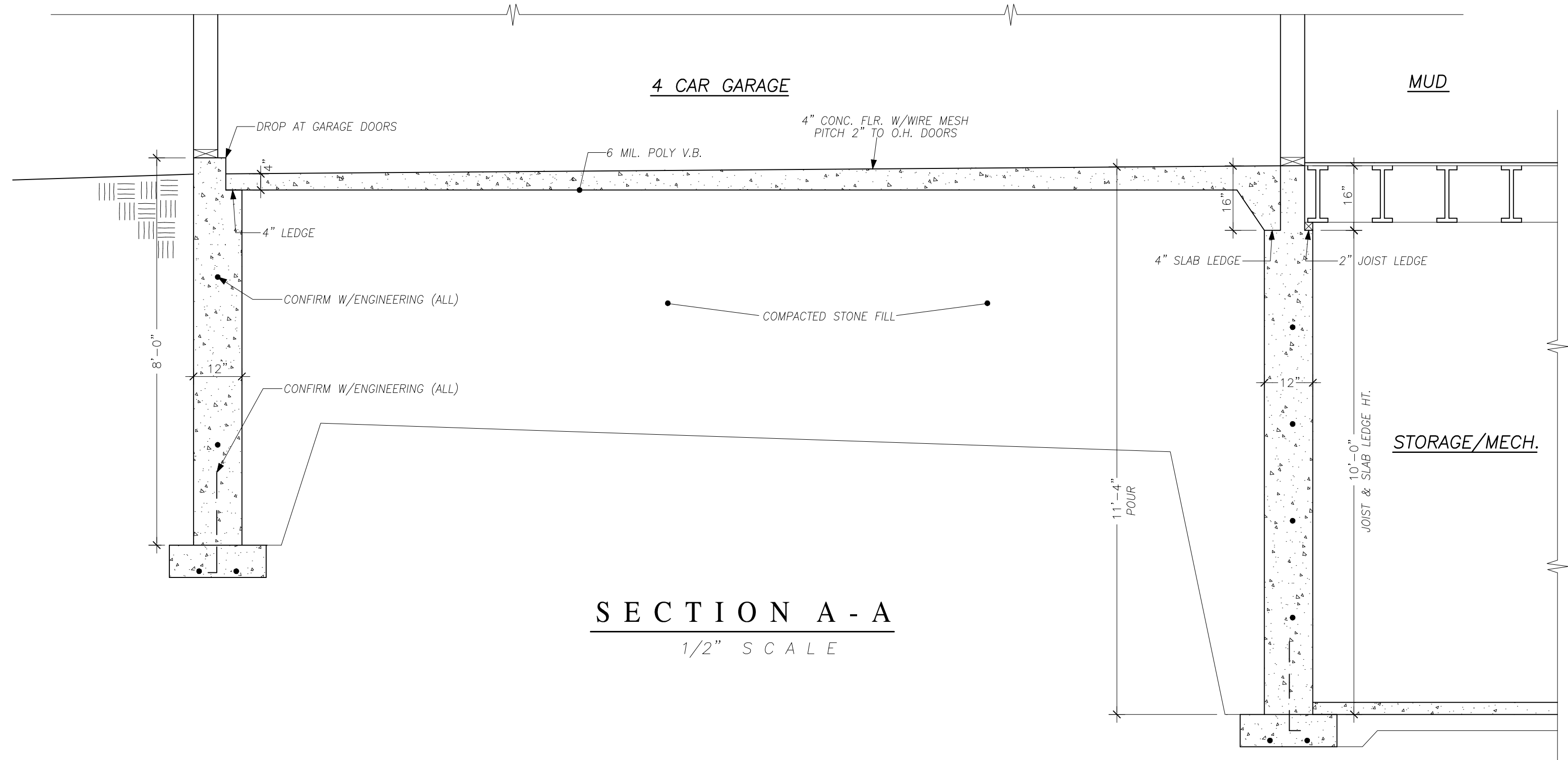


GENERAL SECTION
1/2" SCALE

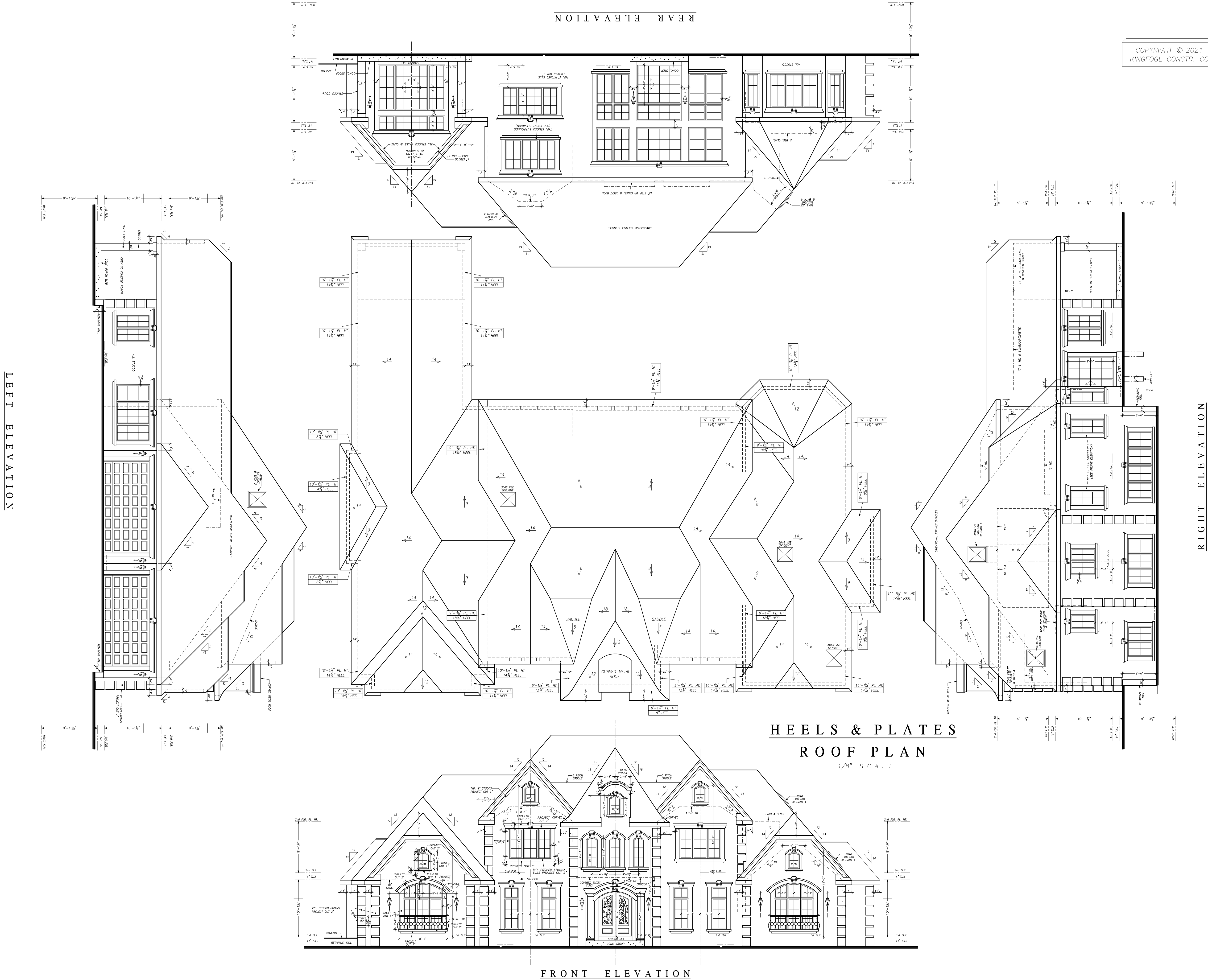
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INTERIOR VIEWS
1/4" SCALE



