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

www.cityofmequonwi.gov

Community Development Department
Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, August 10, 2026 - 6:00 PM

South Conference Room

After Architectural Board approval, please call the Building Inspections 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 applicants arrive at 6:00 P.M. at the start of the meeting to ensure that you are available when your item is discussed.

Please enter via the East or West (Elevator) Entrance.

Agenda

A) Call to Order and Roll Call

B) Approval of Meeting Minutes

Meeting Minutes — July 13, 2026

C) Action Items

1) **Alex & Sarah Prickett**
New Single-Family Residence at 14151 N. Lake Shore Drive
Subdivision: Lakeshore Estates
Contractor: Mastercraft Builders LLC / Architect: Maddcadder Design, Inc.
District 5

2) **Kyle & Danielle Malloy**
New Single-Family Residence at 12871 N. Blue Jay Lane
Subdivision: Highland Meadows
Contractor: Victory Homes of WI / Architect: Brian Andaloro
District 5

3) **Paul & Jamie Maglio**
Addition with exterior changes at 436 W. Saddleworth Court
Subdivision: N/A
Contractor: Spinnaker Renovations / Architect: Lex Design Group
District 5

4) **Blake Berlin**
Living Room Addition at 11004 N. Range Line Road
Subdivision: N/A
Contractor: Digit Design Build Group / Architect: Digit Design Build Group
District 6

5) **Jeffrey Neilson & Stephanie Weldon**
Addition & Garage Extension at 10545 W. Heather Drive
Subdivision: N/A
Contractor: Unique Design & Build / Architect: KCB Architects
District 1

6) **Scott Schroeder**
Detached Garage at 10415 W. Vista View Circle
Subdivision: N/A
Contractor: TBD / Architect: The Garret Studio, Inc.
District 1

7) **Veridian Homes LLC**
New Single-Family Residence at 8154 W. Skylark Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3

8) **Chris & Nicole Wunsch**
Master Suite Addition at 8402 W. Hillview Drive
Subdivision: Solar Heights
Contractor: Larson Home Exteriors / Architect: North Drawn Design
District 3

9) **Chris Besler**
Outbuilding at 10661 N. Wauwatosa Road
Subdivision: N/A
Contractor: Owner / Architect: Ken Hosale Design Build LLC
District 3

D) Adjourn

DATED: July 31, 2026 /s/ Scott Reed, Chair

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. Persons with disabilities requiring accommodation for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.

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Community Development Department
Inspections Division

ARCHITECTURAL BOARD
Regular Meeting
Monday, July 13, 2026 - 6:00 PM
Christine Nuernberg Hall

Minutes

A) Call to Order and Roll Call

The meeting was called to order by Chairman Scott Reed at 6:00 p.m.

Present:
Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn

[**Absent:** Architect John Mikkelson, Board Member Anthony LaGalbo]

B) Approval of Meeting Minutes

1) Meeting Minutes - June 8, 2026

MOTION:	Motion to approve June 8, 2026, Minutes
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

C) Action Items

1) **Matthew Richmond**
New Single-Family Residence at 6260 W. Fox Crossing Drive
Subdivision: The Residence at Foxtown
Contractor: Lakeside Development Co. / Architect: Lakeside Development Co.
District 4 - 6:00 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Michael Wade
AYES:	4: Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Tom Irvin, Board Member Curtis Helm
NAYS:	3: Chairman Scott Reed, Board Member Ann Scherzinger, Board Member Janet Ehn
RESULT:	Passed

2) **Mark & Cheryl Wood**
New Single-Family Residence at 9423 W. Huntington Drive
Subdivision: Swan Ridge Farms
Contractor: Korndoerfer Homes / Architect: SHP
District 4 - 6:05 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Plans approved as submitted with the following conditions: 1. Add 5/4x6 Frieze Boards on the left and right elevation gables to match the front elevation gable. 2. Add composite shake siding on the left and right elevation gables to match the front elevation gable. 3. Add Fypon Brackets to the top of left and right elevation gables to match the front elevation gable.

3) **Tim O'Brien Homes**
New Single-Family Residence at 10035 N. Migratory Lane
Subdivision: Swan Ridge Farms
Contractor: Tim O'Brien Homes / Architect: Tim O'Brien Homes
District 4 - 6:10 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Vice-Chairman Paul Apfelbach
AYES:	6: Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Janet Ehn
NAYS:	1: Board Member Curtis Helm
RESULT:	Plans approved as submitted with the condition that the stone beltline on the front elevation continues around the corner and dies at the inside corner on the rear elevation.

4) **Tim O'Brien Homes**
New Single-Family Residence at 9986 N. Migratory Lane
Subdivision: Swan Ridge Farms
Contractor: Tim O'Brien Homes / Architect: Tim O'Brien Homes
District 4 - 6:15 pm

MOTION:	To Approve
MOVER:	Board Member Curtis Helm
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

5) **William & Barbara McGaffigan**
New Single-Family Residence at 12835 N. Blue Jay Lane
Subdivision: Highland Meadows
Contractor: Allan Builders / Architect: Brian Andaloro
District 5 - 6:20 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Ann Scherzinger
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

6) **Andrew & Judith McDonagh**
New Single-Family Residence at 12847 N. Blue Jay Lane
Subdivision: Highland Meadows
Contractor: Allan Builders / Architect: Brian Andaloro
District 5 - 6:25 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Ann Scherzinger
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

7) **Dhaval & Gandabhai Patel**
New Single-Family Residence at 12968 N. Mockingbird Court
Subdivision: Highland Meadows
Contractor: Victory Homes of WI / Architect: Brian Andaloro
District 5 - 6:30 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Janet Ehn
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	*Plans approved as submitted with the condition that on the rear elevation picture windows, the six outer windows must have grids added to them (as drawn).

8) **Timory, Jeremy & Catherine Naples**
Exterior changes at 11118 N. Pebble Lane
Subdivision: Sunset Ridge Estates
Contractor: WI Integrity Builders Corp. / Architect: WI Integrity Builders Corp.
District 8 - 6:35 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

9) **Craig & Katie Gretzinger**
Shed at 9845 N. Thornapple Lane
Subdivision: Thornapple Farm
Contractor: TBD / Owner: Envision Design
District 8 - 6:45 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Ann Scherzinger
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Plans approved as submitted with the condition that two windows should be added to the north elevation to match the windows on the west elevation.

10) **Victory Homes of Wisconsin**
New Single-Family Residence on Lot #13 in Granville Ridge
Subdivision: Granville Ridge
Contractor: Victory Homes of WI / Architect: Brian Andaloro
District 1 - 6:55 pm

MOTION:	To Approve
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Chairman Scott Reed
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

11) **Adam & Steph Liebl**
New Single-Family Residence at 14051 N. Granville Road
Subdivision: N/A
Contractor: Squared Away / Architect: Lex Design Group
District 1 - 7:00 pm

MOTION:	To Approve
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

12) **Daniel & Susan Minahan**
Two-Story Addition at 13909 N. Green Bay Road
Subdivision: N/A
Contractor: Wisconsin Craftsman / Architect: HB Designs LLC
District 1 - 7:05 pm

MOTION:	To Approve
MOVER:	Board Member Michael Wade
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

13) **Robert & Angelika Para**
Revisions to New Single-Family Residence at 7739 W. Cheverny Drive
Subdivision: Cheverny
Contractor: Owner / Architect: Owner
District 1 - 7:15 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Ann Scherzinger
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

14) **Fred & Heidi Skinner**
Garage addition and exterior changes at 5310 W. Parkview Drive
Subdivision: Mequon Country Estates
Contractor: Wade Design & Construction / Architect: Wade Design
District 2 - 7:25 pm

MOTION:	To Approve
MOVER:	Board Member Tom Irvin
SECONDER:	Board Member Ann Scherzinger
AYES:	6: Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
ABSTAINED:	1-Board Member Michael Wade
NAYS:	None
RESULT:	Passed

15) **Veridian Homes LLC**
New Single-Family Residence at 8122 W. Skylark Court
Subdivision: The Enclave
Contractor: Veridian Homes LLC / Architect: Veridian Homes LLC
District 3 - 7:35 pm

MOTION:	To Approve
MOVER:	Chairman Scott Reed
SECONDER:	Board Member Ann Scherzinger
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Passed

D) Review of City of Mequon's Code of Ordinances

1) At its April 14, 2026, meeting, the Public Welfare Committee directed staff to resume a review of the City's Code of Ordinances related to the roles and responsibilities of boards, committees, and commissions.

Building Inspector Greg Golden asked and discussed with the Board Members the following questions:

1. **Meeting frequency and scheduling**

   - Is the current meeting schedule appropriate for the board/committee/commission's responsibilities?

     Yes. The Board feels that meeting once a month is sufficient, especially since our submissions are usually 15 or under. The Board was also in agreement that if only two submissions were presented, a meeting should be held so as not to hold up construction.

   - Are there opportunities to improve efficiency or member participation?

     Board Member Janet Ehn noted that by eliminating so many individual district members several years ago, the Architectural Board meetings are more streamed line which improved the efficiency and pace of the meetings.

     Board Member Curtis Helm reiterated that the applicants' understanding of the Architectural Board Guidelines before submitting plans was a key factor in the approval process.

Board Member Michael Wade commented that staff should continue working with the applicants to ensure adequate drawings are presented to the Board.

2. **Quorum and attendance requirements**

- Are current quorum requirements appropriate? - Yes
- Are attendance expectations clear and workable? - Yes

3. **Powers and duties**

- Are the current responsibilities clearly defined and reflect current practice? – Yes
- Are there any duties that should be added, removed, or clarified? – No

4. **Opportunities to merge or consolidate with another standing committee**

- Are there opportunities to improve efficiency by combining responsibilities with another board, committee, or commission? – No

5. **Additional considerations**

- Are there any other operational, procedural, or compliance-related issues that the Public Welfare Committee should consider? – No

E) Adjourn

MOTION:	To Adjourn
MOVER:	Vice-Chairman Paul Apfelbach
SECONDER:	Board Member Tom Irvin
AYES:	Chairman Scott Reed, Vice-Chairman Paul Apfelbach, Board Member Michael Wade, Board Member Ann Scherzinger, Board Member Tom Irvin, Board Member Curtis Helm, Board Member Janet Ehn
NAYS:	None
RESULT:	Approved

Meeting concluded at 7:05 p.m.

Respectfully submitted,
Karen Heil
Permit Coordinator

*For additional clarification, marked-up Architectural Board plans can be viewed in the Inspections Department during normal business hours, Monday through Friday, 8:00-4:30.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **New Single-Family Residence at 14151 N. Lake Shore Drive**

Attachments:
Statement of Intent, Survey, Plans

Docusign Envelope ID: 14254D67-0C3F-8CEA-8392-75ECAA469C42

July 20, 2026

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

RE: 14151 N. Lakeshore Dr.

To Whom It May Concern,

Through Mastercraft Builders, LLC, we will be building a new construction, single-family residence at 14151 N. Lakeshore Dr. The lot is raw land and currently undeveloped. The lot is approximately 234,243 sq ft (5.38 acres) and we will be building towards the front of the lot. The home will be approximately 3,800 sq ft with an attached garage, 2-story with a partially finished basement, with 5 bedrooms and 5.5 baths.

Sincerely,

Sarah Prickett

Signed by:
Prickett, Sarah
03E0DE18C8BD481...

Mastercraft Builders, LLC
Prickett Residence

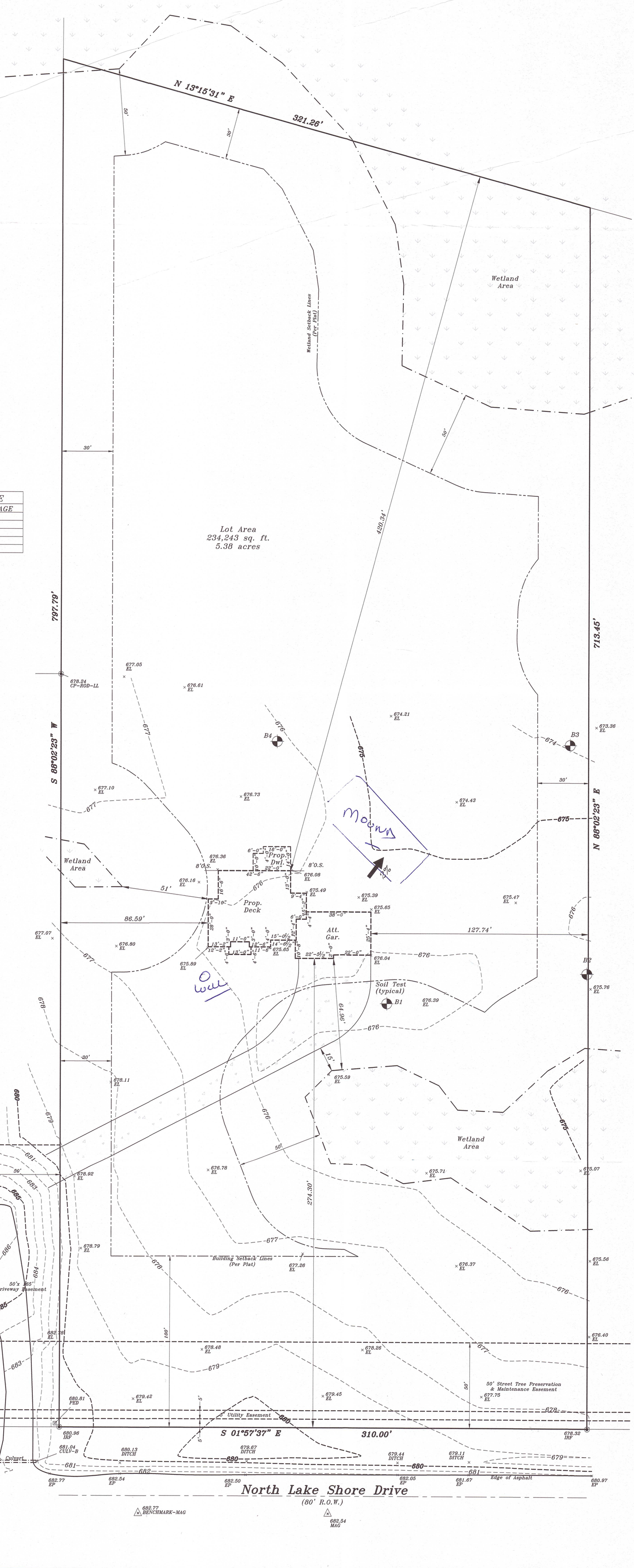
PLAT OF SURVEY

LOCATION: North Lake Shore Drive, Mequon, Wisconsin

LEGAL DESCRIPTION:
Lot 3 in **LAKESHORE ESTATES**, being in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, Section 5, town 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.

June 18, 2026 (Drawing Only)
June 22, 2026 Rotated Foundation Plan (Not Staked)
June 24, 2026 Moved Foundation Plan (Not Staked)
July 13, 2026 Staked Proposed Dwelling and Topography Added
July 20, 2026 Added Proposed Grades (per builder)

Survey No. 116926-S



PROP. IMPERVIOUS SURFACE TABLE		
	SQ. FT.	PERCENTAGE
DWELLING	2,250	0.96%
ATT. GAR.	1,137	0.48%
DECK	284	0.12%
DRIVEWAY	5,034	2.15%
TOTAL	8,705	3.71%

Gar. Slab 686.0'
Prop. T.O.W. 686.33'
Prop. Fin. Yd. Gr. 676.67' 685.67'

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Rod Found
○ — Denotes Iron Pipe Set
000.0 — Denotes Proposed Grade
—x—x—x— Denotes Proposed Silt Screen

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

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

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

focus on energy
Partnering with Wisconsin utilities

HOUSEWRAP ENTIRE BUILDING

ALLIANCE WINDOWS
JAMBS PER SELECTION

2X6 WALLS

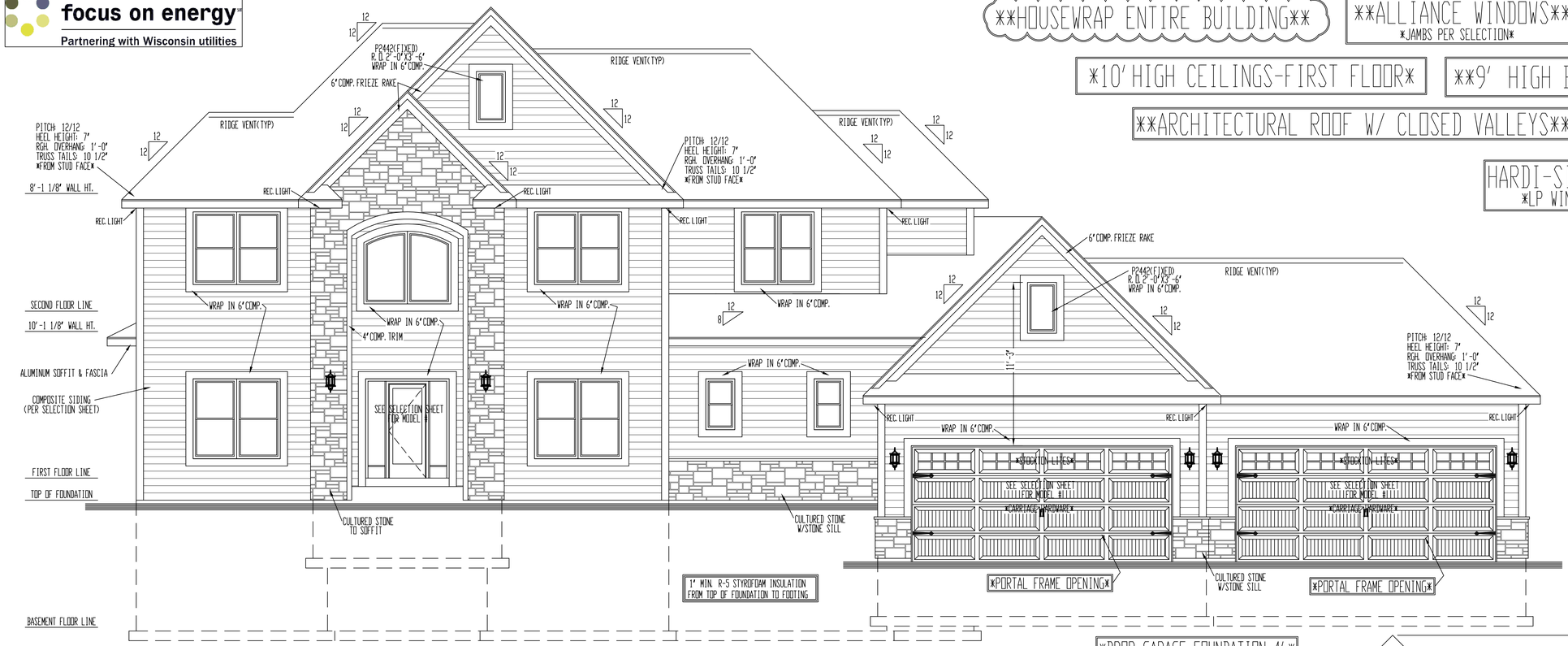
10' HIGH CEILINGS-FIRST FLOOR

9' HIGH BASEMENT

ARCHITECTURAL ROOF W/ CLOSED VALLEYS

R-50 BLOWN-IN ATTIC INSULATION

HARDI-SIDING W/LP CORNERS/TRIM
LP WINDOW/DOOR WRAPS ON FRONT ONLY



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

HARDI-SIDING W/LP CORNERS/TRIM
LP WINDOW/DOOR WRAPS ON FRONT ONLY

FOCUS ON ENERGY NEW HOMES PROGRAM NOTES:
1. HOME MUST BE A MINIMUM 30% MORE EFFICIENT THAN THE SAME HOME DESIGNED TO CURRENT UNIFORM DWELLING STANDARDS.
2. BUILDING AIR TIGHTNESS .20 TIMES TOTAL BUILDING SHELL AREA MAX @ CFM 50
3. SEALED SUMP BASIN/CROCK
4. SEALED PLUMBING ROUGH-IN THROUGH BASEMENT FLOOR (AIR TIGHT)
5. FULL COVERAGE FOUNDATION WALL INSULATION (R-5, 1" FOAM BOARD MINIMUM)
6. WHOLE HOUSE VENTILATION (PER ASHRAE 62-2, LOCATE FAN IN A CENTRALIZED BATH) 110 CFM WITH 6 INCH METAL DUCT TO EXTERIOR OF HOME
7. ALL OTHER BATHROOMS/PWDR ROOMS SHOULD HAVE A MINIMUM 75 CFM EXHAUST FAN WITH 6 INCH METAL DUCT TO EXTERIOR OF HOME
8. WATER HEATER MUST BE POWER VENTED OR CLOSED COMBUSTION TYPE WITH AN ENERGY FACTOR EQUAL TO OR GREATER THAN .67EF
9. FURNACE MUST BE CLOSED COMBUSTION, HIGH EFFICIENCY, WITH INTAKE AND EXHAUST VENTED TO EXTERIOR OF BUILDING
10. FIREPLACE MUST BE DIRECT VENT GAS WITH CLOSED COMBUSTION, AIR INTAKE CONNECTED DIRECTLY TO THE EXTERIOR OF BUILDING (SPECIFIC SEALED-COMBUSTION WOOD BURNERS ALSO ALLOWED, CONTACT ENERGY-LINK LLC, 414.333.1588)
11. ATTIC HATCH MUST BE GASKETED AND HAVE A MINIMUM OF R-20 INSULATION ATTACHED
12. ON-GRADE SLAB MUST HAVE R-5 INSULATION AT EXPOSED EDGE
13. HEATING/COOLING DUCTS LOCATED OUTSIDE CONDITIONED SPACE (EX: IN THE ATTIC) MUST BE INSULATED PER CODE AND HAVE ALL JOINTS SEALED

NOTE:
BUYERS WILL BE REQUIRED TO SIGN THE MASTER PLAN BEFORE CONSTRUCTION MAY START.

CHANGES MADE TO THE PLANS BY THE BUYER(S) AFTER CONSTRUCTION HAS STARTED, WILL EFFECT THE COST OF THE HOUSE. THESE CHARGES WILL BE THE RESPONSIBILITY OF THE BUYER.

ROUGH CARPENTER NOTE:
1. NOTE LOCATION OF TOILET AND R.V. PIPE DO NOT PLACE FLOOR JOISTS DIRECTLY IN THIS AREA. ALLOW 6" TO THE CENTER ON BOTH SIDES AND 13" FROM THE WALL FOR THE TOILET AND 5" TO THE CENTER ON BOTH SIDES OF THE R.V. PIPE.
2. ALL EXTERIOR OPENINGS (WINDOWS,DOORS,ETC.) ON THE FIRST FLOOR ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, UNLESS IT IS OTHERWISE NOTED AS SUCH ON THE PLAN. ALL EXTERIOR OPENINGS ON THE SECOND FLOOR UP TO A 6'0" SPAN ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, ANY (BEARING) OPENING ON FIRST OR SECOND FLOOR OVER 6'0" SPAN ARE TO BE A MINIMUM OF 2-PLY MICROLAM HEADERS AS NOTED PER THE PLAN.
3. 1ST FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-30 BATT. INSULATION IN THE CLGS. (WHERE APPLICABLE) R-19 BATT. INSUL. IN BOX SILL, AND 3/4" PRESSURE TREATED PLYWOOD (NO R-BOARD IS TO BE USED ON 1ST FLOOR CANTILEVERS). 2ND FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-19 BATT INSULATION, AND 1/2" R-BOARD PRIOR TO INSTALLATION OF FINISH FACING.
4. ALL DIMENSIONS SHOWN ON THE PLAN ARE FOR ROUGH DIMENSIONS, THESE ARE FROM THE FACE OF THE STUD TO THE FACE OF THE STUD.
5. ALL INTERIOR HEADERS ON NON-BEARING WALLS ARE TO BE (1) 2"X10" HEADER (CENTERED), ALL BEARING WALLS WILL BE NOTED AS TO THE SIZE ON THE PLAN.
6. METAL WIND BRACING IS TO BE USED AT ALL EXTERIOR CORNERS WHERE SUITABLE, EXCLUDING WHERE O.S.B. IS SUBSTITUTED, R-BOARD IS TO BE INSTALLED ON REMAINING WALLS
7. 7/16" O.S.B. IS TO BE USED ONLY ON GARAGE EXTERIOR WALLS, ALL GABLE ENDS, FIREPLACE CHASES AND ALL HANGING WINDOW BOXES.NAILED W/ 8/CC 8" TO 10" O.C.
8. ALL HEADERS (INTERIOR BEARING AND ALL EXTERIOR) ARE TO BE NAILED WITH 16D NAILS AT 16" O.C. STAGGERED ON EACH SIDE. (ALL MICROLAM HEADERS ARE TO BE NAILED W/ 16D NAILS @ 12" O.C. STAGGERED ON EACH SIDE AND GLUED).

ALL GRADES SHOWN ARE ASSUMED, ACTUAL GRADES MAY VARY.

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

SPECIAL NOTE:

THE BUYER(S) ACKNOWLEDGE THAT IN THE COURSE OF BUILDING, BECAUSE OF JOB CONDITIONS AND DIFFERENT METHODS OF CONSTRUCTION; DEVIATIONS MAY OCCUR FROM THE PRINT.
THEREFORE THE BUILDER RESERVES THE RIGHTTO MAKE SLIGHT MODIFICATIONS TO ROOM SIZES AND PLACEMENT OF MECHANICAL FIXTURES (I.E. HVAC, PLUMBING, ELEC, AND DOWNSPOUTS.)

X_____ / /
X_____ / /

RESIDENCE FOR:
CUSTOMER: ALEX & SARAH PRICKETT
MODEL: CUSTOM 2-STORY
LOCATION: LAKESHORE ESTATES, LOT 3 CITY OF MEQUON

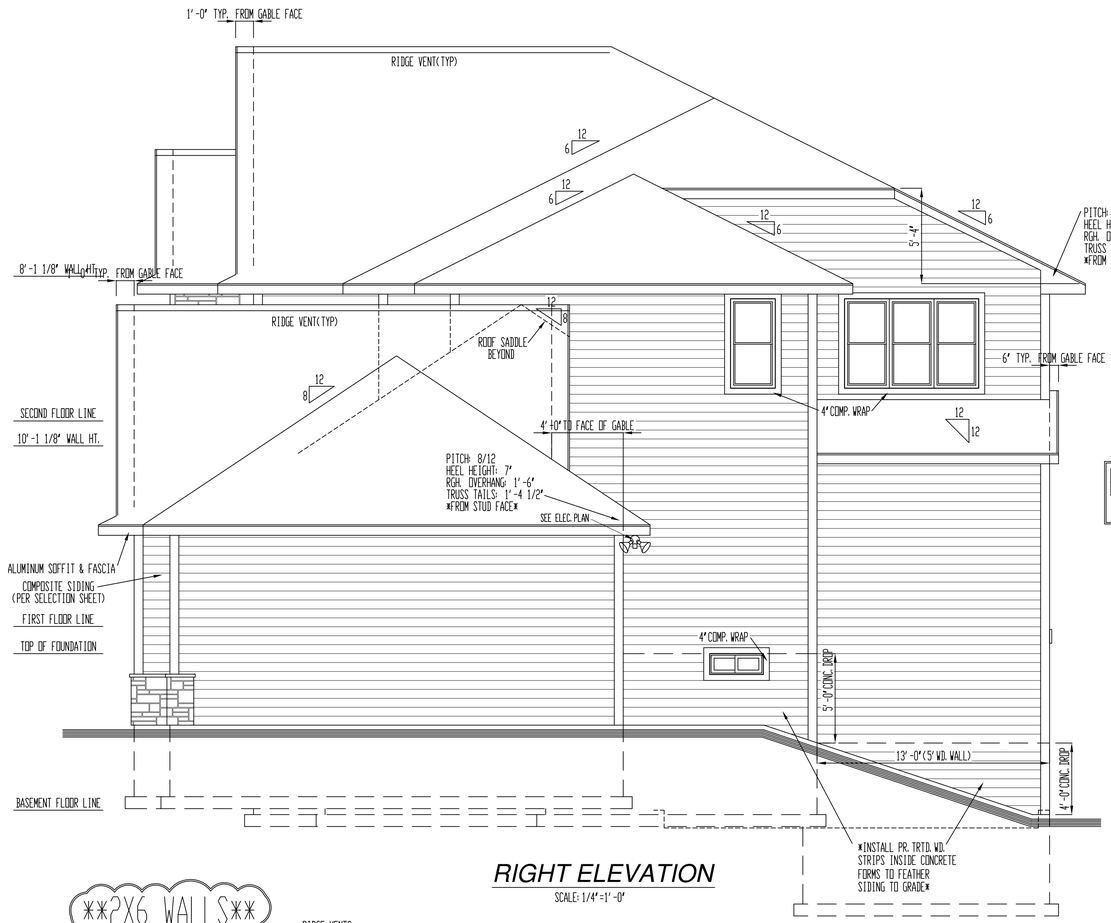
MADDCADDER
CUSTOM HOME DESIGN
Steve Ott
phone: 262.227.4429
cell: 262.227.4429
e-mail: mcs@maddcadder.com

MasterCraft
Where Customers Summit

REVISIONS:
5/5/26
5/14/26
6/24/26
7/20/26

DRAWN BY: N.CONIGLIARO
CHECKED:
DATE: 4/21/26

SHEET NO. 1 OF 8



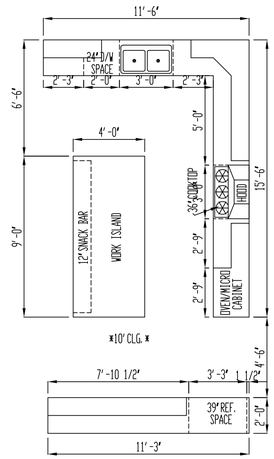
RIGHT ELEVATION

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

ALL GRADES SHOWN ARE ASSUMED, ACTUAL GRADES MAY VARY.

HARDI-SIDING W/LP CORNERS/TRIM
LP WINDOW/DOOR WRAPS ON FRONT ONLY

CABINET NOTE:
SEE FINAL APPROVED CABINET LAYOUT- ATTACHED LAYOUT FOR MECH. LOCATIONS ONLY



KITCHEN LAYOUT

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

HARDI-SIDING W/LP CORNERS/TRIM
LP WINDOW/DOOR WRAPS ON FRONT ONLY

ARCHITECTURAL ROOF W/ CLOSED VALLEYS

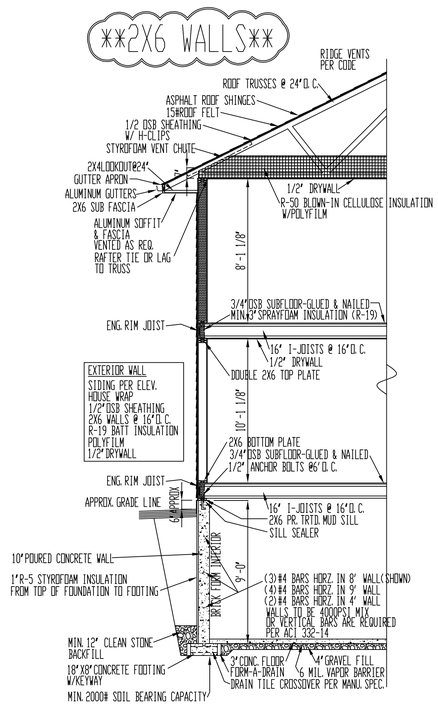
HOUSEWRAP ENTIRE BUILDING

R-50 BLOWN-IN ATTIC INSULATION

10' HIGH CEILINGS-FIRST FLOOR

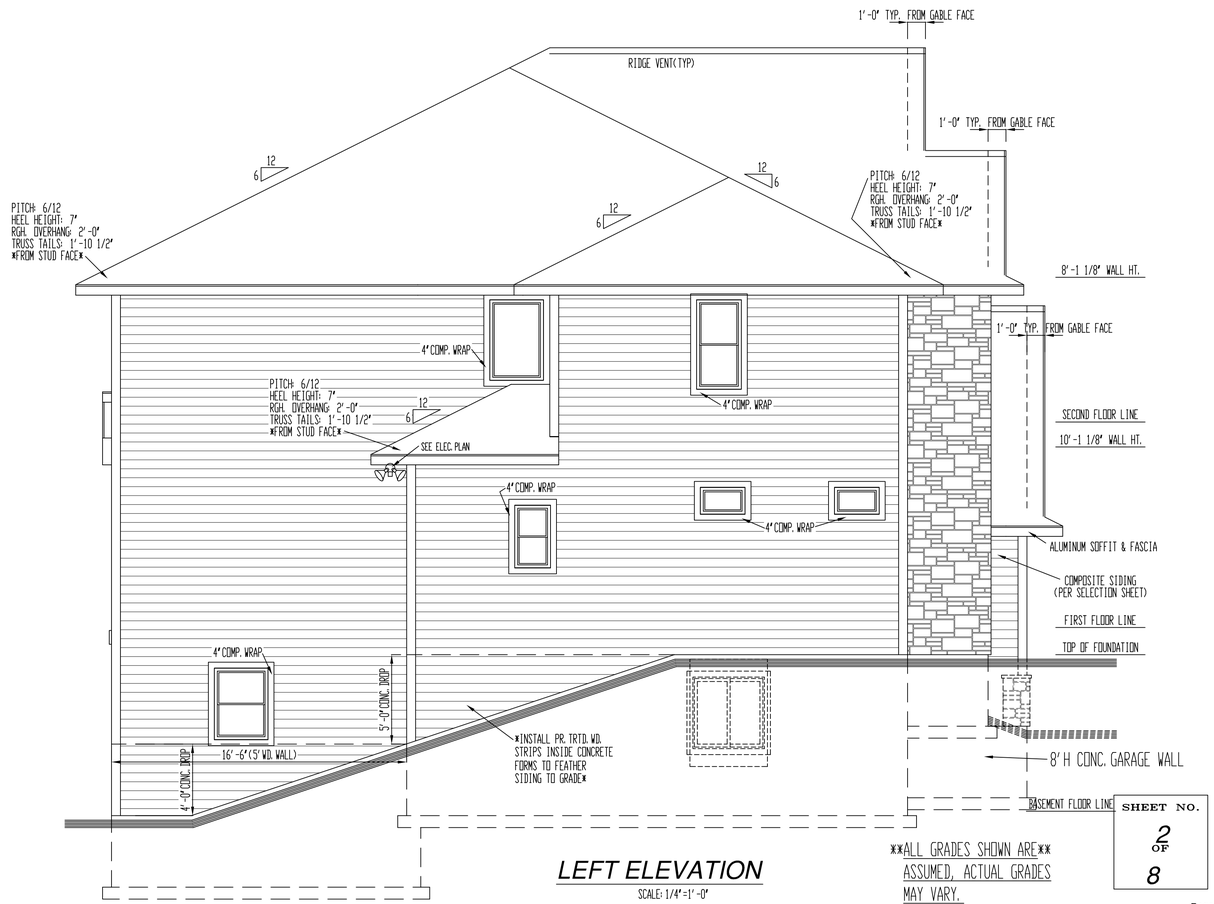
ALLIANCE WINDOWS
JAMBS PER SELECTION

9' HIGH BASEMENT



TYPICAL SECTION-2-STORY

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



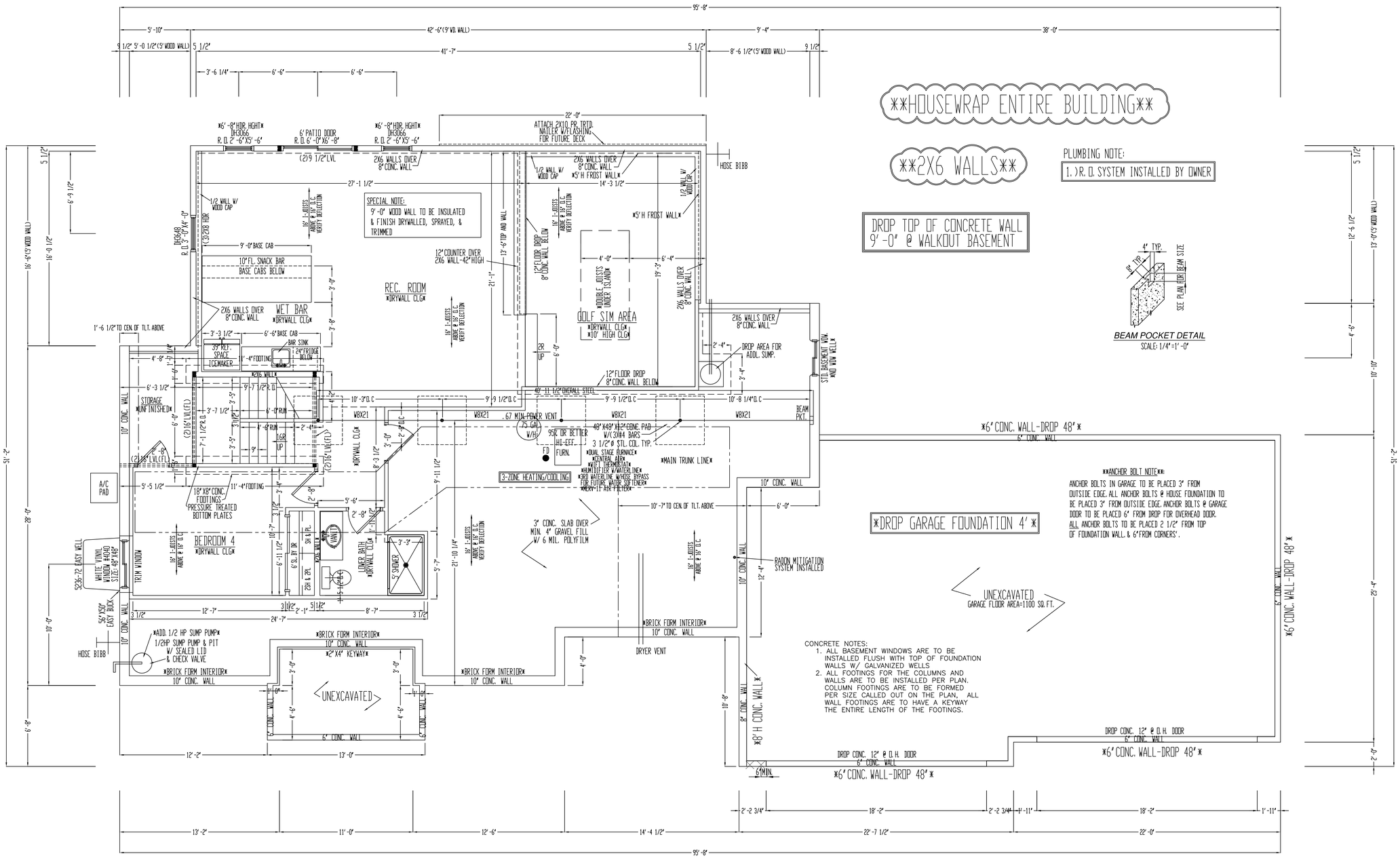
LEFT ELEVATION

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

ALL GRADES SHOWN ARE ASSUMED, ACTUAL GRADES MAY VARY.

