



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, April 8, 2024
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 accommodation 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 March 11, 2024

3) Architectural Board Applications:

1. **Aaron & Molly Sandock**

10720 N. Torrey Drive

Subdivision: Torrey Drive

District 7 – 6:00 pm

New Single-Family Residence

Contractor: Victory Homes of WI

Architect: David Pluim

2. **Jon & Nora Lansenfeld**

4111 W. Le Grande Blvd.

Subdivision: Lac Du Cours

District 7 – 6:05 pm

Covered Porch

Contractor: Auchter Construction

Architect: Kathryn Kamm

3. **Vlad Girgul**

12645 N. Rotary Park Court

Subdivision: N/A

District 2 – 6:15 pm

**Re-submittal: New Single-Family
Residence**

Contractor: Adamant Homes

Architect: Adamant Homes

4. **Veridian Homes LLC**

8081 W. Preserve Parkway

Subdivision: The Enclave

District 3 – 6:20 pm

New Single-Family Residence

Contractor: Veridian Homes LLC

Architect: Veridian Homes LLC

4) Announcements: New Architectural Board Guidelines

5) Adjourn Meeting

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.



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: April 8, 2024
SUBJECT: Meeting Minutes from March 11, 2024

Attachments:
3.11 (PDF)



www.ci.mequon.wi.us

11333 N. Cedarburg Road
 Mequon, Wisconsin 53092
 Phone: (262) 236-2924
 Fax: (262) 242-9818

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, March 11, 2024
6:00 PM
Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present:	Chairman Scott Reed
<u>Members at Large:</u>	Michael Wade, Tom Irvin, Janet Ehn
<u>Building Inspector:</u>	Greg Golden

2. Meeting Minutes

Minutes from the February 12, 2024, meeting were approved with the condition that Curtis Helm's name should be omitted from the attendance. Motion was approved by District Representative Tom Irvin and seconded by District Representative Michael Wade.

Minutes were approved unanimously.

Attachment: 3.11 (9254 : Meeting Minutes from March 11, 2024)

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 6 6:00 pm	Addition: 1st Floor Sitting Area, Bathroom & 2nd Floor Bedroom Suite	Gary Skiff 2116 W. Donges Bay Road Subd: N/A	Contractor: Owner Architect: Andrew Risch
Moved to Approve: <u>Irvin</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted with the following conditions: 1. Add grids to the top half of the windows on the second story to match existing windows. 2. Siding and roof of the addition should be consistent with existing. 3. 4" corner boards to meet new and existing siding for transition. (Similar to garage addition).				
2)	Dist. 7 6:10 pm	Detached Garage	William Dowsett 4843 W. Glen Cove Court Subd: Sleepy Hollow Estates	Contractor: JD Griffiths Co. Architect: JD Griffiths Co.
Moved to Approve: <u>Ehn</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted with the conditions: 1. Windows will be single/double hung with grids to match the house. 2. Addition of shutters on all windows.				
3)	Dist. 7 6:20 pm	New Single-Family Residence	Amul & Breanne Shah 10727 N. Torrey Drive Subd: Torrey Drive Estates	Contractor: Victory Homes of WI Architect: David Pluim
Moved to Approve: <u>Reed</u> Seconded by: <u>Irvin</u> Approved: <u>Yes</u> Vote: <u>Unanimous</u> Conditions: Plans approved as submitted.				

Attachment: 3.11 (9254 : Meeting Minutes from March 11, 2024)

4)	Dist. 7 6:25 pm	New Single-Family Residence	Vikram Goyal & Arthi Susai 3600 W. Torrey Drive Subd: Torrey Drive Estates	Contractor: Victory Homes of WI Architect: David Pluim
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Moved to Approve: Irvin
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following condition:
 1. On left elevation, add one more window to match existing and then center the two.

5)	Dist. 8 6:30 pm	New Single-Family Residence	Mark & Maria Alt 11000 N. Lake Shore Drive Subd: N/A	Contractor: Lakeside Dev. Co. Architect: Todd Rabidoux
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Moved to Approve: Wade
 Seconded by: Irvin
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

6)	Dist. 8 6:35 pm	Addition: Kitchen & Walk-in Closet	Jay Schmidt 106 W. Dogwood Court Subd: Beechwoods Farm	Contractor: Owner Architect: Owner
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Moved to Approve: Ehn
 Seconded by: Reed
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following conditions:
 1. All windows should have grids to match existing ones.
 2. On front elevation, the upper half-moon window (walk-in closet) will be removed and the new window will match the two lower windows on the garage, including shutters.
 3. All new material to match existing.

Attachment: 3.11 (9254 : Meeting Minutes from March 11, 2024)

7)	Dist. 1 6:45 pm	Addition: Attached 2-Car Garage & Living Room	Kate Brendemuehl 11315 W. Freistadt Road Subd: N/A	Contractor: Owner Architect: Zuern Design Ctr.
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Moved to Approve: Irvin
 Seconded by: Wade
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following conditions:
 1. Materials to match; all windows are being replaced along with new siding.
 2. Stone removed on existing.

8)	Dist. 1 6:55 pm	Detached 2-Car Garage	Jason & Dawn Moll 12000 W. Highland Road Subd: N/A	Contractor: Owner Architect: Owner
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Moved to Approve: Reed
 Seconded by: Irvin
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following condition:
 1. Add one double-hung window on North (back) elevation so that it matches the window on the East elevation.

9)	Dist. 1 7:05 pm	New Single-Family Side x Side Condominium	David Hoff 12452/12458 N. Woods Court Subd: The Woods at Highland Park	Contractor: Northtract Construction Architect: Architectural Dev. Srv.
----	--------------------	--	--	---

Moved to Approve: Reed
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

10)	Dist. 2 7:10 pm	Addition: Breezeway & Pergola	Omer Ben Avraham 4430 W. Grace Avenue	Contractor: Owner
			Subd: Community Terrace	Architect: Owner

Moved to Approve: Reed
 Seconded by: Irvin
 Approved: Yes
 Vote: 3-Approved, 1-Opposed (Wade)

Conditions: Plans approved as submitted.

11)	Dist. 2 7:20 pm	New Single-Family Residence	Vlad Girgul 12645 N. Rotary Park Court	Contractor: Adamant Homes
			Subd: N/A	Architect: Adamant Homes

Moved to Approve: Irvin
 Seconded by: Reed
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following condition:
 1. Add casement windows on West Elevation to match the rest of elevation windows.

12)	Dist. 3 7:25 pm	New Single-Family Residence	Veridian Homes LLC 8040 W. Preserve Parkway	Contractor: Veridian Homes
			Subd: The Enclave	Architect: Veridian Homes

Moved to Approve: Reed
 Seconded by: Irvin
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved with the following condition:
 1. Add a single or double hung window to rear elevation (garage) that is consistent with the kitchen window.

Attachment: 3.11 (9254 : Meeting Minutes from March 11, 2024)

13)	Dist. 3 7:30 pm	New Single-Family Residence	Veridian Homes LLC 7980 W. Preserve Parkway Subd: The Enclave	Contractor: Veridian Homes Architect: Veridian Homes
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Moved to Approve: Reed
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved with the following condition:

1. Add window (72 x 24) to left elevation to match garage window with prairie style grids.

14)	Dist. 4 7:35 pm	Shed	Timothy Stanford 5253 W. Westfield Road Subd: Cedar Acres	Contractor: Owner Architect: Owner
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Moved to Approve: Irvin
 Seconded by: Reed
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted with the following conditions:

1. Materials and color to match the house.
2. Windows should contain grids to match home visually.
3. Add a window to the West Elevation to match the window on the South Elevation.

4. **Action:**

District Representative Tom Irvin made a motion to adjourn the meeting.
 Chairman Scott Reed seconded the motion.

A vote was taken; vote was passed unanimously.

Meeting adjourned at 7:20 p.m.



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: April 8, 2024
SUBJECT: Aaron & Molly Sandock, New Single-Family Residence at 10720 N. Torrey Drive

Attachments:

Letter of Intent (PDF)

Site Plan (PDF)

Plans (PDF)

The Victory Companies, Inc.

March 15, 2024

To whom it may concern:

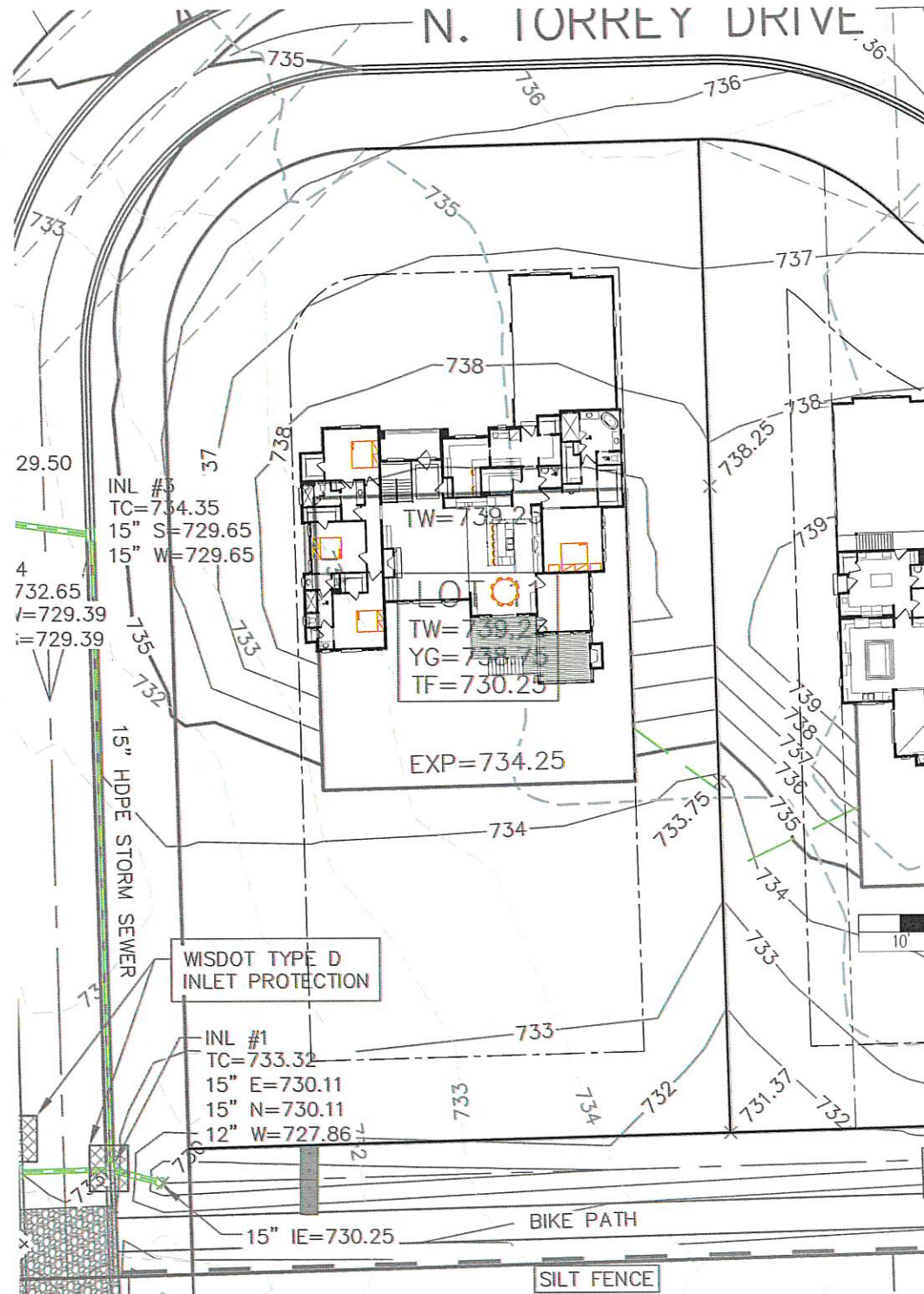
It is Victory Homes of Wisconsin's intent to build a new single-family home at property description being: lot 11 Torrey Drive Estates, being a part of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$, of section 25, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin

Thank you,

Rebecca Kirst

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

Attachment: Letter of Intent (9255 : Aaron & Molly Sandock)



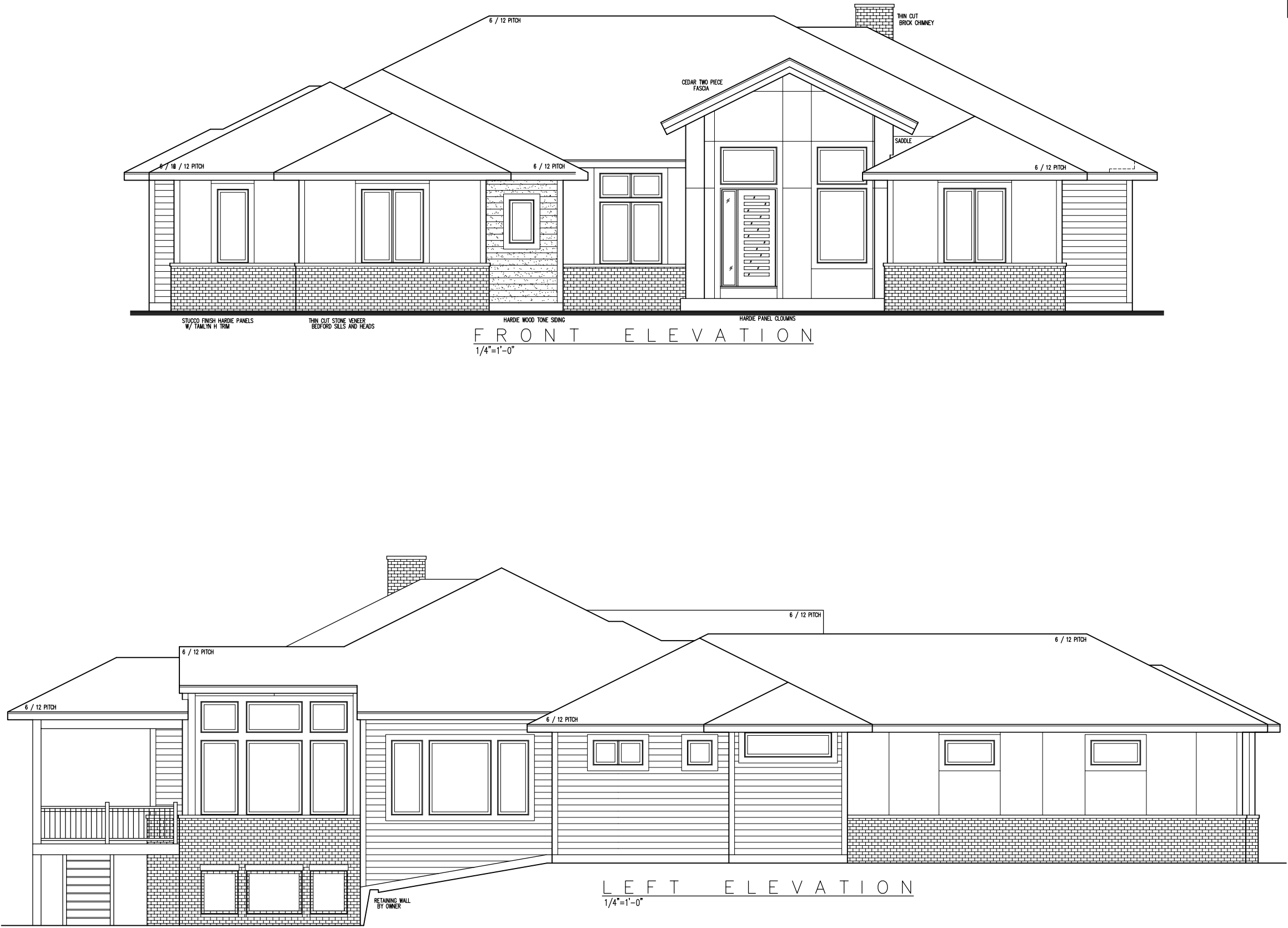
- GREEN PLAN CHECK LIST
- ☐ ACC / Survey Approval
 - ☐ Plan / Exterior Selections Approval
 - ☐ Financing Approval

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 #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS