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RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

HEELS & PLATES
ROOF PLAN
1/8" SCALE

Schadewald Residence

01-19-22

10
10

Packet Pg. 36

Attachment: Plans (7050 : Thomas Schadewald)



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 28, 2022
SUBJECT: James & Vicki Baker - New Single-Family Residence at 10545 W. Hawthorne Road

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Plans (PDF)

January 19, 2022

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home for James and Vicky Baker at property description being: lot 2 of CSM No. 3086, being a subdivision of part of the northwest ¼ of the southwest ¼ of section 8, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,



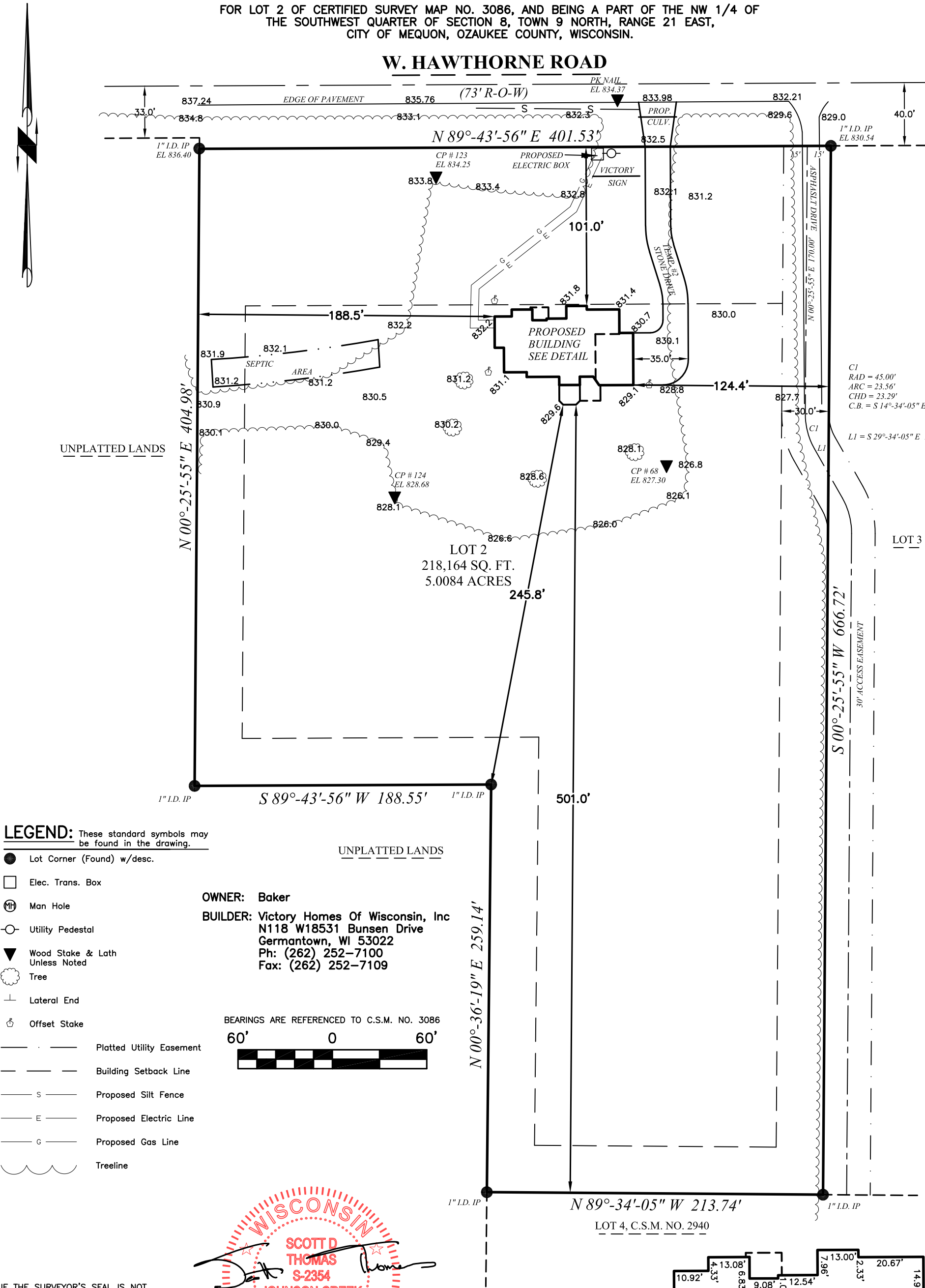
Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (7051 : James & Vicki Baker)

PLAT OF SURVEY

FOR LOT 2 OF CERTIFIED SURVEY MAP NO. 3086, AND BEING A PART OF THE NW 1/4 OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

W. HAWTHORNE ROAD

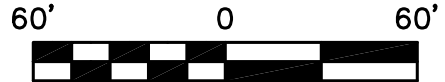


LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Found) w/desc.
- Elec. Trans. Box
- ⊕ Man Hole
- Utility Pedestal
- ▼ Wood Stake & Lath Unless Noted
- ☼ Tree
- ⊥ Lateral End
- ⊕ Offset Stake
- Platted Utility Easement
- Building Setback Line
- S — Proposed Silt Fence
- E — Proposed Electric Line
- G — Proposed Gas Line
- Treeline

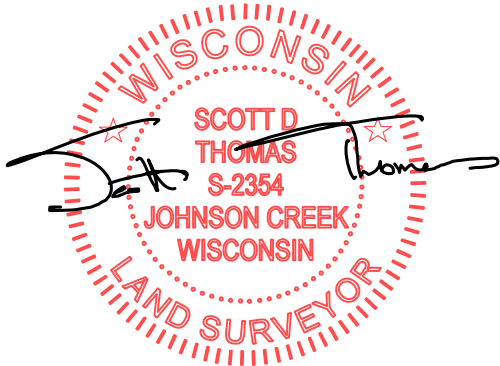
OWNER: Baker
BUILDER: Victory Homes Of Wisconsin, Inc
N118 W18531 Bunsen Drive
Germantown, WI 53022
Ph: (262) 252-7100
Fax: (262) 252-7109

BEARINGS ARE REFERENCED TO C.S.M. NO. 3086

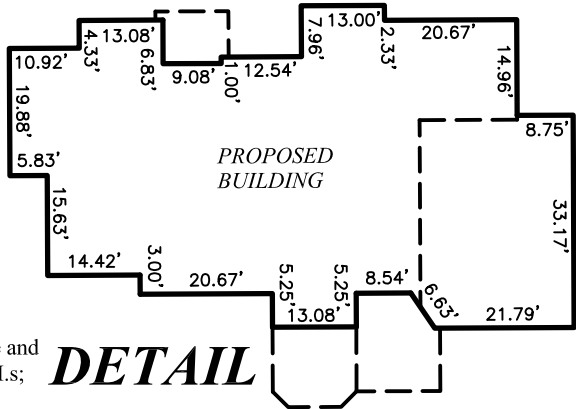


IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin } SS.
County of Jefferson }



