City of Mequon

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, July 12, 2021
6:00 PM
Via Teleconference – GoToMeeting
Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone. Please go to: https://global.gotomeeting.com/join/810245717 or join the meeting online or call into the meeting by dialing 1-877-309-2073 or access code: **810-245-717**

WRITTEN PUBLIC COMMENTS may be made in writing in advance of the meeting. Written comments should be directed to the Inspection Department at least 2 hours prior to the meeting by email at kheil@ci.mequon.wi.us addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to Architectural Board Liaison, Karen Heil at kheil@ci.mequon.wi.us or by leaving a message at 262-236-2924 no later than 2 hours prior to the meeting.

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.

AFTER ARCHITECTURAL BOARD APPROVAL, PLEASE CALL THE BUILDING INSPECTION OFFICE (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) LOG IN AT 6:00 PM AT THE START OF THE MEETING TO ENSURE THAT YOU ARE AVAILABLE WHEN YOUR ITEM IS DISCUSSED.

1) Call to Order, Roll Call

2) Approval of Meeting Minutes
Action requested: review and approve

   a. June 14th Architectural Board Minutes

3) Architectural Board Applications

1. Tam Ngo
   12940 N. Birch Creek Road
   Subdivision: The Highlands
   District 1 – 6:00 p.m.

   New Single-Family Residence

   Contractor: Kings Way Homes
   Architect: Vaclav Homolka

2. Wendy Boom
   11222 N. Country View Drive
   Subdivision: Country View Estates
   District 2 – 6:05 p.m.

   Family Room Addition

   Contractor: Neumann Builders
   Architect: Neumann Builders

3. Mark & Carolyn Smith
   7250 W. Highland Ridge Drive
   Subdivision: Highland Ridge
   District 3 – 6:15 p.m.

   Detached Garage

   Contractor: Sazama Design Build
   Architect: Sazama Design Build

4. Jerred & Jessica Weiss
   11358 N. Glenwood Drive
   Subdivision: Solar Heights
   District 3 – 6:25 p.m.

   Master Bedroom Suite & Sunroom Addition

   Contractor: Carmel Builders
   Architect: Carmel Builders

5. Daniel Domagala
   326 W. Seacroft Court
   Subdivision: Bromborough
   District 8 – 6:35 p.m.

   Exterior Renovations

   Contractor: Owner
   Architect: Owner

6. Julie Flessas
   10060 N. Range Line Road
   Subdivision: N/A
   District 7 – 6:45 p.m.

   Two-Story Addition

   Contractor: B&E General Contractors
   Architect: Cole Hielmberg

7. Jay & Stephanie Radtke
   10252 N. Range Line Road
   Subdivision: N/A
   District 7 – 6:55 p.m.

Resubmittal for Shed

Contractor: Tough Shed
Architect: Port City Studio LTD

4) 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.

City of Mequon

11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2924
Fax (262) 242-9655

www.ci.mequon.wi.us

INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, June 14, 2021
6:00 PM
Via Teleconference GoToMeeting

Minutes

1. **Call to Order, Roll Call**

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, Jenna Daniele, John Mikkelson, Jo Steinberg

Aldermanic District Members: Dawn Sederholm, Anthony LaGalbo, Nathaniel Stein

Building Inspector: Mike Hadley

2. **Meeting Minutes**

Minutes from the May 10, 2021, meeting were approved by Vice-Chair, Paul Apfelbach and seconded by At-Large Member, John Mikkelson.

3. **Application Submittals:**

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 8 6:00 pm	**Addition:** **Kitchen & Mudroom**	J.Scott & Barbara Allen 10922 N. Lake Shore Drive Subd: N/A	Cont: Owner Arch: The Garrett Studio

Moved to Approve: LaGalbo
Seconded by: Stein
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

Attachment: 6.14 (6413 : June 14th Architectural Board Minutes)

2)	Dist. 8 6:10 pm	**Addition:** **Second Story Master Suite & Remodel**	Phil & Karin Censky 225 W. Thornapple Lane Subd: Thornapple Farms	Cont: Amethyst Contracting Arch: Amethyst Contracting

Moved to Approve: LaGalbo
Seconded by: Stein
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the addition of shutters to windows on addition.

3)	Dist. 1 6:20 pm	**New Single-Family Residence**	Tim & Jessica Rautmann 12938 Highgate Court Subd: Highgate Court	Cont: Mikkelson Builders Arch: John Mikkelson

Moved to Approve: Apfelbach
Seconded by: Sederholm
Recused: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted.

4)	Dist. 1 6:25 pm	**New Single-Family Residence**	Gino & So Chong Pak 12875 N. Highgate Court Subd: Highgate Court	Cont: Mikkelson Builders Arch: John Mikkelson

Moved to Approve: Reed
Seconded by: Apfelbach
Recused: Mikkelson
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the following condition:
1. Add a brick beltline on rear elevation which would run from the dinette and kitchen bump-out's and then die on the inside corner.

Attachment: 6.14 (6413 : June 14th Architectural Board Minutes)

5)	Dist. 3 6:30 pm	**Detached Garage**	Tim Bigonia 8504 W. Holly Road Subd: Solar Heights	Cont: JD Griffiths Company Arch: JD Griffiths Company

Moved to Approve: Reed
Seconded by: Apfelbach
Approved: Yes
Vote: Unanimously

Conditions: Plans approved as submitted with the following conditions:
1. Addition of same size windows on all elevations.
2. Addition of shutters to all windows.

6)	Dist. 4 6:40 pm	**New Single-Family Residence**	Veridian Homes 10595 N. Coneflower Drive Subd: The Enclave (South)	Cont: Veridian Homes Arch: Veridian Homes

Moved to Approve: Reed
Seconded by: Sederholm
Approved: Yes
Vote: Unanimously

Conditions: Plans approved with the following condition:
1. Addition of two windows on rear elevation garage. The windows should match the style and size of the upper bathroom window on rear elevation.

7)	Dist. 4 6:45 pm	**Addition: Sunroom**	Judy Wilder 8540 W. Highlander Drive Subd: Highlander Estates	Cont: Great Day Improvements Arch: James Clancy

Moved to Table: Reed
Seconded by: Mikkelson
Tabled: Yes
Vote: Unanimously

Conditions: Plans were tabled for re-draw to show constancy with the roof pitch, slope and materials to match existing house.

4. Action

Vice-Chair, Paul Apfelbach made a motion to adjourn.
District Four Representative, Dawn Sederholm seconded the motion.
A vote was taken, vote passed unanimously.

Meeting adjourned at 6:42 p.m.

Attachment: 6.14 (6413 : June 14th Architectural Board Minutes)

Statement of Intent

6/18/2021

Tony and Tam Ngo contracted with Kings Way Homes to build their dream home in February of 2020. In November of 2020 a few days prior to digging Tony Ngo was killed in an automobile accident. The project was put on hold indefinitely. At that time, we had already obtained the Architectural Board approval, the building permit, had stripped the topsoil, installed the culverts, and installed the septic system. When Tam Ngo put the project on hold we contacted the city and the permit fee was refunded.

Tam Ngo has decided to resume the building in the name of her late husband and wishes to proceed as soon as possible.

We anticipate construction to commence shortly after issuance of the building permit and is estimated to be completed in approximately 13 – 15 months from commencement.

Attachment: Statement of Intent & HOA Approval (6414 : Tam Ngo)

The
Highlands

Highland HOA of Mequon, Inc.
12910 Birch Creek Road
Mequon, WI 53097
262-391-4540
baxtman1992@gmail.com

August 5, 2020

Deb Olson
Kings Way Homes, LLC

700 Pilgrim Parkway, Elm Grove, WI 53122

Dear Deb,

Thank you for submitting the plans for the proposed home on Lot#8 of The Highlands in Mequon. The architectural review committee for our association has reviewed the plans, and has weighed the proposal against our covenants and restrictions as outlined in our bylaws and policy manual.

Your plans are approved by our association, with the ongoing assumption and assertion that actual construction meets our directives for exterior material, roof material, elevation and square footage, set-back restrictions, and the pending landscaping plan.

Architectural Committee Members: Dr. Alex Zacharias, Dr. Robert Taylor, Brian Axtman.

Respectfully submitted,

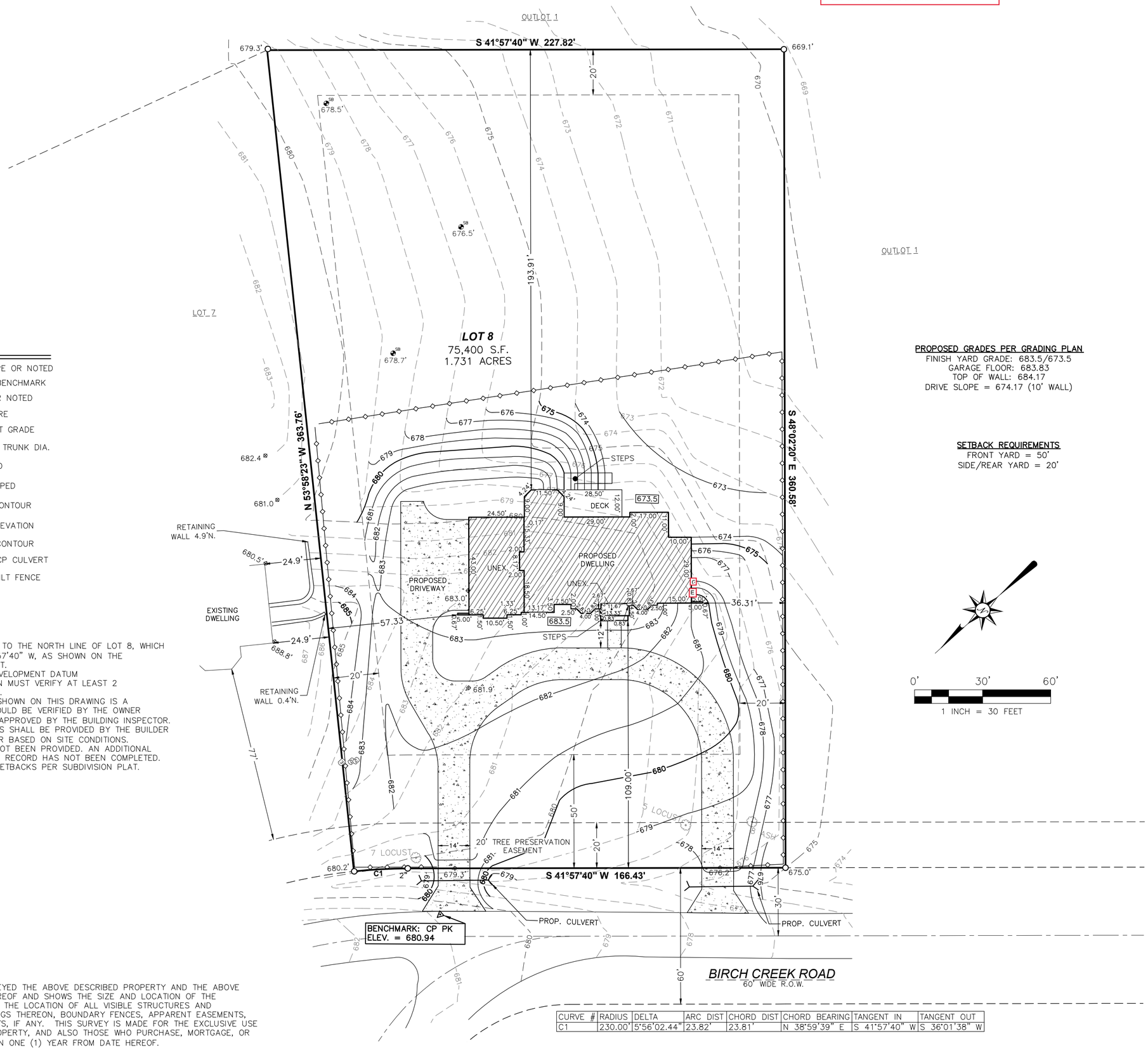
Brian M. Axtman
President

Attachment: Statement of Intent & HOA Approval (6414 : Tam Ngo)

PLAT OF SURVEY

LOT 8 OF THE HIGHLANDS SUBDIVISION, BEING PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

NGO NGO5609
12940 BIRCH CREEK ROAD
PERMIT # B33733-S



0' 30' 60'
1 INCH = 30 FEET

LEGEND

○	FOUND 1" IRON PIPE OR NOTED
△	CONTROL POINT BENCHMARK
■	10' OFFSET OR NOTED
SB	SOIL BORE
800.0	EXISTING SPOT GRADE
	DECID. TREE WITH TRUNK DIA.
TV	TV PED
E	ELECTRIC PED
800.0	PROPOSED CONTOUR
800.0	PROPOSED ELEVATION
800.0	EXISTING CONTOUR
	PROPOSED CMCP CULVERT
	PROPOSED SILT FENCE

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 683.5/673.5
GARAGE FLOOR: 683.83
TOP OF WALL: 684.17
DRIVE SLOPE = 674.17 (10' WALL)

SETBACK REQUIREMENTS
FRONT YARD = 50'
SIDE/REAR YARD = 20'

NOTES:
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 8, WHICH WAS TAKEN TO BEAR S 41°57'40" W, AS SHOWN ON THE HIGHLANDS SUBDIVISION PLAT.
- VERTICAL DATUM IS PER DEVELOPMENT DATUM
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE 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.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	230.00'	5°56'02.44"	23.82'	23.81'	N 38°59'39" E	S 41°57'40" W	S 36°01'38" W

LandTech
SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV.	
REV.	11/17/2020 NEIGHBOR HOUSE GRADES
REV.	11/17/2020 MOVED DRIVEWAY
REV.	

LOCATION: 12940 N. BIRCH CREEK ROAD, MEQUON, WI
DRAWN BY: LJS
CHECKED BY: MTO

CLIENT: KINGS WAY HOMES
PROJECT: NGO
LAYOUT: PLAT OF SURVEY
DRAWING: 20064_SURVEY.DWG

DATE: 11/12/2020
JOB NO.: 20064
SHEET: 1 OF 1

Attachment: Survey (6414 : Tam Ngo)

3.1.c

Attachment: Plans (6414 : Tam Ngo)

Packet Pg. 10

CUSTOMER INFORMATION

Customer Name: TONY & TAM NGO
Job Number: NGO5609

JOB SITE INFORMATION

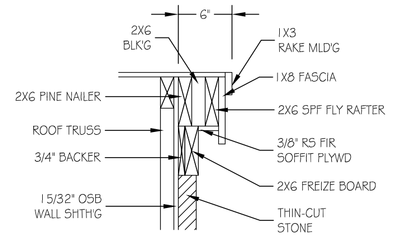
Lot Number: 8
Subdivision: THE HIGHLANDS
Municipality: CITY OF MEQUON
County: OZAUKEE

CUSTOMER SIGNATURE & DATE

CONSTRUCTION SUPERINTENDENT & DATE

SHEET INDEX

1. FRONT ELEVATION
2. FIRST FLOOR PLAN
3. SECOND FLOOR PLAN
4. BASEMENT PLAN
5. FINISHED LOWER LEVEL PLAN
6. RIGHT SIDE ELEVATION
7. LEFT SIDE ELEVATION
8. REAR ELEVATION
9. SECTION & DETAILS
10. FIRST FLOOR ELECTRICAL PLAN
11. SECOND FLOOR ELECTRICAL PLAN
12. SHEAR WALL BRACING PLAN



RAKE DETAIL

SCALE: 1"=1'-0"



FRONT ELEVATION

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

NOT FOR DUPLICATION
PROPERTY OF
Kings Way
Homes, LLC

THIS HOME IS BUILT TO THE STANDARDS OF THE FOCUS ON ENERGY PROGRAM

focus on energy®
The power is within you.

MARVIN ESSENTIAL ULTREX WINDOWS & PATIO DOORS

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	3097 S.F.
SECOND FLOOR LIVING AREA:	1522 S.F.
FINISHED LOWER LEVEL LIVING AREA:	2413 S.F.
	7032 S.F.
TOTAL LIVING AREA:	
NON-LIVING AREAS:	
FRONT PORCH AREA:	71 S.F.
GARAGE AREA:	1052 S.F.
UNFINISHED BASEMENT AREA:	445 S.F.
2ND FLOOR DECK AREA:	62 S.F.
REAR DECK AREA:	317 S.F.

PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

MODEL: CUSTOM HOME

RESIDENCE FOR: TONY & TAM NGO

DATE REVISED: 03/22/20 07/30/20 04/07/20 10/13/20 04/23/20 10/30/20 05/15/20 07/24/20

SHEET NO. # 1

CLIENT NGO5609

CLIENT NG05609

(2)

FIRST FLOOR PLAN

3097 S.F.

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

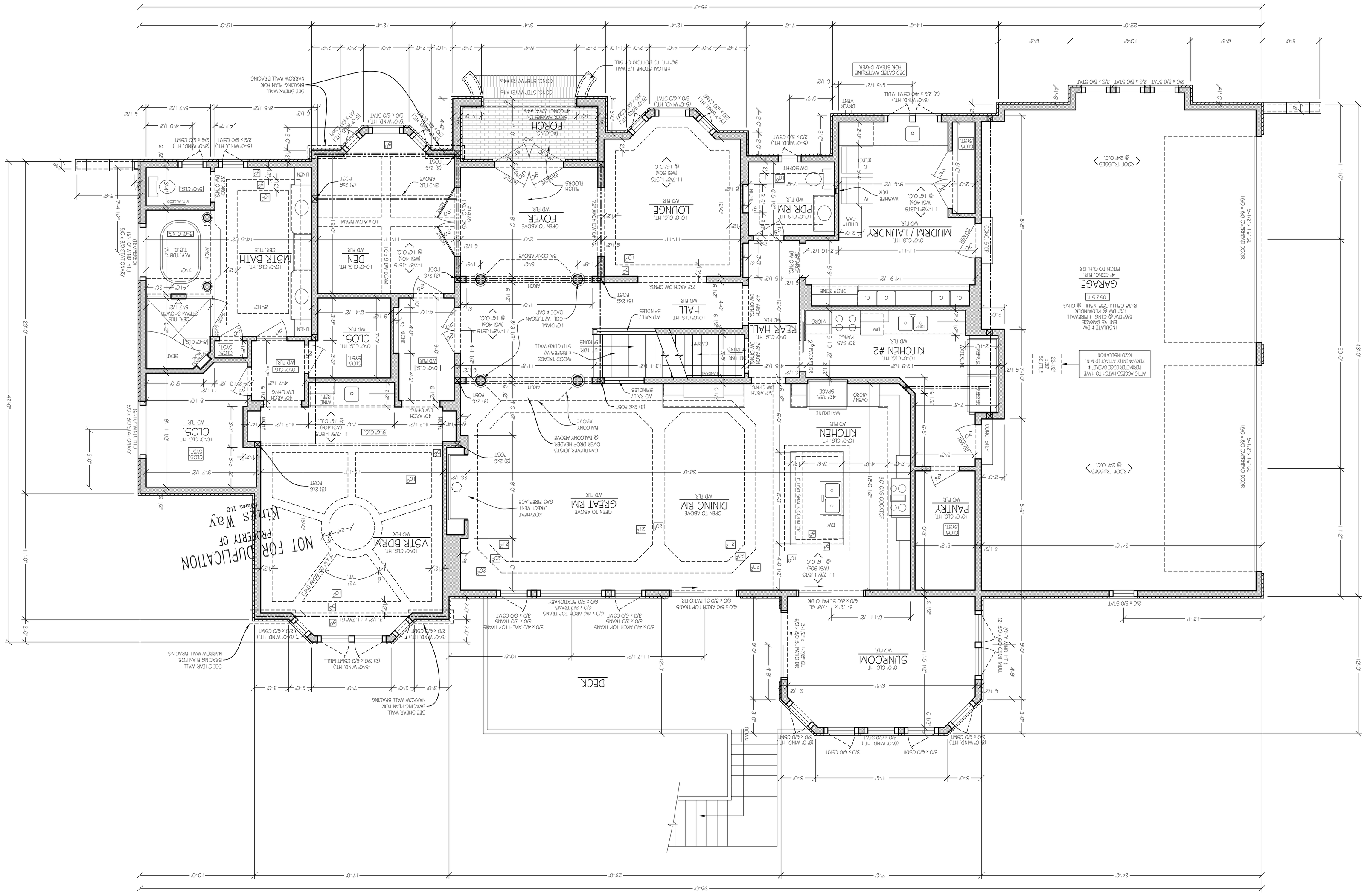
NOTE:
- 9'-0" HT. DOORS THROUGHOUT FIRST FLOOR
- VESTIBULE/ENTRY DOOR FROM HALL TO KITCHEN #2
- ALL APPLIANCES ARE BY OWNER.

NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 5.2.F.; NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.F.F. SHOULDER STUD W/ (2) 2x6 S.F.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.
2x6 GARAGE EXTERIOR WALL FRAMING @ 16" O.C.
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.


98'-0"
15'-0"
12'-4"
13'-4"
12'-4"
7'-6"
14'-6"
23'-0"
5'-0"
6'-3"
10'-6"
6'-3"
2'-6"
2'-0"
4'-0"
2'-0"
1'-10"
2'-6"
2'-6"
8'-4"
2'-6"
1'-10"
2'-0"
4'-0"
2'-0"
2'-6"
42'-0"
29'-0"
11'-0"
5'-0"
9'-11 1/2"
2'-0"
2'-0"
10'-0"
17'-0"
29'-0"
17'-6"
24'-6"
98'-0"
43'-0"
20'-0"
11'-0"
12'-0"
11'-7"
5'-11 1/2"
18'-8"
5'-6"
2'-0"
2'-0"
12'-1"
24'-6"
10'-0" CLG. HT.
WD FLR
M/STR BATH
CER. TILE
M/STR BDRM
DEN
CLOS.
CLOS SYST.
LINEN
HALL
SHNGLDS
REAR HALL
KITCHEN #2
KITCHEN
PANTRY
MUDRM / LAUNDRY
PWDR RM
LOUNGE
FOYER
FORCH
GREAT RM
DINING RM
SUNROOM
DECK
GARAGE
1052 S.F.
OPEN TO ABOVE
FOYER
LOUNGE
HALL
DINING RM
GREAT RM
FORCH
DECK
SUNROOM
KITCHEN
KITCHEN #2
REAR HALL
MUDRM / LAUNDRY
PWDR RM
PANTRY
M/STR BDRM
M/STR BATH
DEN
CLOS.
GARAGE
2ND FLR ABOVE
(3) 2x6 POST
(3) 2x6 FOST
72" ARCH DW OPNG.
42" ARCH DW OPNG.
40" ARCH DW OPNG.
36" ARCH DW OPNG.
32" ARCH DW OPNG.
30" ARCH DW OPNG.
(6'-0" WIND. HT.) 3'0 x 6'0 CSMT
(6'-0" WIND. HT.) 3'0 x 6'0 STAT
(6'-0" WIND. HT.) 3'0 x 6'0 CSMT
(6'-0" WIND. HT.) 2'0 x 6'0 CSMT
(2) 3'0 x 6'0 CSMT MULL
3'0 x 6'0 CSMT
3'0 x 6'0 TRANS
3'0 x 4'0 ARCH TOP TRANS
6'0 x 4'6 ARCH TOP TRANS
6'0 x 5'0 ARCH TOP TRANS
6'0 x 6'0 SL PATIO DR
6'0 x 6'0 5/T ANGLE PATIO DR
(2) 3'0 x 6'0 SL PATIO DR
(2) 3'0 x 6'0 CSMT MULL
2'6 x 5'0 STAT
2'6 x 5'0 STAT
2'6 x 5'0 STAT
2'6 x 5'0 STAT
2'6 x 6'0 CSMT
(6'-0" WIND. HT.)
(2) 2'6 x 4'0 CSMT MULL
2'0 x 5'0 CSMT
3'0 x 3'0 CSMT
3'0 x 4'0 CSMT
3'0 x 5'0 CSMT
3'0 x 6'0 CSMT
3'0 x 6'0 STAT
3'0 x 6'0 TRANS
3'0 x 2'0 TRANS
6'0 x 2'0 TRANS
6'0 x 6'0 STATIONARY
(2) 3'0 x 6'0 CSMT MULL
(2) 3'0 x 6'0 STAT MULL
(2) 3'0 x 6'0 SL PATIO DR
(2) 3'0 x 6'0 5/T ANGLE PATIO DR
(6'-0" WIND. HT.) 3'0 x 6'0 CSMT
(6'-0" WIND. HT.) 3'0 x 6'0 STAT
(6'-0" WIND. HT.) 3'0 x 6'0 CSMT
(6'-0" WIND. HT.) 2'0 x 6'0 CSMT
(2) 3'0 x 6'0 CSMT MULL
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(2) 3'0 x 6'0 CSMT MULL
(2) 3'0 x 6'0 STAT MULL
(2) 3'0 x 6'0 SL PATIO DR
(2) 3'0 x 6'0 5/T ANGLE PATIO DR
(6'-0" WIND. HT.)
(2) 2'6 x 4'0 CSMT MULL
2'0 x 5'0 CSMT
(6'-0" WIND. HT.) 3'0 x 5'0 STAT
(6'-0" WIND. HT.) 2'0 x 6'0 CSMT
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CLIENT NG05609

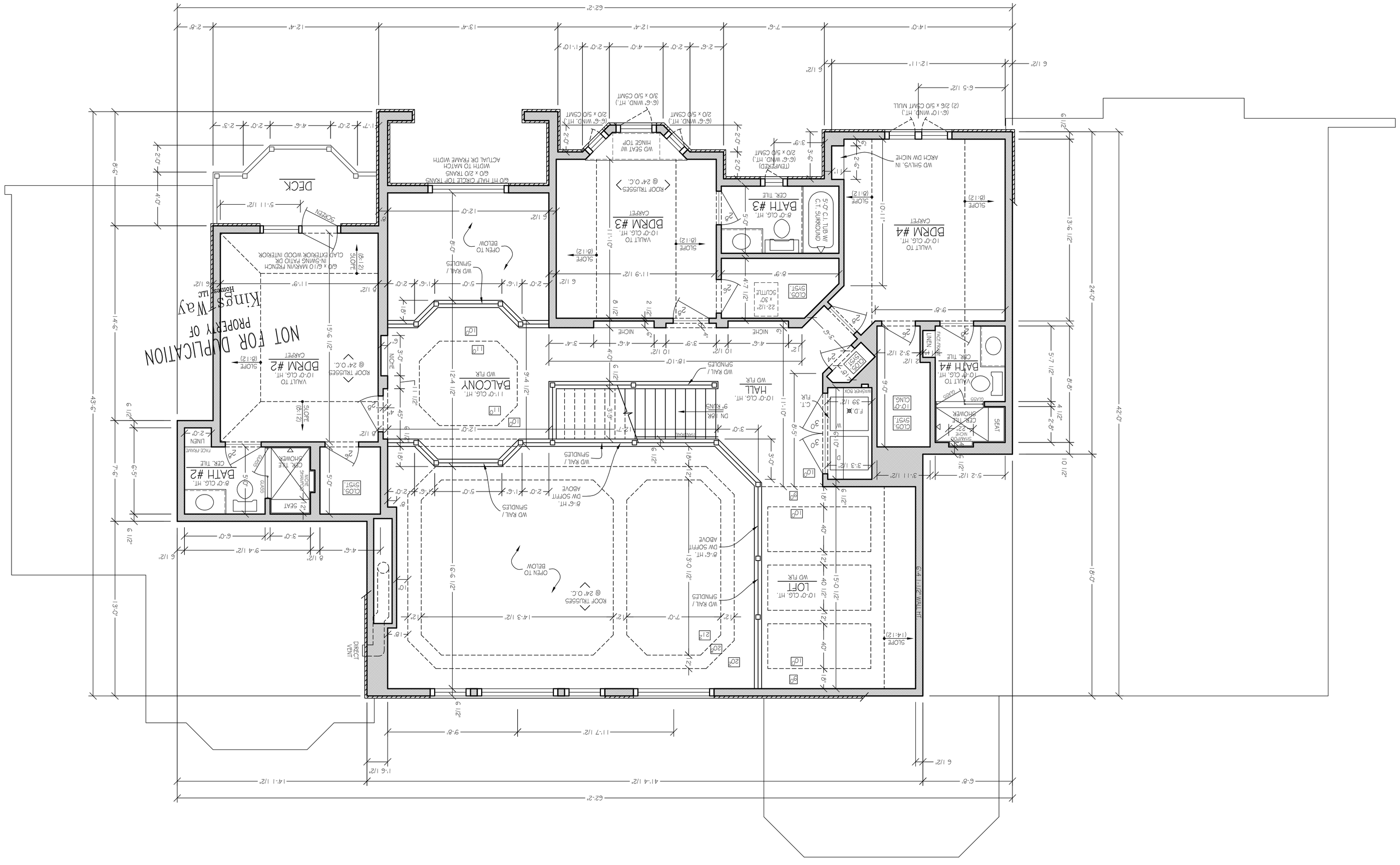
3

SECOND FLOOR PLAN

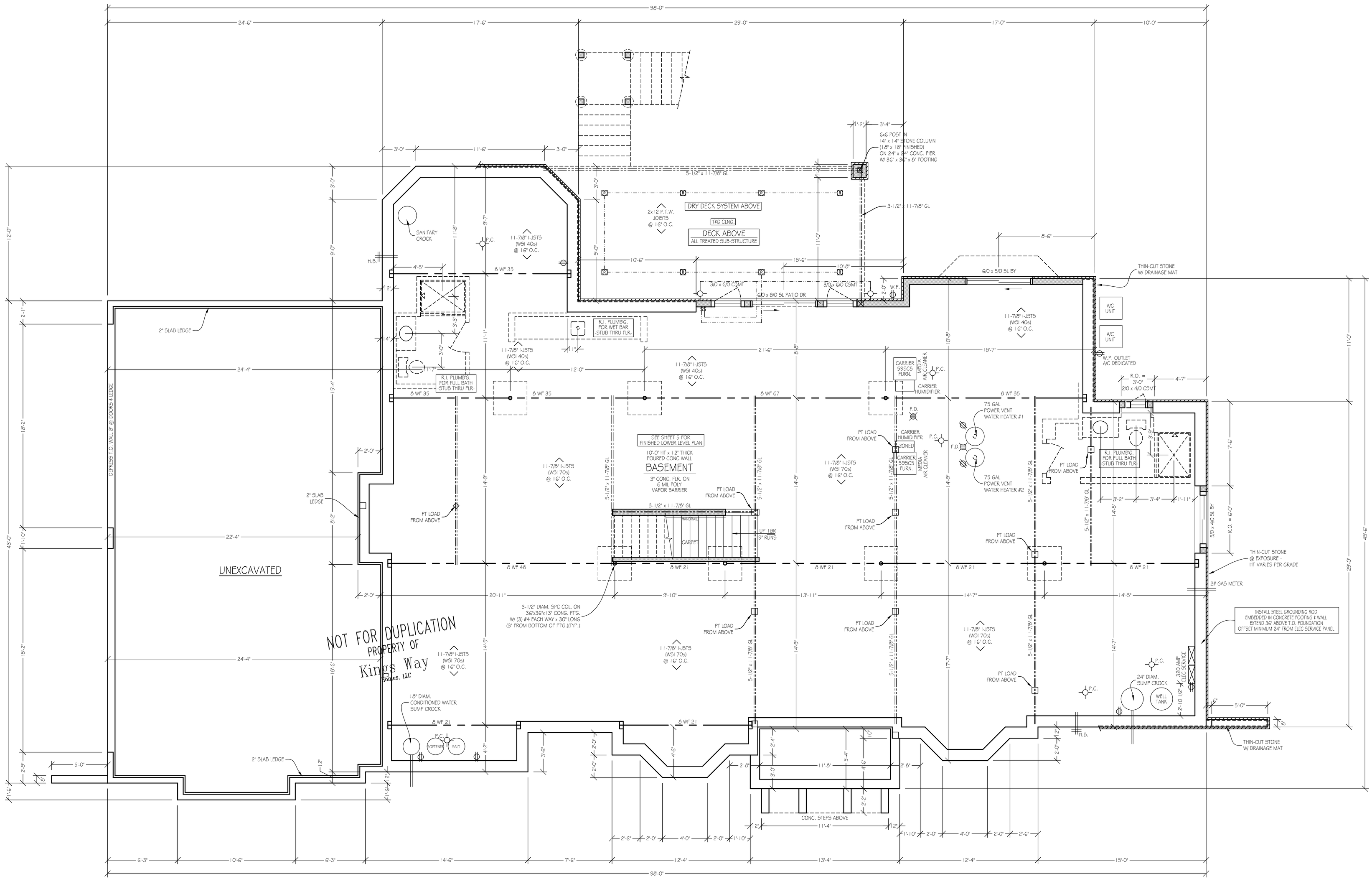
1522 S.F.

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

NOTE:
- 6-9" HT. DOORS THROUGHOUT 2ND FLOOR
- DEDICATED WATERLINE FOR STEAM DRYER


62'-2"
2'-0"
12'-4"
13'-4"
12'-4"
7'-6"
14'-0"
43'-6"
42'-0"
24'-0"
DECK
BDRM #2
CARPET
BDRM #3
CARPET
BDRM #4
CARPET
BALCONY
WD FLR
HALL
WD FLR
LOFT
WD FLR
BATH #2
BATH #3
BATH #4
LINEN
CLOS
SHWR
SEAT
WD RAIL / SPINDLES
OPEN TO BELOW
ROOF TRUSSES @ 24" O.C.
VAULT TO 10'-0" CLG. HT.
10'-0" CLG. HT.
11'-0" CLG. HT.
9'-0" CLG. HT.
SLOPE (6:12)
SLOPE (14:12)
5'-0" CL. TUB/W CT. SURROUND
W/D SHELVS. IN ARCH DW NICHE
(2) 2/6 x 5/0 CSMT MULL
(6'-10" WIND. HT.)
2/0 x 5/0 CSMT
(6'-6" WIND. HT.)
3/0 x 5/0 CSMT
(6'-6" WIND. HT.)
(TEMPERED)
(6'-6" WIND. HT.)
6/0 x 2/0 TRANS
W/ HALF CIRCLE TOP TRANS
W/O MTN TO MATCH ACTUAL DR FRAME WIDTH
6/0 x 6'10 IN-SWNG FRENCH DR
CLAD EXTERIOR WOOD INTERIOR
SLOPE (6:12)
SLOPE (2:12)
SLOPE (14:12)
SLOPE (6:12)
SLOPE (6:12)
SLOPE (6

Attachment: Plans (6414 : Tam Ngo)



BASEMENT PLAN

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

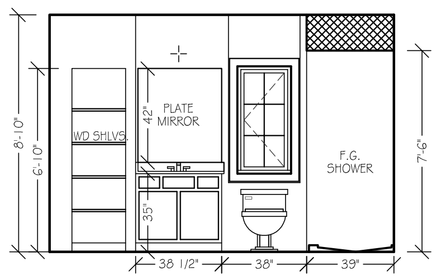
NOTE:

- WINDOW HTS. TO MATCH PATIO DOOR HT
- SUMP DISCHARGE TO BE BURIED TO DITCH
- "T" AND VALVE FOR LAWN IRRIGATION SYSTEM
- 3/4D WATERLINE FOR SOFTENER - INCLUDES Ts, VALVES & ELEC OUTLET

INSULATION:

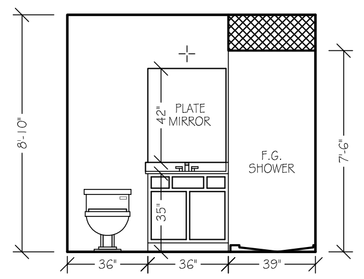
- R-6.4 SPRAY-IN-PLACE POLYURETHANE INSUL W/ 15 MIN. THERMAL BARRIER PAINT @ UNFINISHED FOUNDATION WALLS
- 2.5" SPRAY-IN-PLACE POLYURETHANE INSUL @ FINISHED LOWER LEVEL WALLS ABUTTING FOUNDATION (SEE FINISHED LOWER LEVEL PLAN)
- R-19.2 SPRAY-IN-PLACE POLYURETHANE INSUL @ FULL HT FRAMED WALLS @ FULL EXPOSURE

Attachment: Plans (6414 : Tam Ngo)