SHEET NO. 2 OF 8

CARPENTERS: PLEASE NOTE LOCATION OF CENTERLINES
FOR PLUMBING & ALLOW 3" MIN. OF SPACE ON BOTH SIDES



ALLIANCE WINDOWS
JAMBS PER SELECTION

1" MIN. R-5 STYROFOAM INSULATION FROM TOP OF FOUNDATION TO FOOTING

BASEMENT FLOOR PLAN

BASEMENT FLOOR AREA=2009 SQ.FT.
FINISHED LOWER= 1157 SQ.FT
SCALE: 1/4"=1'-0"

9' HIGH BASEMENT

SHEET NO. 3 OF 8

R-50 BLOWN-IN ATTIC INSULATION

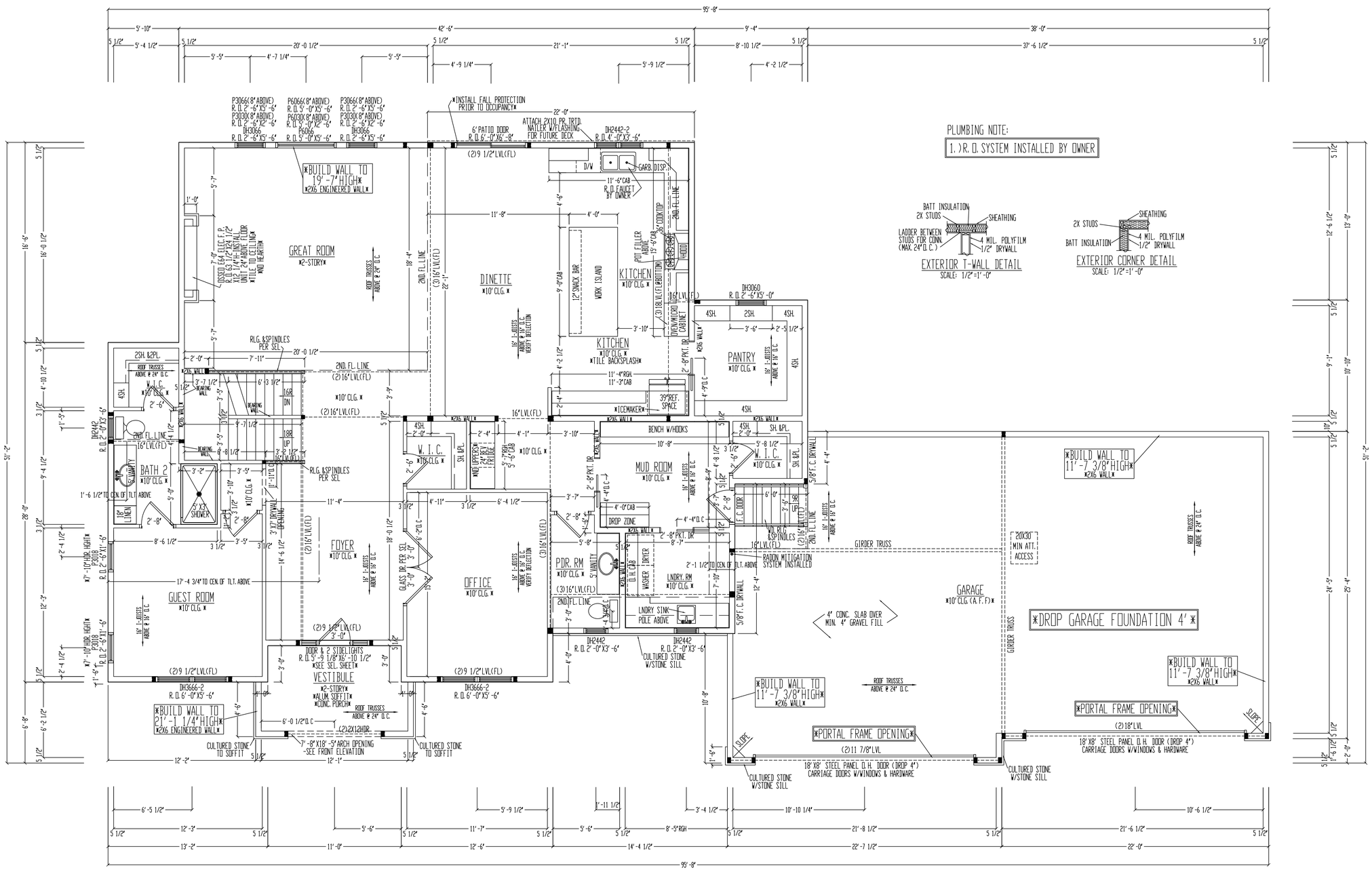
ALLIANCE WINDOWS
JAMBS PER SELECTION

2X6 WALLS

HOUSEWRAP ENTIRE BUILDING

10' HIGH CEILINGS-UNLESS NOTED

CARPENTERS: PLEASE NOTE LOCATION OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE ON BOTH SIDES



FIRST FLOOR PLAN

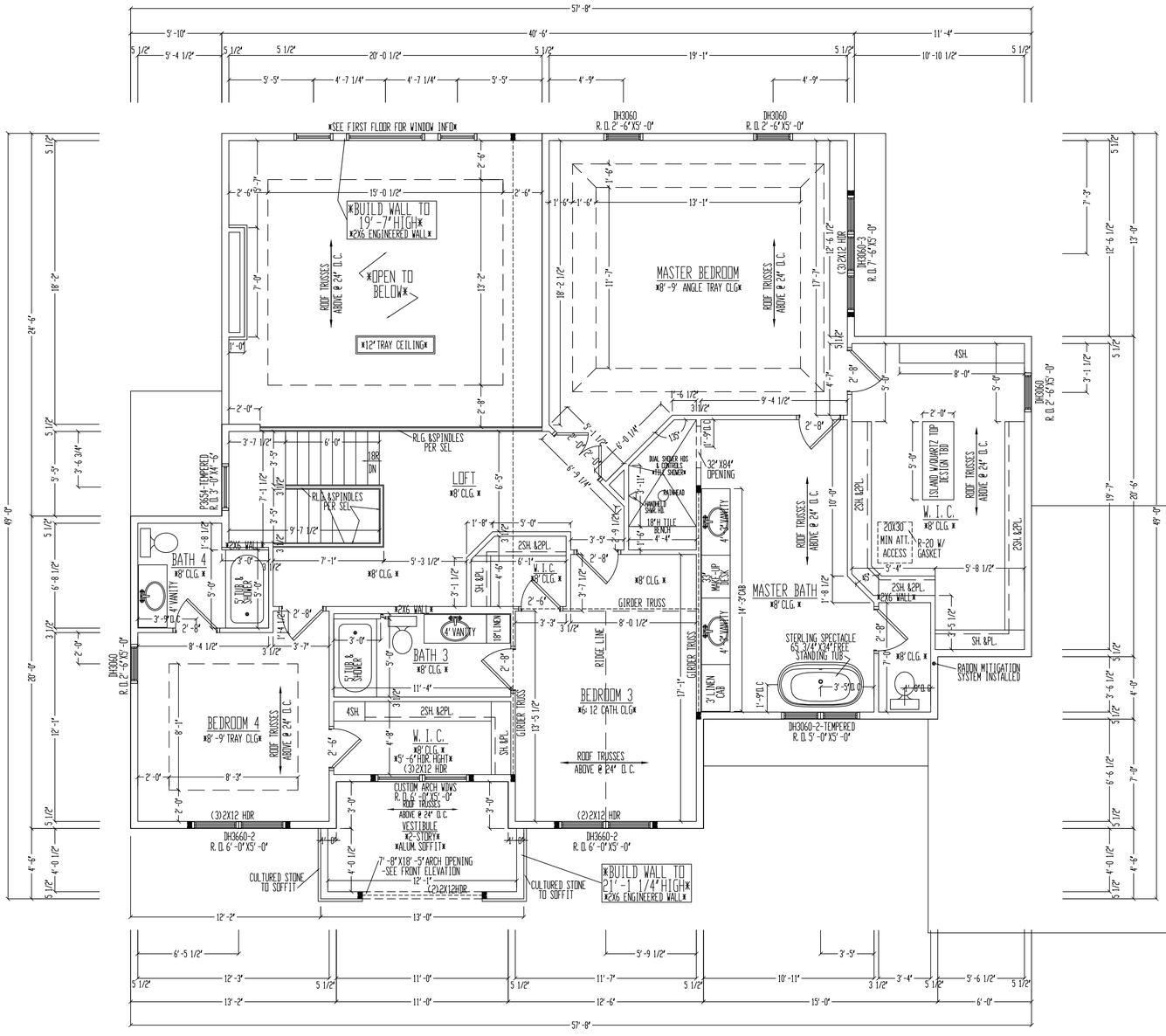
2158 SQ. FT. SCALE: 1/4"=1'-0"

SHEET NO. 4 OF 8

ALLIANCE WINDOWS
JAMBS PER SELECTION

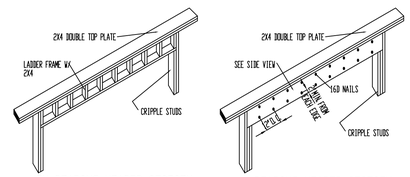
2X6 WALLS

HOUSEWRAP ENTIRE BUILDING



SECOND FLOOR PLAN

1637 SQ. FT. SCALE: 1/4"=1'-0"



NON-BEARING HEADER SECTION

BEARING HEADER SECTION

NOTE:
9 1/2" AND 11 7/8" MICRO.LAMS TO HAVE TWO (2) ROWS OF 16D NAILS; 14", 16", AND 19" MICRO.LAMS TO HAVE THREE(3) ROWS OF 16D NAILS
STAGGER NAILING PATTERN ON OPPOSITE SIDE OF HEADER

1/2" O.S.B. BETWEEN HEADER (SEE NAILING SCHEDULE FOR FASTENING.)

HEADER SIDE VIEW

HEADER DETAIL

NOT TO SCALE.

EXTERIOR CORNER DETAIL

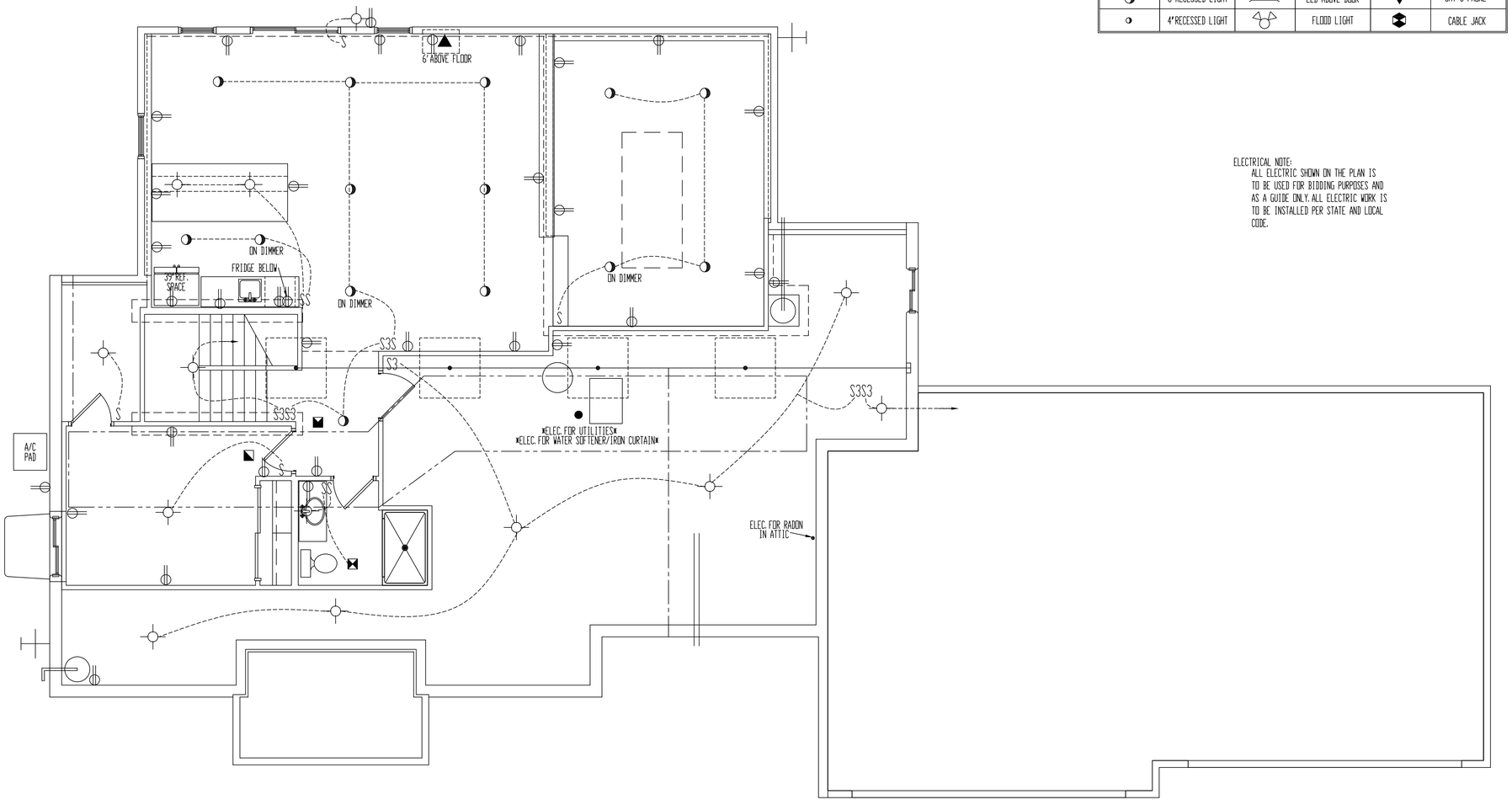
SCALE: 1/2"=1'-0"

EXTERIOR T-WALL DETAIL

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

SHEET NO. 5 OF 8

SUPPLY 200 AMP SERVICE



ELECTRICAL SYMBOL KEY

S	SINGLE PULL SWITCH		CEILING FAN		CEILING LIGHT
S3	THREE WAY SWITCH			P	PENDANT LIGHT
S4	FOUR WAY SWITCH				VENT FAN
	DUPLEX OUTLET		CEILING FAN/LIGHT		VENT FAN/LIGHT
	220V				SMOKE DETECTOR
	ELEC. MOTOR				CO2/SMOKE DETECTOR
	6"RECESSED LIGHT		LED ABOVE DOOR		CAT-5 PHONE
	4"RECESSED LIGHT		FLOOD LIGHT		CABLE JACK

ELECTRICAL NOTE:
ALL ELECTRIC SHOWN ON THE PLAN IS TO BE USED FOR BIDDING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODE.

BASEMENT WALL BRACING & ELECTRICAL LAYOUT

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

SHEET NO. 6 OF 8

ELECTRICAL NOTE:
ALL ELECTRIC SHOWN ON THE PLAN IS TO BE USED FOR BIDDING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODE.

ELECTRICAL SYMBOL KEY

S	SINGLE PULL SWITCH		CEILING FAN		CEILING LIGHT
S3	THREE WAY SWITCH			P	PENDANT LIGHT
S4	FOUR WAY SWITCH				VENT FAN
	DUPLEX OUTLET		CEILING FAN/LIGHT		VENT FAN/LIGHT
	220V				SMOKE DETECTOR
	ELEC. MOTOR				CO2/SMOKE DETECTOR
	6"RECESSED LIGHT		LED ABOVE DOOR		CAT-5 PHONE
	4"RECESSED LIGHT		FLOOD LIGHT		CABLE JACK

SUPPLY 200 AMP SERVICE

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=5' HIGH
WALL HEIGHTS=10' HIGH
PERPENDICULAR WALL=49'-0"
14.2 FEET REQUIRED

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=5' HIGH
WALL HEIGHTS=10' HIGH
PERPENDICULAR WALL=57'-8"
16.7 FEET REQUIRED

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=5' HIGH
WALL HEIGHTS=10' HIGH
PERPENDICULAR WALL=57'-8"
16.7 FEET REQUIRED

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=10' HIGH
WALL HEIGHTS=11' HIGH
PERPENDICULAR WALL=27'-4"
5.2'X1.05(11' WALLS)=5.5 FEET REQUIRED

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=10' HIGH
WALL HEIGHTS=11' HIGH
PERPENDICULAR WALL=44'-6"
8.5'X1.05(11' WALLS)=8.9 FEET REQUIRED

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=10' HIGH
WALL HEIGHTS=11' HIGH
PERPENDICULAR WALL=44'-6"
8.5'X1.05(11' WALLS)=8.9 FEET REQUIRED

TABLE 321.25-I
INTERMITTENT METHOD
EAVE TO RIDGE=10' HIGH
WALL HEIGHTS=11' HIGH
PERPENDICULAR WALL=27'-4"
5.2'X1.05(11' WALLS)=5.5 FEET REQUIRED

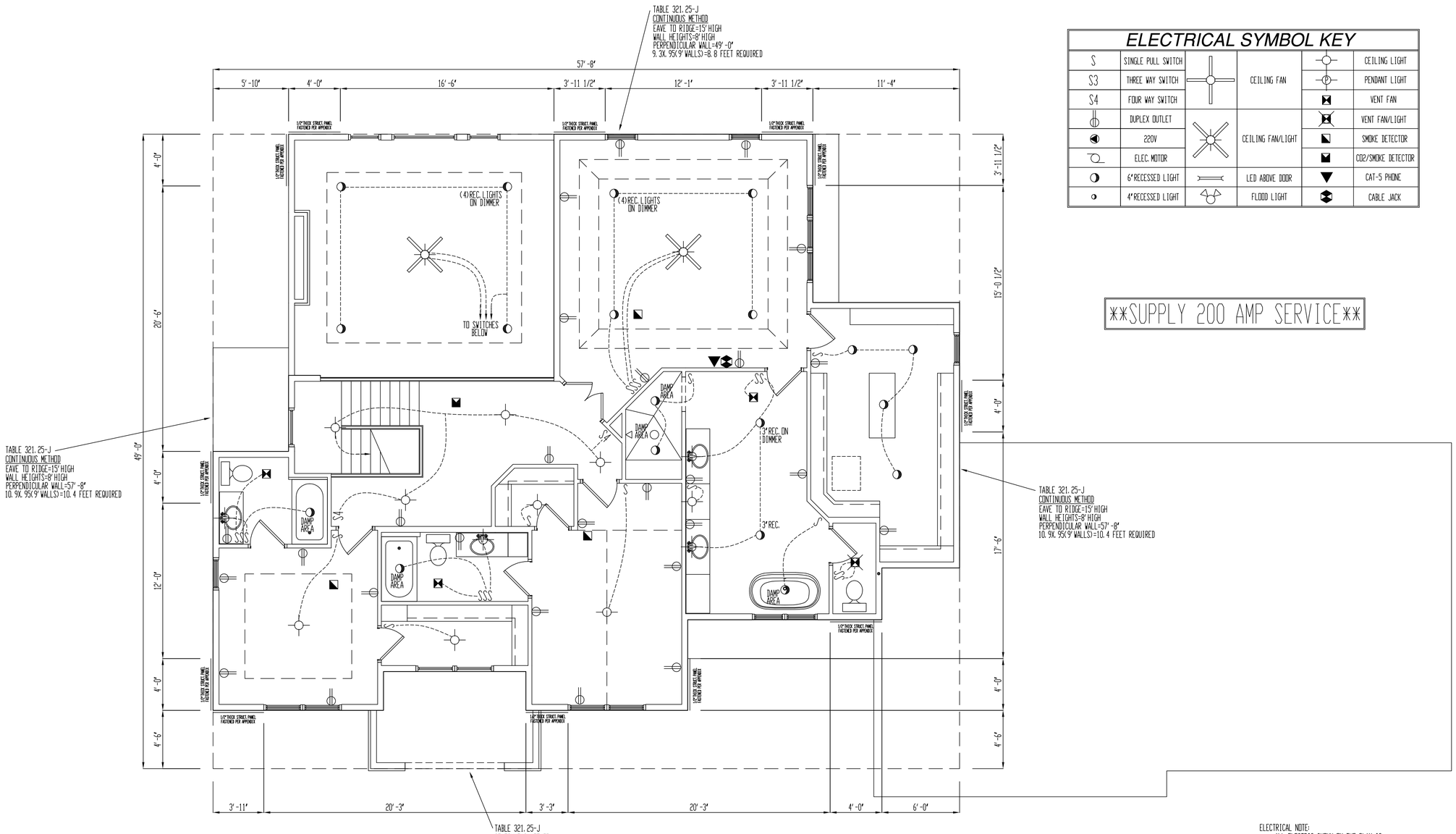
TO (4)EXTERIOR FLOOD LIGHTS-SEE SIDE &REAR ELEVATIONS
TO FIXTURES ABOVE
USB OUTLET
D/W
GARB. DISP.
TO LED UNDER CAB LIGHTING
(6)REC.LIGHTS ON DIMMER
COOKTOP W/HOOD ABOVE
GAS LINE TO RANGE
ABOVE FIREPLACE
MOTION SWITCH
39" REF. SPACE
BEV FRIDGE BELOW
RAMP AREA
(4)REC.LIGHTS ON DIMMER
HUMIDISTAT SWITCH
SWITCHED OUTLET @ SOFFIT
TO (8)REC.LIGHTS IN SOFFIT-SEE FRONT ELEVATION
INSTALL 1/2 HP GARAGE DOOR OPENER
INSTALL 1/2 HP GARAGE DOOR OPENER
1/2"THICK STRUCT.PANEL FASTENED PER APPENDIX

57'-8"
4'-0" 1'-10" 4'-0" 12'-6" 4'-0" 18'-0" 4'-0" 9'-4"
49'-0"
4'-0" 4'-0" 8'-6" 4'-0" 4'-0" 8'-0" 4'-0" 12'-6" 4'-0"
3'-11" 6'-0" 3'-3" 20'-3" 3'-3" 5'-0" 4'-0" 6'-0"
4'-0" 4'-0" 9'-0" 4'-0" 4'-0" 11'-6" 4'-0" 4'-0" 4'-0" 4'-0" 4'-0" 17'-4" 27'-4" 4'-0" 4'-0" 2'-0"
6'-7 1/2"
2'-3 3/4" 18'-0" 2'-3 3/4" 2'-0" 18'-0" 2'-0"
44'-7 1/2"

FIRST FLOOR WALL BRACING & ELECTRICAL LAYOUT

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

SHEET NO. 7 OF 8



ELECTRICAL SYMBOL KEY					
S	SINGLE PULL SWITCH		CEILING FAN		CEILING LIGHT
S3	THREE WAY SWITCH				PENDANT LIGHT
S4	FOUR WAY SWITCH				VENT FAN
	DUPLEX OUTLET		CEILING FAN/LIGHT		VENT FAN/LIGHT
	220V				SMOKE DETECTOR
	ELEC. MOTOR				CO2/SMOKE DETECTOR
	6"RECESSED LIGHT		LED ABOVE DOOR		CAT-5 PHONE
	4"RECESSED LIGHT		FLOOD LIGHT		CABLE JACK

SUPPLY 200 AMP SERVICE

SECOND FLOOR WALL BRACING & ELECTRICAL LAYOUT

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

ELECTRICAL NOTE:
ALL ELECTRIC SHOWN ON THE PLAN IS TO BE USED FOR BIDDING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODE.

SHEET NO.
8
OF
8

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **New Single-Family Residence at 12871 N. Blue Jay Lane**

Attachments:
Statement of Intent, Survey, Plans

July 17, 2026

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 5 Highland Meadows, being a part of the southeast ¼ of the southeast ¼, of section 7, Township 9 North, Range 22 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

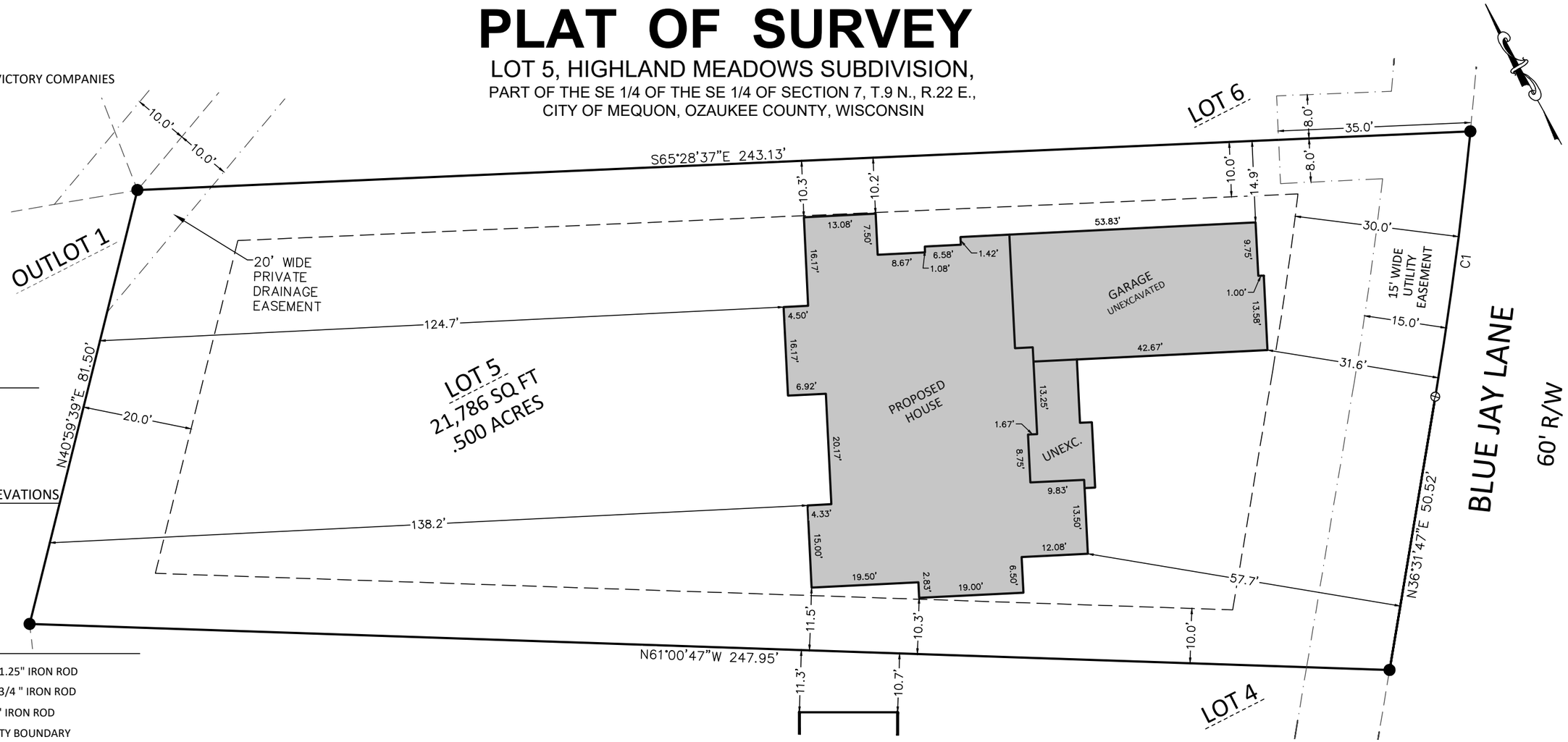
PLAT OF SURVEY

LOT 5, HIGHLAND MEADOWS SUBDIVISION,

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 7, T.9 N., R.22 E.,
CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

CONTRACTOR: THE VICTORY COMPANIES
JOB NUMBER: 1197

OWNERS:
DANIELLE MALLOY
KYLE MALLOY
2508 W CHESTNUT RD
MEQUON, WI 53092



SETBACKS PER PLAT

FRONT	30 FT
SIDE YARD	10 FT
REAR YARD	20 FT

PROPOSED HOUSE ELEVATIONS

TOP WALL	XXX
GARAGE FLOOR	XXX
YARD GRADE	XXX
TOP FOOTING	XXX

LEGEND

⊗	=	FOUND 1.25" IRON ROD
●	=	FOUND 3/4 " IRON ROD
○	=	SET 3/4" IRON ROD
———	=	PROPERTY BOUNDARY
— — —	=	PARCEL LINES
— — —	=	SETBACK LINES
——— ———	=	RIGHT OF WAY LINES
— · — · —	=	EASEMENT LINES
———⌐¬———	=	SILT FENCE
— BuEl —	=	UNDERGROUND ELECTRIC LINE
— GAS —	=	UNDERGROUND GAS LINE
— BuTel —	=	UNDERGROUND TELEPHONE LINE
— XXX —	=	EXISTING CONTOUR
— XXX —	=	PROPOSED GRADING

PARISH SURVEY & ENGINEERING, LLC
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: VC-27-26 DATE: 07/07/2026 REVISED:

DEED: WARRANTY DEED DOCUMENT NO. 1183325
PARCEL ID: 15-188-00-05-000
PARCEL AREA: 21,786 SQ. FEET OR 0.500 ACRES
SITE ADDRESS: 12871N BLUE JAY LANE, MEQUON WI 53097

CURVE TABLE

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	3°53'00"	720.00	48.80	N34°35'43"E	48.79

LEGAL DESCRIPTION - DOCUMENT NO. 1183325

LOT FIVE (5), TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN OUTLOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6), IN HIGHLAND MEADOWS, BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4126, BEING A PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO RESOLVE THE PROPERTY BOUNDARY AND LOCATE THE EXISTING TOPOGRAPHIC FEATURES FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION OF A NEW RESIDENTIAL STRUCTURE.
2. PROPOSED BUILDING DIMENSIONS PER PLAN SET DATED 6/03/2026.

SURVEY COORDINATE SYSTEM

GEODETIC DATUM: NAD83 (NSRS 2011)
PROJECTION: WISCONSIN SPC SOUTH ZONE
UNITS: U.S. SURVEY FEET
VERTICAL DATUM: NAVD'88 (GEOID 18)

THE SOUTH LINE OF SE1/4 -S7-T9N-R22E
BEARS N.89°59'32"E., 2661.02'

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN COMPLIANCE WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER A-E 7, I HAVE CORRECTLY SURVEYED THE ABOVE-DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS, AND THIS MAP IS A TRUE REPRESENTATION OF THE SIZE AND LOCATION OF THE PROPERTY, THE RETRACEMENT AND RESOLUTION OF ITS EXTERIOR BOUNDARIES, AND THE LOCATION AND DESCRIPTION OF THE FOUND OR SET CORNER MONUMENTS CONTROLLING SAID BOUNDARIES. I DO ALSO CERTIFY THE STAKED LOCATION AND ELEVATION OF THE BUILDING FOUNDATION.

K. ADAM DEGROOT, PLS 4019

WISCONSIN
K. ADAM DEGROOT
S-4019
WEST BEND, WI
LAND SURVEYOR

0 10' 20' 40'
SCALE 1 INCH = 20 FEET

SURVEYED & MAPPED BY THEO GROVER
CHECKED BY K. ADAM DEGROOT

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
10 / 12 PITCH - 10" HEEL - 12" OVHG
10 / 12 PITCH - 10.5625" HEEL - 12.6875" OVHG
(3 SEASONS ROOM ONLY)
10 / 12 PITCH - 60" HEEL - 12" OVHG
(FOYER WALL ONLY)
12 / 12 PITCH - 12" HEEL - 12" OVHG
13 / 12 PITCH - 26" HEEL - 12" OVHG
(LAV. ONLY)

MASONRY REQUIREMENT

1,102 SF. TOTAL - 195 SF. OPENINGS = 907 SF.
907 SF. x 30% = 273 SF. MINIMUM
CURRENT 285 SF. ≥ 273 SF.

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 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.

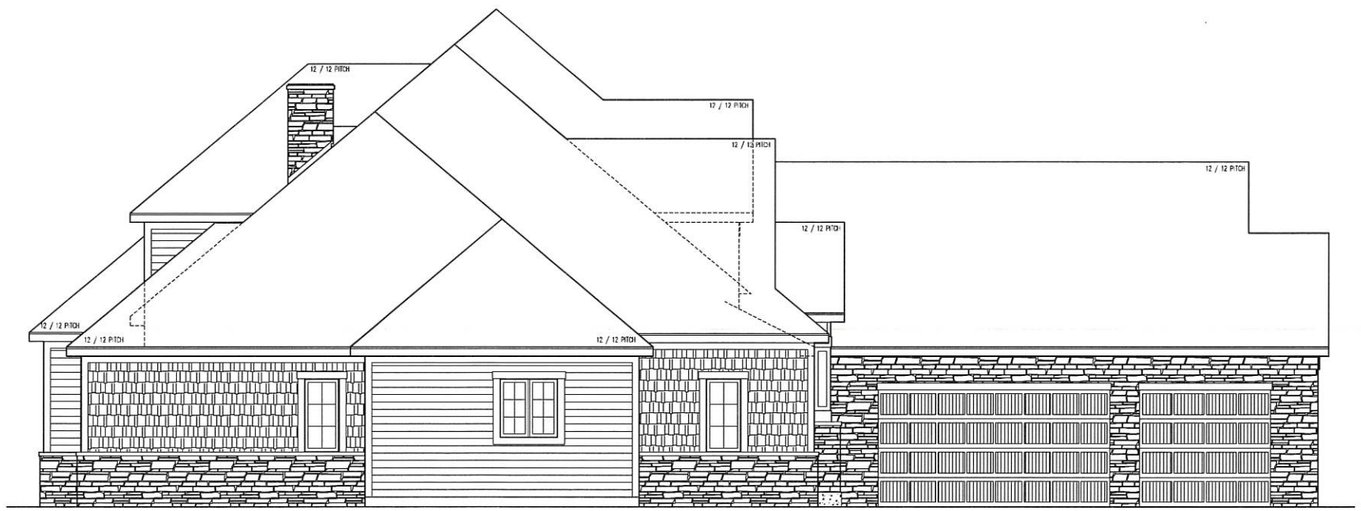
JOB #1197

Wisconsin Focus on Energy Home

FINAL PLAN 07/16/2026

REVISION DATES, IF ANY:
07/18/2026 JRS SELECTIONS REVISIONS

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



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

"The Danielle & Kyle Malloy Residence
Lot #5, Highland Meadows Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION
1/20/26	JRS	REVISIONS
2/2/26	JRS	REVISIONS
2/17/26	JRS	REVISIONS
3/2/26	JRS	REVISIONS
3/16/26	JRS	REVISIONS
4/20/26	JRS	REVISIONS
5/18/26	JRS	REVISIONS
6/15/26	JRS	CUSTOMER PLANS

CLIENT: THE MALLOY RESIDENCE
CAMBRIDGE BASE MODEL

TITLE: ELEVATIONS	DATE: 3/16/26	SQ. FEET: 3,658	
PRINT #: 22603-1	DRAWN BY: JRS	SCALE: NOTED	PAGE #: 1/5

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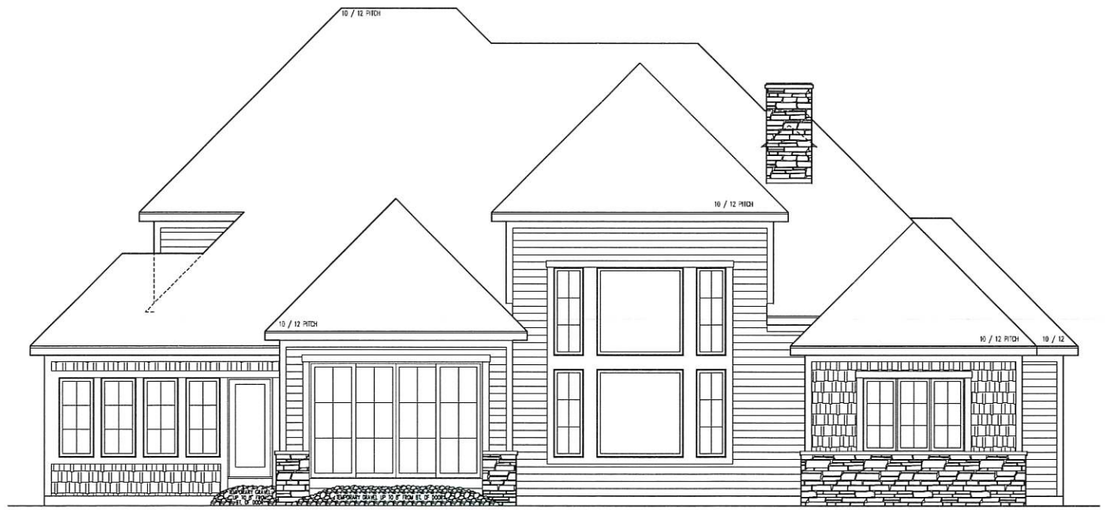
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
9113 WOODS BONDER DRIVE
KENOSHA, WISCONSIN 53142
PH. (262) 252-7100 / FAX (262) 252-7109

Wisconsin Focus on Energy Home

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



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

The Danielle & Kyle Malloy Residence
Lot #5, Highland Meadows Subdivision

REVISIONS

DATE:	BY:	DESCRIPTION
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.	.	.
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CLIENT: THE MALLOY RESIDENCE
CAMBRIDGE BASE MODEL

TITLE:	DATE:	SQ. FEET:
ELEVATIONS	3/16/26	3,658
PRINT #:	DRAWN BY:	SCALE:
22603-1	JRS	NOTED

PAGE # 2/5

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GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Wisconsin Focus on Energy Home

The Danielle & Kyle Malloy Residence
Lot #5, Highland Meadows Subdivision

REVISIONS

NO.	DATE:	DESCRIPTION
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CLIENT: THE MALLOY RESIDENCE
CAMBRIDGE BASE MODEL

TITLE: FOUNDATION PLAN | DATE: 3/16/26 | SQ. FEET: 906 FUT.