Aaron and Molly Sandock Residence
Lot 11, Torrey Drive

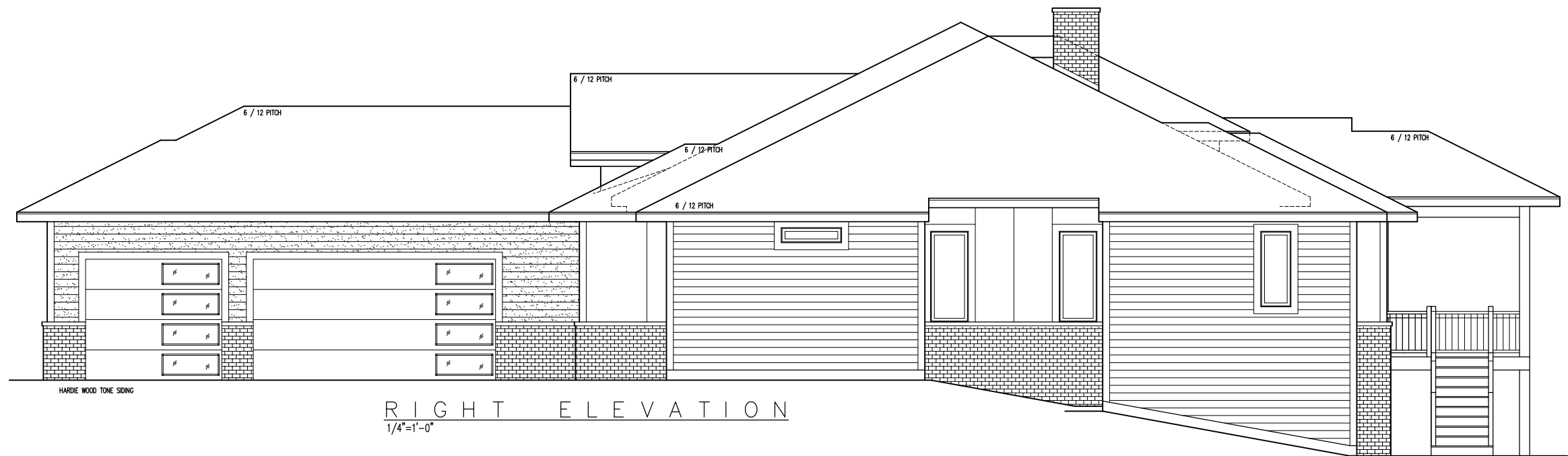
REQUESTED REVISIONS	
DATE	DESCRIPTION
3/9/24	DP
3/11/24	BID PLAN

CLIENT: SANDOCK RES. BROOKLYN MODEL	
TITLE	DATE
ELEVATIONS	7/10/23
PRINT #	SCALE
22307-2	ANDALORO
NOTED	
1/4	

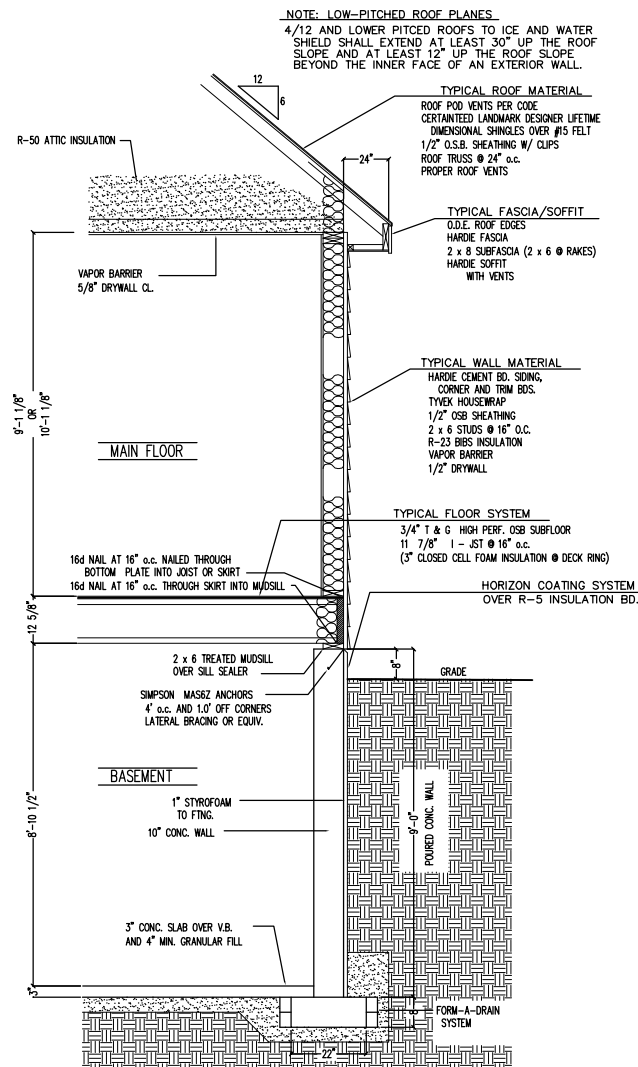
THESE DRAWINGS ARE THE PROPERTY OF VICTORY HOMES AND SHALL NOT BE REPRODUCED, USED OR RELIED UPON IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VICTORY HOMES. VICTORY HOMES IS NOT RESPONSIBLE FOR ANY CHANGES, OMISSIONS, OR ERRORS IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. VICTORY HOMES EXPRESSLY DISCLAIMS ALL LIABILITY FOR THE QUALITY OF MATERIALS AND WORKMANSHIP USED.

ORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
1118 W853 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH: (262) 252-7100 / FAX: (262) 252-7106

Aaron and Molly Sandock Residence
Lot 11, Torrey Drive



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



TYP. WALL SECTION
1/2"=1'-0"



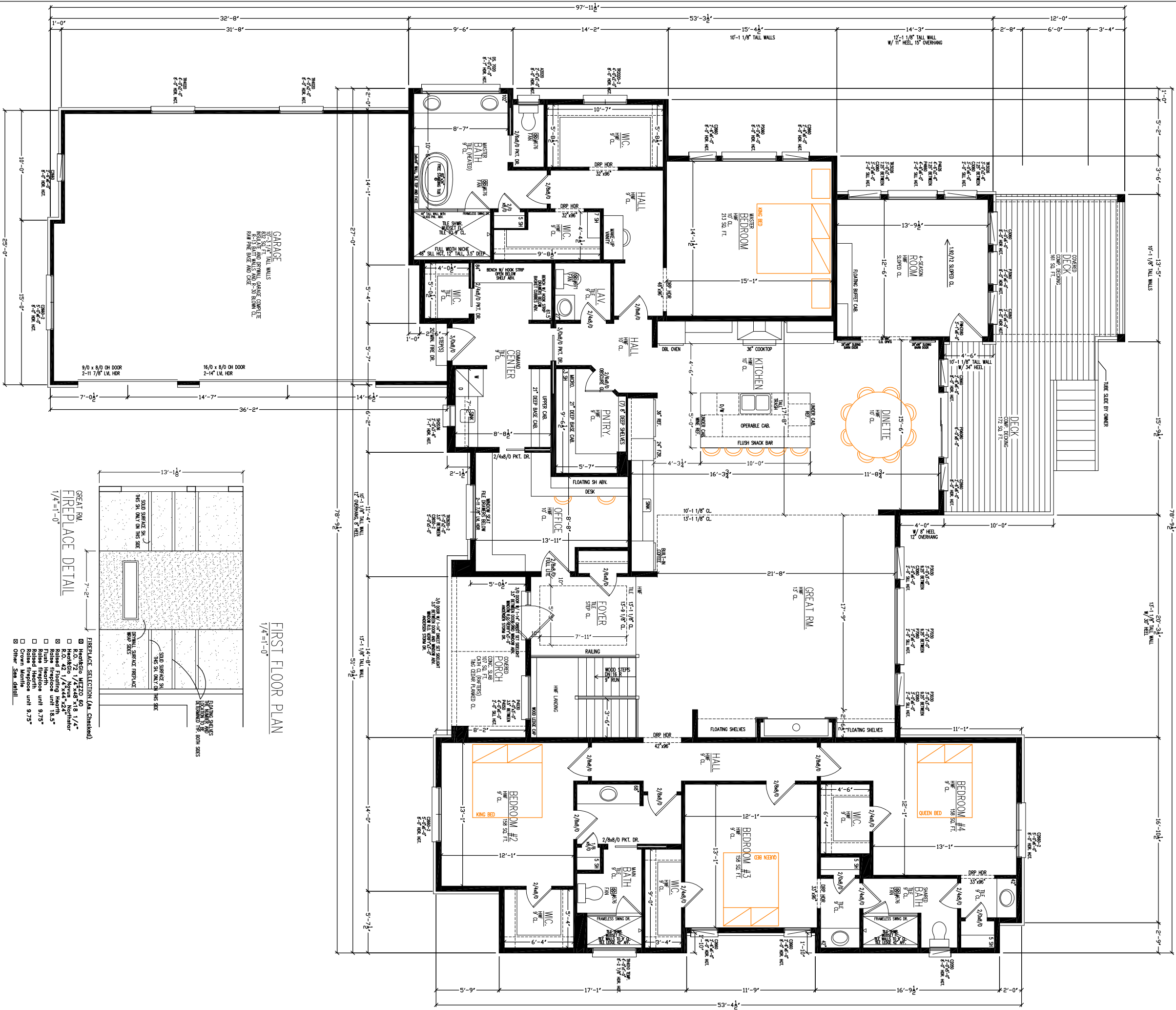
REAR ELEVATION
1/4"=1'-0"

REVISIONS		DATE		BY		DESCRIPTION	

CLIENT: SANDOCK RES.		BROOKLYN MODEL		DATE		SQ. FEET	
TITLE		ELEVATIONS		7/10/23		2/4	
PRINT #		DRAWN BY		SCALE		PAGE #	
22307-2		ANDALORO		NOTED			

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"Building For The Way You Live"
1118 W853 BUNSEN DRIVE
GERMAN TOWN, WISCONSIN 53022
PH (262) 252-7100 / FAX (262) 252-7108



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

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

- FIREPLACE SELECTION (As Checked)
- ☒ HeadGeo MEZZO 60
 - ☐ R.O. 72 1/4"x48"x18 1/4"
 - ☐ R.O. 42 1/4"x44"x24"master
 - ☐ Raised Floating Hearth
 - ☐ R.O. 42 1/4"x44"x24"master
 - ☐ Raised fireplace unit 18.5"
 - ☐ Raised hearth
 - ☐ Crown Moulding unit 9.75"
 - ☐ Other See detail

NOTE:

ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED.
ALL EXTERIOR FINISH WALL DIM. 5 1/2"
ALL EXTERIOR FINISH WALL DIM. 5 1/2"
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 8'-1 1/8" TALL
SECOND FLOOR WALL ARE 8'-1 1/8" TALL

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--3 1/2" over the door x 6'-11"
SLIDING DOORS--2" over the door x 6'-11"
POCKET DOORS--2" over the door x 6'-11"
DOUBLE SLIDING DOORS--3 1/2" over the door x 6'-11"
THAT ARE UNDER THAT IS

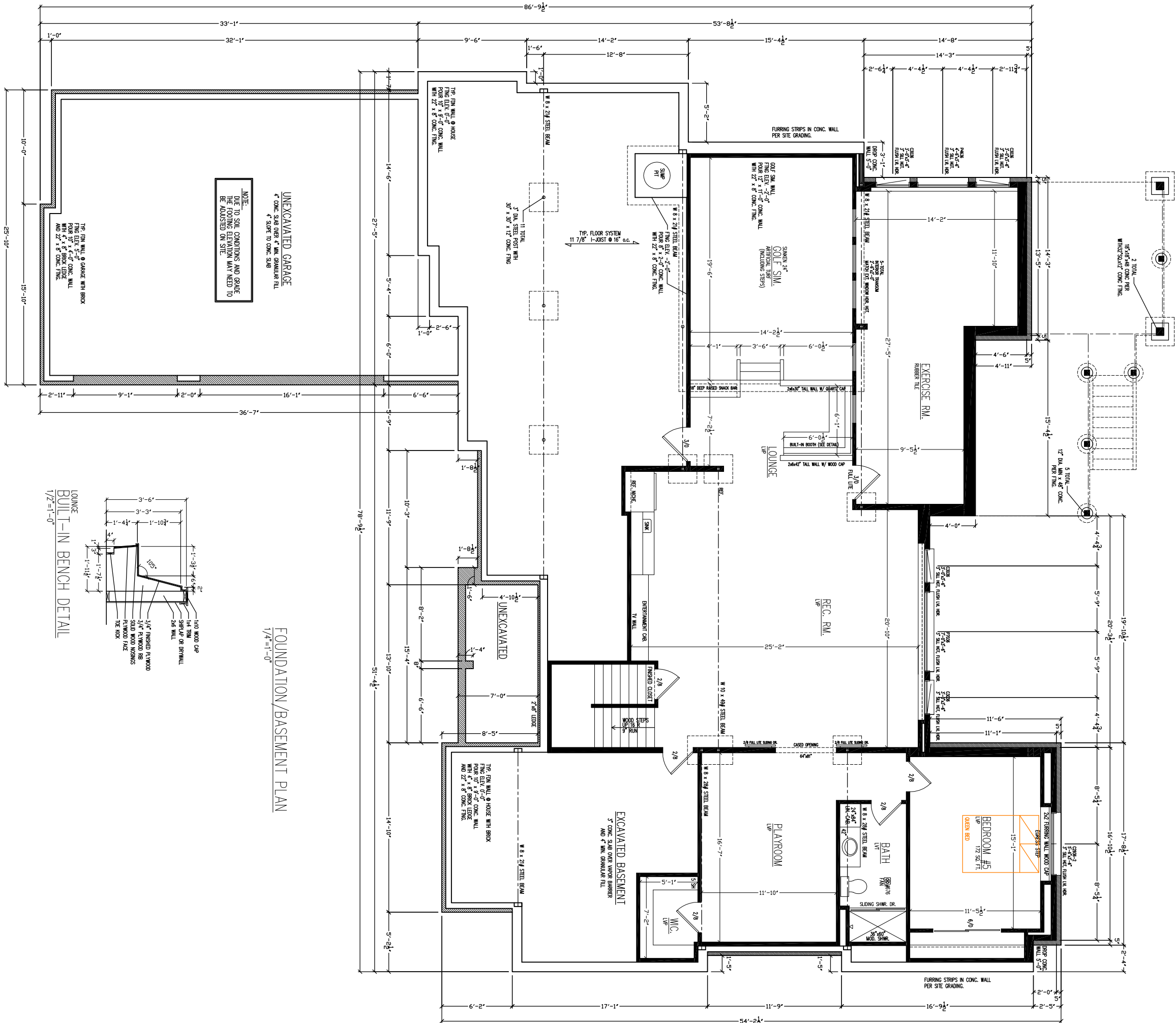
NOTE: EXHAUST FAN KEY
#744- CAN LIGHT/FAN...70CHL...4" DIA.
#671- BATHROOM FAN...70CHL...3" DIA.
#676- BATHROOM FAN...110CHL...4" DIA.

VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
NHS 18633 BOUSSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH: (262) 252-7100 / FAX (262) 252-7109

CLIENT: SANDOCK RES.		DATE:		BY:	
TITLE:	BROOKLYN MODEL	DATE:	7/10/23	BY:	BA
FLOOR PLAN		SCALE:	3/324	REQUESTED REVISIONS	
DRAWN BY:		PAGE #:	3/4		
22307-2	ANDALORO	NOTED			

REVISIONS		DATE:		BY:	
		DATE:	8/16/23	BY:	BA
		SCALE:	3/324	REQUESTED REVISIONS	
		PAGE #:	3/4		

Aaron and Molly Sandock Residence
Lot 11, Torrey Drive



VICTORY HOMES OF WISCONSIN, INC.
"Building For The Way You Live"
NHS W853 BOUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
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CLIENT: SANDOCK RES.
BROOKLYN MODEL

TITLE: FDV/BSMT.
DATE: 7/10/23
SQ. FEET: 1,892 FIN.
PRINT #: 22307-2
DRAWN BY: SCALE:
PAGE #: 4/4

REVISIONS
DATE BY DESCRIPTION

Aaron and Molly Sandock Residence
Lot 11, Torrey Drive



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: April 8, 2024
SUBJECT: Jon & Nora Lansenfeld, Covered Porch at 4111 W. Le Grande Blvd.