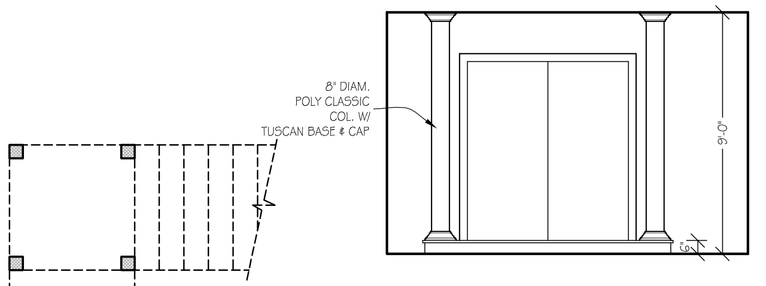
BATH #5

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



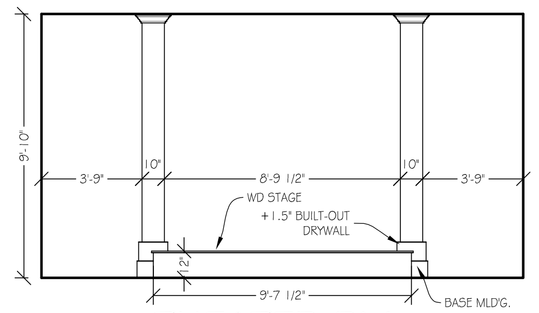
BATH #6

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



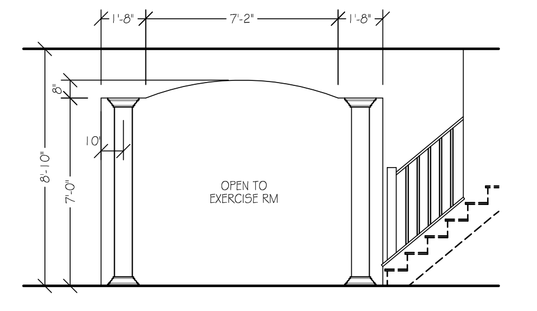
THEATER RM ENTRY

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



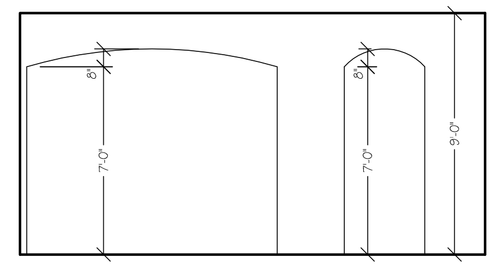
THEATER RM

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



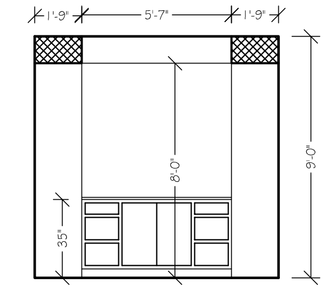
REC RM TO EXERCISE RM

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



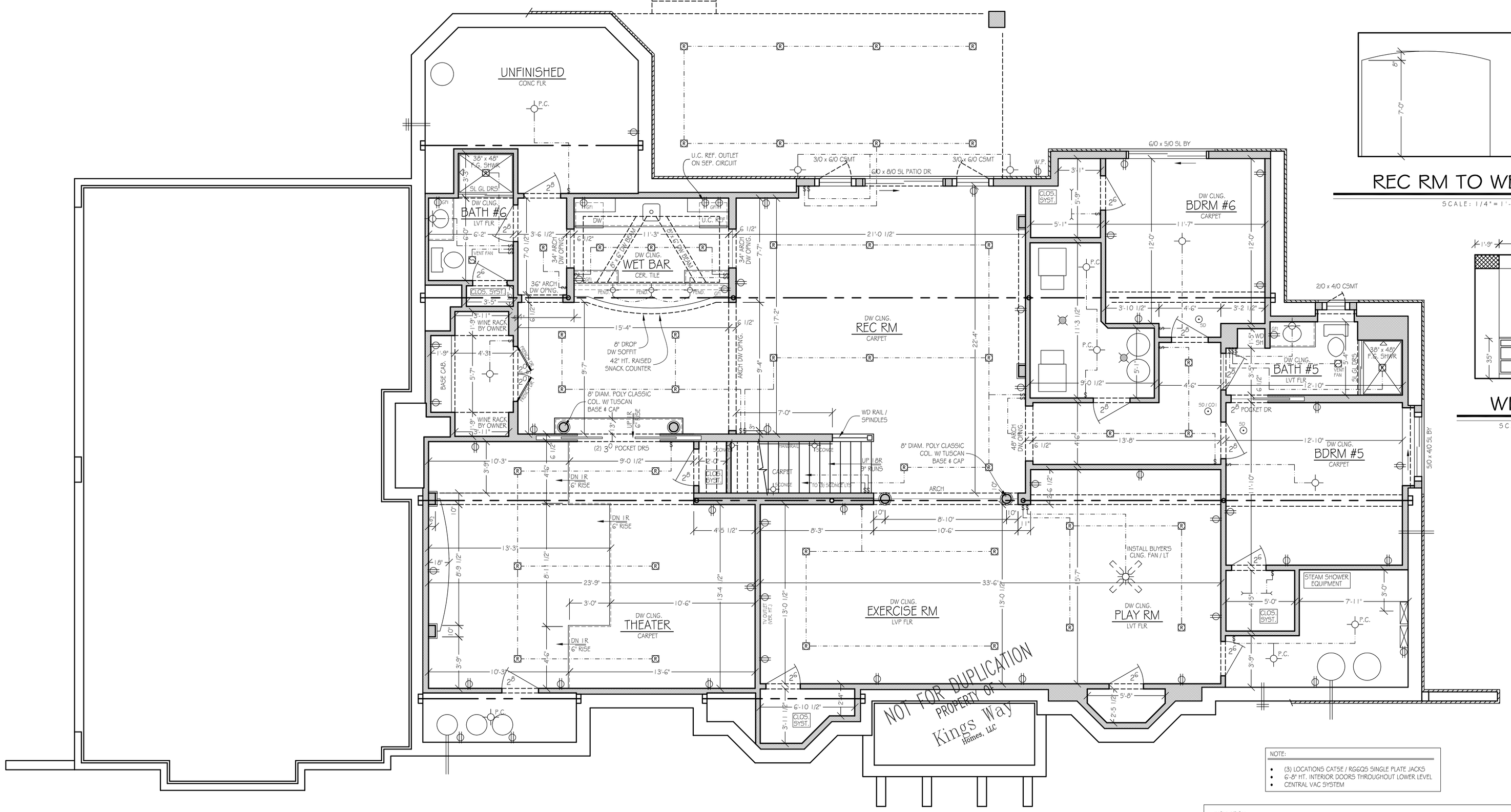
REC RM TO WET BAR

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



WINE RM

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



NOTE:

- (3) LOCATIONS CAT5E / RG6QS SINGLE PLATE JACKS
- 6'-8" HT. INTERIOR DOORS THROUGHOUT LOWER LEVEL
- CENTRAL VAC SYSTEM

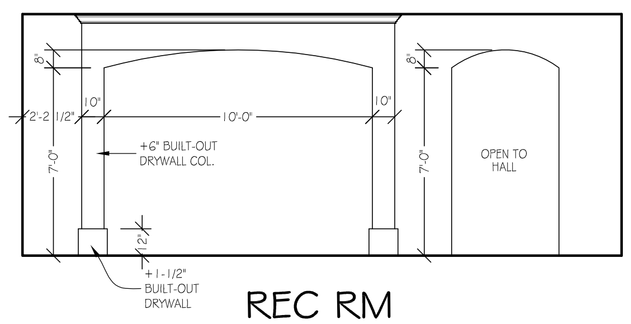
INSULATION:

- R-6.4 SPRAY-IN-PLACE POLYURETHANE INSUL W/ 15 MIN. THERMAL BARRIER PAINT @ UNFINISHED FOUNDATION WALLS
- 2.5" SPRAY-IN-PLACE POLYURETHANE INSUL @ FINISHED LOWER LEVEL WALLS ABUTTING FOUNDATION
- R-19.2 SPRAY-IN-PLACE POLYURETHANE INSUL @ FULL HT FRAMED WALLS @ FULL EXPOSURE

2413 S.F.

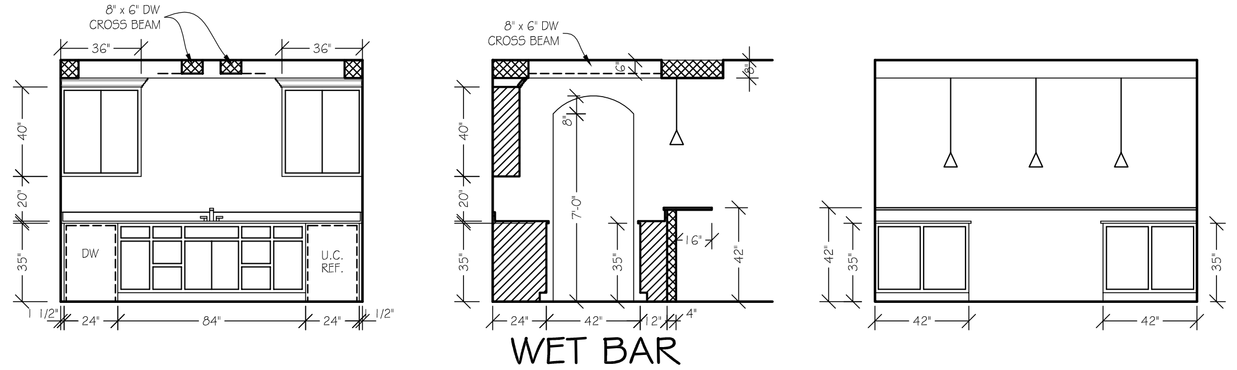
FINISHED LOWER LEVEL PLAN

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



REC RM

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



WET BAR

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

5

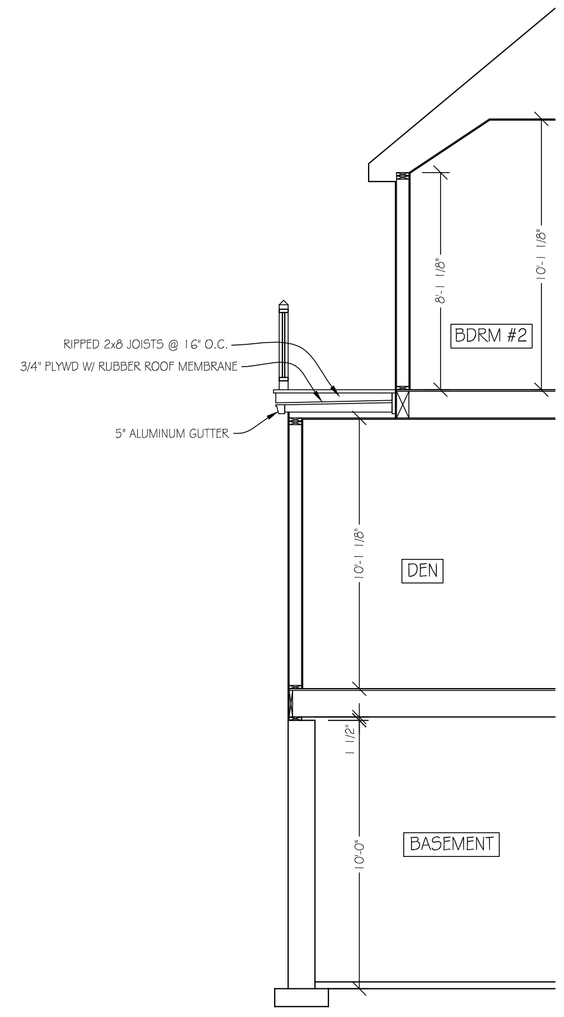
CLIENT NG05609

Attachment: Plans (6414 : Tam Ngo)



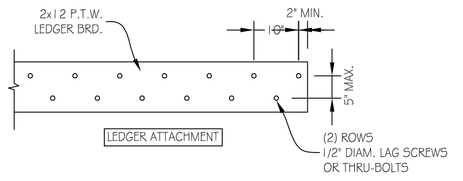
RIGHT SIDE ELEVATION

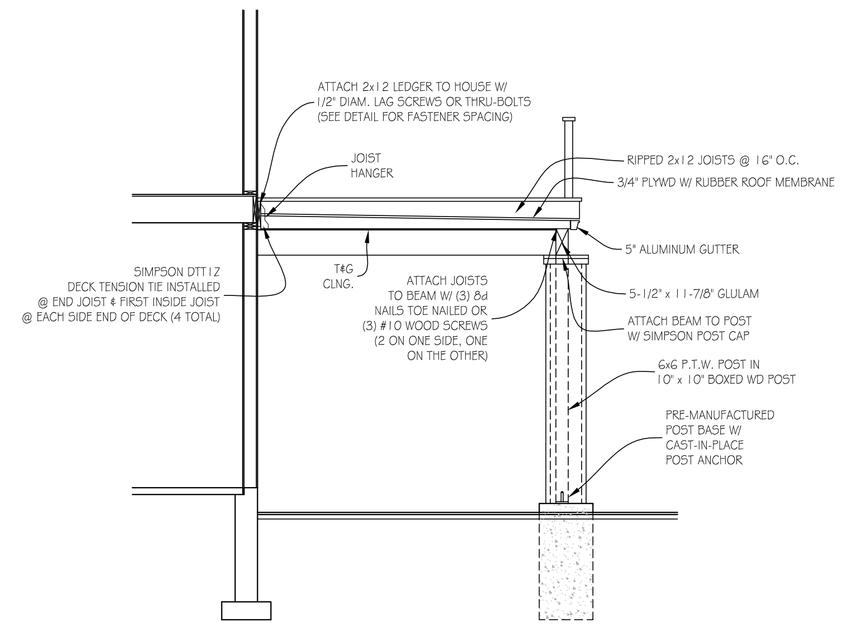
SCALE: 1/4" = 1'-0"



2ND FLOOR DECK SECTION

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





REAR DECK SECTION

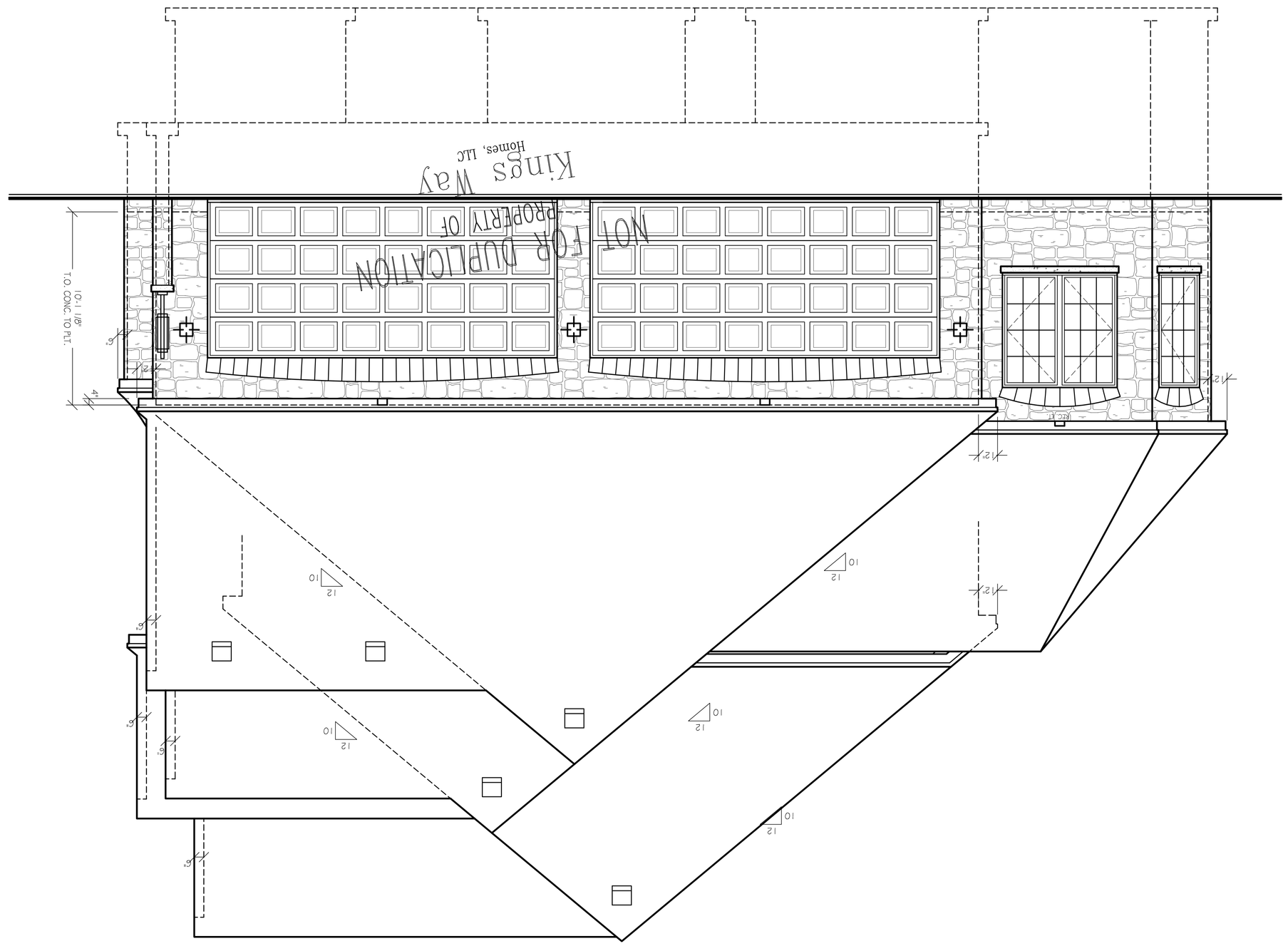
SCALE: 1/4" = 1'-0"

CLIENT NGO5609

7

LEFT SIDE ELEVATION

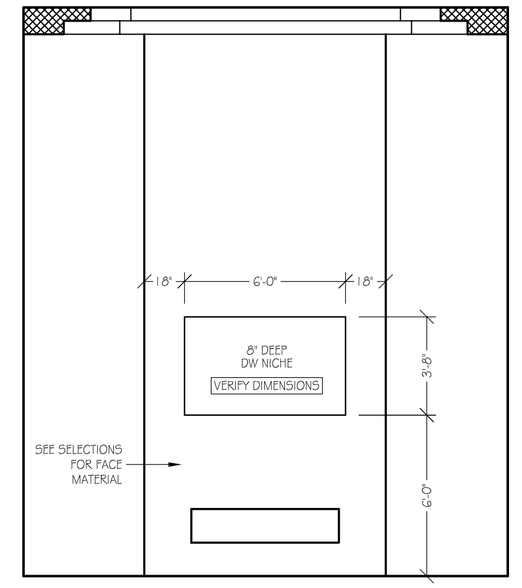
SCALE: 1/4"=1'-0"



3.1.c

Attachment: Plans (6414 : Tam Ngo)

Packet Pg. 17



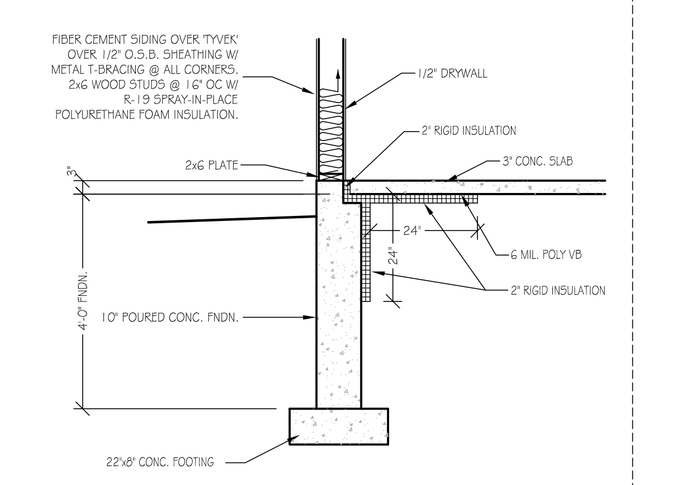
GREAT RM

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



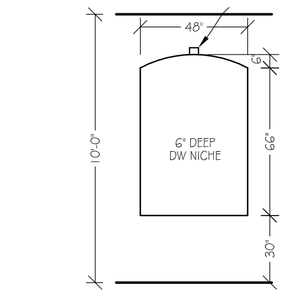
REAR ELEVATION

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



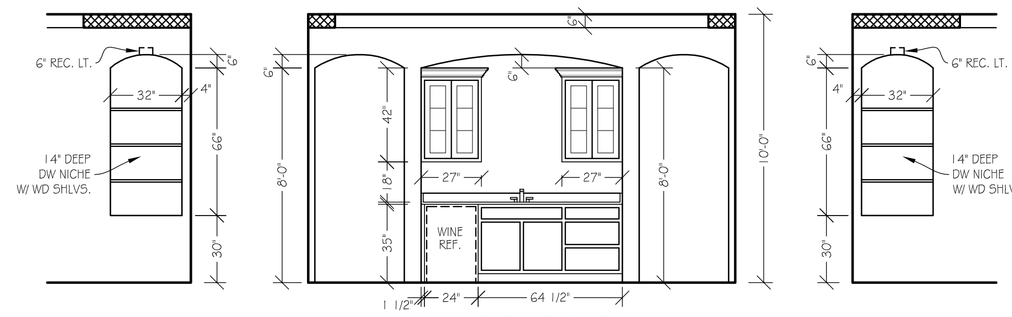
BASEMENT
EXPOSURE SECTION

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



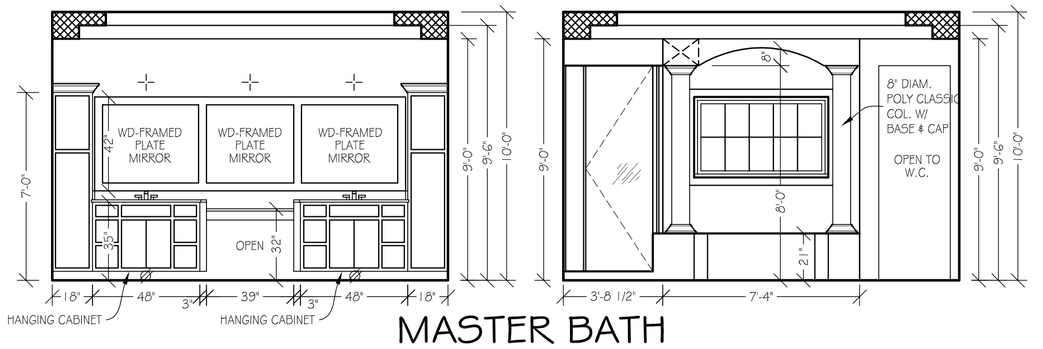
MSTR BDRM HALL

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



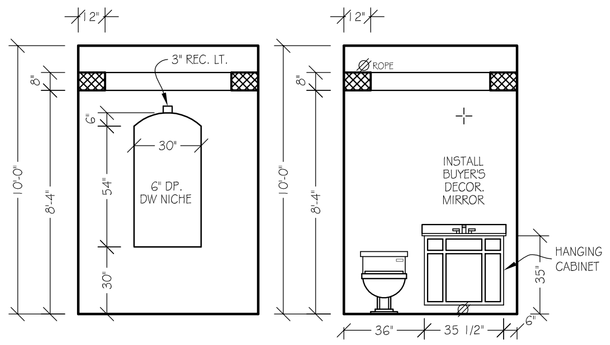
MSTR BDRM

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



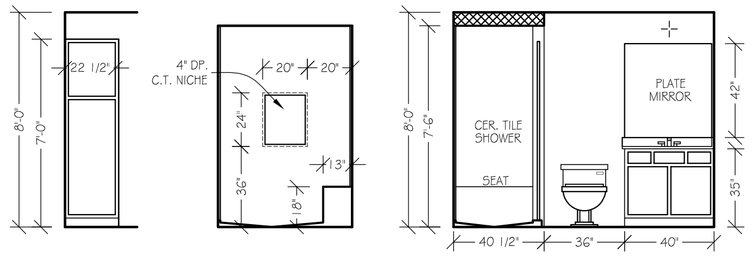
MASTER BATH

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



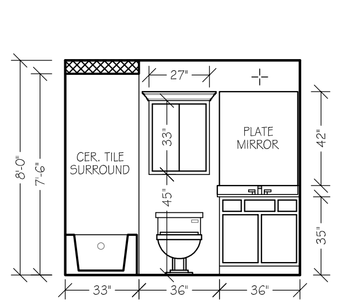
PWDR RM

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



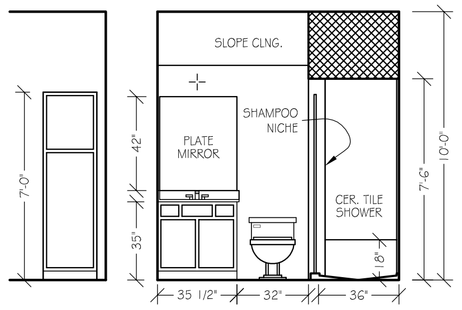
BATH #2

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



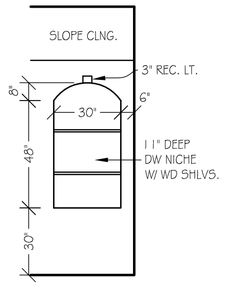
BATH #3

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



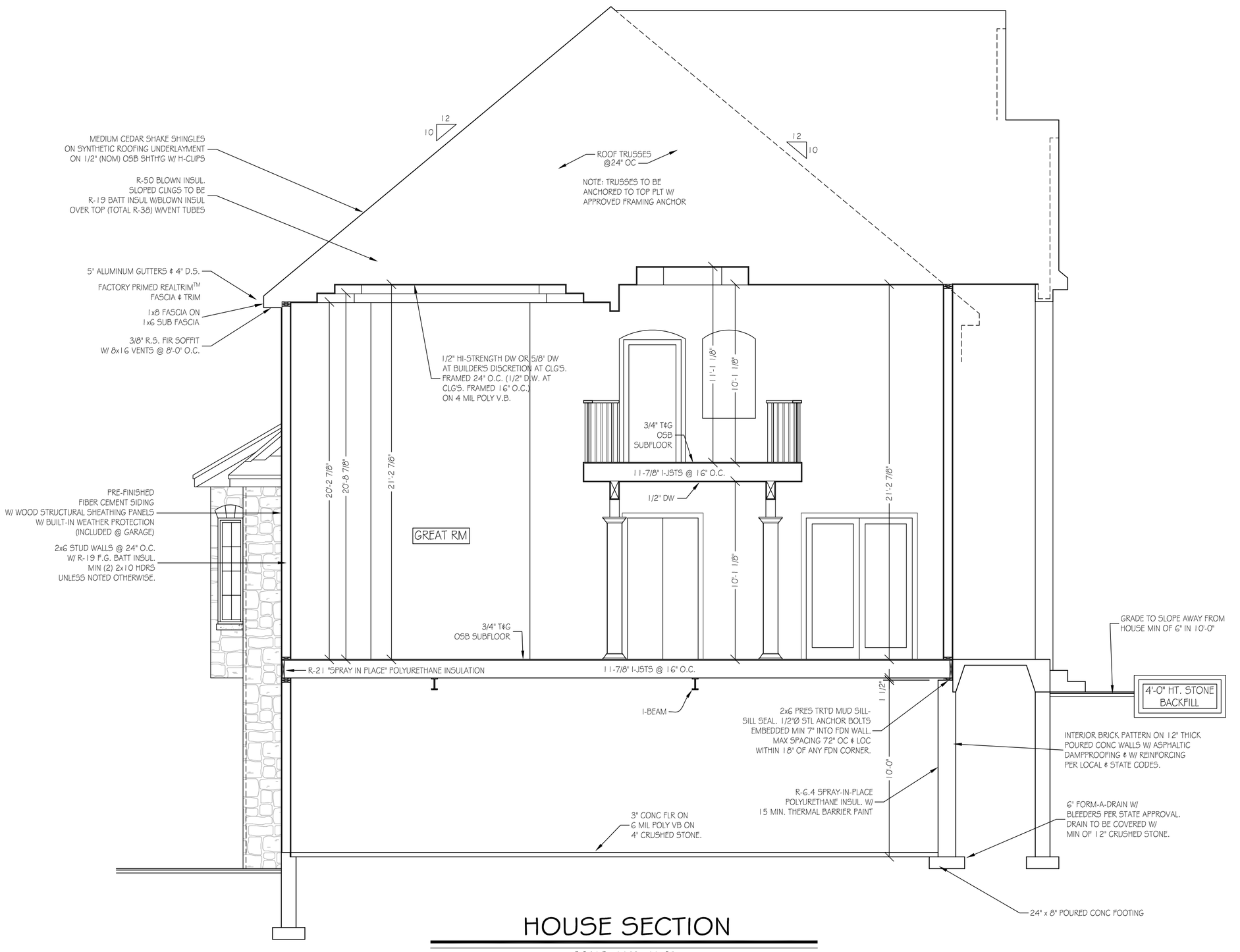
BATH #4

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



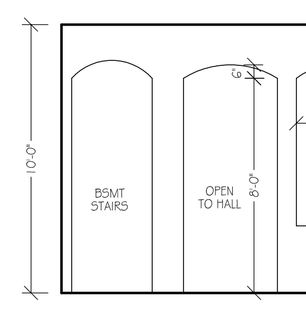
BDRM #4

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



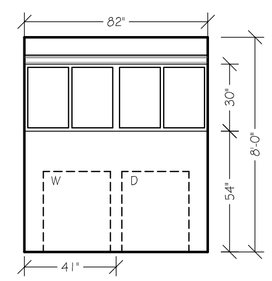
HOUSE SECTION

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



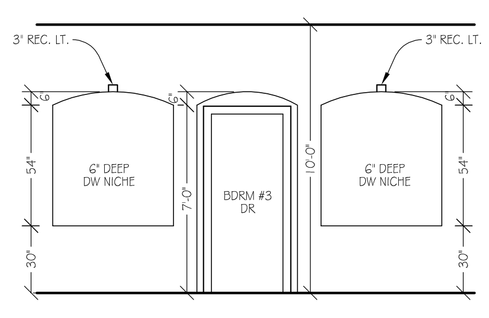
REAR HALL

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



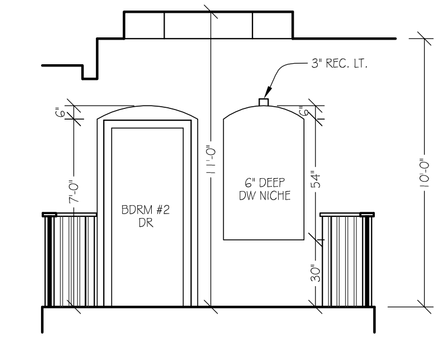
2ND FLR LAUNDRY

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



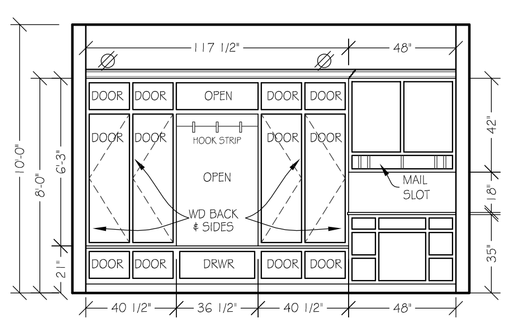
2ND FLR HALL

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



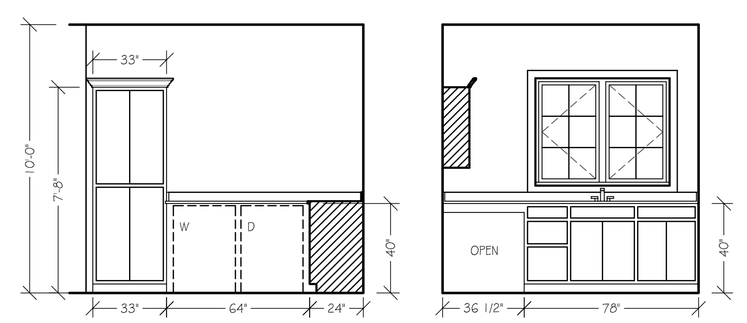
BALCONY

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



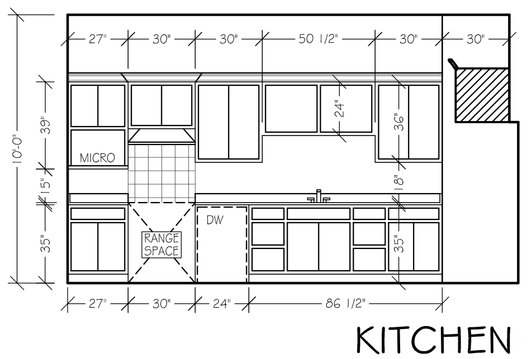
MUDRM

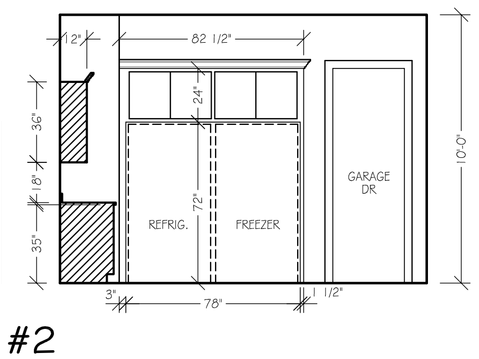
SCALE: 1/4" = 1'-0"



LAUNDRY

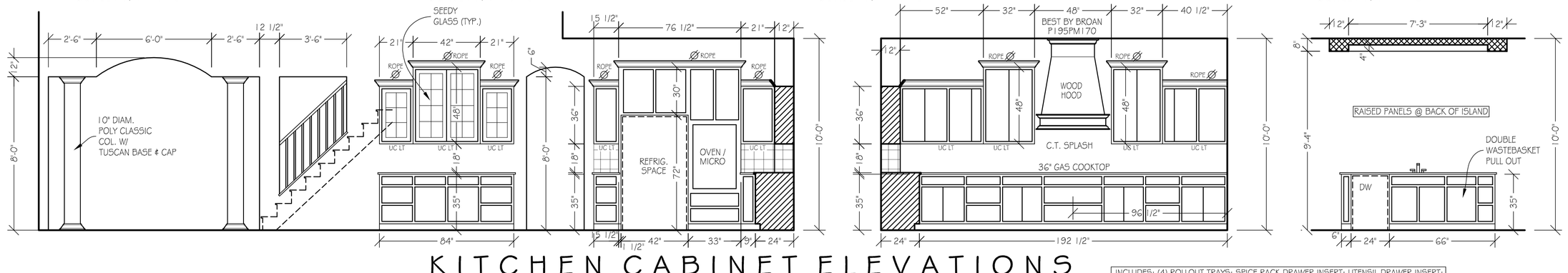
SCALE: 1/4" = 1'-0"





KITCHEN #2

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

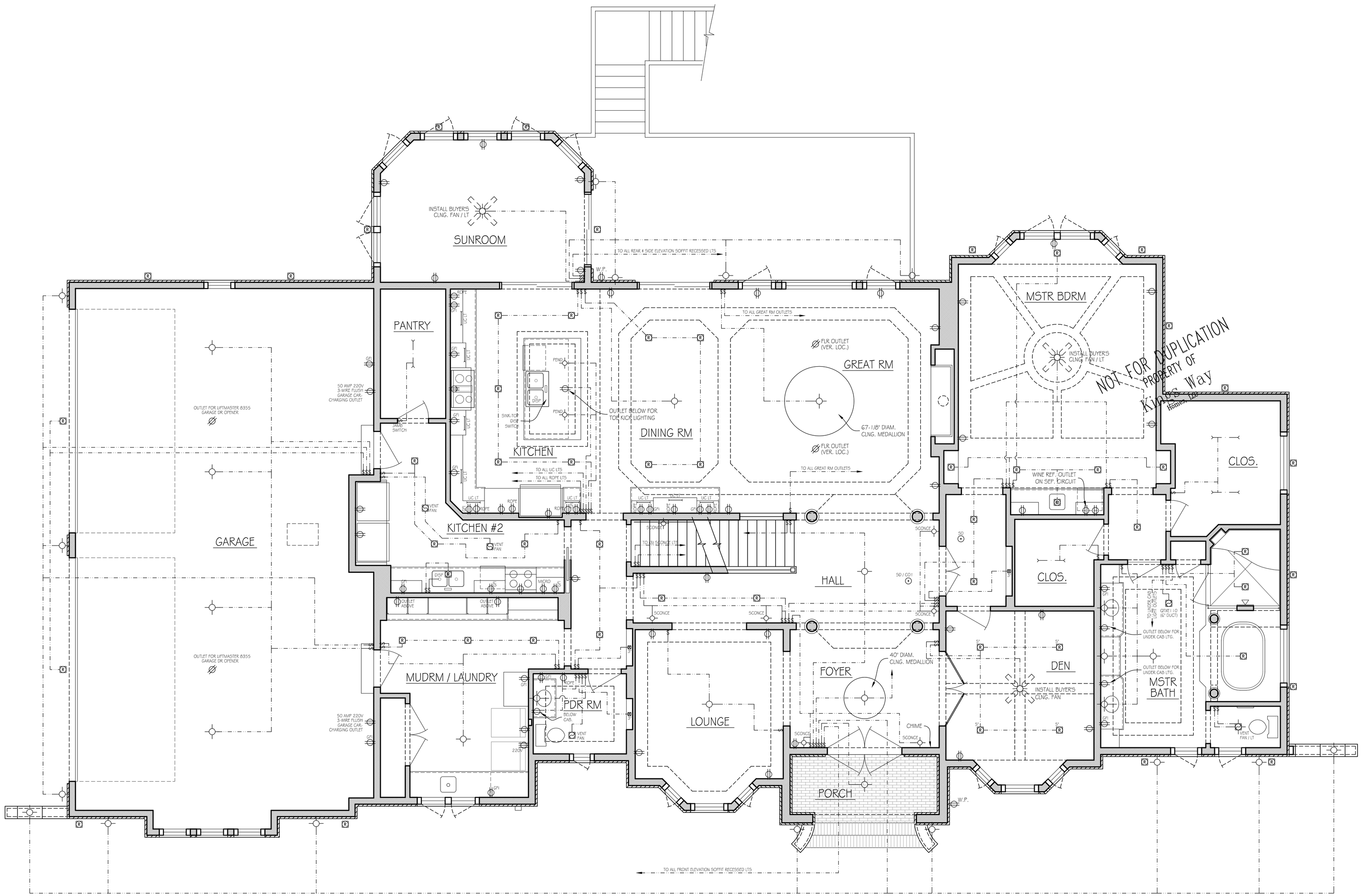


KITCHEN CABINET ELEVATIONS

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

INCLUDES: (4) ROLLOUT TRAYS; SPICE RACK DRAWER INSERT; UTENSIL DRAWER INSERT; SILVERWARE DRAWER INSERT; BASE CAB W/ TRAY DIVIDERS; (3) CORBEL BRACKETS; SOFT-CLOSE DOORS; SOFT-CLOSE / FULL EXTENSION DRAWER HARDWARE

Attachment: Plans (6414 : Tam Ngo)



FIRST FLOOR ELECTRICAL PLAN

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

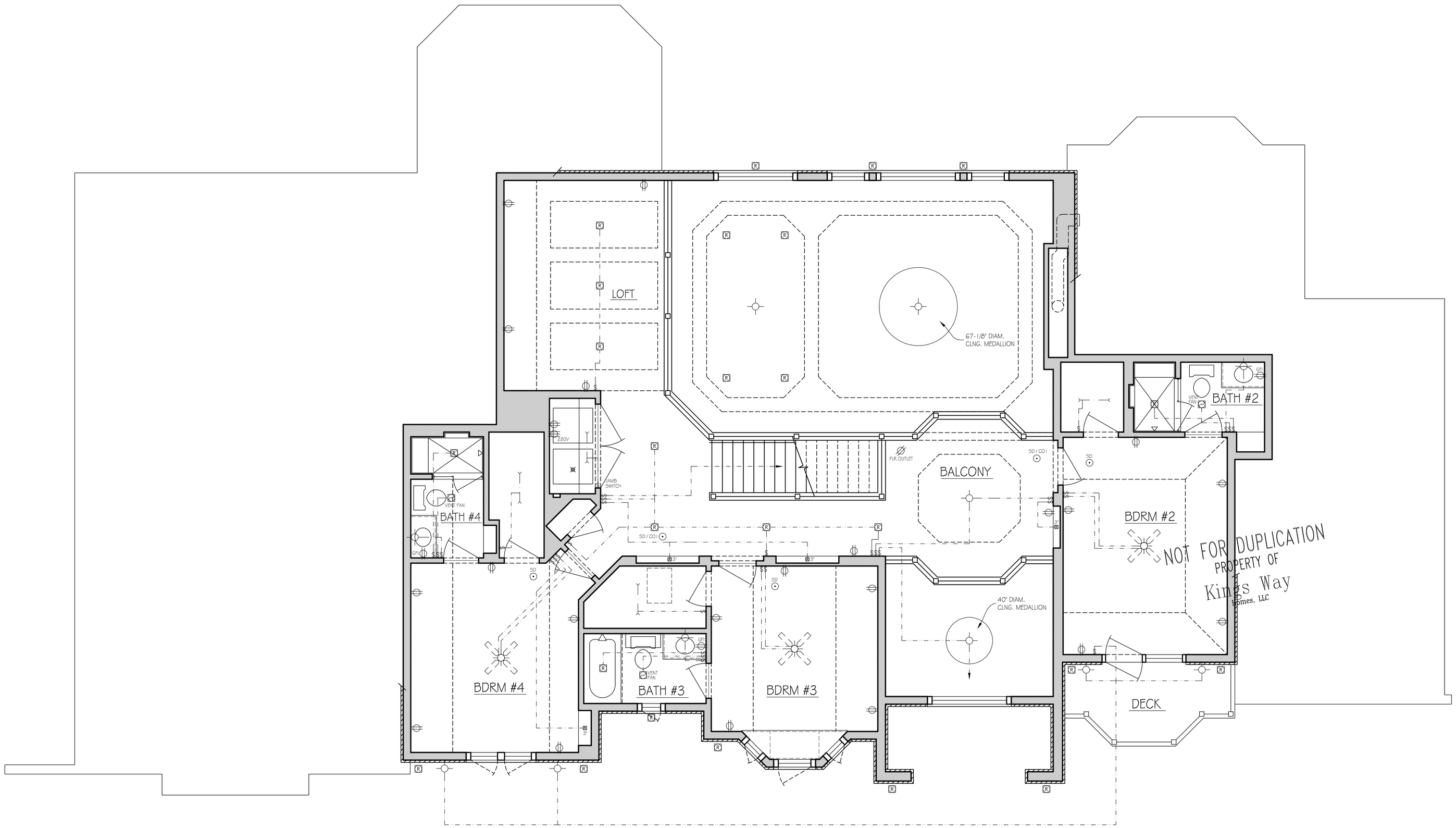
NOTE:

