City of St. Francis

Building Inspector

4235 South Nicholson Ave Office Hours Mon.– Fri. Craig Vretenar
St. Francis, Wisconsin 53235 8:00- 9:00 AM
Ph 414-481-2300 1:00-2:00 PM
Fax 414-481-6483 E-mail craigv@stfranwi.org

POSTED: 5/10/2016

IMPORTANT NOTICE

An Aesthetic Control Board meeting has been scheduled for **Thursday May 19th 2016** at 6:30 PM., in the Committee Room, St. Francis Civic Center, 3400 E HowardAve., St. Francis, Wisconsin 53235.

AGENDA

1. Chair person will call meeting to order.

2. Roll call- members present. Darin Frerichs, Karen Lynn, Jayme Krevs, Craig Vretenar.

3. Approval of minutes of meeting held Thursday February 18th 2016.

4. Discussion of applications for approval.
   a. Application by Robert and Mary Jo Hallfeld for a new home at 3465 E Sivyer Ave. This is a reapplication for revisions from a previously approved plan from 11-18-2016.
   b. Application by Theresa Kartye of 4125 S Lake Drive for revision of previously approved plan submitted April 28th 2015. House is currently being built.

5. Old Business

6. New Business

7. Adjournment.

PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings, who have a qualifying disability under the Americans with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair Accessible from the west and east entrances. **Note: There is the potential that a quorum of the Common Council may be present.**

CITY OF ST. FRANCIS
MINUTES OF THE AESTHETIC CONTROL BOARD
Thursday February 18th 2016

Meeting Called to order at 6:33 PM

Members present Darin Frerichs, Rick Grubanowitch, & Craig Vretenar.

Members excused Karen Lynn

Others present Terri Wonn from Orendorf Custom Homes

Darrin F.. Motioned to approve the meeting minutes of November 18th 2015 seconded byRick G.. Motion carries.

Discussion was held on the property addressed as 3231 E Koenig Ave Trestle Creek Subdivision. Rick G. asked what the house size was. Terri Wonn stated it was 2,050 Square feet and the owners were downsizing. The siding is a prefinished Hardi plank which is a Khaki Brown, the trim will be white and the stone is Country ledge culture stone with a mix of gray, brown, red and tan. The shingles will be the subdivision required weather wood color.

Terri W Stated the Siepmann approval required additional windows be added. The home cost is $370,000 with high quality interior finishes
Darrin F. stated he sees no issues with the home and it fits well in the subdivision. He likes the additional stone façade facing the front.

Darrin F. motioned to approve with Rick G seconding. Motion carried.

Rick G motion to adjourn, with Darrin F. seconding. Motion carries

Meeting adjourned at 7:00 PM

INDEX TO DRAWINGS

1 TITLE SHEET, FRONT AND REAR ELEVATIONS
2 LEFT AND RIGHTELEVATIONS, OUTBUILDING PLANS
3 FOUNDATION PLAN, WALL SECTIONS, DETAILS
4 FLOOR PLAN, WALL BRACING DETAILS, GENERAL NOTES
5 ELECTRICAL PLAN AND NOTES

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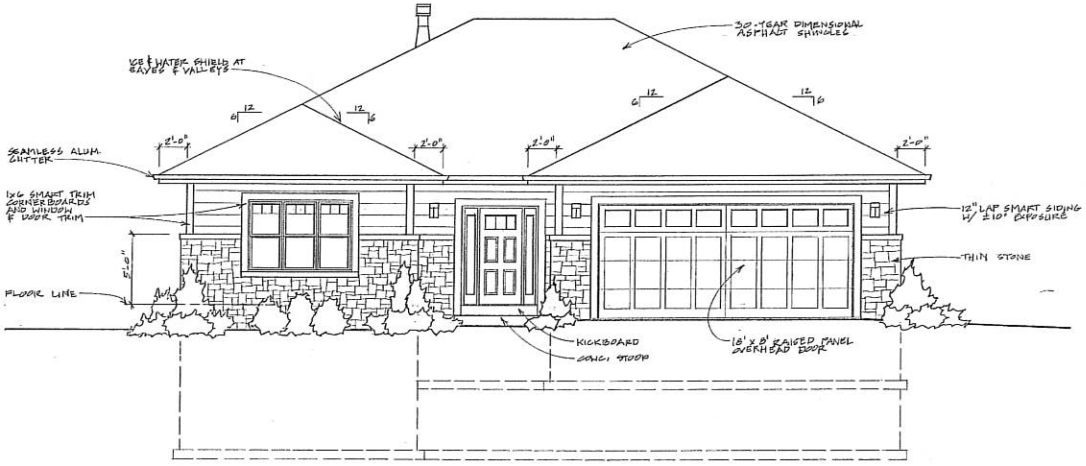
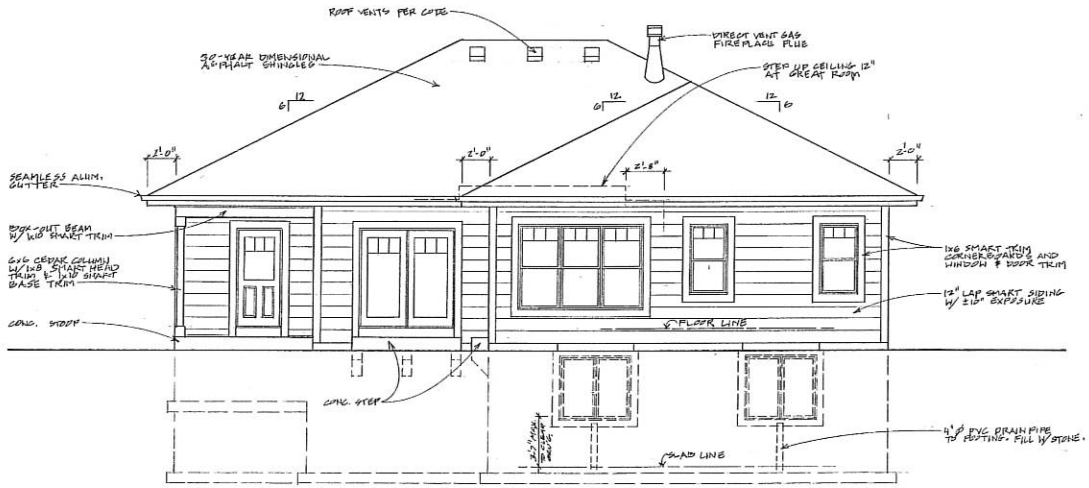