PRINT #: 22603-1 | DRAWN BY: JRS | SCALE: NOTED | PAGE #: 3/5

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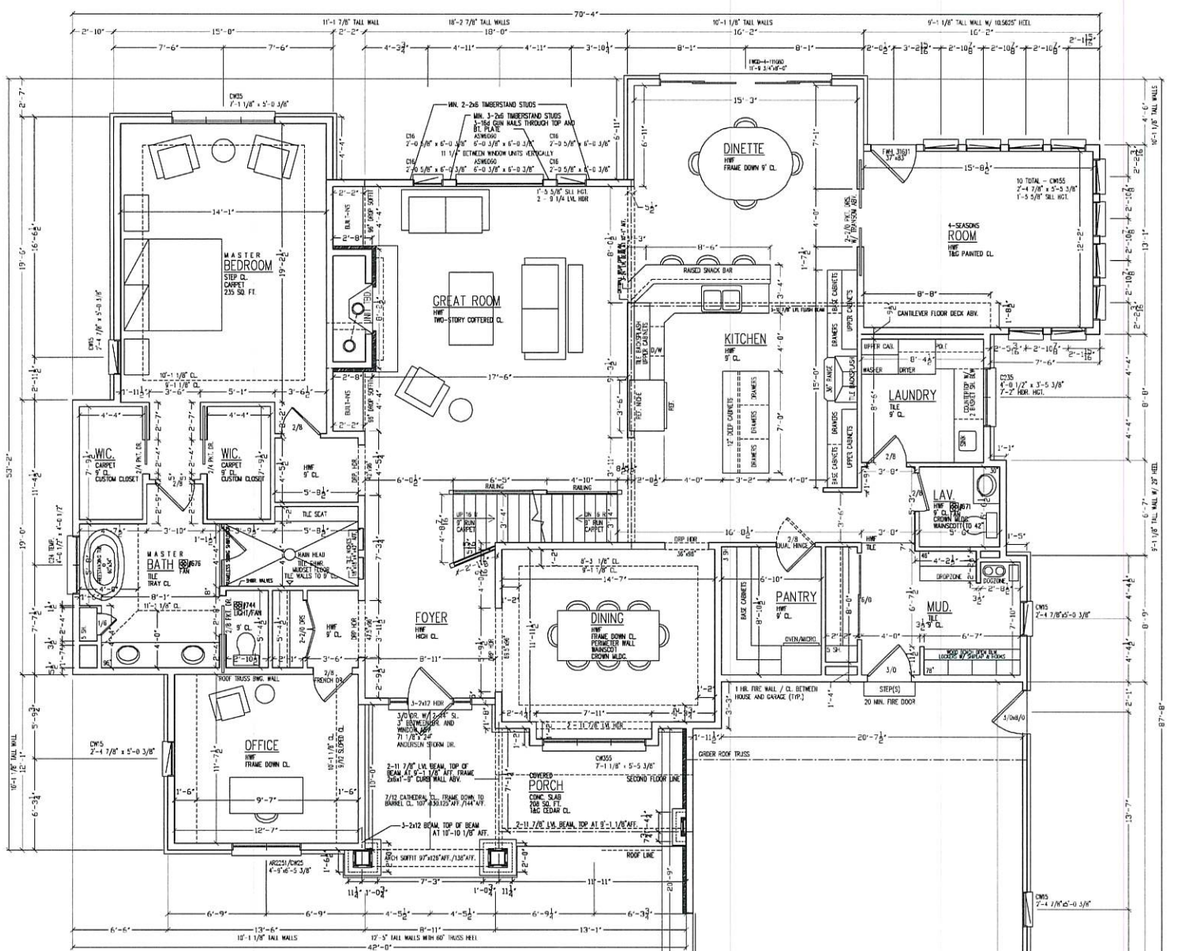
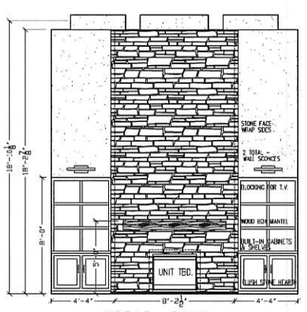
" Building For The Way You Live "
N114 W19024 BURLEIGH DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Wisconsin Focus on Energy Home



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



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

FIREPLACE SELECTION (As Checked)

- ☒ Fireplace Unit TBD.
- ☐ Heat&Glo Nexus - Northstar R.O. 42 1/4"x44"x24"
- ☒ Flush Hearth
- Raise fireplace unit 1.5"
- ☐ Flush Hearth
- Raise fireplace unit 9.75"
- ☐ Raised Hearth
- Raise fireplace unit 10.5"
- ☒ Crown Mantle
- ☒ Other See detail

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

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGLD DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR: 2x door + 1" x 6'-11"
FRAMING ROUGH OPENINGS: WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAN 48"

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

VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N119 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

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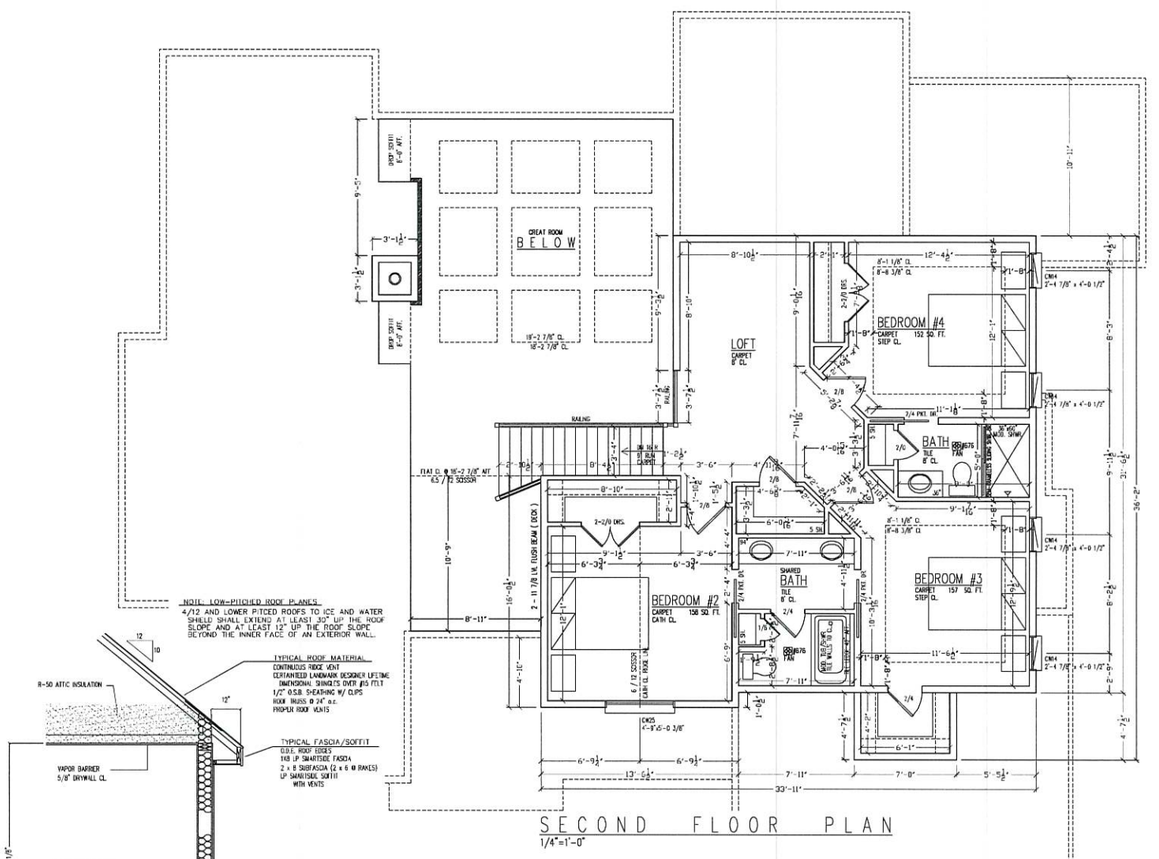
CLIENT: THE MALLOY RESIDENCE CAMBRIDGE BASE MODEL		
TITLE: FIRST FLOOR PLAN	DATE: 3/16/26	SQ. FEET: 2,689
PRINT #: 22603-1	DRAWN BY: JRS	SCALE: NOTED
		PAGE #: 4/5

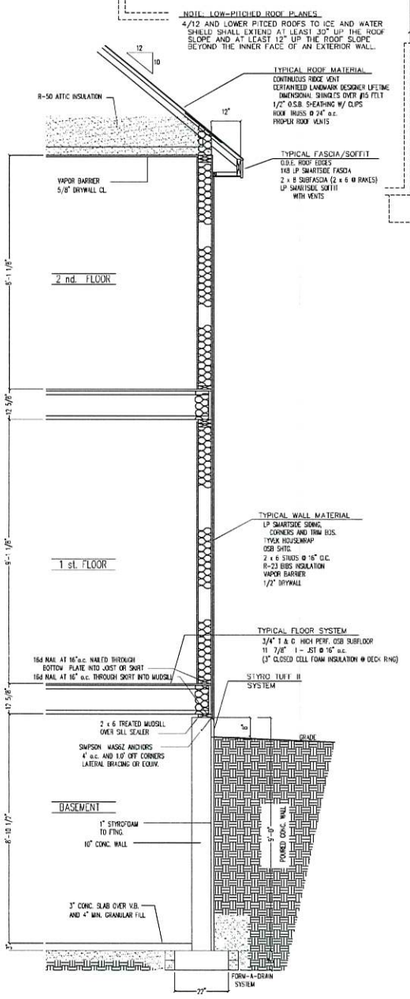
REVISIONS		
DATE:	BY:	DESCRIPTION

The Danielle & Kyle Malloy Residence
Lot #5, Highland Meadows Subdivision

Wisconsin Focus on Energy Home



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



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

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CLIENT: THE MALLOY RESIDENCE CAMBRIDGE BASE MODEL			
TITLE:		DATE:	SQ. FEET:
SECOND FLOOR PLAN		3/16/26	969
PRINT #:	DRAWN BY:	SCALE:	PAGE #:
22603-1	JRS	NOTED	5/5

REVISIONS

DATE:	BY:	DESCRIPTION

The Danielle & Kyle Malloy Residence
Lot #5, Highland Meadows Subdivision

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **Addition with exterior changes at 436 W. Saddleworth Court**

Attachments:
Statement of Intnent, Site Plan, Plans and Pictures

Members of the Architectural Board,

We have recently purchased the home on 436 W Saddlworth Ct. My husband Paul Maglios parents live across the street from this home, so when this house was available to purchase we were very excited to be able to live across the street from his parents. Our four children will be able to play in the yard and enjoy being so close to their grandparents. The original house is a 4 bathroom 2 and half bath two story home with a walk out basement and a large deck on the rear. The house has seen very little updating asides from the bathrooms. The kitchen and main living spaces are spacious but removing some walls and adding a addition out the back will create a better space for a dining area in the kitchen and allow some room for a first floor office. Our plan is to renovate almost the entire home. We will be updating the kitchen and adding a dining space off the rear of the home. The upstairs we will be renovating the master suite and adding a additional bathroom and a upstairs laundry room. We have come up with a great floorplan with our architect Lex Designs and our designer Creative Home Impressions. We will be working with our general contractor Spinnaker Renovations as well. With this team in place we feel confident that our home is in good hands and we are very excited to begin work on this home. Thank you very much for your time.

Sincerely,

Jamie Maglio

MAGLIO RESIDENCE

GENERAL NOTES

A. ALL WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

B. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.

D. MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED, SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF LEX DESIGN GROUP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.

E. LEX DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS & OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.

G. CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO ENSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION.

H. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL.

I. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM AND INTERIOR & EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY LEX DESIGN GROUP.

J. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

K. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN THE PLAN AND REPORT ERROR(S) TO LEX DESIGN BUILD PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR THE SAME.

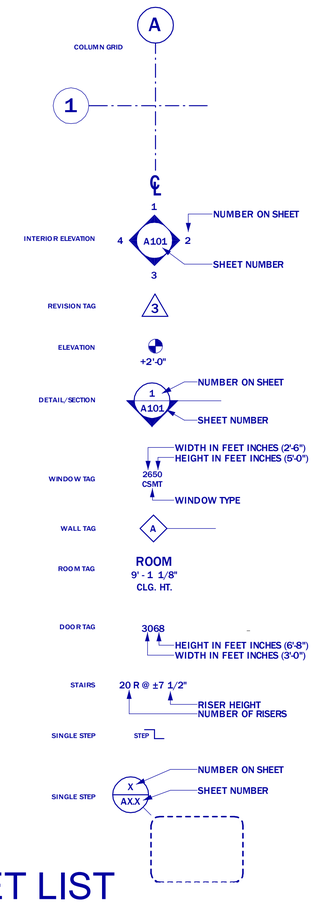
L. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF LEX DESIGN GROUP AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEX DESIGN GROUP.

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS, THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE CODES. THE TRUSS MANUFACTURER SHALL SUBMIT A SET OF SEALED SHOP DRAWINGS TO LEX DESIGN GROUP FOR APPROVAL OF THE ROOF TRUSSES PRIOR TO FABRICATION. IF MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS ARE REQUIRED, LEX DESIGN GROUP SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADERS AND BEAMS SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE CODES. WALL PANEL MANUFACTURER SHALL SUBMIT A SET OF SEALED SHOP DRAWINGS TO LEX DESIGN GROUP FOR APPROVAL OF THE WALL PANELS PRIOR TO FABRICATION. IF MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS ARE REQUIRED, LEX DESIGN GROUP SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/ SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATION, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE FLOOR JOIST SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE CODES. IN ADDITION THE FLOOR JOIST MUST BE SIZED FOR A LIVE LOAD MAXIMUM DEFLECTION OF L/480. THE FLOOR JOIST MANUFACTURER/ SUPPLIER SHALL SUBMIT A SET OF SEALED SHOP DRAWINGS TO LEX DESIGN GROUP FOR APPROVAL OF THE FLOOR JOIST PRIOR TO FABRICATION. IF MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS ARE REQUIRED, LEX DESIGN GROUP SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

ANNOTATIONS



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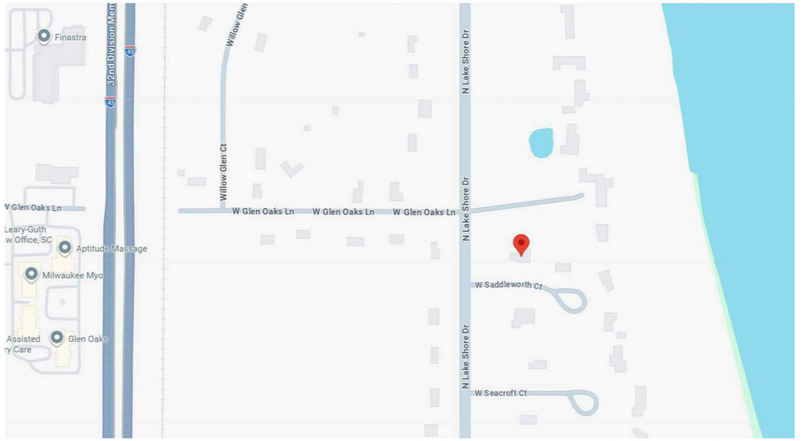
CREATIVE HOME IMPRESSIONS
KRISANNE RIECK
C. 248.505.7956
E. krisannerieck@gmail.com

OWNER:
JAMIE & PAUL MAGLIO

SITE LOCATION

436 W SADDLEWORTH CT,
MEQUON, WI 53092



SHEET LIST

GENERAL	
Sheet Number	Sheet Name
G000	COVER SHEET
G003	SITE PLAN
G004	EXISTING PHOTOS
G005	RENDERINGS

ARCHITECTURAL A	
Sheet Number	Sheet Name
A120	FIRST FLOOR PLAN
A121	SECOND FLOOR PLAN

ARCHITECTURAL B	
Sheet Number	Sheet Name
A220	NEW LEFT & RIGHT EXTERIOR ELEVATIONS
A221	NEW FRONT & REAR EXTERIOR ELEVATION

SQUARE FOOTAGES

Living Area	
Name	Area
FIRST FLOOR	2341 SF
SECOND FLOOR	2151 SF
Total	4492 SF

Non-living Area	
Name	Area
GARAGE	683 SF
REAR DECK	809 SF
FRONT PORCH	529 SF
ROOF DECK	166 SF

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PROJECT:
MAGLIO RESIDENCE
436 W SADDLEWORTH CT,
MEQUON, WI 53092

PROJECT NO

REVISION	DATE
ARCH REVIEW 02	7.16.2026

NOTES:
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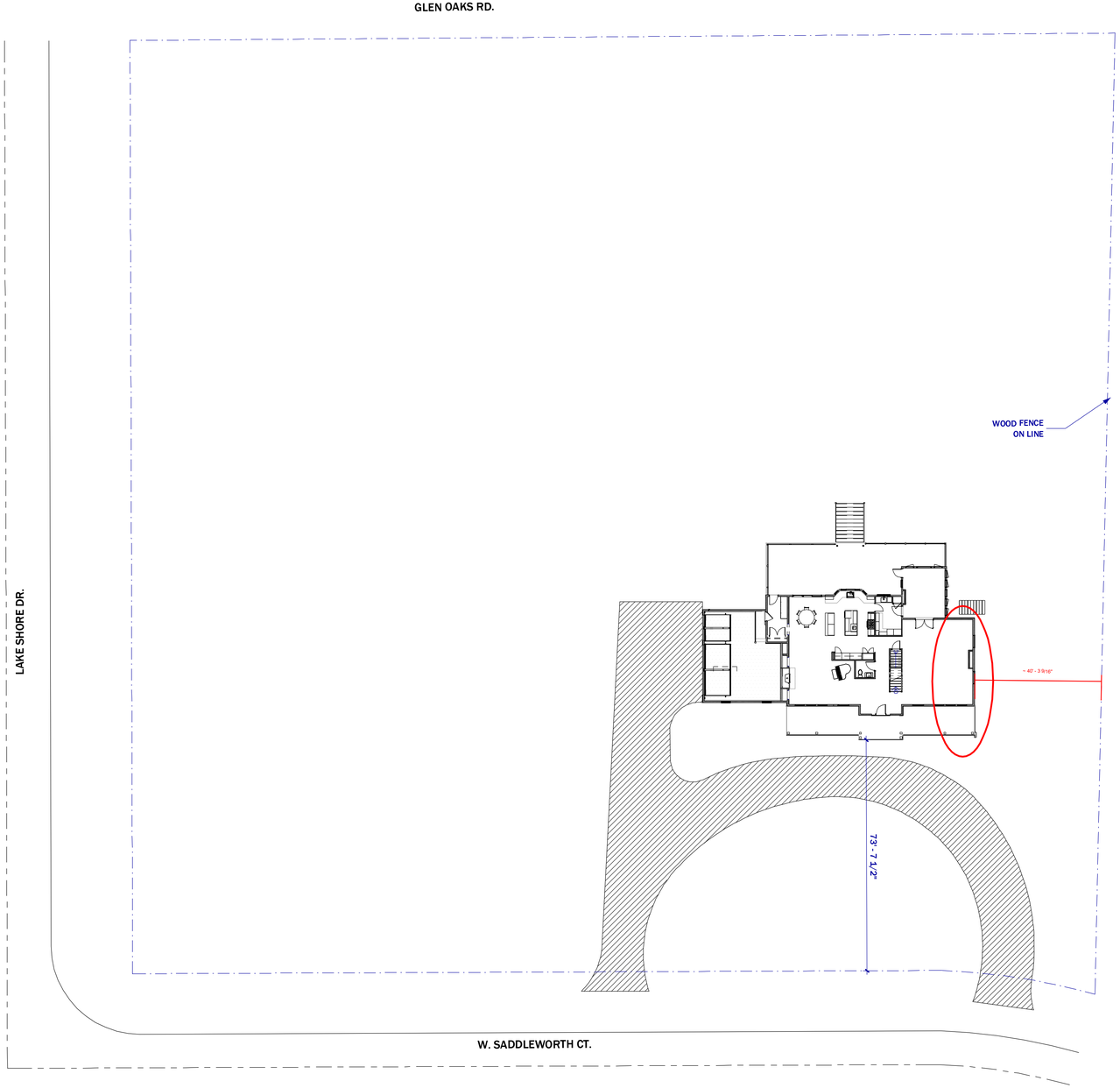
ARCHITECTURAL REVIEW

COVER SHEET

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

G000



1 SITE PLAN

SCALE: 1" = 20'-0"

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REVISION	DATE
ARCH REVIEW 02	7.16.2026

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ARCHITECTURAL REVIEW

SITE PLAN

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G003

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ARCHITECTURAL REVIEW

EXISTING PHOTOS

SCALE:

G004

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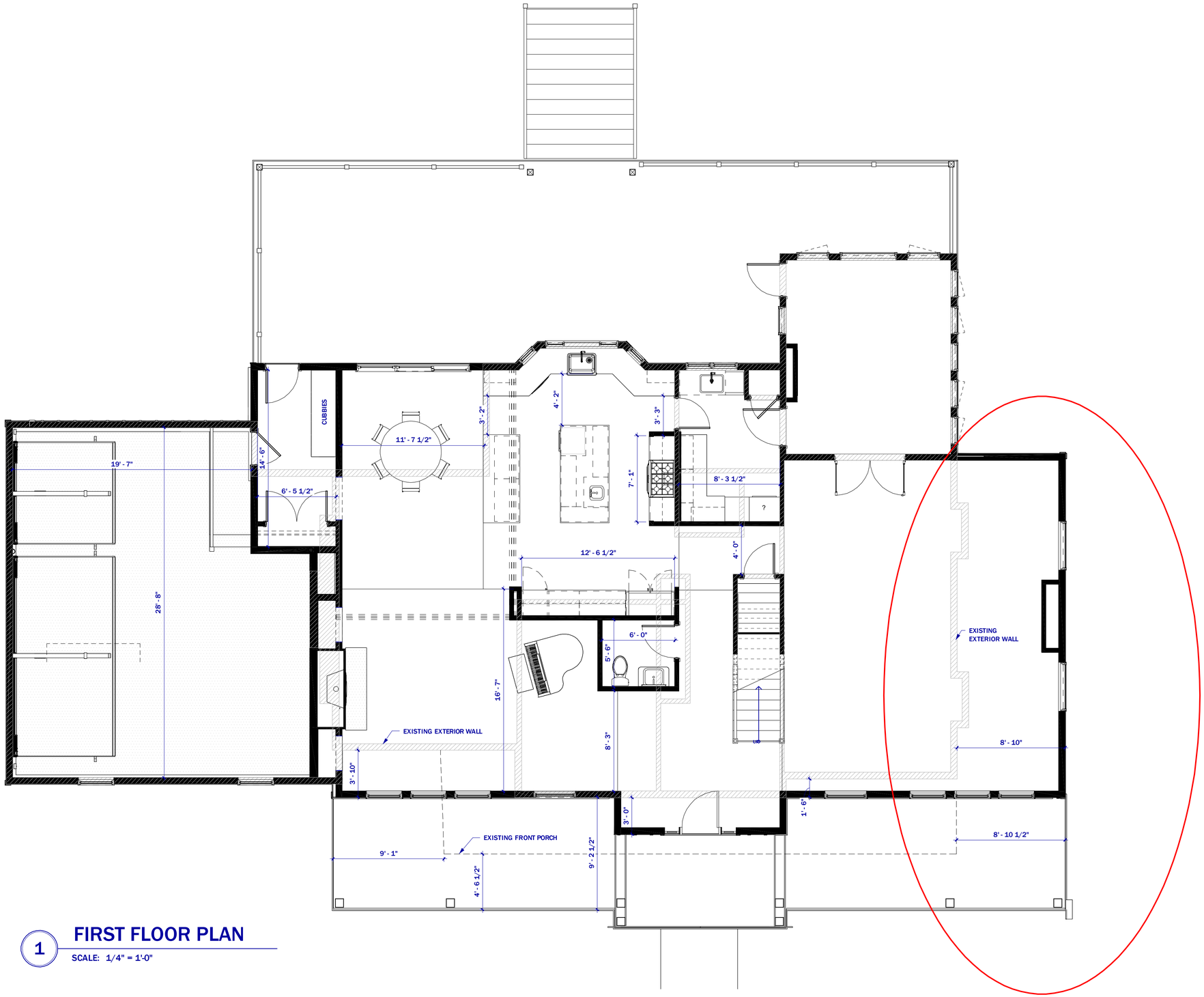
ARCHITECTURAL REVIEW

RENDERINGS

SCALE:

G005



1 FIRST FLOOR PLAN

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

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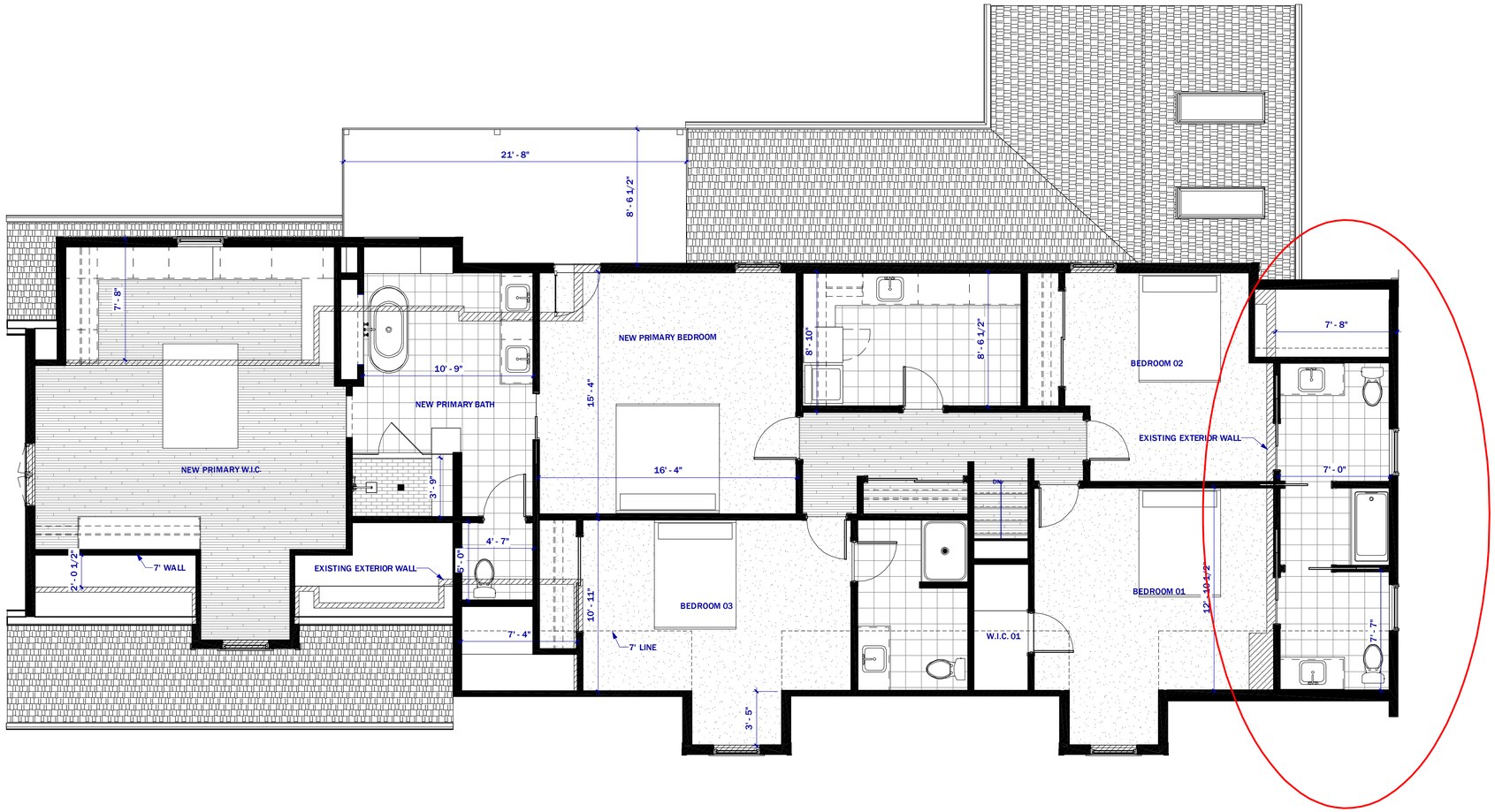
ARCHITECTURAL REVIEW

FIRST FLOOR PLAN

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

A120



1 PRELIMINARY_SECOND FLOOR

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

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ARCH REVIEW 02	7.16.2026

NOTES:
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ARCHITECTURAL REVIEW

SECOND FLOOR PLAN

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

A121

1 ELEVATION - FRONT

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

2 ELEVATION - REAR

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

LEX DESIGN GROUP
WWW.LEXDESIGNGROUP.COM
ALEX@LEXDESIGNGROUP.COM
715-571-3110

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PROJECT:
MAGLIO RESIDENCE
436 W SADDLEWORTH CT,
MEQUON, WI 53092

PROJECT NO

REVISION	DATE
ARCH REVIEW 02	7.16.2026

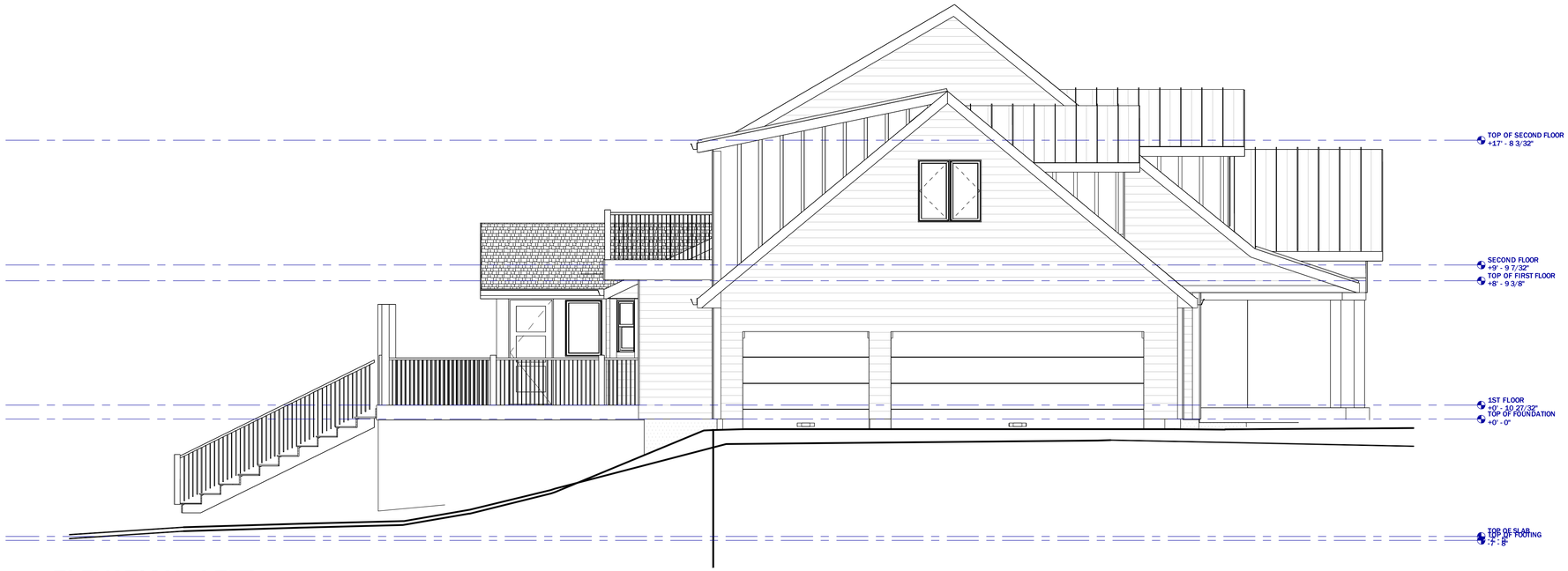
NOTES:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE CONTRACT DOCUMENTS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. THE CONTRACT DOCUMENTS UTILIZE A PROCESS CALLED FREE DESIGN OR DESIGN/BUILD FOR ROOF, WINDOW, PLUMBING, ELECTRICAL, HVAC DETAILS, AND AS DESIGNATED IN THE SPECIFICATION AS "TO BE COMPLETED ON A DESIGN/BUILD BASIS." THIS MEANS THAT THE CONTRACT DOCUMENTS DO NOT INCLUDE ALL REQUIRED DETAILS, AND THAT THE CONTRACTORS SHALL, USING THEIR OWN STAFF OR QUALIFIED SUBCONTRACTORS, DESIGN AND BUILD THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE WORK. THE CLIENT IS DIRECTLY CONTRACTING WITH THE CONTRACTORS AND THEREFORE, THE CLIENT AND THE CONTRACTORS ARE ASSUMING THE DESIGN AND BUILD RESPONSIBILITY FOR THE FREE DESIGN AND DESIGN/BUILD PORTIONS OF THE PROJECT. LEX DESIGN GROUP LLC IN NOT RESPONSIBLE FOR INSPECTING ANY ASPECT OF THE CONTRACTORS' WORK, OR FOR OBSERVATION OF THE CONTRACTORS' WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS

ARCHITECTURAL REVIEW

NEW FRONT & REAR EXTERIOR ELEVATION

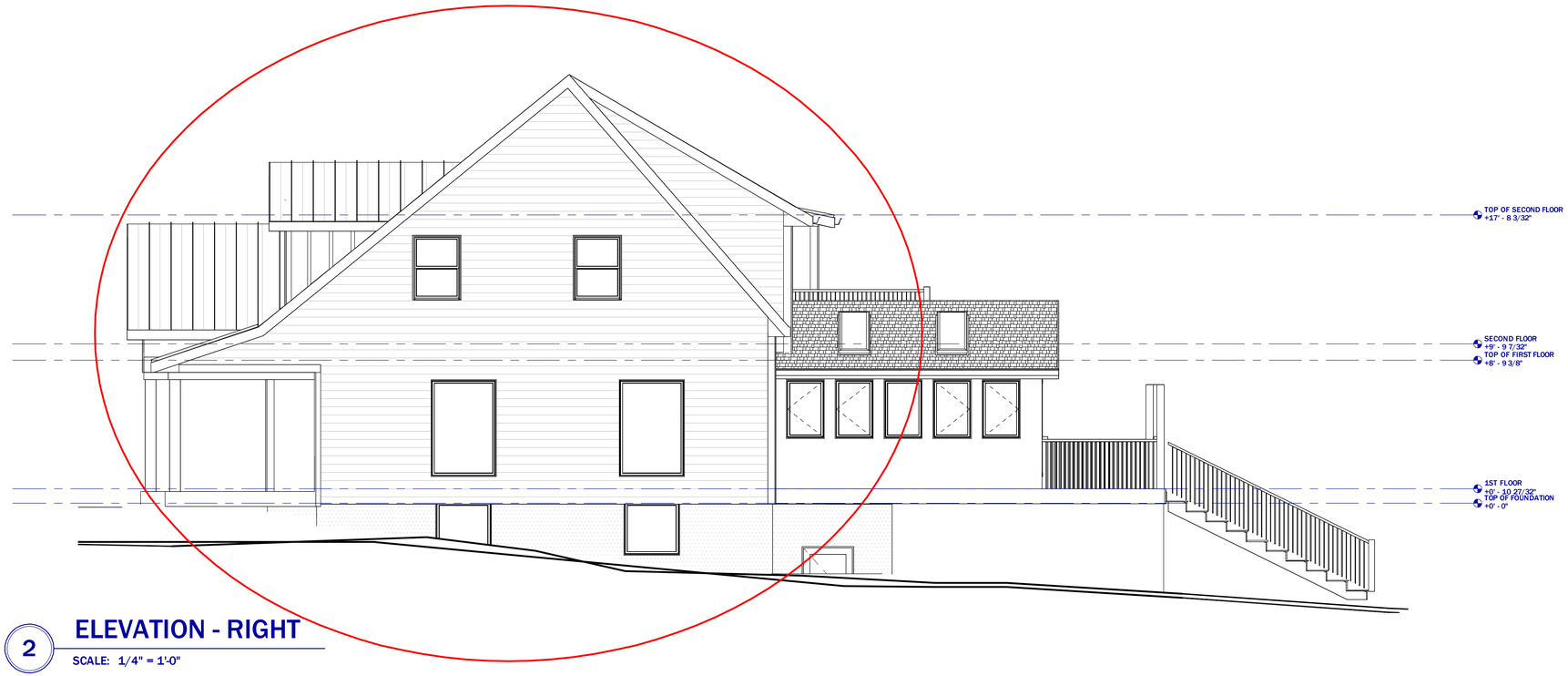
SCALE: 1/4" = 1'-0"

A221



1 ELEVATION - LEFT

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



2 ELEVATION - RIGHT

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

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ALEX@LEXDESIGNGROUP.COM
715-571-3110

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MAGLIO RESIDENCE
436 W SADDLEWORTH CT,
MEQUON, WI 53092

PROJECT NO

REVISION	DATE
ARCH REVIEW 02	7.16.2026

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ARCHITECTURAL REVIEW

NEW LEFT & RIGHT EXTERIOR ELEVATIONS

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

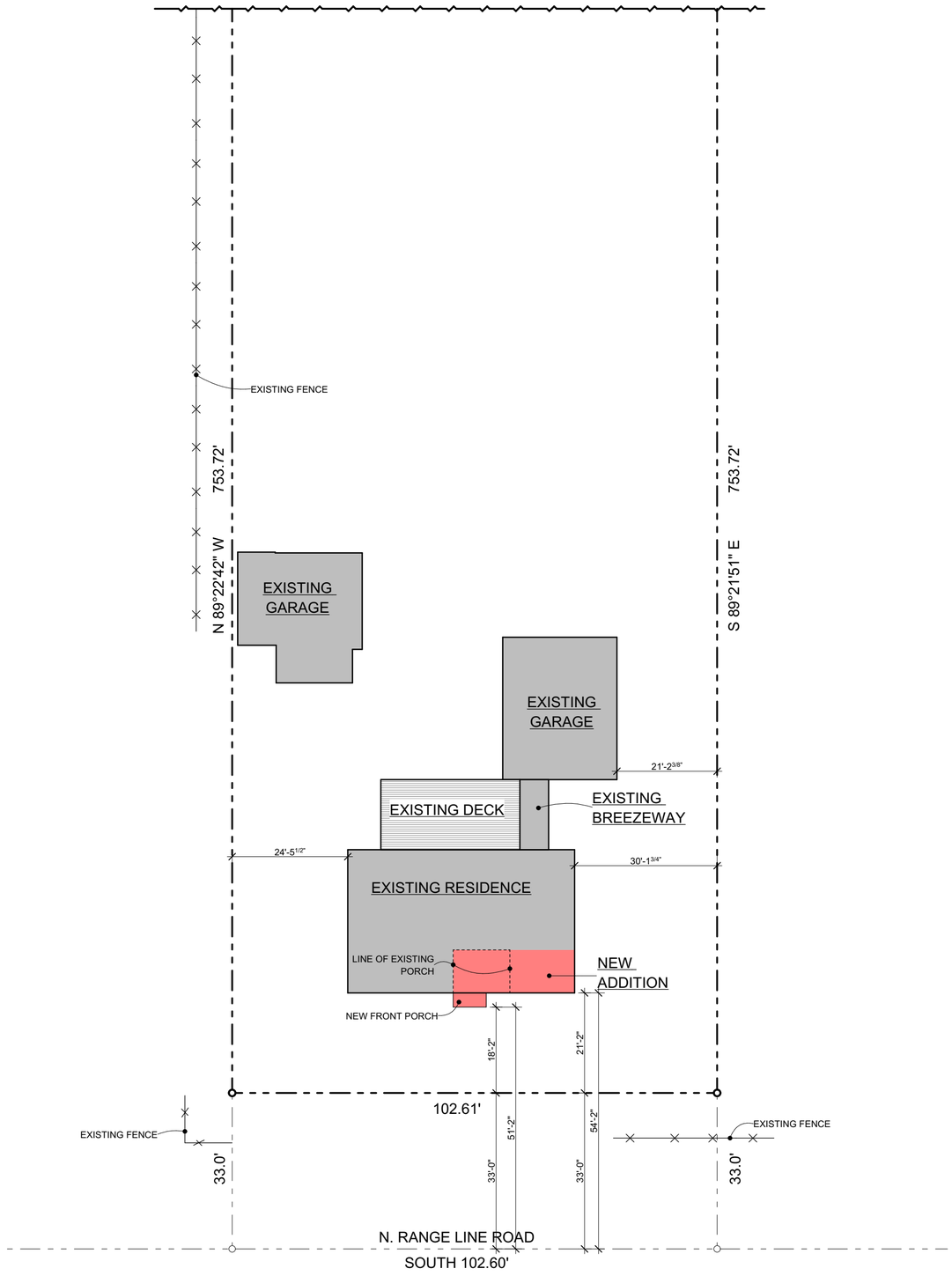
A220

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **Living Room Addition at 11004 N. Range Line Road**

Attachments:
Site Plan, Pictures, Plans



1 SITE PLAN

SCALE: 1" = 20'