- (4) LOCATIONS CAT5E / RG6Q5 SINGLE PLATE JACKS
- VERIFY LOCATIONS OF MASTER BATH SWITCHES @ ELECTRICAL WALK-THRU
- CENTRAL VAC

3.1.c

Attachment: Plans (6414 : Tam Ngo)

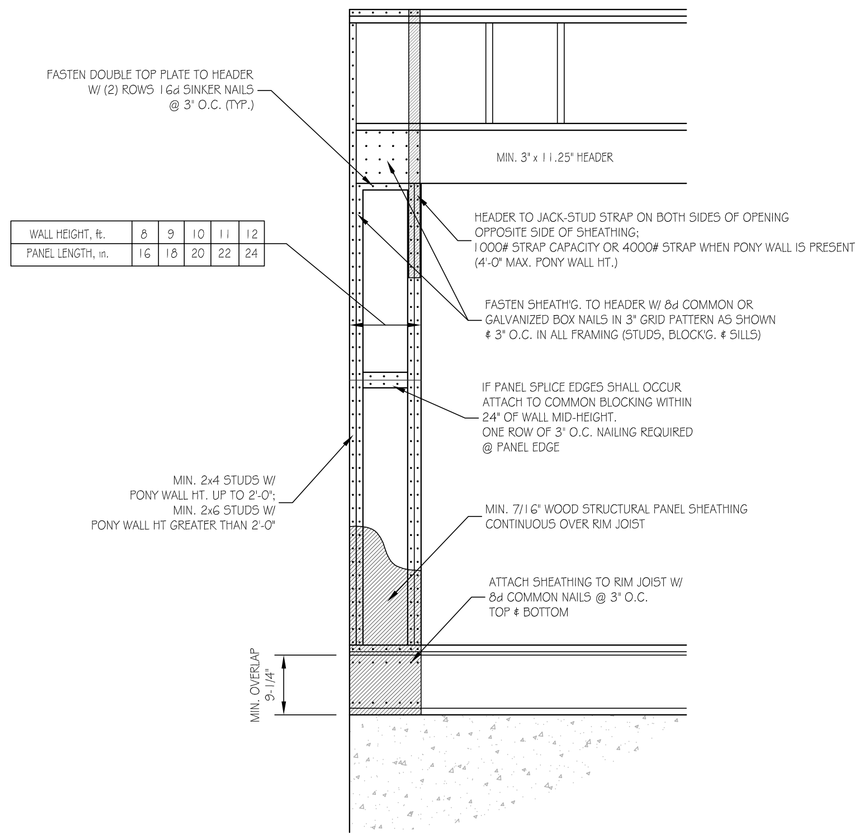
Packet Pg. 20



SECOND FLOOR ELECTRICAL PLAN

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

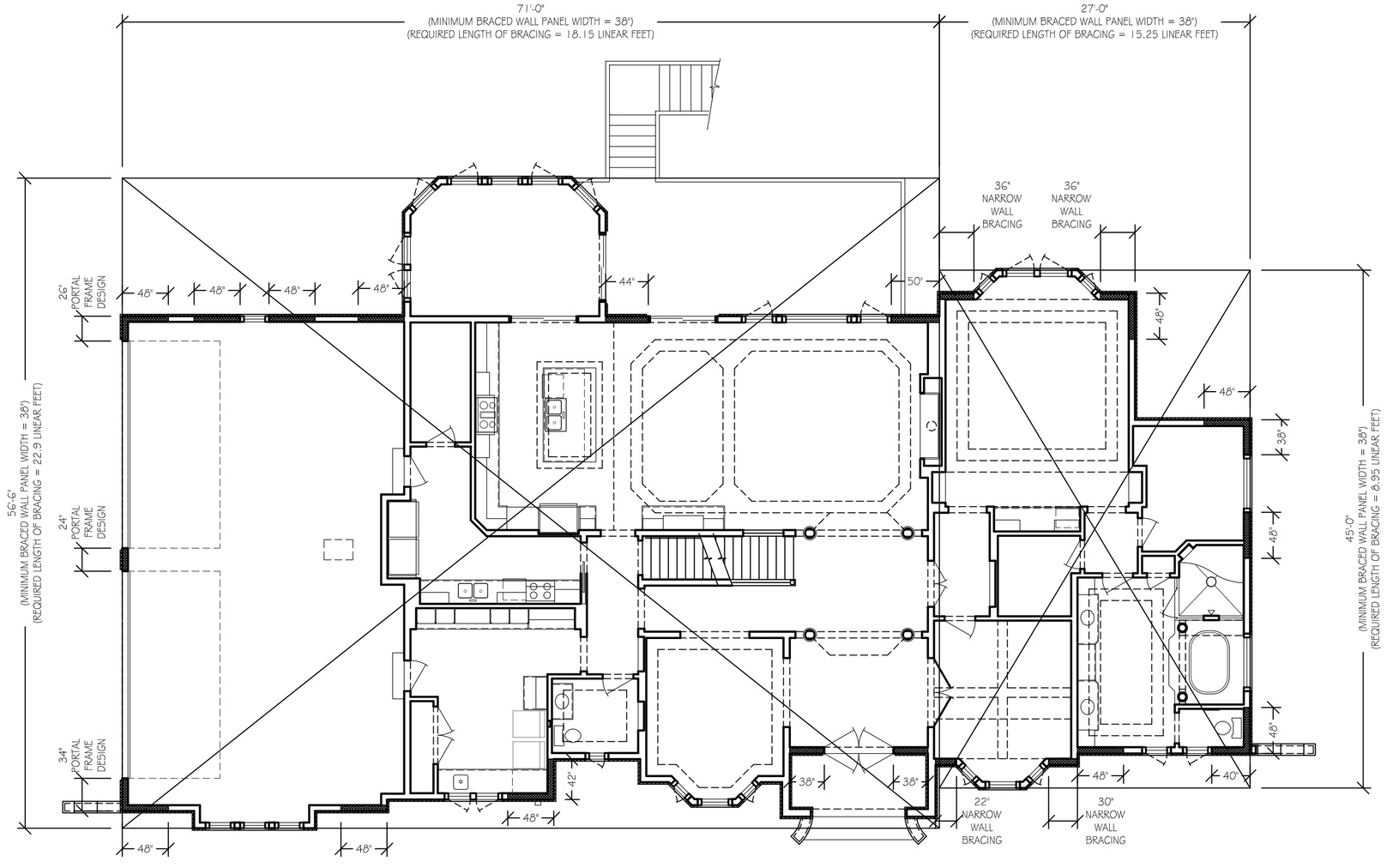
Attachment: Plans (6414 : Tam Ngo)



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

NARROW WALL BRACING

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

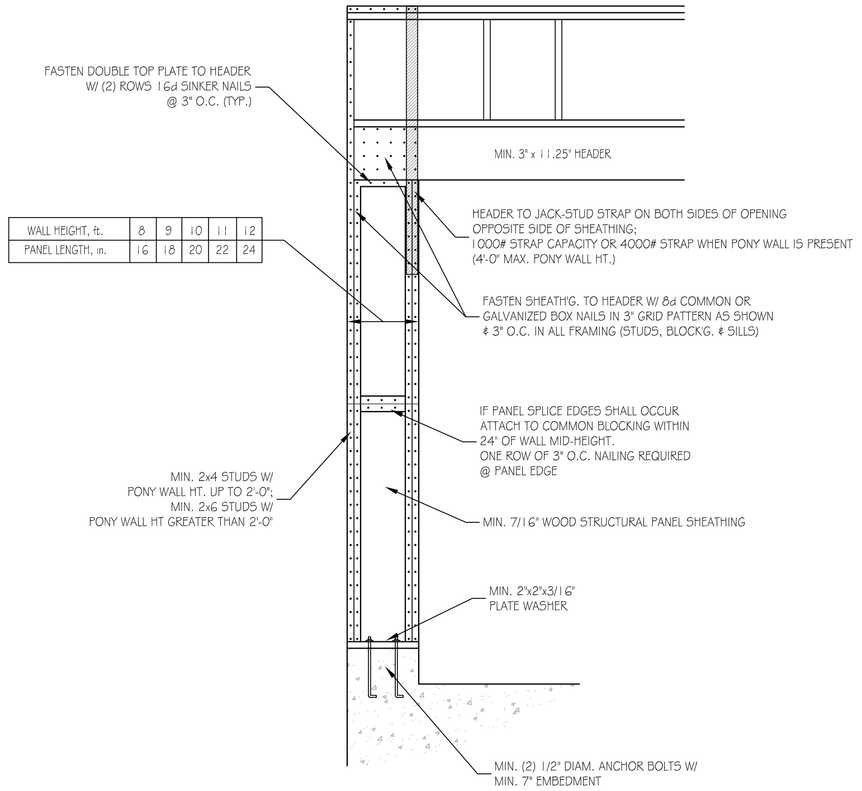


FIRST FLOOR SHEAR WALL BRACING PLAN

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

BRACED WALL PANEL FASTENING:
FASTEN TO STUDS USING 6d COMMON OR DEFORMED NAILS (2-1/2" LONG) OR 7/16" CROWN 16 GAGE STAPLES (1-1/4" LONG)
SPACING (MAX.)
NAILS:
6" @ SHEATHING, PANEL EDGES
12" @ FIELD
STAPLES:
3" @ SHEATHING, PANEL EDGES
6" @ FIELD

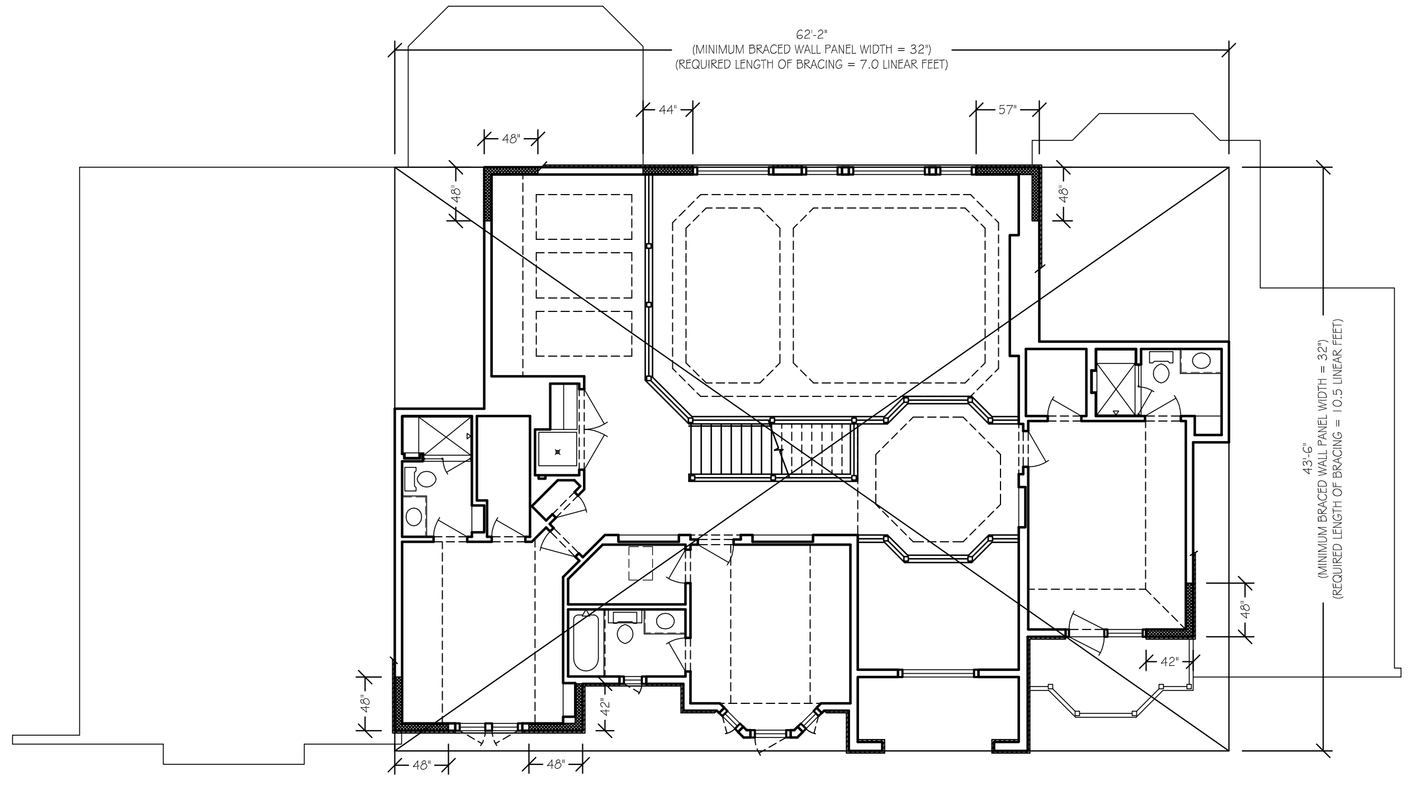
BRACING METHOD:
CS-WSP CONTINUOUS SHEATHING



WALL HEIGHT, ft.	8	9	10	11	12
PANEL LENGTH, in.	16	18	20	22	24

PORTAL FRAME DESIGN

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



SECOND FLOOR SHEAR WALL BRACING PLAN

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

BRACING METHOD:
CS-WSP CONTINUOUS SHEATHING

Neumann Builders
& Construction Co. Inc.

CUSTOM
HOME
BUILDERS

PROFESSIONAL
PROPERTY
DEVELOPER

June 11th, 2021

Statement of Intent

RE: Addition to 11222 Country View Dr. Mequon, WI 53092

To Whom It May Concern,

The intent of this application is to add on a family room to the rear of this home.

Very Truly Yours,

Richard Neumann

Neumann Builders & Construction

RN/ak

Attachment: Statement of Intent (6415 : Wendy Boom)

LEGAL DESCRIPTION :
Lot 6 in Block 4 in "COUNTRY VIEW ESTATES", being a subdivision of a part of the Southwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 23, in Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

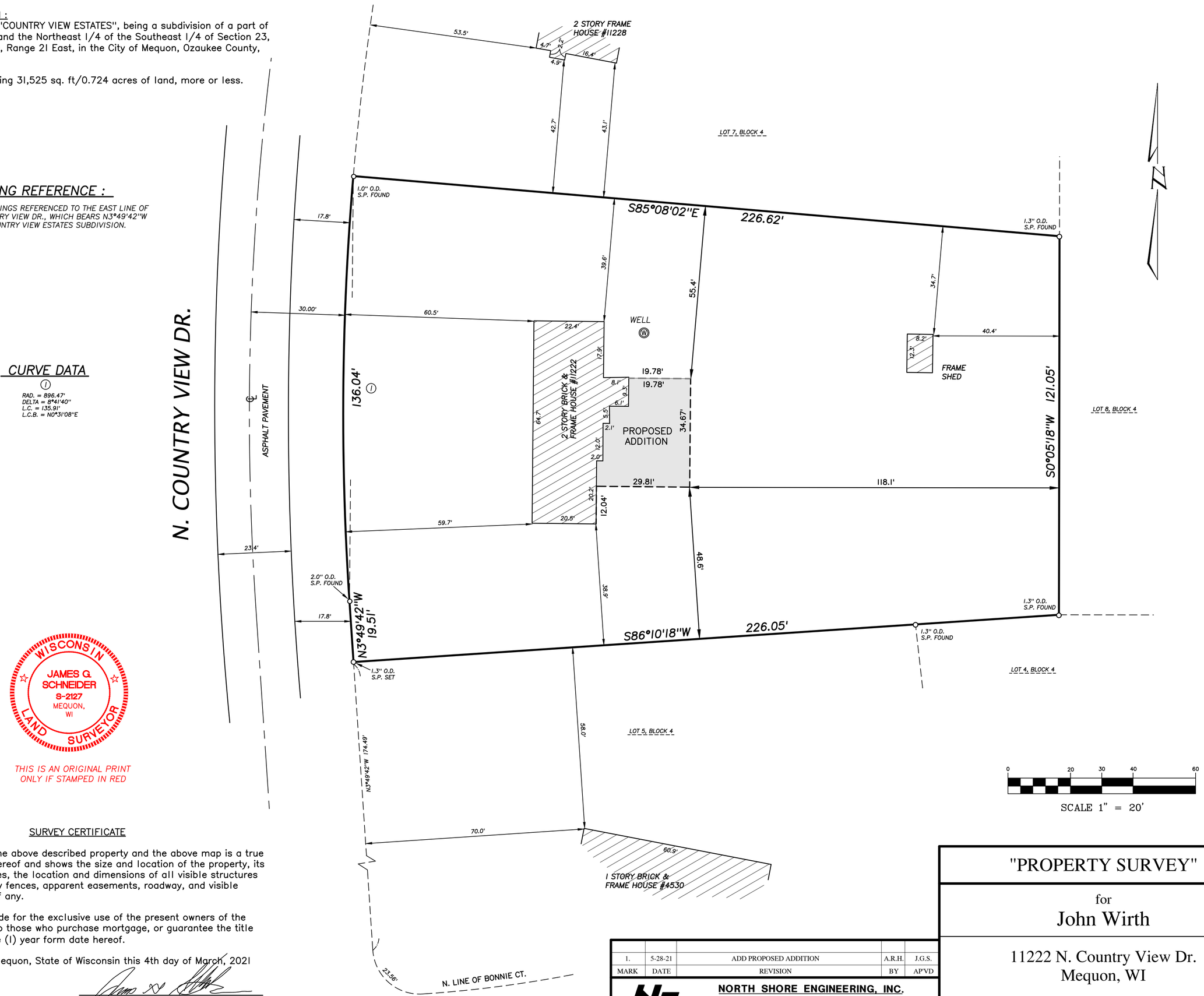
Said Parcel containing 31,525 sq. ft/0.724 acres of land, more or less.

BEARING REFERENCE :

1. ALL BEARINGS REFERENCED TO THE EAST LINE OF N. COUNTRY VIEW DR., WHICH BEARS N3°49'42"W PER "COUNTRY VIEW ESTATES SUBDIVISION.

CURVE DATA

(1)
RAD. = 896.47'
DELTA = 8°41'40"
L.C. = 135.91'
L.C.B. = N0°31'08"E



WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 4th day of March, 2021

James G. Schneider
Surveyor – S–2127

MARK	DATE	REVISION	BY	AP'VD
1.	5-28-21	ADD PROPOSED ADDITION	A.R.H.	J.G.S.

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

"PROPERTY SURVEY"

for
John Wirth

11222 N. Country View Dr.
Mequon, WI

DATE:	March 4, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4933-21

Attachment: Survey (6415 : Wendy Boom)



Front Of House

Attachment: Pictures (6415 : Wendy Boom)



South Side Of House

Attachment: Pictures (6415 : Wendy Boom)



Back Of House

Attachment: Pictures (6415 : Wendy Boom)



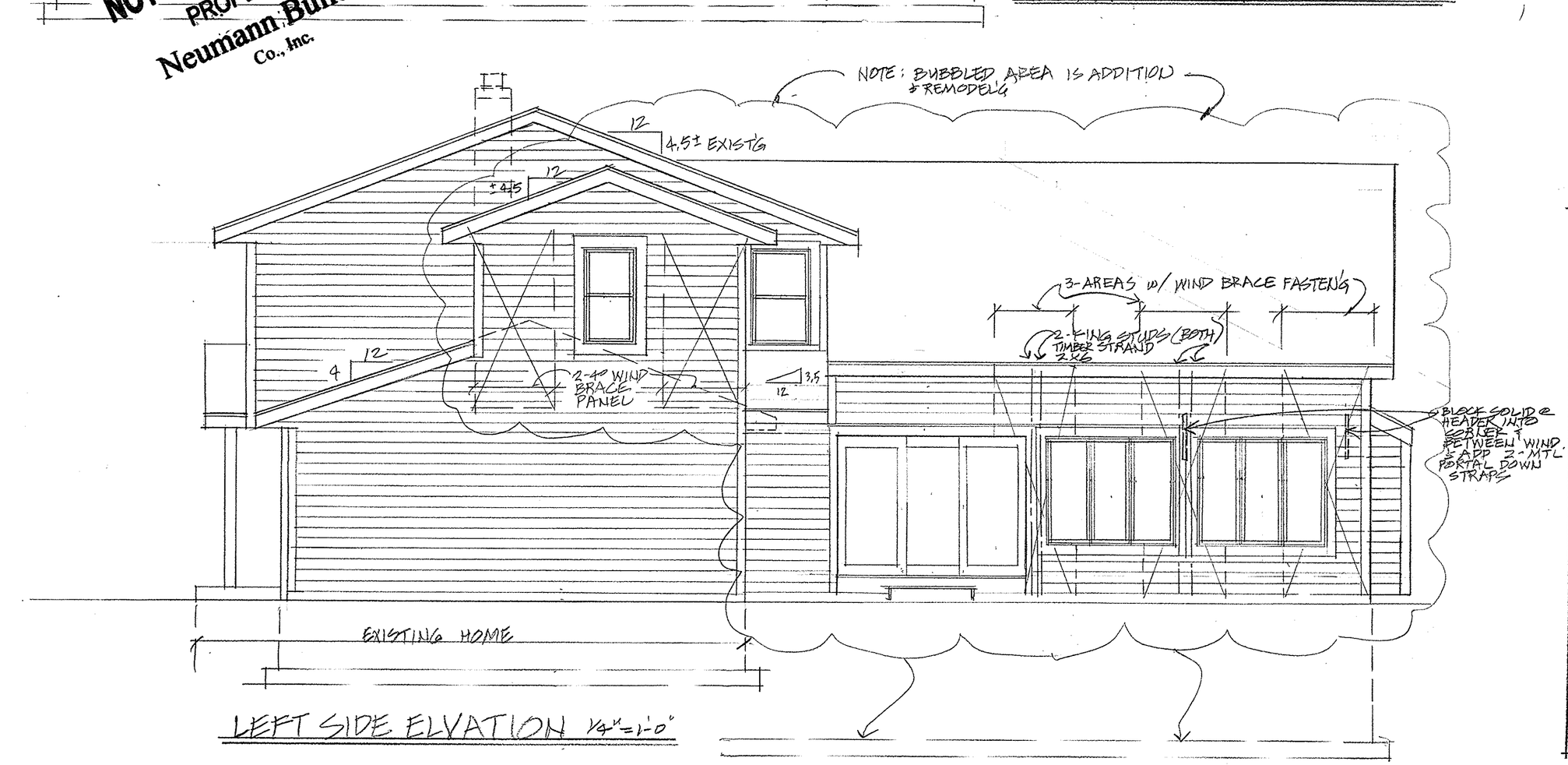
North Side Of Side

Attachment: Pictures (6415 : Wendy Boom)



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

NOT FOR DUPLICATION
PROPERTY OF
Neumann Builders Co., Inc.



LEFT SIDE ELVATION 1/4"=1'-0"

Neumann Homes Unl.
MLS - REALTOR
BUILDERS
Professional
Developer
RICHARD NEUMANN
14460 W. CAPITOL DRIVE
BROOKFIELD, WI 53005
Off. 262-781-7000
Fax 262-781-7001
www.neumannbuilders.com ◆ www.neumannhomesunl.com

HOME ADDITION/REMOD'L FOR:

PLAN # WB521

ADDRESS:
11222 N. COUNTRY VIEW DR.
MEQUON, WI 53092

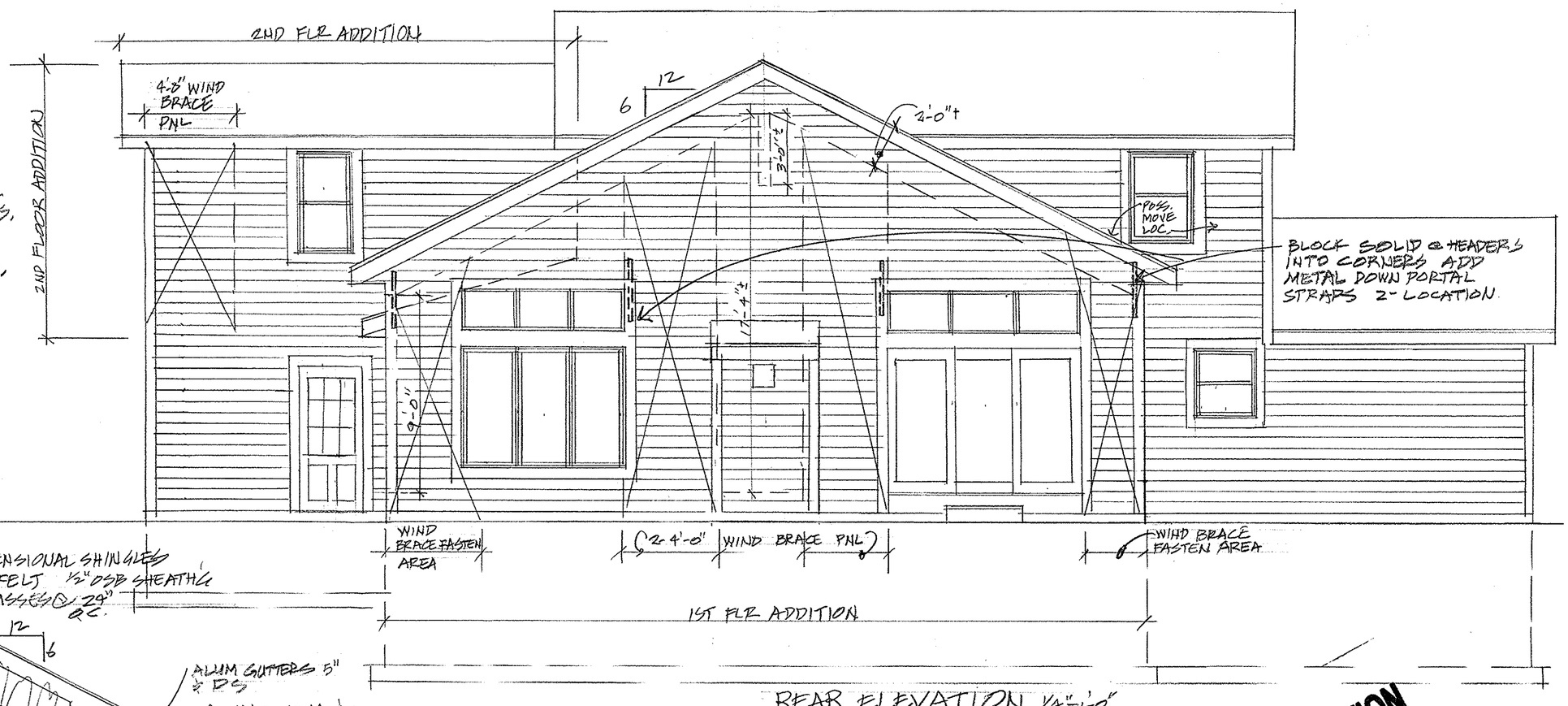
BUILDER:
NEUMANN BUILDERS
14450 W. CAPITOL DR
BROOKFIELD WI 53005
OFFICE PHONE: 262-781-7000
EMAIL:
INFO@NEUMANNBUILDERS.COM

SHEET 1 OF 5

Attachment: Plans (6415 : Wendy Boom)

WIND BRACE NOTES:

- USE 7/16" OSB WOOD PANELS @ CORNERS OF WALLS OR WHERE NOTED.
- FASTEN W/ 6d COMMON NAILS 6" O.C. @ EDGES 12" O.C. @ FIELD SUPPORTS.
- WIND BRACE PANEL EDGES TO BE SUPPORTED W/ 2X'S @ BUTT EDGES.



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

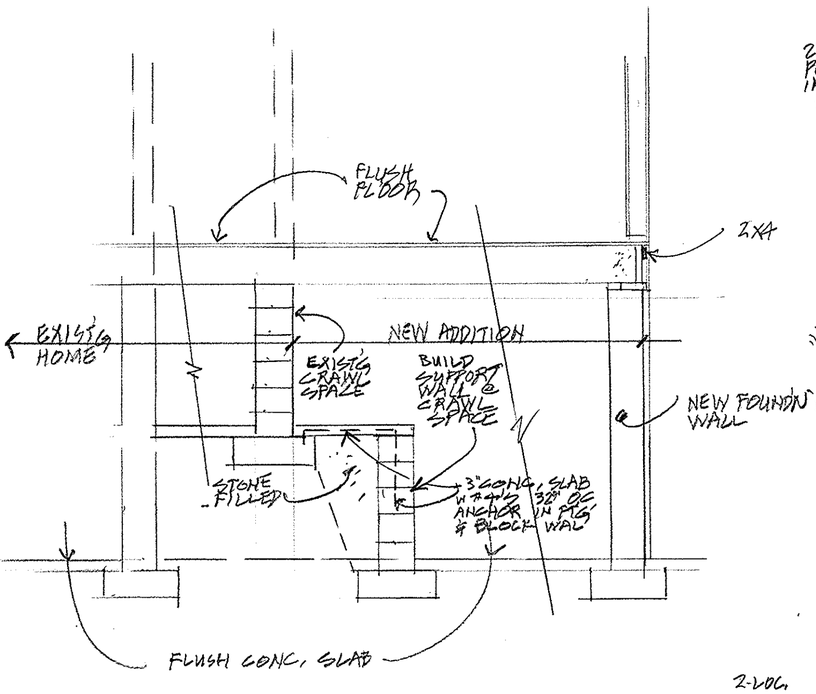
BUILDING SECT. 3/8"=1'-0"

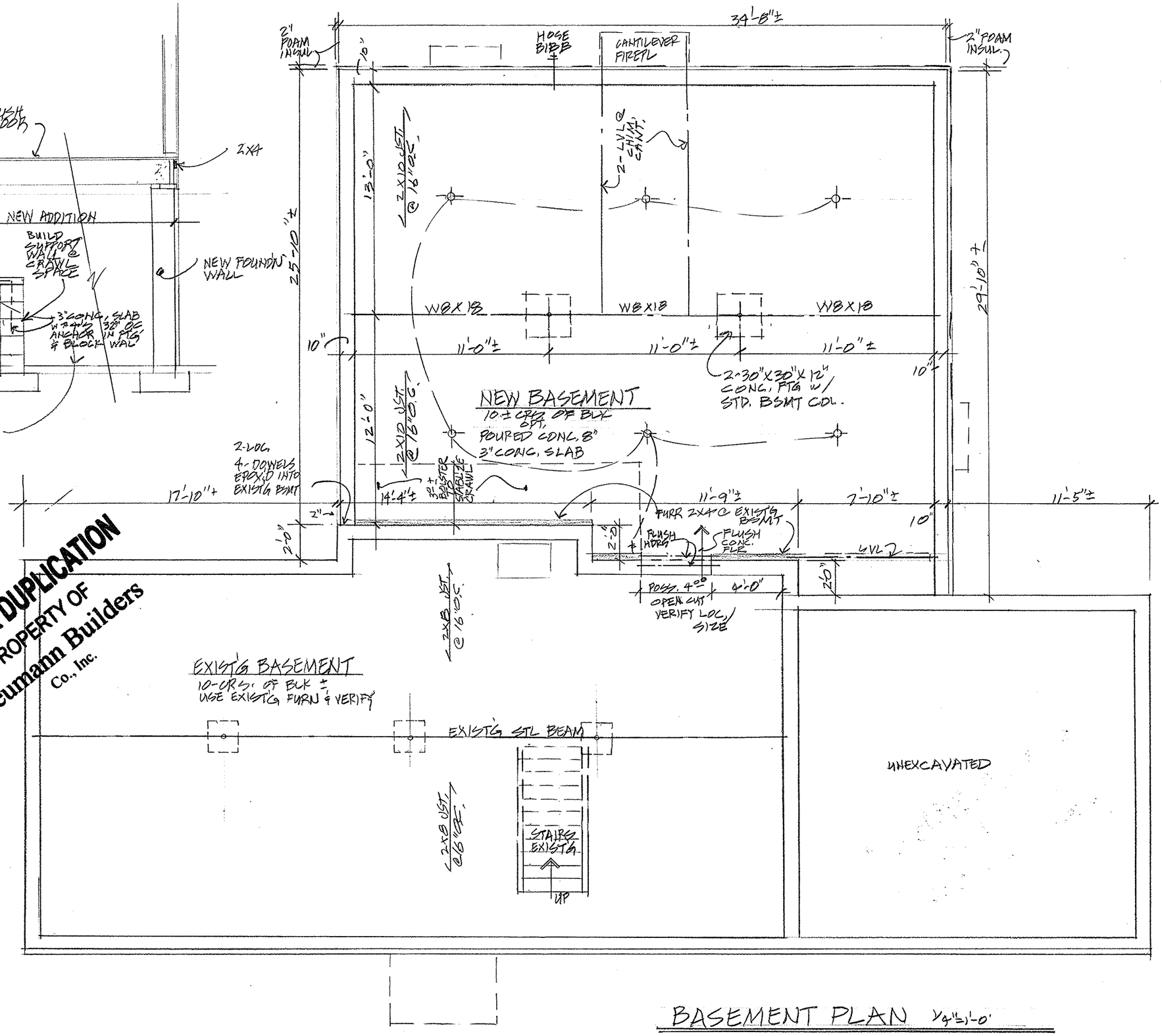
LEFT SIDE ELEVATION 1/4"=1'-0"

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Co., Inc.

SHEET

Attachment: Plans (6415 : Wendy Boom)

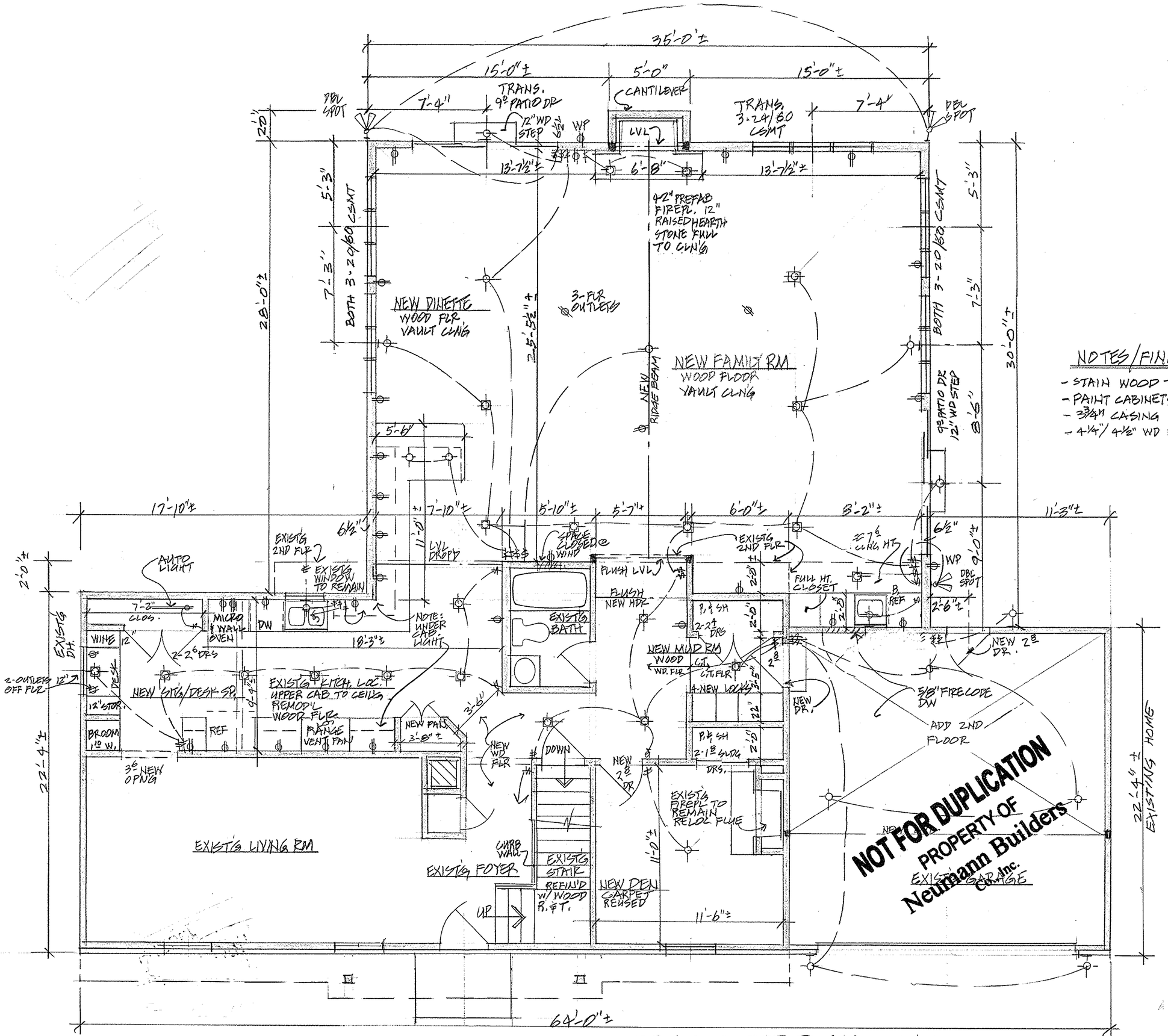




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PROPERTY OF
Neumann Builders
Co., Inc.