FRONT ELEVATION
¼" = 1'-0"



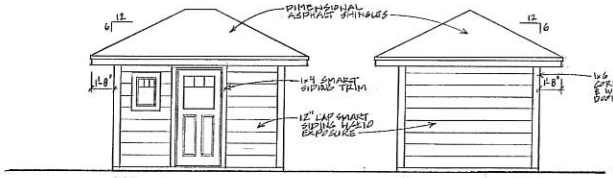
REAR ELEVATION
¼" = 1'-0"

DON E. KRAFT, ARCHITECT LLC
256 SIMON DRIVE, HARTFORD, WI 53027
262-993-2356 dekraftarchitect@aol.com

REVISIONS:

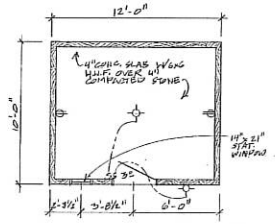
THE HALLFELD RESIDENCE
LOT-3, EAST SIVVER AVENUE, KOENIG'S SUBDIVISION
ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN

PROJECT: 2016.1
DATE: 3.30.16
SHEET: 1 OF 5

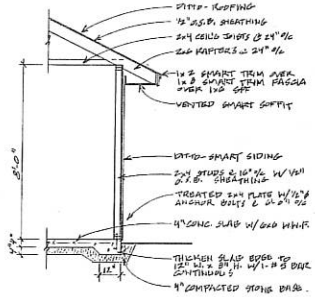


FRONT ELEVATION
1/4" = 1'-0"

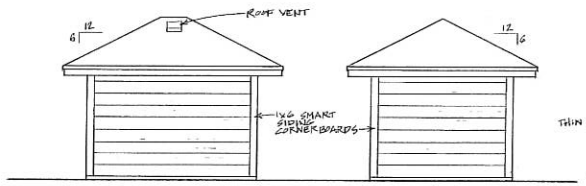
LEFT ELEVATION
1/4" = 1'-0"



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



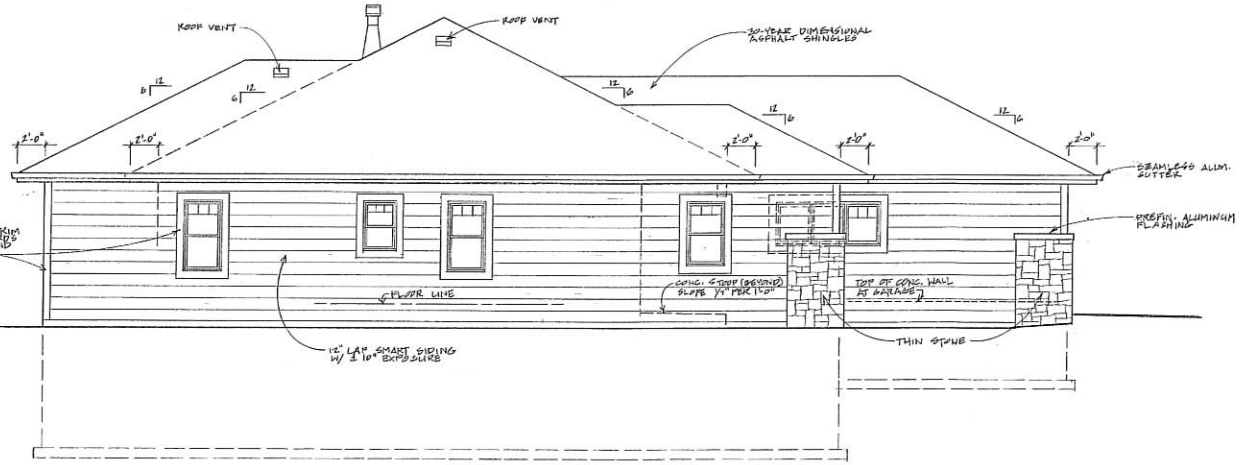
WALL SECTION
3/8" = 1'-0"