Attachments:

Statement of Intent (PDF)

Site Survey (PDF)

Survey (PDF)

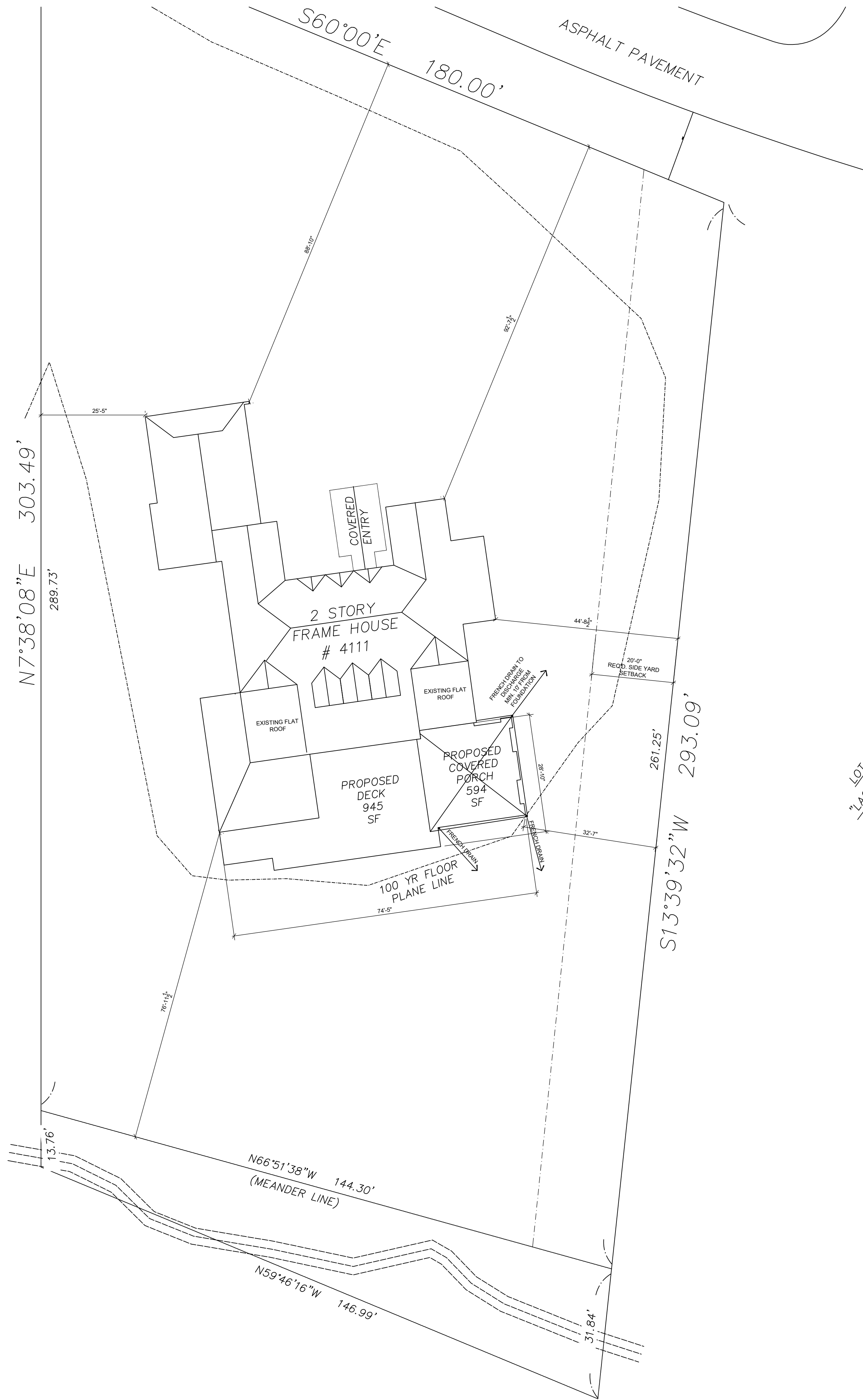
Pictures (PDF)

Plan (PDF)

Langenfeld 4111 W. Le Grande Blvd, Mequon, WI**Statement of Intent**

The homeowners would like to replace their failing deck with a new, simplified plan in composite material (Azek Timbertech Advance PVC or similar). Adjusting the grade and simplifying the deck plan will eliminate railings and benches to reduce maintenance. Additionally, the homeowners would like to add covered space to enjoy more time lakeside, directly off their primary suite. The covered porch will be structurally freestanding from the existing home but constructed so that they can transition between the home and covered porch without exposure to the elements. The covered porch will feature gas space heaters, a ventless gas fireplace insert, stone veneer half-walls and chimney surround, dimensional asphalt shingles, painted trim and natural stained wood privacy screens to complement the existing materials on the exterior of the home.

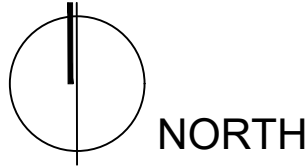
Prepared by Kathryn E. Kamm, AIA



LANGENFELD RESIDENCE
4111 W. LE GRANDE BLVD.
MEQUON, WI

SITE PLAN
SCALE: 1" = 16'-0"

PERMIT SET
REV 12 MAR 2024



KATHRYN E. KAMM
WI R.A.: 10153-005

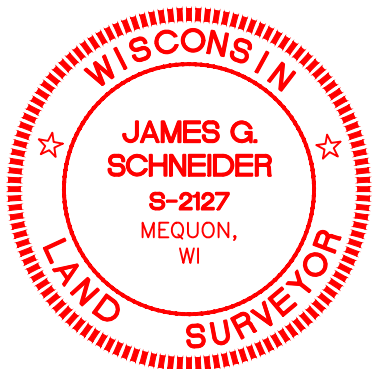
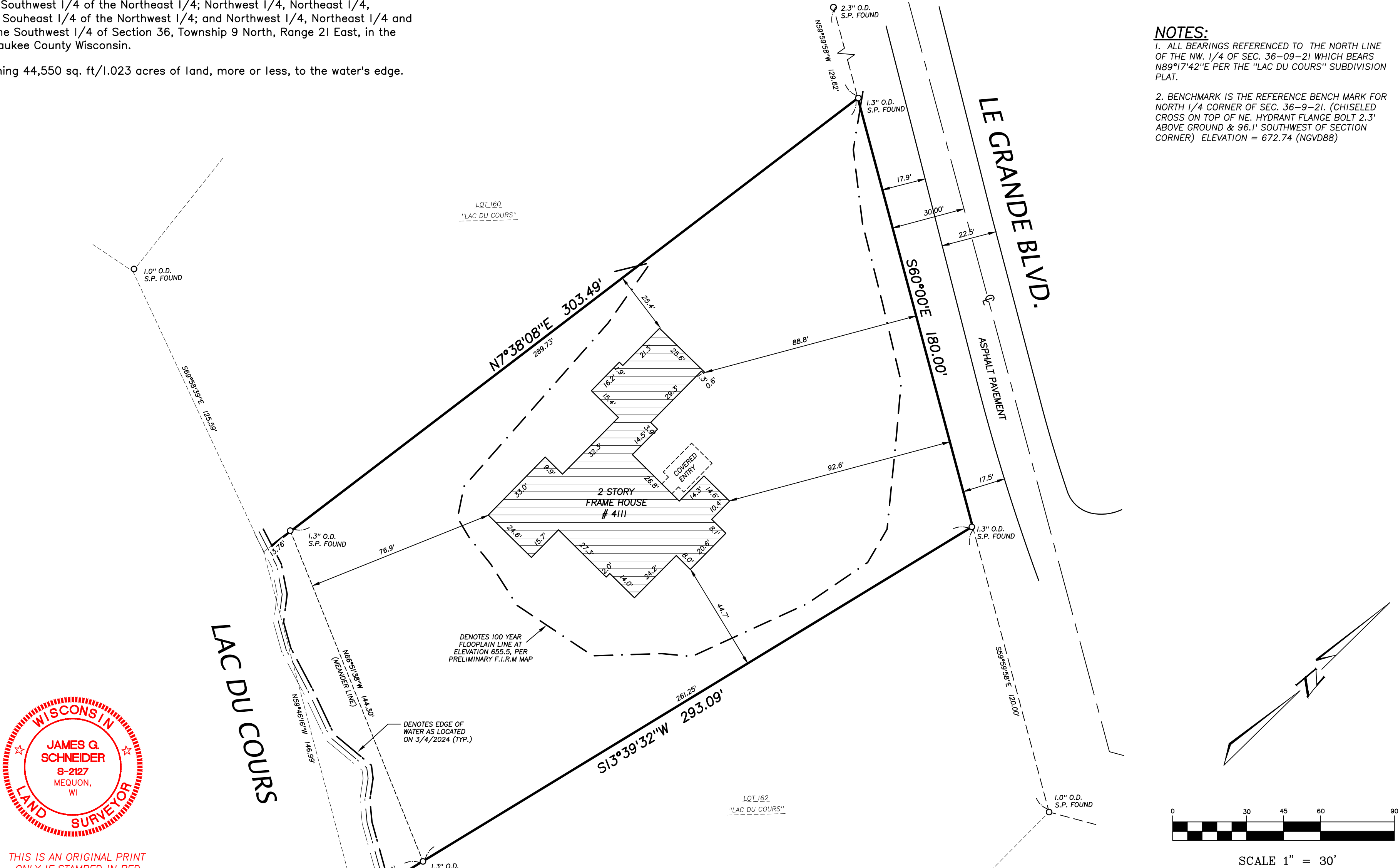
S-1

LEGAL DESCRIPTION :

Lot One Hundred Sixty-one (161) in "LAC DU COURS", being a subdivision of part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4; Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4; and Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 36, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County Wisconsin.

Said Parcel containing 44,550 sq. ft/1.023 acres of land, more or less, to the water's edge.

- NOTES:
1. ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE NW. 1/4 OF SEC. 36-09-21 WHICH BEARS N89°17'42"E PER THE "LAC DU COURS" SUBDIVISION PLAT.
 2. BENCHMARK IS THE REFERENCE BENCH MARK FOR NORTH 1/4 CORNER OF SEC. 36-9-21. (CHISELED CROSS ON TOP OF NE. HYDRANT FLANGE BOLT 2.3' ABOVE GROUND & 96.1' SOUTHWEST OF SECTION CORNER) ELEVATION = 672.74 (NGVD88)



THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

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 8th day of March, 2024.

James G. Schneider
Surveyor — S-2127



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

MARK	DATE	REVISION	BY	AP'VD
"PROPERTY SURVEY"				
Auchter Construction (Langenfeld Residence)				
4111 W. Le Grande Boulevard Mequon, WI				
DATE:	March 8, 2024	DRAWN BY:	J.M.B.	
FIELD CREW:	E.A.J.	Plat No.	57116/22614	













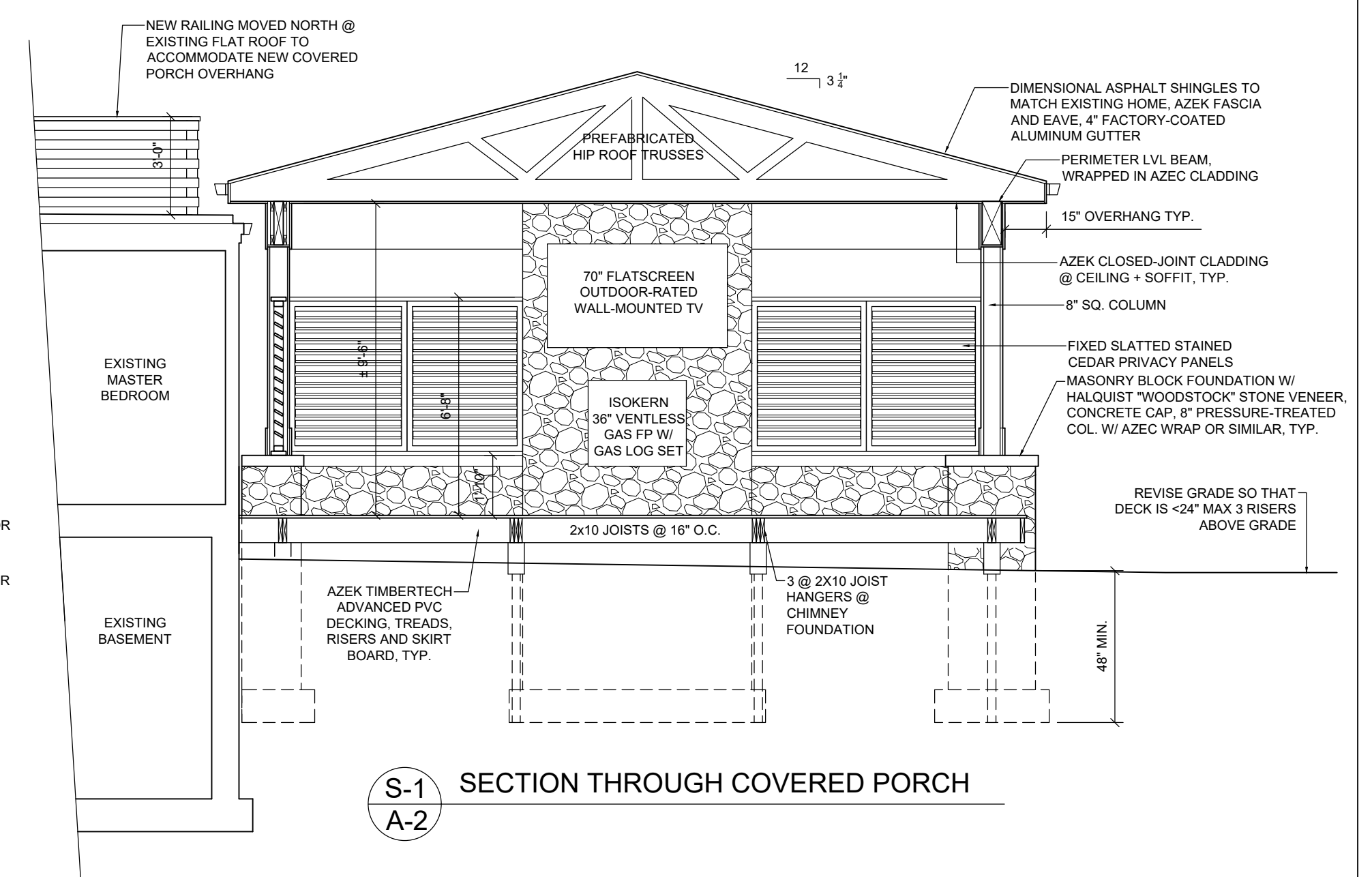
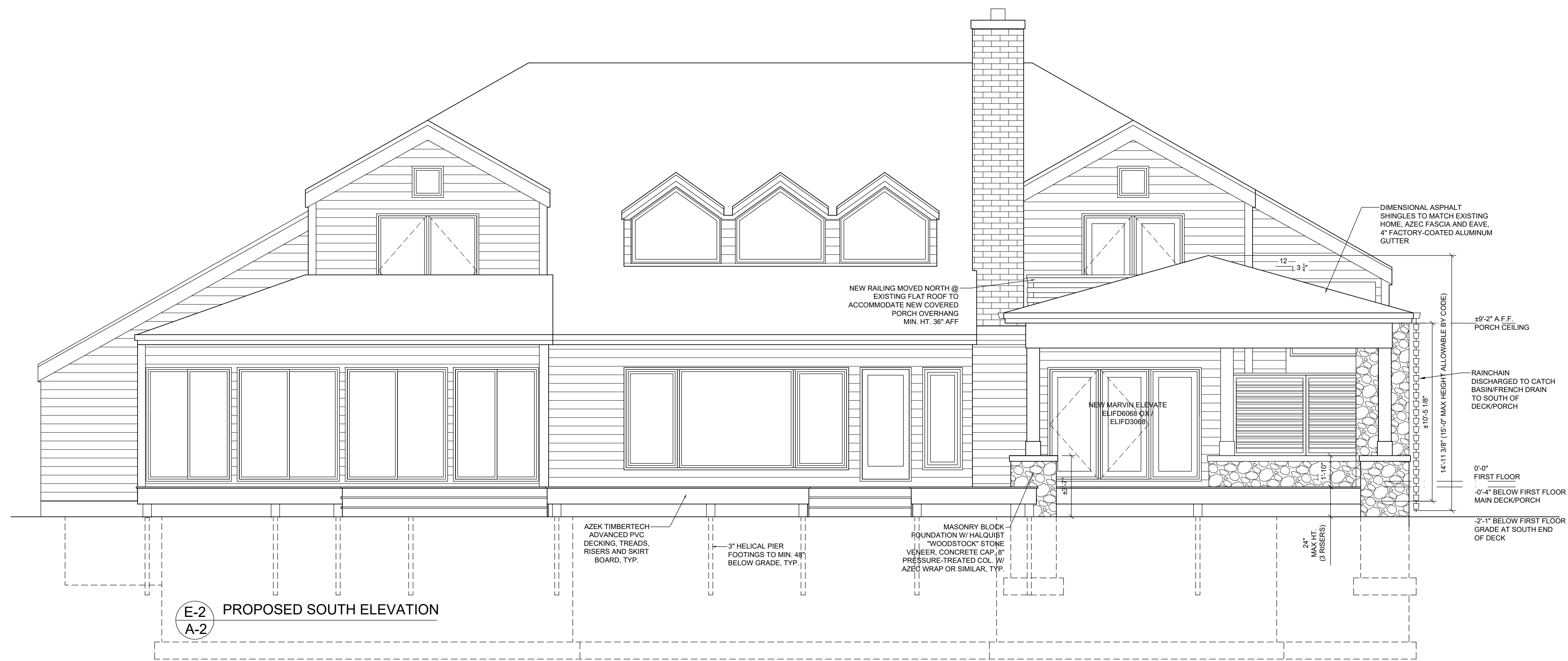
LANGENFELD RESIDENCE
4111 W. LE GRANDE BLVD.
MEQUON, WI