PROPOSED TOP OF FOUNDATION: 837.46
PROPOSED GARAGE FLOOR EL: 837.13
PROPOSED FINAL YARD GRADE: 836.80
PROPOSED EXPOSED YARD GRADE: 831.80
PROPOSED TOP OF FOOTING: 828.46
DRIVEWAY SLOPE: 2.1% TO PAVEMENT
(ASSUMING 9' WALL - CHECK PLAN)



DETAIL

NOTE: EVALUATED AND WAGON MUST VERIFY AT LEAST TWO DENIAL MANDATES COLUMN ABOVE

Attachment: Survey (7051 : James & Vicki Baker)

ROOF TRUSS HEEL HEIGHTS	
10 / 12 PITCH	- 9" HEEL - 12" OWHG
12 / 12 PITCH	- 11" HEEL - 12" OWHG

This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB # 894

Wisconsin Focus on Energy Home

FINAL PLAN 12/30/21

REVISION DATES, IF ANY
1/5/22 DP GREEN PLANS

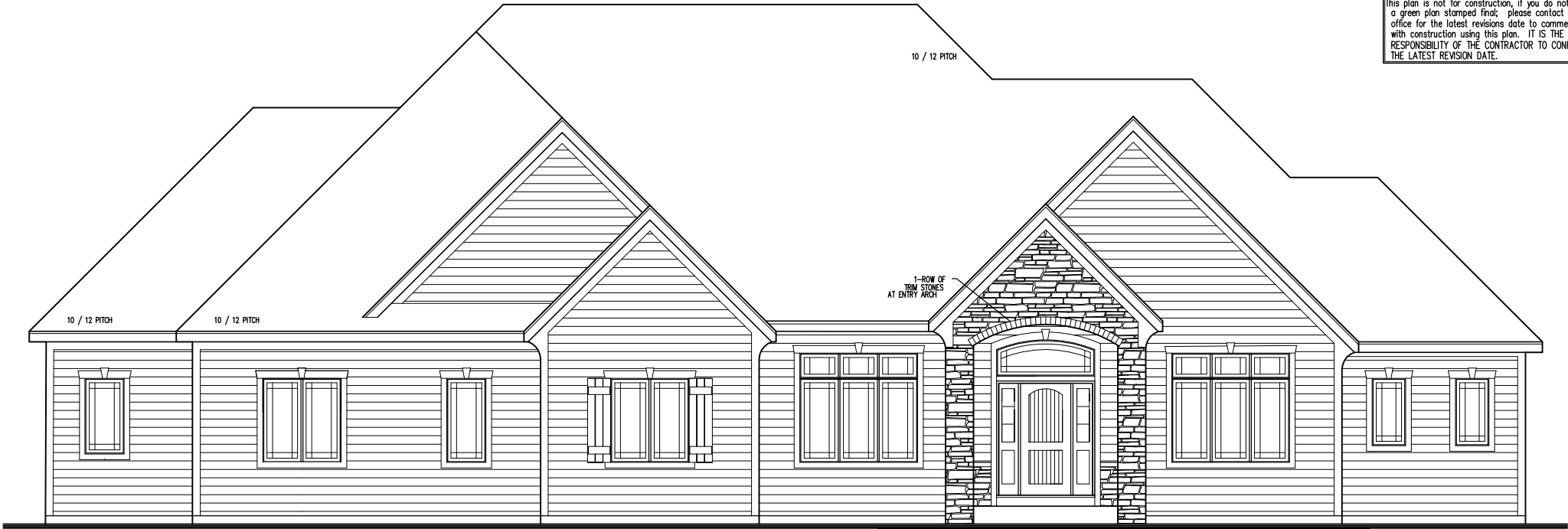
1-1/2" x 5-1/2" CEILING BOARDS WITH EASED EDGES ON 2 SIDES

BOARD HELD BACK 1/4" MIN. OFF EASED EDGE OF VERTICAL SD.