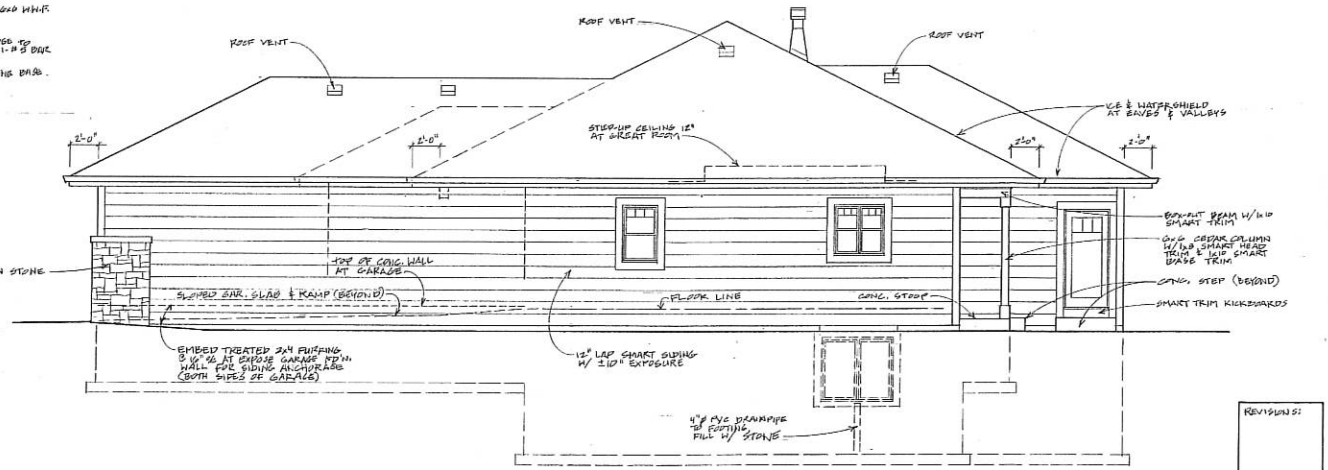
REAR ELEVATION
1/4" = 1'-0"

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

OUTBUILDING DRAWINGS



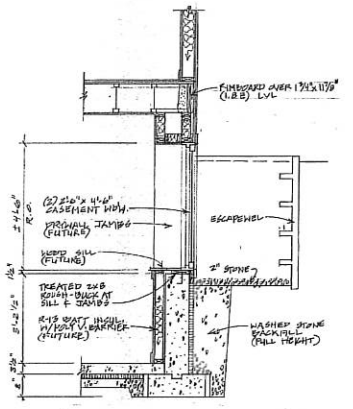
LEFT ELEVATION
1/4" = 1'-0"



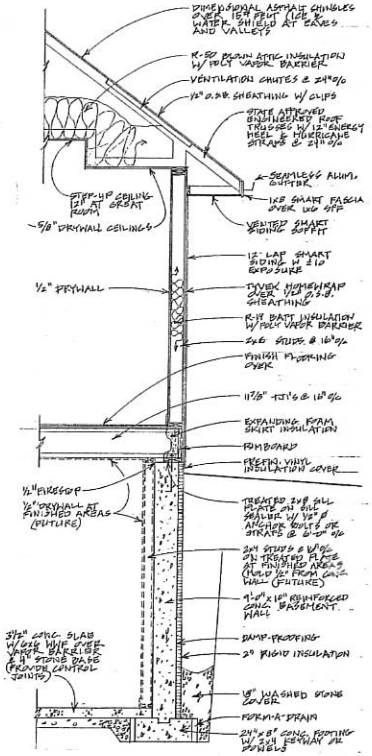
RIGHT ELEVATION
1/4" = 1'-0"

REVISIONS:

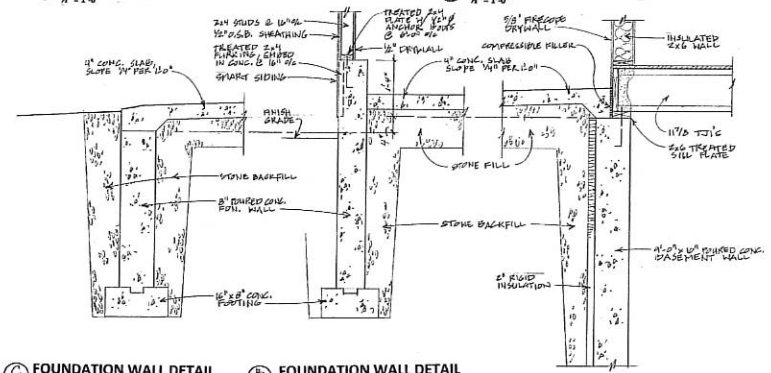
SHEET: 2 OF 5



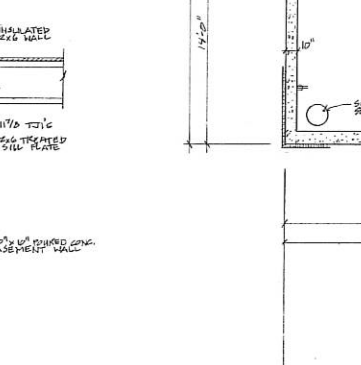
E/3 **FOUNDATION WALL DETAIL**
¼" = 1'-0"



D/2 **WALL SECTION**
¼" = 1'-0"