BASEMENT PLAN 1/4"=1'-0"

Attachment: Plans (6415 : Wendy Boom)



NOTES/FINISH:

- STAIN WOOD TRIM & RIDGE BEAM
- PAINT CABINETS
- 3¾" CASING
- 4¼"/4½" WD BASE

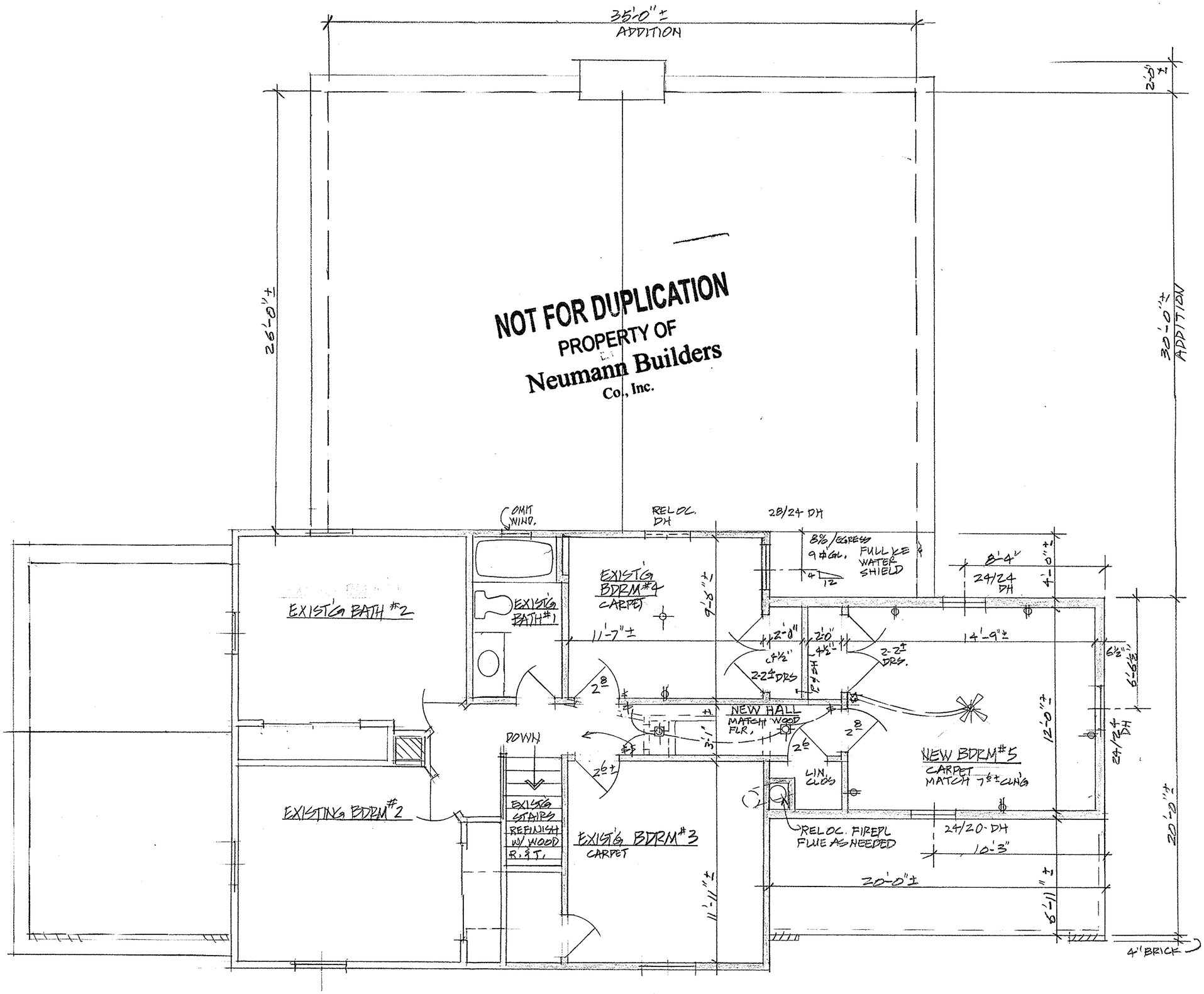
NOT FOR DUPLICATION
PROPERTY OF
Neumann Builders Inc.

FIRST FLOOR PLAN ¼"=1'-0"

1ST. FLR: 960 □' ADD'N
2ND FLR: 260 □' ADD'N
TOTAL ADD'N: 1,320 □'

NOTE: WINDOW SIZE PER APPROX GLASS DIM.

Attachment: Plans (6415 : Wendy Boom)



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

ADDN: 260 ☐'

SHEET 5 OF 5

Attachment: Plans (6415 : Wendy Boom)

Statement of Intent:

Address: 7250 W. Highland Ridge Drive

The sole purpose of this structure is to provide added garage space for lawn and garden equipment as well as vehicle storage. We are extremely sensitive to ensuring the structure and landscape around it is pleasing to the eye. The proposed location has the overhead doors facing away from the street and directly across from the existing garage to improve the view from the street. The materials used will match the existing home to the best of our ability. The existing site conditions consist of open grass and a mulched landscaping bed.

Attachment: Statement of Intent & HOA Approval (6416 : Mark & Carolyn Smith)

Project Address: 7250 W Highland Ridge Drive
Homeowners: Mark and Carolyn Smith

"In a Homeowner's Association neighborhood, plans submitted must comply with the subdivision deed restrictions or declaration of covenants and a letter of approval is required."

Intent:

The sole purpose of this structure is to provide added garage space for lawn and garden equipment as well as vehicle storage. We are extremely sensitive to ensuring the structure and landscape around it is pleasing to the eye. The proposed location has the overhead doors facing away from the street and directly across from the existing garage to improve the view from the street.

Approval:

The Highland Ridge HOA has reviewed the proposed drawings of this detached garage and approves of this construction. This project complies with the subdivision deed restrictions and meets all other Highland Ridge HOA criteria.

Signature: Mindy J. Mabry Date: 6-18-2021

Attachment: Statement of Intent & HOA Approval (6416 : Mark & Carolyn Smith)

PLAT OF SURVEY

LOT 6 HIGHLAND RIDGE, PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

N

Scale: 1" = 20'

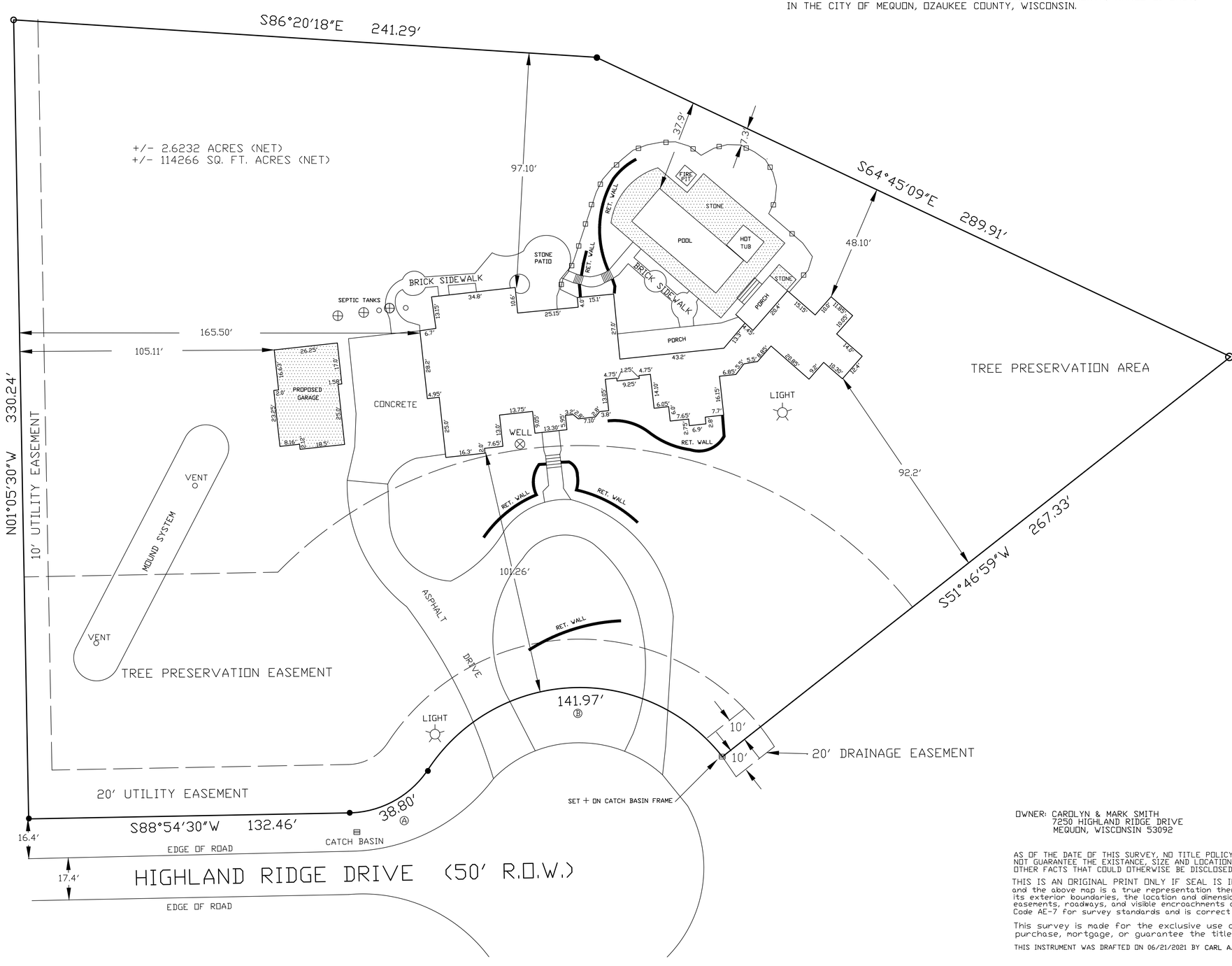
BEARINGS REFERENCED TO GRID NORTH OFTHE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LEGEND

- IRON ROD FOUND
- LOT PIPE FOUND
- FENCE
- CATCH BASIN

CURVE DATA:

Ⓐ	Ⓑ
RAD. = 40.00'	RAD. = 75.00'
DELTA = 55°34'57"	DELTA = 108°27'26"
L.C. = 37.30'	L.C. = 121.70'
L.C.B.= S61°07'01.5"W	L.C.B.= S87°33'16"W



CARL A. GAHLMAN PLS

OWNER: CAROLYN & MARK SMITH
7250 HIGHLAND RIDGE DRIVE
MEQUON, WISCONSIN 53092

AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTANCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. I have surveyed the above 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 structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

THIS INSTRUMENT WAS DRAFTED ON 06/21/2021 BY CARL A. GAHLMAN PLS569 WASHINGTON COURT, KEWASKUM, WI., 53040 (262) 894-3443

Attachment: Survey (6416 : Mark & Carolyn Smith)



Attachment: Pictures (4434 : Mark & Carolyn Jenny)



Attachment: Pictures (4414 : Mark & Carolyn Smith)



Attachment: Pictures (8453 : Mark & Carolyn Smith)



Attachment: Planner_Exhibit (Hens & Coops) (5093)



Attachment: Pictures (6416 : Mark & Carolyn Smith)



TABLE OF CONTENTS:

PAGE 2 - NEW GARAGE PLAN
PAGE 3 - NEW GARAGE 2ND FLOOR PLAN
PAGE 4 - NEW EXTERIOR ELEVATIONS
PAGE 5 - NEW EXTERIOR ELEVATIONS
PAGE 6 - NEW FOUNDATION PLAN
PAGE 7 - NEW ROOF PLAN
PAGE 8 - NEW SECTION
PAGE 9 - NEW SITE PLAN

DATE: 6/21/21

REVISIONS

	MM/DD/YY	VERS
1	4/27/21	0.1
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3	5/10/21	0.3
4	5/25/21	0.4
5	6/16/21	0.5
6	6/21/21	0.6

CLIENT INITIALS

_____ _____

Client:
Carolyn + Ma
SMITH

Project Type:
Detached Gara

Address:
7250 W. Highlar
Ridge Drive
Mequon, WI
53092

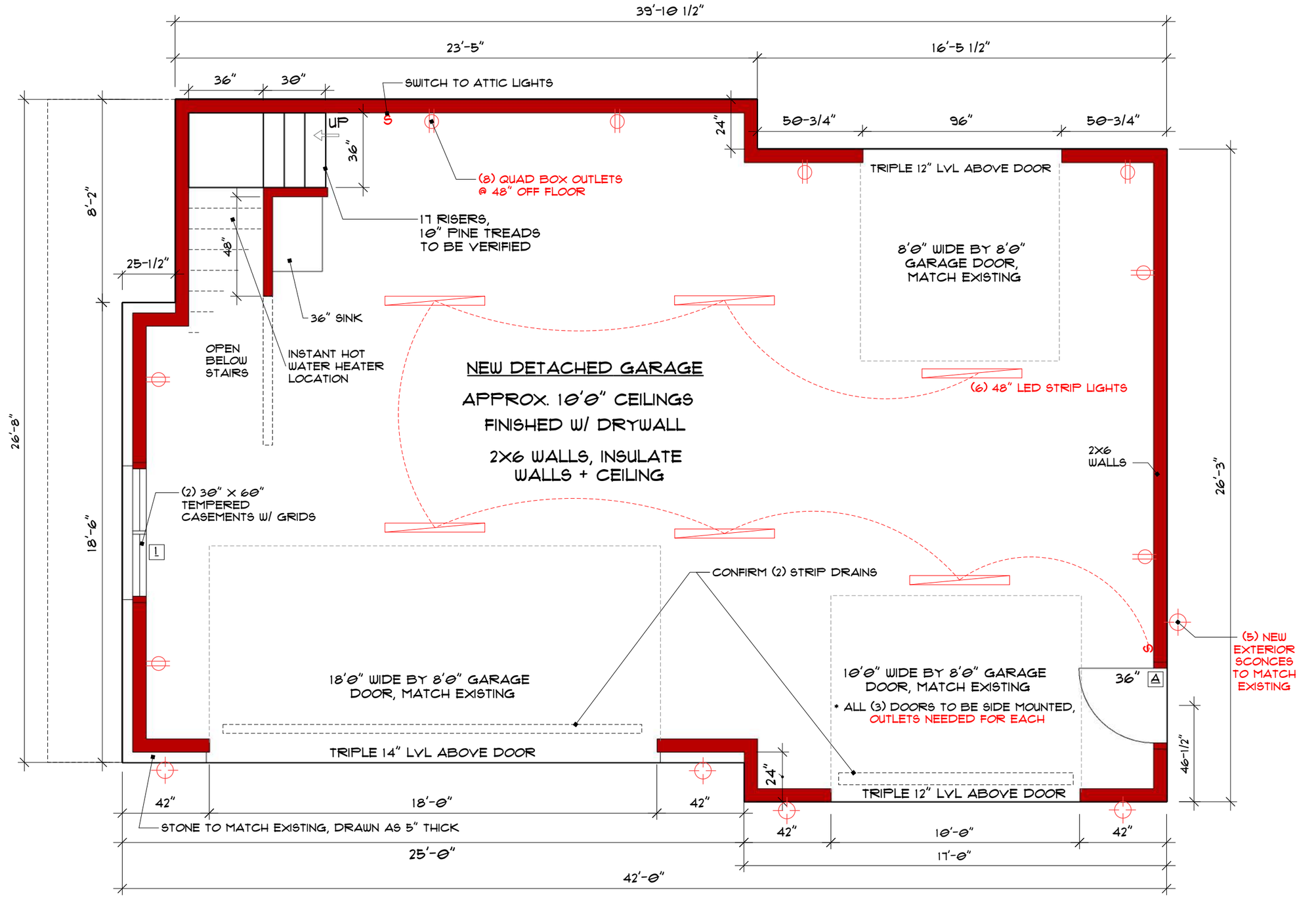
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Lara@remodelwithsaz.c

DRAFTED BY:
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Attachment: Plans (6416 : Mark & Carolyn Smith)

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NEW DOORS:
A - NEW 36" SIDE ENTRY DOOR
B - NEW 32" DOOR AT TOP OF STAIRS
C - NEW 36" WEATHER STRIPPED DOOR AT MECH RM.

NEW WINDOWS: (BOTH TEMPERED)
1 - (2) 30" WIDE BY 60" HEIGHT CASEMENT W/ GRIDS
2 - 36" WIDE BY 48" HEIGHT CASEMENT W/ GRIDS

NEW GARAGE PLAN

SCALE: 1/4 = 1'0"

A 01

A | 3.3.d

New Plan

DATE: 6/21/21

SCALE: 1/4 = 1'0"

REVISIONS

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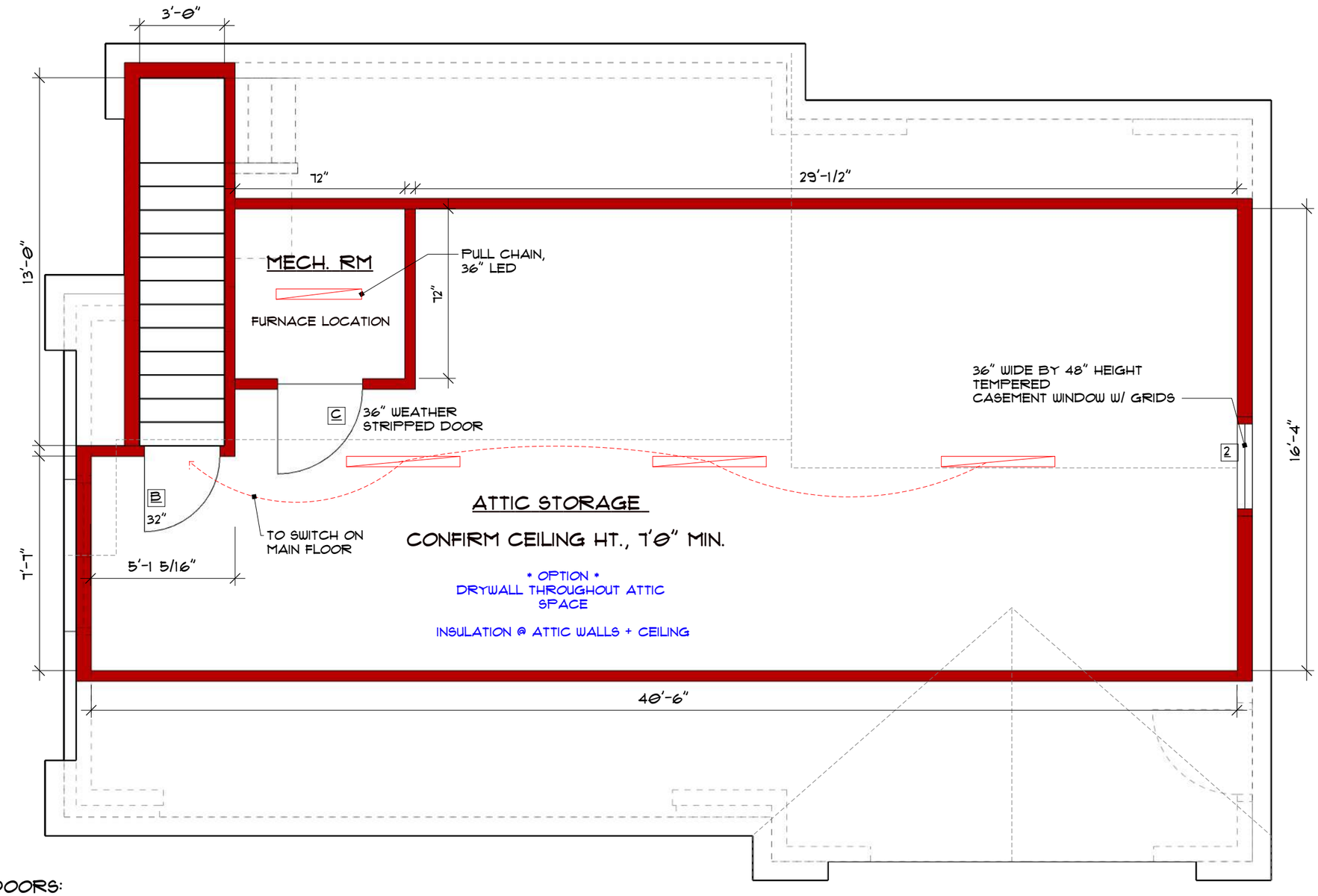
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Lara@remodelwithsaz.c

DRAFTED BY:
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NEW ATTIC PLAN

SCALE: 1/4 = 1'0"

A
02

A | 3.3.d

New Attic Plan

DATE: 6/21/21

SCALE: 1/4 = 1'0'

REVISIONS

	MM/DD/YY	VERS
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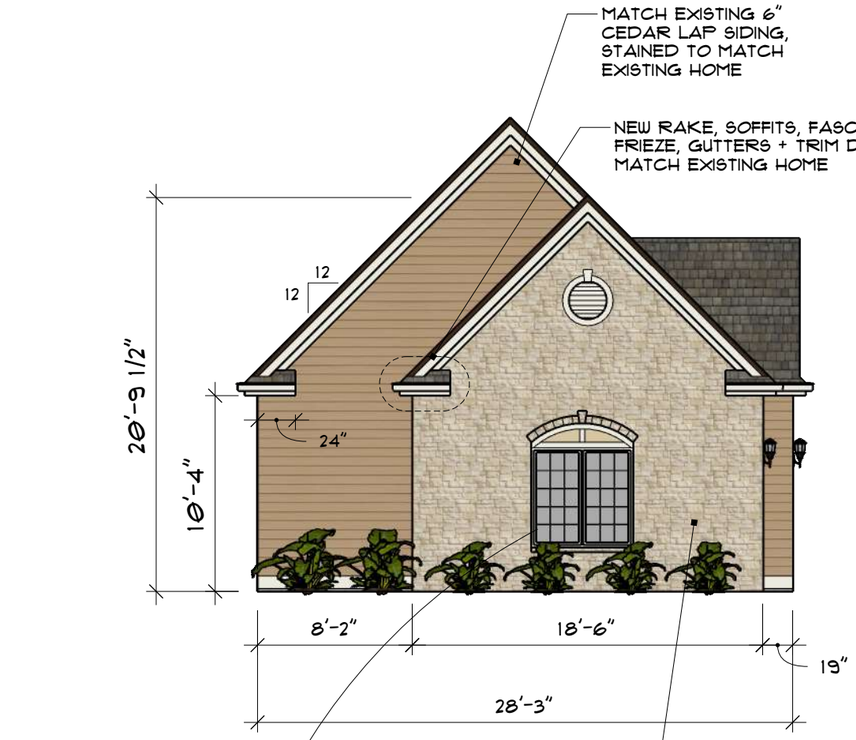
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MATCH EXISTING 6" CEDAR LAP SIDING, STAINED TO MATCH EXISTING HOME

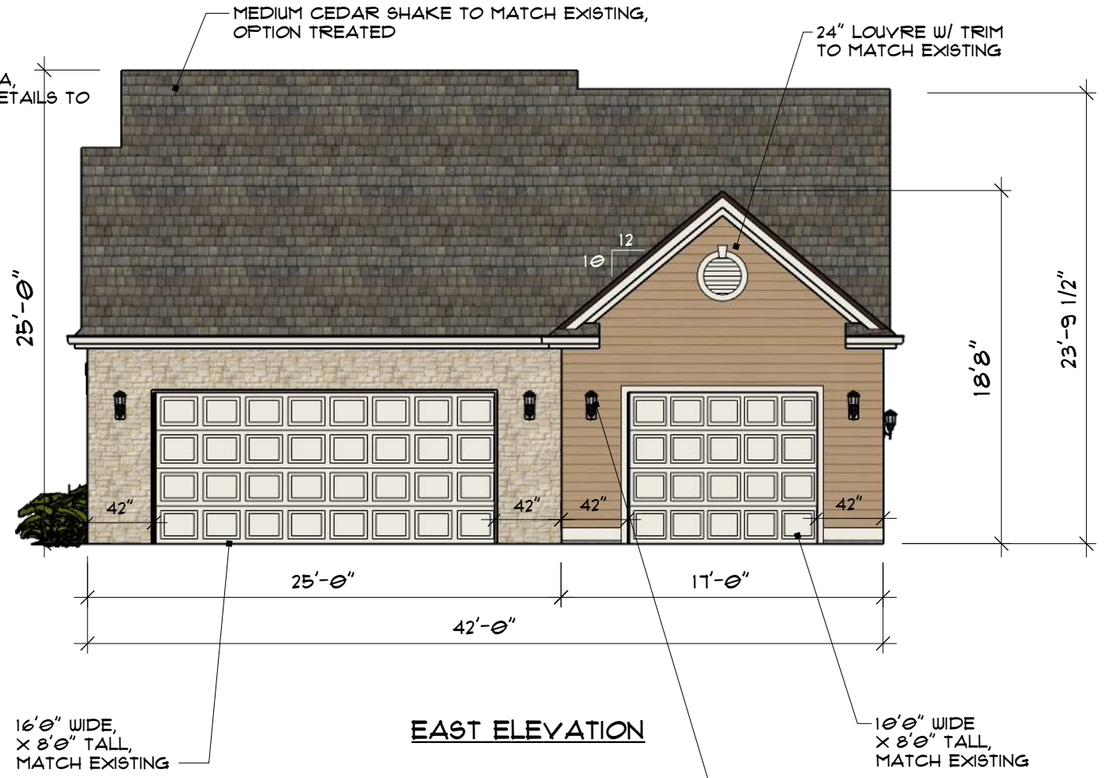
NEW RAKE, SOFFITS, FASCIA, FRIEZE, GUTTERS + TRIM DETAILS TO MATCH EXISTING HOME



SOUTH ELEVATION

MEDIUM CEDAR SHAKE TO MATCH EXISTING, OPTION TREATED

24" LOUVRE W/ TRIM TO MATCH EXISTING



16'0" WIDE, X 8'0" TALL, MATCH EXISTING

EAST ELEVATION

10'0" WIDE X 8'0" TALL, MATCH EXISTING

NEW WINDOW: (TEMPERED)
(2) 30" WIDE BY 60" HEIGHT CASEMENT W/ GRIDS

STONE VENEER WILL BE A GREY KENSINGTON BLEND THAT MIMICS THE EXISTING HOME.

MORTAR WILL BE STANDARD GREY.

SILLS AND WINDOW SURROUND WILL MIMIC THE EXISTING HOME.

(5) EXTERIOR LIGHTS, MATCH EXISTING

NEW ELEVATIONS

SCALE: 1/4 = 1'0"

A 04

New Elevations

DATE: 6/21/21

SCALE: 1/4 = 1'0'

REVISIONS

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4	5/25/21	0.4
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6	6/21/21	0.6

CLIENT INITIALS

Client:
Carolyn + Ma
SMITH

Project Type
Detached Gara

Address:
7250 W. Highlar
Ridge Drive
Mequon, WI
53092

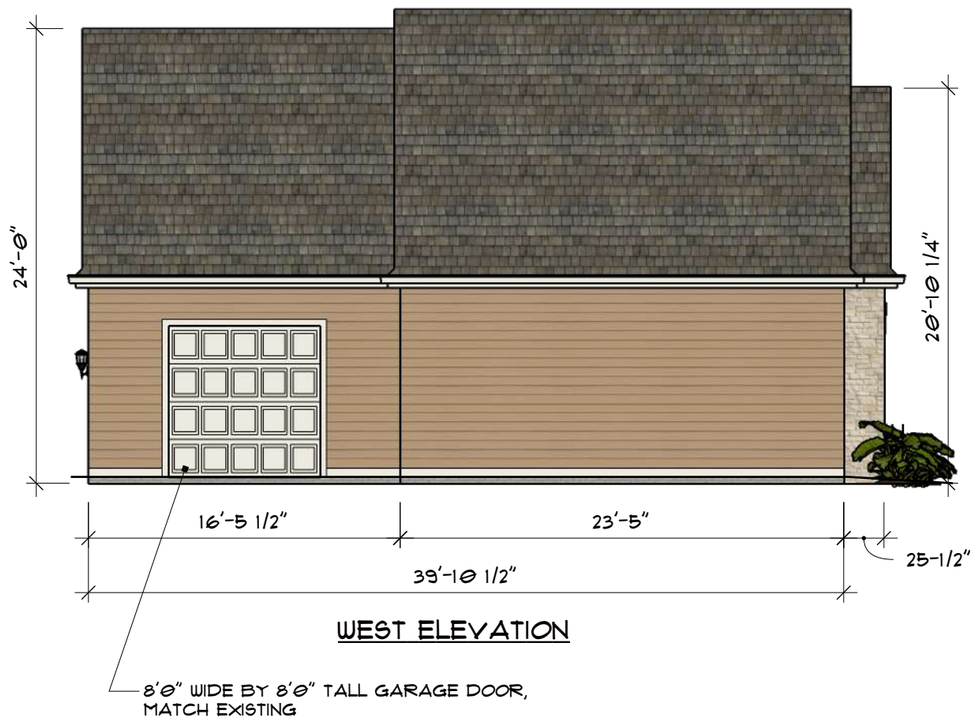
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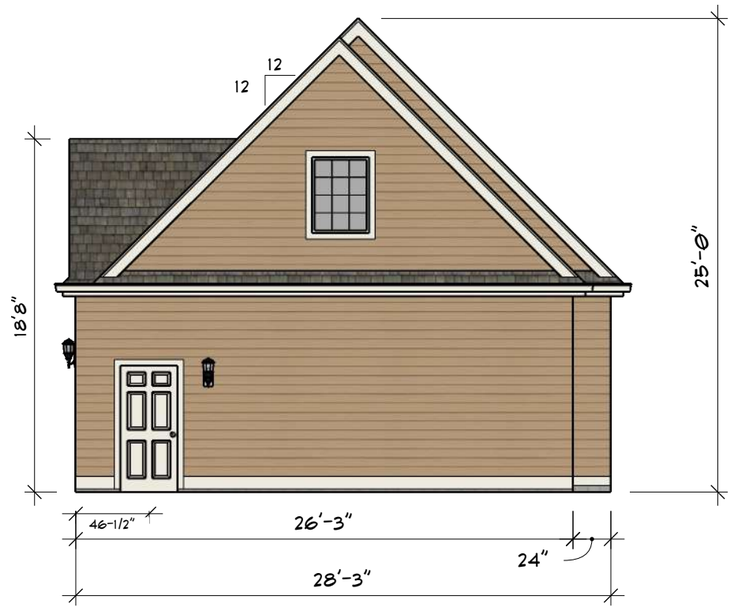
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WEST ELEVATION



NORTH ELEVATION

NEW ELEVATIONS

SCALE: 1/4 = 1'0"

A
04

New Elevations

DATE: 6/21/21

SCALE: 1/4 = 1'0"

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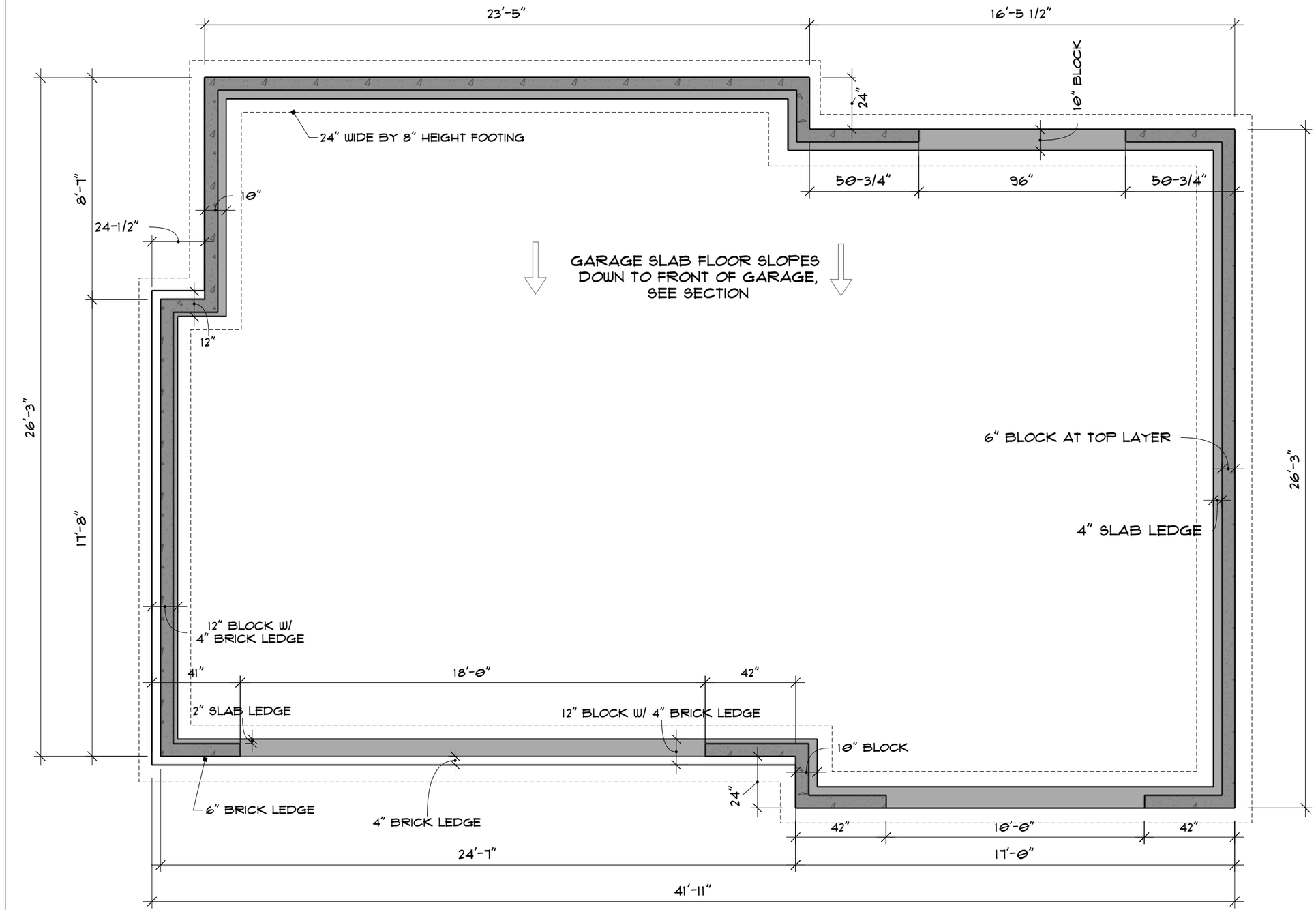
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NEW FOUNDATION PLAN

SCALE: 1/4 = 1'0"

F
01

F | 3.3.d

New Foundation l

DATE: 6/21/21

SCALE: 1/4 = 1'0'

REVISIONS

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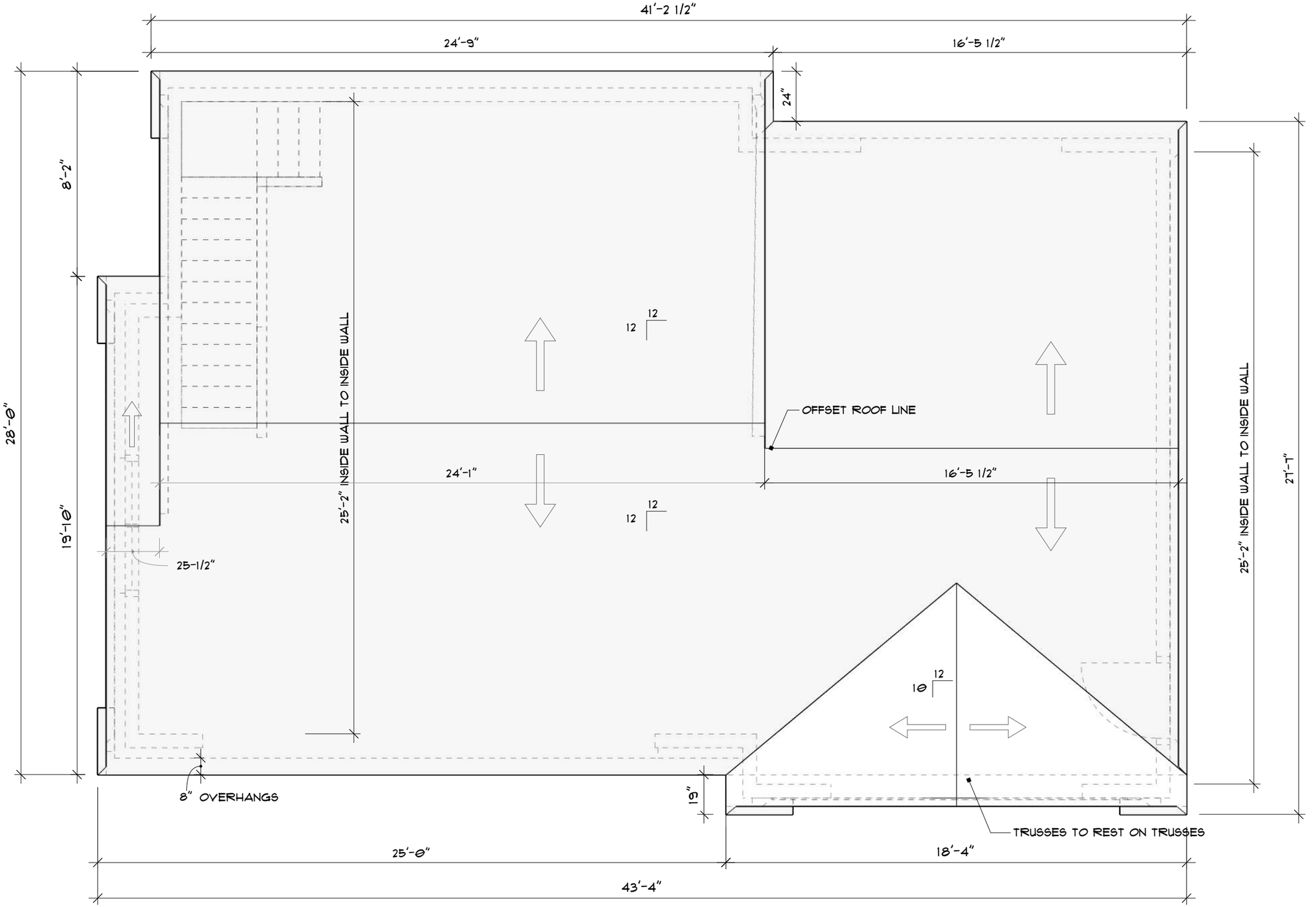
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NOTES:
MEDIUM CEDAR SHAKE TO MATCH EXISTING, OPTION TREATED
MATCH EXISTING SOFFITS, FASCIA, FRIEZE, GUTTERS + TRIM DETAILS

NEW ROOF PLAN

SCALE: 1/4 = 1'0"

R 01

R | 3.3.d

New Roof Plan

DATE: 6/21/21

SCALE: 1/4 = 1'0'