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

NORTH

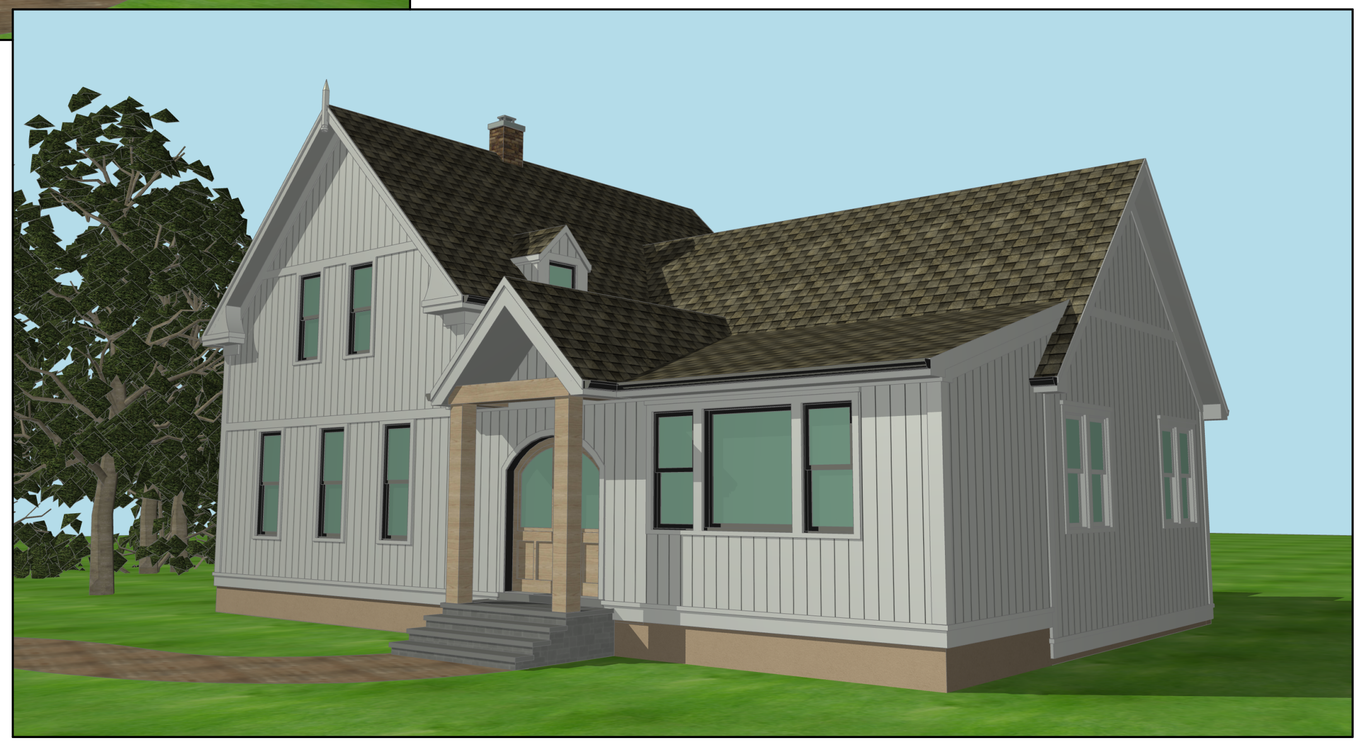
JULY 20, 2026

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

NORTH

JULY 20, 2026

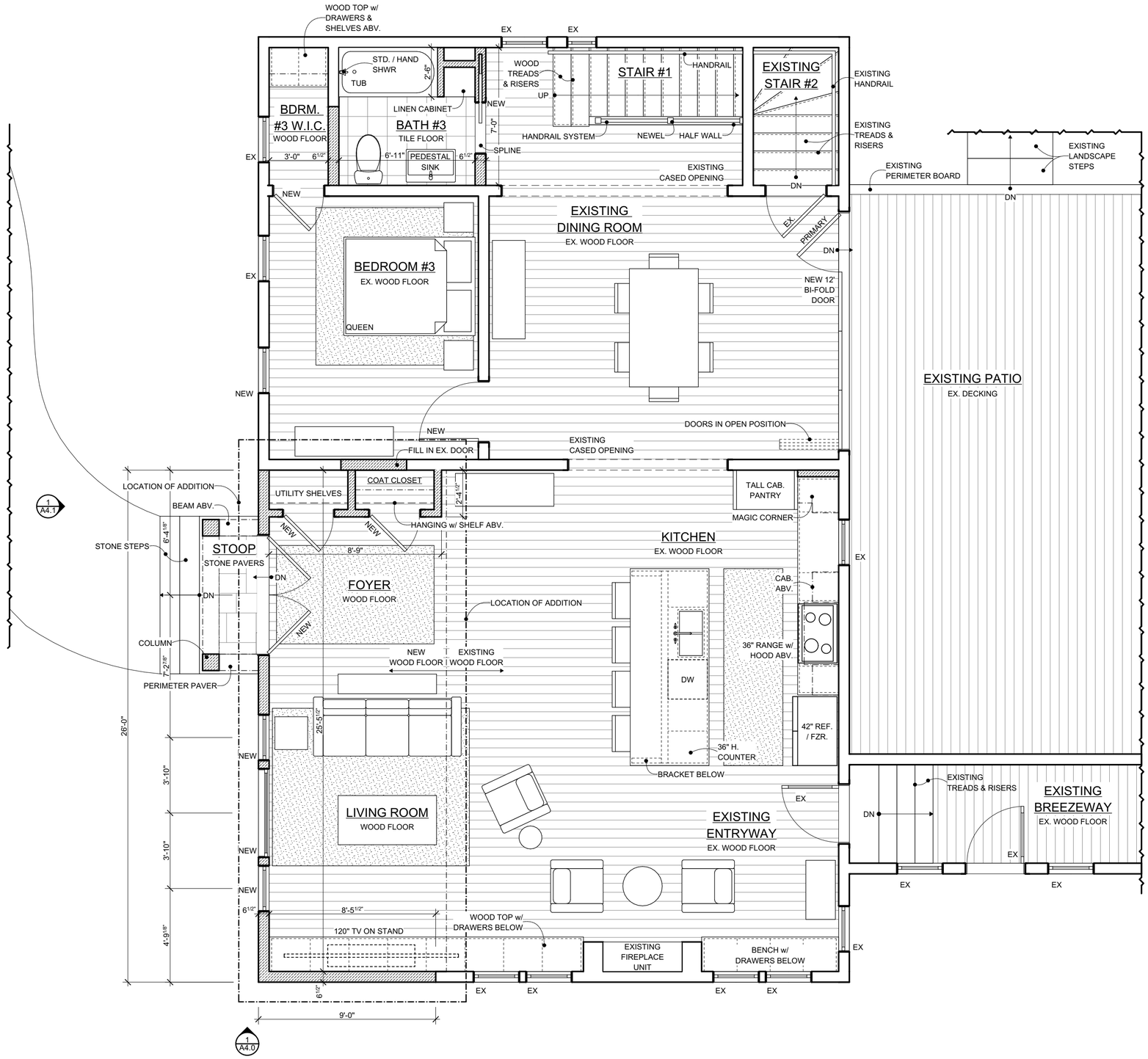


BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

NORTH

JULY 20, 2026



1 FIRST FLOOR PLAN

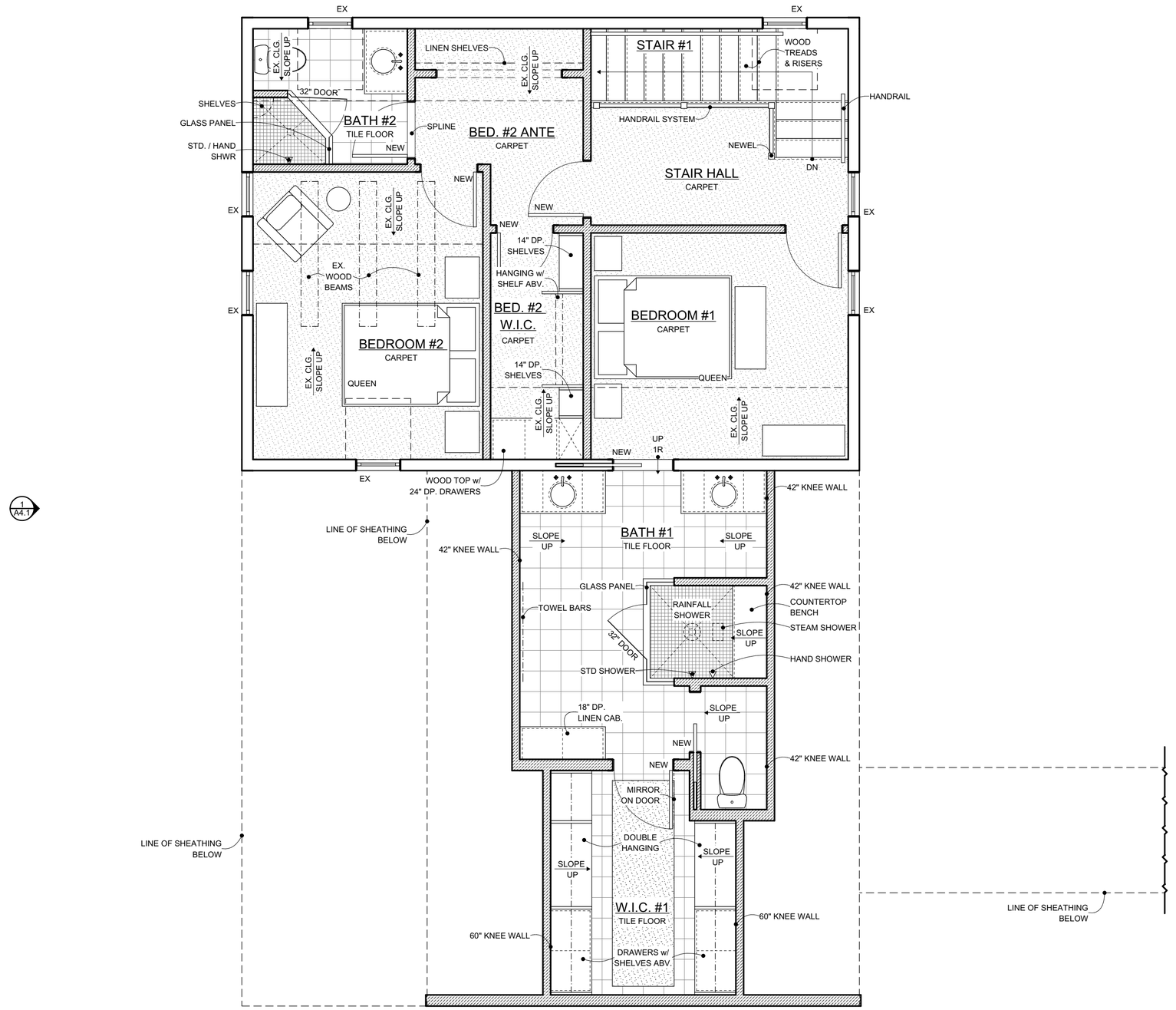
SCALE: 1/4" = 1'-0"

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

NORTH

JULY 20, 2026



1 SECOND FLOOR PLAN

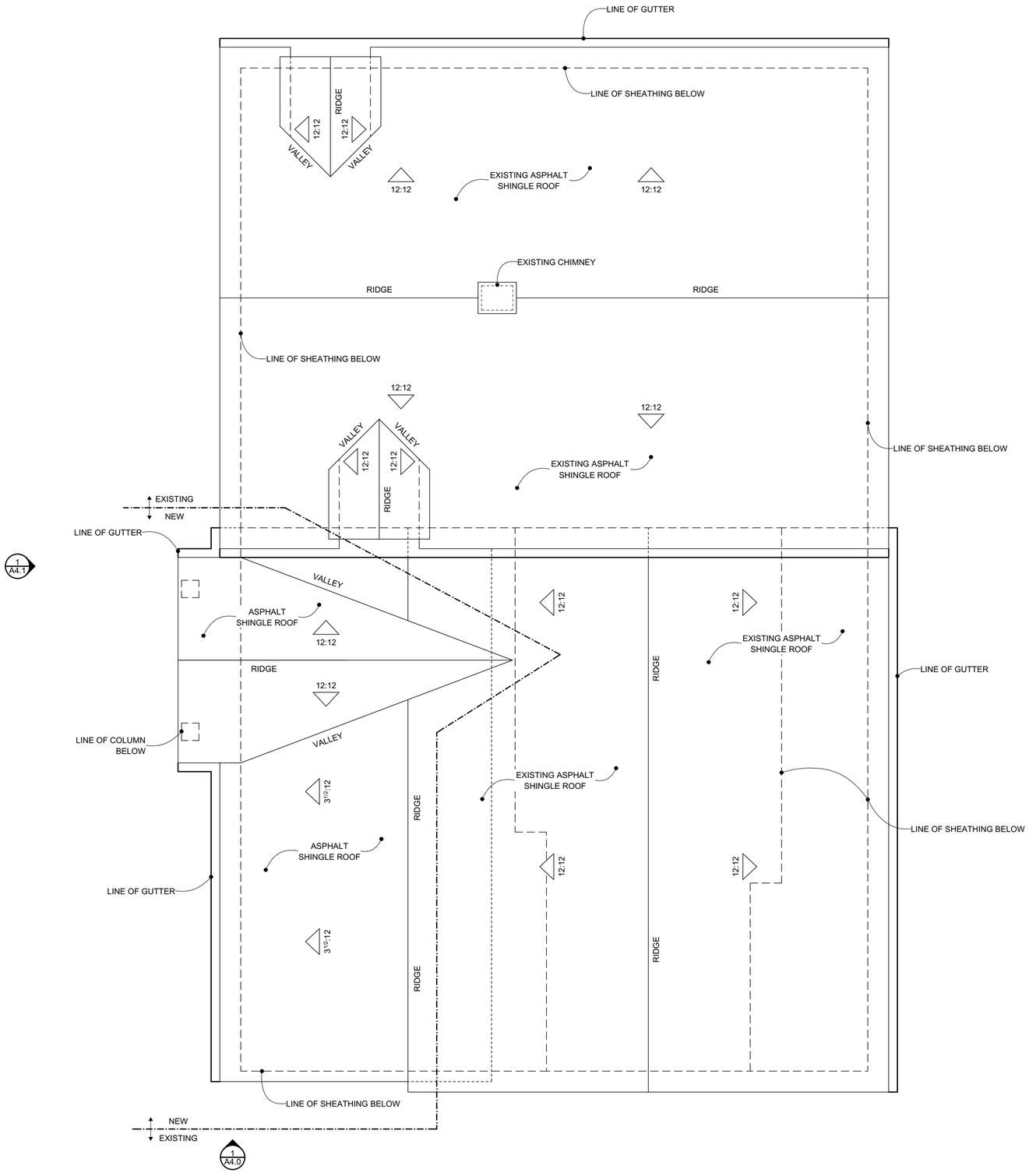
SCALE: 1/4" = 1'-0"

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

NORTH

JULY 20, 2026



1 ROOF PLAN

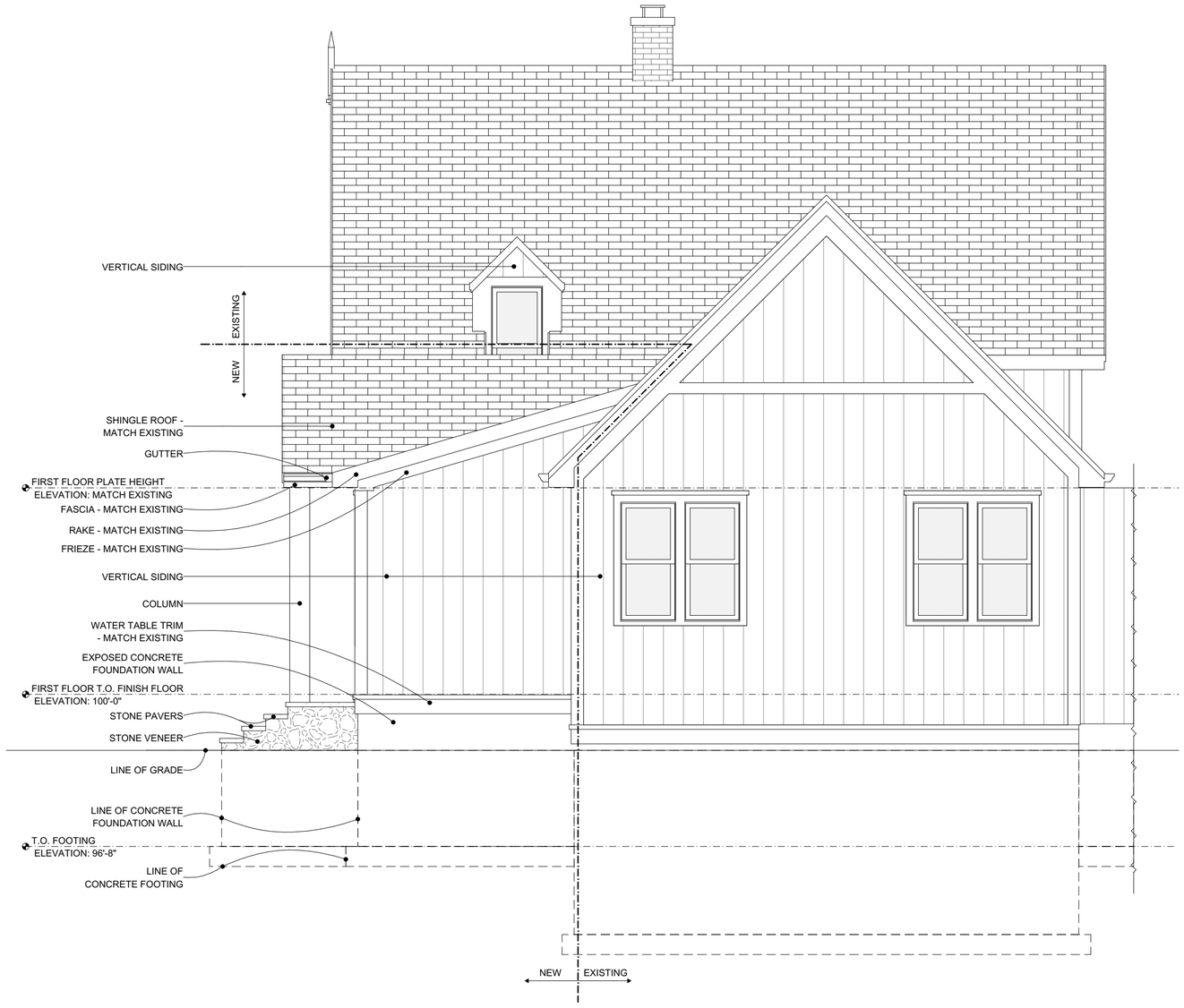
SCALE: 1/4" = 1'-0"

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

NORTH

JULY 20, 2026



1 WEST ELEVATION

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

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

JULY 20, 2026

1 NORTH ELEVATION

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

BERLIN REMODEL

11004 N. Range Line Road, Milwaukee, WI 53092

JULY 20, 2026

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **Addition & Garage Extension at 10545 W. Heather Drive**

Attachments:
Statement of Intent, Survey, Pictures, Plans

July 13, 2026

KCB Architects
Keith Barnes, AIA, LEED AP – Registered Wisconsin Architect
P (WI): 608-669-4923
keith@kcb-architects.com

Statement of Intent

10545 W Heather Dr, Mequon, WI 53097 – Residential Additions and Garage Extension

This single-family residence located at 10545 W Heather Dr is an existing one-story home with a finished basement and an attached garage. The site is a 2-acre interior lot with an existing storage building and shed located south of the primary building. The lot is situated on the south side of W Heather Dr and between N Granville Rd and N Briarhill Rd. The proposed project includes:

- Extending the garage 12 feet to the southeast
- 1-story addition for a larger kitchen, walk-in pantry, enclosed dining room, and primary suite
- A wrap-around deck located on the northeast portion of the 1-story addition
- Basement Addition of a Flex Space and Bedroom with a walk-out to the outside

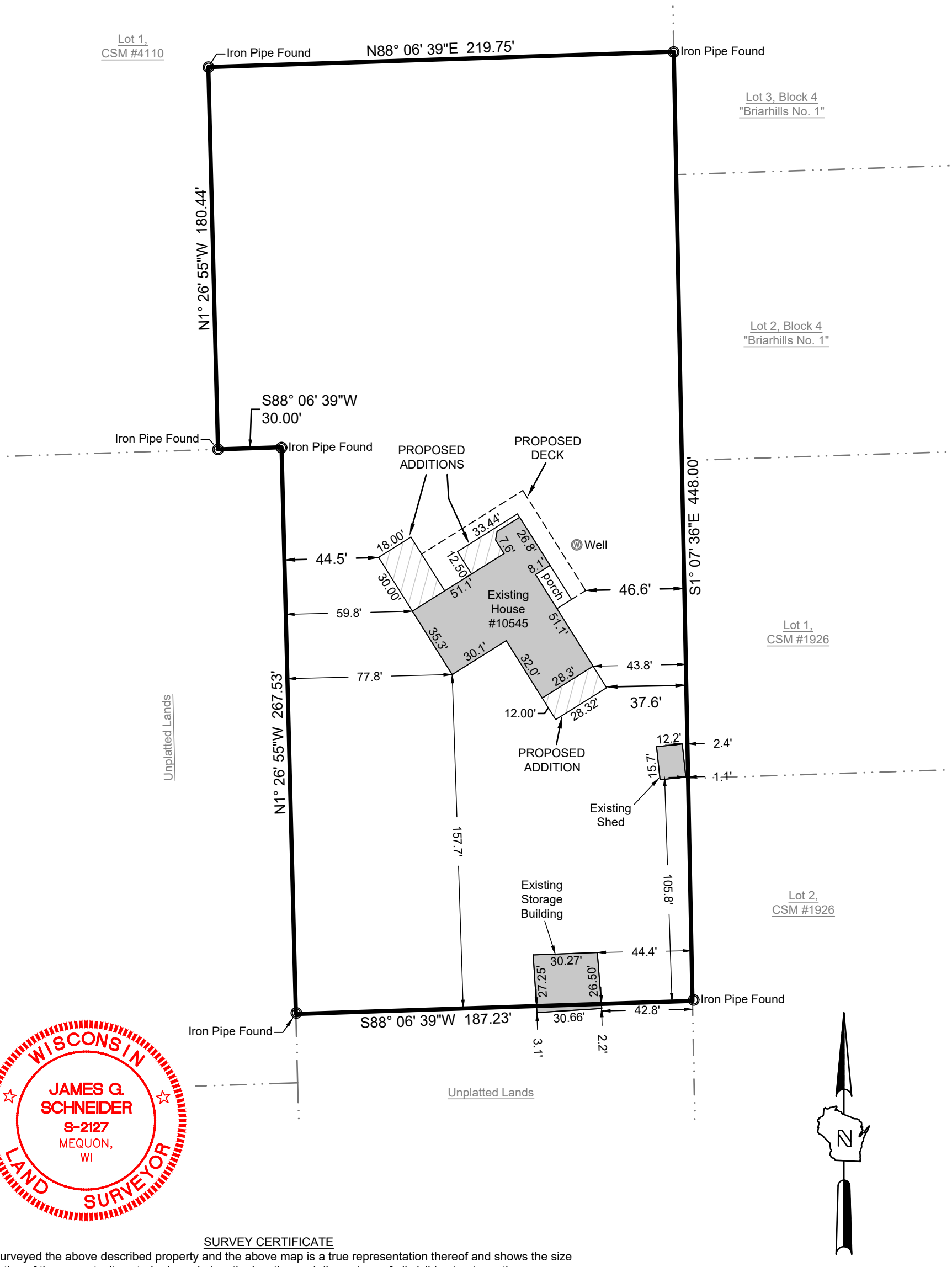
Keith C. Barnes, AIA, LEED AP
Architect, Owner
KCB Buildings LLC
P (WI): 608-669-4923

Plat of Survey

Lot 2 of Certified Survey Map No. 4110, being a redivision of Parcel 1 of Certified Survey Map No. 3053 & lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 18 and the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, all in Town 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said parcel containing 89,849 sq ft. / 2.0626 acres of land, more or less.

PREPARED FOR: Jeffery Neilson & Stephanie Weldon
ADDRESS: 10545 W Heather Drive
TAX KEY: 14-017-11-012.00



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

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 Milwaukee, State of Wisconsin this 15th day of April, 2026.

Recertified _____

James Schneider
S - 2127

Bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD83)

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

I:\Neilson, Jeffrey\24998 Neilson Mequon Survey\060 CAD\300_Survey\020_Survey Deliverables (ALTA, CSM, PLAT)\24998-Neilson Survey.dwg

FRONT PHOTO

LEFT SIDE PHOTO

RIGHT SIDE PHOTO

REAR PHOTO

KCB ARCHITECTS

DESIGN AREA PHOTOGRAPHS

Keith C. Barnes, AIA, LEED AP
Registered Architect [New York, Wisconsin]
e: keith@kcb-architects.com p: (608) 669-4923

10545 W Heather Dr

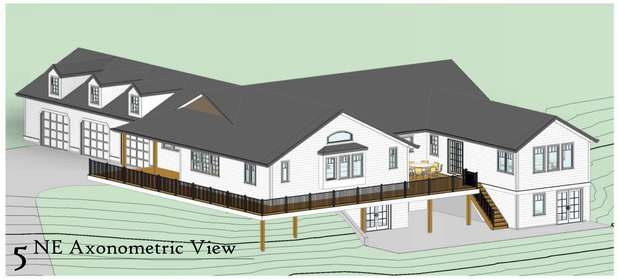
Project Address:
10545 W Heather Dr

SK-000

Scale:

RESIDENTIAL ADDITION & GARAGE EXTENSION

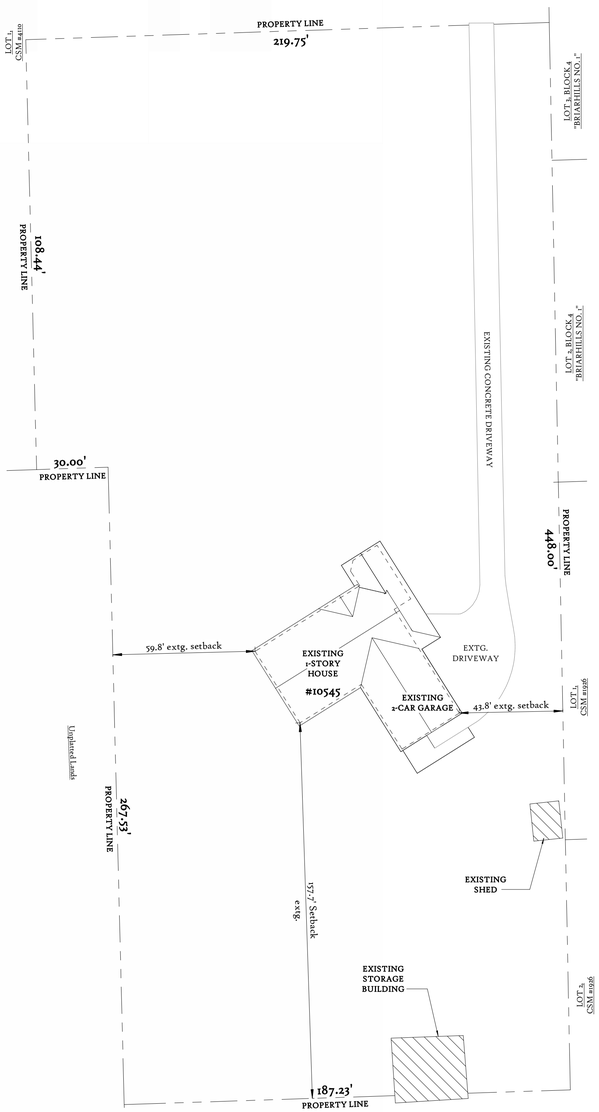
Neilson Residence - 10545 W Heather Dr



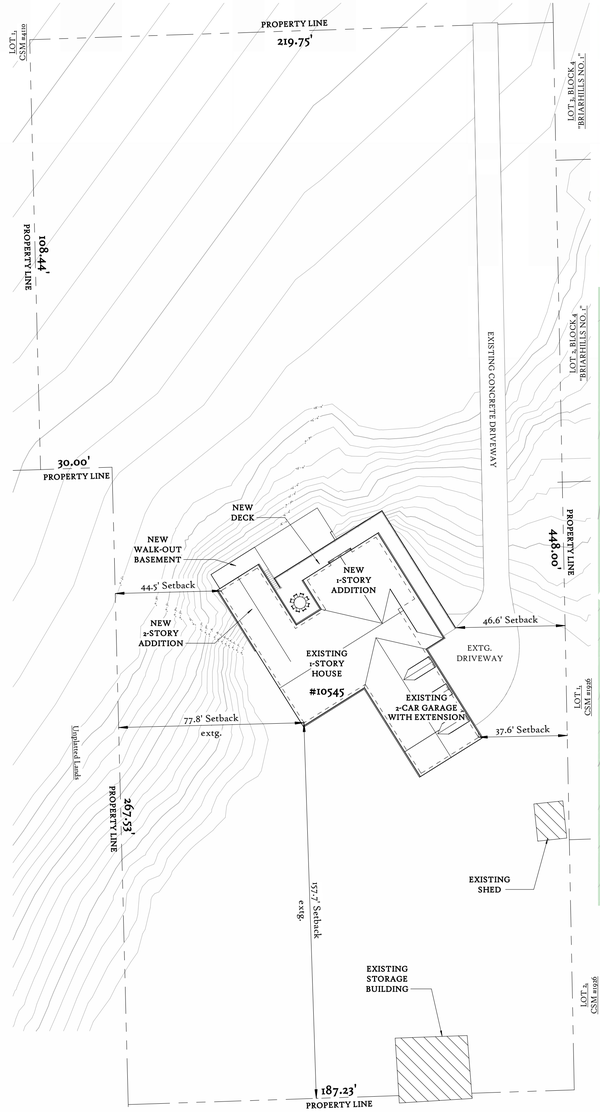
5 NE Axonometric View

3 East Axonometric View

4 North Axonometric View

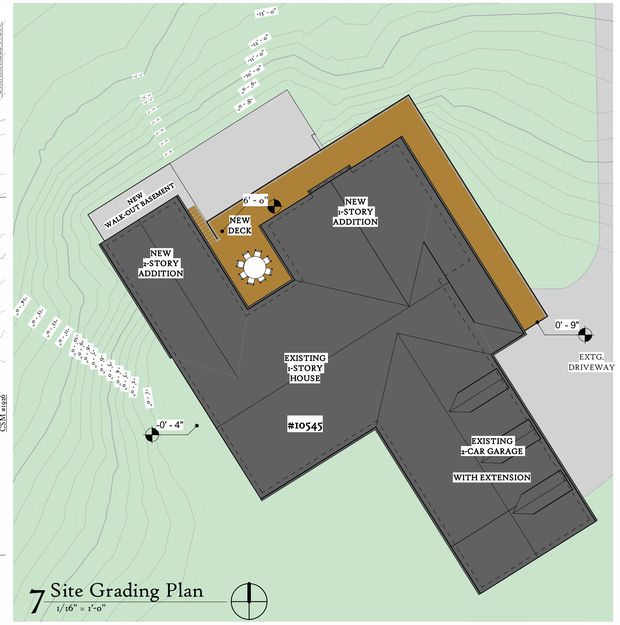


2 Existing Site Plan
1" = 30'-0"



1 Proposed Site Plan
1" = 30'-0"

6 Northeast Perspective View



7 Site Grading Plan
1/16" = 1'-0"

SITE DRAINAGE & EROSION GENERAL NOTES

1. THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS

2. WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, AND MAINTAINED TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO ADJACENT PROPERTIES, INCLUDING:
- ONTO STREETS BY VEHICLES
- FROM DISTURBED AREAS INTO ONSITE STORM WATER INLETS
- INTO ABUTTING WATERS
- DRAINAGE WAYS THAT FLOW OFF THE SITE
- DISCHARGE FROM DE-WATERING ACTIVITIES
- DISCHARGE FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS

3. LAND DISTURBING CONSTRUCTION ACTIVITIES, EXCEPT THOSE ACTIVITIES NECESSARY TO IMPLEMENT EROSION OR SEDIMENT CONTROL PRACTICES, MAY NOT BEGIN UNTIL THE SEDIMENT CONTROL PRACTICES ARE IN PLACE.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED. THE DISTURBED AREA SHALL BE CONSIDERED STABILIZED BY VEGITATION WHEN A PERENNIAL COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70%.
5. OFFSITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP BY THE END OF THE NEXT DAY.
6. OFF-SITE SOIL DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7. STORM WATER MANAGEMENT PRACTICES SHALL BE EMPLOYED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STATUTES FOUND IN NR151.12

SITE DRAINAGE & EROSION CONTROL LEGEND

EROSION CONTROL BARRIER - SEDIMENT/SILT FENCE

ALL ELEVS. DERIVED FROM SURVEY - SEE SURVEY

SITE DRAINAGE DIRECTION

DOWNSPOUT LOCATION (DS)

ZONING INFO

1. Lot Area : 2.0630 acres or 89,864.28 SF

2. Zoning District: R-2, min. lot size of 2 acres, allowing rural or suburban single-family detached development

3. Required Minimum Setbacks:
Front: 40 feet
Side: 10 feet
Rear: 25 feet

DRAWING INDEX

DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First Floor Plan
A-102	Basement Plan
A-103	Roof Plan & Wall Section
A-201	Exterior Elevations
A-202	Exterior Elevations
A-301	Building Sections, Wall Sections & Stair Section

FLOOR AREA SUMMARY

1st Floor Gross Floor Area:
Existing:
House = 2,277.1 sf
Garage = 1,005.5 sf
Addition:
House = 894.73 sf
(Garage to Mudroom) - 95.11 sf
Garage = 340.50 sf
Total:
House = 2,277.1 sf + 894.73 sf + 95.11 sf = 3,266.94 sf
Garage = 1,005.5 sf + 340.50 sf - 95.11 sf = 1,250.9 sf

Basement Gross Floor Area:
Existing: 2,277.6 sf
Addition: 817.02 sf
Total: 2,277.6 sf + 817 sf = 3,094.6 sf

Total Gross Floor Area:
Existing: 2,277.1 sf
Proposed: 3,267 sf

Lot Area: 2.0627 acres = 89851.37 sf
Total Above Grade Floor Area:
Existing: 2,277.1 sf => 2.53% FAR
Proposed: 3,267 sf => 3.64% FAR
Lot Coverage:
3,262 sf/89,851.37 sf = 3.64%

ARCHITECT:

KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

CONTRACTOR:

PROJECT:

Neilson Residence - Additions

OWNER:

Jeff & Steph Neilson

PROJECT ADDRESS:

10545 W Heather Dr
Mequon, WI 53097

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Drawing Set	7/20/2026

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:

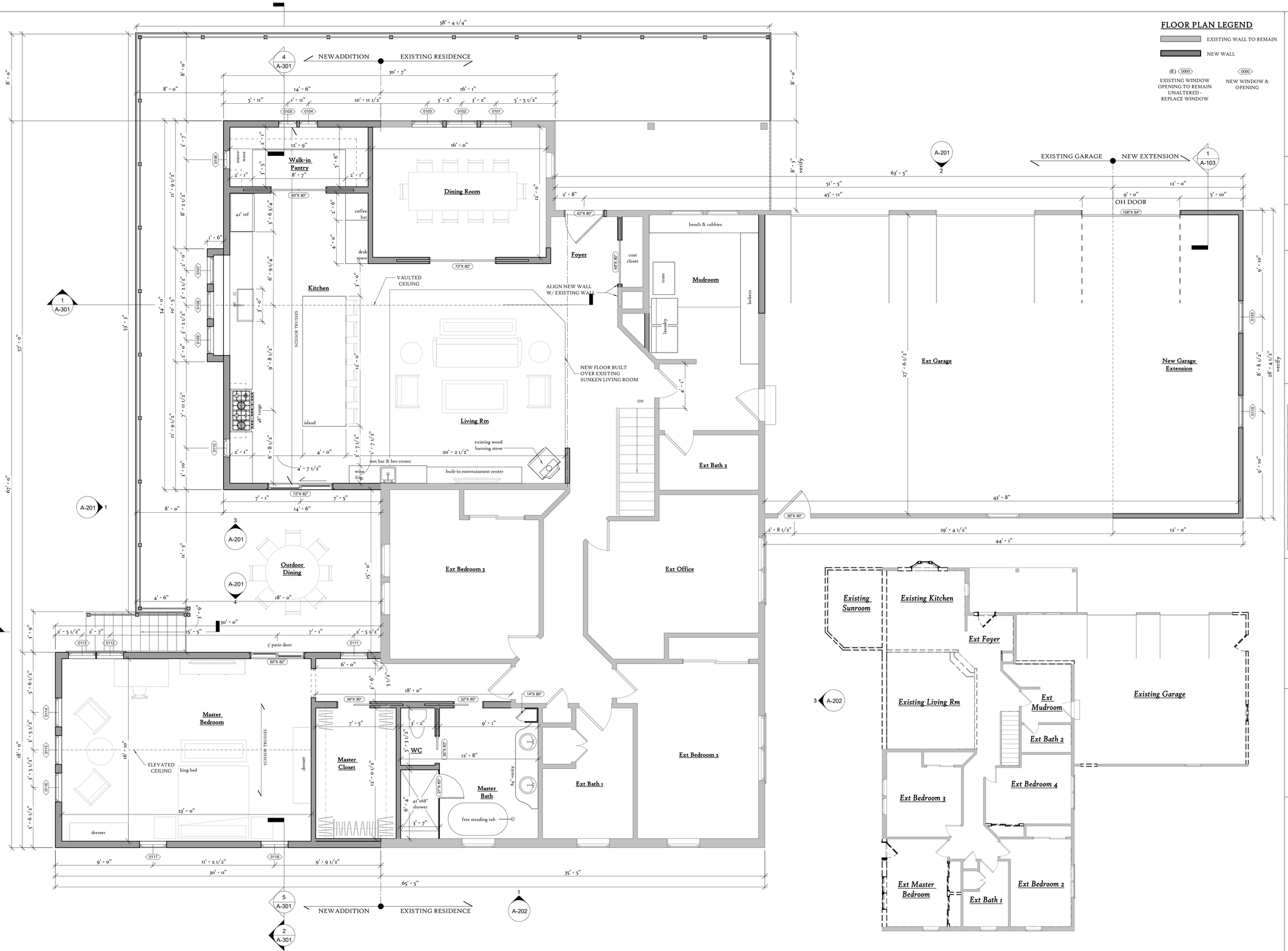
Cover Sheet & Site Information

Scale	As indicated
Date	06/16/2026

Sheet No.

A-001

7/20/2026 8:57:49 AM



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

2 1st Floor - Existing/ Demolition Plan
1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- (E) 0000 EXISTING WINDOW OPENING TO REMAIN UNALTERED - REPLACE WINDOW
- 0000 NEW WINDOW & OPENING

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

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NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:

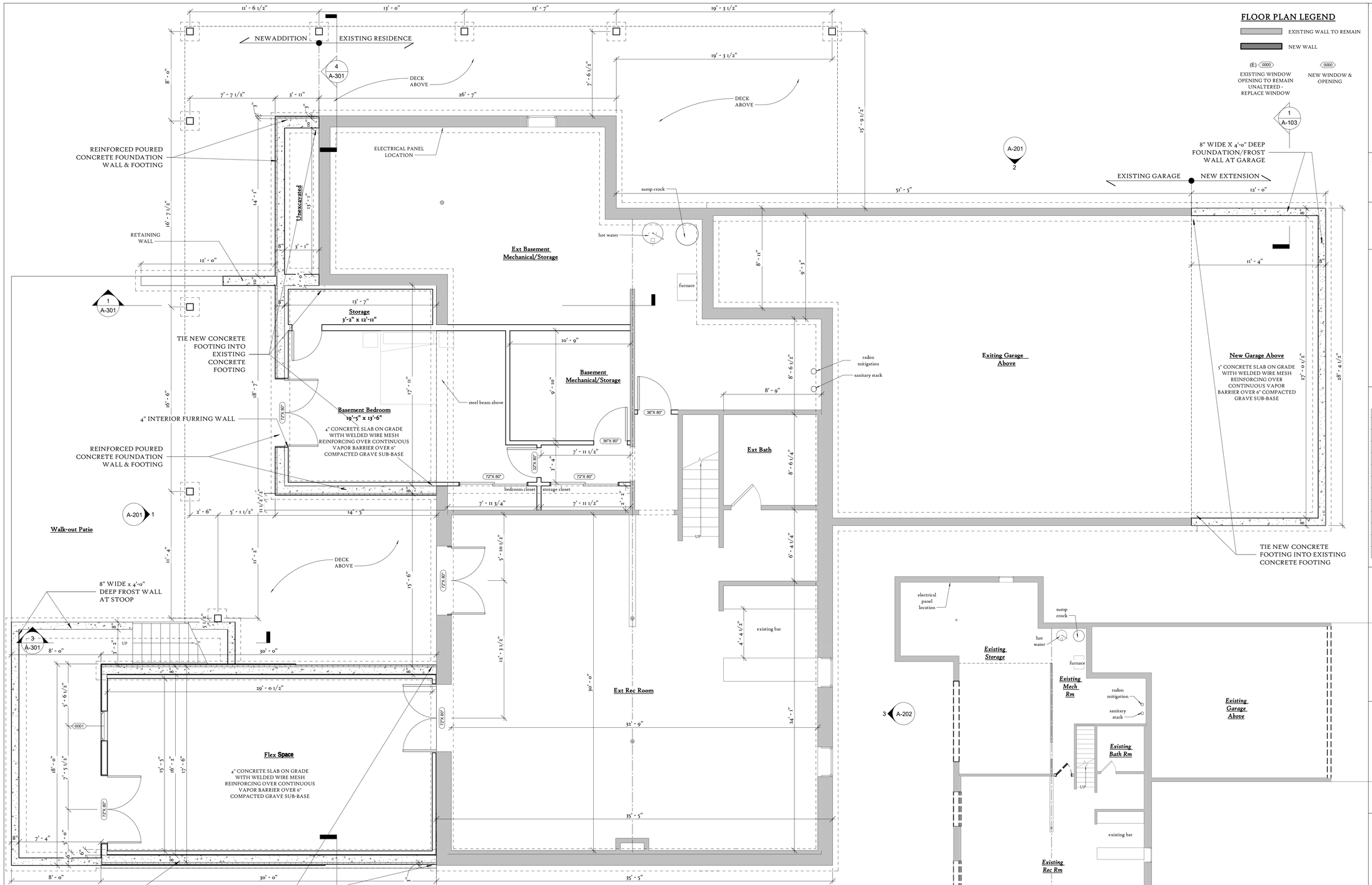
First Floor Plan

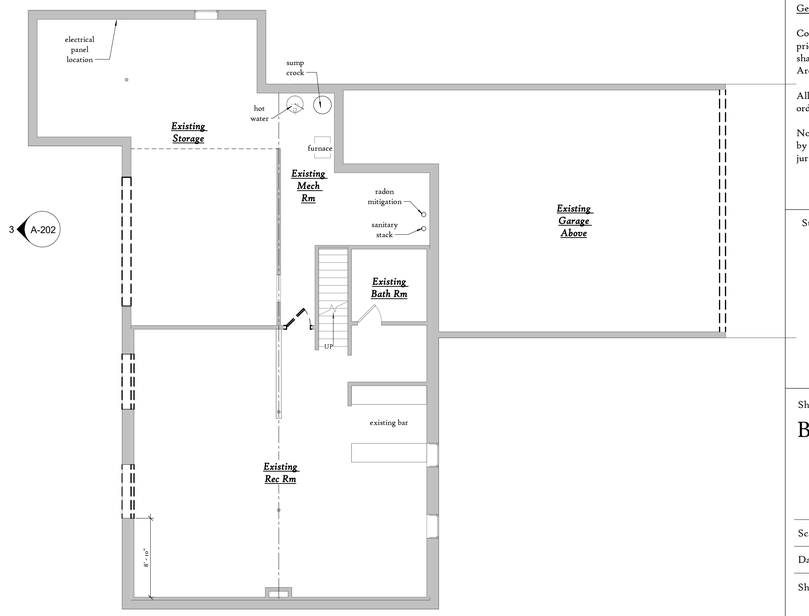
Scale	As indicated
Date	06/16/2026

Sheet No.