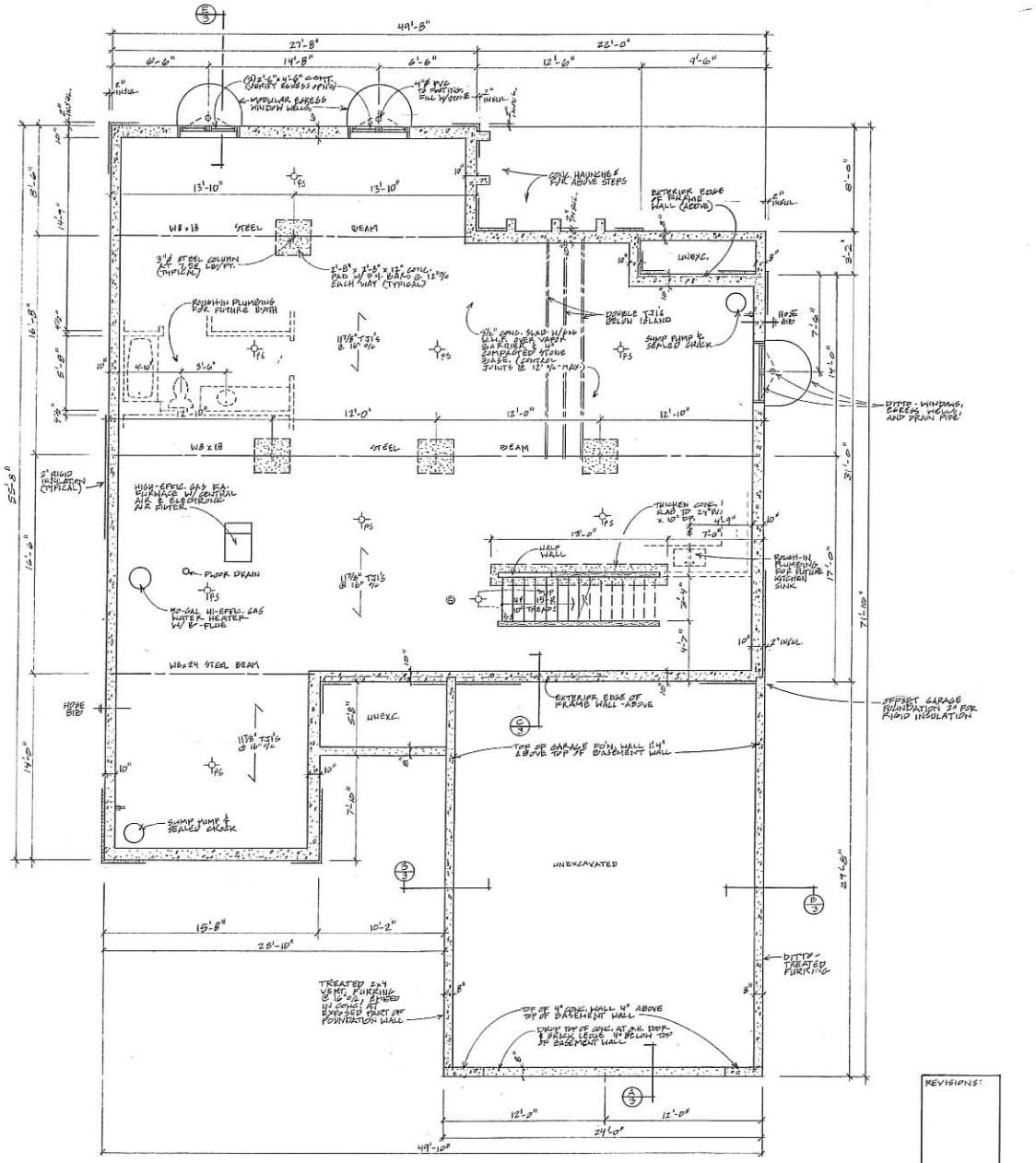


C/3 **FOUNDATION WALL DETAIL**
¼" = 1'-0"



A/3 **FOUNDATION WALL DETAIL**
¼" = 1'-0"

B/3 **FOUNDATION WALL DETAIL**
¼" = 1'-0"



FOUNDATION PLAN
¼" = 1'-0"

REVISIONS:

SHEET: 3 OF 5

CS- WSP : Continuously Sheathed Wood Structural Panel

- Wood structural panel sheathing not less than 3/8" thick for 16-inch stud spacing and not less than 7/16 inch thick for 24-inch stud spacing. Fasten to framing or blocking with 6d common nail or 8d box nail (2-1/2: long x 0.113" diameter) spaced at 6" along edges and 12" in the field or 7/16" crown 16 gage staples, 1-1/4" long spaced at 3" along edges and 6" in the field.
- Sheathing shall be applied to all exterior sheathable surfaces including areas above, below and between openings.
- The interior side of all exterior walls shall be sheathed with minimum 1/2" gypsum wall board. All edges shall be attached to framing or blocking.

PF : Portal Frame

- Wood structural panel sheathing not less than 7/16 inch thick.
- Refer to Figure 321.25-A.

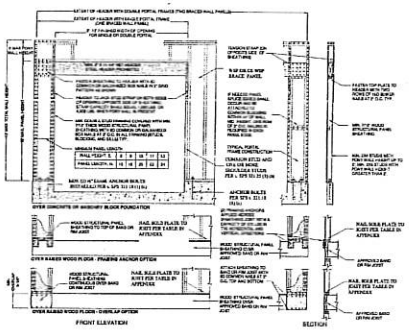


Figure 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION

WALL BRACING NOTES AND DETAILS

GENERAL NOTES

DO NOT SCALE THE DRAWINGS.

JOISTS RAFTERS AND LINTELS: DOUG-FIR NO. 2 OR BETTER. ENGINEERED BEAMS: Fb= 2600 psi, Fv=285 psi, E=2,000,000 psi.

2,500 PSF SOIL BEARING CAPACITY ASSUMED. CONTACT ARCHITECT OF ACTUAL CONDITIONS VARY.

EXTERIOR DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF CONCRETE OR SHEATHING.

INTERIOR PARTITIONS ARE 4-1/2" THICK, UNLESS OTHERWISE DIMENSIONED.

STRUCTURAL STEEL SUPPLIER TO VERIFY STEEL BEAM AND COLUMN SIZES.

ROOF TRUSS DESIGNER TO VERIFY TRUSS LAYOUT, GIRDER TRUSS LOCATIONS, AND BEARING REQUIREMENTS FOR POINT LOADS.