SOUTH ELEVATIONS -
PROPOSED AND EXISTING
SCALE: 1/4" = 1'-0"

PRELIM. PERMIT SET
REV 12 MAR 2024

KATHRYN E. KAMM
WI R.A.: 10153-005

A-2



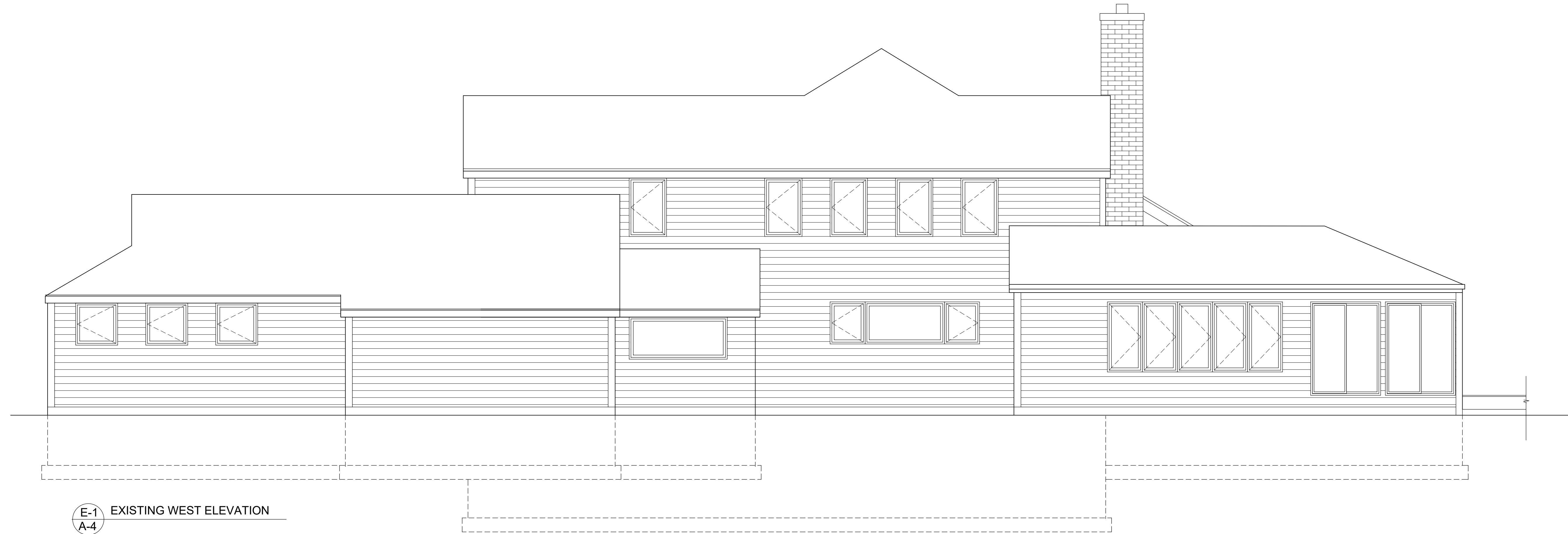
LANGENFELD RESIDENCE
4111 W. LE GRANDE BLVD.
MEQUON, WI

SOUTH ELEVATIONS -
PROPOSED AND EXISTING
SCALE: 1/4" = 1'-0"

PRELIM. PERMIT SET
REV 12 MAR 2024

KATHRYN E. KAMM
WI R.A.: 10153-005

A-2



LANGENFELD RESIDENCE
4111 W. LE GRANDE BLVD.
MEQUON, WI

WEST ELEVATIONS -
PROPOSED AND EXISTING
SCALE: 1/4" = 1'-0"

PRELIM. PERMIT SET
REV 14 MAR 2024

KATHRYN E. KAMM
WI R.A.: 10153-005

A-4

LEGEND:

- R NEW 4" DIMMABLE LED 2700K RECESSED DOWNLIGHT UL RATED FOR WET LOCATIONS WHERE APPLICABLE.
- ⊕ GFI GROUND FAULT INTERRUPT OUTLET, MOUNTING HEIGHT ABOVE FINISH FLOOR (A.F.F.) IF NO HT. GIVEN, ASSUME 12" A.F.F., 42" A.F.F.
- ⊖ DIMMER
- ⊕ WALL SCONCE, S.B.O. UL-RATED FOR WET LOCATIONS WHERE APPLICABLE, CONFIRM MOUNTING HEIGHT W/ OWNER.

GENERAL NOTES:
ALL SWITCHES, DIMMERS, ETC. TO BE LEVITON DECORA SCREWLESS WALL PLATES

NO CHANGE TO EXISTING EGRESS/EXTERIOR LIGHTING AT THIS LOCATION

NO CHANGE TO EXISTING EGRESS/EXTERIOR LIGHTING AT THIS LOCATION

THREE (3) BROMIC BHO21-500 TUNGSTEN CLG. MTD. HEATERS ON LUTRON CONTROLLER W/ FAILSAFE

CLG. MTD. GAS HEATER

CEILING SPEAKER

FLOOR OUTLET

CLG. MTD. GAS HEATER

CEILING SPEAKER

FLOOR OUTLET

TV OUTLET 8" A.F.F. CONFIRM MTG. HT. W/ MFG SPEC

RUN CABLE ETHERNET FROM BASEMENT ROUTER TO WALL-MTD TV

FP LOG SET OUTLET 22" AFF. CONFIRM MTG. HT. W/ MFG SPEC

A-1



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: April 8, 2024
SUBJECT: Vlad Girgul, Re-submittal for a New Single-Family Residence at 12645 N. Rotary Park Court

Attachments:

Statement of Intent (PDF)

Site Plan (PDF)

Plans (PDF)

2-19-2024

STATEMENT OF INTENT

The proposed project is to build a single family home at [12645N. Rotary Park Ct., Mequon, WI 53092](#)
aka Lot 2 – the last remaining lot in this subdivision.

The lot contains wetland area. In order to not disturb the wetland, the home will be located south of wetland with 25' wetland buffer.

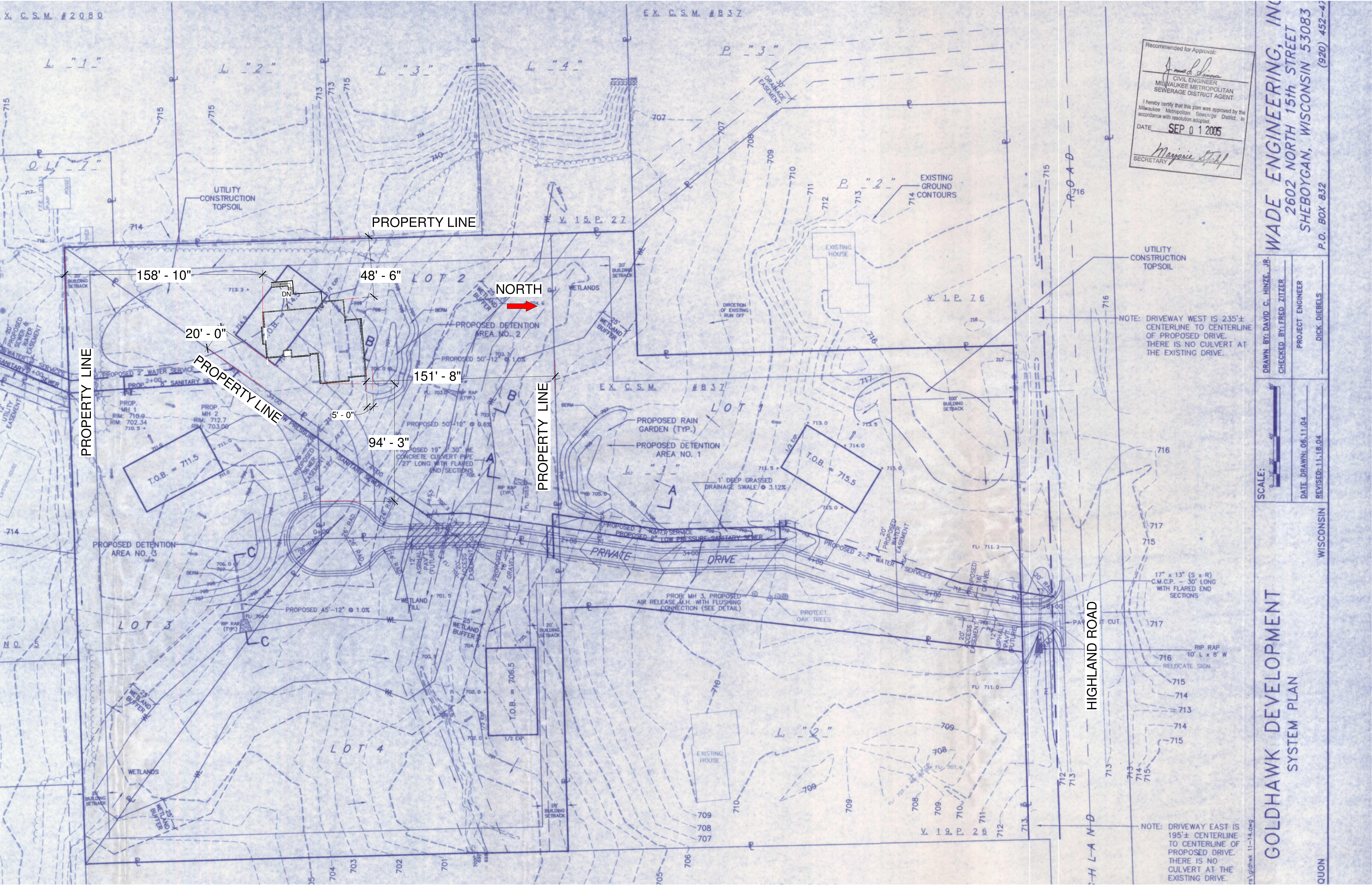
The proposal is a ranch, with a walkout basement and front entry 3 car garage. The house square footage and overall design is consistent with 2 newly built homes next to it. The materials to be used are in compliance with City of Mequon requirements.

Gene Gokhman

Adamant Homes

414-412-4400

Attachment: Statement of Intent (9257 : Vlad Girgul)



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 7. All rooms with a water heater shall have a floor drain

Architect/Developer
ADAMANT HOMES LLC
11505 N. River Rd.
Mequon, WI 53092
Phone: 414-412-4400
E-mail: Adamanthomes@gmail.com

Project Location: 12645 N
Rotary Park Ct. Mequon, WI
53092

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Date 3-18-2024

Revision

A1.01

Scale: 1"=40'

DO NOT SCALE DRAWINGS

Attachment: Site Plan (9257 : Vlad Girgul)

FRONT -EAST ELEVATION
COLORS ARE OPTIONAL



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53092

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Date 03-18-2024

Revision

A.1.02

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



- 1. DIMENSIONAL SHINGLES
- 2. CONTINUOUS RIDGE VENT
- 3. ALUMINUM GUTTER (TYP.)
- 4. LP VERTICAL SIDING
- 5. MIRATEC COMPOSITE BOARDS 1"x6"-HOUSE CORNERS
- 6. MIRATEC COMPOSITE BOARDS 1"x3" WINDOWS AND GABLE ROOFS
- 7. MIRATEC COMPOSITE BOARDS 1"x10"-RAKE TRIM
- 8. MIRATEC COMPOSITE BOARDS 1"x12" FASCIA
- 9. CEDAR TRIM1"x6"
- 10. DECORATIVE CEDAR BEAM ON EVERY GABLE ROOF - 6" THICK
- 11. ALUMINUM DOWNSPOUT (TYP.)
- 12. METAL ROOF
- 13. CEDAR POST

DO NOT SCALE DRAWINGS

BACK - EAST ELEVATION
COLORS ARE OPTIONAL



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E-mail: Adamanthomes@gmail.com

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53092

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Date 03-18-2024

Revision

A.1.03

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



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SIDE - SOUTH ELEVATION
COLORS ARE OPTIONAL



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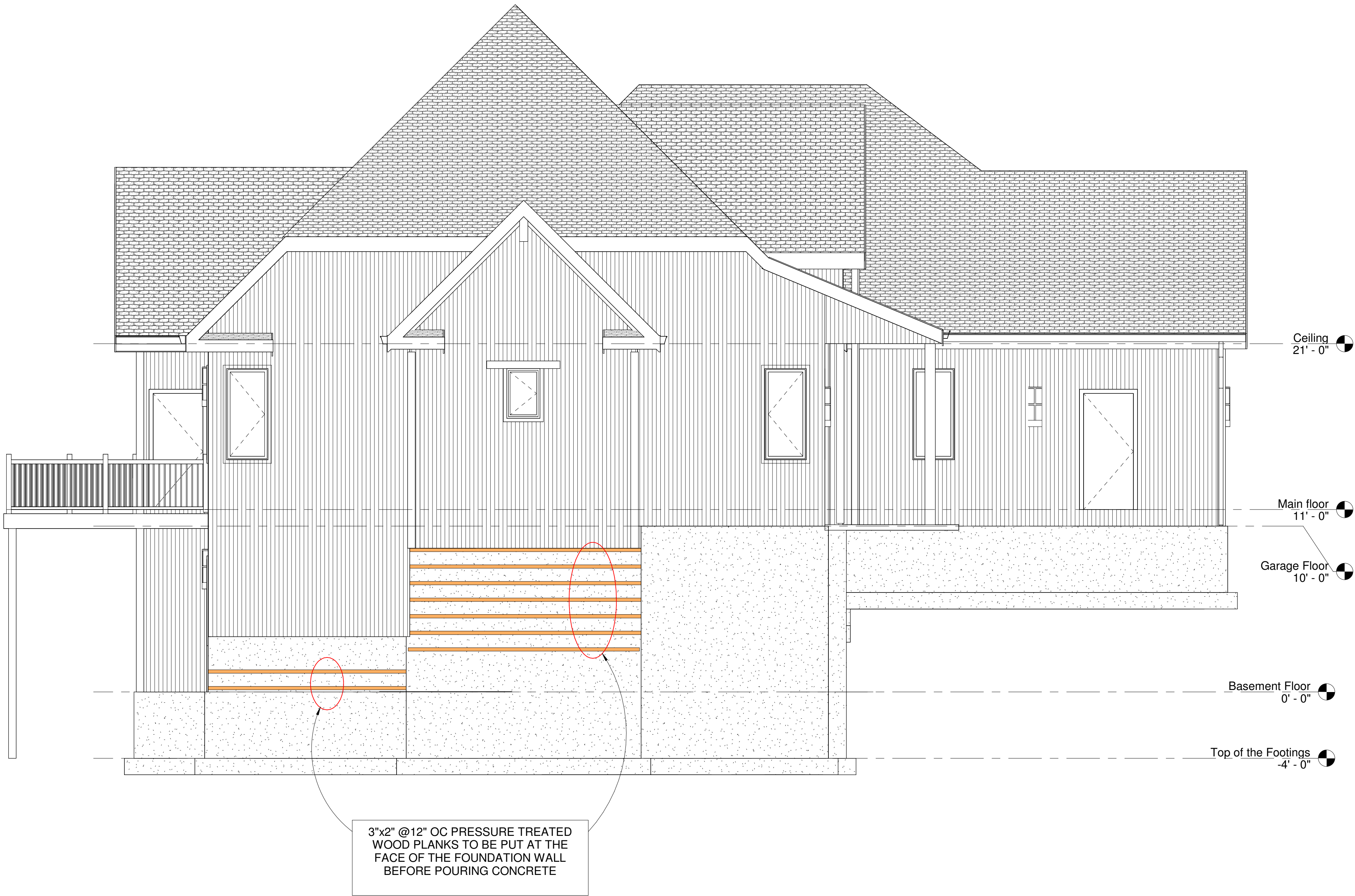
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A.1.04
Scale: 1/4" = 1'-0"