A-101

7/20/2026 8:57:44 AM





1 Basement Floor Plan
1/4" = 1'-0"

2 Basement Existing/ Demolition Plan
1/8" = 1'-0"

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

CONTRACTOR:

PROJECT:

Neilson Residence - Additions

OWNER:

Jeff & Steph Neilson

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10545 W Heather Dr
Mequon, WI 53097

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Drawing Set	7/20/2026

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NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:

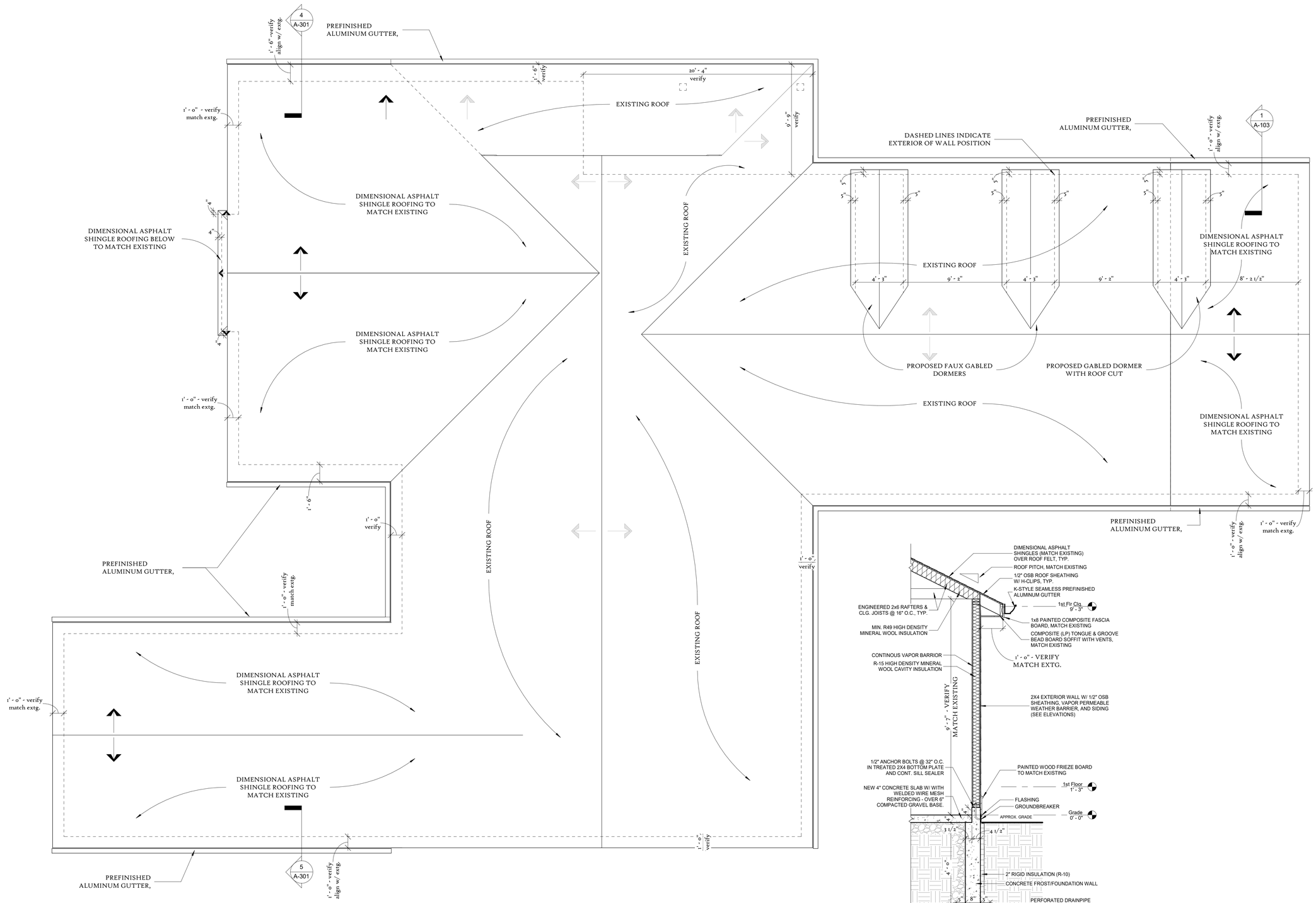
Basement Plan

Scale	As indicated
Date	06/16/2026

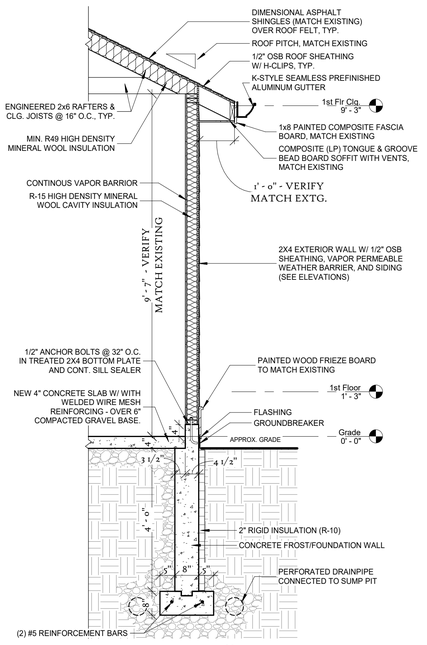
Sheet No.

A-102

7/20/2026 8:57:45 AM



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



1 Garage Wall Section
1/2" = 1'-0"

ARCHITECT:

KCB
ARCHITECTURE
& DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

CONTRACTOR:

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Neilson Residence - Additions

OWNER:

Jeff & Steph Neilson

PROJECT ADDRESS:

10545 W Heather Dr
Mequon, WI 53097

Drawing Issuance Schedule:

No.	Description	Date
1	ARB Drawing Set	7/20/2026

General Notes:

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NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:

Roof Plan & Wall Section

Scale	As indicated
Date	06/16/2026

Sheet No.

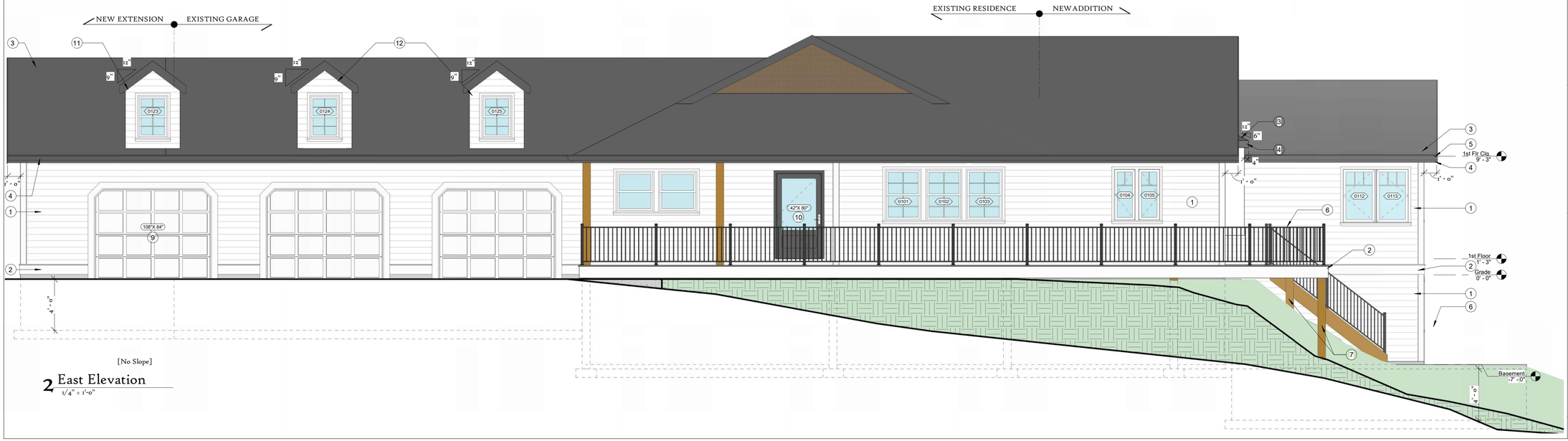
A-103

7/20/2026 8:57:46 AM

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

3 Partial West Elevation
1/4" = 1'-0"

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



[No Slope]

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

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

1. NEW 6" HORIZONTAL SIDING ON ADDITION - FINISH TO MATCH EXISTING
2. PAINTED WOOD FRIEZE BOARD AND TRIM TO MATCH EXISTING
3. NEW DIMENSIONAL ASPHALT ROOF SHINGLES TO MATCH EXISTING
4. COMPOSITE FASCIA TO MATCH EXISTING, LP SMOOTH OR SIMILAR, PAINTED FINISH
5. PREFINISHED ALUMINUM GUTTER TO MATCH EXISTING
6. PREFINISHED COMPOSITE OR ALUMINUM RAILING WITH NEWEL POSTS - 36" HIGH
7. 8" WIDE WOOD COLUMNS BENEATH PROPOSED DECK
8. 10" POURED CONCRETE RETAINING WALL
9. NEW 108"W X 84"H GARAGE DOOR - TRIM & FINISH TO MATCH EXISTING
10. NEW HALF GLASS 42"W X 80" H FRONT DOOR - IN DARK GRAY COLOR
11. PROPOSED GABLED DORMER WITH ROOF CUT
12. PROPOSED FAUX GABLED DORMER

GENERAL WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
2. ALL NEW WINDOWS TO BE MARVIN FIBERGLASS WINDOWS - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING, ALL DIVIDED LITES SHALL BE SDLS WITH BLACK SPACER BARS.

WINDOW SCHEDULE KEYED NOTES:

1. TEMPERED GLASS

Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
0001	Window-Casement-Single	4' - 2"	2' - 8"	2' - 6"	6' - 8"	
0101	Window-Double-Hung	4' - 0"	2' - 10"	3' - 0"	7' - 0"	
0102	Window-Double-Hung	4' - 0"	2' - 10"	3' - 0"	7' - 0"	
0103	Window-Double-Hung	4' - 0"	2' - 10"	3' - 0"	7' - 0"	
0104	Window-Casement-Single	4' - 0"	1' - 8"	3' - 0"	7' - 0"	
0105	Window-Casement-Single	4' - 0"	1' - 8"	3' - 0"	7' - 0"	
0106	Window-Casement-Single	4' - 0"	1' - 8"	4' - 0"	8' - 0"	
0107	Window-Casement-Single	4' - 6"	2' - 6"	3' - 6"	8' - 0"	
0108	Window-Casement-Single	4' - 6"	2' - 6"	3' - 6"	8' - 0"	
0109	Window-Casement-Single	4' - 6"	2' - 6"	3' - 6"	8' - 0"	
0110	Window-Casement-Single	4' - 0"	1' - 8"	4' - 0"	8' - 0"	
0111	Window-Double-Hung	4' - 0"	2' - 6"	3' - 0"	7' - 0"	
0112	Window-Casement-Single	4' - 2"	2' - 6"	2' - 10"	7' - 0"	
0113	Window-Casement-Single	4' - 2"	2' - 6"	2' - 10"	7' - 0"	
0114	Window-Casement-Single	5' - 0"	2' - 8"	2' - 10"	7' - 10"	
0115	Window-Casement-Single	5' - 0"	2' - 8"	2' - 10"	7' - 10"	
0116	Window-Casement-Single	5' - 0"	2' - 8"	2' - 10"	7' - 10"	
0117	Window-Casement-Single	4' - 2"	2' - 6"	3' - 0"	7' - 2"	
0118	Window-Casement-Single	4' - 2"	2' - 6"	3' - 0"	7' - 2"	
0119	Window-Double-Hung	3' - 2"	3' - 0"	2' - 8"	5' - 10"	
0120	Window-Double-Hung	3' - 2"	3' - 0"	2' - 8"	5' - 10"	
0121	Window-Fixed-Arch-Top	2' - 0"	6' - 0"	2' - 8"	4' - 8"	
0123	Window-Double-Hung	3' - 4"	2' - 4"	1' - 5"	4' - 9"	
0124	Window-Double-Hung	3' - 4"	2' - 4"	1' - 5"	4' - 9"	
0125	Window-Double-Hung	3' - 4"	2' - 4"	1' - 5"	4' - 9"	

Grand total: 25

ARCHITECT:

KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

CONTRACTOR:

PROJECT:

Neilson Residence - Additions

OWNER:

Jeff & Steph Neilson

PROJECT ADDRESS:

10545 W Heather Dr
Mequon, WI 53097

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NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:

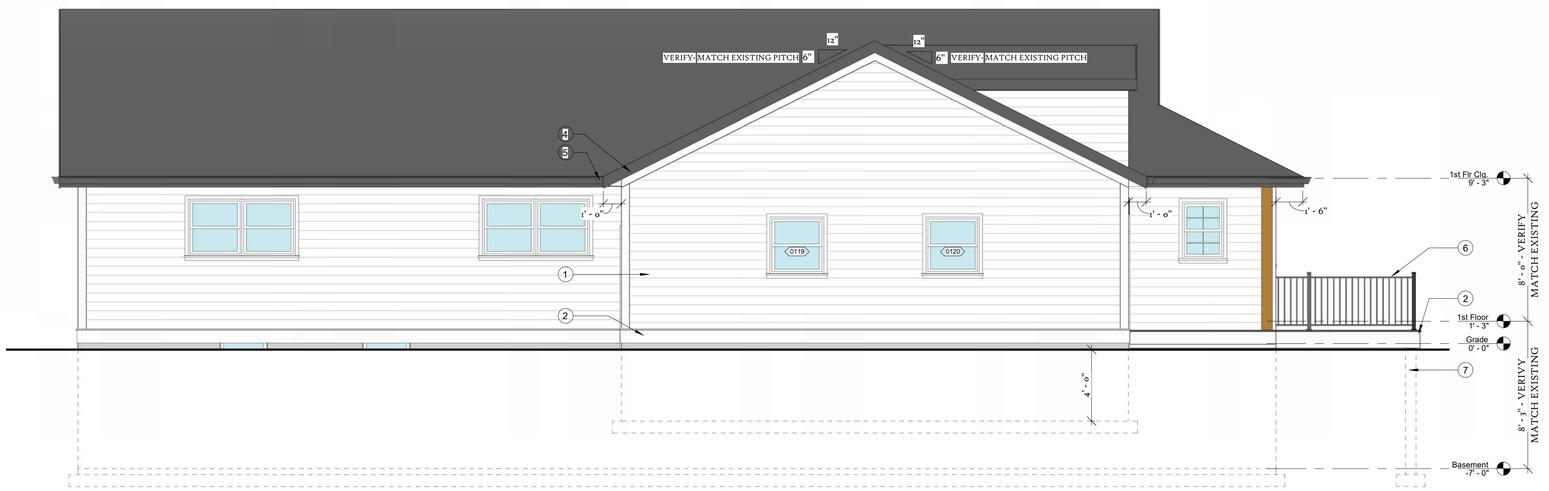
Exterior Elevations

Scale	1/4" = 1'-0"
Date	06/16/2026

Sheet No.

A-201

7/20/2026 8:57:49 AM



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

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

EXTERIOR KEYED NOTES

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1. TEMPERED GLASS

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0105	Window-Casement-Single	4' - 0"	1' - 8"	3' - 0"	7' - 0"	
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0109	Window-Casement-Single	4' - 6"	2' - 6"	3' - 6"	8' - 0"	
0110	Window-Casement-Single	4' - 0"	1' - 8"	4' - 0"	8' - 0"	
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0117	Window-Casement-Single	4' - 2"	2' - 6"	3' - 0"	7' - 2"	
0118	Window-Casement-Single	4' - 2"	2' - 6"	3' - 0"	7' - 2"	
0119	Window-Double-Hung	3' - 2"	3' - 0"	2' - 8"	5' - 10"	
0120	Window-Double-Hung	3' - 2"	3' - 0"	2' - 8"	5' - 10"	
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0124	Window-Double-Hung	3' - 4"	2' - 4"	1' - 5"	4' - 9"	
0125	Window-Double-Hung	3' - 4"	2' - 4"	1' - 5"	4' - 9"	

Grand total: 25

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

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

CONTRACTOR:

PROJECT:

Neilson Residence - Additions

OWNER:

Jeff & Steph Neilson

PROJECT ADDRESS:

10545 W Heather Dr
Mequon, WI 53097

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NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:

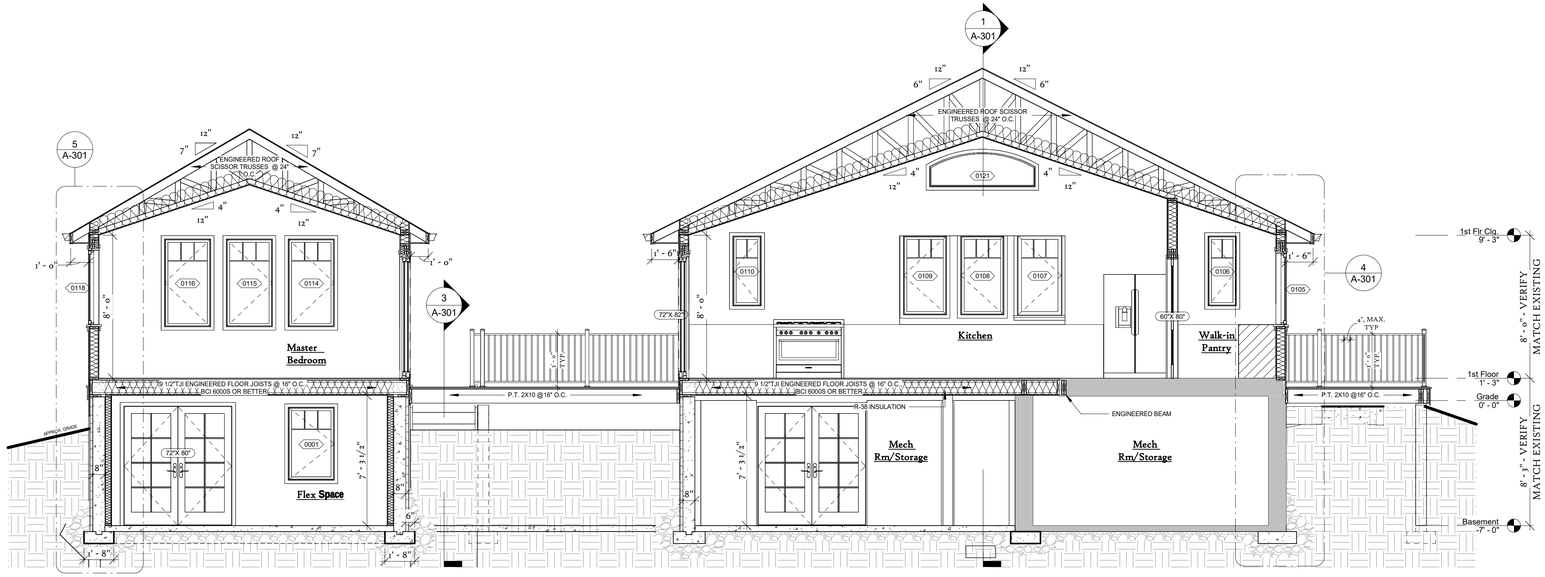
Exterior Elevations

Scale	1/4" = 1'-0"
Date	06/16/2026

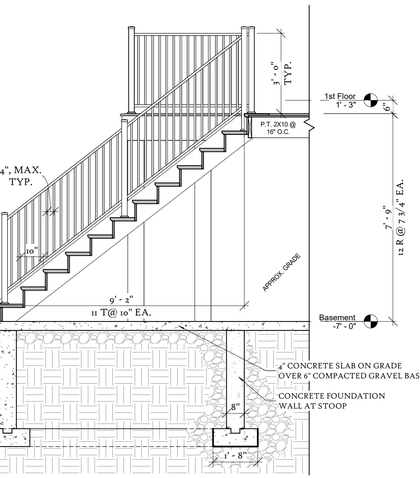
Sheet No.

A-202

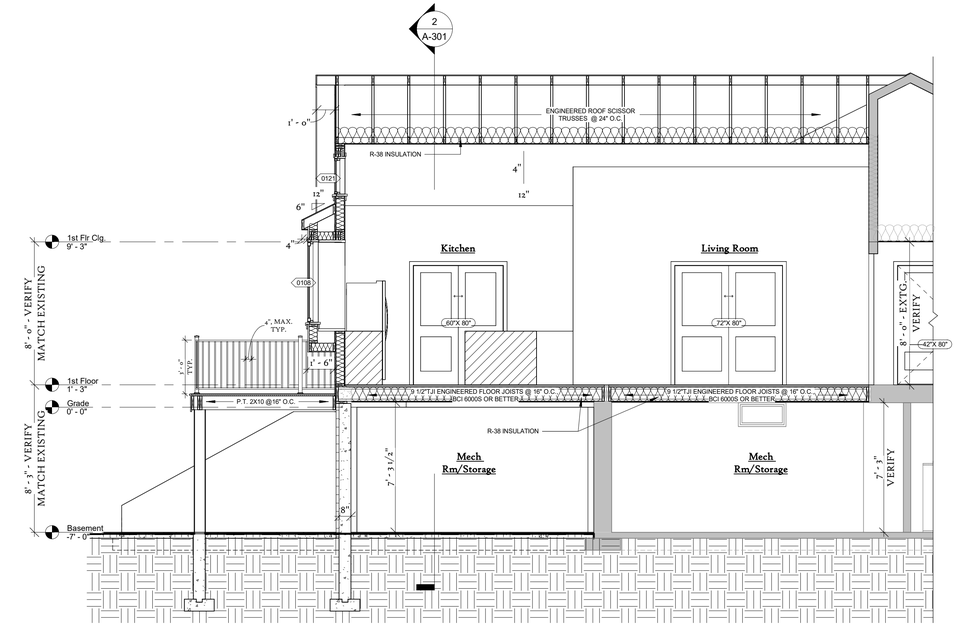
7/20/2026 8:37:51 AM



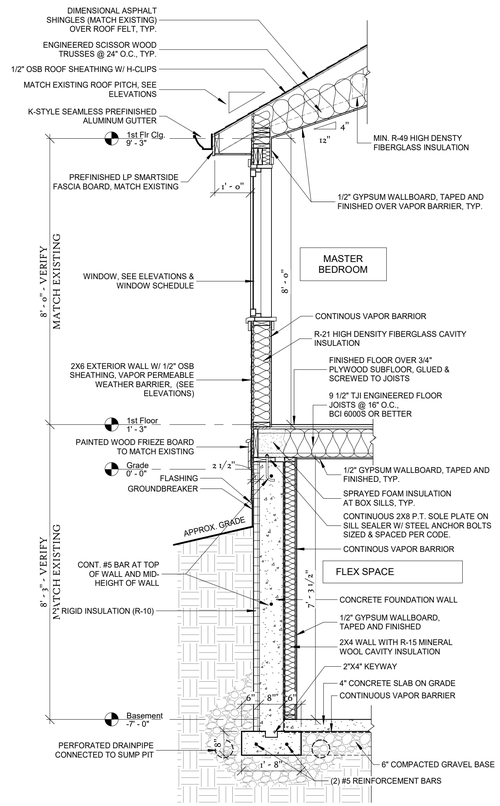
2 West-East Building Section
1/4" = 1'-0"



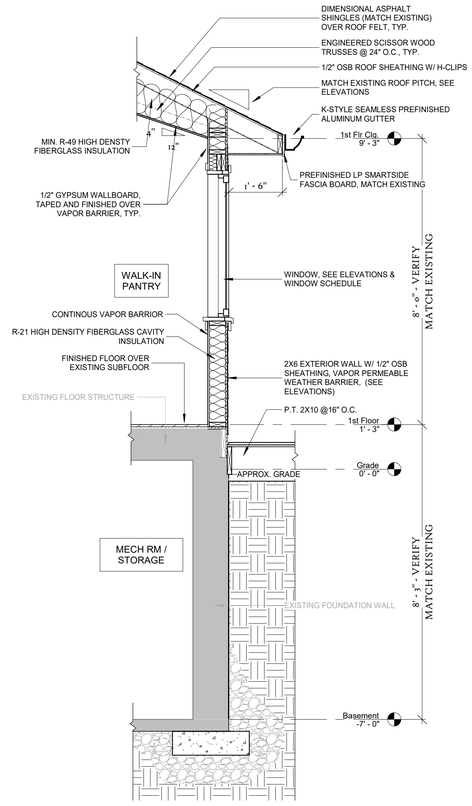
3 Stair Section
3/8" = 1'-0"



1 North - South Building Section
1/4" = 1'-0"



5 Wall Section 1
1/2" = 1'-0"



4 Wall Section 2
1/2" = 1'-0"

ARCHITECT:
KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

INTERIOR DESIGN:

CONTRACTOR:

PROJECT:

Neilson Residence - Additions

OWNER:
Jeff & Steph Neilson

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Mequon, WI 53097

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NOT FOR CONSTRUCTION

Stamp:

WISCONSIN
KEITH BARNES
A-11822-5
MILWAUKEE
WI
ARCHITECT

Sheet Title:
Building Sections, Wall Sections & Stair Section

Scale	As indicated
Date	06/16/2026

Sheet No.
A-301

7/20/2026 8:57:52 AM

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **Detached Garage at 10415 W. Vista View Circle**

Attachments:
Statement of Intent, Survey, Pictures, Site Plan & Plans

STATEMENT OF INTENT
FOR
10415 Vista View Circle

July 20, 2026

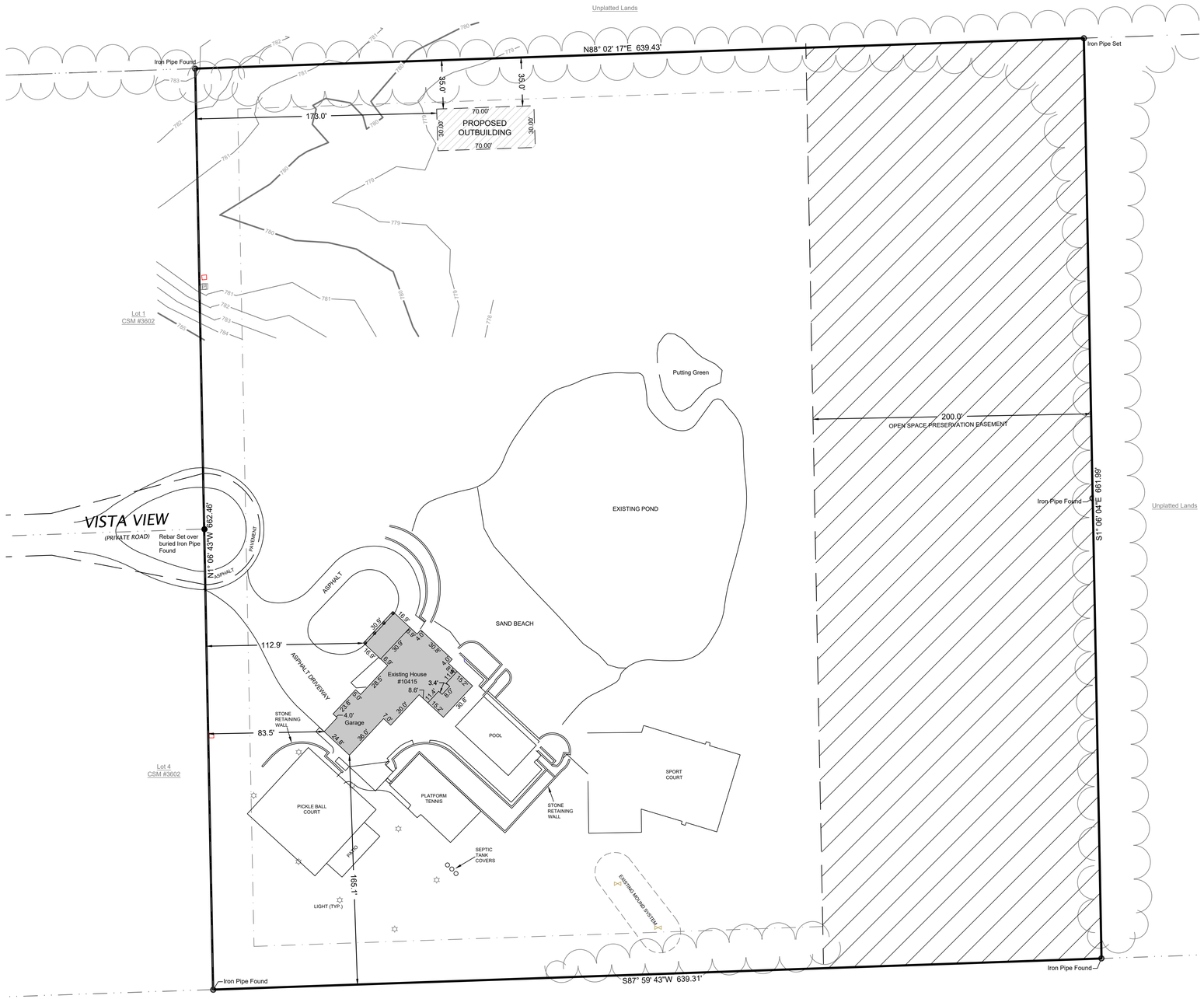
The intent of the project is to construct an accessory storage structure to complement the existing house on the property.

LEGAL DESCRIPTION:

Lots 2 and 3 of Certified Survey Map No. 3602, that part of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 9 North, Range 21 East, in the City of Mequon, Ozaukee County, Wisconsin.

Said parcel containing 423,357 sq ft. / 9.7189 acres of land, more or less.

PREPARED FOR: Steve Klafke
ADDRESS: 10415 VISTA VIEW CIRCLE
TAX KEY: 14-020-10-006.00



General Notes:

1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies. The location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Verify actual locations and inverts in the field. Any potential errors, omissions, or discrepancies shall be brought to the attention of the engineer prior to proceeding with construction.
3. Vertical datum for this survey is NAVD-88.

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 Milwaukee, State of Wisconsin this 15th day of May, 2026.

Recertified _____

James Schneider
S - 2127

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

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- CHAIN LINK FENCE
- GUARD RAIL
- METAL FENCE
- WOOD FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- MILWAUKEE INTERCEPTOR SEWER
- COMBINED SANITARY & STORM SEWER
- STORM SEWER
- WATER MAIN
- GAS
- WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNKNOWN MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- MMSD MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE
- PARKING METER
- FLAG POLE
- TRAFFIC SIGNAL

SCOTT SCHRODER
10415 W. VISTA VIEW CIRCLE
MEQUON, WISCONSIN

PLAT OF SURVEY

0 40' 80'

Bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD83)

1. Move Prop. Outbuilding - 6/22/26 - JGS
2. Revised Graphic Scale and Adjusted Outbuilding Location - 7/20/26 - JGS

NO. REVISION	DATE	BY
DRAWN BY:	JGS	
DATE:	5/15/2026	
PROJECT NO:	#25209	
CHECKED BY:	KAS	
SHEET NO.:		

1 OF 1

10415 VISTA VIEW CIRCLE

FRONT VIEW

10415 VISTA VIEW CIRCLE

LEFT SIDE VIEW

10415 VISTA VIEW CIRCLE

LEFT SIDE/REAR VIEW

10415 VISTA VIEW CIRCLE

REAR VIEW

10415 VISTA VIEW CIRCLE

RIGHT SIDE/REAR VIEW

10415 VISTA VIEW CIRCLE

RIGHT SIDE VIEW

10415 VISTA VIEW CIRCLE

FRONT/RIGHT SIDE VIEW

10415 VISTA VIEW CIRCLE

PROPOSED ACCESSORY STRUCTURE SITE

DESIGN REVIEW/PERMIT DOCUMENTS for an ACCESSORY STORAGE STRUCTURE at 10415 VISTA VIEW CIRCLE in MEQUON, WISCONSIN

SHEET INDEX

G101 PROJECT TITLE AND SHEET INDEX

C101 PROPOSED SITE PLAN

A101 PROPOSED FLOOR PLAN, WALL FILL KEY, AND MISCELLANEOUS NOTES

A201 PROPOSED EXTERIOR ELEVATIONS, WINDOW AND EXTERIOR DOOR SCHEDULE, AND DIVISION 8 WINDOW AND EXTERIOR DOOR NOTES

S101 PROPOSED FOOTING/FOUNDATION PLAN, WALL FILL KEY, PROPOSED BUILDING SECTION, AND ABBREVIATIONS LIST

PERMIT DOCUMENT
ISSUE DATE: 07/17/2026

The Garret Studio, Inc.
2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p.1 (414) 364-6368
e. thegarretstudio@me.com

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for an ACCESSORY STORAGE STRUCTURE at 10415 VISTA VIEW CIRCLE in MEQUON, WISCONSIN

document released for design review and permitting

FIELD VERIFY DIMENSIONS AND CONDITIONS

DRAWN BY:

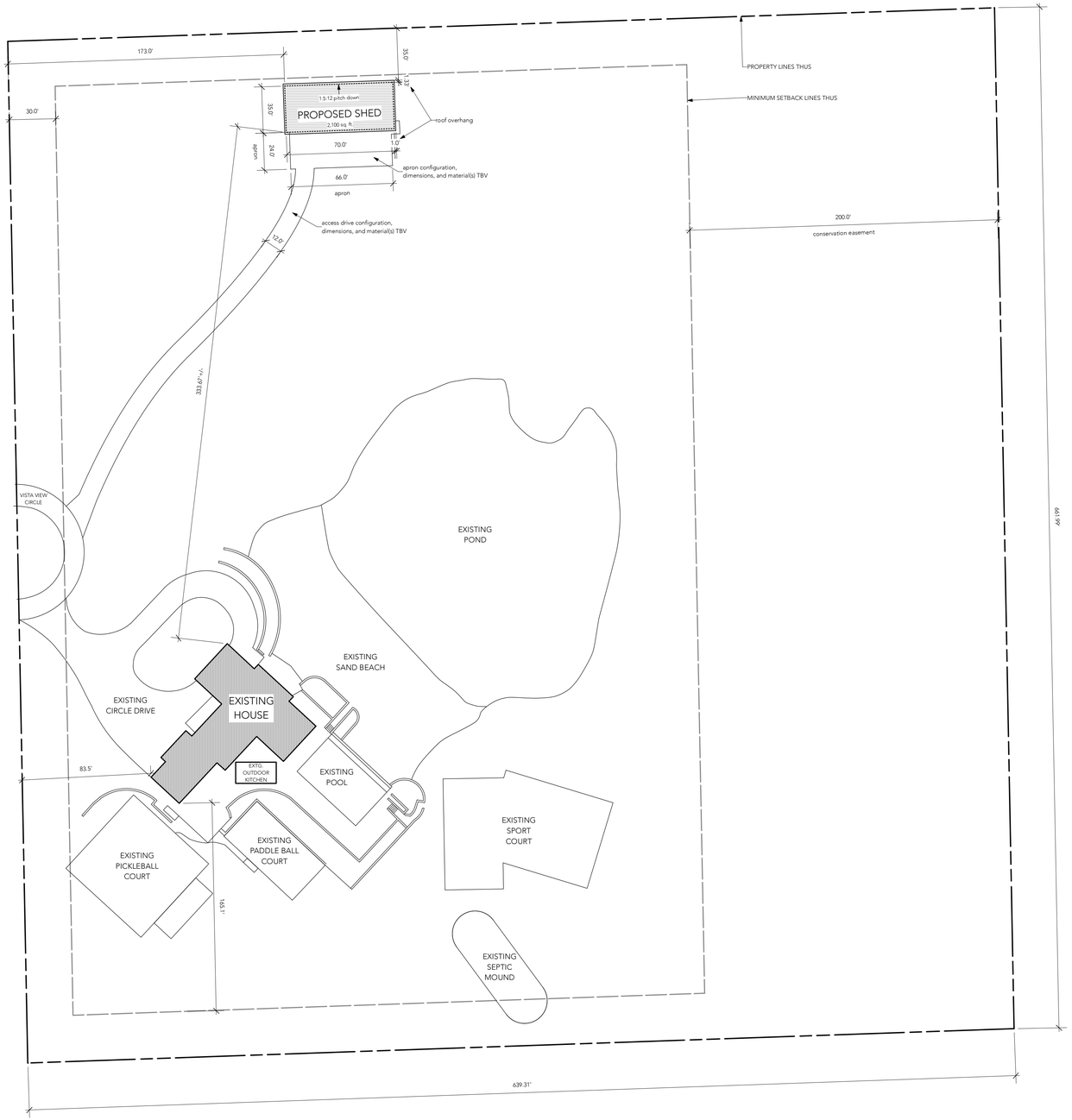
© 2026 TGS, Inc.

REVISIONS

No.	DATE	DESCRIPTION

sheet contents:
PROPOSED FLOOR PLAN
WALL FILL KEY
MISCELLANEOUS NOTES

SHEET A101



1 C101 PROPOSED SITE PLAN
Scale: 1" = 40'-0" 0' 10.0' 20.0' 40.0'

PERMIT DOCUMENT
ISSUE DATE: 07/17/2026

The Garret Studio, Inc.
2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p.1 (414) 364-6368
e. thegarretstudio@me.com

document type:
DESIGN REVIEW/PERMIT DOCUMENTS for an ACCESSORY STORAGE STRUCTURE at
10415 VISTA VIEW CIRCLE in MEQUON, WISCONSIN
document released for design review and permitting

FIELD VERIFY DIMENSIONS AND CONDITIONS

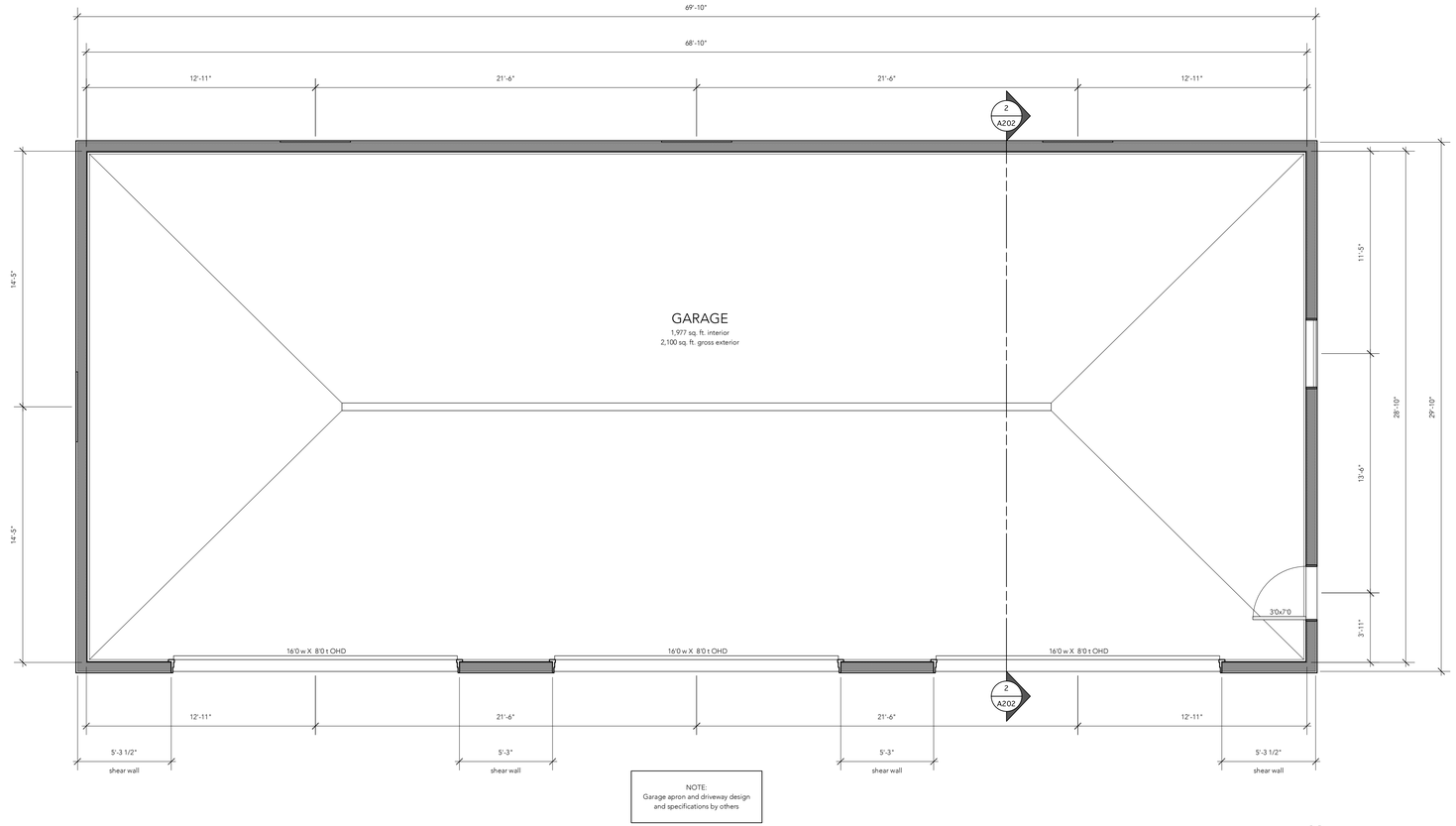
DRAWN BY:
© 2026 TGS, Inc.