LUMBER SUPPLIER TO VERIFY JOIST SIZE AND SPACING, AND HEADER AND BEAM SIZES. PROVIDE ENGINEERED LUMBER WHERE NOTED ON THE PLANS.

9'-0" EXTERIOR FRAME WALL HEIGHT.

CLAD DOUBLE-HUNG AND CASEMENT WINDOWS, WITH ARGON FILLED LOW-E GLASS. SIZES NOTED ON THE PLANS ARE GENERAL WINDOW UNIT SIZES. INSTALL UPPER FLOOR WINDOWS WITH TOPS OF WINDOWS AT 7'-4" ABOVE FINISH FLOOR.

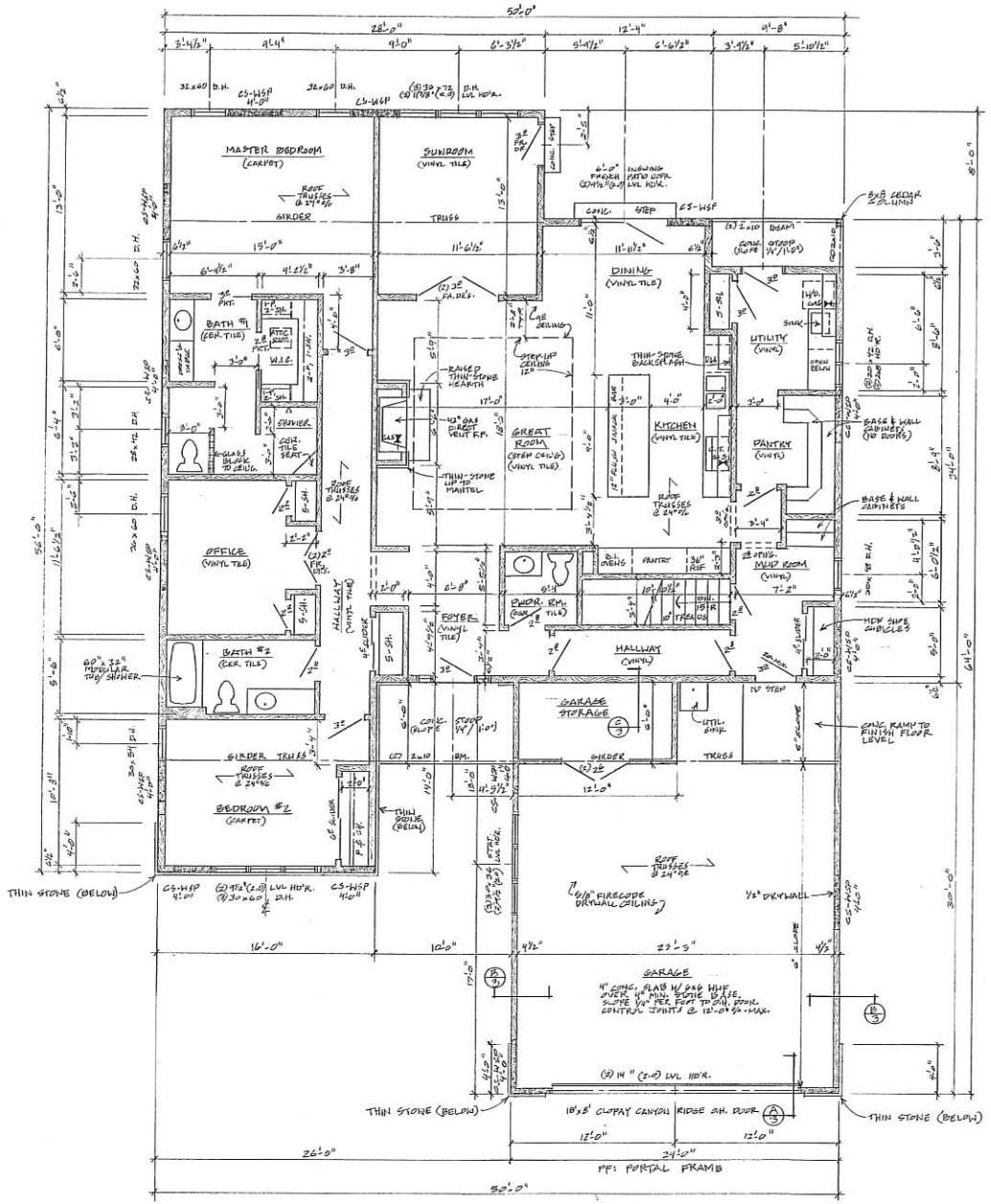
DRYWALL TEXTURE FINISH PER OWNER.

INTERIOR DOOR AND TRIM STYLE, SPECIES AND FINISHES PER OWNER.

PROVIDE GARAGE DOOR OPENER WITH TWO REMOTES.

PLUMBING: PROVIDE SHUT-OFF VALVES AT ALL FIXTURES AND HOSE BIBS.

HVAC: SIZE HEATING AND COOLING SYSTEM FOR FUTURE CONDITIONING OF BASEMENT. PROVIDE CAPPED SUB DUCTS FOR FUTURE BASEMENT FINISHING. VERIFY WITH OWNER.



FLOOR PLAN

1/4" = 1'-0"
2,114 SQUARE FEET FINISHED AREA

REVISIONS:

SHEET: 4 OF 5

Ⓢ SMOKE DETECTORS PER CODE.

PROVIDE LOW-VOLTAGE HALOGEN UNDER CABINET LIGHTING AT KITCHEN AND PANTRY W/WALL SWITCHES.