1-1/2" x 5-1/2" CEILING BOARDS WITH EASED EDGES ON ALL SIDES

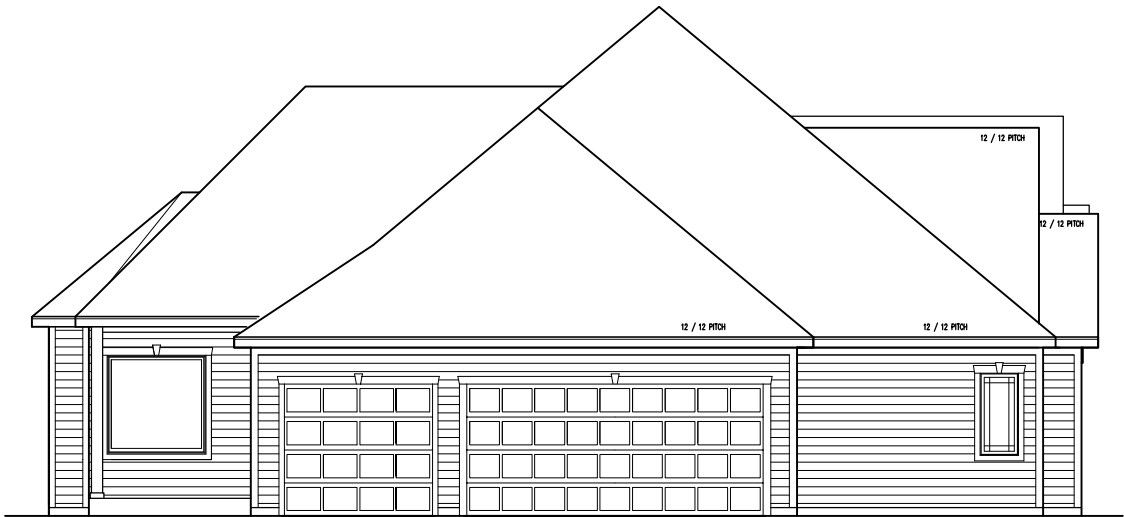
SMALL GAP BETWEEN VERTICAL BOARDS FOR EXPANSION

EXTERIOR SHUTTER DETAIL

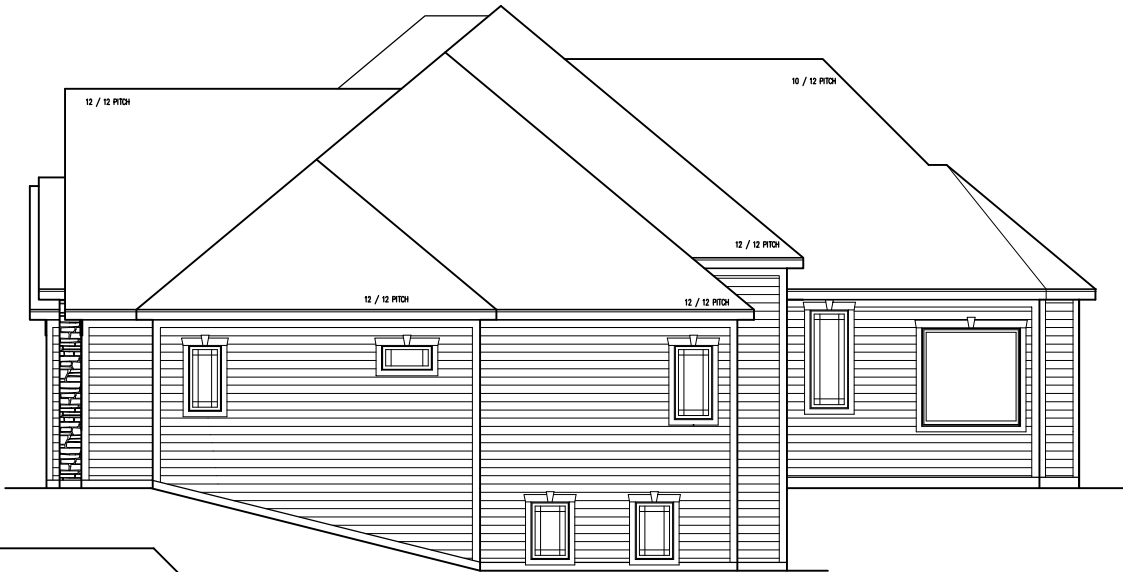


FRONT ELEVATION
1/4"=1'-0"

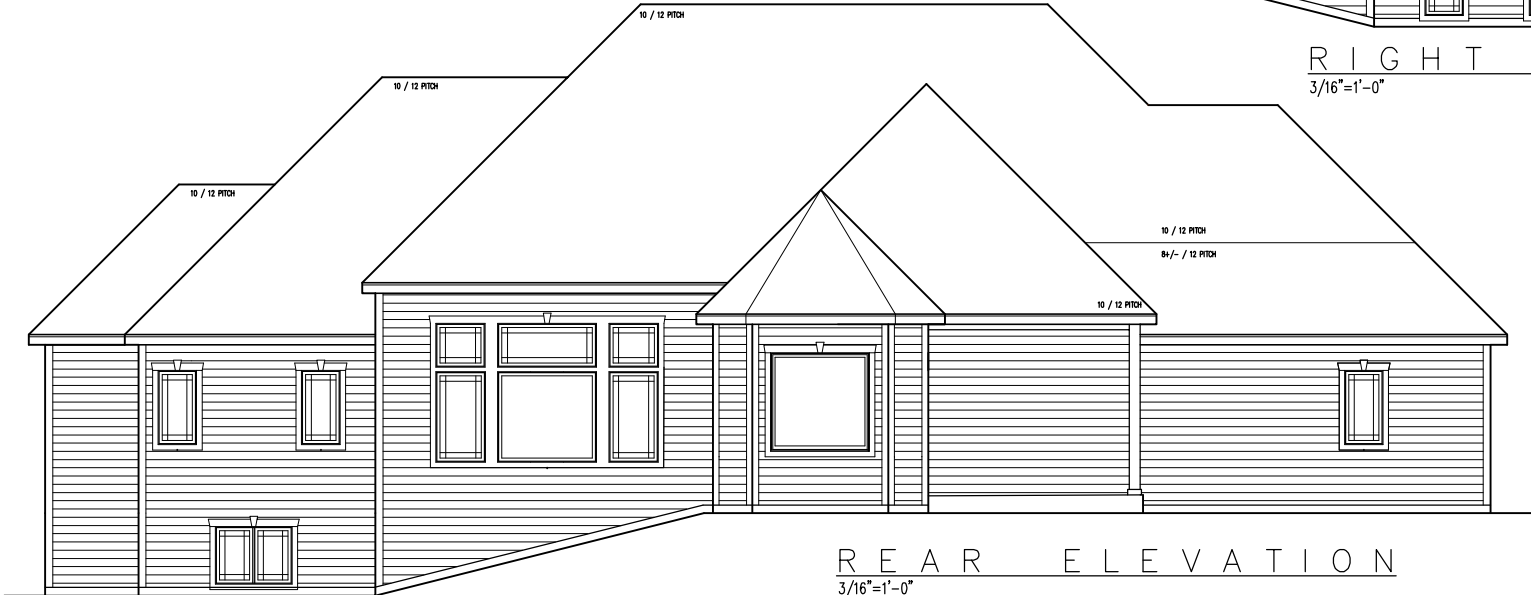
TURN OUT STONE
W/ BEDFORD STONE SILLS



LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



REAR ELEVATION
3/16"=1'-0"

REVISIONS	
DATE	DESCRIPTION
12/5/21	DP BID PLAN

BAKER RES. DOVER I MODEL	
TITLE	DATE
ELEVATIONS	11/22/21
SQ. FEET	DATE
4,316	11/22/21
SCALE	NOTED
22111-2	N/A
PRINT #	PAGE #
22111-2	1/5

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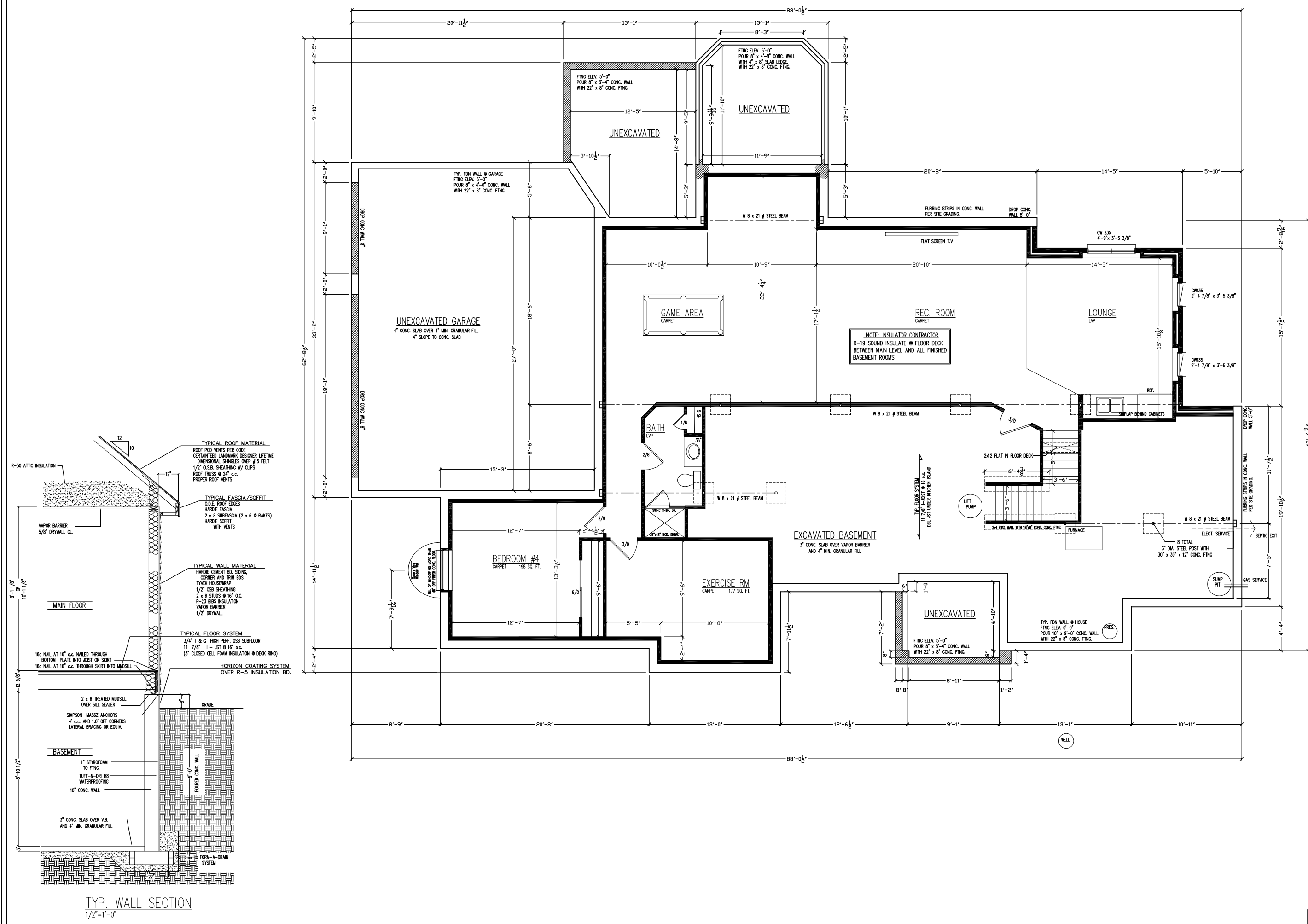
TORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
8118 WISCONSIN DRIVE
GERMANTOWN, WISCONSIN 53022
PH (262) 262-7100 / FAX (262) 262-7108