REVISIONS

No.	DATE	DESCRIPTION

sheet contents:
PROPOSED SITE PLAN

SHEET C101



NOTE:
Garage apron and driveway design and specifications by others

1 A101 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"
0 1'-0" 5'-0"

N

WALL FILL KEY

- NEW CIP CONCRETE WALLS
- NEW CMU WALLS
- NEW FRAME WALLS
- NEW STONE OR BRICK VENEER

GENERAL NOTES

1. If there is a conflict between these Permit Documents and the Codes and Ordinances, the Codes and Ordinances shall apply
2. If there is a conflict between these Permit Documents and the Owner's Scope of Work, the Owner's Scope of Work shall apply, unless in conflict with the Codes and Ordinances
3. Heating/cooling, electrical, and plumbing systems to be Design-Build by MEP Subcontractors working in conjunction with the GC and Owner
4. Any structural designs and specifications shown on these Permit Documents are subject to revision on pending Structural Engineering Submittals
5. Specifications for floor, wall, and ceiling finishes per the Owner's Scope of Work
6. Specifications for plumbing fixtures, light fixtures, door hardware, etc. per the Owner's Scope of Work

FLOOR PLAN AND BUILDING SECTION DIMENSIONING NOTES

1. Interior dimensions are measured to and from face of framing, and do not include any wall finishes unless noted otherwise on Proposed Floor Plan 1/A101
2. Exterior dimensions for exterior walls are measured to and from outside face wall sheathing, and do not include siding and trim materials
3. Exterior dimensions assume a wall sheathing thickness of 1/2"
4. Exterior dimensions assume that the outside face of foundation insulation is flush with outside face of wall sheating
5. Gross Exterior Floor Area shown on Proposed Floor Plan 1/A101 assumes exterior siding and trim are 1" thick
6. Vertical dimensions on the Proposed Building Section drawing are measured from foundation walls and/or concrete floor slabs to tops of frame walls and to undersides of headers and roof trusses, and do not include any floor or ceiling finishes
7. Truss span dimension shown on Proposed Building Section 2/A202 assumes truss length matches north-south dimension of exterior wall framing and does not include wall sheathing thickness

PERMIT DOCUMENT
ISSUE DATE: 07/17/2026

The Garret Studio, Inc.
2572 N 62nd Street
Wauwatosa, Wisconsin 53213
p.1 (414) 364-6368
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document type:
DESIGN REVIEW/PERMIT DOCUMENTS for an ACCESSORY STORAGE STRUCTURE at 10415 VISTA VIEW CIRCLE in MEQUON, WISCONSIN
document released for design review and permitting

FIELD VERIFY DIMENSIONS AND CONDITIONS

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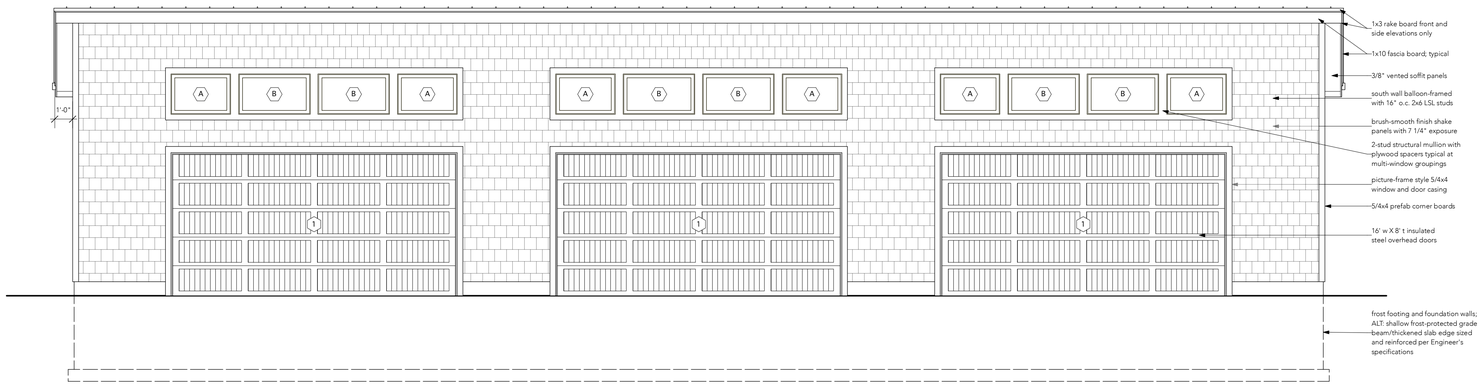
REVISIONS

No.	DATE	DESCRIPTION

sheet contents:
PROPOSED FLOOR PLAN
WALL FILL KEY
MISCELLANEOUS NOTES

SHEET A101



1 A201 PROPOSED FRONT/SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0" 0 1'-0" 5'-0"

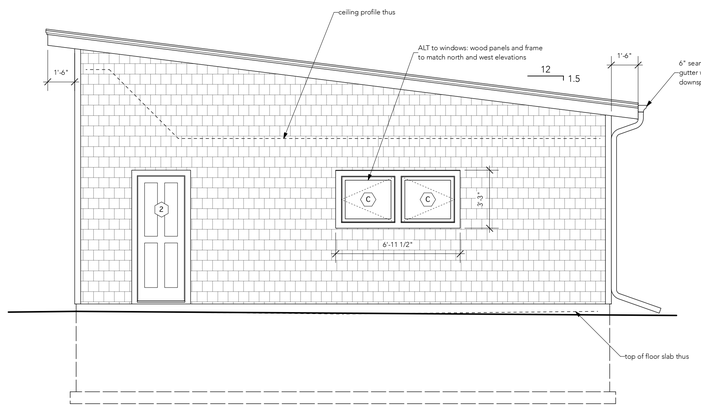
WINDOW AND EXTERIOR DOOR SCHEDULE					
UNIT MARK	BRAND	TYPE	UNIT NUMBER/SIZE	QUANTITY	NOTES
A	Marvin Elevate	casement picture	ELCAP 4127		
B	Marvin Elevate	casement picture	ELCAP 4927		
C	Marvin Elevate	casement	ELCA 3731		ALT: omit and replace with framed wood panel
1	CHI	overhead door	Model 5916 16'-0" w X 8'-0"t		insulated steel with opener
2	TBD	in-swing man door	3'-0" w X 7'-0"t		insulated steel; panel configuration TBV

5 A201 WINDOW & EXTERIOR DOOR SCHEDULE AND DIVISION 8 WINDOW & EXTERIOR DOOR NOTES
NO SCALE

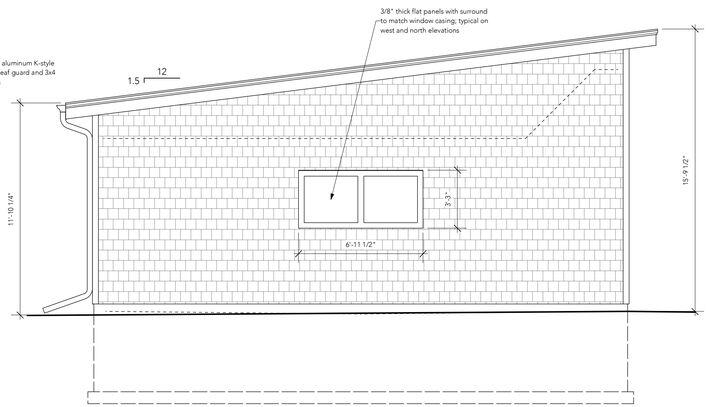
DIVISION 8 WINDOW AND EXTERIOR DOOR NOTES

1. Choose stock sizes from Manufacturer's catalog as close to specified Marvin Elevate sizes as possible if alternate brand is used in field
2. Horizontal multi-window assemblies to be separated by 2-stud structural mullions; assemblies above overhead doors to include OSB spacers as needed for overall window casing width to match OHD casing width
3. No muntin grids in windows
4. All glazing to be double-pane thermal glass with Low-E3 coating and Argon gas fill
5. Tempered glass in and adjacent to doors per code
6. Tempered glass in or adjacent to interior and exterior stairways and steps per code
7. Dashed arrows on casement and awning windows indicate direction of opening; casements and awnings with no arrows indicate non-operable units or picture windows
8. Operable windows to have full screens

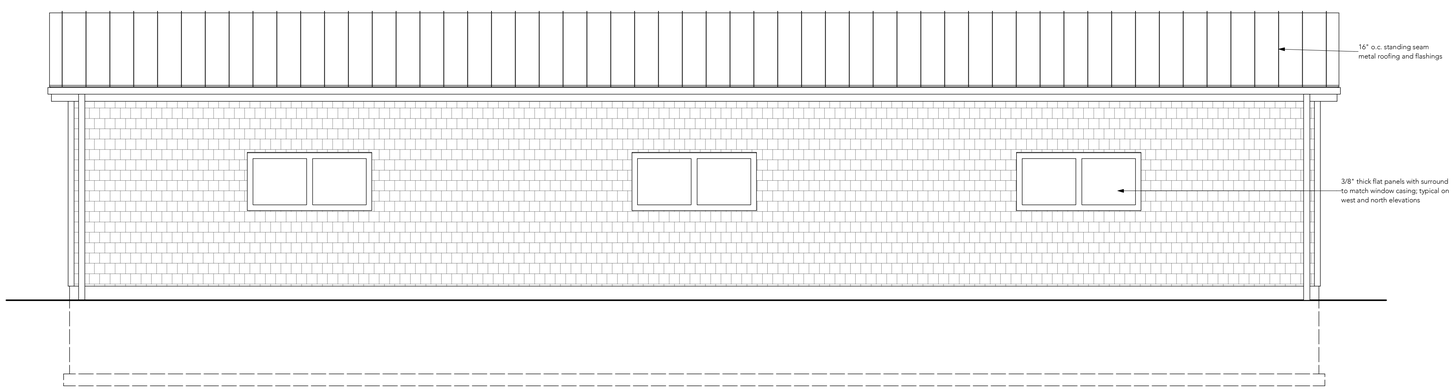
NOTE:
All exterior siding trim material to be LP Smartside brush-smooth finish 4/4 & 5/4 flat stock for trim, shake-profile panels for siding, and 3/8" thick panels for soffits and decorative windows



2 A201 PROPOSED SIDE/EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0" 0 1'-0" 5'-0"



3 A201 PROPOSED SIDE/WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0" 0 1'-0" 5'-0"



4 201 PROPOSED REAR/NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0" 0 1'-0" 5'-0"

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ISSUE DATE: 07/17/2026

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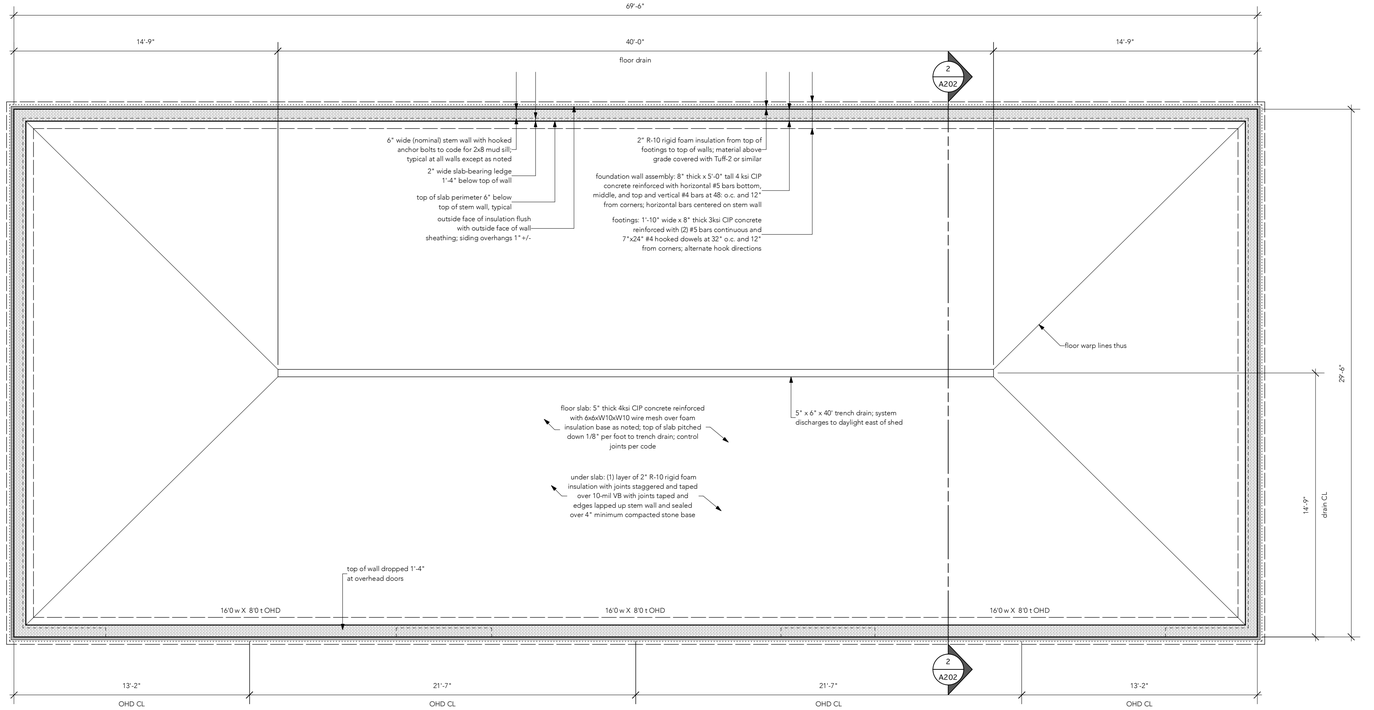
No.	DATE	DESCRIPTION

sheet contents:
PROPOSED EXTERIOR ELEVATIONS
WINDOW AND EXTERIOR DOOR SCHEDULE
DIVISION 8 WINDOWS AND EXTERIOR DOOR NOTES

SHEET A201



1 S101 PROPOSED FOOTING/FOUNDATION PLAN
Scale: 1/4" = 1'-0"

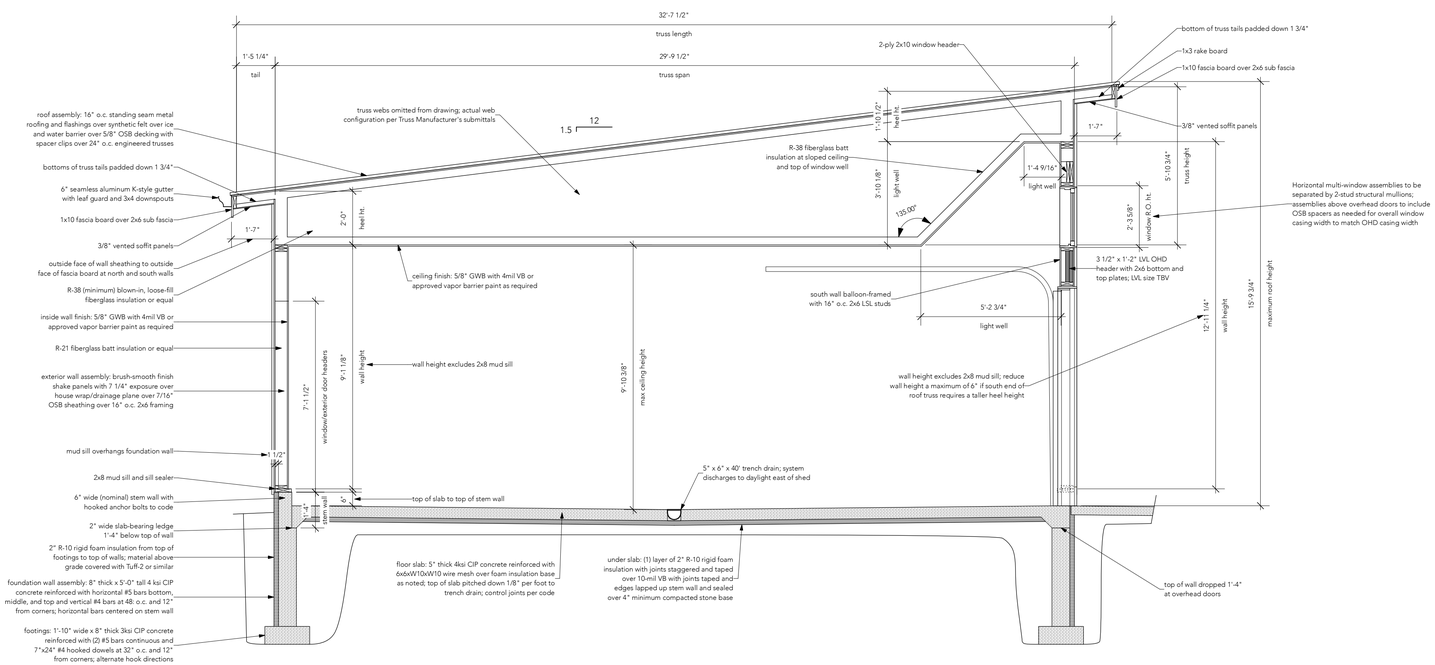
NOTE:
ALTERNATE TO FROST FOOTING AND FOUNDATION WALL: SLAB-ON-GRADE FLOOR WITH SHALLOW-FROST-PROTECTED THICKENED-EDGE/GRADE BEAM; GRADE BEAM DESIGN AND INSULATION SPECIFICATIONS TO BE PROVIDED BY STRUCTURAL ENGINEER

WALL FILL KEY

- NEW CIP CONCRETE WALLS
- NEW CMU WALLS
- NEW FRAME WALLS
- NEW STONE OR BRICK VENEER

ABBREVIATIONS

AFF:	Above Finished Floor
Alum.:	Aluminum
ALT:	Alternate/Alternative
Carp.:	Carpenter
CE:	Civil Engineer
CIP:	Cast In Place (Concrete)
Conc.:	Concrete
Config.:	Configuration
Cont.:	Continuous
Dbl.:	Double
DLO:	Daylight Opening
DW:	Dishwasher
DWO:	Double Wall Ovens
D:	Clothes Dryer
EAN:	Except As Noted
ERV:	Energy Recovery Ventilation
Extg:	Existing
Ext.:	Exterior
FD:	Floor Drain
GC:	General Contractor
GWB:	Gypsum Wall Board
HVAC:	Heating, Ventilation, and Air Conditioning
IBC:	International Building Code
IEBC:	International Existing Building Code
Int.:	Interior
Kips:	1,000 pounds
KSI/ksi:	Kips per Square Inch
LVL:	Laminated Veneer Lumber
MEP:	Mechanical, Electrical, Plumbing
M.O.:	Masonry Opening
NEC:	National Electrical Code
O.C.:	On Center
O.D.:	Outside Diameter
PE:	Structural Engineer
P.T.:	Pressure Treated
R.O.:	Rough Opening
Subfir:	Subfloor(ing)
T&G:	Tongue and Groove
TBD:	To Be Determined
TBV:	To Be Verified
Typ.:	Typical
UBC:	Uniform Building Code
UDC:	Uniform Dwelling Code
UNO:	Unless Noted Otherwise
VB:	Vapor Barrier
W:	Washing Machine
WIC:	Walk-In Closet



2 A202 PROPOSED BUILDING SECTION
Scale: 3/8" = 1'-0"

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ISSUE DATE: 07/17/2026

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No.	DATE	DESCRIPTION

sheet contents:
- PROPOSED FOOTING/FOUNDATION PLAN
- WALL FILL KEY
- PROPOSED BUILDING SECTION
- ABBREVIATIONS LIST

SHEET S101

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **New Single-Family Residence on Lot #114 Skylark Court**

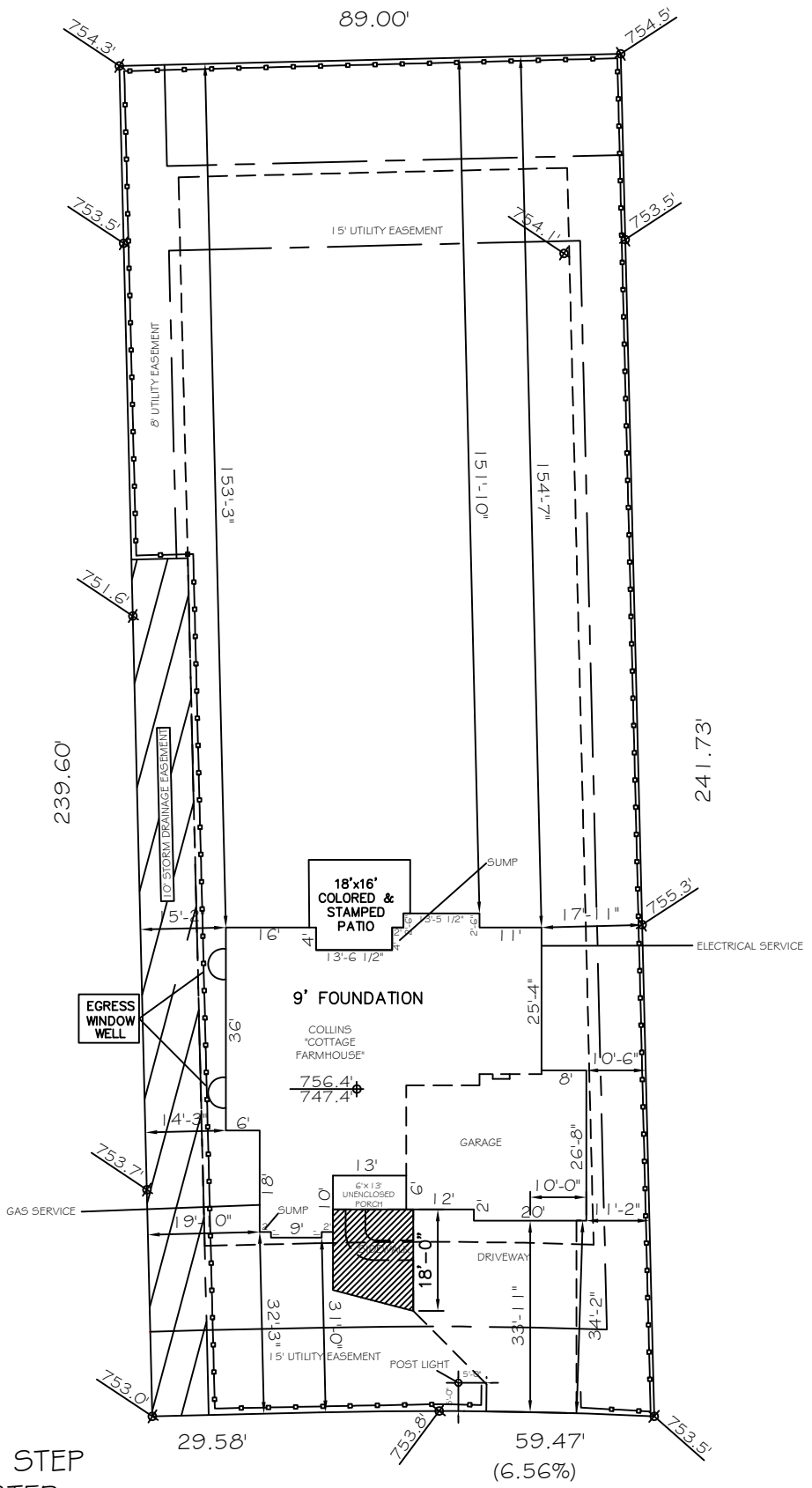
Attachments:
Site Plan, Plans

PHASE 9

LOT 114

21,367 S.F.

NO PORCH ENCROACHMENTS



N

GR

1' 0"

CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

DRIVEWAY SLOPE:6.56%
SIDEWALK STEPS:2 RISE 1 STEP
GARAGE STEPS:2 RISE 1 STEP

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=756.40
TOP OF FOOTING=747.40
GARAGE FLOOR ELEV.=755.90
DRIVEWAY SLOPE=6.56%
YARD GRADE=6.9%

SKYLARK COURT

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE & 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: 114
NEIGHBORHOOD: Enclave at Mequon Preserve South
MODEL: Collins Cottage Farmhouse 3-Car FL
SITE AREA: 21,367 SQ. FT.
IMPERVIOUS AREA: 4,118 SQ. FT.
SCALE: 1"=30'-0"
DRAWN BY: John B.
DATE: 07/06/2026

CUSTOMER: Kenneth Weinlander & Lucy Lu-Weinlander
ADDRESS: T.B.D. Skylark Court
Mequon, WI 53097

CUSTOMER APPROVAL:
DATE: / /
DATE: / /
VH APPROVAL:
SPF Jul 15 2026
DATE: / /

ZONED: R-3/TRD PUD
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 Farmhouse 3 Car Front Load ABR

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South

Address: T.B.D. Skylark Court
Mequon, WI 53097

Customer: **SPF Jul 15 2026**
Approval:

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VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0800

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
Elevation:
Revised Base Plan:
Drawn By: John B. Date: 07/06/2026

Print Date:
7/15/2026
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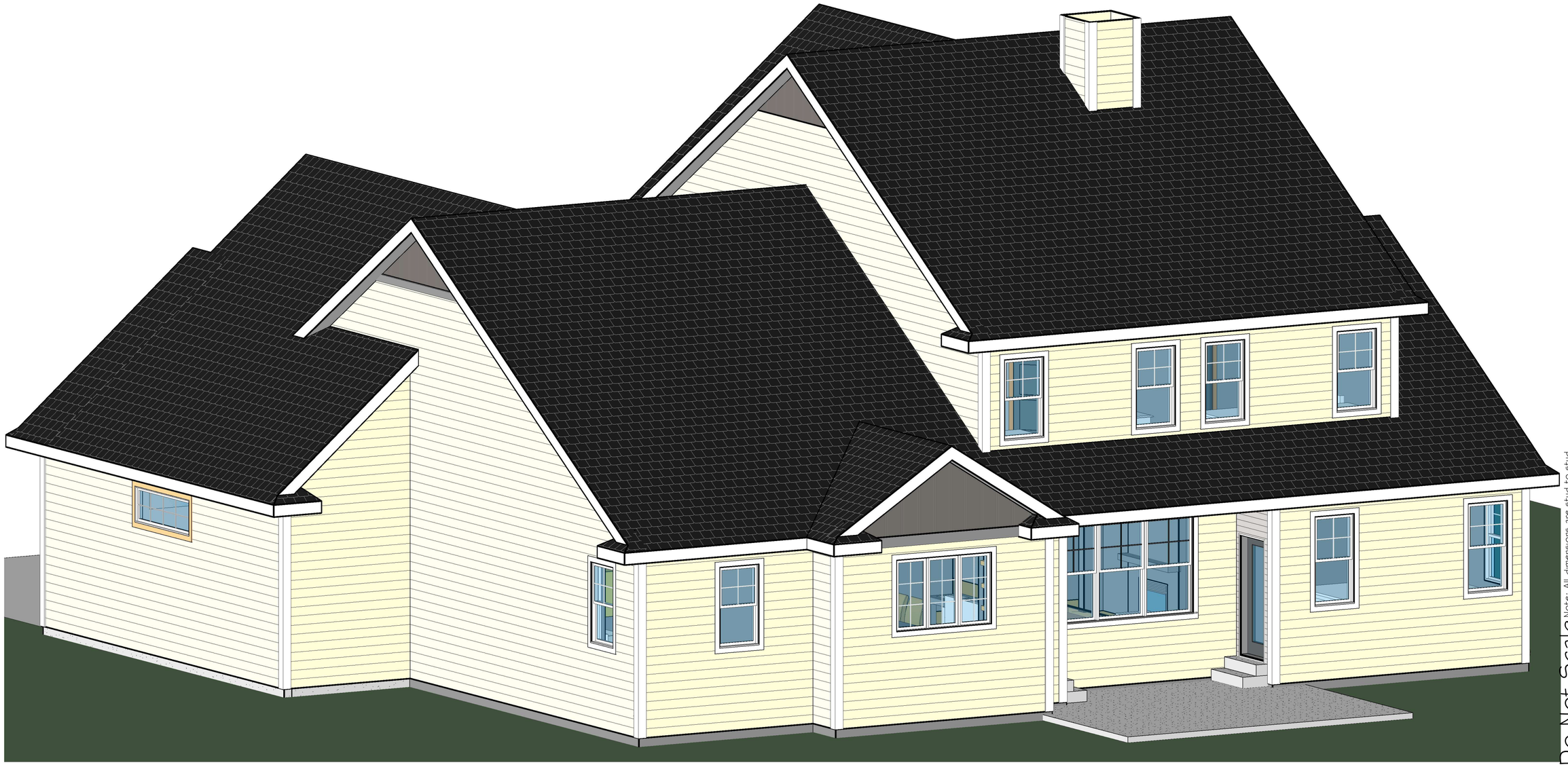
Drawing No.:
ABRO



Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court
Mequon, WI 53097
Customer Approval:
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Elevation:
Revised Base Plan:
Drawn By: John B. Date: 07/06/2026

Print Date:
7/15/2026
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Drawing No.:
ABRO.

3D - Cottage Farmhouse 3 Car Front Load (Rear View) ABR

NOTE:
LAP SIDING TO BE 6" SMART-LAP SIDING
BOARD AND BATTEN SIDING TO SMART SIDE
FRONT DOOR TO HAVE 1X4 SMART TRIM
ALL WINDOWS & PATIO DOOR TO HAVE 1X4 SMART TRIM
ALL CORNERS TO BE 6" SMART TRIM
GARAGE DOORS TO HAVE 1X4 SMART TRIM
BANDBOARD TO BE 5/4 X 8 SMART TRIM
FASCIA TO BE 1X8 SMART TRIM

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

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court
Mequon, WI 53097
Customer Approval: SPF Jul 15 2026

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Madison, WI 53713
Phone 608.226.3100
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Model:COLLINS
Elevation:
Revised Base Plan:
Drawn By: John B. Date: 07/06/2026

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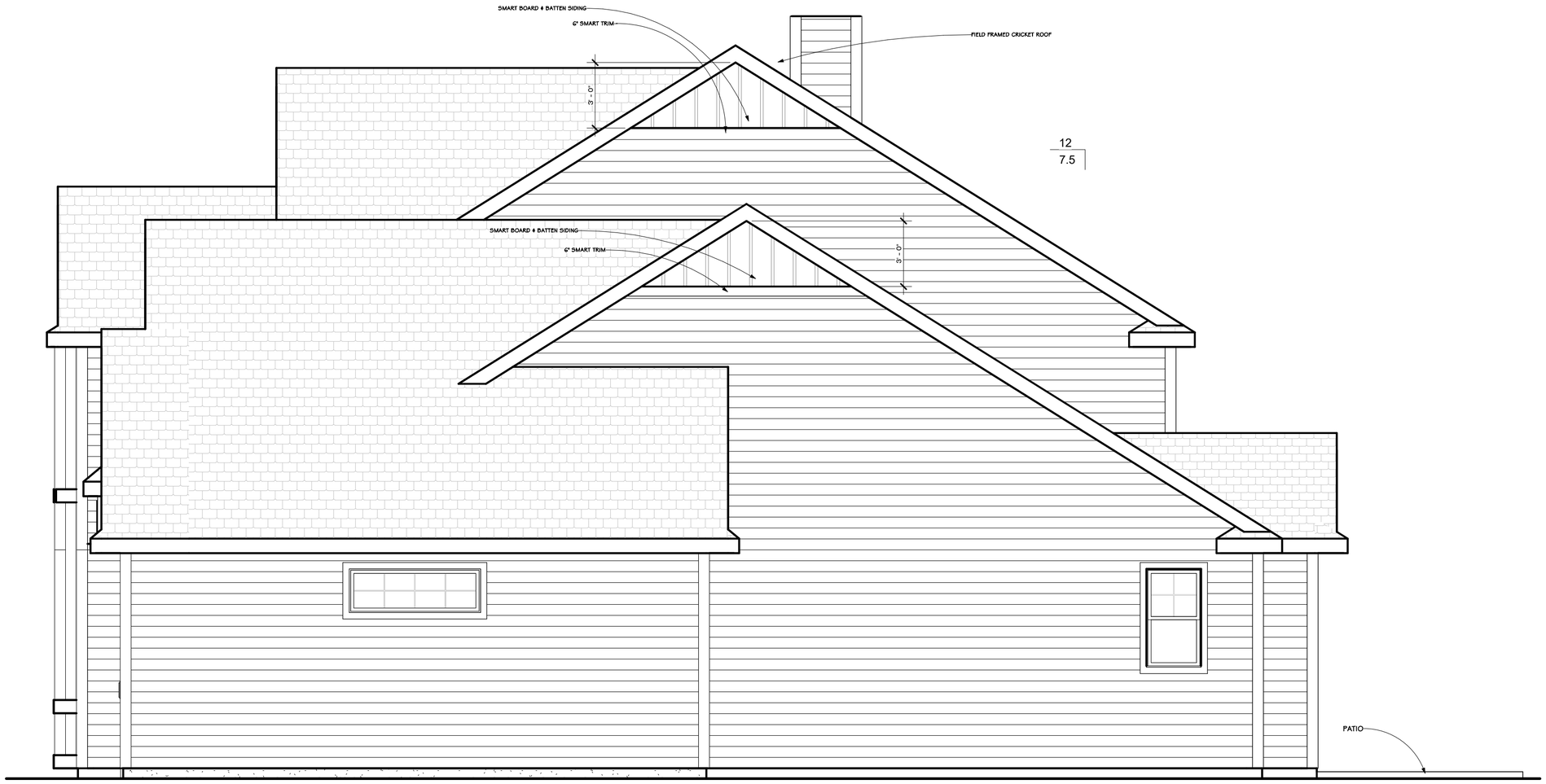
ABR1



Right Elevation - Cottage Farmhouse 3 Car Front Load ABR

1/4" = 1'-0"

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Maquon Preserve South
Address: T.B.D. Skylark Court
Maquon, WI 53097
Customer Approval: **SPF Jul 15 2026**

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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
Elevation:
Revised Base Plan:
Drawn By: John B. Date: 07/06/2026

Print Date: 7/15/2026 4:42:14 PM

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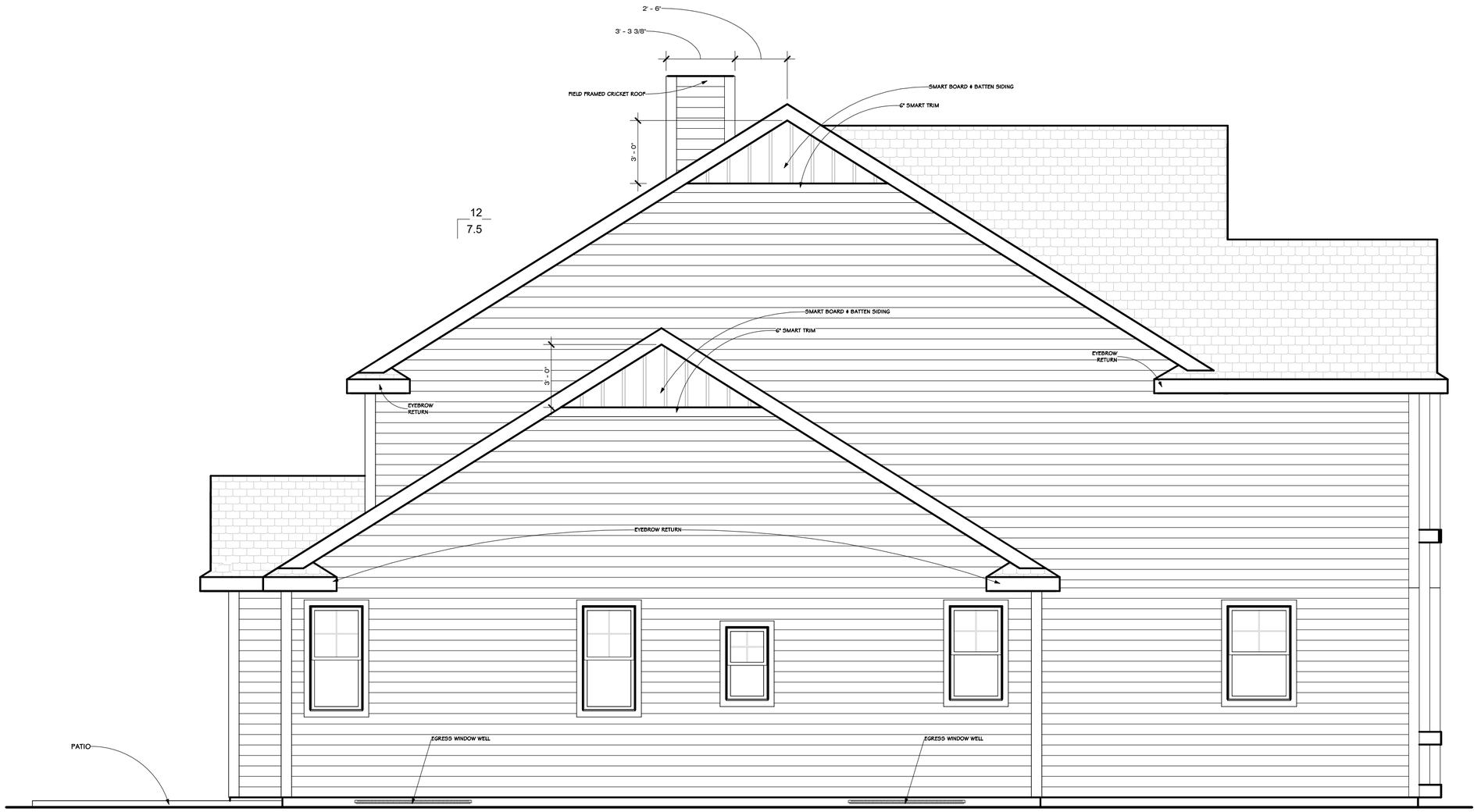

Left Elevation - Cottage Farmhouse 3 Car Front Load ABR

1/4" = 1'-0"

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court
Mequon, WI 53097
Customer Approval: **SPF Jul 15 2026**

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Model: COLLINS
Elevation:
Revised Base Plan:
Drawn By: John B. Date: 07/06/2026

Print Date:
7/15/2026
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Drawing No.:
ABR3

Rear Elevation - Cottage Farmhouse 3 Car Front Load ARB

1/4" = 1'-0"

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court
Mequon, WI 53097
Customer Approval: **SPF Jul 15 2026**

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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
Elevation:
Revised Base Plan:
Drawn By: John D. Date: 07/06/2026

Print Date:
7/15/2026
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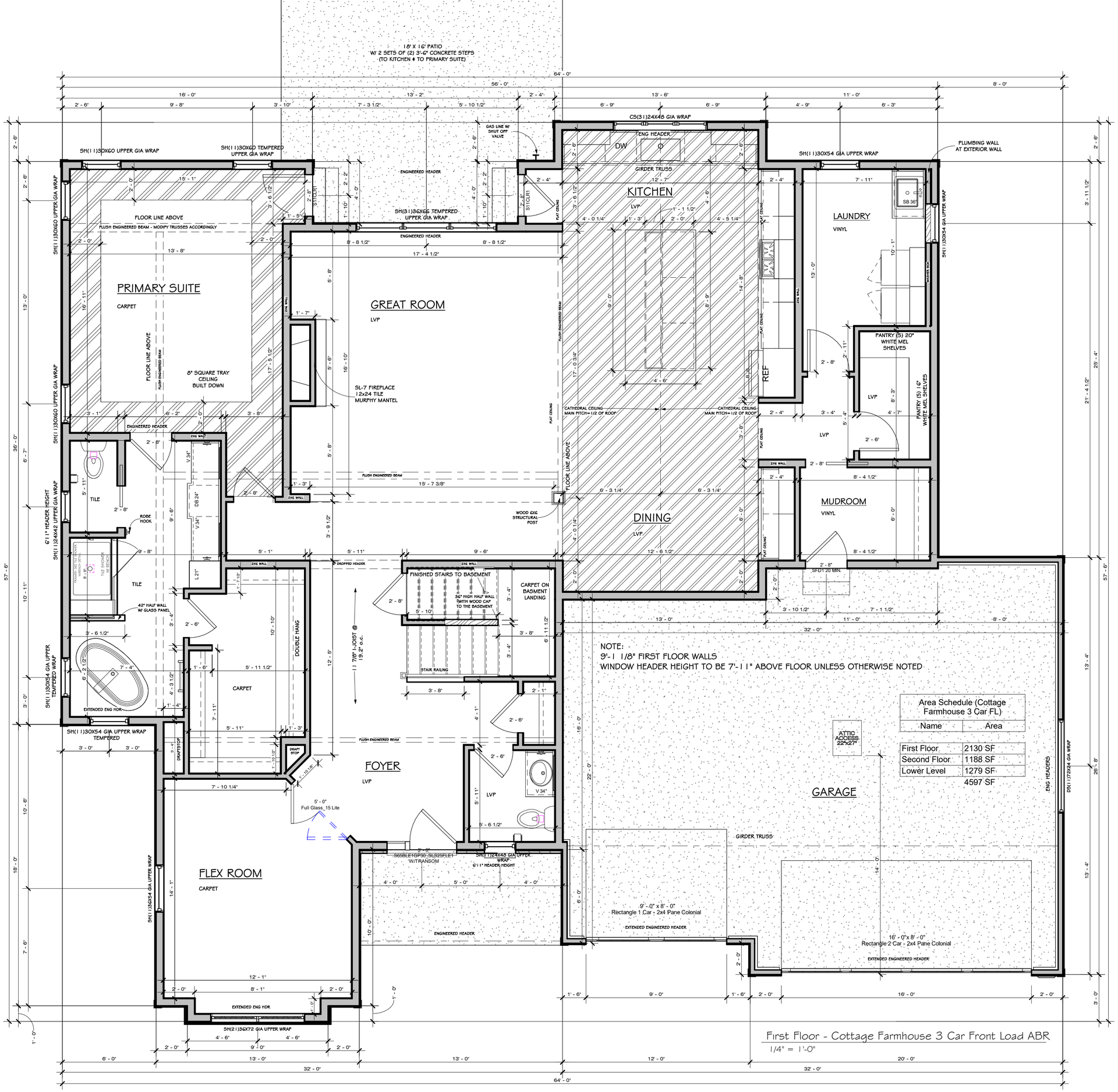

First Floor - Cottage Farmhouse 3 Car Front Load ABR

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.