REVISIONS

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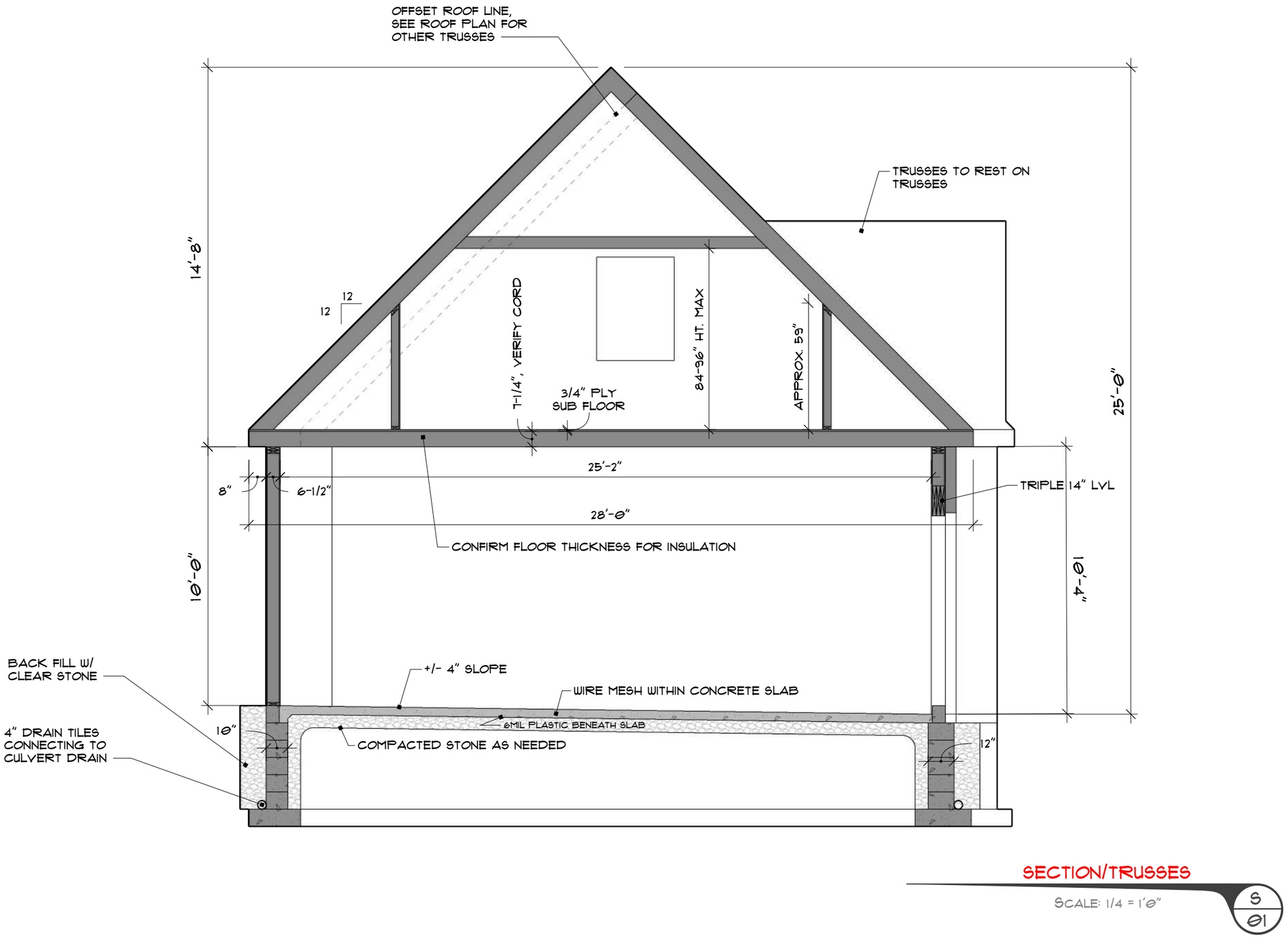
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DRAFTED BY:
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SECTION/TRUSSES

SCALE: 1/4 = 1'0"

S
01

S | 3.3.d

Section/Trusses

DATE: 6/21/21

SCALE: 1/4 = 1'0"

REVISIONS

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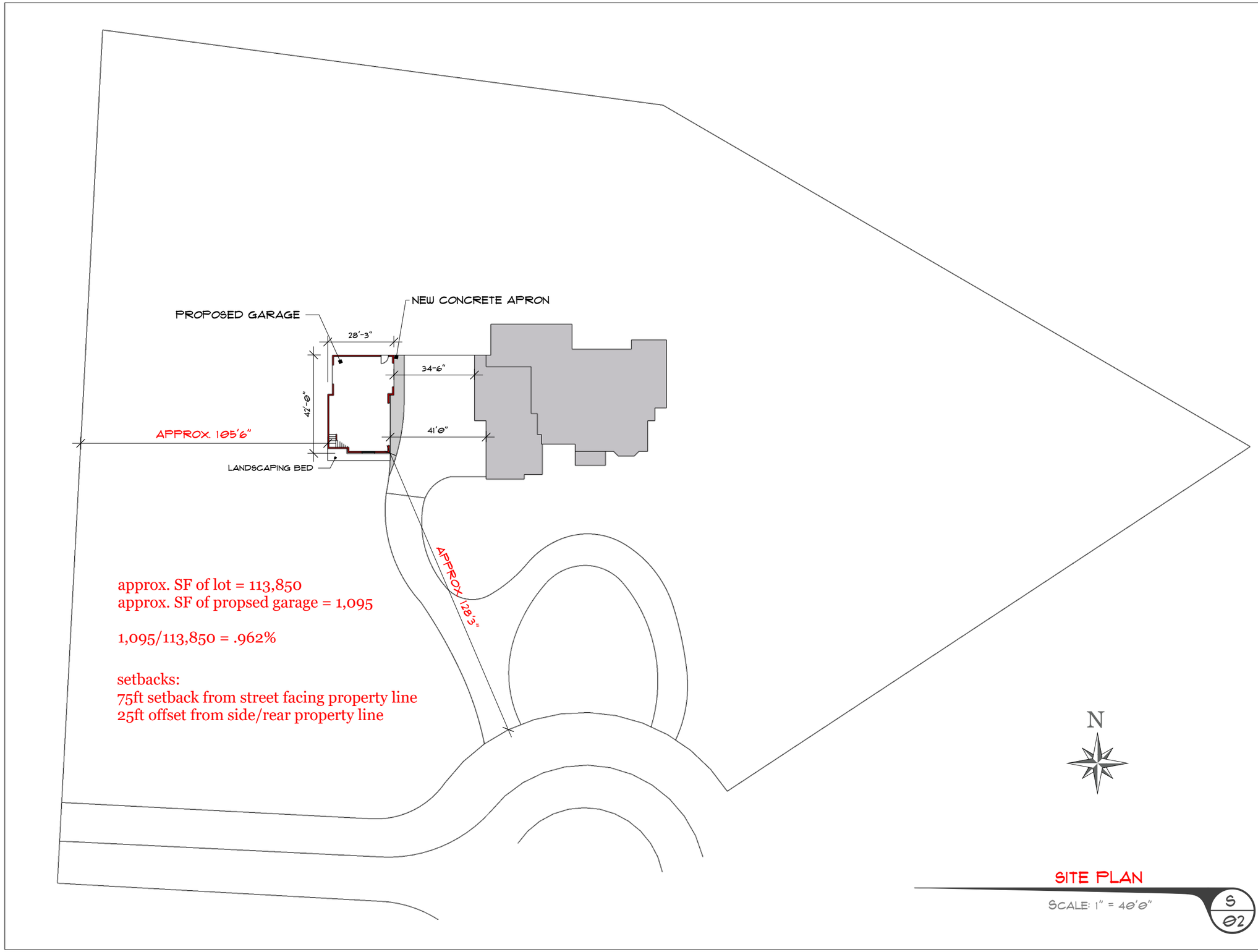
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COORDINATOR
Lara McAvoy
Lara@remodelwithsaz.c

DRAFTED BY:
kyle@remodelwithsaz.c

Attachment: Plans (6416 : Mark & Carolyn Smith)

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S | **3.3.d**

Site Plan

DATE: 6/21/21

SCALE: 1" = 40'0"

REVISIONS

	MM/DD/YY	VERS
1	4/27/21	0.1
2	5/4/21	0.2
3	5/10/21	0.3
4	5/25/21	0.4
5	6/16/21	0.5
6	6/21/21	0.6

CLIENT INITIALS

Client:
Carolyn + Ma
SMITH

Project Type:
Detached Gara

Address:
7250 W. Highlar
Ridge Drive
Mequon, WI
53092

PROJECT MANAGI
Carlos Dorger
carlos@remodelwithsaz

DESIGN + PROJE(
COORDINATOR
Lara McAvoy
Lara@remodelwithsaz.c

DRAFTED BY:
kylc@remodelwithsaz.c

Attachment: Plans (6416 : Mark & Carolyn Smith)

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CB
CARMELBUILDERS
Your Home • Our Passion

Statement of Intent for the Proposed Addition at:

11358 Glenwood Dr.
Mequon, WI 53097

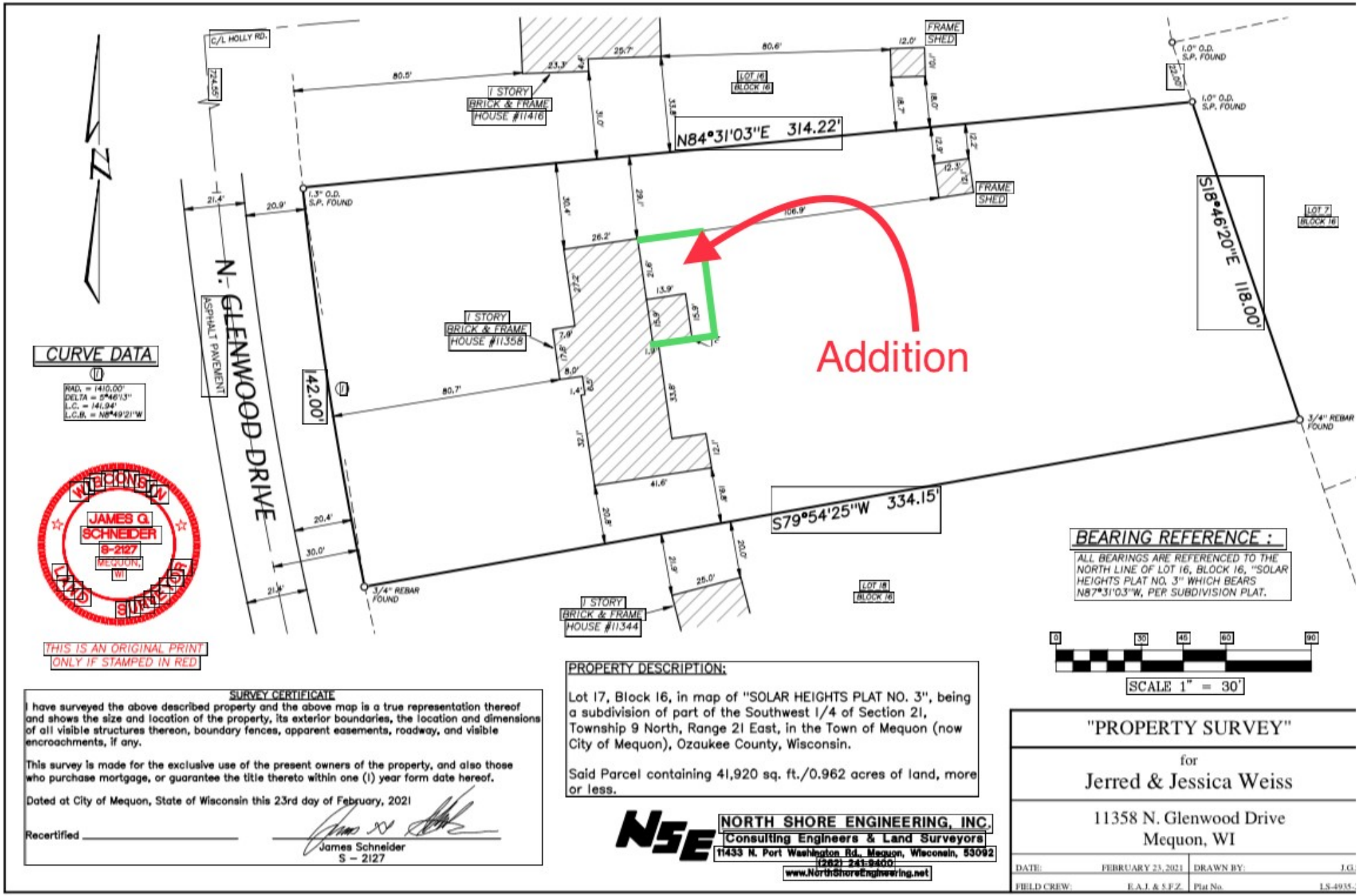
The owners of the above address, Jerred and Jessica Weiss, have partnered with Carmel Builders to enhance their Master Bedroom Suite by extending the northeast corner of the home east +/- 15'. The addition will also include a new Sunroom space that has currently a dated screen porch. The east facing exterior of the Sunroom will also feature a covered Patio. All exterior materials of the addition will match the current, recently installed, materials. The footprint of the addition will have an unfinished basement that matches the current basement floor height.

Thank you for your review and consideration.

Sincerely,

Robert Schwalbach
Project Manager
Carmel Builders

Attachment: Statement of Intent (6417 : Jerred & Jessica Weiss)



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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 23rd day of February, 2021

Recertified _____

James Schneider
S – 2127

PROPERTY DESCRIPTION:

Lot 17, Block 16, in map of "SOLAR HEIGHTS PLAT NO. 3", being a subdivision of part of the Southwest 1/4 of Section 21, Township 9 North, Range 21 East, in the Town of Mequon (now City of Mequon), Ozaukee County, Wisconsin.

Said Parcel containing 41,920 sq. ft./0.962 acres of land, more or less.

NSE
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-2400
www.NorthShoreEngineering.net

"PROPERTY SURVEY"

for

Jerred & Jessica Weiss

11358 N. Glenwood Drive
Mequon, WI

DATE:	FEBRUARY 23, 2021	DRAWN BY:	J.G.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-4935-

Attachment: Survey (6417 : Jerred & Jessica Weiss)



Attachment: Pictures (6417 : Jerred & Jessica Weiss)





Attachment: Pictures (6417 : Jerred & Jessica Weiss)

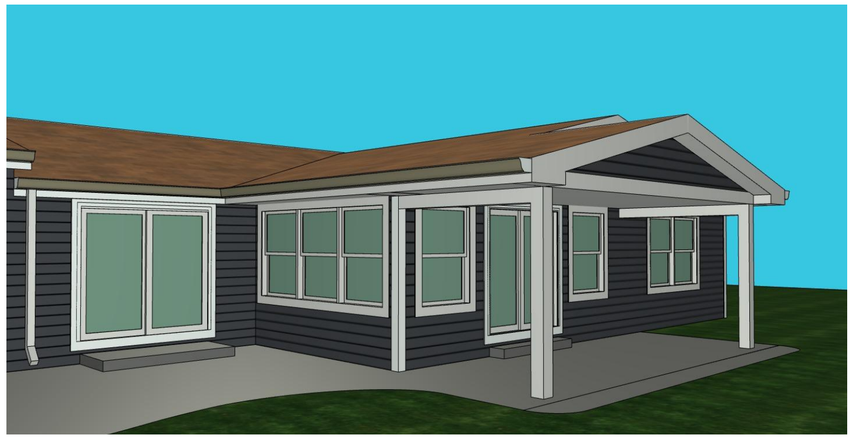


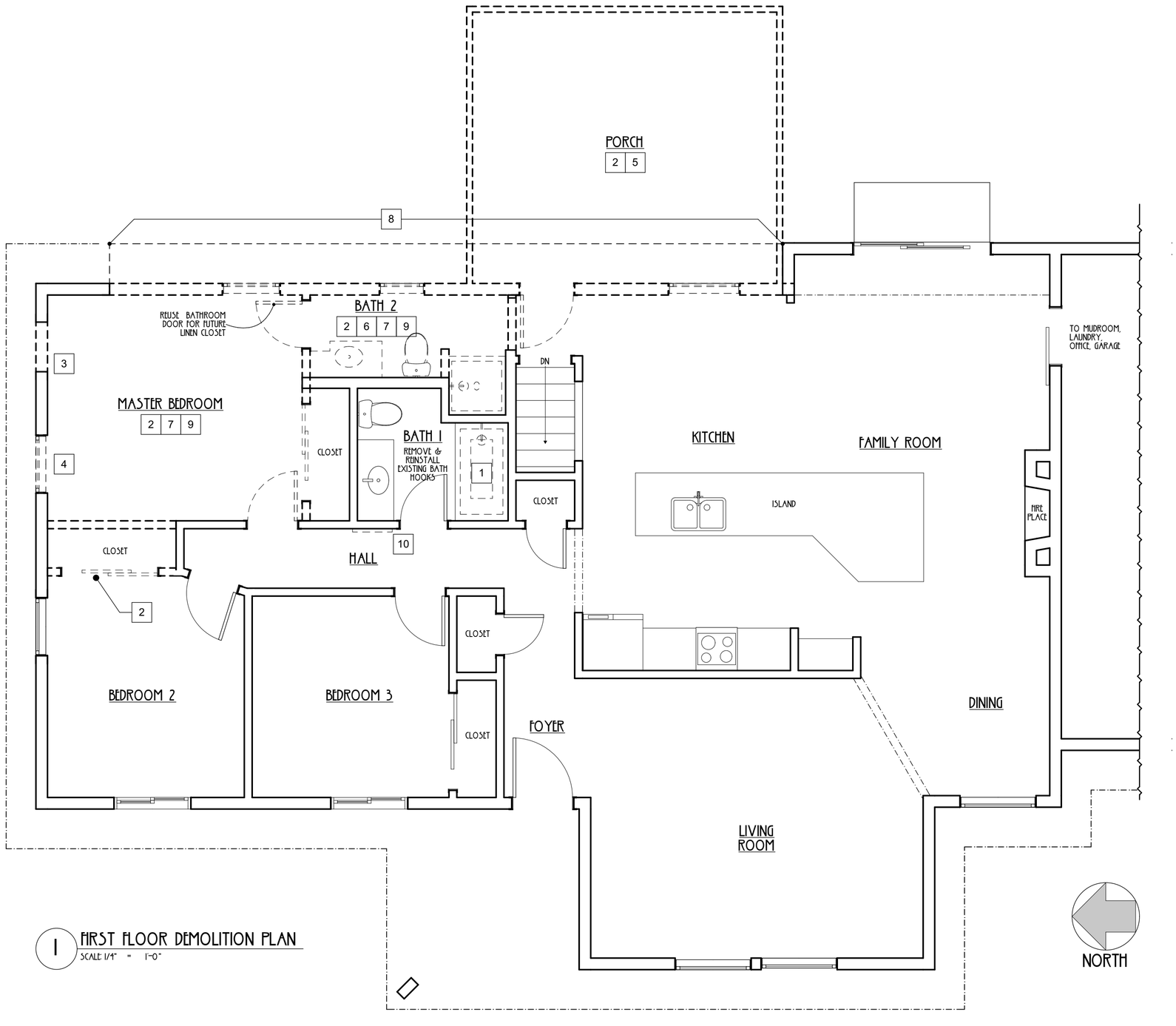
Attachment: Pictures (6417 : Jerred & Jessica Weiss)



Attachment: Pictures (6417 : Jerred & Jessica Weiss)







1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DOCUMENT KEY

- EXISTING WALLS TO REMAIN
- WALLS TO BE REMOVED
- CONVENTIONAL FRAME 2X4 WALL STUDS WITH 1/2" GYP. BD
- MILLWORK ELEMENTS BELOW
- MILLWORK ELEMENTS ABOVE
- CEILING / WALL /SOFFIT ELEMENTS ABOVE
- ITEMS TO BE REMOVED IN DEMOLITION
- INTERIOR ELEVATION MARKER (1 / A6.X / 2 / 3) REFER TO SHEETS A6.X FOR ELEVATED VIEWS

SHEET INDEX	
D1.2	FIRST FLOOR DEMOLITION PLAN
A1.1	BASEMENT FLOOR PLAN & ROOF PLAN
A1.2	FIRST FLOOR PLAN
A4.1	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTION
A6.1	INTERIOR ELEVATIONS & PERSPECTIVES
E1.1	FIRST FLOOR ELECTRICAL PLAN

DEMOLITION NOTES

1. REMOVE TUB AND SOFFIT
2. REMOVE WALLS AS INDICATED
3. REMOVE PARTIAL WALL FOR NEW WINDOW
4. REMOVE WINDOW
5. DEMOLISH PORCH
6. REMOVE PLUMBING FIXTURES
7. REMOVE ALL LIGHT FIXTURES, SWITCHES, AND OUTLETS NOT BEING RE-USED
8. REMOVE PARTIAL ROOF OVERHANG
9. REMOVE DRYWALL ON WALLS AND CEILING AS REQUIRED FOR NEW ELECTRICAL AND PROPER DRYWALL FINISHING
10. REMOVE LAUNDRY CHUTE

CARMEL BUILDERS
N85 W16100 Appleton Avenue Suite 212
Menomonee Falls, WI 53051
262-255-2230
INTERIORS: DENISE MERBETH 262.424.3194
ARCHITECT : PEN & HAMMER 414.751.0939

WEISS ADDITION
11358 GLENWOOD DR
MEQUON, WI 53097
PROJECT NUMBER: 2105

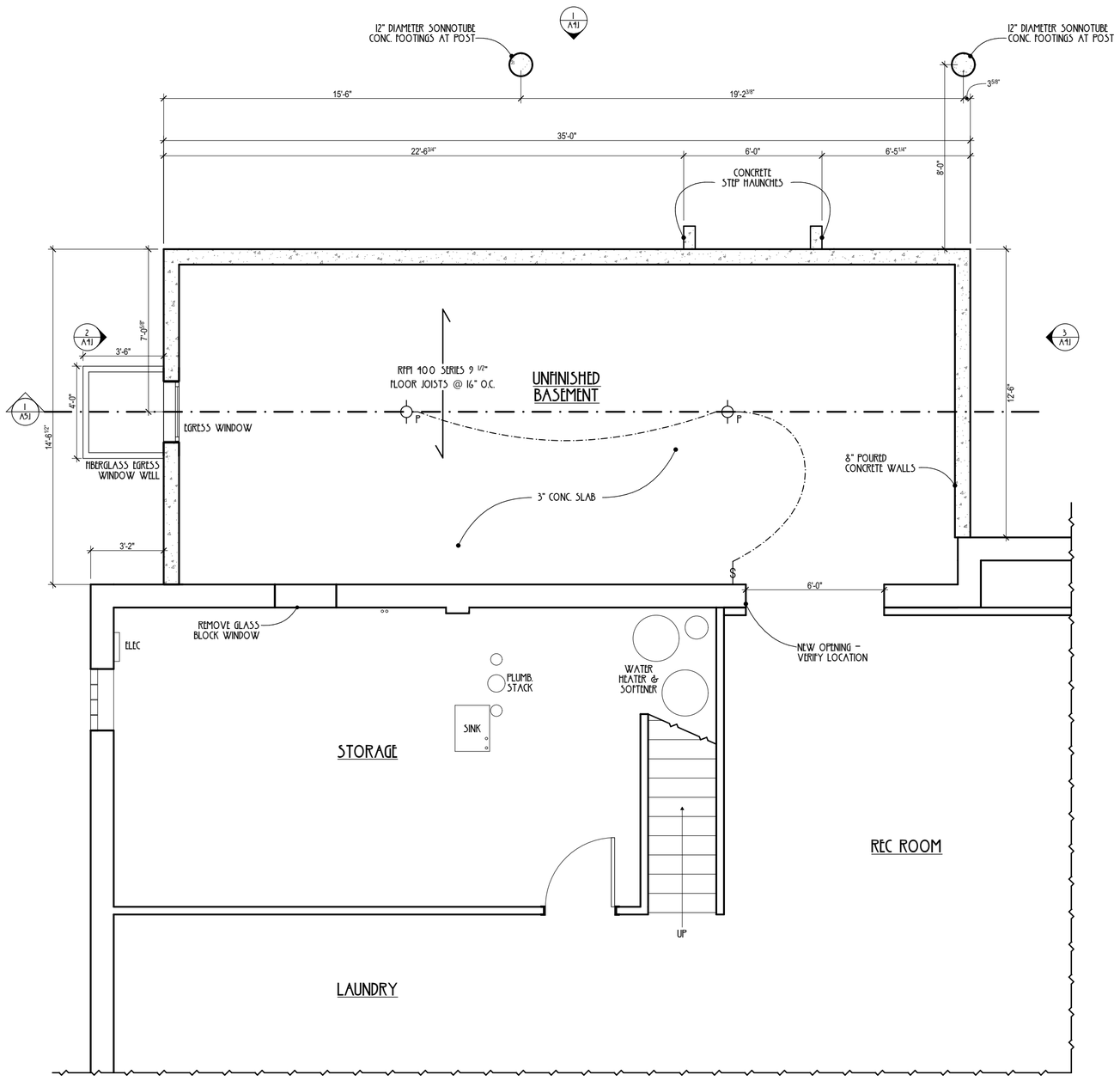
DATE: 01 JUNE 2021
DESCRIPTION: CONSTRUCTION SET

FIRST FLOOR DEMOLITION PLAN

D1.2

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Attachment: Plans (6417 : Jerred & Jessica Weiss)



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY

LIGHT FIXTURE

- CEILING-MOUNTED EXHAUST FAN LIGHT BROAN AE80LK
- 6" DIA LED RECESSED DOWNLIGHT
- 3" DIA LED PUCK LIGHT
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- HIGH OUTPUT LINEAR STRIP LIGHT
- ADJUSTABLE ACCENT RECESSED FIXTURE
- WALL WASH
- CEILING MOUNTED PORCELAIN SOCKET
- PADDLE FAN / LIGHT

POWER

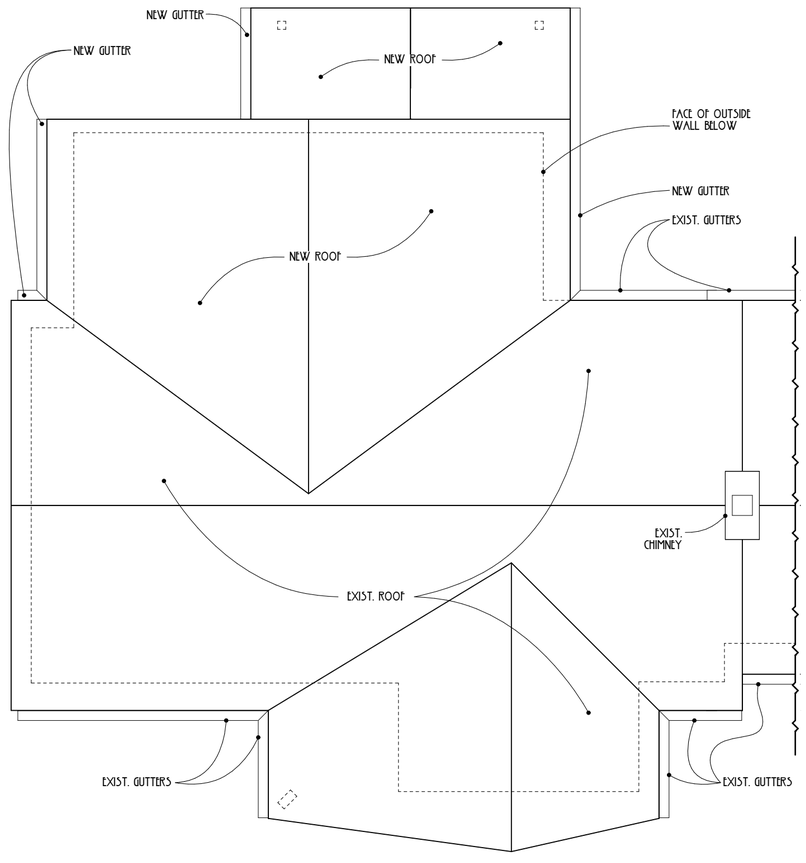
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE WITH DUAL USB CHARGING PORTS
- DUPLEX FLOOR RECEPTACLE
- QUAD RECEPTACLE

CIRCUITRY

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DOOR JAMB SWITCH
- DIMMER SWITCH SINGLE POLE
- FAN CONTROL

LOW VOLTAGE

- THERMOSTAT
- TELEVISION JACK
- DATA COMMUNICATIONS



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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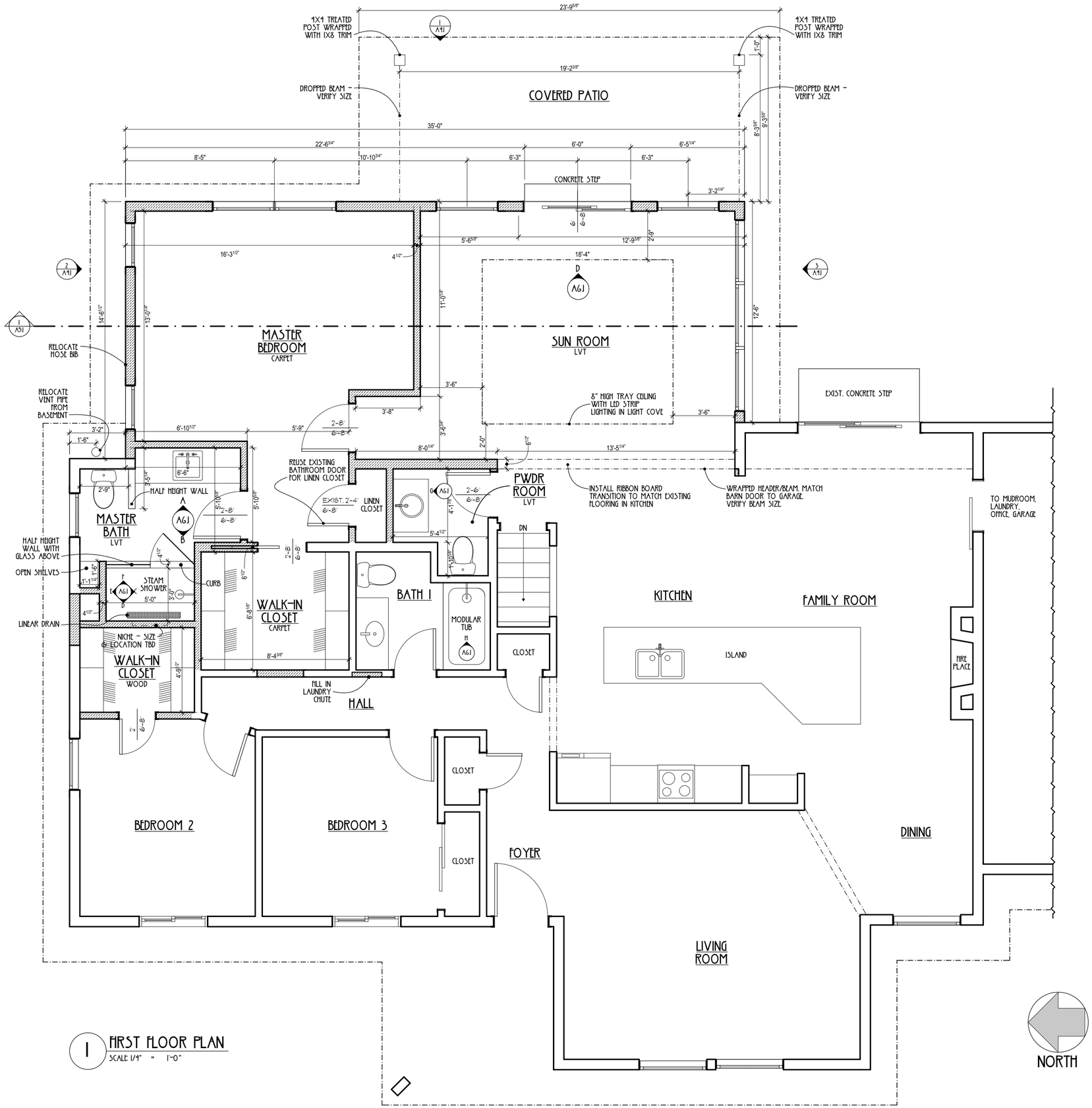
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BASEMENT FLOOR PLAN & ROOF PLAN

A1.1

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Attachment: Plans (6417 : Jerred & Jessica Weiss)



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

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WEISS ADDITION

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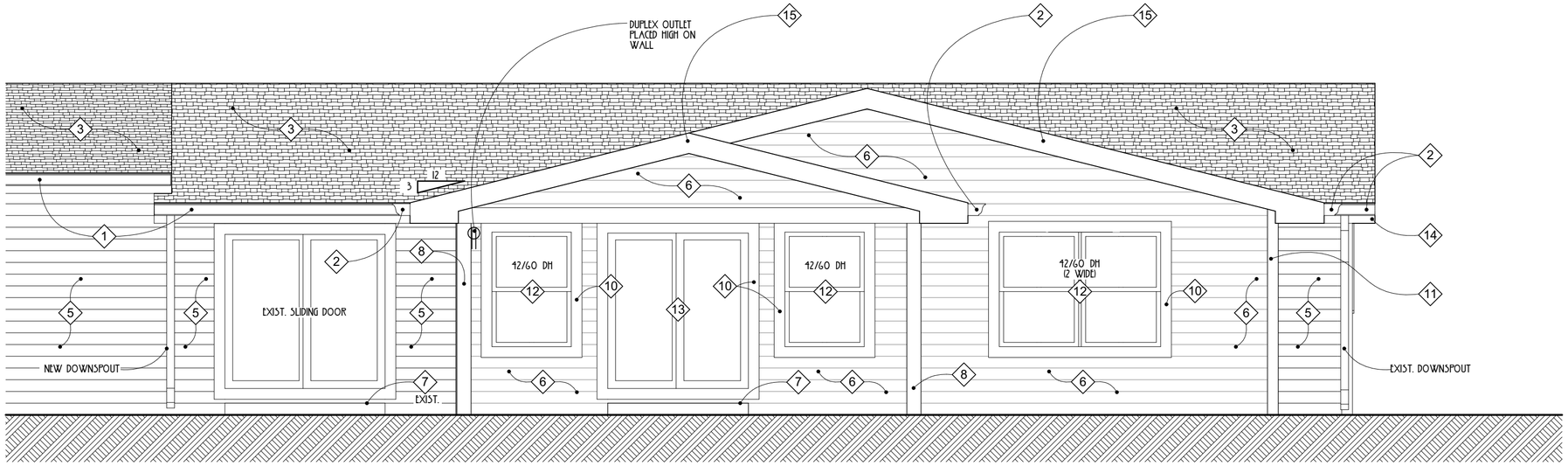
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FIRST FLOOR PLAN

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A1.2

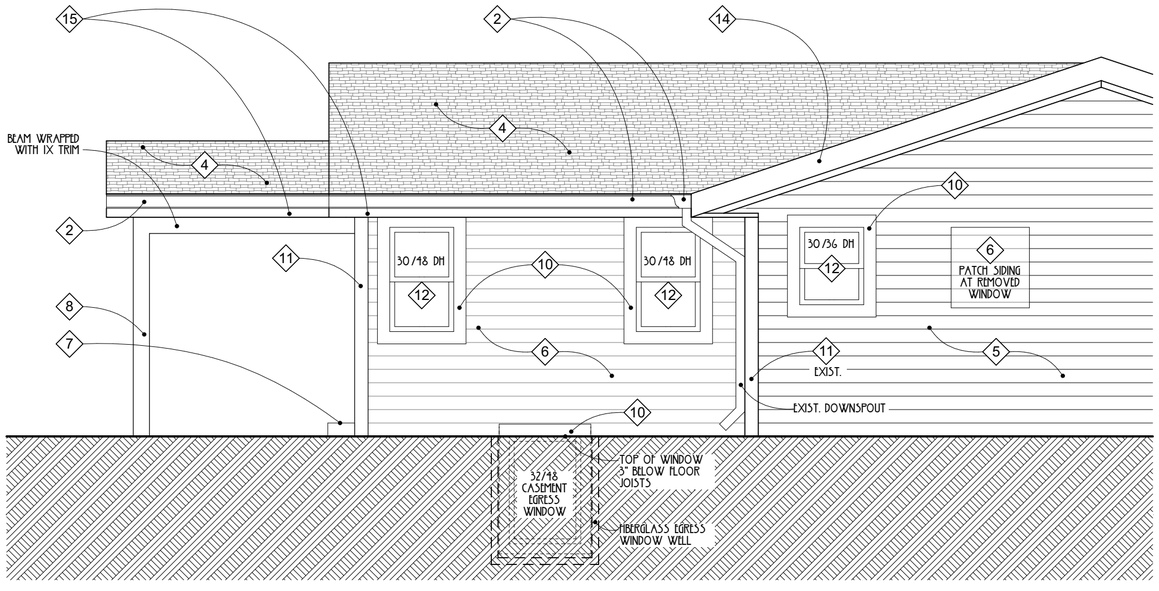
Attachment: Plans (6417 : Jerred & Jessica Weiss)



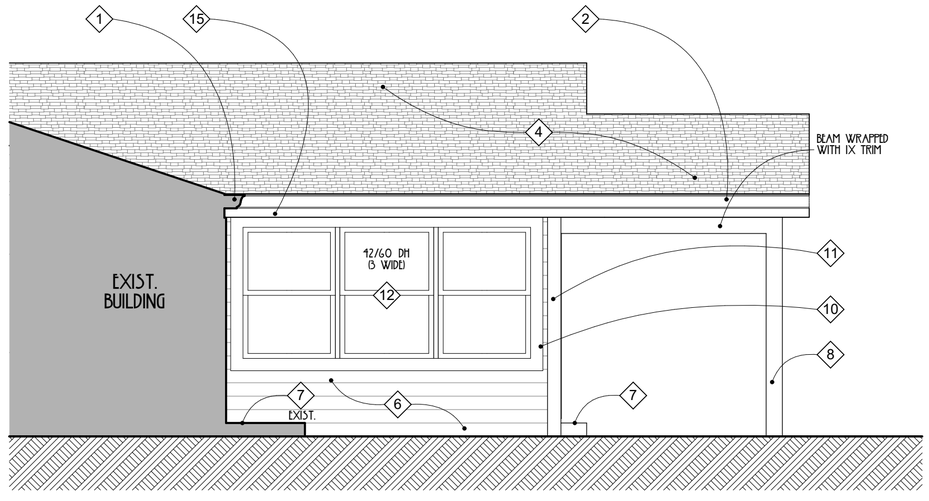
1 ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. EXISTING GUTTER
2. NEW GUTTER TO MATCH EXISTING
3. EXISTING ROOF
4. NEW ROOF TO MATCH EXISTING
5. EXISTING SIDING
6. NEW SIDING TO MATCH EXISTING
7. CONCRETE STEP
8. IX8 TRIM OVER POST
9. ~~OMITTED~~
10. IX6 TRIM TO MATCH THAT ON EXIST. SLIDING DOOR
11. IX6 CORNER TRIM
12. NEW WINDOW
13. NEW GLASS DOOR
14. EXISTING FASCIA
15. NEW FASCIA & SOFFIT TO MATCH EXISTING