REVISIONS		
DATE	BY:	DESCRIPTION
.		
.		
.		

CLIENT: BAKER RES. DOVER I MODEL		SQ. FEET:	1597 FIN
TITLE: FDN/BSMT	DATE:	11/14/21	
PRINT #:	DRAWN BY:	SCALE:	PAGE #:
22111-2	PLUM	NOTED	3/3

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 GERMAN TOWN, WISCONSIN 53022
 PH. (262) 252-7100 / FAX (262) 252-7108





11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: February 28, 2022
SUBJECT: Victory Homes of WI - New Single-Family Residence at 11553 N. Creekside Court

Attachments:
Statement of Intent (PDF)
Survey (PDF)
Plans (PDF)

January 19, 2022

To whom it may concern:

It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 28 Concord Creek subdivision addition no. 1, being a redivision of outlets 9, 10, and 11, Concord Creek subdivision, being the east $\frac{1}{2}$ of the northwest $\frac{1}{4}$, the northeast $\frac{1}{4}$ and part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 22, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,



Rebecca Kirst
Permitting Coordinator
Victory Companies
N118W18531 Bunsen Drive
Germantown, WI 53022
262-252-7100

Attachment: Statement of Intent (7052 : Victory Homes of WI)

Plat of Survey

Property Description: Lot 28 in Concord Creek Subdivision Addition No. 1, being a
redvision of Outlots 9, 10, and 11, Concord Creek Subdivision, being the East 1/2 of
the Northwest 1/4, the Northeast 1/4 and part of the Southeast 1/4 of the Southwest
1/4, also being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of
Section 22, Town 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin.

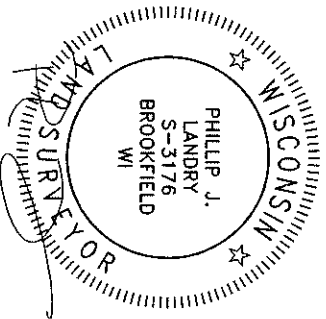
Suggested Top of Wall: 718.97'
Suggested Garage Floor: 718.63'
Suggested Final Yard Grade: 718.3'
Suggested Top of Footing: 709.97'
(Assuming 9" Poured Wall-check plans)

Notes:

- Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
- A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
- Field work completed on 01-18-22.
- Building Setbacks
Front = 50'
Side = 20'
Rear = 25'

LEGEND

UP	UTILITY PEDESTALS
WL	WATER LATERAL
SL	SEWER LATERAL
CS	CONCRETE/STONE MONUMENT
SD	BUILDING SETBACK LINE
W	PROPOSED SUMP DRAIN
SS	PROPOSED WATER LINE
G	PROPOSED SEWER LINE
E	PROPOSED GAS LINE
735	PROPOSED ELECTRIC LINE
735	PROPOSED SILT FENCE
735	PROPOSED CONTOUR
735	PROPOSED GRADE
735	EXISTING SPOT GRADE
735	EXISTING CONTOUR
735	3/4"x1/8" IRON ROD SET
735	1.50lbs./LINEAL FOOT
735	MONUMENT FOUND AS NOTED
735	(Measured Outside Diam.)



SURVEYOR'S CERTIFICATE

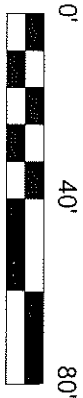
Revised 01-31-22 to adjust house footprint

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property. It's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 20th Day of January, 2022: Phillip J. Landry S-3176

LINE	BEARING	DISTANCE
L1	N 88°50'29" E	6.95'

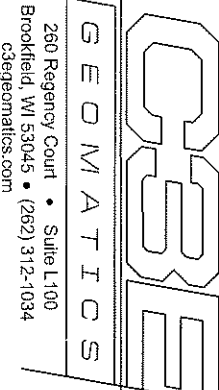
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	89.51'	84.29'	S 13°01'34" W



BEARINGS ARE REFERENCED TO
CONCORD CREEK SUBDIVISION, SOUTH LINE
LOT 28, BEARS N 68°50'12" E

PREPARED FOR:
Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr
Germanstown, WI 53022

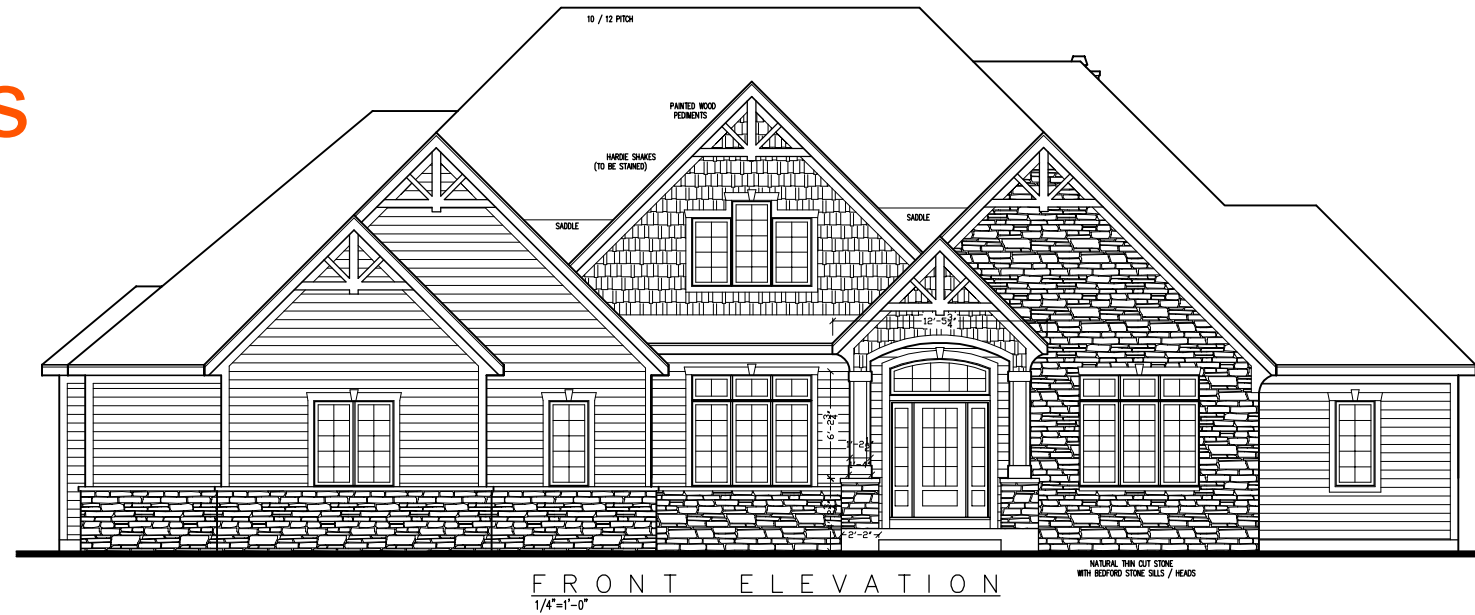
CREEKSIDE CT.
(60' R.O.W.)