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court Mequon, WI 53097
Customer Approval:
Customer SPF Jul 15 2026
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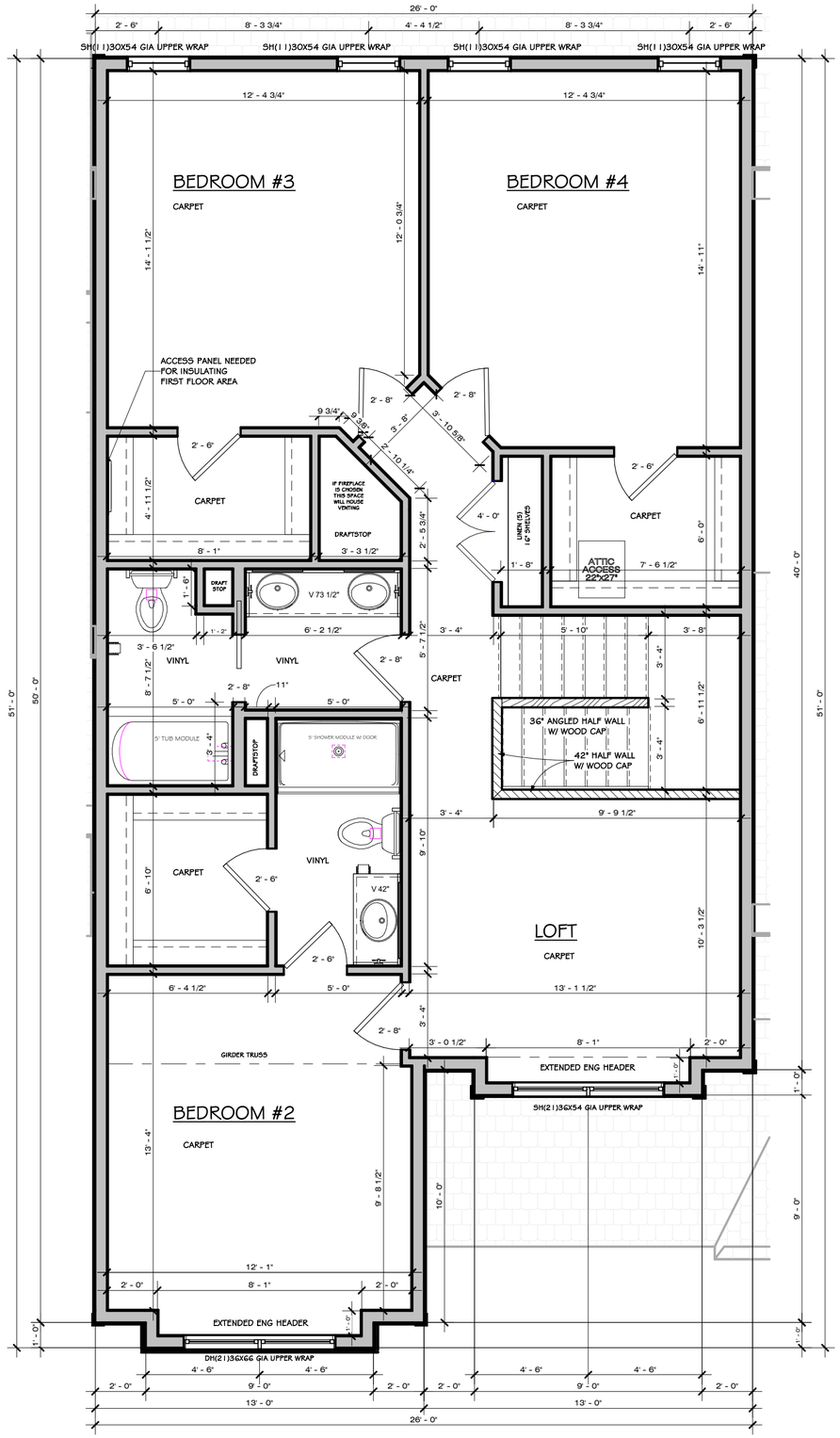
Model: COLLINS
Elevation:
Revised Base Plan:
Drawn By: John D. Date: 07/06/2026

Print Date: 7/15/2026 4:42:18 PM

Drawing No.: ABR5



Second Floor - Cottage Farmhouse 3 Car Front Load ABR

1/4" = 1'-0"

Area Schedule (Cottage Farmhouse 3 Car FL)	
Name	Area

First Floor	2130 SF
Second Floor	1188 SF
Lower Level	1279 SF
	4597 SF

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court
Mequon, WI 53097
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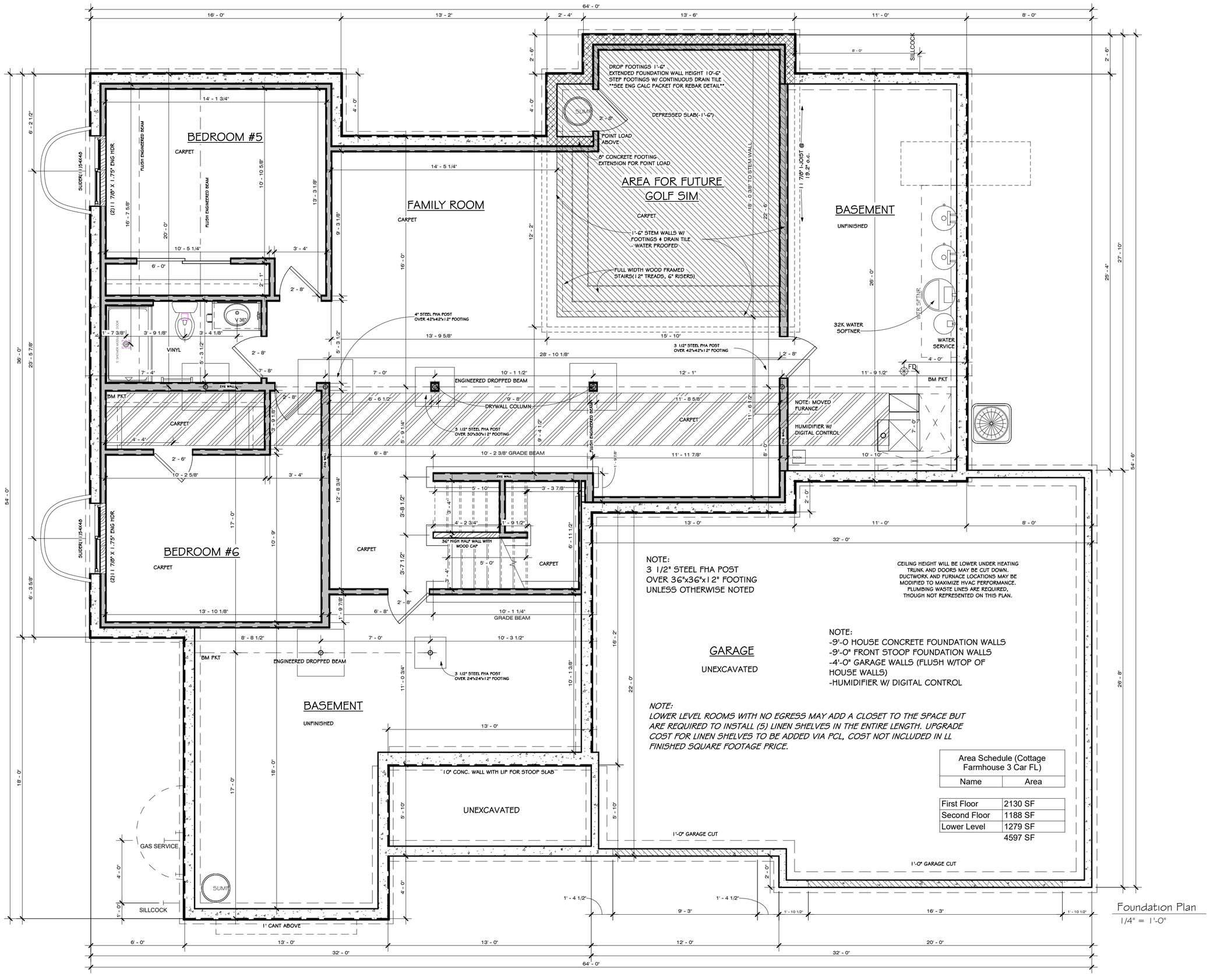
Actual floor plans & exterior styles may differ from these shown based on modifications, options & improvements to the plans by the builder.
Room dimensions, features & actual square footage vary by exterior style and options.

Model: COLLINS
Elevation:
Revised Base Plan: Date: 07/06/2026
Drawn By: John B.

Print Date: 7/15/2026 4:42:19 PM

Drawing No.: ABR6



Foundation Plan
1/4" = 1'-0"

Area Schedule (Cottage Farmhouse 3 Car FL)	
Name	Area
First Floor	2130 SF
Second Floor	1188 SF
Lower Level	1279 SF
	4597 SF

Custom Designed For: Kenneth Weinlander & Lucy Lu-Weinlander
Homesite / Neighborhood: 114 Enclave at Mequon Preserve South
Address: T.B.D. Skylark Court
Mequon, WI 53097
Customer Approval: **SPF Jul 15 2026**

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Model: COLLINS
Elevation:
Revised Base Plan: Date: 07/06/2026
Drawn By: John B.

Print Date:
7/15/2026
4:42:19 PM

Drawing No.:
ABR7

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **Master Suite Addition at 8402 W. Hillview Drive**

Attachments:
Statement of Intent, Survey, Plans, Pictures & Renderings

NORTH DRAWN DESIGN

07/20/26

Wunsch Project
8402 W Hillview Dr
Mequon, WI 53097

STATEMENT OF INTENT

The proposed project consists of a first-floor addition at the northwest corner of the existing residence to create a new primary bedroom suite. The existing bedroom will be renovated into an ensuite bathroom and walk-in closet, while the addition will provide a larger, more functional primary bedroom. A full basement will be constructed beneath the addition to provide additional storage space.

The intent of the project is to improve the home's functionality while maintaining the character of the existing residence. The new primary bedroom will include a patio door that opens to a newly formed rear-yard courtyard. Existing patio doors from the family room and kitchen will also provide access to this shared outdoor living space, creating a stronger connection between the interior living areas and the rear yard.

The addition has been designed as a simple extension of the home, with rooflines, materials, and architectural details that complement the existing structure. Exterior finishes will match or closely coordinate with the existing home to create a cohesive appearance. Overall, the project enhances the home's livability while remaining compatible with the scale and design of the original residence.

Sincerely,

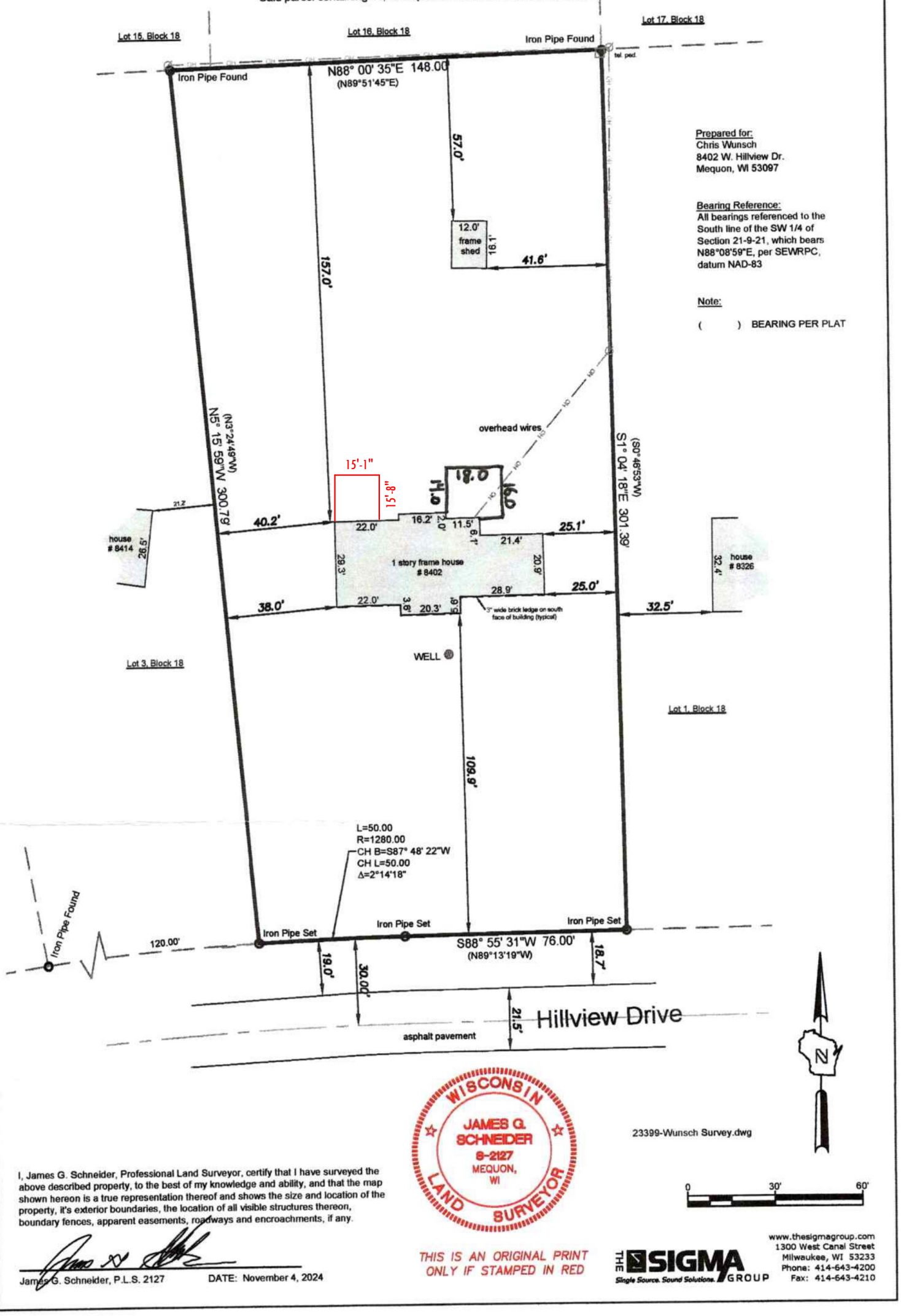
Lucille Sells

Lucille Sells
Lead Designer/Owner
North Drawn Design

Plat of Survey

Lot 2, in Block 18, in Solar Heights Plat No. 3, being a subdivision of part of the Southwest 1/4 of Section 21, Town 9 North, Range 21 East in the City of Mequon, Ozaukee County, State of Wisconsin.

Said parcel containing 41,163 sq. ft./ 0.945 acres of land more or less.



Prepared for:
Chris Wunsch
8402 W. Hillview Dr.
Mequon, WI 53097

Bearing Reference:
All bearings referenced to the South line of the SW 1/4 of Section 21-9-21, which bears N88°08'59"E, per SEWRPC, datum NAD-83

Note:

( ) BEARING PER PLAT

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

23399-Wunsch Survey.dwg

0 30' 60'

I, James G. Schneider, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

James G. Schneider, P.L.S. 2127 DATE: November 4, 2024

THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

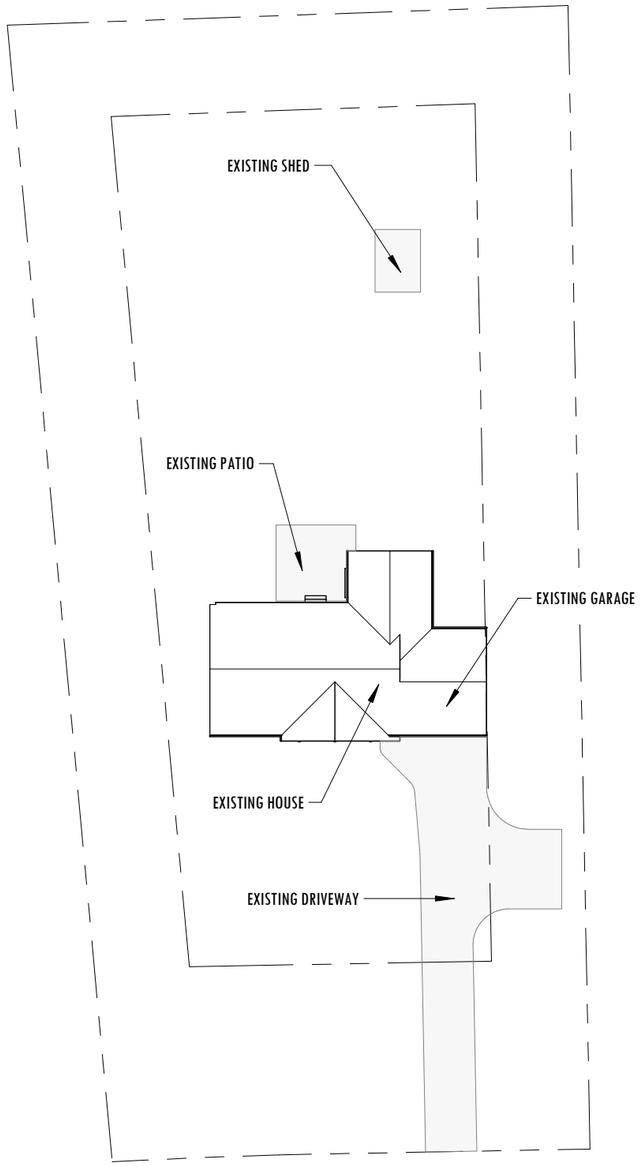
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

WUNSCH

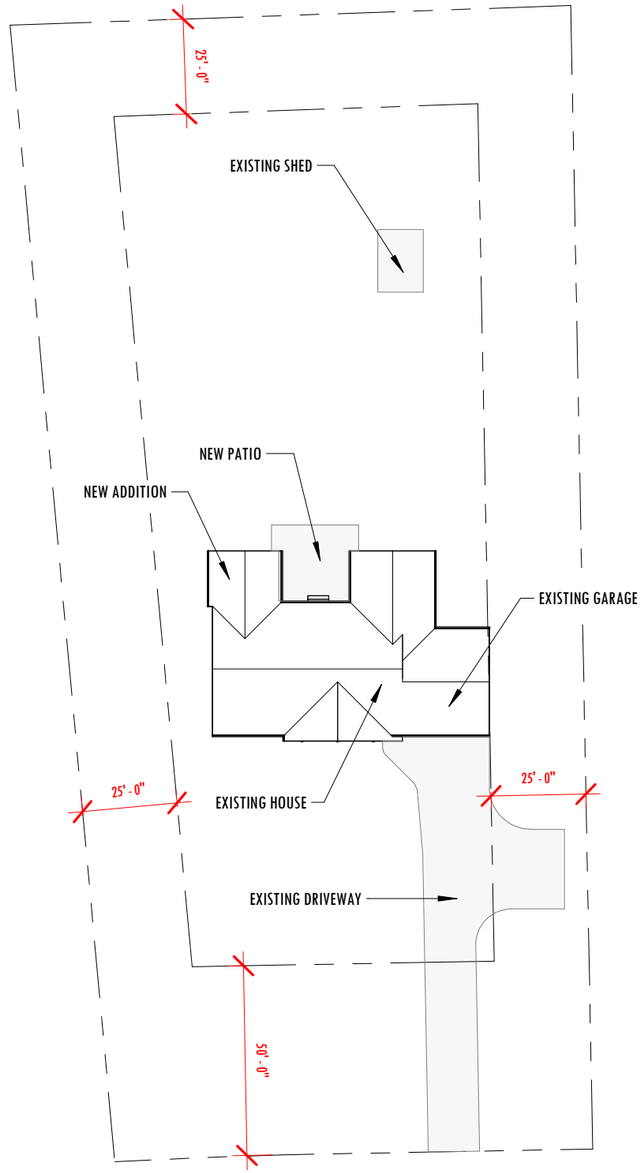
ADDITION & RENOVATION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



EXISTING SITE PLAN
Scale: 1" = 40'-0"



PROPOSED SITE PLAN
Scale: 1" = 40'-0"

AD-001

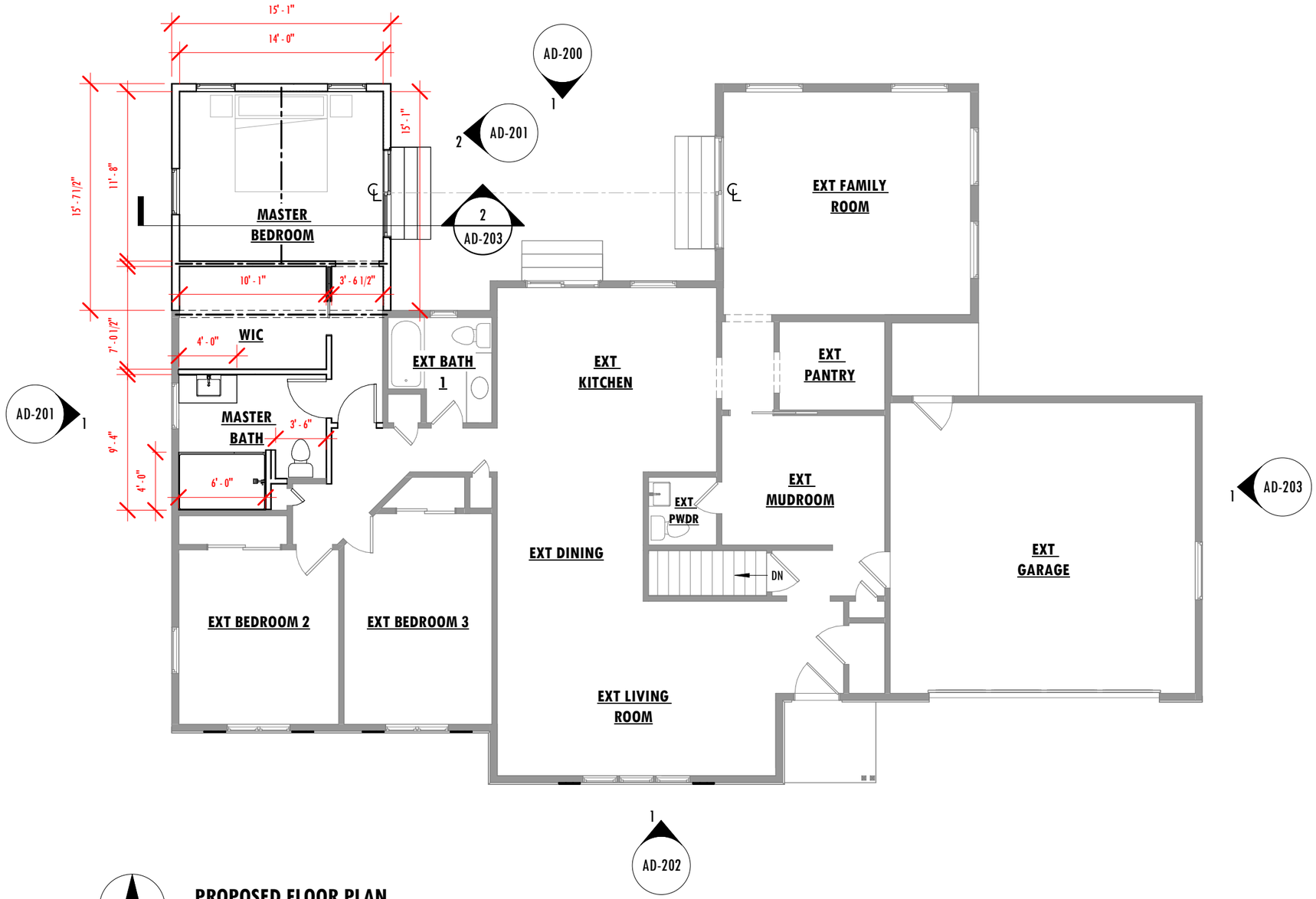
DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



PROPOSED FLOOR PLAN

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

AD-100

DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

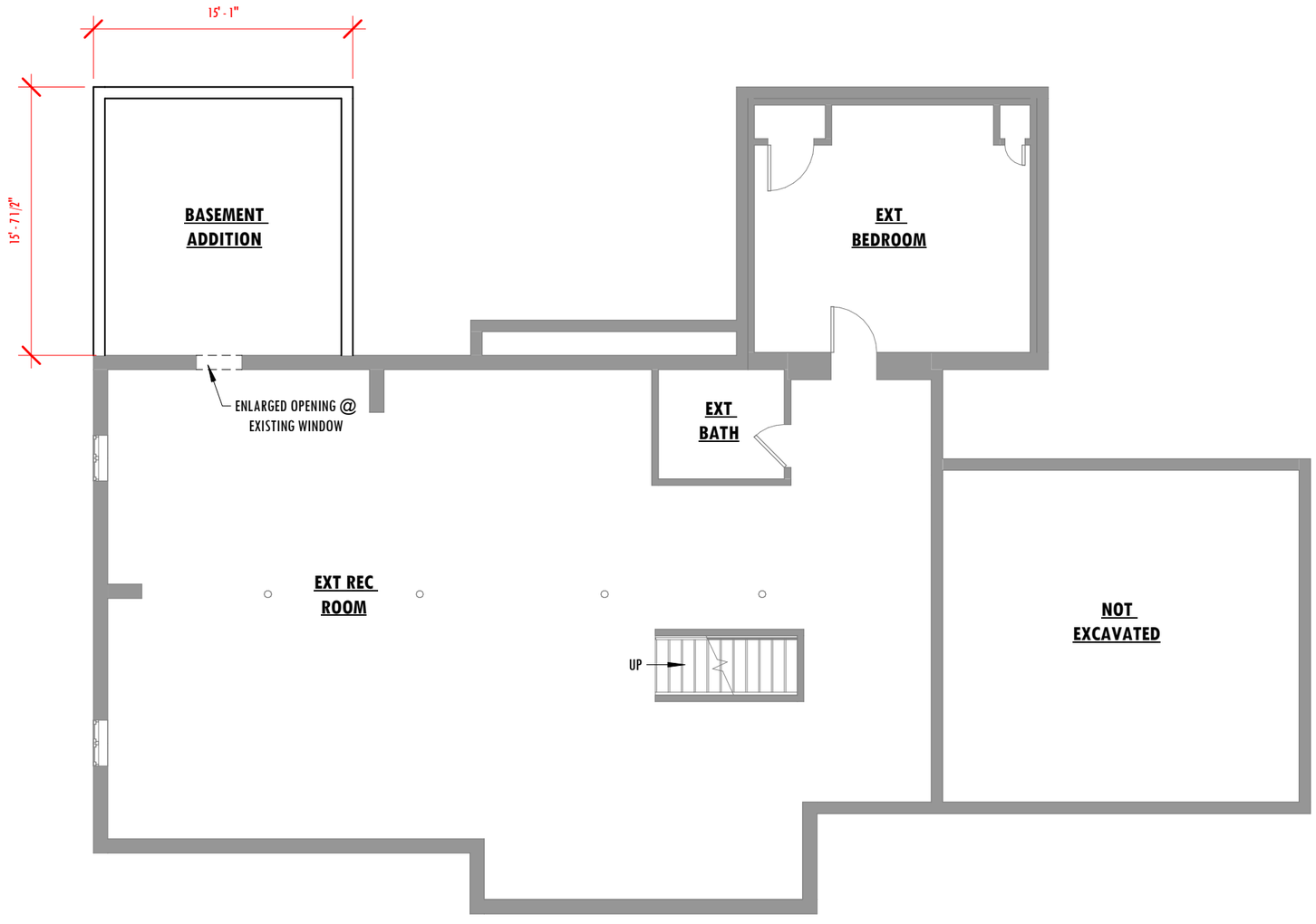
8402 W Hillview Dr, Mequon, WI 53097

NEW WORK PLAN LEGEND

EXISTING, TO REMAIN

NEW STUD PARTITION

NORTH DRAWN DESIGN



PROPOSED FLOOR PLAN - BASEMENT

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

NEW WORK PLAN LEGEND

EXISTING, TO REMAIN

NEW STUD PARTITION

NORTH DRAWN DESIGN

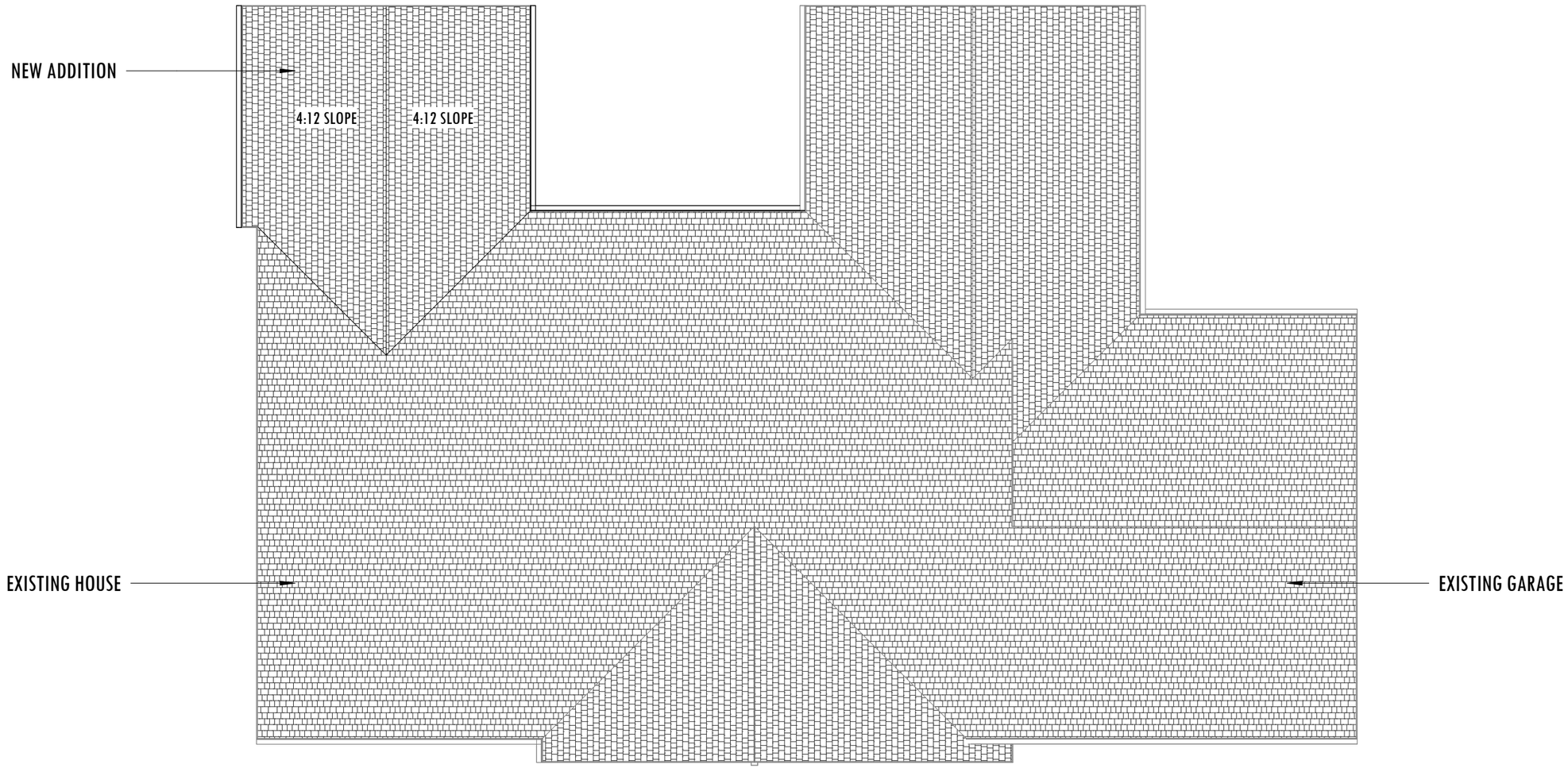
AD-101

DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097



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

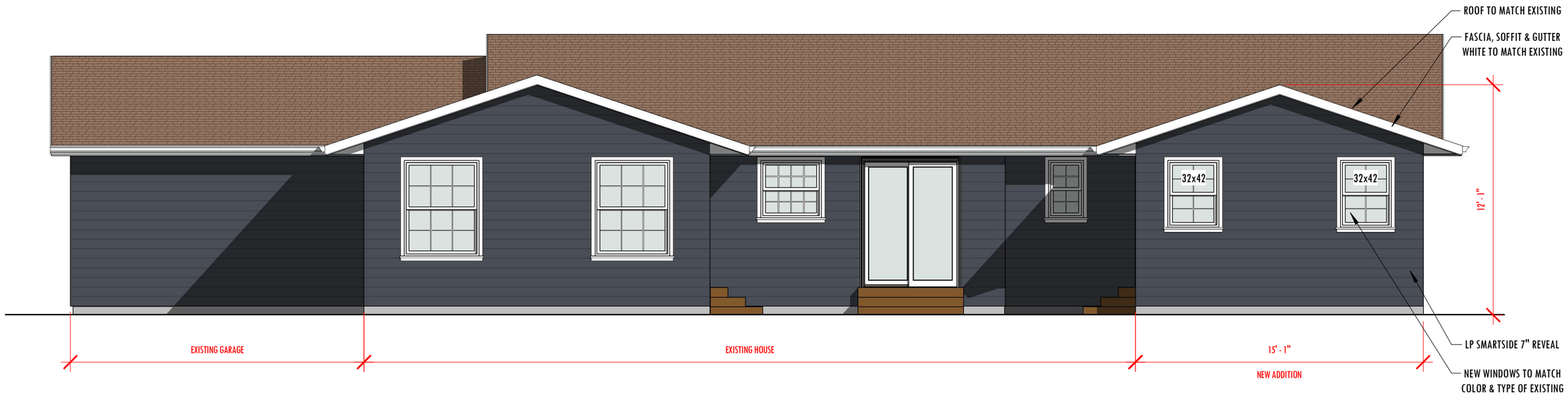
AD-102

DATE: 07/20/26
NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



NORTH ELEVATION

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

AD-200

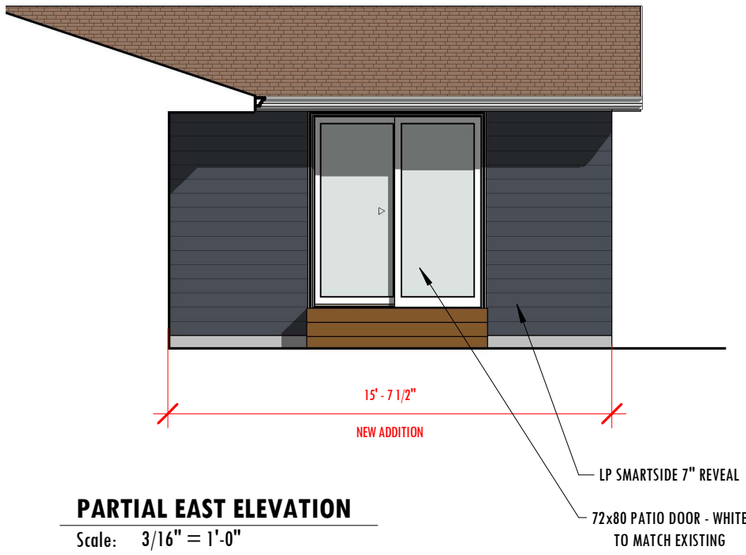
DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