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



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

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WEISS ADDITION
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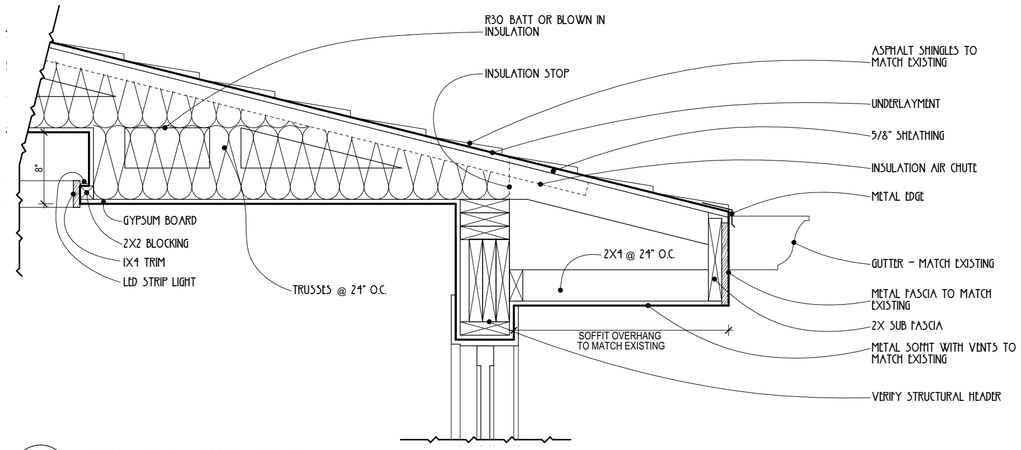
DATE DESCRIPTION
01 JUNE 2021 CONSTRUCTION SET

EXTERIOR ELEVATIONS

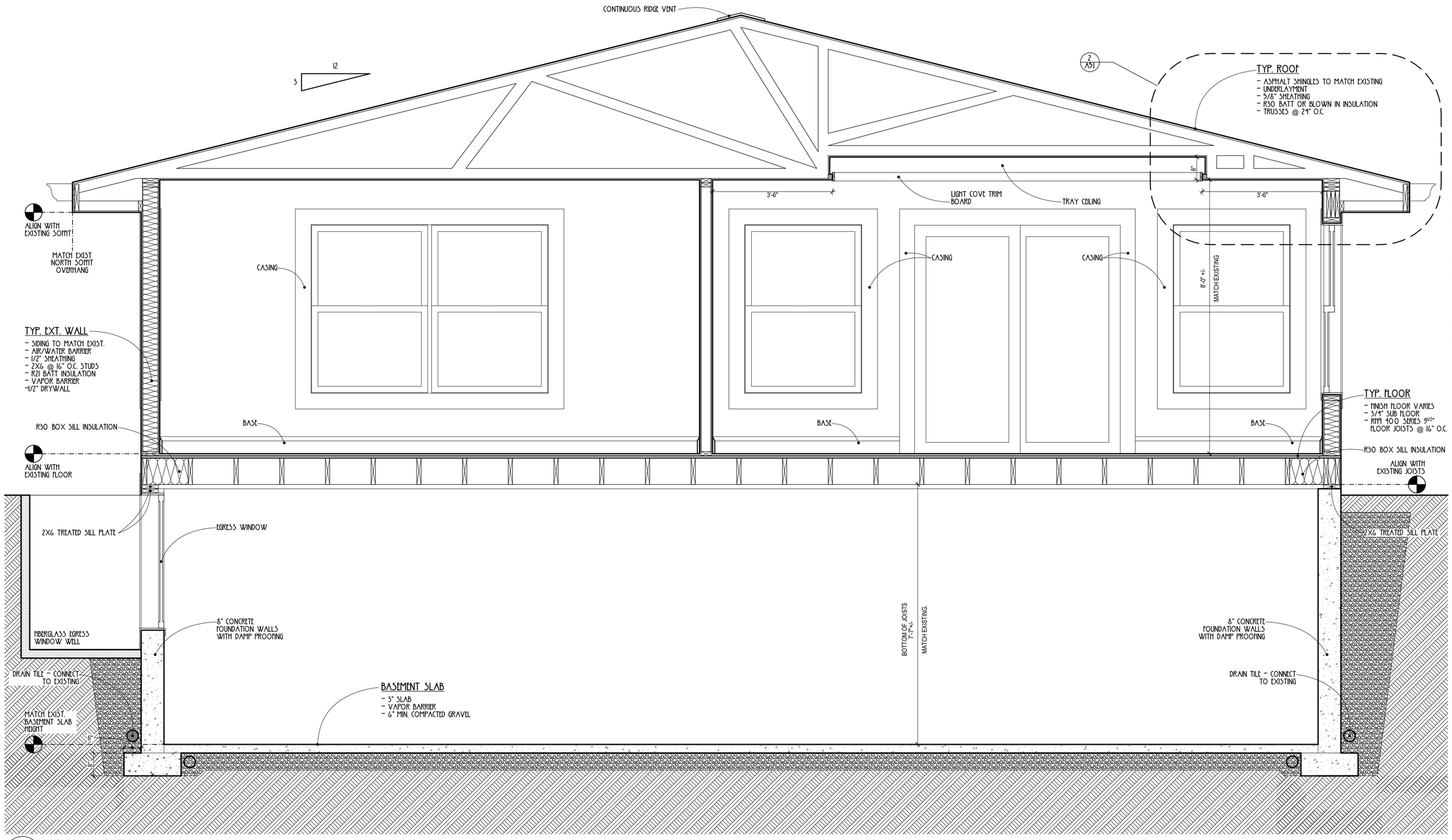
A4.1

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Attachment: Plans (6417 : Jerred & Jessica Weiss)



2 ROOF AND SOFFIT DETAIL
SCALE 1" = 1'-0"



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

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WEISS ADDITION

11358 GLENWOOD DR
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PROJECT NUMBER: 2105

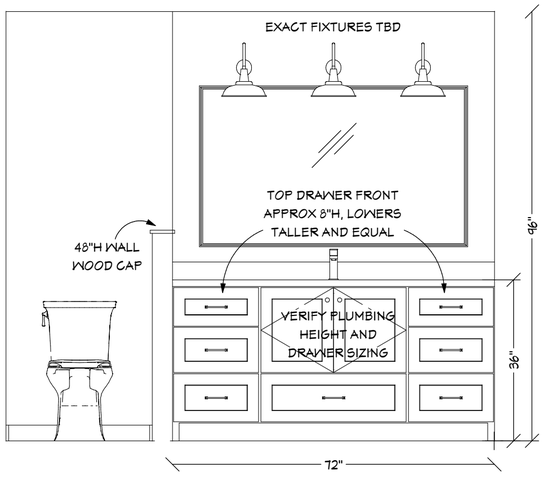
DATE	DESCRIPTION
01 JUNE 2021	CONSTRUCTION SET

BUILDING SECTION

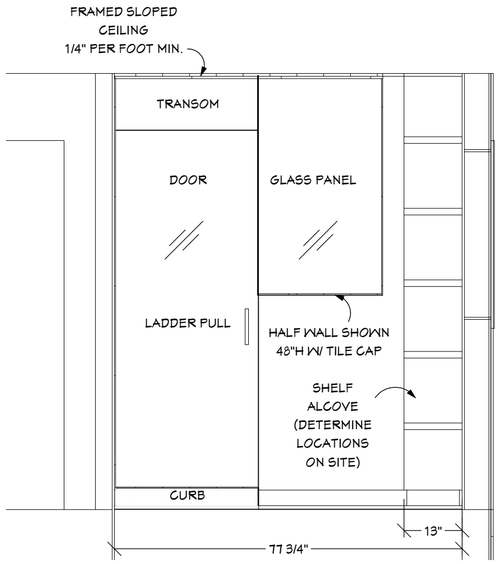
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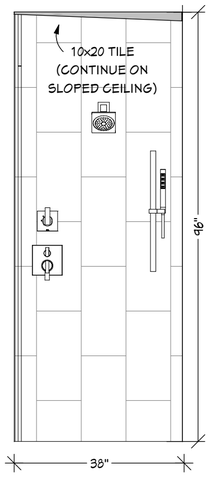
Attachment: Plans (6417 : Jerred & Jessica Weiss)



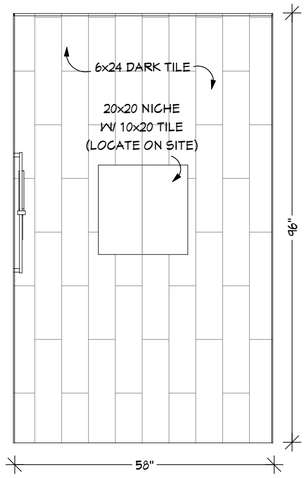
A MASTER BATH VANITY ELEVATION



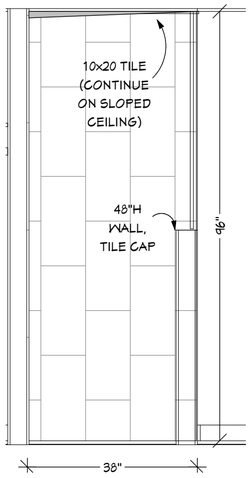
B MASTER BATH SHOWER ELEVATION



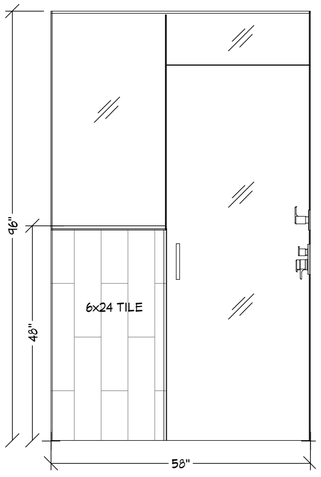
C MASTER BATH SOUTH SHOWER WALL ELEVATION



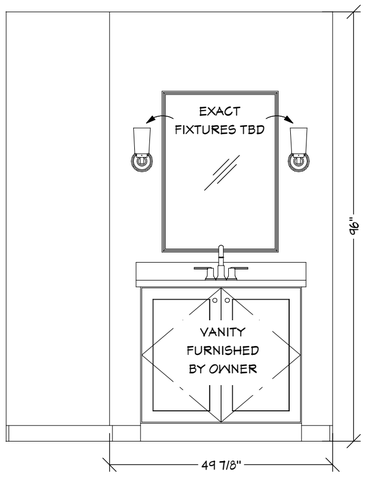
D MASTER BATH WEST SHOWER WALL ELEVATION



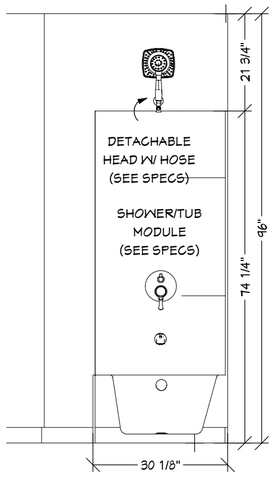
E MASTER BATH NORTH SHOWER WALL ELEVATION



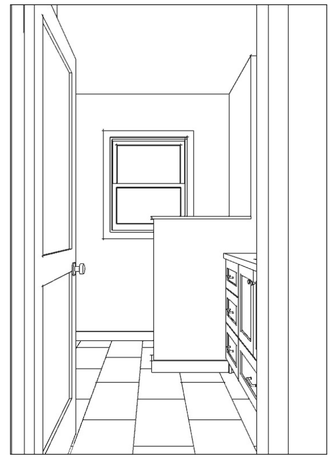
F MASTER BATH EAST SHOWER WALL ELEVATION



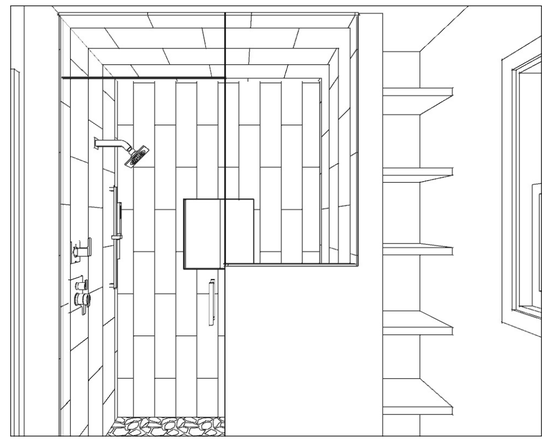
G POWDER ROOM ELEVATION



H HALL BATH SHOWER/TUB ELEVATION



MASTER BATH ENTRANCE VIEW



MASTER BATH SHOWER VIEW

CARMEL BUILDERS
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ARCHITECT : PEN & HAMMER 414.751.0939

WEISS ADDITION

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MEQUON, WI 53097
PROJECT NUMBER: 2105

DATE DESCRIPTION
01 JUNE 2021 CONSTRUCTION SET

INTERIOR ELEVATIONS & PERSPECTIVES

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A6.1

Attachment: Plans (6417 : Jerred & Jessica Weiss)

Attachment: Plans (6417 : Jerred & Jessica Weiss)

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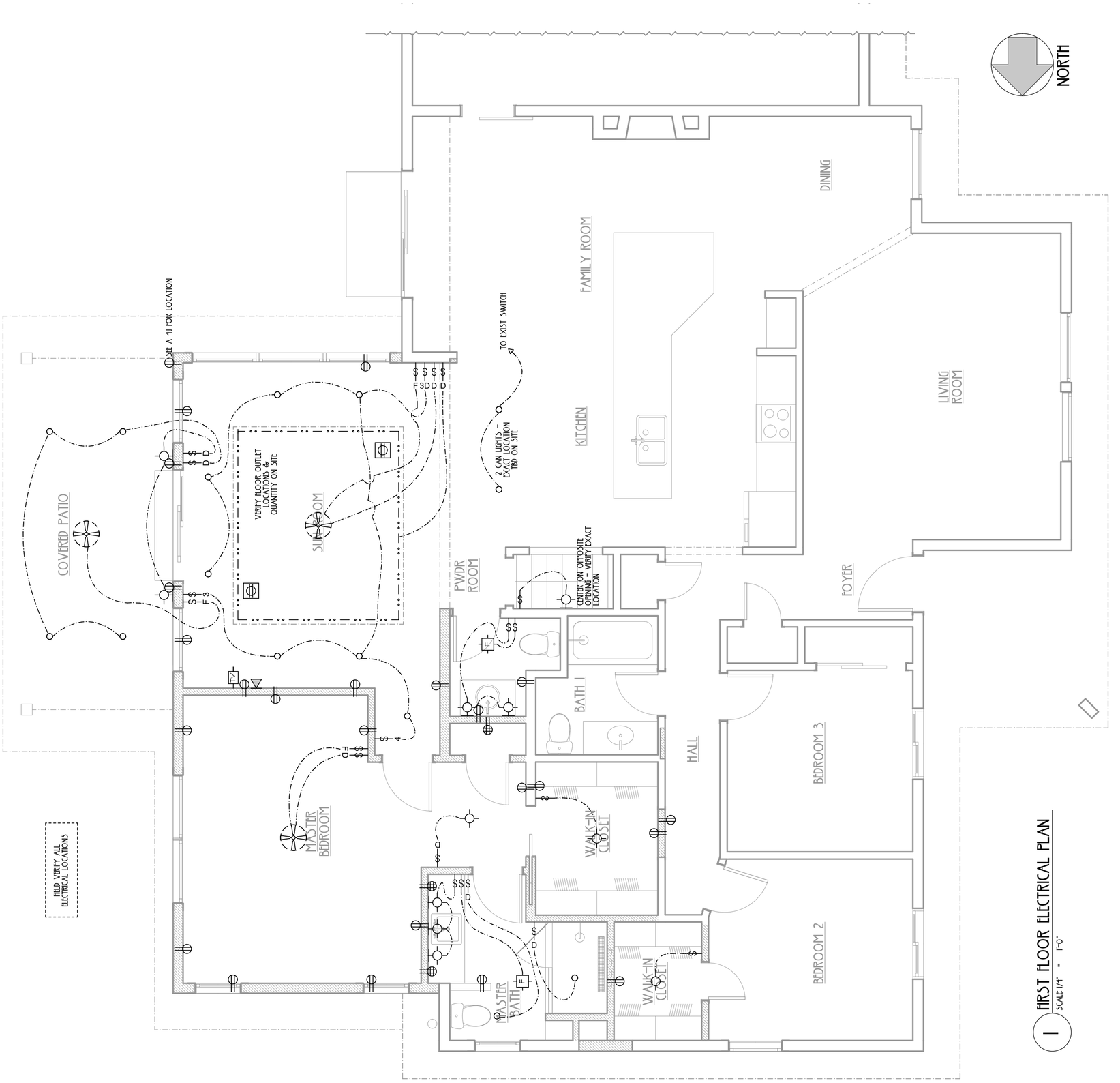
FIRST FLOOR ELECTRICAL PLAN

E1.1

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ELECTRICAL KEY

LIGHT FIXTURE		**CIRCUITRY**
(F)	CEILING-MOUNTED EXHAUST FAN LIGHT BROAN AB80LK	S SINGLE POLE SWITCH
○	6" DIA LED RECESSED DOWNLIGHT	3 THREE WAY SWITCH
⊗	3" DIA LED PUCK LIGHT	4 FOUR WAY SWITCH
	CEILING MOUNTED LIGHT	J DOOR JAMB SWITCH
	WALL MOUNTED LIGHT	D DIMMER SWITCH SINGLE POLE
	HIGH OUTPUT LINEAR STRIP LIGHT	F FAN CONTROL
	ADJUSTABLE ACCENT RECESSED FIXTURE	**LOW VOLTAGE**
	WALL WASH	T THERMOSTAT
(P)	CEILING MOUNTED PORCELAIN SOCKET	TV TELEVISION JACK
(F)	PADDLE FAN / LIGHT	DATA COMMUNICATIONS
POWER		
	DUPLEX RECEPTACLE	
USB	DUPLEX RECEPTACLE WITH DUAL USB CHARGING PORTS	
	DUPLEX FLOOR RECEPTACLE	
	QUAD RECEPTACLE	



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

Statement of Intent:

Complete Renovation of single family residence located at 326 W Seacroft Ct Mequon, Wi 53092. This 1984 house has not been occupied since 2018 and had been winterized. Although structure is generally in fair condition there is noted damage related to being unoccupied as well as rodents. A general outline of the house, drive, patio and swimming pool will stay the same. The house will serve as a primary residence for a family of 5.

Proposed Changes:

Exterior Elevation:

1. West Elevation: Addition over the main entrance – see Section drawing
2. West Elevation: Add dormer over the garage
3. West Elevation: Change Bay Window to full height window dining room
4. South Elevation: Remove window – 2nd floor east end at new porch
5. East Elevation: Add porch, second floor south
6. East Elevation: Add window 1st floor south, Add Balcony door 2nd floor south.
7. South Elevation: Remove 2nd floor window at west corner
8. Chimney: Demolish existing wood fireplace and replace with Copola with the same dimensions. Add chimney for new gas fireplace.
9. Materials: Walls: White – stucco, Stone: ¾ inch stone veneer, Wood Siding around windows, Roof – architectural shingle as is. 0

Interior:

1. Remove existing Wood burning fireplace from the center of the living room and build new fireplace on the south wall of the living room
2. Living Room open to above
3. Walls: See attached Renovation Plan – red Line – elements to be demolished, Black Line - Elements to be retained, Green Line- Elements to be added
4. Create 4 bedrooms and 3 baths, closet and laundry on the 2nd floor
5. Create Master Bedroom Suite, Living Room, Kitchen, Dining Room, Laundry, Mudroom on the first Floor.

Attachment: Statement of Intent (6418 : Daniel Domagala)

Bromborough Association, Inc.
11800 N. Lakeshore Dr.
Mequon, WI 53092

May 22, 2021

Mr. Dan Domagala
326 W. Seacroft Ct.
Mequon, WI 53092

And

City of Mequon
Architectural Board
11333 N. Cedarburg Rd
Mequon, WI 53092

Re: 326 W. Seacroft Ct.

Gentlepersons,

The Bromborough Association has formally reviewed the proposed architectural changes to the exterior of the residence located at 326 W. Seacroft Ct. The Association certifies that the design elements and the proposed stone and stucco materials meets with our requirements.

Sincerely,

Sam Maglio
Co-President
Bromborough Association, Inc.
414-218-8800

Attachment: HOA Approval (6418 : Daniel Domagala)

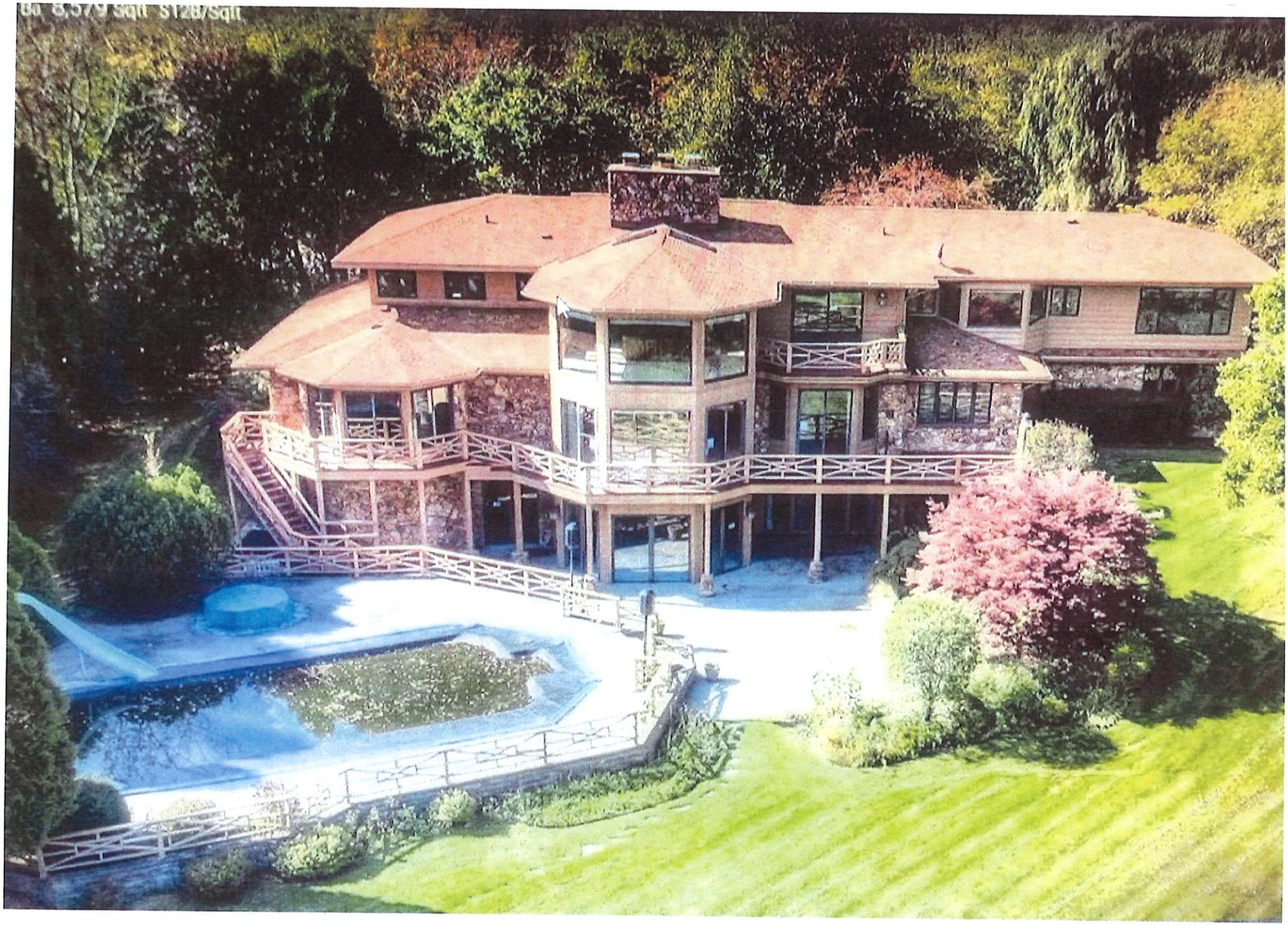
Attachment: Survey (6418 : Daniel Domagala)

← N

WEST
ELEVATION
EXISTING



Attachment: pictures (6418 : Daniel Domagala)



Attachment: pictures (6418 : Daniel Domagala)



Attachment: pictures (6418 : Daniel Domagala)



Attachment: pictures (6418 : Daniel Domagala)

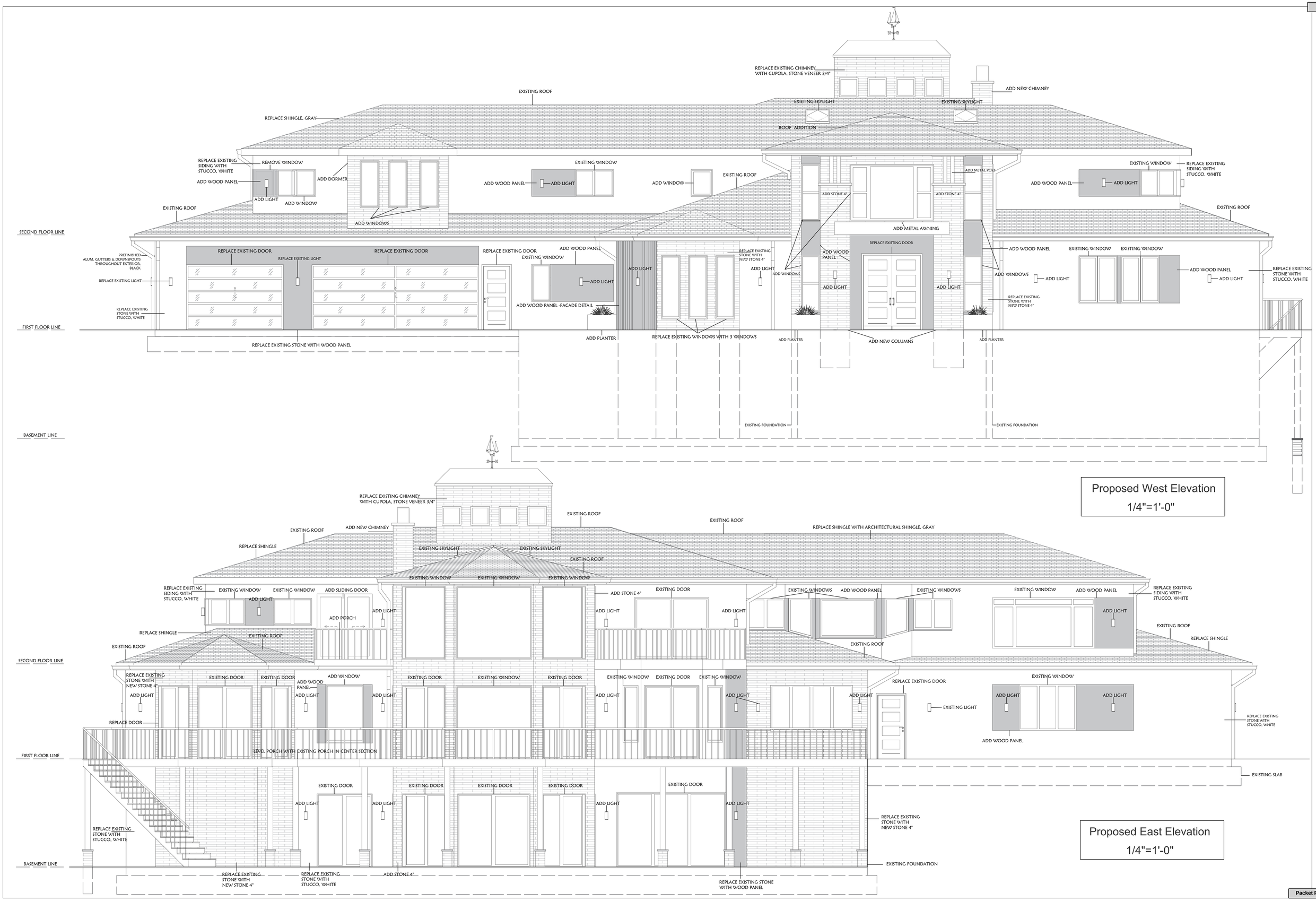


Attachment: pictures (6418 : Daniel Domagala)



EXISTING LIVING ROOM

Attachment: pictures (6418 : Daniel Domagala)



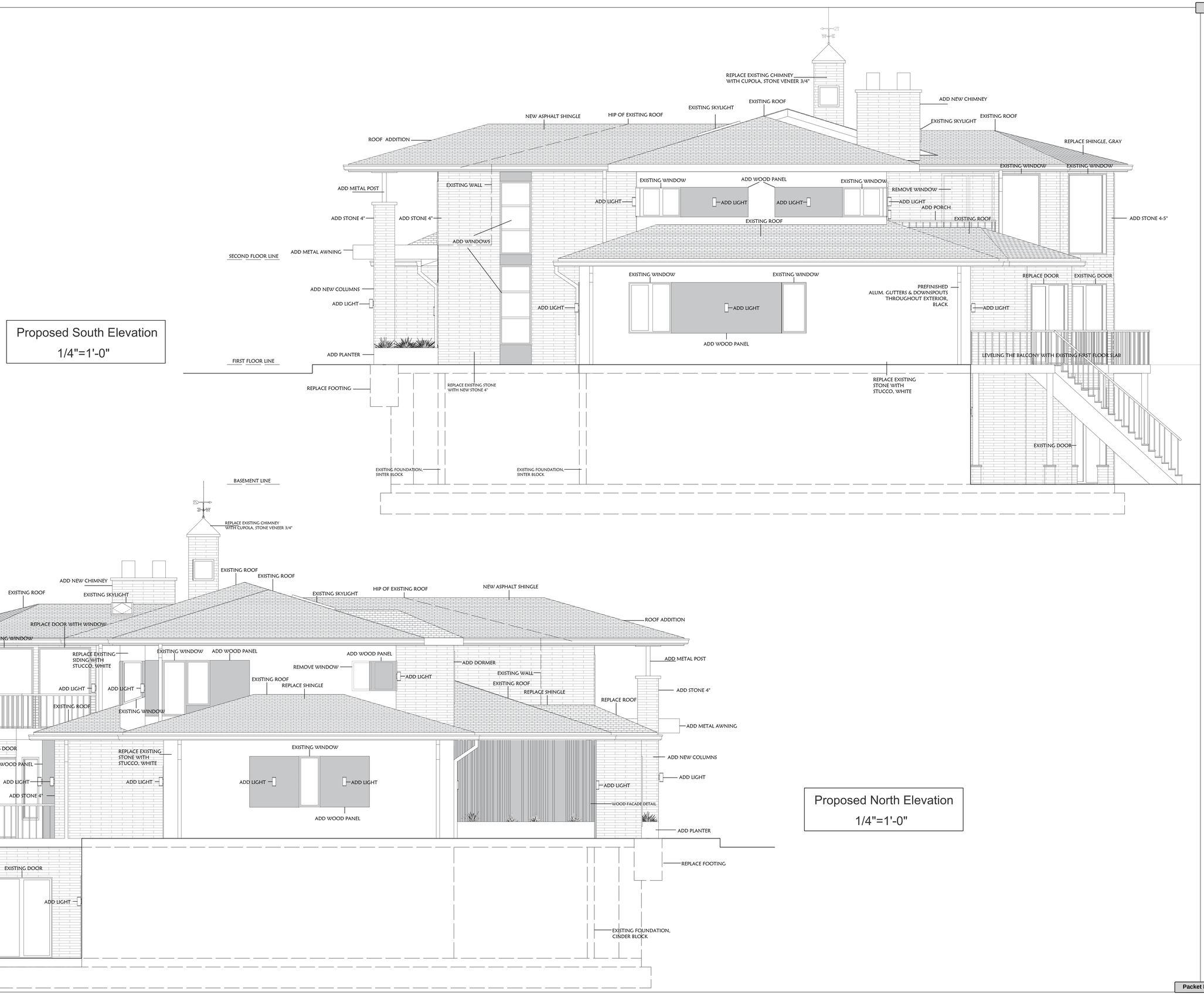
Proposed West Elevation

1/4"=1'-0"

Proposed East Elevation

1/4"=1'-0"

Attachment: Plans (6418 : Daniel Domagala)



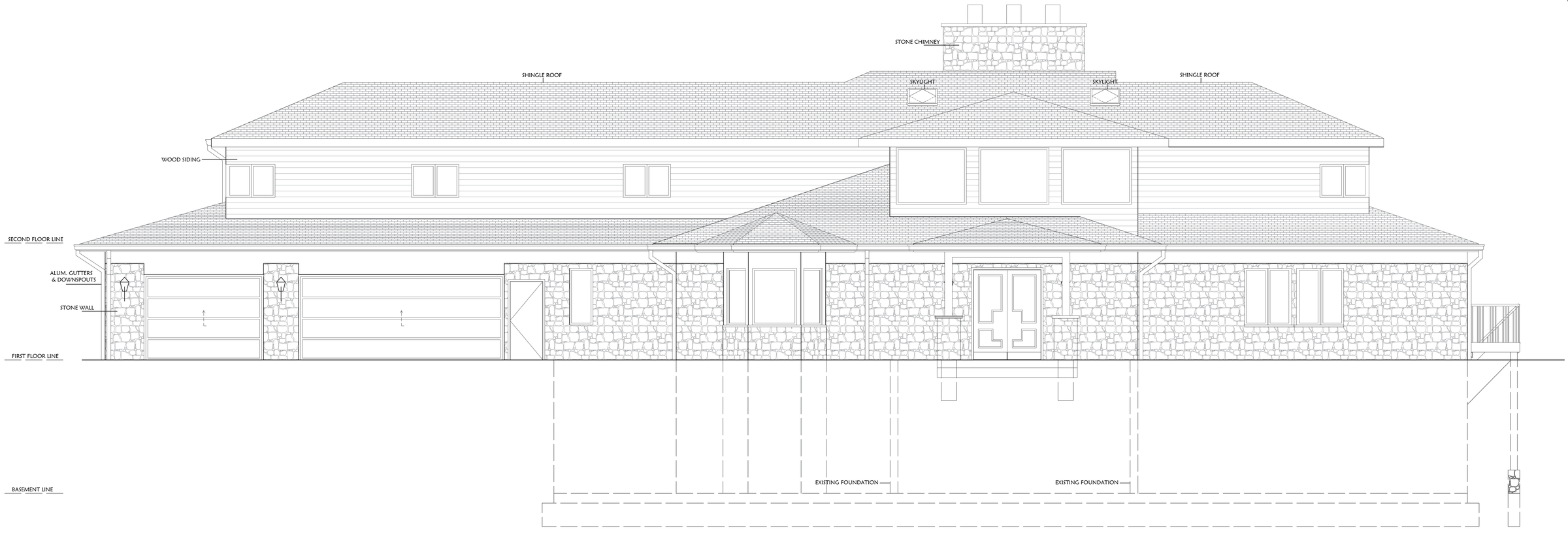
Proposed South Elevation

1/4"=1'-0"

Proposed North Elevation

1/4"=1'-0"

Attachment: Plans (6418 : Daniel Domagala)

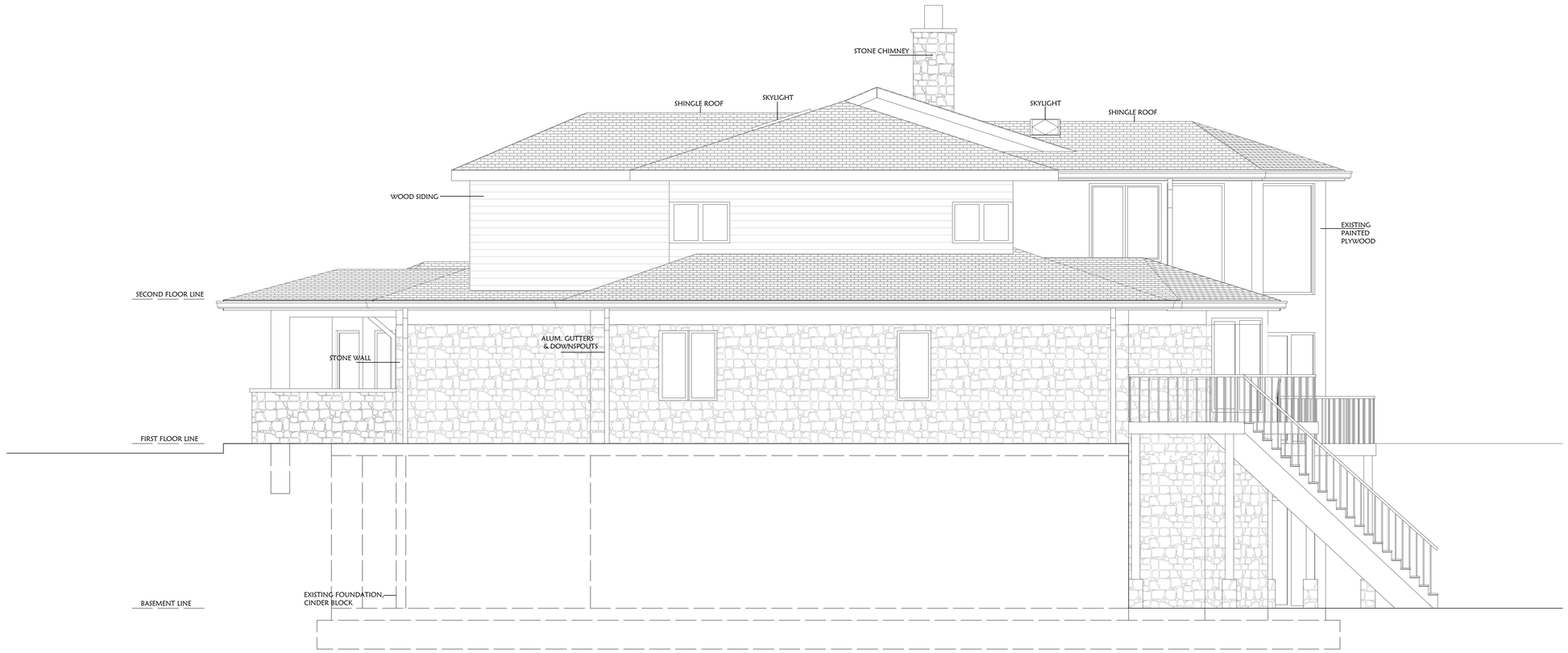


Existing West Elevation
1/4"=1'-0"