DO NOT SCALE DRAWINGS

SIDE -NORTH ELEVATION
COLORS ARE OPTIONAL



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E-mail: Adamanthomes@gmail.com

Project Location:12645 N
Rotary Park Ct, Mequon, WI
53092

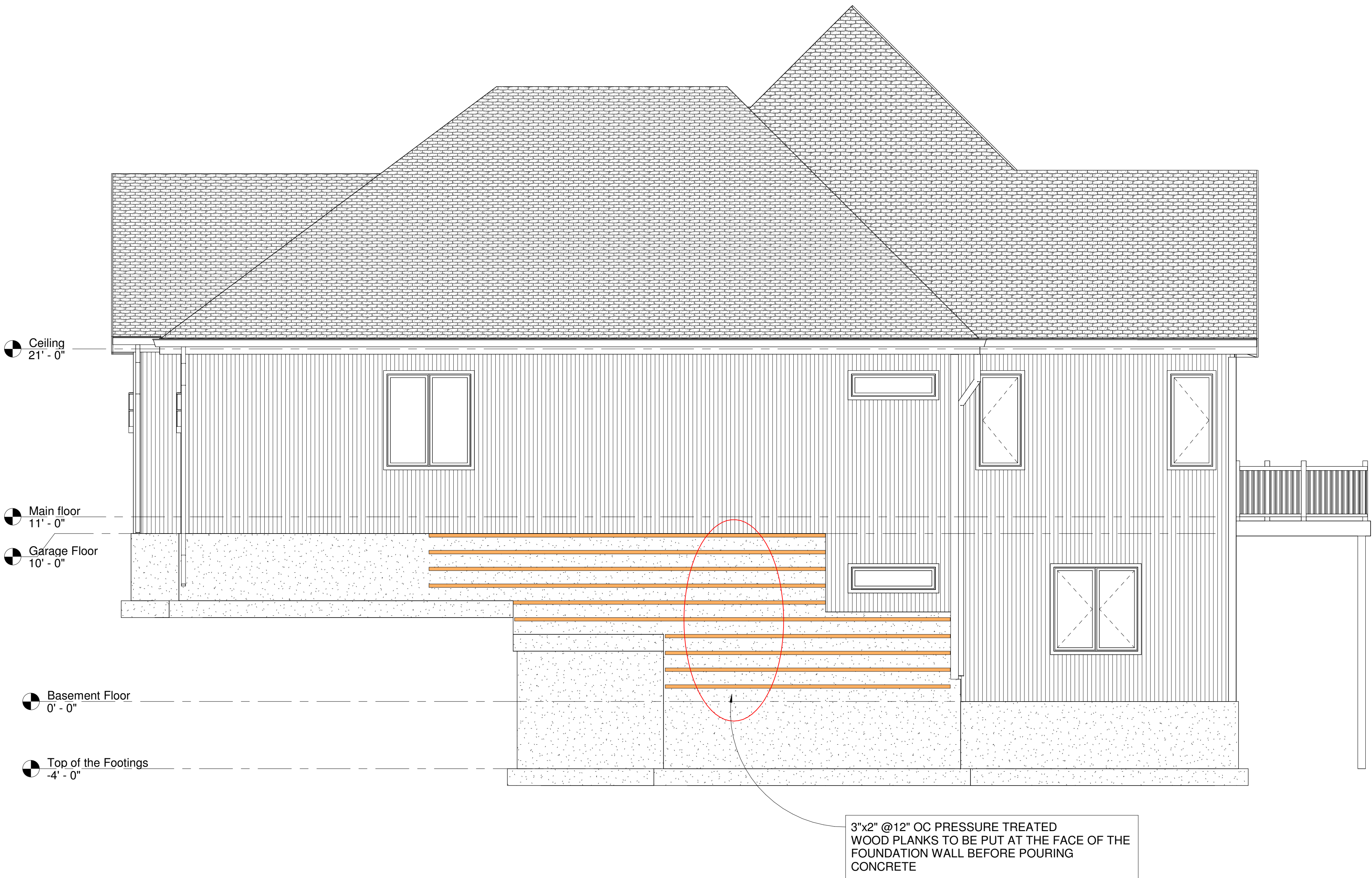
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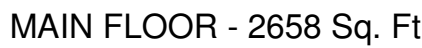
Revision

A.1.05

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DO NOT SCALE DRAWINGS



Grand total: 35

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Grand total: 23Grand total: 2

Architect/Developer
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Scale: 1/4" = 1'-0"



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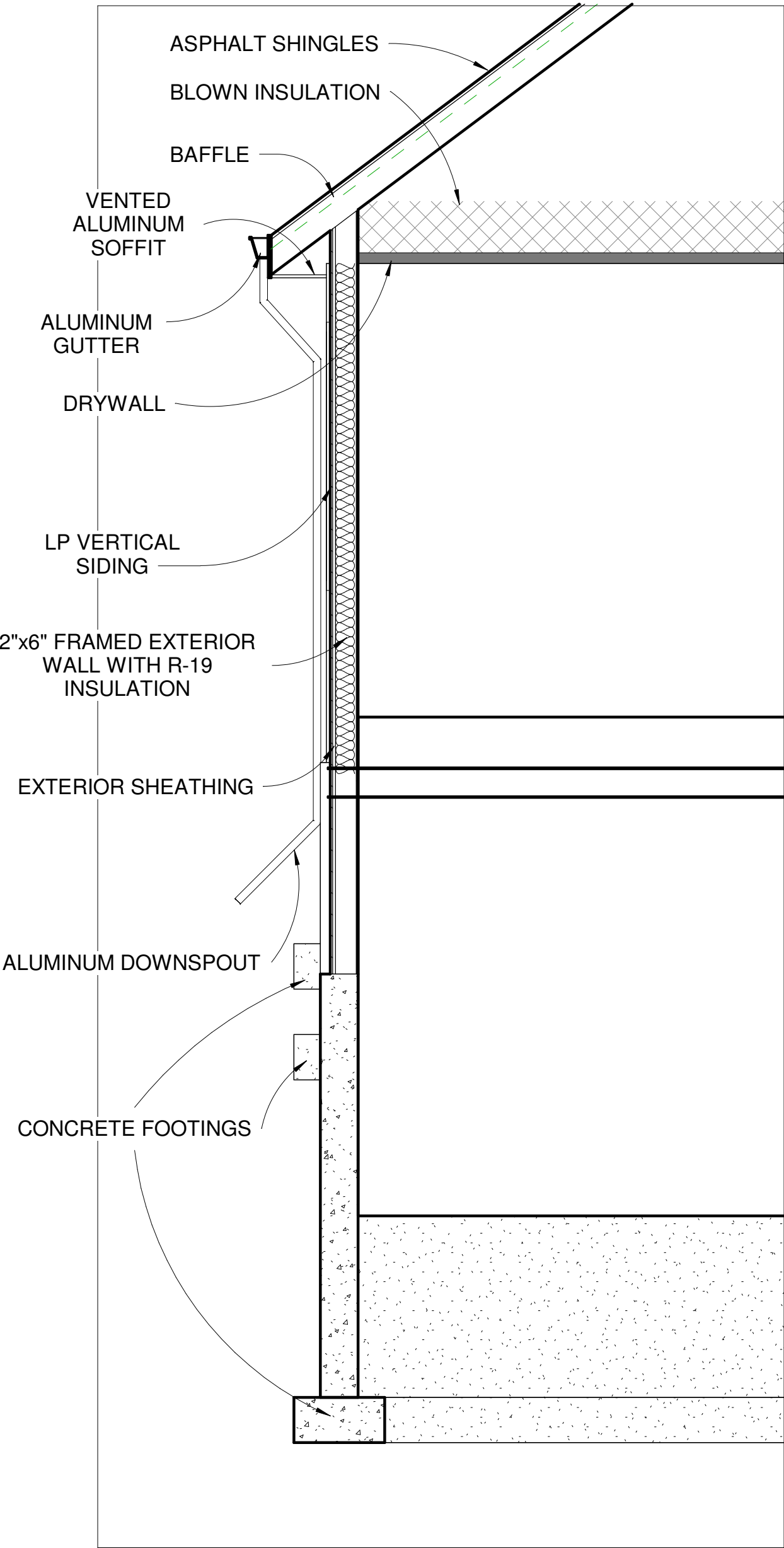
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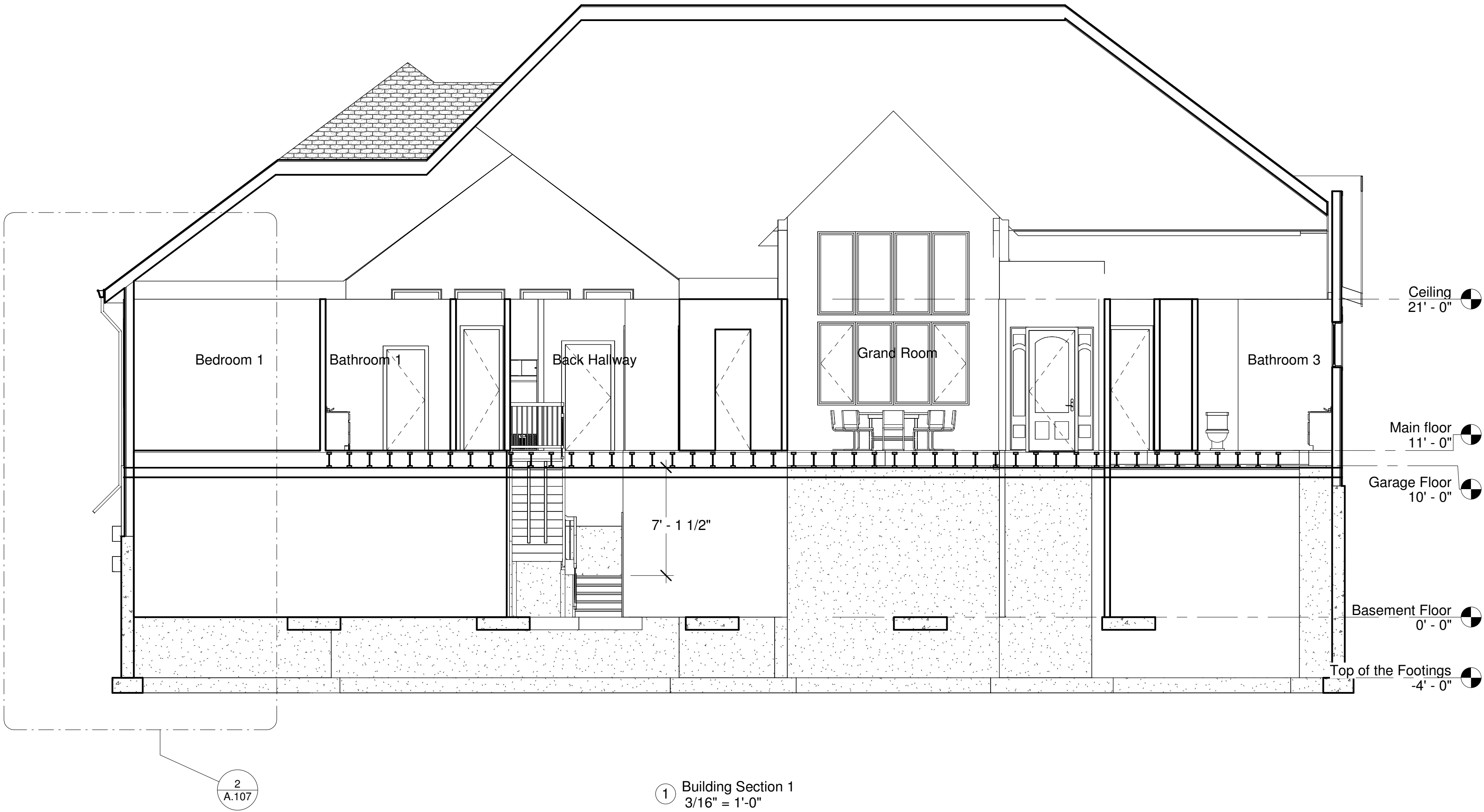
A.107

Scale:

BUILDING SECTIONS



2 Building Section 1 - Callout 1
3/8" = 1'-0"



1 Building Section 1
3/16" = 1'-0"

DO NOT SCALE DRAWINGS

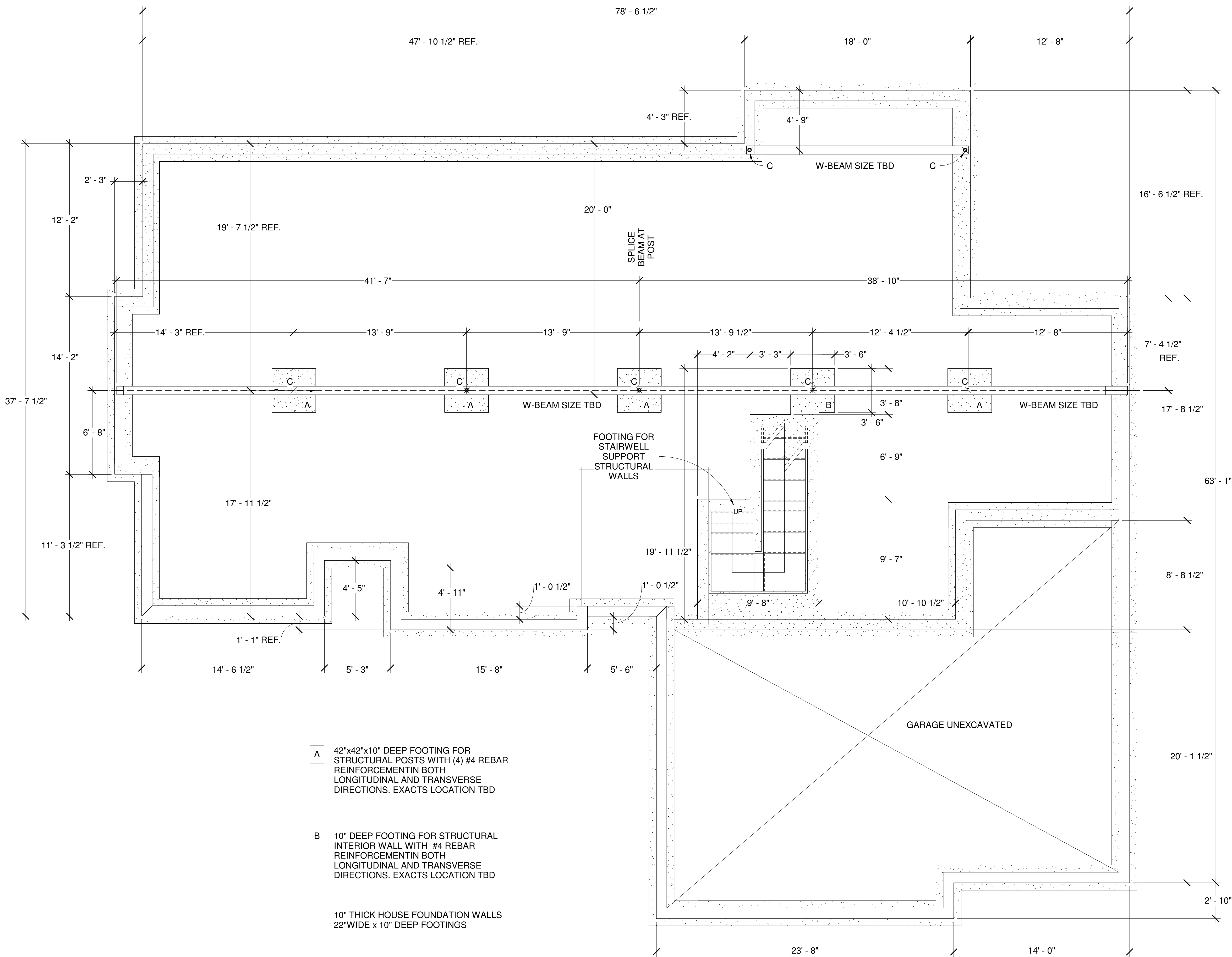
Project Location: 12645 N
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53092