PROVIDE CARBON MONOXIDE DETECTORS PER CODE.

PROVIDE (7) CABLE TV JACKS (BEDROOMS, OFFICE, GREAT ROOM, SUNROOM, KITCHEN & PANTRY.

PROVIDE (7) TELEPHONE JACKS WHERE DIRECTED.

PROVIDE UNDERGROUND POWER TO OUT-BUILDING W/ SUB-PANEL.

ELECTRICAL PLAN

¼" = 1'-0"

REVISIONS:
SHEET: 5 of 5

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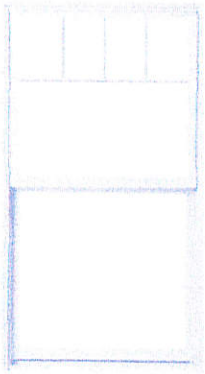
Interior View

Exterior View



OPTIONS

Interior Finish Color
Morning Sky Gray

Exterior Finish Color
Morning Sky Gray

Grilles-Between-The-Glass

Top Row

Hardware Style
Cam-Action Lock

Hardware Finish
Morning Sky Gray

Glass Options
Advanced Low-E Insulating Glass

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Tim Weiler
-owner

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TERRY + JOE KRATZ
9125 LAKE DR
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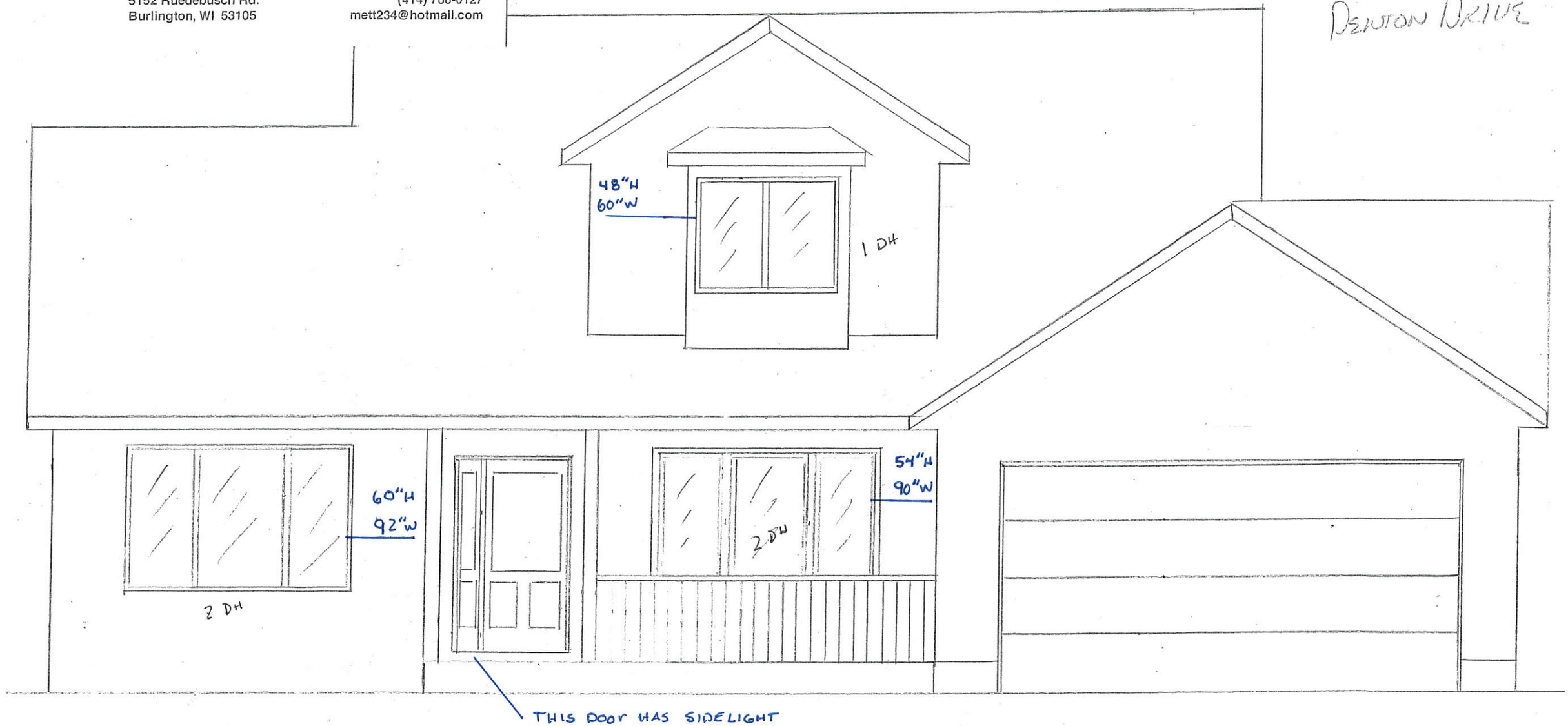
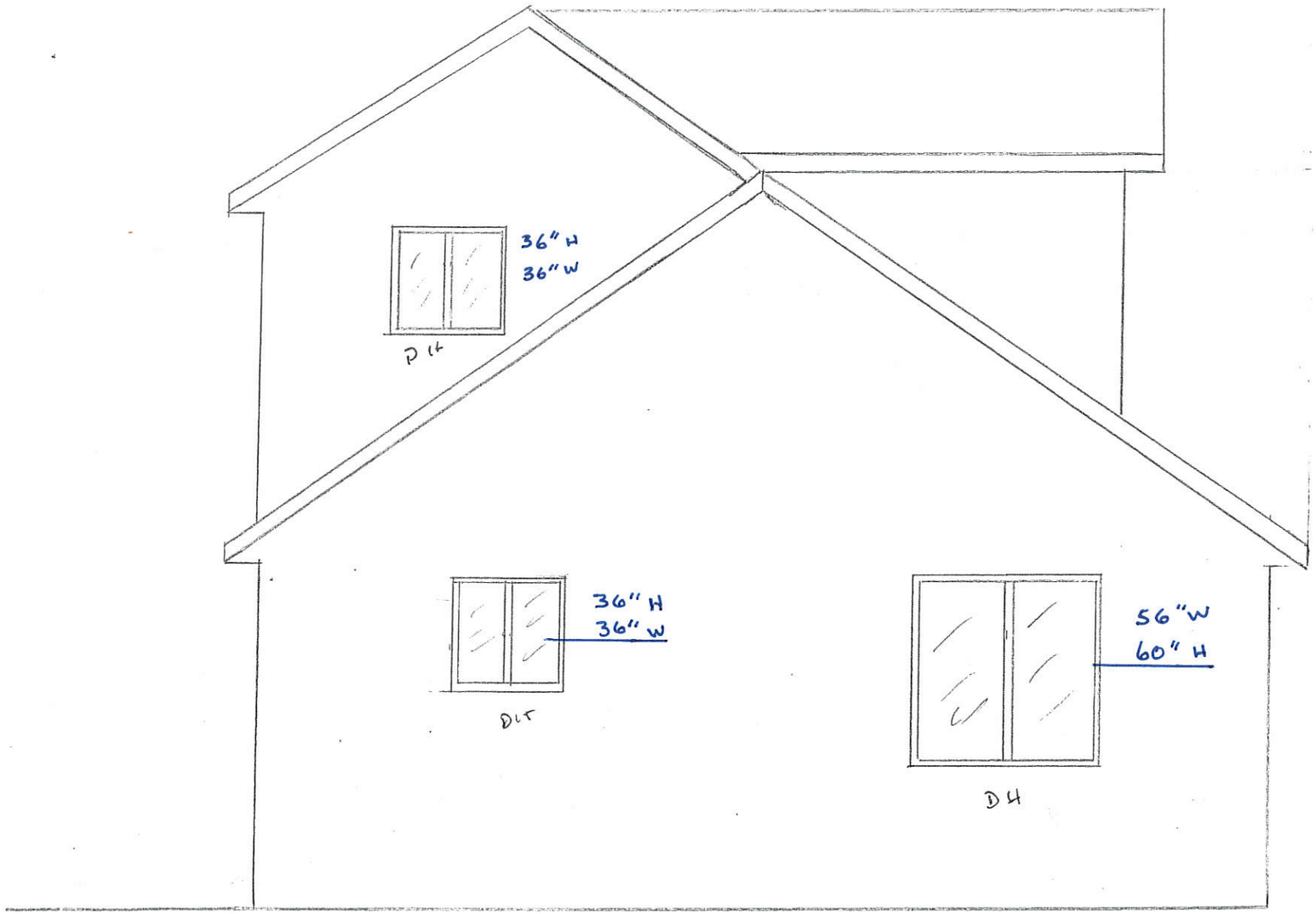
FRONT ELEVATION
1/4" = 1'
DENTON DRIVE