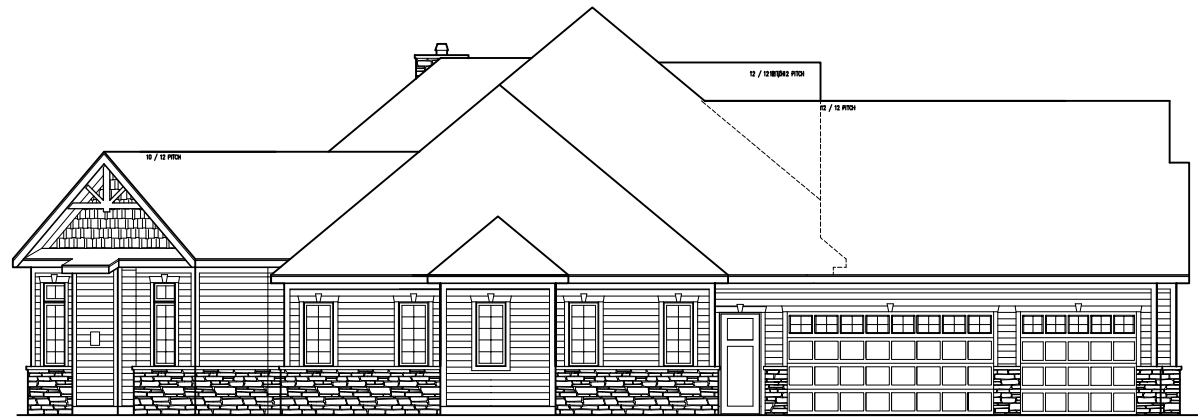
Job# 22013

Revised Plans

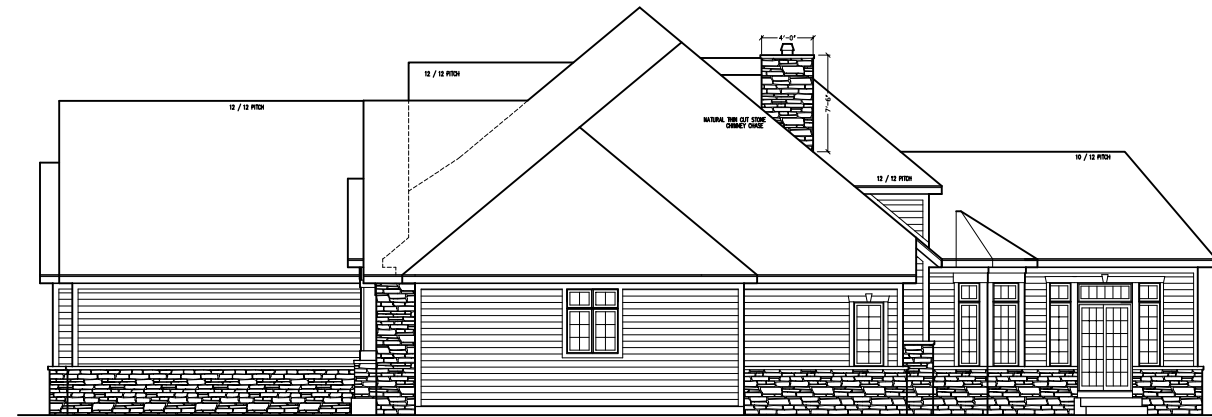
This plan is not for construction, if you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.



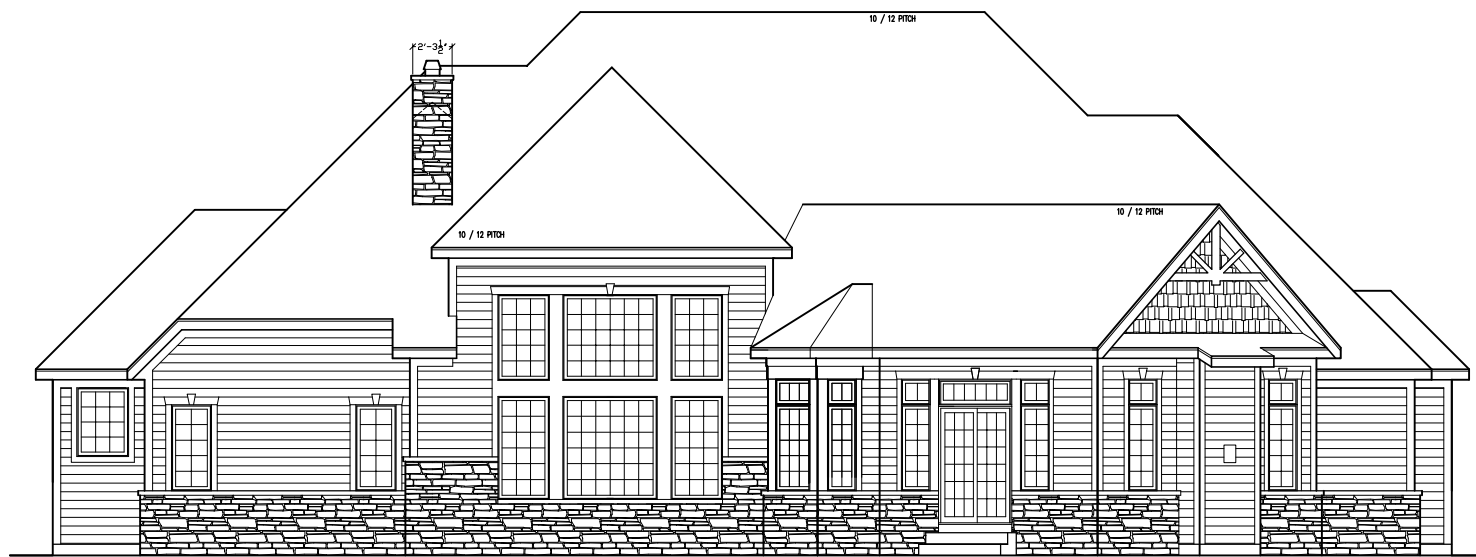
FRONT ELEVATION
1/4"=1'-0"