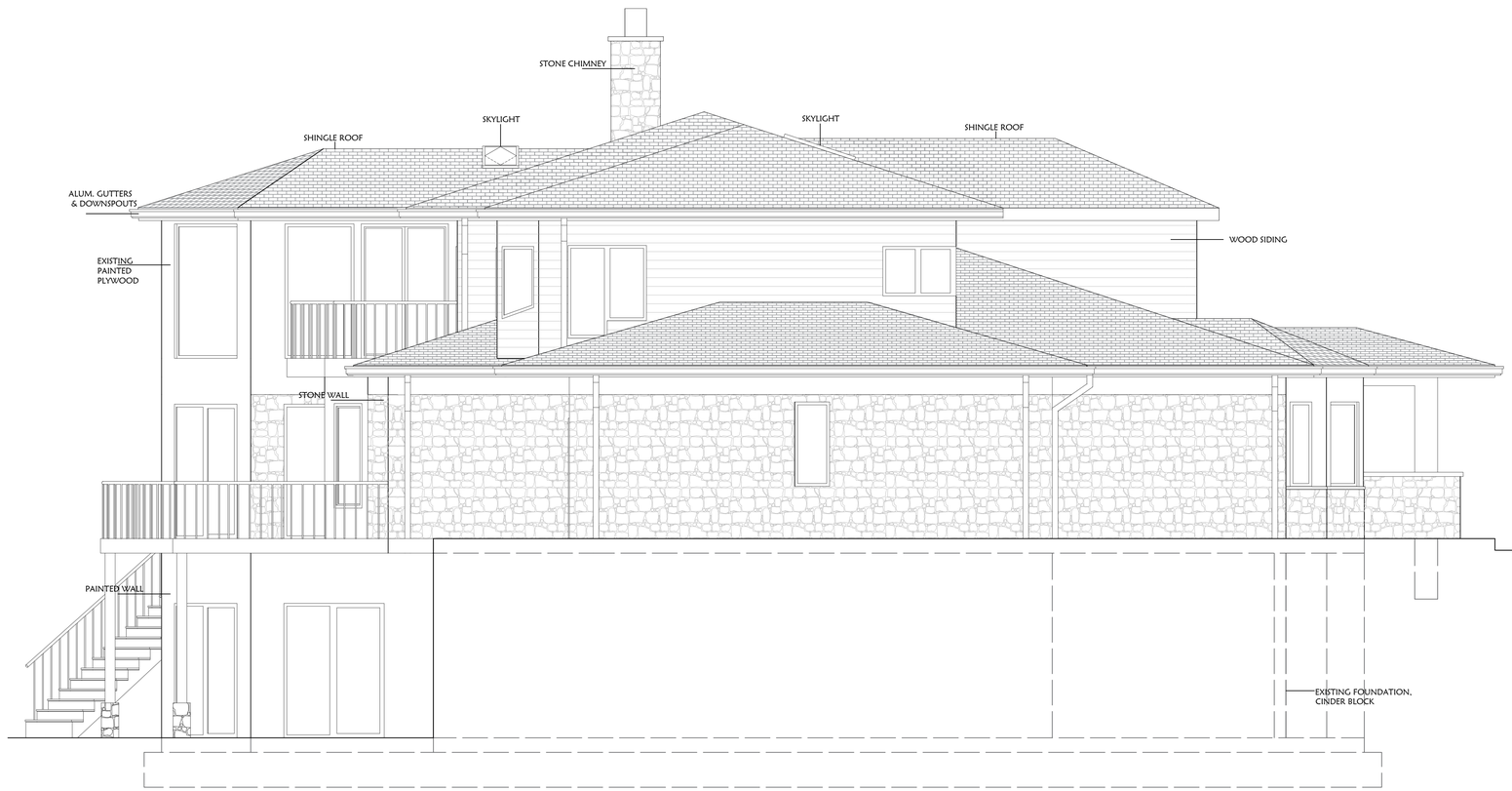


Existing East Elevation
1/4"=1'-0"

Attachment: Plans (6418 : Daniel Domagala)

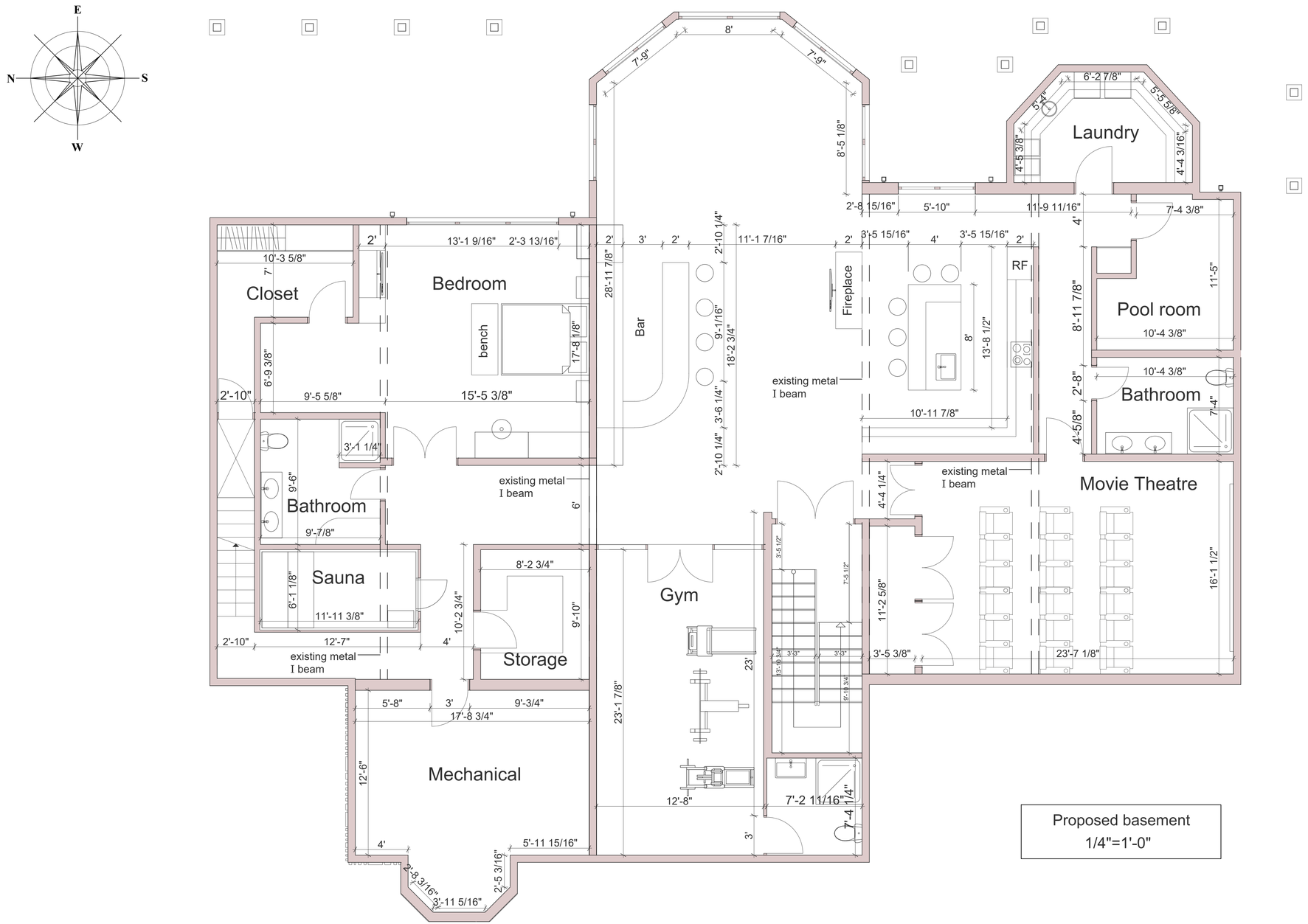


Existing South Elevation
1/4"=1'-0"



Existing North Elevation
1/4"=1'-0"

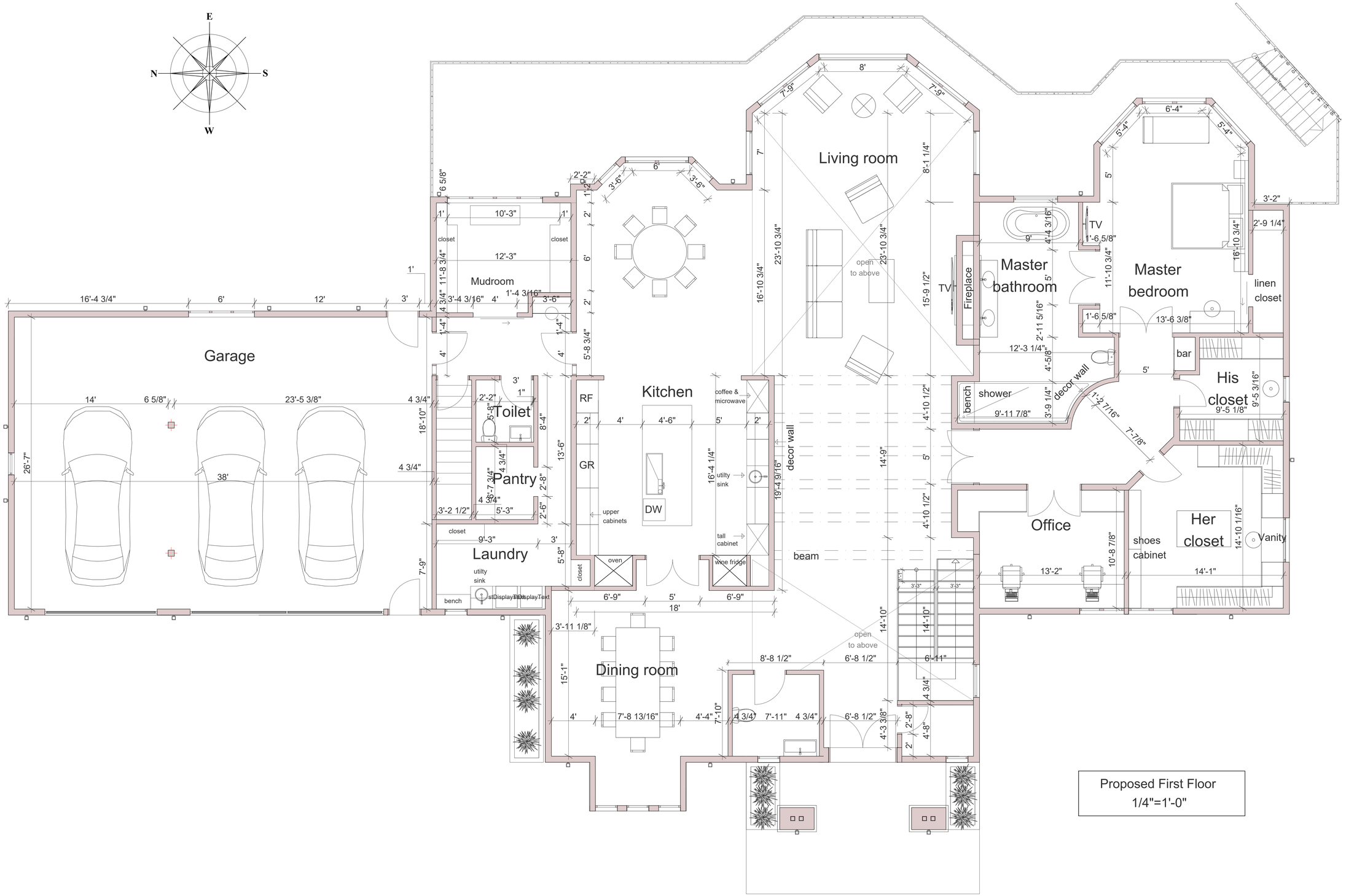
Attachment: Plans (6418 : Daniel Domagala)



Proposed basement
1/4"=1'-0"

A-1	TITLE: Proposed Basement Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

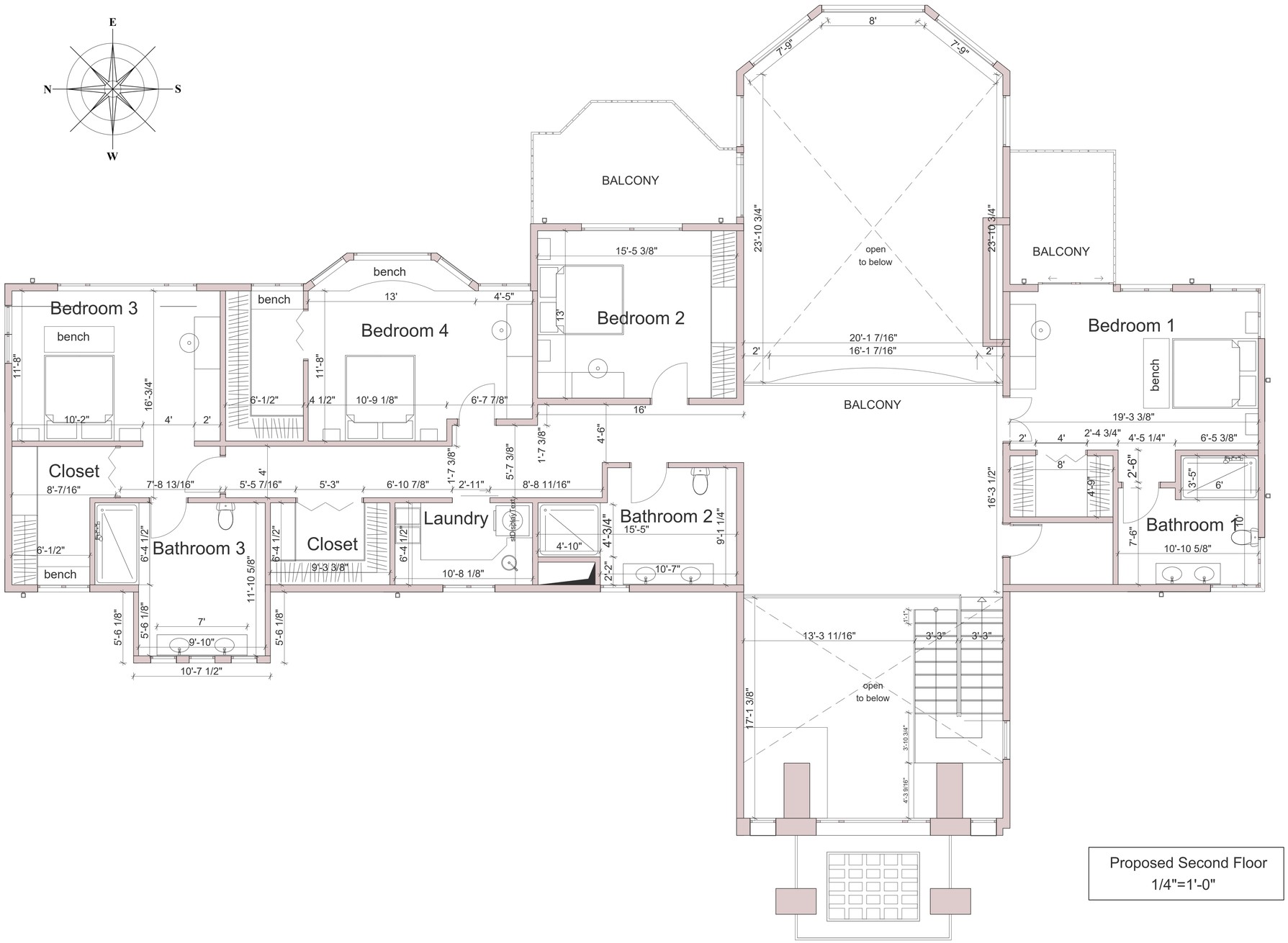
Attachment: Plans (6418 : Daniel Domagala)



Proposed First Floor
1/4"=1'-0"

A-1	TITLE: Proposed First Floor Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

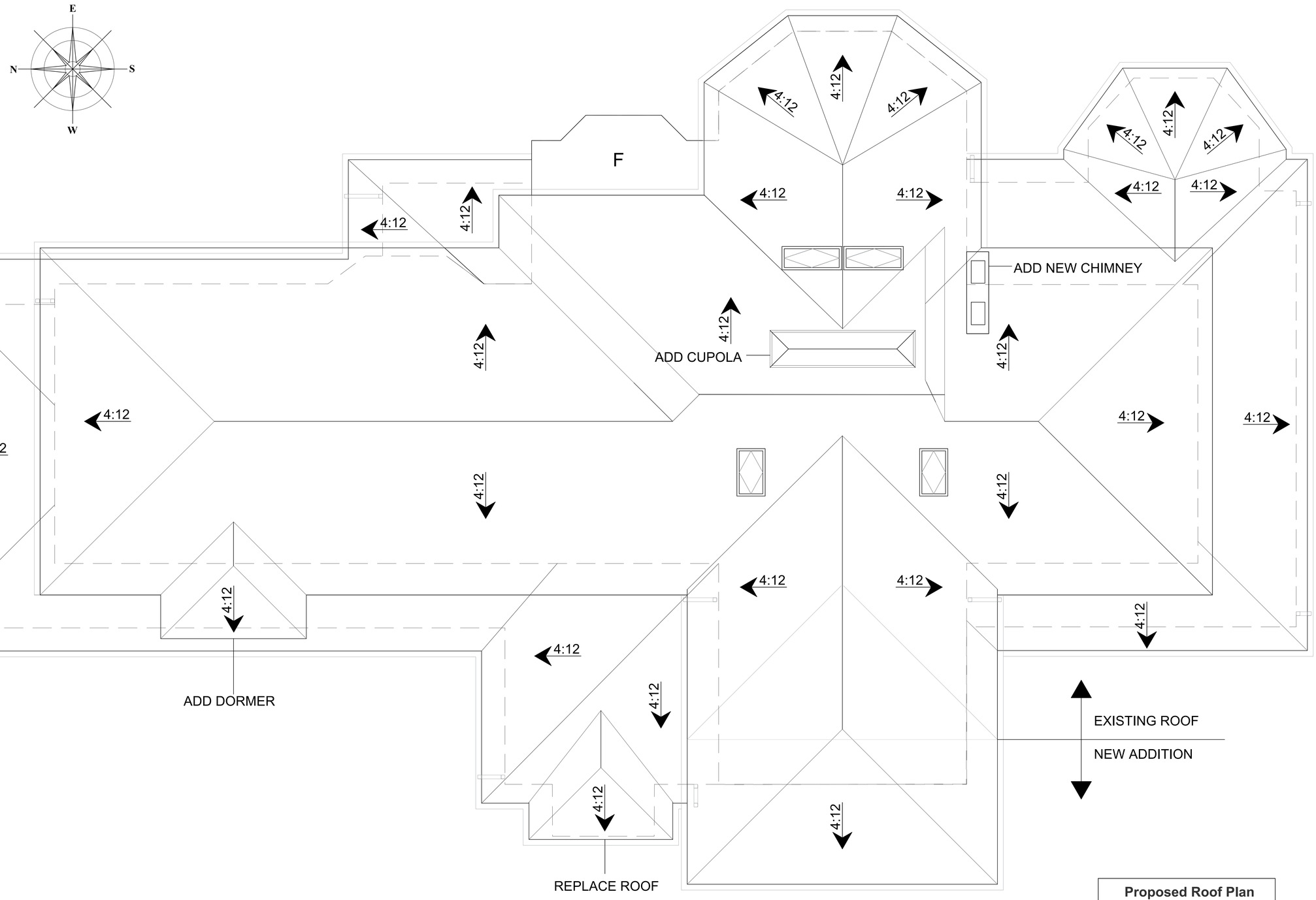
Attachment: Plans (6418 : Daniel Domagala)



Proposed Second Floor
1/4"=1'-0"

A-1	TITLE: Proposed Second Floor Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

Attachment: Plans (6418 : Daniel Domagala)



Proposed Roof Plan
1/4"=1'-0"

A-1	TITLE: Proposed Roof Plan Scale: 1/4"=1'-0"	CLIENT: Daniel Domagala	PROJECT NAME: Domagala Residence PROJECT LOCATION: 326 W Seacroft Ct Mequon, WI 53097

Attachment: Plans (6418 : Daniel Domagala)

WEST ELEVATION
PROPOSED



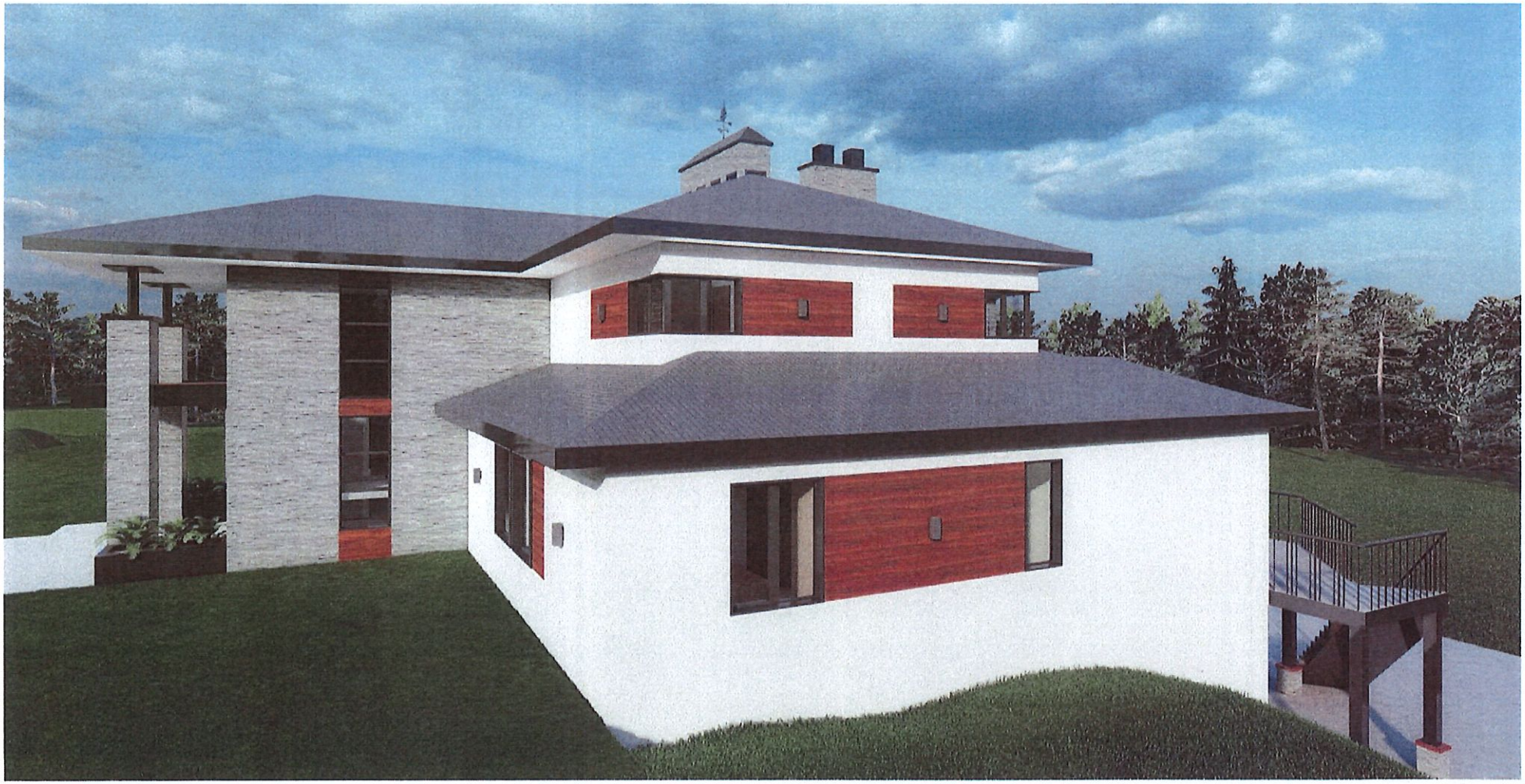
Attachment: Proposed renderings (6418 : Daniel Domagala)

EAST
ELEVATION
PROPOSED N →



Attachment: Proposed renderings (6418 : Daniel Domagala)

SOUTH ELEVATION



Attachment: Proposed renderings (6418 : Daniel Domagala)

NORTH ELEVATION
PROPOSED



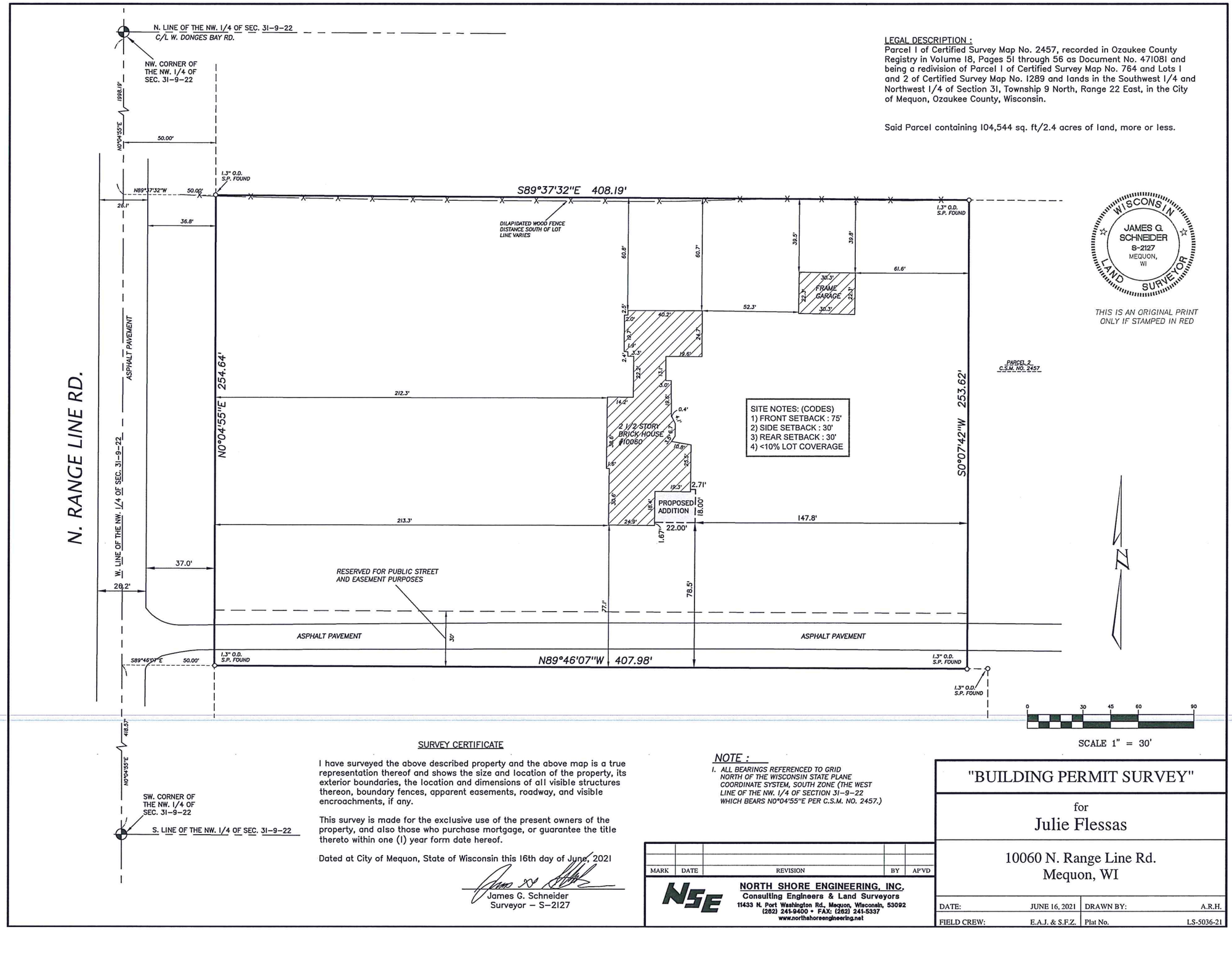
Attachment: Proposed renderings (6418 : Daniel Domagala)

STATEMENT OF INTENT

10060 N. RANGE LINE ROAD

The intent of this project is to add value and desire to the home. The two story addition will include a first floor office with large windows to match that of the existing home. On the second floor a large master bathroom will be added to enhance the existing master suite.

Attachment: Statement of Intent (6419 : Julie Flessas)



SCALE 1" = 30'

LEGAL DESCRIPTION :
Parcel 1 of Certified Survey Map No. 2457, recorded in Ozaukee County Registry in Volume 18, Pages 51 through 56 as Document No. 471081 and being a redivision of Parcel 1 of Certified Survey Map No. 764 and Lots 1 and 2 of Certified Survey Map No. 1289 and lands in the Southwest 1/4 and Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said Parcel containing 104,544 sq. ft/2.4 acres of land, more or less.

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 16th day of June, 2021

James G. Schneider
Surveyor – S-2127

NOTE :
1. ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (THE WEST LINE OF THE NW. 1/4 OF SECTION 31-9-22 WHICH BEARS N0°04'55"E PER C.S.M. NO. 2457.)

MARK	DATE	REVISION	BY	AP'VD

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

"BUILDING PERMIT SURVEY"

for
Julie Flessas

10060 N. Range Line Rd.
Mequon, WI

DATE:	JUNE 16, 2021	DRAWN BY:	A.R.H.
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.	LS-5036-21

Attachment: Survey (6419 : Julie Flessas)



Front

Attachment: Pictures (6419 : Julie Flessas)



Left

Attachment: Pictures (6419 : Julie Flessas)



Right

Attachment: Pictures (6419 : Julie Flessas)



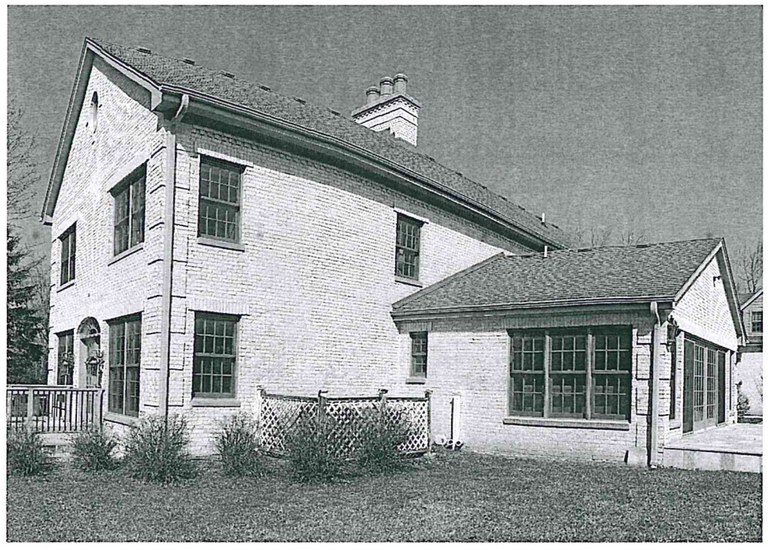
Attachment: Pictures (6419 : Julie Flessas)



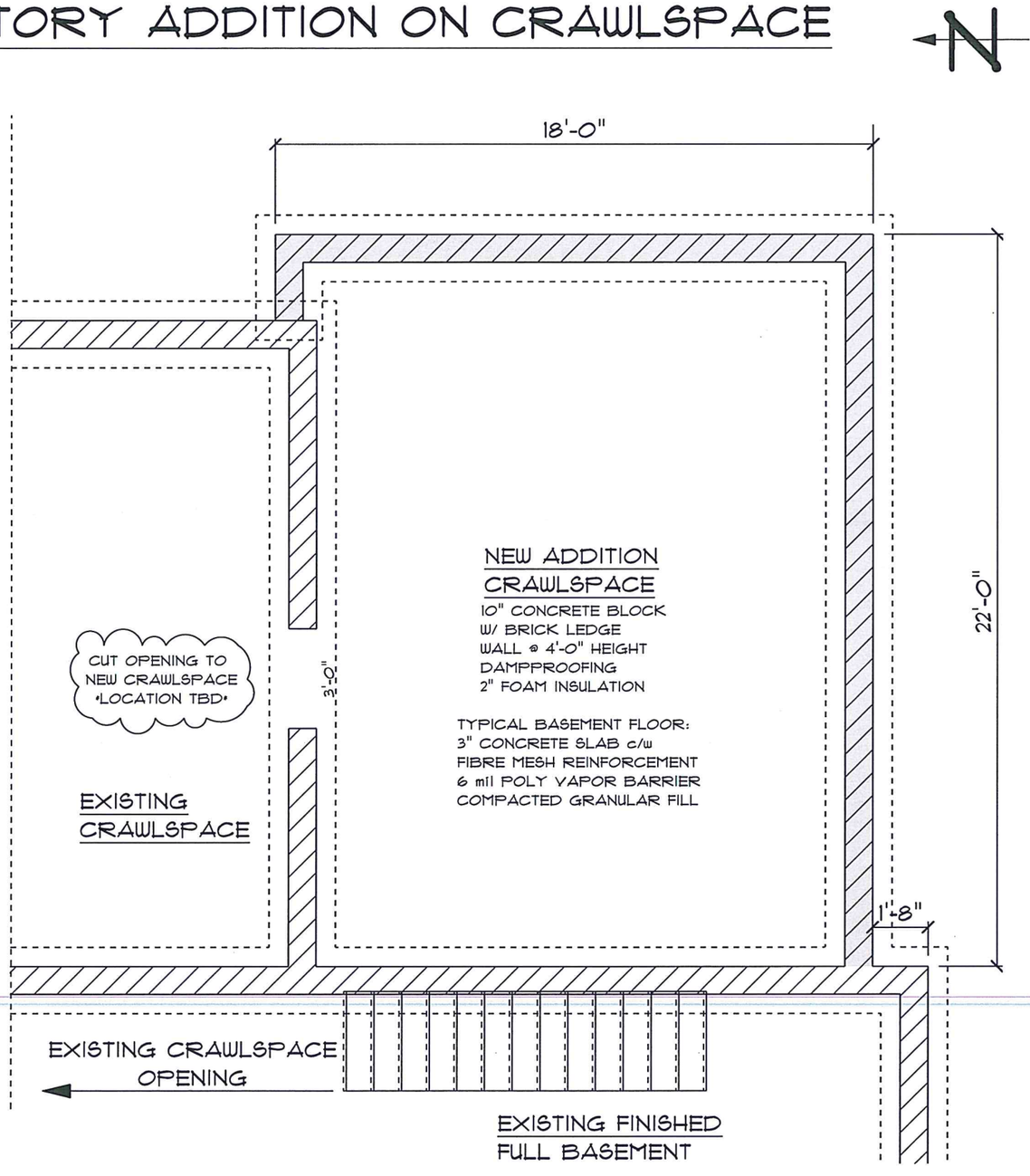
Addition Location

Attachment: Pictures (6419 : Julie Flessas)

PROJECT SCOPE: 2 STORY ADDITION ON CRAWLSPACE



Existing Elevation



Foundation Plan

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

Julie Flessas
10060 N. Range Line
Mequon
WI
PHONE: 414-305-4760
FAX:
jflessas@flessaslawfirm.com

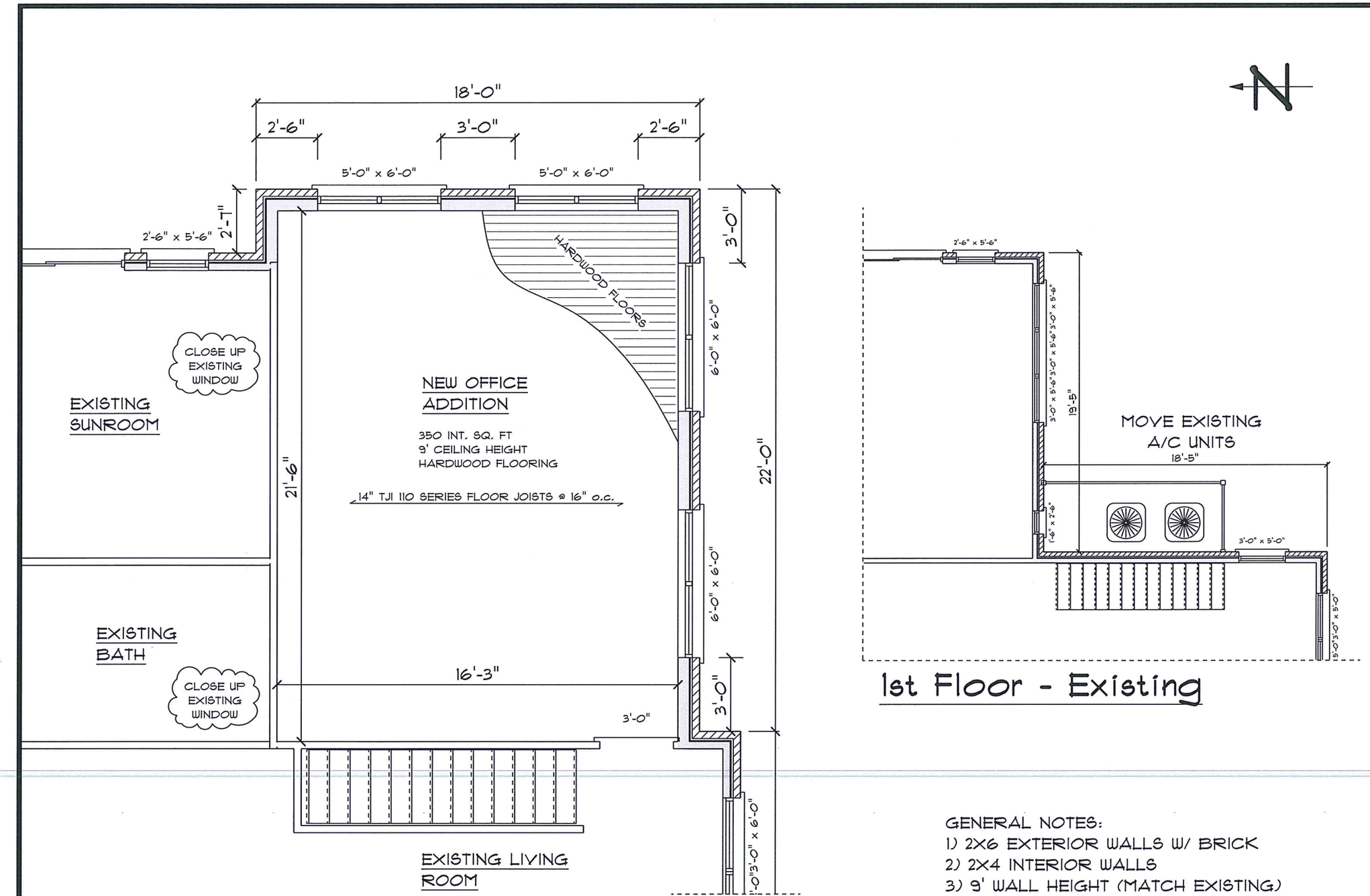
DRAWN BY: CH
SCALE: As Noted
DATE: Thursday, June 17, 2021
PAGE: 1/6

SECTION LETTER
PAGE NUMBERS
A 1/1

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

B&E General Contractors
6001 N. Green Bay Road
Glendale
Wisconsin
53209
PHONE:414-351-5558
FAX:414-352-9102

Attachment: Plans (6419 : Julie Flessas)



1st Floor - Add.