Date 03-18-2024

Revision

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

Packet Pg. 39





UNFINISHED BASEMENT
2558 Sq. Ft TOTAL

Window Schedule-Basement						
Type Mark	Sill Height	Family and Type	Width	Height	Level	Count

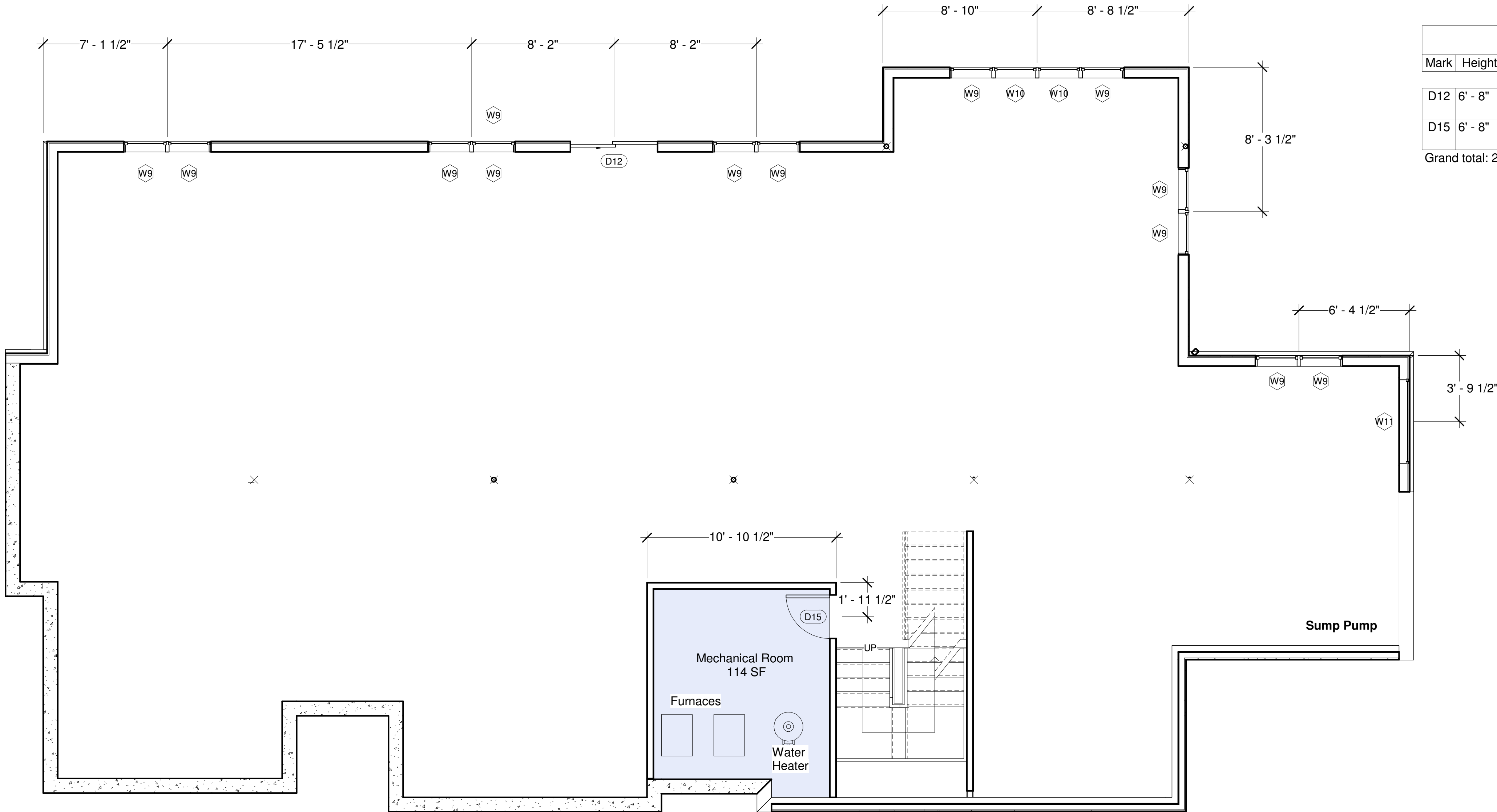
W9	3' - 0"	Casement window: 30"Wx60"H Black Exterior	2' - 6"	5' - 0"	Basement Floor	13
W10	3' - 0"	Fixed: 30"Wx60"H Black Exterior	2' - 6"	5' - 0"	Basement Floor	2
W11	6' - 8"	Fixed: 60"Wx16"H Black Exterior	5' - 0"	1' - 4"	Basement Floor	1

Grand total: 16

Door Schedule-Basement				
Mark	Height	Type	Level	Count

D12	6' - 8"	60"W x 80"H Sliding Patio Door Black Exterior	Basement Floor	1
D15	6' - 8"	30"W x 80"H Solid Core Interior Door 2	Basement Floor	1

Grand total: 2



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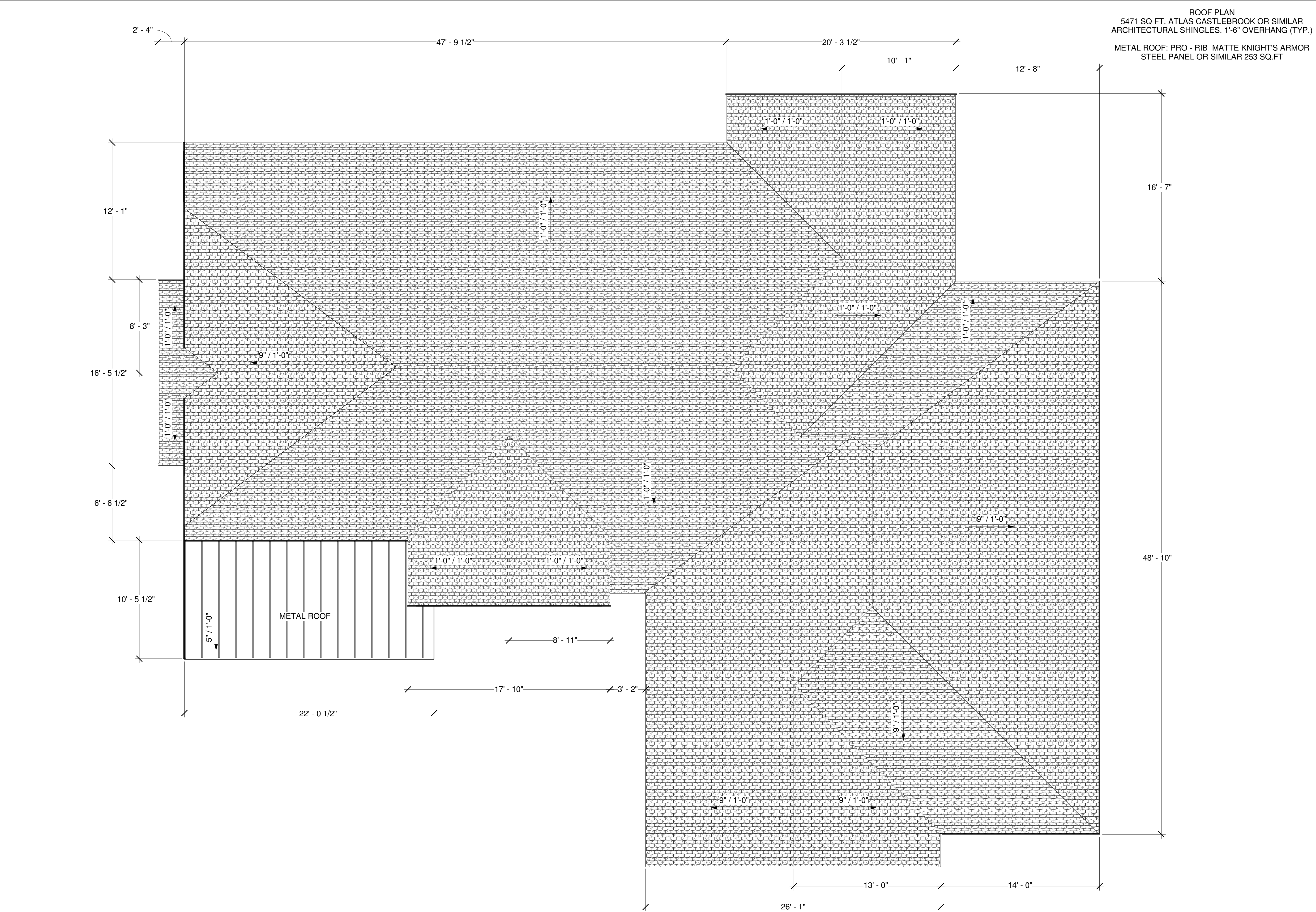
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A.1.09

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

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Revision

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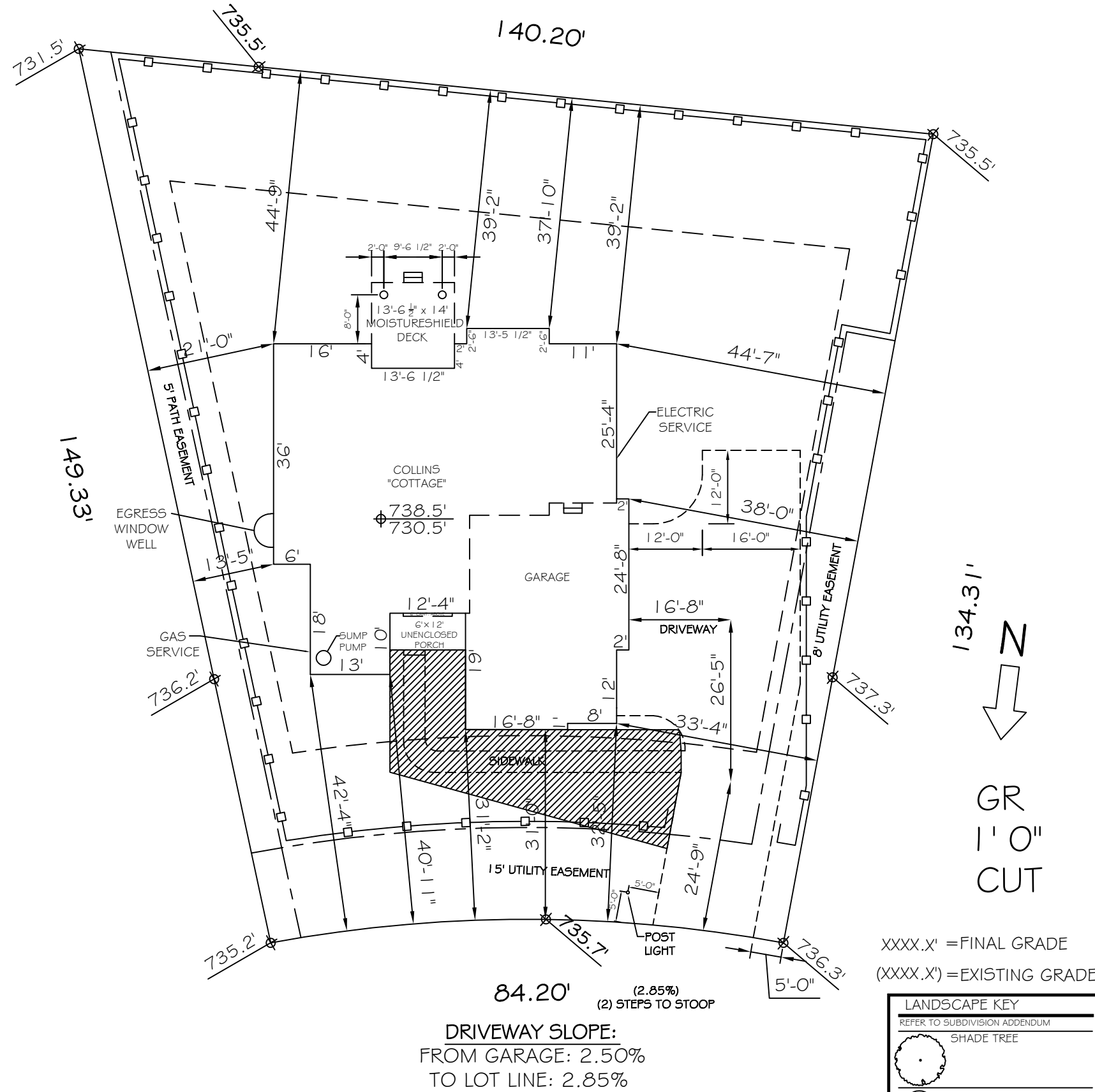
Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE: April 8, 2024
SUBJECT: Veridian Homes LLC, New Single-Family Residence at 8081 W. Preserve Parkway

Attachments:
Site Plan (PDF)
Plans (PDF)

PHASE 6
LOT 84
15,280 S.F.

-NO PORCH ENCROACHMENT
-ANGLED DRIVEWAY REQUIRED
FOR SIDE LOAD GARAGE



(FOR 8' FOUNDATION)
TOP OF FOUNDATION=738.50
TOP OF FOOTING=730.50
GARAGE FLOOR ELEV.=738.00
DRIVEWAY SLOPE=X.X%
YARD GRADE=X.X%
NOTE:

*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR
AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS
UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT
DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY

REFER TO SUBDIVISION ADDENDUM

- SHADE TREE
- ORNAMENTAL TREE
- CONIFER
- ROCK RETAINING WALL
- STRAW EROSION MATT.