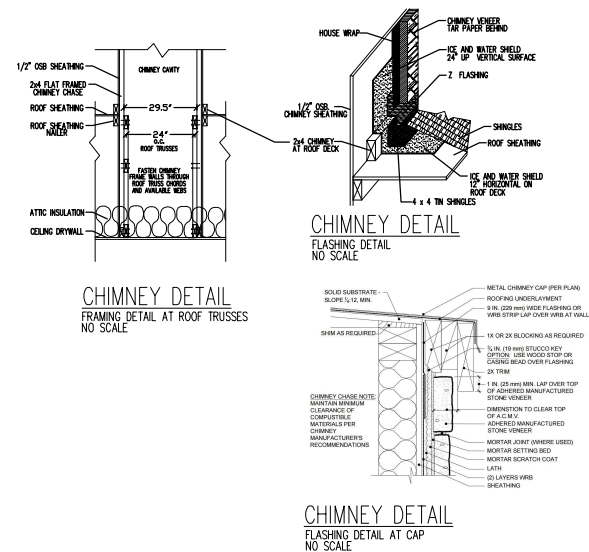
LEFT SIDE ELEVATION
3/16"=1'-0"



RIGHT SIDE ELEVATION
3/16"=1'-0"



R E A R E L E V A T I O N
1/4"=1'-0"



NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL
AND 10'-1 1/8" TALL.

NOTE: EXHAUST FAN KEY
 #744- CAN LIGHT/FAN....70CFM...4" DIA.
 #671- BATHROOM FAN....70CFM...3" DIA.
 #676- BATHROOM FAN....110CFM...4" DIA.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
 HINGED DOORS—2" over the door x 6'-11"
 DOUBLE DOORS—2 1/2" over the door x 6'-11"
 SLIDING DOORS—1" over the door x 6'-11"
 POCKET DOOR—2x door + 1" x 6'-11"

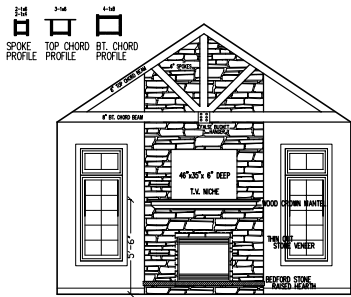
FRAMING ROUGH OPENINGS: WINDOWS
 DOUBLE SILL PLATES UNDER WINDOWS
 THAT ARE WIDER THAN 48"

Model Home
Lot 28, Concord Creek Subdivision

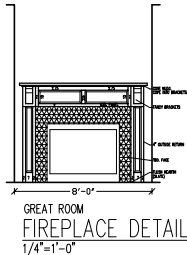
CLIENT:		CASTLE ROCK MODEL				REVISIONS	
TITLE:	ELEVATIONS	DATE:	NO. FROM:	DATE:	BY:	DESCRIPTION	
		1/9/22	4,733				
PRINT #:	DRAWN BY:	SCALE:	PAGE #:				

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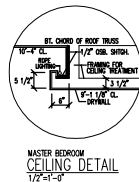
RY HOMES OF WISCONSIN, INC.
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 GERMANTOWN, WISCONSIN 53022
 PH. (262) 252-7100 / FAX (262) 252-7109



HEARTH ROOM
DECORATIVE BEAM AND
FIREPLACE DETAIL
1/4"=1'-0"

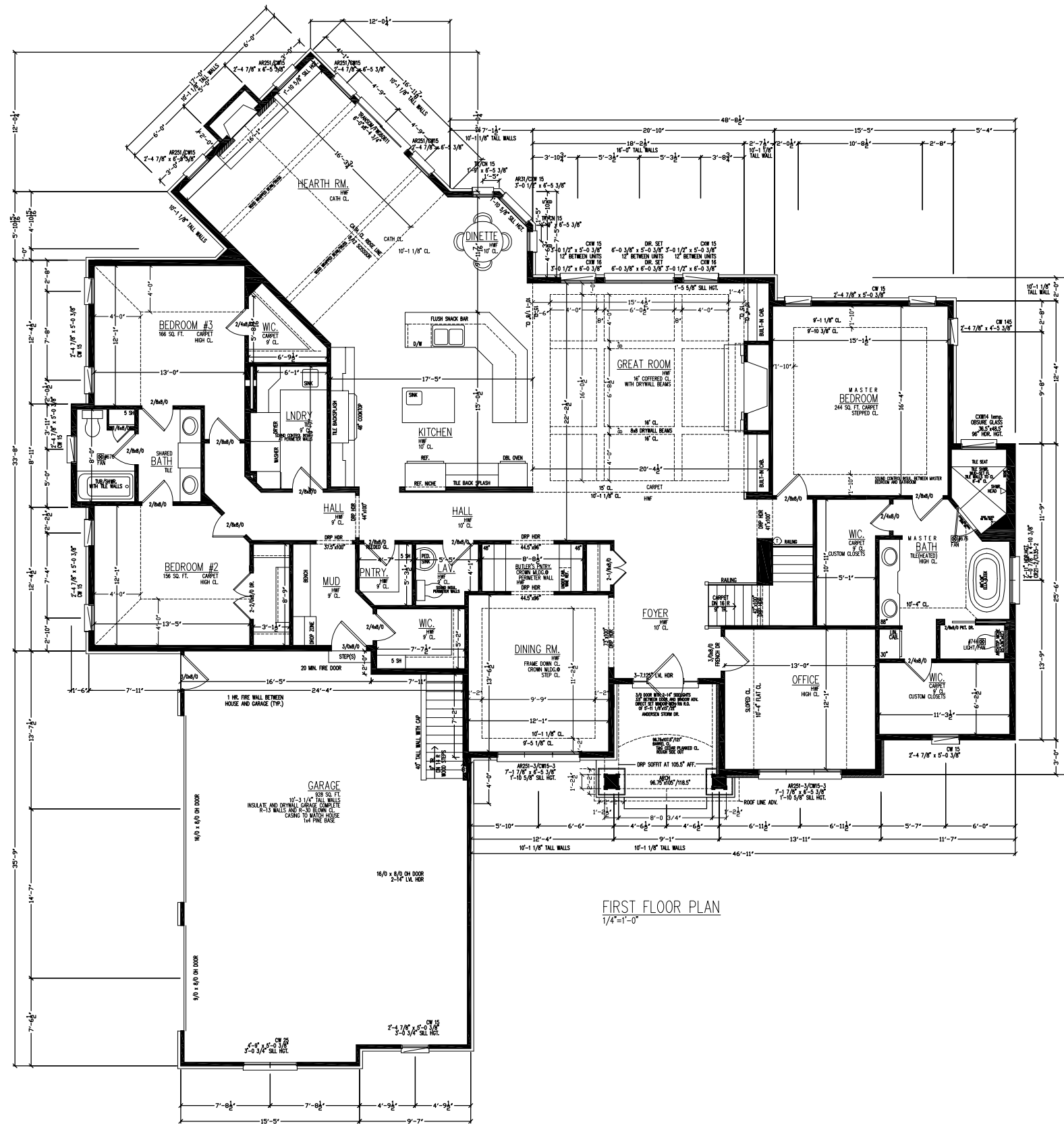


GREAT ROOM
FIREPLACE DETAIL
1/4"=1'-0"



MASTER BEDROOM
FIREPLACE DETAIL
1/2"=1'-0"

Revised Plans



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL
AND 10'-1 1/8" TALL

NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN...700FM...4" DIA.
#671- BATHROOM FAN...700FM...3" DIA.
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FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS
THAT ARE WIDER THAN 48"