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

1st Floor - Existing

GENERAL NOTES:
1) 2X6 EXTERIOR WALLS W/ BRICK
2) 2X4 INTERIOR WALLS
3) 9' WALL HEIGHT (MATCH EXISTING)

Julie Flessas
10060 N. Range Line
Mequon
WI
PHONE: 414-305-4760
FAX:
jflessas@flessaslawfirm.com

PAGE: 2/6

DRAWN BY: CH

SCALE: As Noted

DATE: Thursday, June 17, 2021

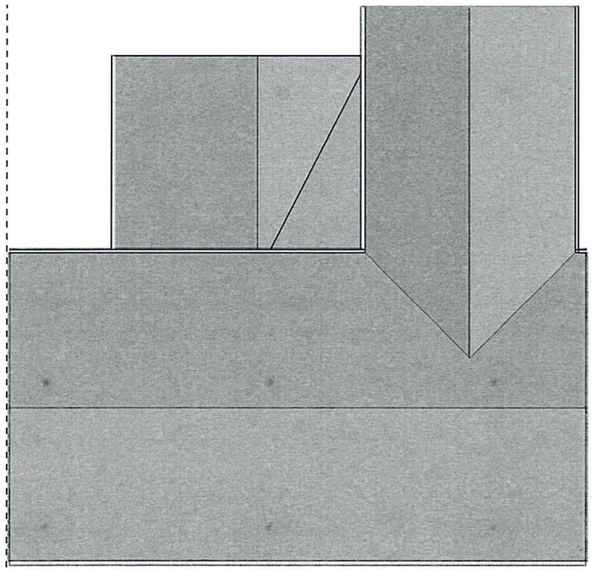
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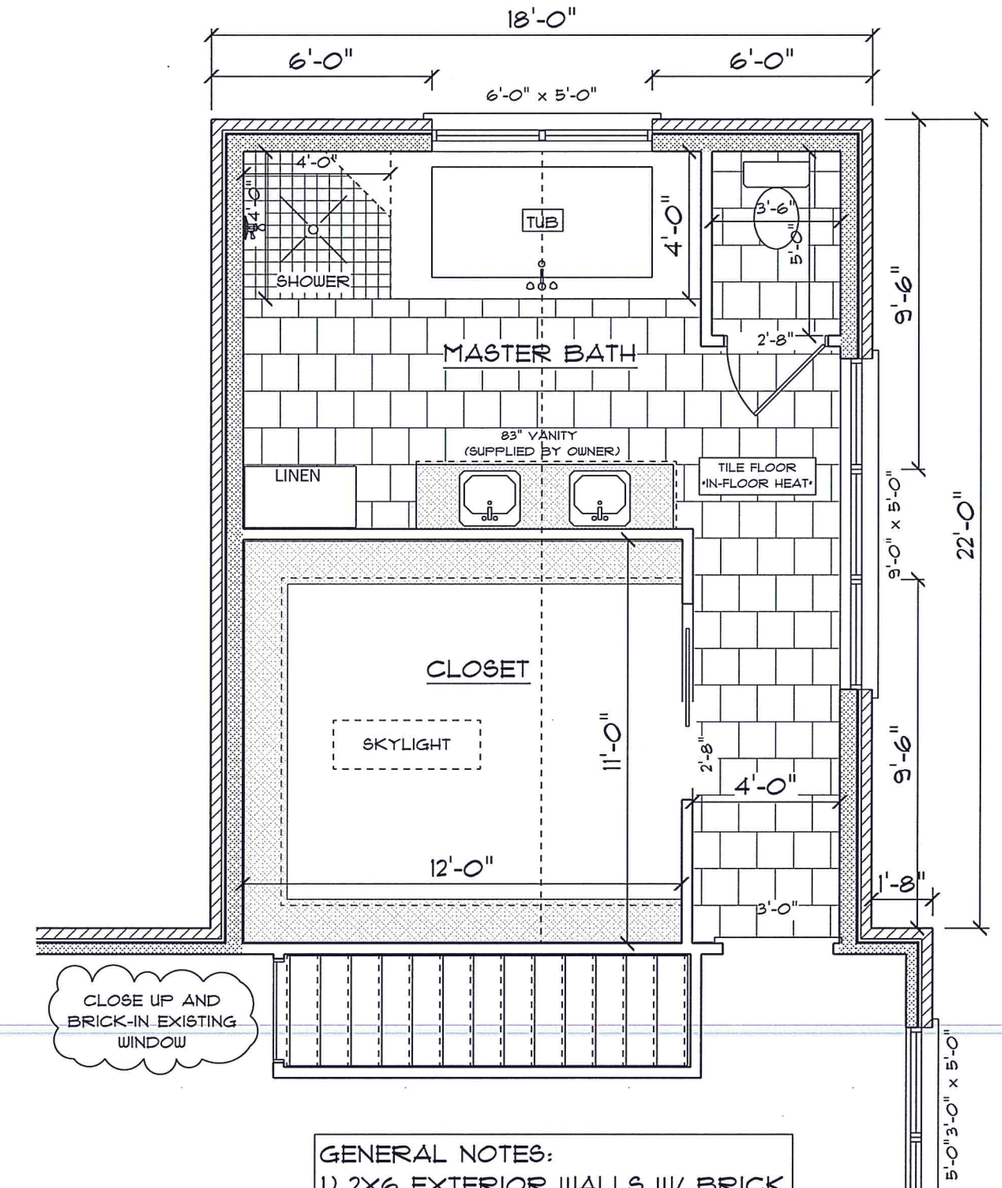
SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

B&E General Contractors
6001 N. Green Bay Road
Glendale
Wisconsin
53209
PHONE:414-351-5558
FAX:414-352-9102

Attachment: Plans (6419 : Julie Flessas)



Roof Layout



GENERAL NOTES:
1) 2X6 EXTERIOR WALLS W/ BRICK
2) 2X4 INTERIOR WALLS
3) 8' WALL HEIGHT
4) CATHEDRAL CEILING

2nd Floor- ADDITION

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

Julie Flessas
10060 N. Range Line
Mequon
WI
PHONE: 414-305-4760
FAX:
jflessas@flessaslawfirm.com

PAGE: 3/6 2

DRAWN BY: CH

SCALE: As Noted

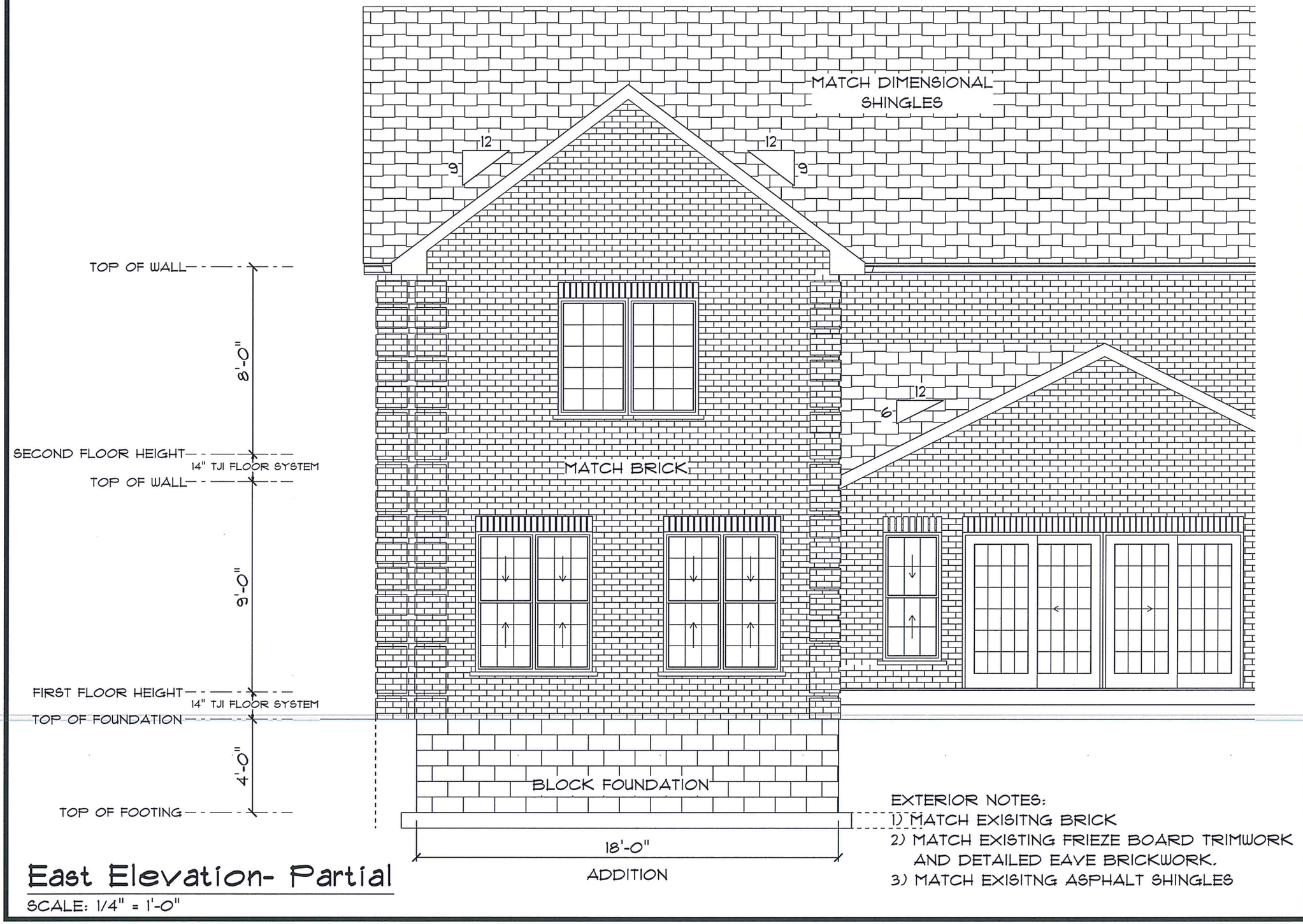
DATE: Thursday, June 17, 2021

SECTION LETTER — A 1 1 — PAGE NUMBERS

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

B&E General Contractors
6001 N. Green Bay Road
Glendale
Wisconsin
53209
PHONE:414-351-5558
FAX:414-352-9102

Attachment: Plans (6419 : Julie Flessas)



East Elevation- Partial

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

EXTERIOR NOTES:
1) MATCH EXISITNG BRICK
2) MATCH EXISTING FRIEZE BOARD TRIMWORK AND DETAILED EAVE BRICKWORK.
3) MATCH EXISITNG ASPHALT SHINGLES

Julie Flessas
10060 N. Range Line
Mequon
WI
PHONE: 414-305-4760
FAX:
jflessas@flessaslawfirm.com

DRAWN BY: CH
SCALE: 1/4" = 1'-0"
DATE: Thursday, June 17, 2021
PAGE: 4/6
Rear Elevation

SECTION LETTER
PAGE NUMBERS
A
1 1

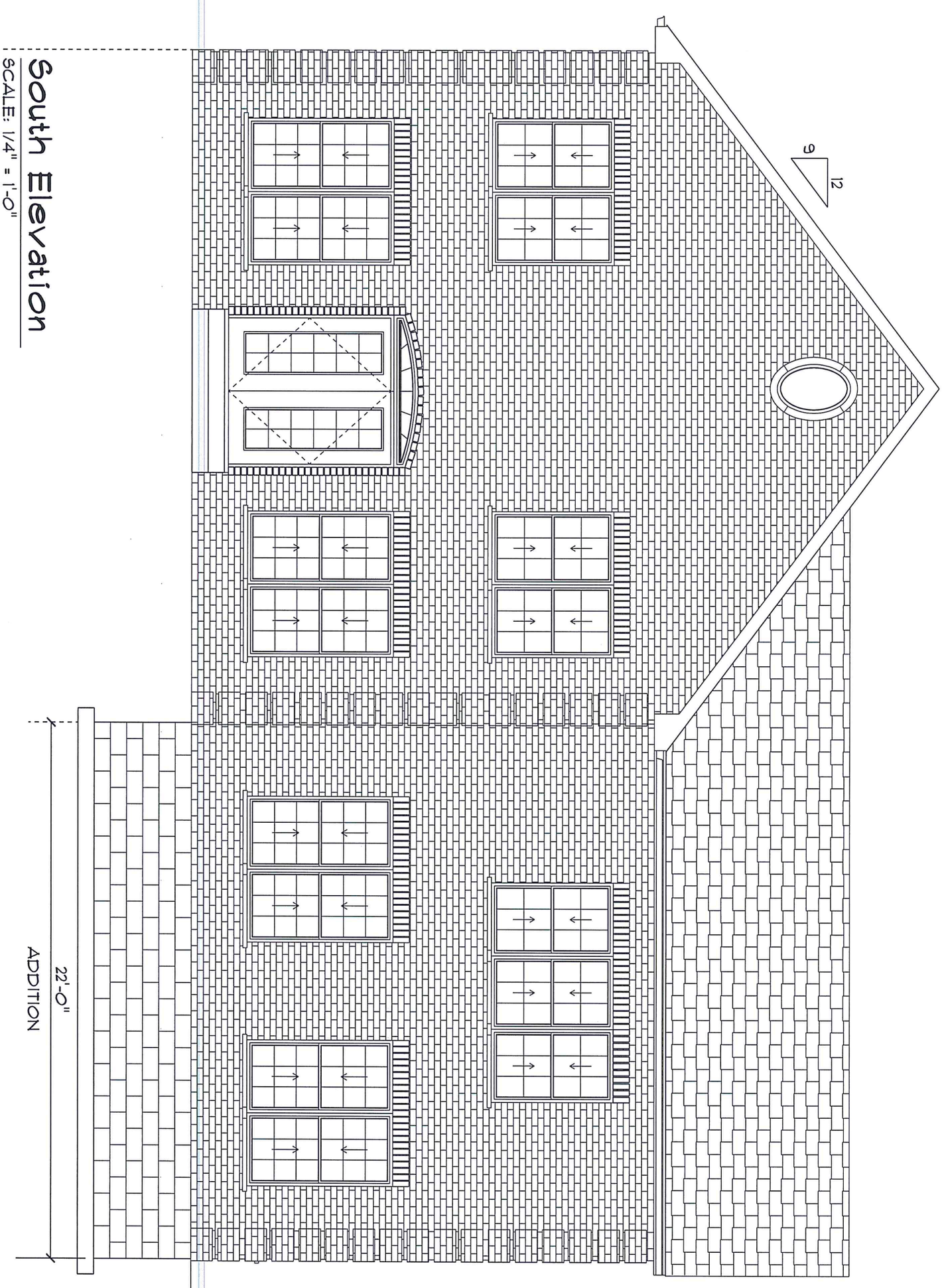
SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

B&E General Contractors
6001 N. Green Bay Road
Glendale
Wisconsin
53209
PHONE:414-351-5558
FAX:414-352-9102

Attachment: Plans (6419 : Julie Flessas)

South Elevation

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



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

B&E General Contractors
6001 N. Green Bay Road
Glendale
Wisconsin
53209
PHONE:414-351-5558
FAX:414-352-9102

A
1 1
SECTION LETTER
PAGE NUMBERS

Julie Flessas
10060 N. Range Line
Mequon
WI
PHONE: 414-305-4760
FAX:
jflessas@flessaslawfirm.com

DRAWN BY: CH
SCALE: 1/4" = 1'-0"
DATE: Thursday, June 17, 2021

PAGE: 5/6
Right Elevation

Attachment: Plans (6419 : Julie Flessas)

CONTINUOUS OSB WALL BRACING

2x6/BRICK CATHEDRAL EAVE

2x6/BRICK @ 2ND STORY FLOOR SYSTEM

2x6/BRICK WALL AT FOUNDATION

SECTION DETAILS

MATCH DECORATIVE FREIZE BOARD TRIM & BRICKWORK

EXISITNG BRICK DETAILS

Julie Flessas
10060 N. Range Line
Mequon
WI
PHONE: 414-305-4760
FAX:
jflessas@flessaslawfirm.com

DRAWN BY: CH
PAGE: 6/6
SCALE: As Noted
DATE: Thursday, June 17, 2021

SECTION LETTER
PAGE NUMBERS
A 1/1

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE
B&E General Contractors
6001 N. Green Bay Road
Glendale
Wisconsin
53209
PHONE:414-351-5558
FAX:414-352-9102

Attachment: Plans (6419 : Julie Flessas)

June 10, 2021

The City of Mequon Architectural Review Board
Statement of Intent

10252 N. Range Line Road
Mequon

Attached are the application materials for a new garden shed. The 15' x 20' shed will house garden tools and materials as well as sports and pool paraphernalia. The architecture of the shed will match the house in all aspects: Exterior materials, roof pitch, details, window style, and colors.

Sincerely,

Jorgen R Hansen, ALA
Architect
Port City Studio, Ltd.
222 E. Main Street, Suite 224
Port Washington, WI 53074

(262) 268-8248 office
(262) 391-4310 mobile
j-hansen@portcitystudio.com

Attachment: Statement of Intent (6420 : Jay & Stephanie Radtke)

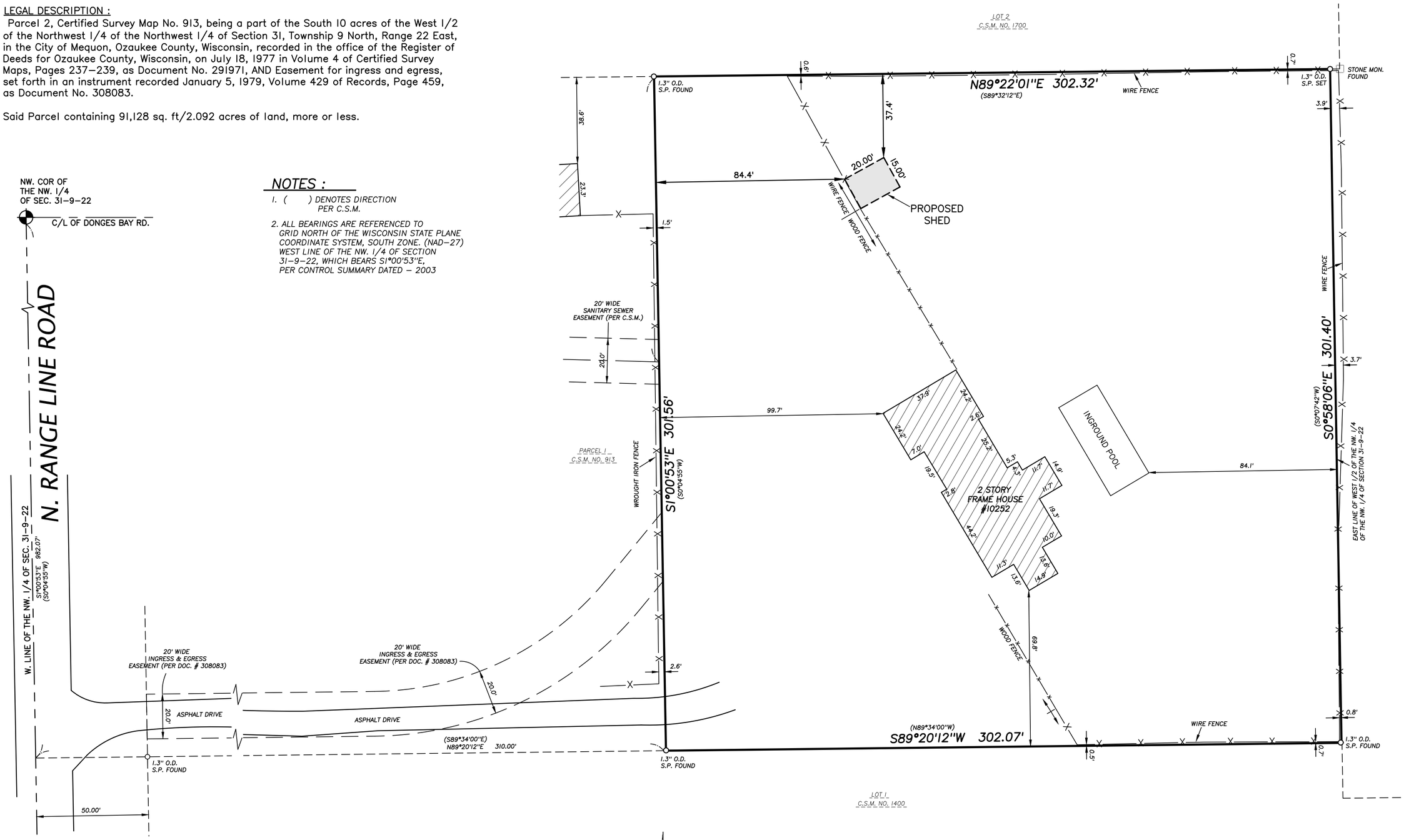
LEGAL DESCRIPTION :

Parcel 2, Certified Survey Map No. 913, being a part of the South 10 acres of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin, recorded in the office of the Register of Deeds for Ozaukee County, Wisconsin, on July 18, 1977 in Volume 4 of Certified Survey Maps, Pages 237–239, as Document No. 291971, AND Easement for ingress and egress, set forth in an instrument recorded January 5, 1979, Volume 429 of Records, Page 459, as Document No. 308083.

Said Parcel containing 91,128 sq. ft/2.092 acres of land, more or less.

NOTES :

1. ( ) DENOTES DIRECTION PER C.S.M.
2. ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD–27) WEST LINE OF THE NW. 1/4 OF SECTION 31–9–22, WHICH BEARS S1°00'53"E, PER CONTROL SUMMARY DATED – 2003



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 form date hereof.

Dated at City of Mequon, State of Wisconsin this 30th day of April, 2021

James G. Schneider
Surveyor – S–2127

WISCONSIN
JAMES G. SCHNEIDER
S-2127
MEQUON, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

N

0 30 45 60 90

SCALE 1" = 30'

MARK	DATE	REVISION	BY	AP'VD
1.	6-3-21	REVISE PROPOSED SHED LOCATION	A.R.H.	J.G.S.

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

"PROPERTY SURVEY"

for

Jay & Stephanie Radtke

10252 N. Range Line Rd.
Mequon, WI

DATE:	APRIL 30, 2021	DRAWN BY:	J.G.S.
FIELD CREW:	E.A.J.	Plat No.	LS-4975-21

Attachment: Survey (6420 : Jay & Stephanie Radtke)



Attachment: Pictures (6420 : Jay & Stephanie Radtke)





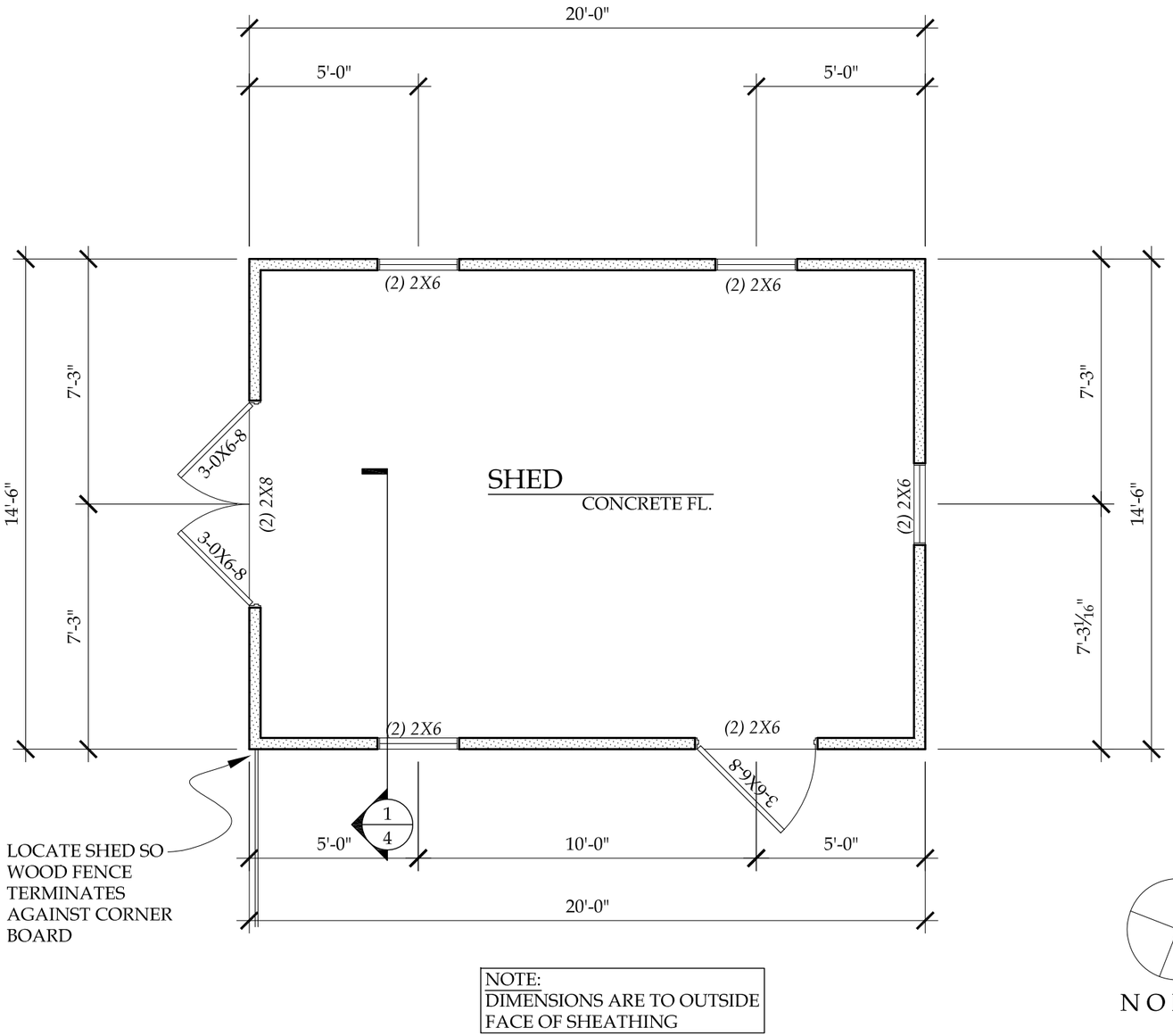
Attachment: Pictures (6420 : Jay & Stephanie Radtke)



Attachment: Pictures (6420 : Jay & Stephanie Radtke)

RADTKE GARDEN SHED

10252 NORTH RANGE LINE ROARD
MEQUON, WISCONSIN



NOTE:
DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING

NORTH

PLAN

¼" = 1'-0"

SITE AND BUILDING INFORMATION

ZONING R2
MAX COVERAGE: 10%
MAX ACCESSORY BUILDING COVERAGE: 1%

PROPOSED BUILDING COVERAGE:
3,646 SF OR 4% +/-

SITE AREA:	91,128 SF
HOUSE FOOT PRINT:	3,346 SF
SHED FOOT PRINT:	300 SF

MATERIAL NOTES

ALL TRIM, SIDING, AND ROOFING MATERIAL TO MATCH HOUSE IN SIZE, TEXTURE AND COLOR.

WINDOWS TO BE DOUBLE HUNG, COTTAGE STYLE, ALUMINUM CLAD UNITS TO MATCH HOUSE IN SIZES INDICATED ON ELEVATIONS. EXTERIOR COLOR TO BE WHITE.

DOORS ARE 1 ¾" THICK PAINTED, FLAT PANELED, OUT-SWINGING WOOD DOORS IN SIZES INDICATED ON THE PLAN. COLOR TO BE WHITE.

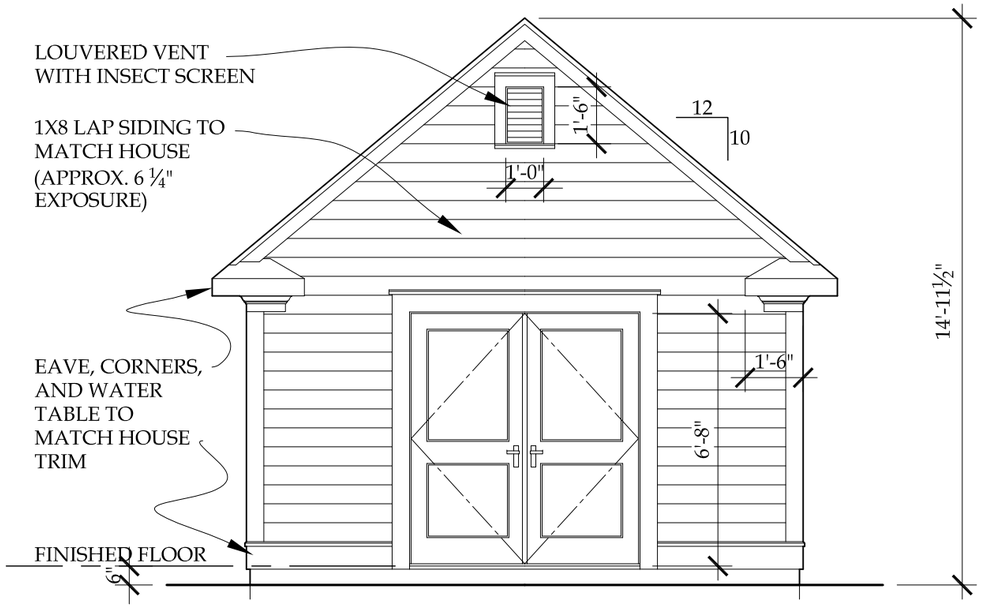
INTERIOR FINISHES AND SHELVING PER OWNER'S DIRECTIONS

PORT CITY STUDIO LTD
ARCHITECTURE + PLANNING
222 east main street suite
port washington wisconsin
53074
P 262.268.8248
www.portcitystudio.com

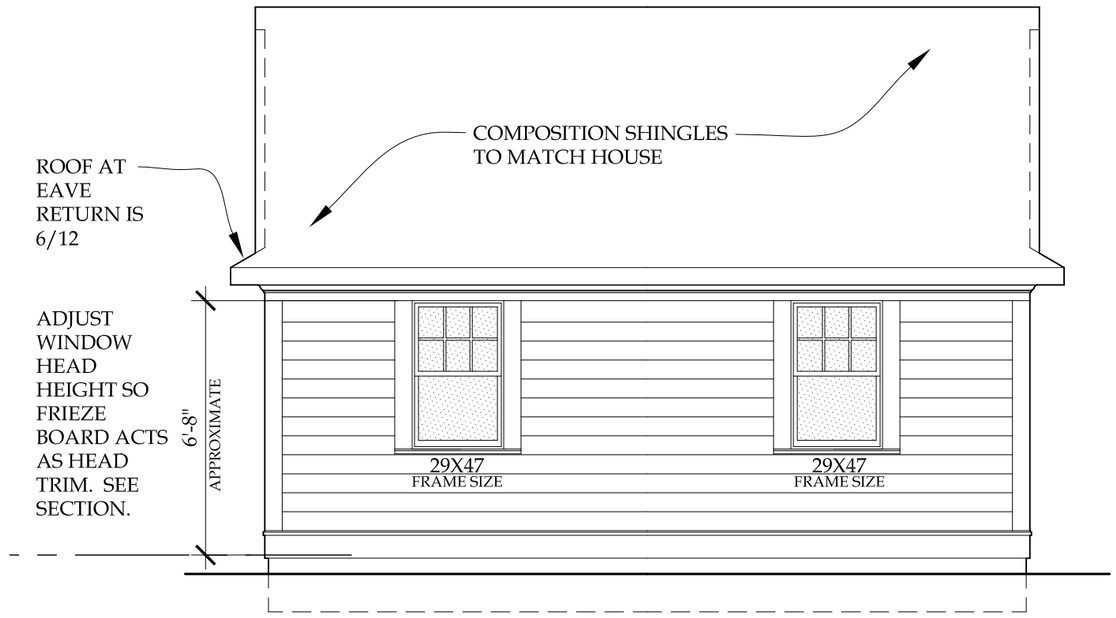
RADTKE GARDEN SHED
10252 NORTH RANGE LINE ROARD
MEQUON, WISCONSIN

Attachment: Plans (6420 : Jay & Stephanie Radtke)

06-10-20
DRAWN BY J. HANSE
CHECKED BY J. HANSE
PROJECT NO. 2106
SHEET 1
OF 4 SHEETS



1/2 WEST ELEVATION ¼" = 1'-0"



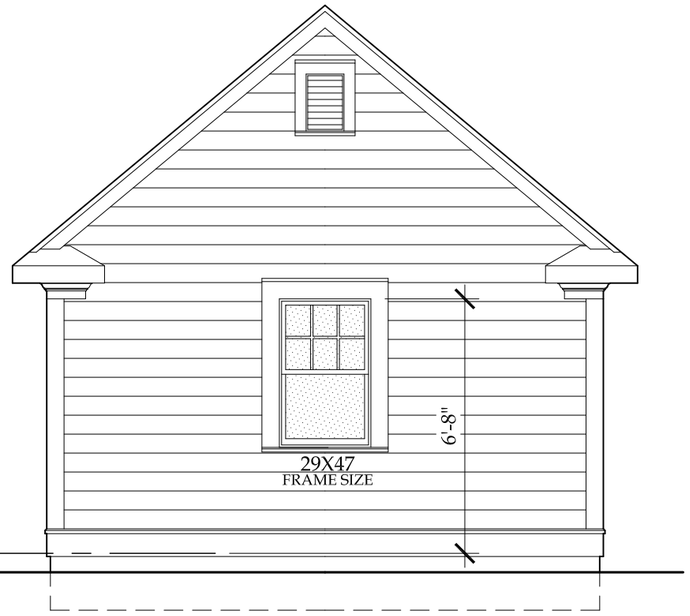
2/2 NORTH ELEVATION ¼" = 1'-0"

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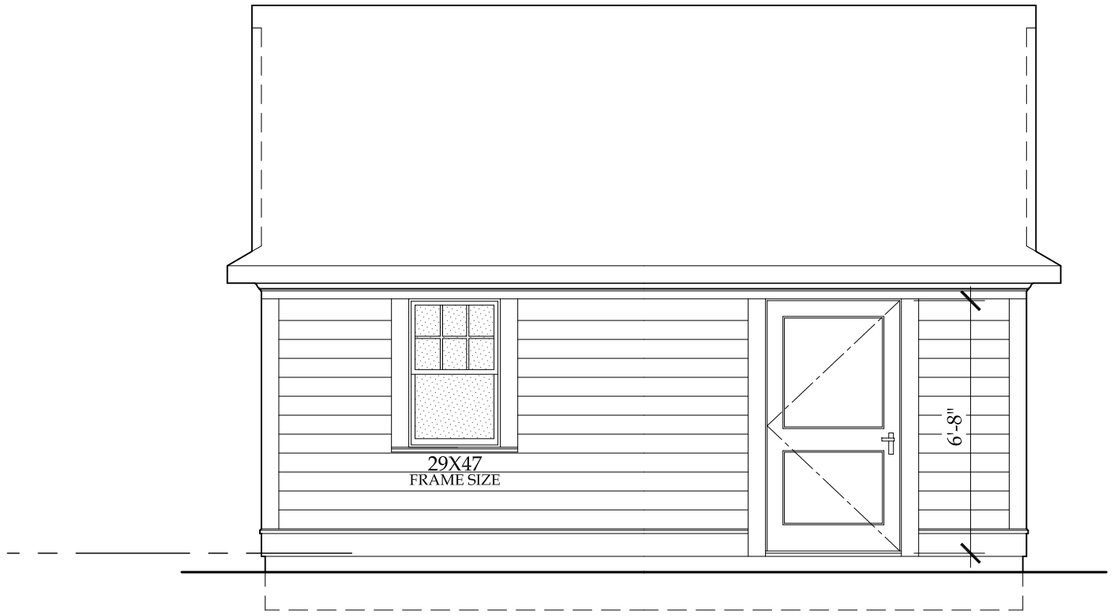
RADTKE GARDEN SHED
10252 NORTH RANGE LINE ROARD
MEQUON, WISCONSIN

Attachment: Plans (6420 : Jay & Stephanie Radtke)

06-10-20
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SHEET 2
OF 4 SHEETS



1/3 WEST ELEVATION ¼" = 1'-0"



2/3 SOUTH ELEVATION ¼" = 1'-0"

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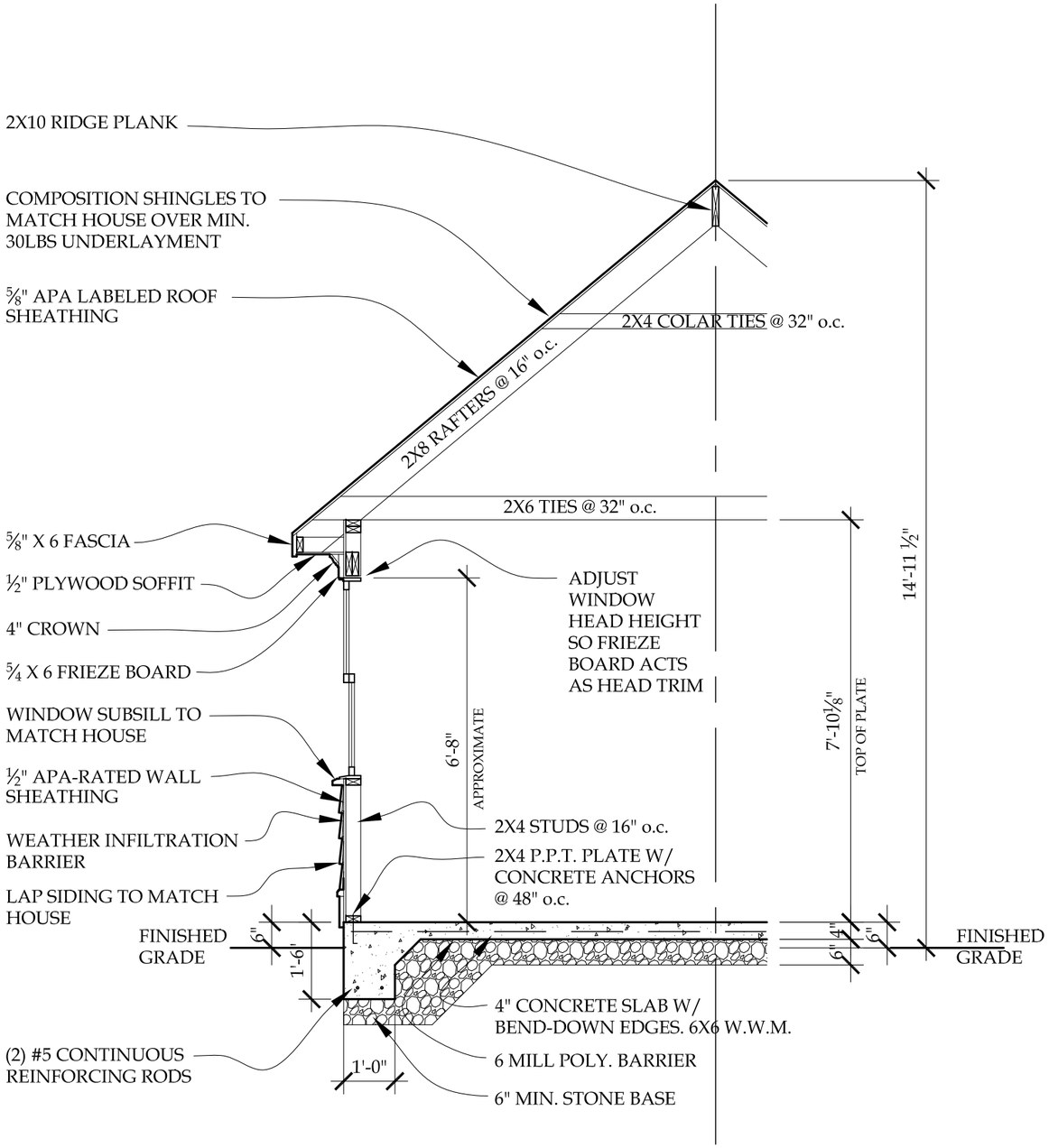
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1/4 SECTION ⅜" = 1'-0"

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