KEY

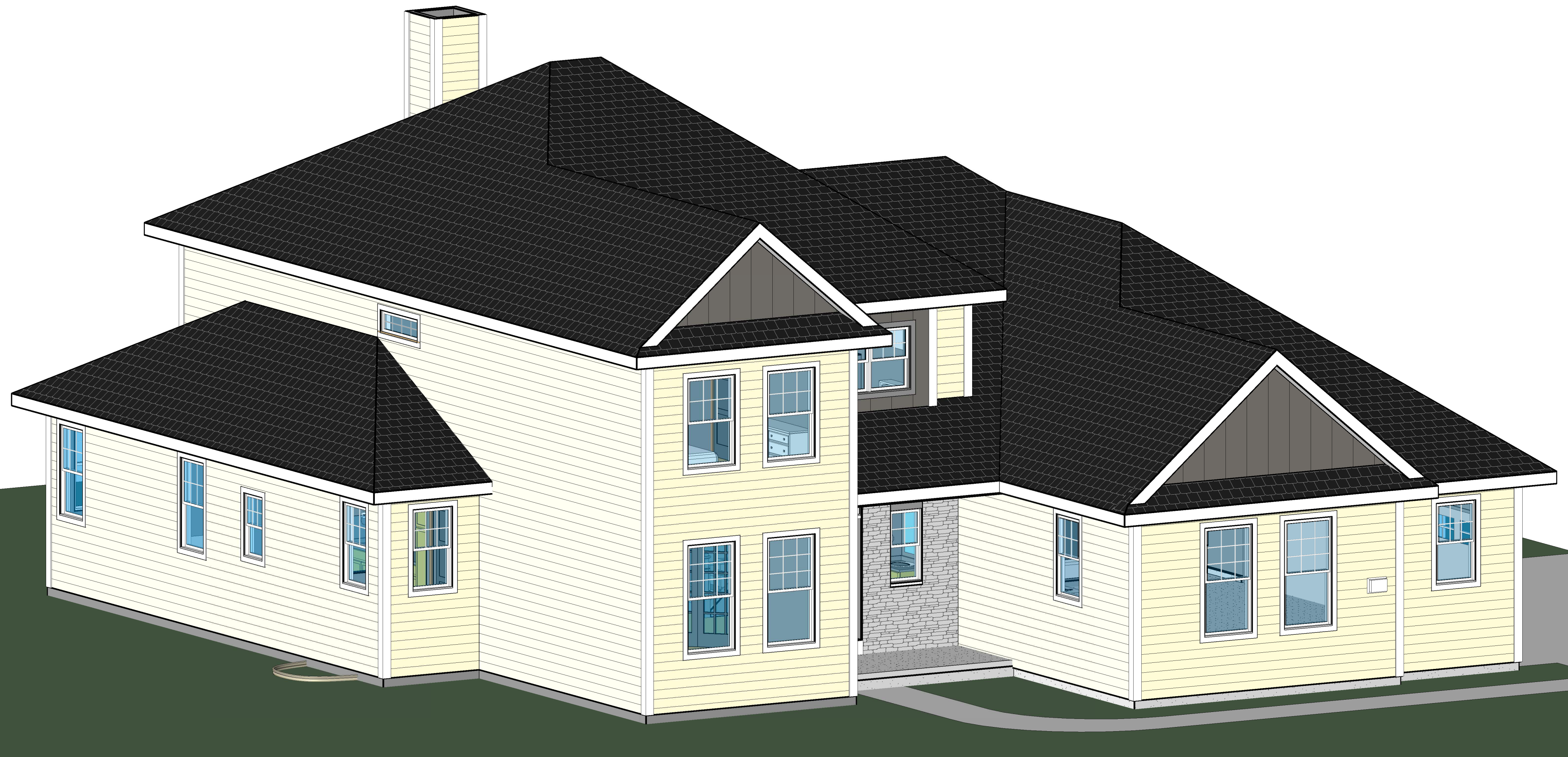
- STD. SETBACK LINE
- VARIANCE SETBACK
- EASEMENT SETBACK
- DRAINAGE ARROW
- RETAINING WALL ARROW
- EROSION CONTROL
- MAIN TRANSFORMER
- SM. TRANSFORMER

HOMESITE: 84	CUSTOMER: BRANDON AND DYRESHA WHITESIDE
NEIGHBORHOOD: ENCLAVE MEQUON PRESERVE	ADDRESS: 808 I W PRESERVE PARKWAY
MODEL: COLLINS COTTAGE	MEQUON, WI 53097
SITE AREA: 15,280 SQ. FT.	CUSTOMER APPROVAL:
IMPERVIOUS AREA: 4865 SQ. FT.	DATE: / /
SCALE: 1"=20'-0"	DATE: / /
DRAWN BY: CLC/PJS	VH APPROVAL:
DATE: 2/16/2024	SPF Mar 14 2024
	DATE: / /

ZONED: -
MINIMUM SETBACKS
FRONT: 30
REAR: 20
SIDE: 10
TOTAL SIDE: -
CORNER SIDE: -

**VERIDIAN
HOMES**

6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600



3D - Cottage 3 Car SE - ARB

Drawing List ARB	
Sheet Number	Sheet Name
ARB1	3D- Cottage 3 Car SE - ARB
ARB2	3D Rear - Cottage 3 Car SE - ARB
ARB3	Elevations- ARB
ARB4	Elevations Right Side - ARB
ARB5	Elevations Left Side - ARB
ARB6	Elevations Rear - ARB
ARB7	First Floor Plan - ARB
ARB8	Second Floor Plan - ARB
ARB9	Foundation Plan - ARB

Do Not Scale

Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Room dimensions, features & actual square footage vary by exterior style and options.

Model	Collins	Price	3/9	Draw
Model	Collins	Price	3/9	Draw

4/20/2018 3:20 PM Elevation: ARB

Date: 02/24/23 AM
 No. B

Print Date:
3/14/2024
9:43:23 AM

Drawing No.
ARB

**VERIDIAN
HOMES**

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Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

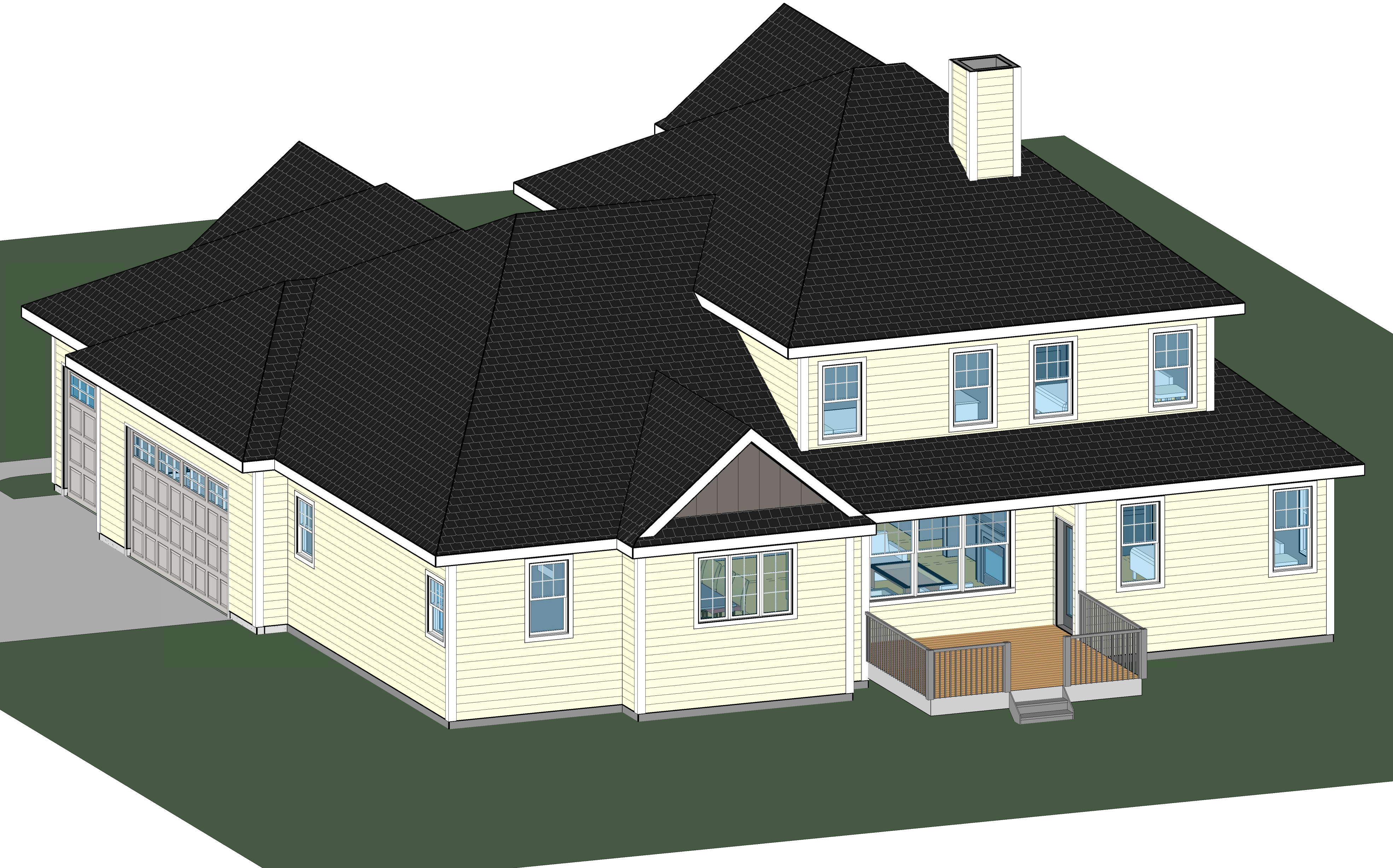
Custom Designed For: BRANDON AND DYRESHA WHITESIDE

HomeSite / Neighborhood: 84 Enclave at Mequon Preserve

8081 W Preserve Pa

SPF Mar 14 2024

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3D - Cottage 3 Car SE (Rear View) - ARB

Do Not Scale

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Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS

Elevation: ARB

Revised Base Plan:

Drawn By: CLPJS Date: 21/6/2024

Print Date:

3/14/2024 9:43:23 AM

Drawing No.:

ARB2



VERIDIAN
HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: BRANDON AND DYRESHA WHITESIDE
Homestead / Neighborhood: 64 Enclave at Mequon Preserve
Address: 8081 W Preserve Parkway
Mequon, WI 53097

Customer: **SPF Mar 14 2024**
Approval: ©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.

Attachment: Plans (9258 : Veridian Homes LLC)

Packet Pg. 45



Front Elevation - Cottage 3 Car SE - ARB
1/4" = 1'-0"

NOTE:
ALL WINDOWS (EXCLUDING WINDOWS IN MASONRY),
REAR DOORS AND GARAGE DOORS TO HAVE 1 X4 SMART TRIM
ALL CORNERS ON ALL ELEVATIONS TO BE 6" SMART TRIM

Do Not Scale

Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from those shown based on
modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS	Print Date:
Elevation: ARB	3/14/2024
Revised Base Plan:	9:43:24 AM
Drawn By: CLPJS	Date: 2/16/2024
Drawing No.: ARB3	

Custom Designed For: BRANDON AND DYRESHA WHITESIDE	
Homestead / Neighborhood:	84 Enclave at Mequon Preserve
Address:	8008 1 W Preserve Parkway Mequon, WI 53097
Customer:	SPF Mar 14 2024
Approval:	©Copyright 2008 Veridian Management Solutions LLC. Protected Under Architectural Works Copyright Protection Act of 1990.



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HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

NOTE:
ALL WINDOWS, FRONT DOOR, REAR DOORS
AND GARAGE DOORS TO HAVE 1 X4 SMART TRIM
ALL CORNERS ON ALL ELEVATIONS TO BE 6" SMART TRIM



Right Elevation - Cottage 3 Car SE - ARB
1/4" = 1'-0"

Do Not Scale

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Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS

Elevation: ARB

Revised Base Plan:

Drawn By: CLPJS Date: 21/6/2024

Print Date:

3/14/2024 9:43:24 AM

Drawing No.:

ARB4



VERIDIAN
HOMES

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Madison, WI 53713
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Fax 608.226.0600

Custom Designed For: BRANDON AND DYRESHA WHITESIDE
Homestead / Neighborhood: 64 Enclave at Mequon Preserve
Address: 8081 W Preserve Parkway
Mequon, WI 53097

Customer: **SPF Mar 14 2024**
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Attachment: Plans (9258) : Veridian Homes LLC)

Packet Pg. 47

NOTE:
ALL WINDOWS, FRONT DOOR, REAR DOORS
AND GARAGE DOORS TO HAVE 1X4 SMART TRIM
ALL CORNERS ON ALL ELEVATIONS TO BE 6" SMART TRIM



Left Elevation - Cottage 3 Car SE - ARB
1/4" = 1'-0"

Do Not Scale

Note: All dimensions are stud to stud
Actual floor plans & exterior styles may differ from these shown based on
modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS	Print Date: 3/14/2024 9:43:24 AM
Elevation: ARB	
Revised Base Plan:	
Drawn By: CLPJS	Date: 2/16/2024
Drawing No.: ARB5	

 VERIDIAN HOMES	Custom Designed For: BRANDON AND DYRESHA WHITESIDE
	Homestead / Neighborhood: 84 Enclave at Mequon Preserve
 VERIDIAN HOMES	Address: 8081 W Preserve Parkway Mequon, WI 53097
	Customer: SPF Mar 14 2024
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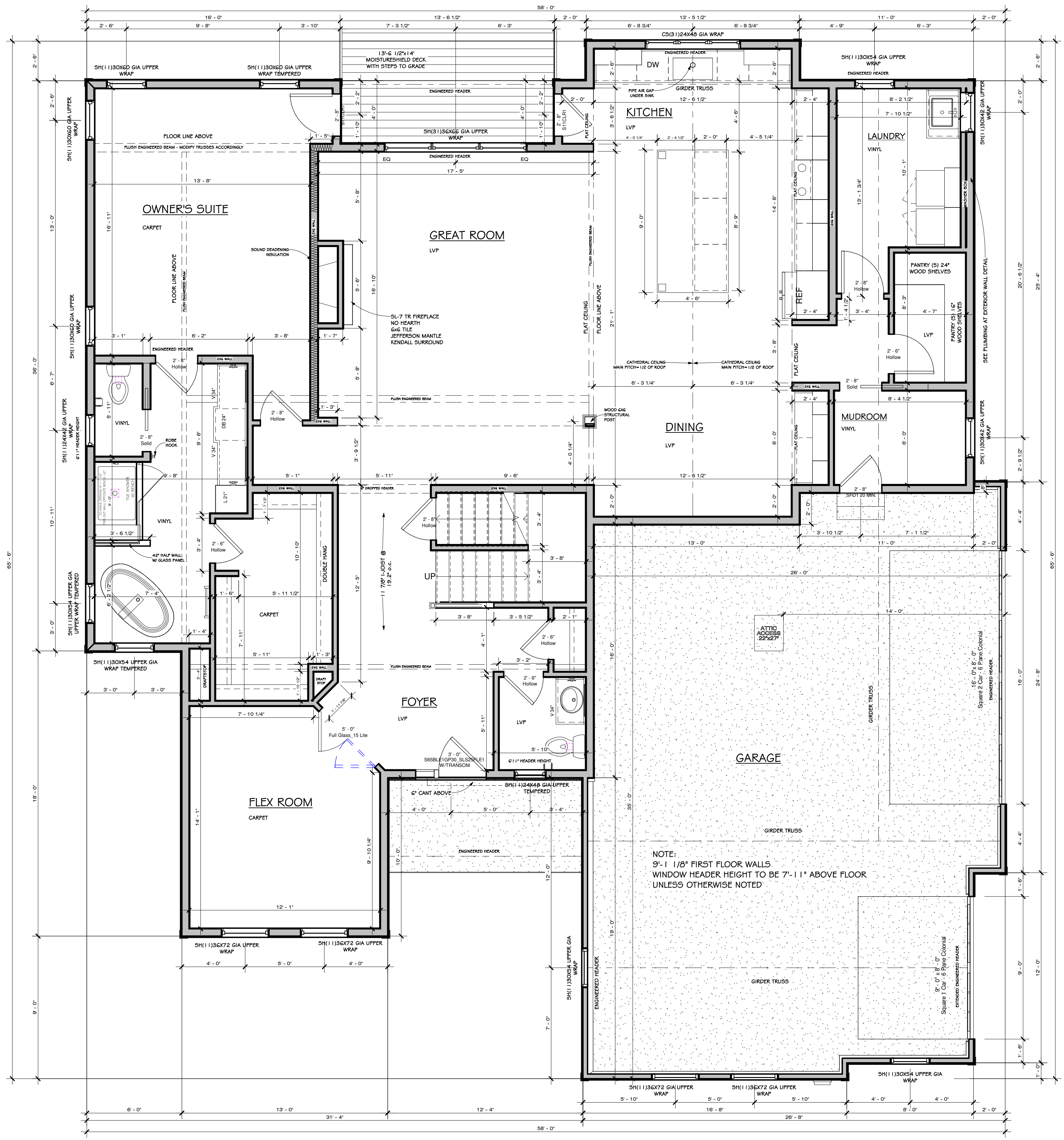
Drawing No.:
ARB6

 **VERIDIAN**
HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

First Floor - Cottage 3 Car SE - ARB
1/4" = 1'-0"

Area Schedule (Cottage 3 Car SE)	
Name	Area
First Floor	2119 SF
Second Floor	1174 SF
	3293 SF