Wisconsin Focus on
Energy Home

3.4.c

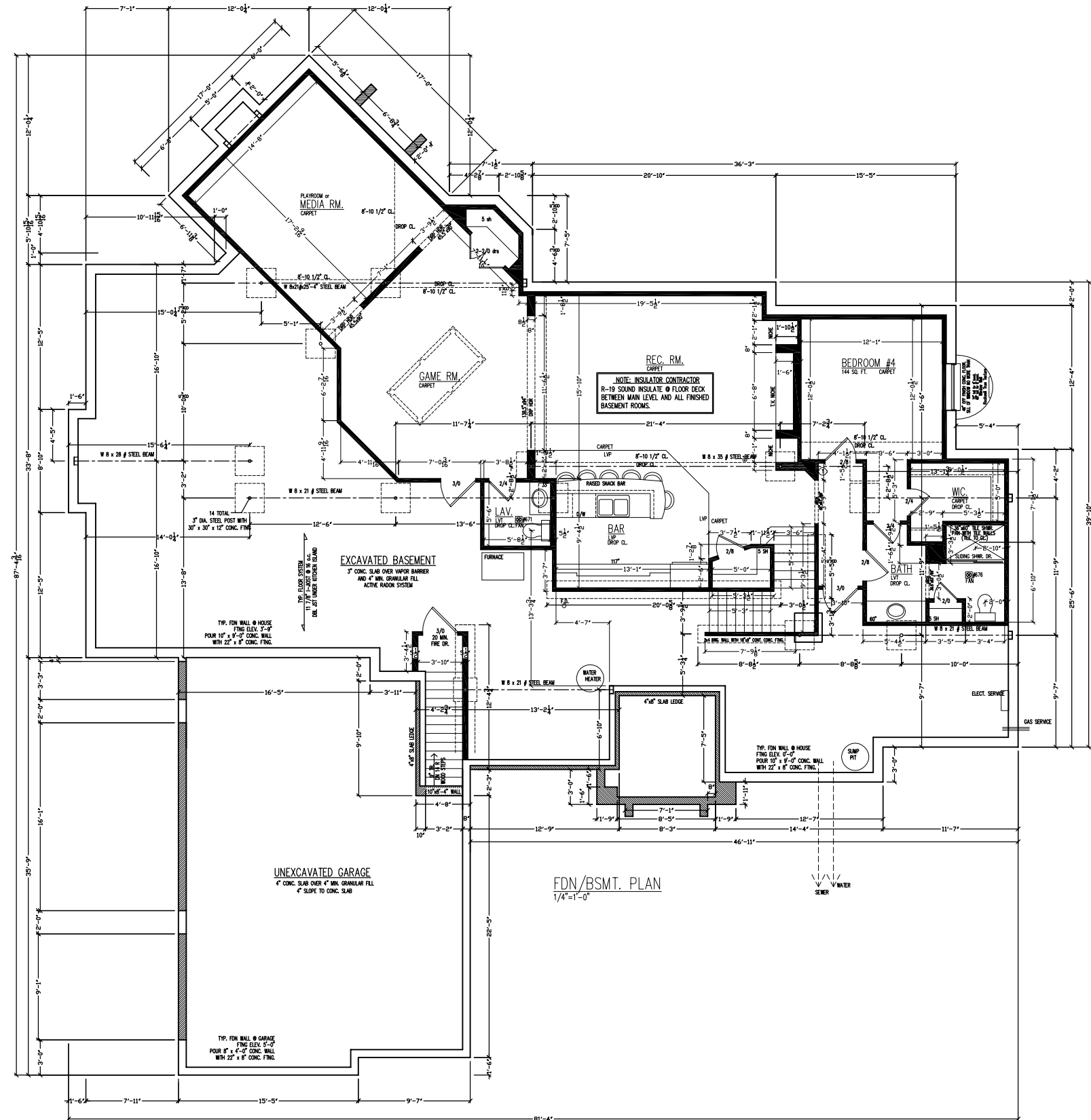
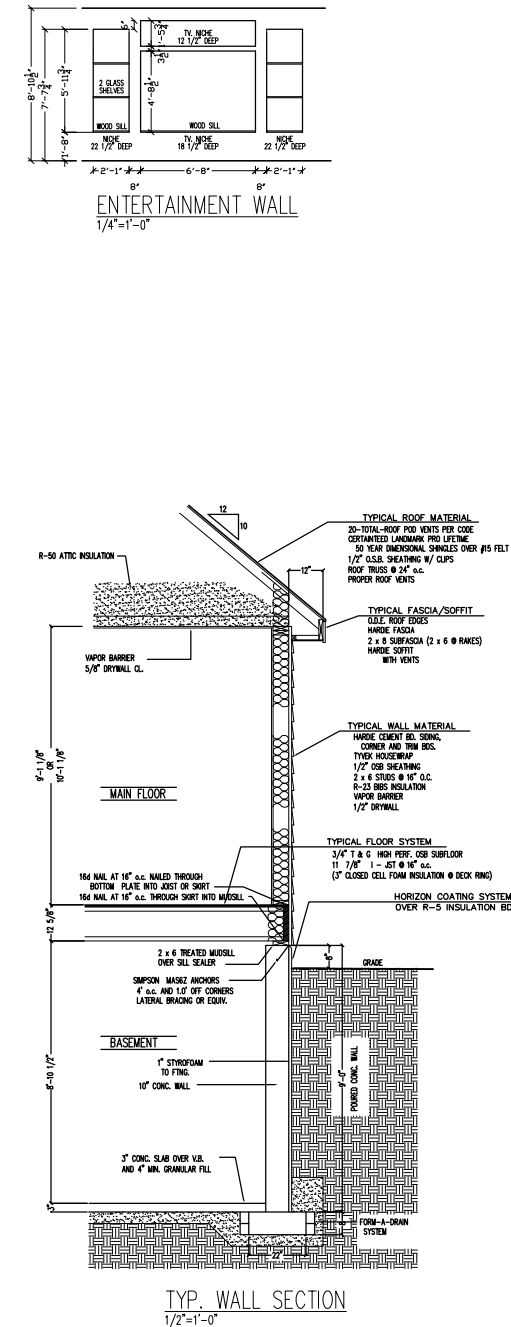
Model Home
Lot 28, Concord Creek Subdivision

REVISIONS		CASTLE ROCK MODEL				CLIENT:
DATE	DESCRIPTION	DATE	PLAN	FLOOR	BT	
1/9/22	3.248	1/9/22	3.248			
2/3	2/3	2/3	2/3			

VICTORY HOMES OF WISCONSIN, INC.
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N100 WISCONSIN DRIVE
GOSHEM, WISCONSIN 53022
TEL (262) 228-1100 / FAX (262) 228-7100

Revised Plans

Wisconsin Focus on
Energy Home



Model Home
Lot 28, Concord Creek Subdivision

REVISIONS	
DATE	DESCRIPTION

CASTLE ROCK	
TITLE	DATE
FDN/BSMT.	1/9/22

CLIENT	
DATE	NOTED
22201-1	3/3

VICTORY HOMES OF WISCONSIN, INC.
Building For The Way You Live
1110 WISCONSIN DRIVE
GRANVILLE, WISCONSIN 53022
TEL (262) 225-7100 / FAX (262) 225-7109