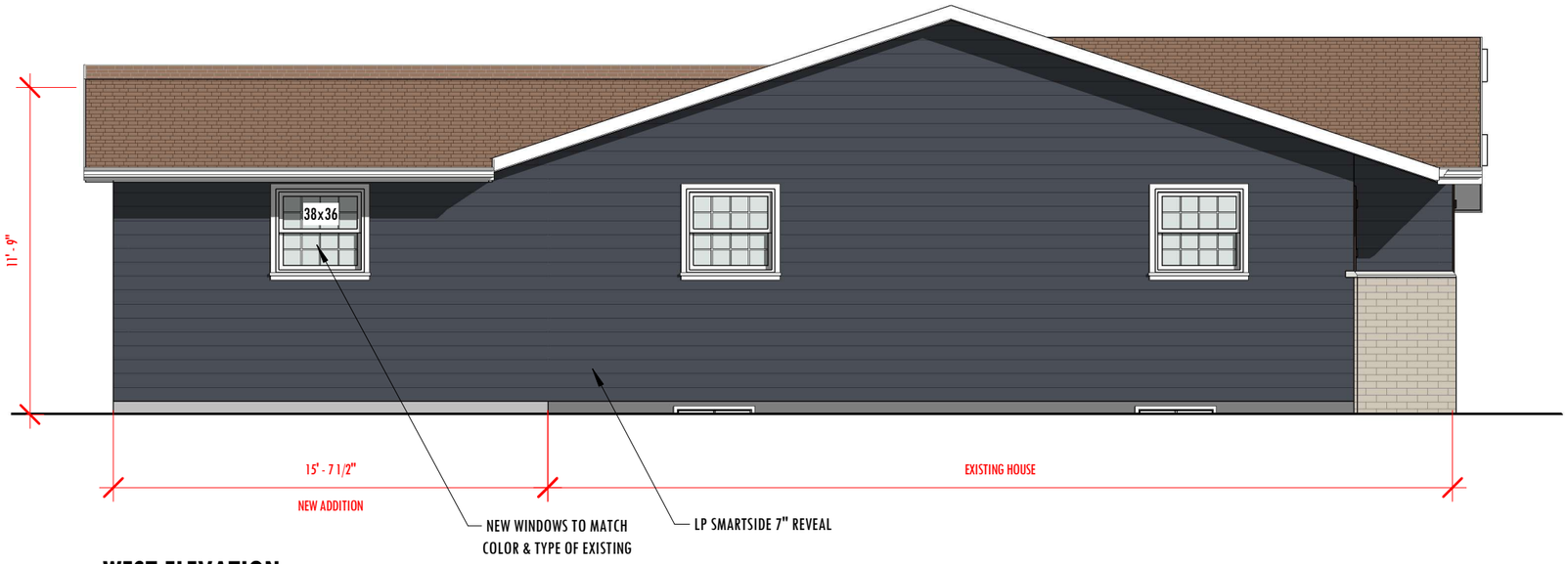
8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



PARTIAL EAST ELEVATION

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



WEST ELEVATION

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

AD-201

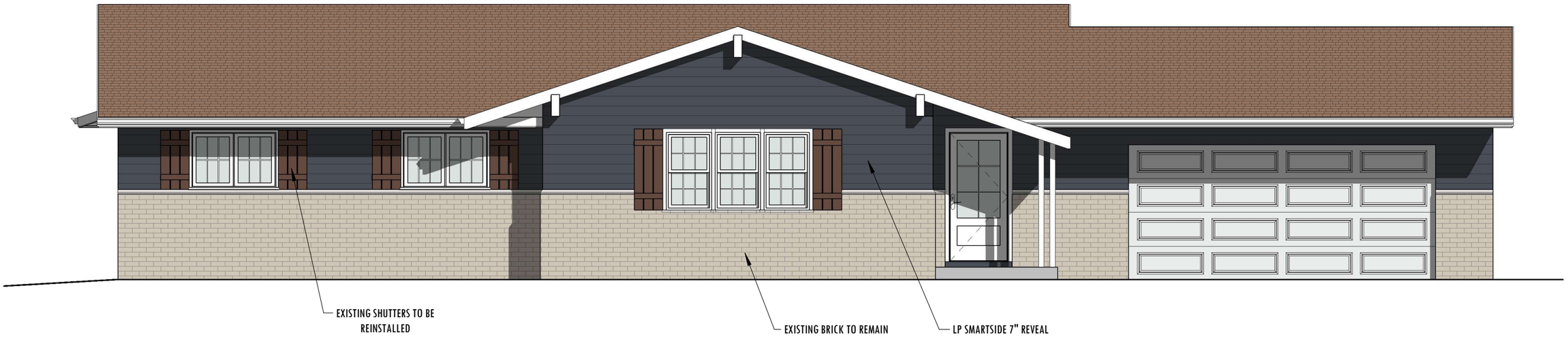
DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



SOUTH ELEVATION

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

AD-202

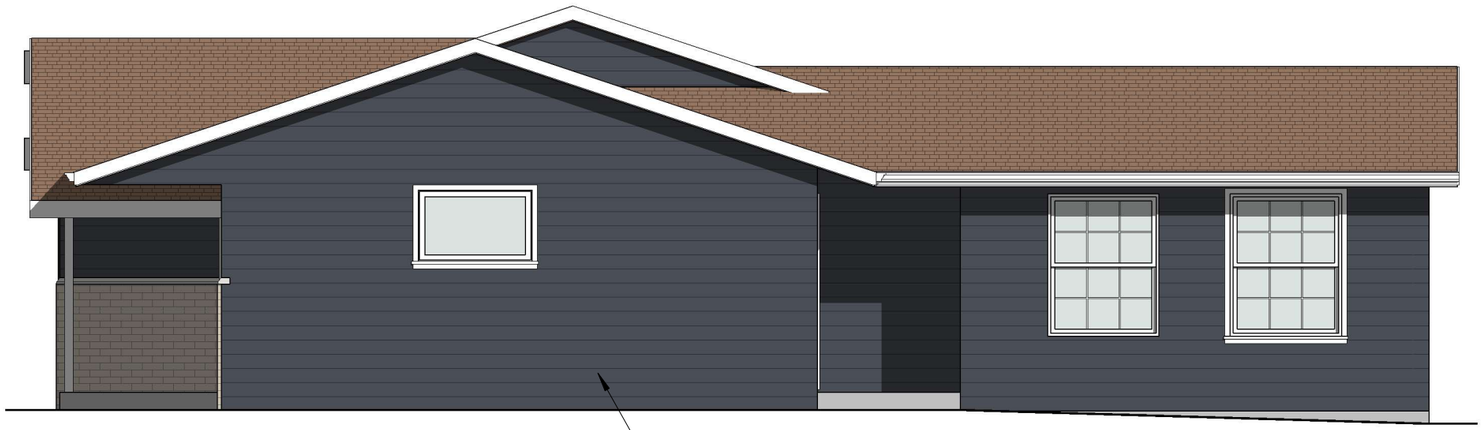
DATE: 07/20/26

NOT FOR CONSTRUCTION

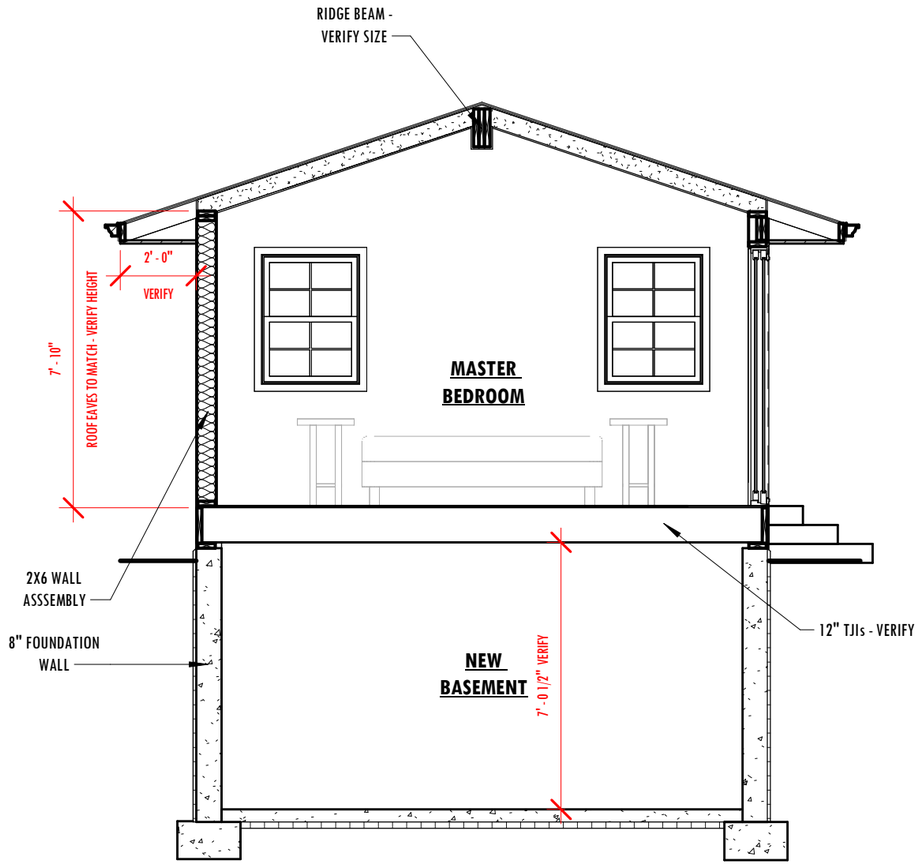
WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



EAST ELEVATION
Scale: 3/16" = 1'-0"



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

AD-203

DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN

EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

AD-204

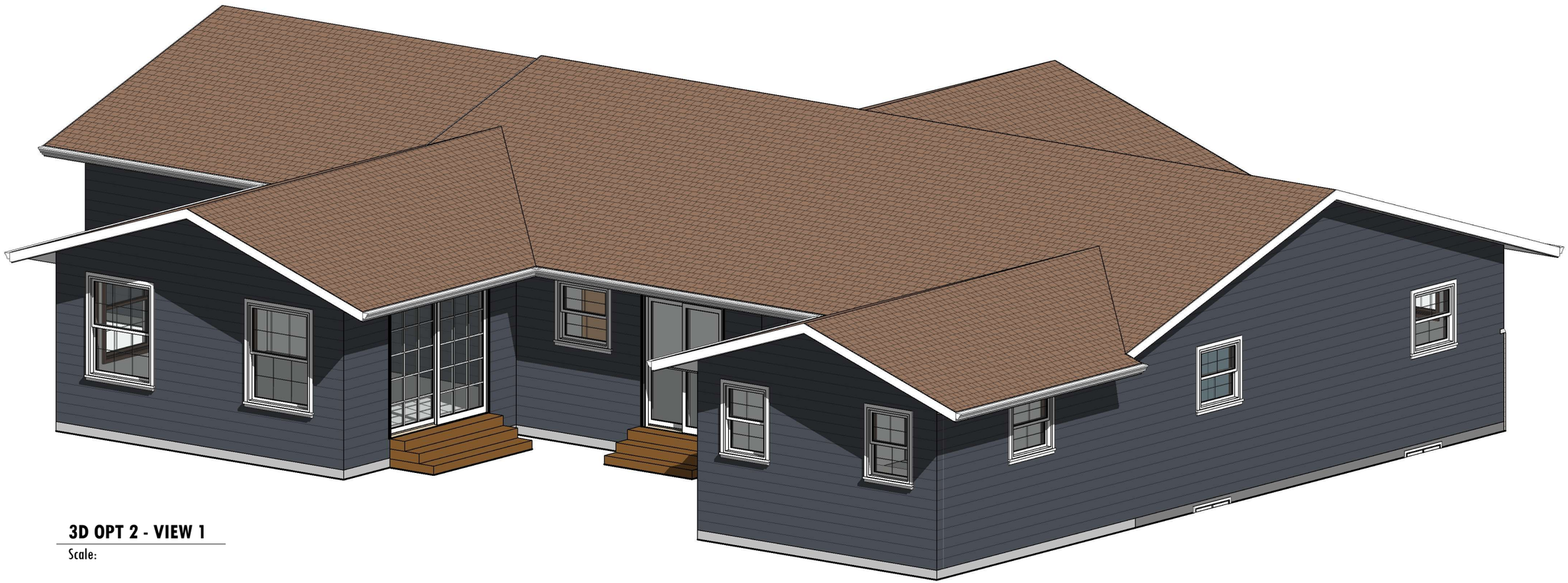
DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



3D OPT 2 - VIEW 1

Scale:

AD-400

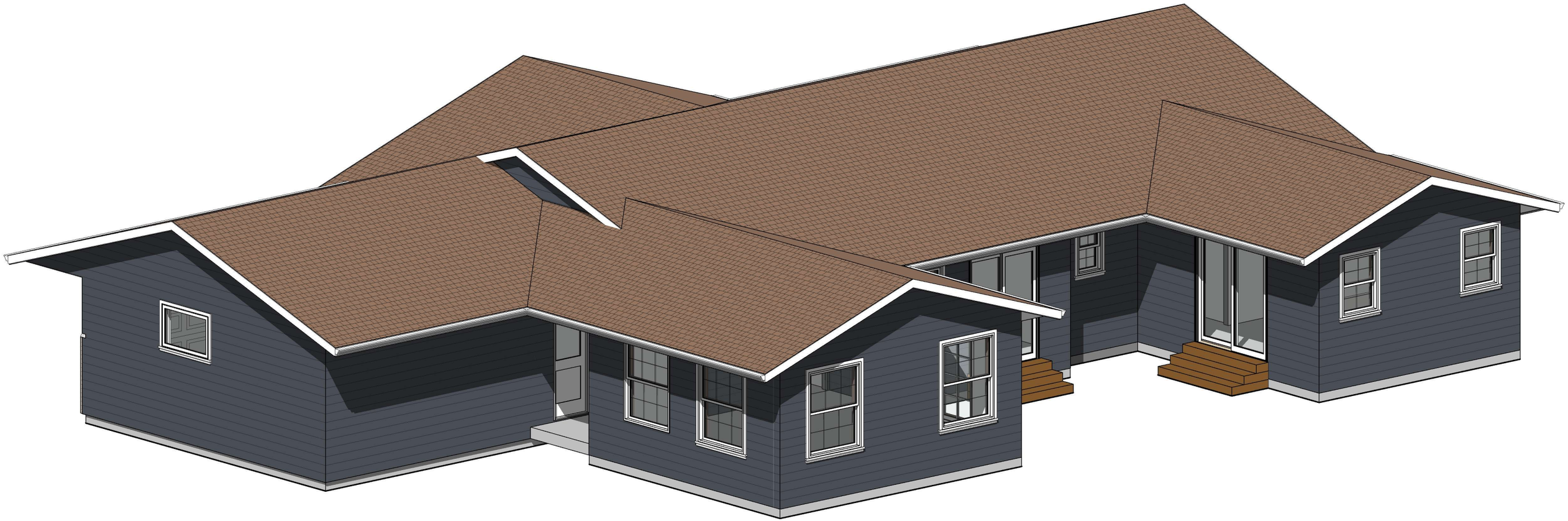
DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN



3D OPT 2 - VIEW 2

Scale:

AD-401

DATE: 07/20/26

NOT FOR CONSTRUCTION

WUNSCH - MASTER SUITE ADDITION

8402 W Hillview Dr, Mequon, WI 53097

NORTH DRAWN DESIGN

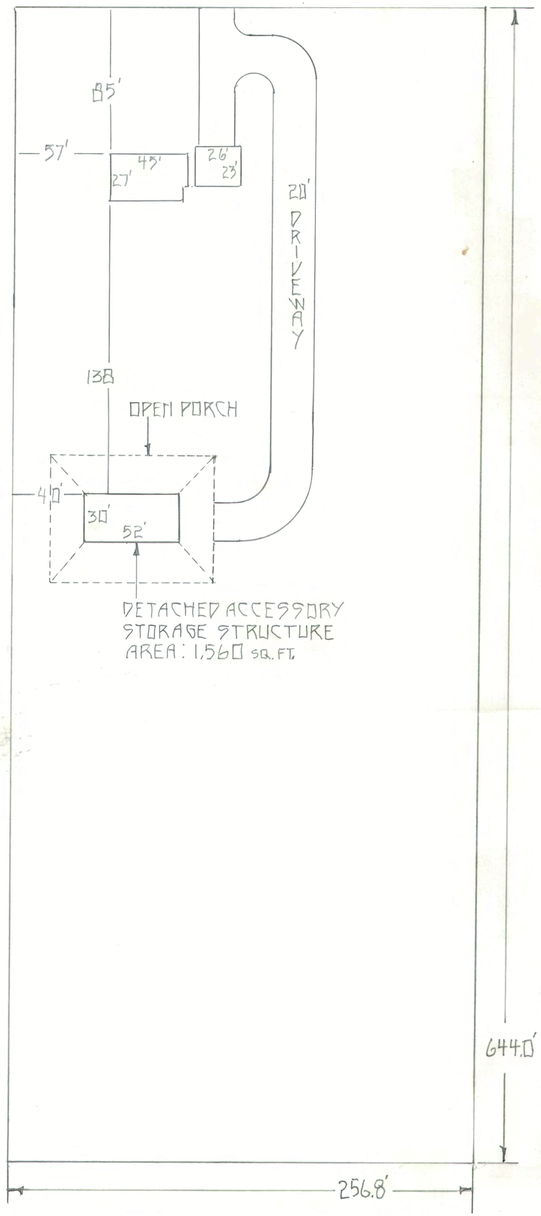
11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

www.cityofmequonwi.gov **Inspections**

TO: **Architectural Board**
FROM: **Karen Heil, Administrative Assistant**
DATE: **August 10, 2026**
SUBJECT: **Outbuilding at 10661 N. Wauwatosa Road**

Attachments:
Pictures, Site Plan, Plans

SITE PLAN SCALE: 1"=40'



COUNTY SURVEY: SCALE: 1"=40'

NOTES:

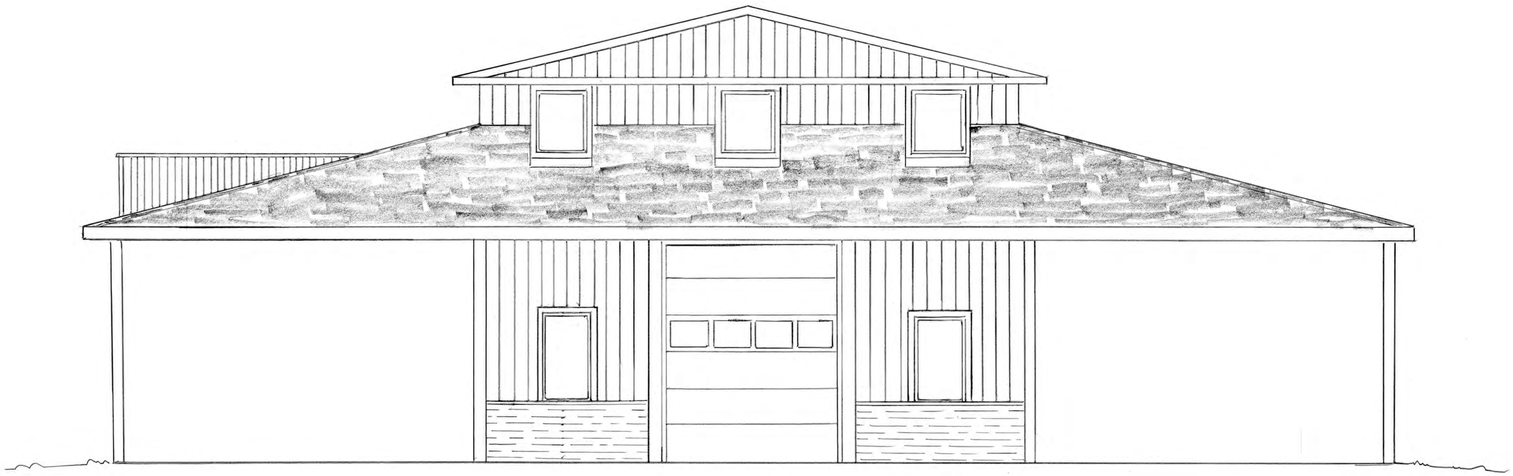
- LOT AREA — 165,070 SQ.FT AREA
- DETACHED ACCESSORY STORAGE STRUCTURE — 1,560 SQ. FT AREA
- BUILDING HEIGHT INCREASED BY 10'-0" TO 25'-0"
  20'-0" OFFSET INCREASED BY 10'-0" TO REQUIRED 30'-0" OFFSET
  DETACHED BUILDING OFFSET IS 40'-0"

DETACHED ACCESSORY STORAGE STRUCTURE

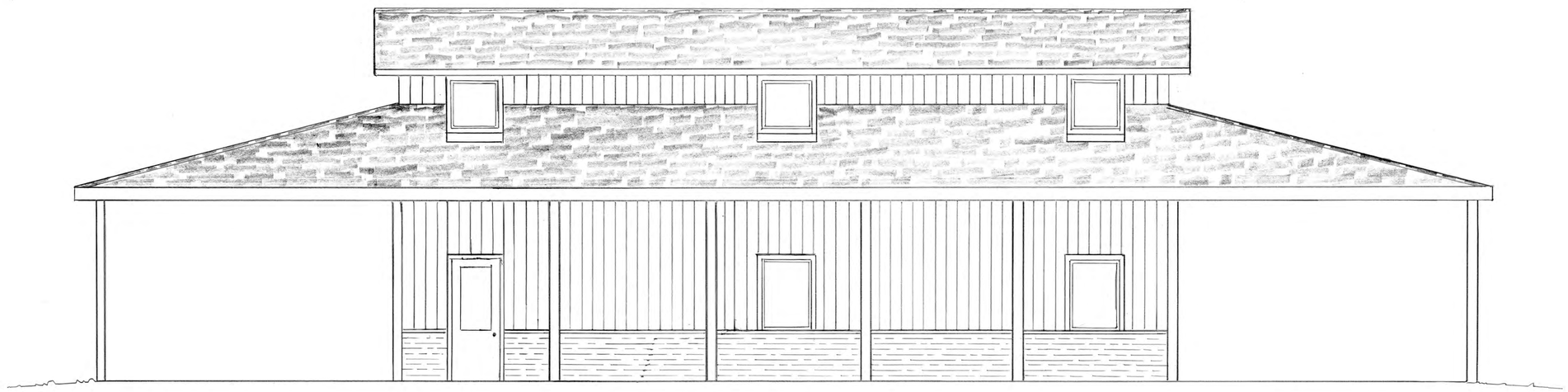
CHRIS BESLER

10661 N. WAUWATOSA RD.
MEQUON, WI.

DESIGNED & DRAWN BY:
KEN HOSALE DESIGN BUILD LLC
11019 N. WAUWATOSA RD
MEQUON, WI.



SOUTH ELEVATION



EAST ELEVATION

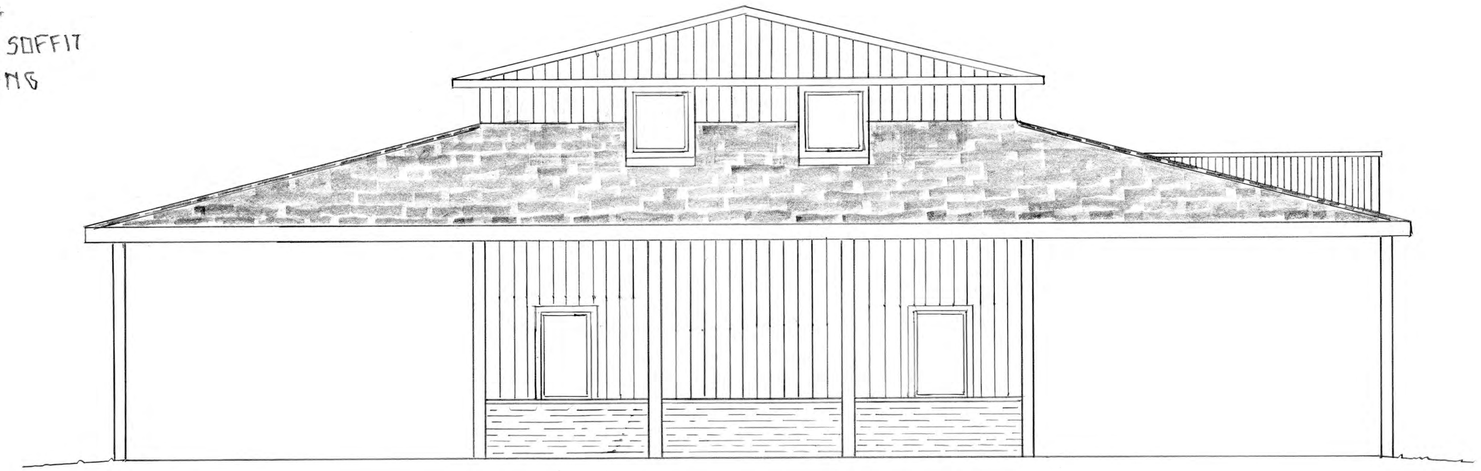
SCALE: 1/4"=1'-0"

7-18-2026

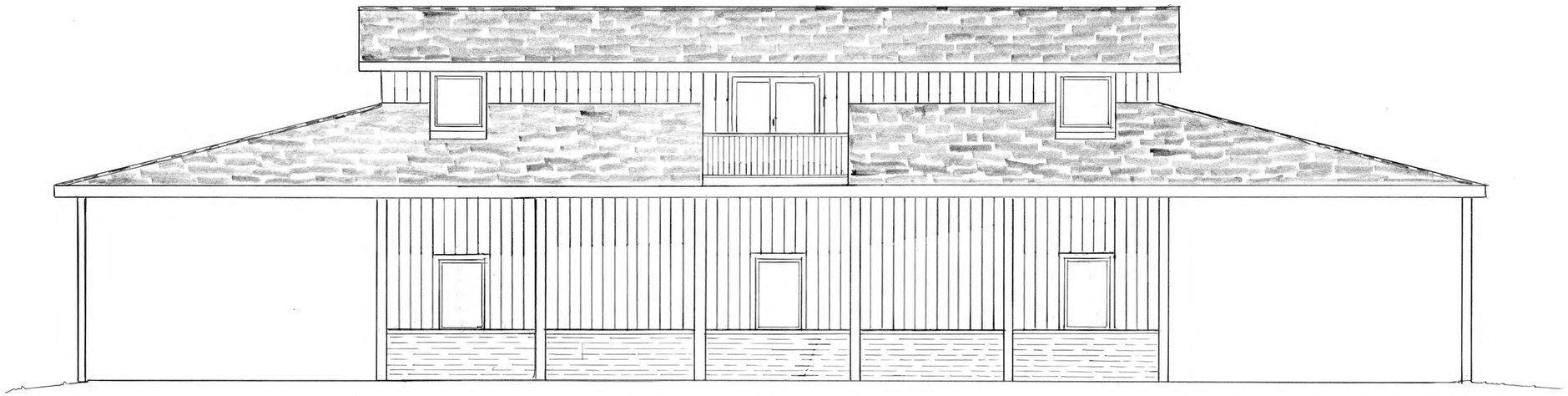
NOTES:

MATERIALS:

- EXISTING HOME'S ROOF, WINDOWS, TRIM AND BRICK (TO BE PAINTED OR STAINED) TO MATCH MATERIALS OF NEW DETACHED ACCESSORY STORAGE STRUCTURE
- ROOF - FIBERGLASS SHINGLES
- BRICK WAINSCOTING 42" HT
- ALUMINUM CUSTOM TRIM & SOFFIT
- VERTICAL STEEL RIBBED SIDING



NORTH ELEVATION



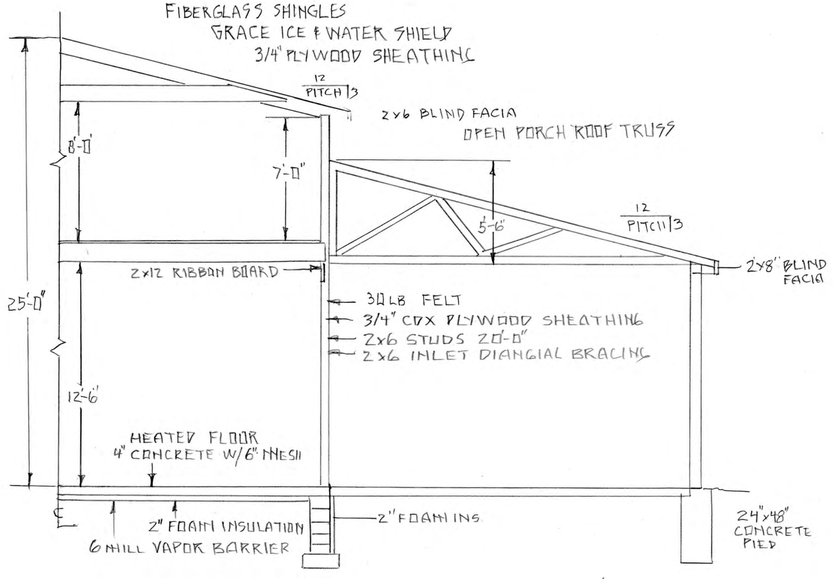
WEST ELEVATION

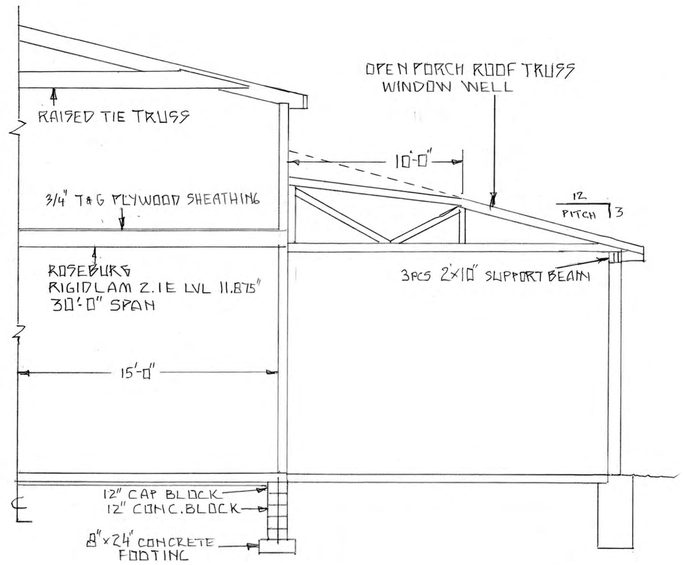
SCALE: 1/4" = 1'-0"

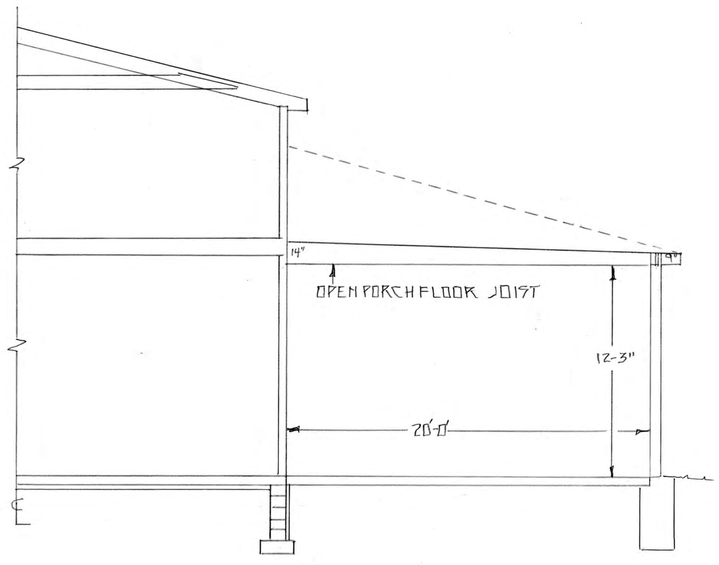
7-18-2026

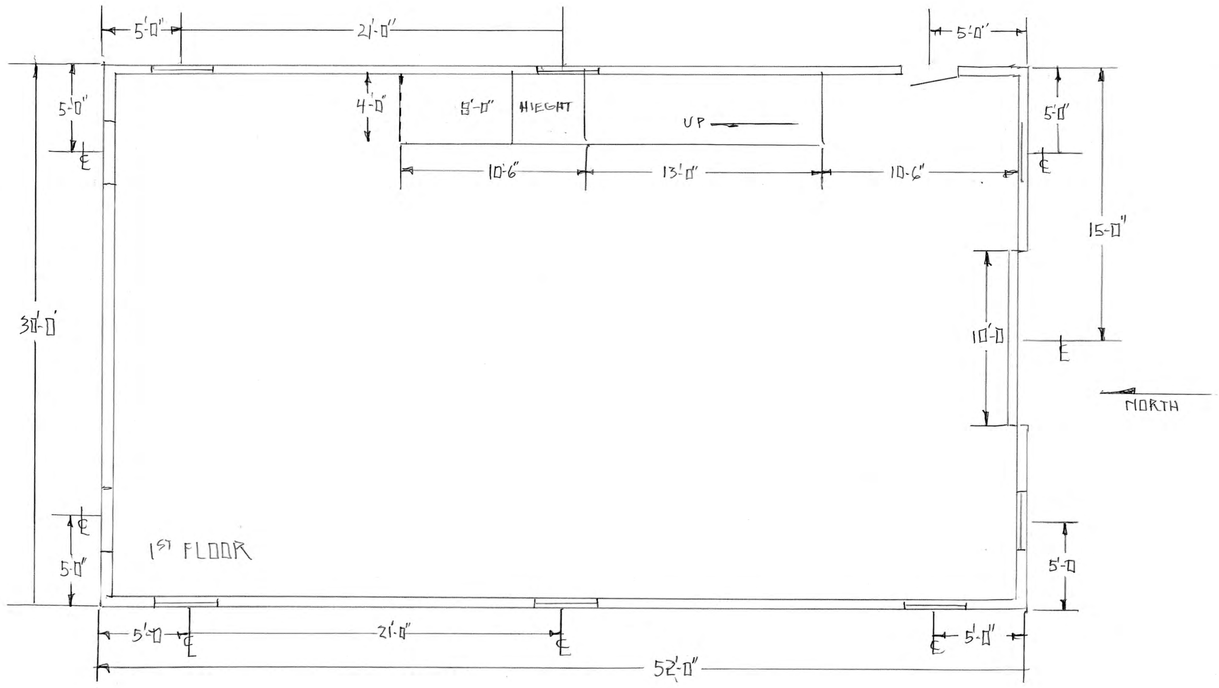
TPYCIAL SECTIONS & FLOOR PLANS

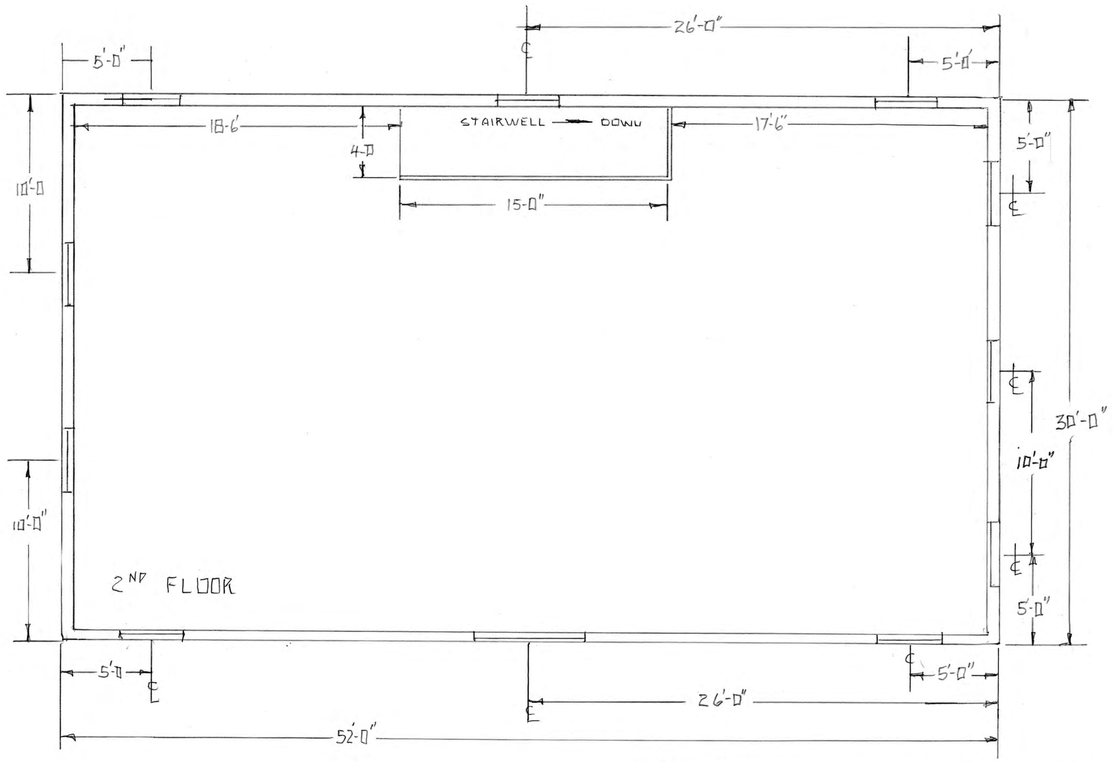
NOTE:
- THESE ARE NOT CONSTRUCTION PLANS TO BE USED TO BUILD FROM
- ALL CONSTRUCTION DETAILS AND COMPONENTS CONTAINED IN THESE 5 PAGES REQUIRE AN ENGINEER'S CALCULATIONS, VERIFICATION AND APPROVAL







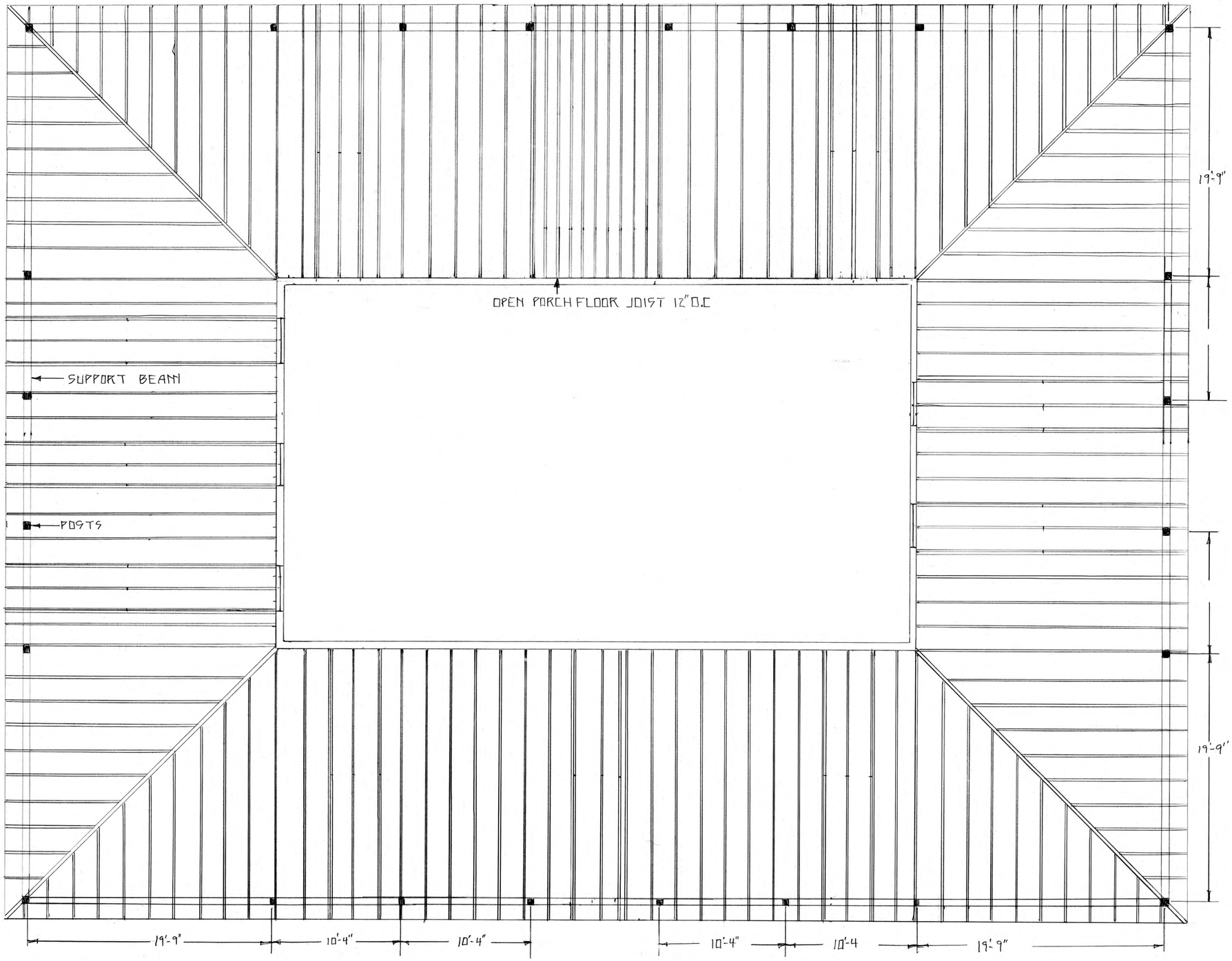




SCALE: 1/4" = 1'-0"

7-18-2026

SUPPORT BEAM & POSTS, OPEN PORCH TRUSSES



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

7-18-2026