Do Not Scale Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Print Date: 3/14/2024 9:43:25 AM	
Drawing No.: ARB7	
Model: COLLINS	Elevation: ARB
Revised Base Plan: Drawn By: CLOPJS Date: 2/16/2024	

**VERIDIAN
HOMES**

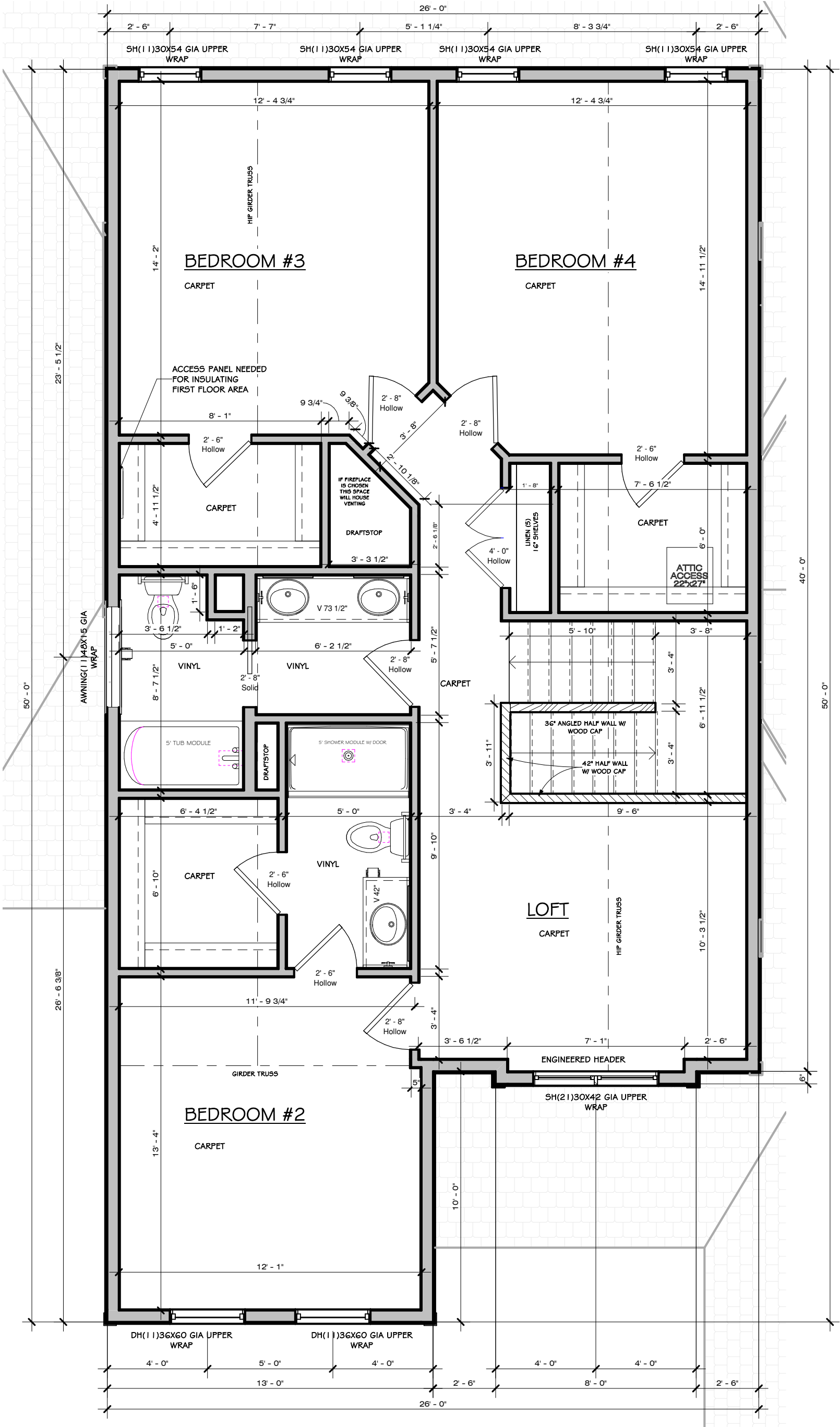
6801 South Towne Drive
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Custom Designed For: BRANDON AND DYRESHA WHITESIDE
Homestead / Neighborhood: 64 Enclave at Mequon Preserve
Address: 8081 W Preserve Parkway
Mequon, WI 53097

Second Floor - Cottage 3 Car SE- ARB
1/4" = 1'-0"

Area Schedule (Cottage 3 Car SE)	
Name	Area
First Floor	2119 SF
Second Floor	1174 SF
	3293 SF



Do Not Scale

Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS	Print Date: 3/14/2024 9:43:25 AM
Elevation: ARB	
Revised Base Plan:	
Drawn By: CLPJS	Date: 2/16/2024
Drawing No.: ARB8	

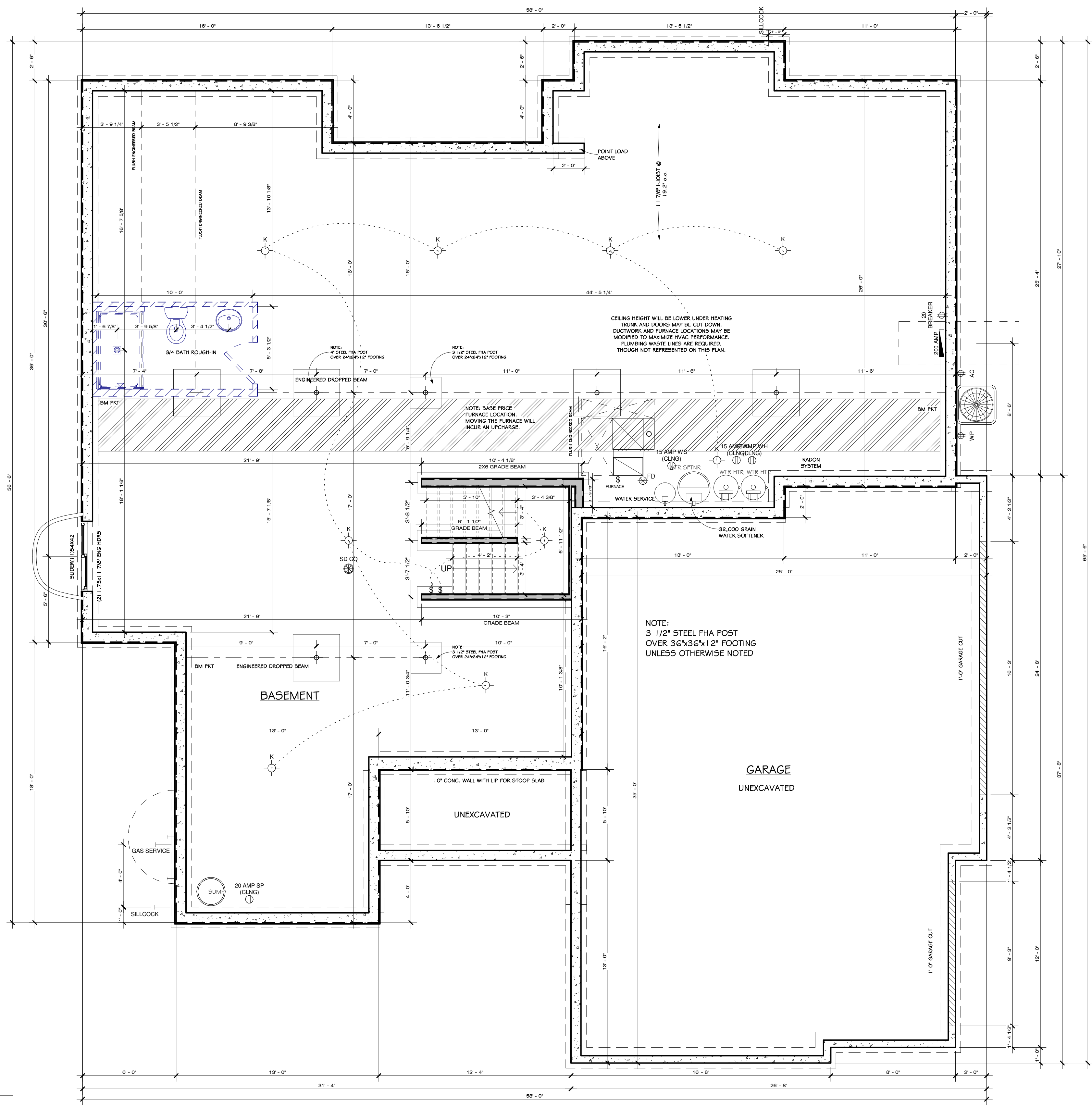


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Custom Designed For: BRANDON AND DYRESHA WHITESIDE
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Foundation Plan
1/4" = 1'-0"



Do Not Scale

Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Print Date:	3/14/2024
9:43:26 AM	
Drawing No.:	ARB9

**VERIDIAN
HOMES**

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Custom Designed For: BRANDON AND DYRESHA WHITESIDE
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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
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www.ci.mequon.wi.us

Office of Architectural Board

TO: Architectural Board
FROM: Karen Heil, Administrative Assistant
DATE:
SUBJECT: Announcements - New Architectural Board Guidelines

Attachments:
Arch Brd Guidelines 2024 (PDF)



11333 N. Cedarburg Road
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INSPECTION DIVISION

Signature: _____ Application # _____

CITY OF MEQUON, WISCONSIN ARCHITECTURAL BOARD GUIDELINES FOR RESIDENTIAL STRUCTURES

The goal of the City of Mequon and its Architectural Board is the protection and enhancement of the beauty, appeal and value of the City's housing. While aesthetics to some extent are a matter of personal preference, building exteriors are also part of the public realm and affect the overall ambience of the community. The Board has, out of its long experience in reviewing design proposals, identified a number of recurrent issues and themes for which it is felt that guidelines are appropriate. There are enduring principles and themes, which will help insure harmonious, balanced, compatible and neighborhood-enhancing residential development. In applying these guidelines, the Board exercises judgment and discretion in looking for excellence in design.

In an effort to assist the home designer/builder, the principles and standards by which the Architectural Board will review designs and plans are set forth below.

Scope

The Architectural Board shall be responsible for the review and final approval of the following:

- All new single and two-family residential structures.
- Additions to single and two-family structures.
- Exterior alterations to single and two-family structures.
- Detached structures more than 300 square feet

Alterations and additions that are deemed minor by the Director of Community Development, or their designee may be approved at a staff level.

Zoning Requirements

The Inspections Division will review plans for compliance with the dimensional and other technical requirements of the zoning and building codes. This includes critical dimensions of the proposed structure, i.e., building height, setbacks and offsets, lot coverage, and minimum square footage.

The several elevations of the residential structures shall be consistent with one another and compatible with existing homes in the neighborhood as well as the natural features of the lot and surroundings in order to avoid disharmony and the appearance of haphazard development. See City of Mequon Code of Ordinances Sec. 58-40(c)(1).

A proposed dwelling should not be so similar in design, materials, style or exterior appearance to existing neighboring homes where excessive monotony is created. See City of Mequon Code of Ordinances Sec. 58-40(c)(2).

The placement of a proposed residential structure on the lot should not impair the lot's natural beauty; it shall respect the physical attributes of the lot and of the neighborhood. One must attempt to eliminate or minimize loss of trees and vegetation, or alteration of natural topography. See City of Mequon Code of Ordinances Sec. 58-40(c)(4) and 58-641.

Submission Requirements

The following are required to be submitted to the City of Mequon Inspections Division prior to the design application being placed on the Architectural Board agenda:

1. Application form.
2. To scale and dimensioned drawings of the following:
 - a. For addition plans, the addition must be highlighted on the drawings to easily distinguish it from the existing structure.
 - b. All elevations must show accurate dimensions and a clear description of proposed materials.
 - c. Site plan, including driveway if applicable.
3. For additions, 3 sets of photographs of the existing structure which show the area of the home at which the addition is proposed.

Roof Geometry

Generally, all roof pitches on a principal dwelling should be the same.

All roof designs will be reviewed as they relate to the overall design of the home.

Size, Proportions, and Scale

Certain zoning code standards, relating to minimum square footage and maximum lot coverage, regulate the size of a proposed structure. However, it is conceivable that a proposed structure will conform to the technical dimensional provisions of the Zoning Code, and yet be objectionable from an aesthetic standpoint. The Architectural Board will evaluate the proposed residential structure's size, proportions, placement and orientation in relation to:

1. Neighboring structure's height, mass, scale and placement.
2. On-site structure's height, mass, scale and placement.
3. The lot, including its size, shape, sight lines, topography, specimen trees, grade and other natural features.
4. Equally important are the proportions and scale of the proposed structure.

Consistency of Elevations

All sides of the structure should exhibit design continuity. Where brick, stone or stucco is used together with cedar on the front elevation, and the brick, stone or stucco is the predominant material, roughly the same proportion of veneer and cedar should be designed into the other elevations affecting an architecturally correct balance. Additions and alterations to existing structures may deviate from this requirement based on the ability to match existing materials.

A design which incorporates an accent material such as stone, brick or stucco on the front elevation only, may be permitted if it is used sparingly and only to establish a focal point of interest to the design of the structure.

Houses which feature shutters or divided light windows as design elements should have them on all four elevations. When a specific style or design of window or trim is presented on one elevation, it should be repeated on all elevations, including the garage. This requirement shall not apply to sliding patio doors and picture windows.

The fact that there are no adjacent neighbors or that the property is or will be bordered by trees or berm does not diminish the need for continuity on all elevations of the structure, but it may be a rationale to limit the proportion of materials on the aforementioned elevation.

Painted flues, vents, gutters, downspouts, flashing and the like are encouraged to match the color of the architectural component from which they project.

Building Façade

It is important that exterior details such as shutters, corner boards, quoins, cupolas, wing walls, cornice returns, gable vents, fanlights, wide trim boards, lintels, sills, cornices, etc., be designed into the plans together with the other design features.

The design should incorporate the use of strong vertical and/or horizontal reveals, offsets, and three-dimensional detail between surface planes to create shadow lines and break up flat surface areas. If large blank surfaces are proposed, they should serve some compelling design purpose, and the design should incorporate mitigating features to enrich the appearance of the structure and provide a sense of scale at ground level that is inviting to the observer.

Enhancements such as masonry treatments must not terminate at an outside corner. Window and other trim treatments should be consistent to the greatest extent possible on all elevations. Consideration shall be given to the interior floor plan when complying with this requirement. Compatible framing, sills, lintels and keystones should be employed. Alterations to existing dwellings may be exempt from this requirement in order to match the existing design.

The size and location of windows and doors should be balanced and consistent on each elevation, and this should be borne in mind when placing windows in rooms. Consideration shall be given to the interior floor plan when complying with this requirement.

Materials

All natural building materials are strongly encouraged. Synthetic siding/trim materials will be considered based upon quality and appearance.

Acceptable roofing materials include:

- Cedar shake
- Slate
- Fiberglass shingles
- Concrete shingles
- Tile
- Dimensional asphalt shingles
- Architectural metal roofs

Masonry chimneys will generally be required. Cedar chimneys may be considered integral to the design of the structure, and compatible with surrounding homes.

Detached Storage Structures

In General

1. Be subordinate in size, scale and bulk to the principal residence.
2. Complement the architectural character of the principal residence.
3. Be compatible with the neighborhood character.

Orientation

Detached structures with an 8-foot-wide door or less may front the street. Large overheard doors shall face an interior driveway unless it is located completely to the rear of the dwelling.

Where the garage faces an internal driveway, the garage shall incorporate window(s) on the street front façade for walls greater than 10 feet in length unless it is screened from public view by natural vegetation. The window size and design must be compatible with the windows on habitable portions of the residence.

Materials and Design

Detached structures shall be designed to be consistent with the principal dwelling. The consistency of design includes the use of similar roofing materials and pitch, windows, exterior cladding, trim, and color(s).

Exceptions:

1. Materials including brick, stone, slate are not required on detached buildings and may be substituted with other approved materials.
2. Detached structures are not required to have a roof pitch greater than 8/12 regardless of the pitch on the primary dwelling.
3. Roof forms shall be similar to the form of the primary dwelling unless the detached structure is less than 150 square feet.
4. Roof eaves are not required to exceed 1 foot regardless of the eave width on the primary dwelling.