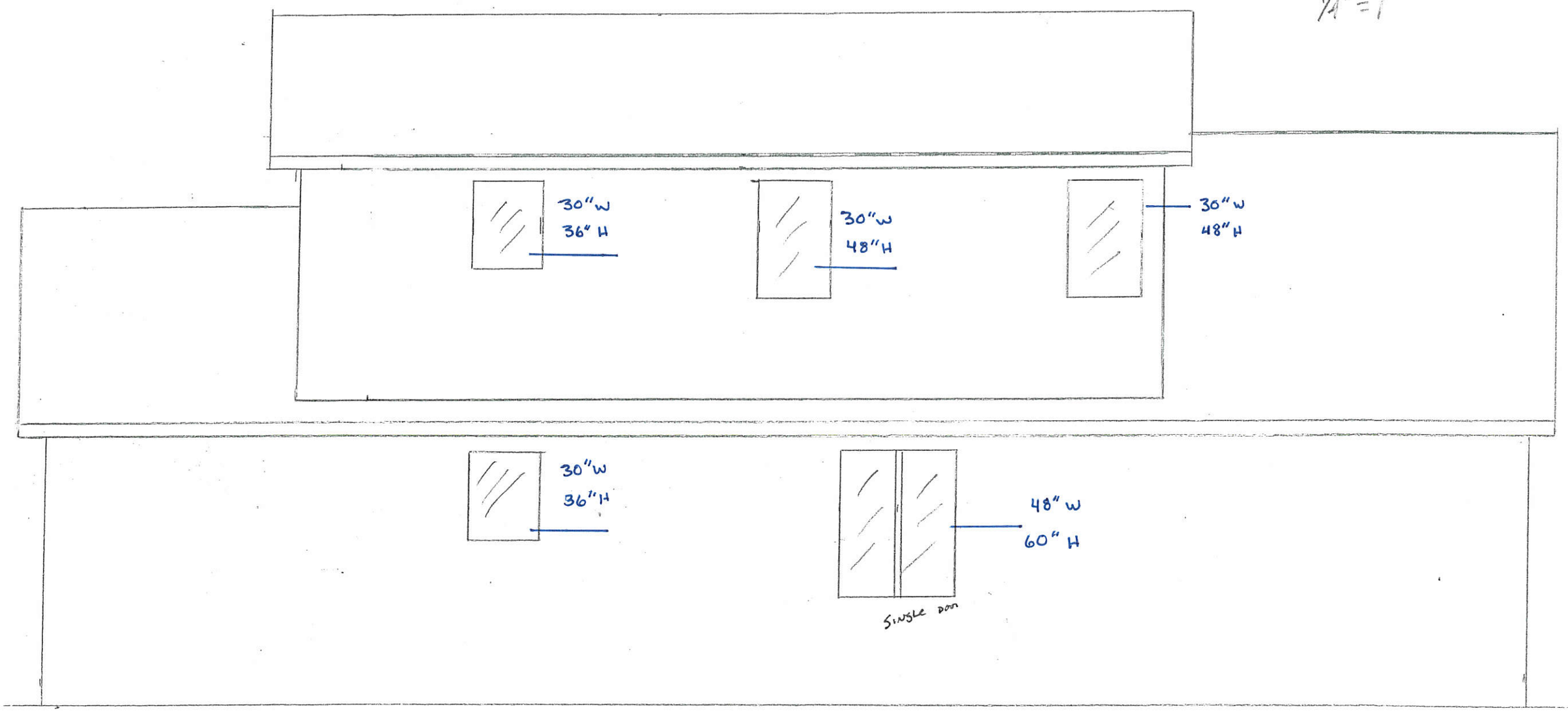


LEFT ELEVATION

1/4" = 1'

LAKE DR

REAR ELEVATION
1/4" = 1'



TERRY + JOE WHITE
9125 LAKE DR
ST. FRANCIS

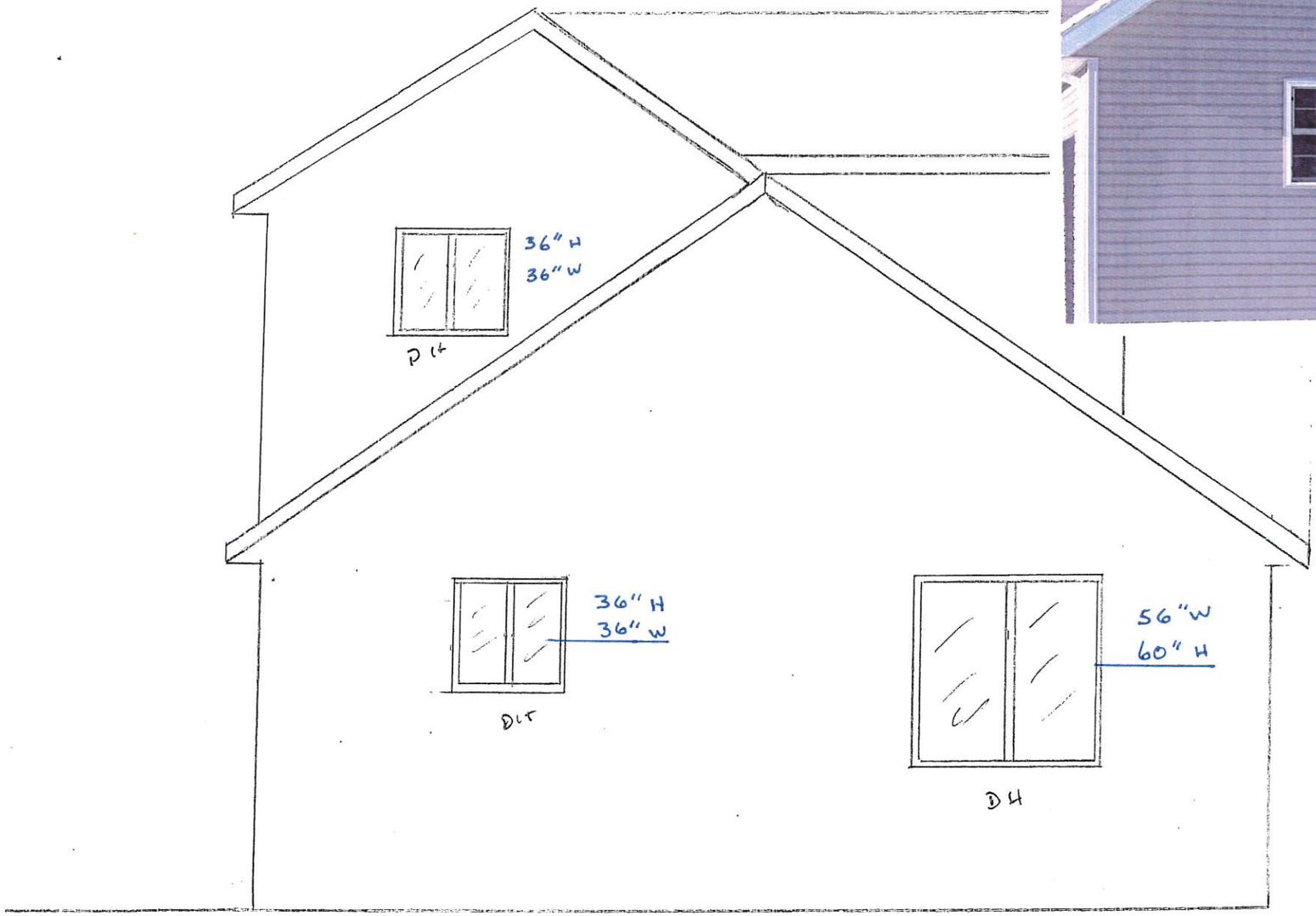
FRONT ELEVATION
1/4" = 1'
DENTON DRIVE

PROPOSED
NEW DESIGN OF HOUSE - TRENTON

AS BUILT

Rear Elevation

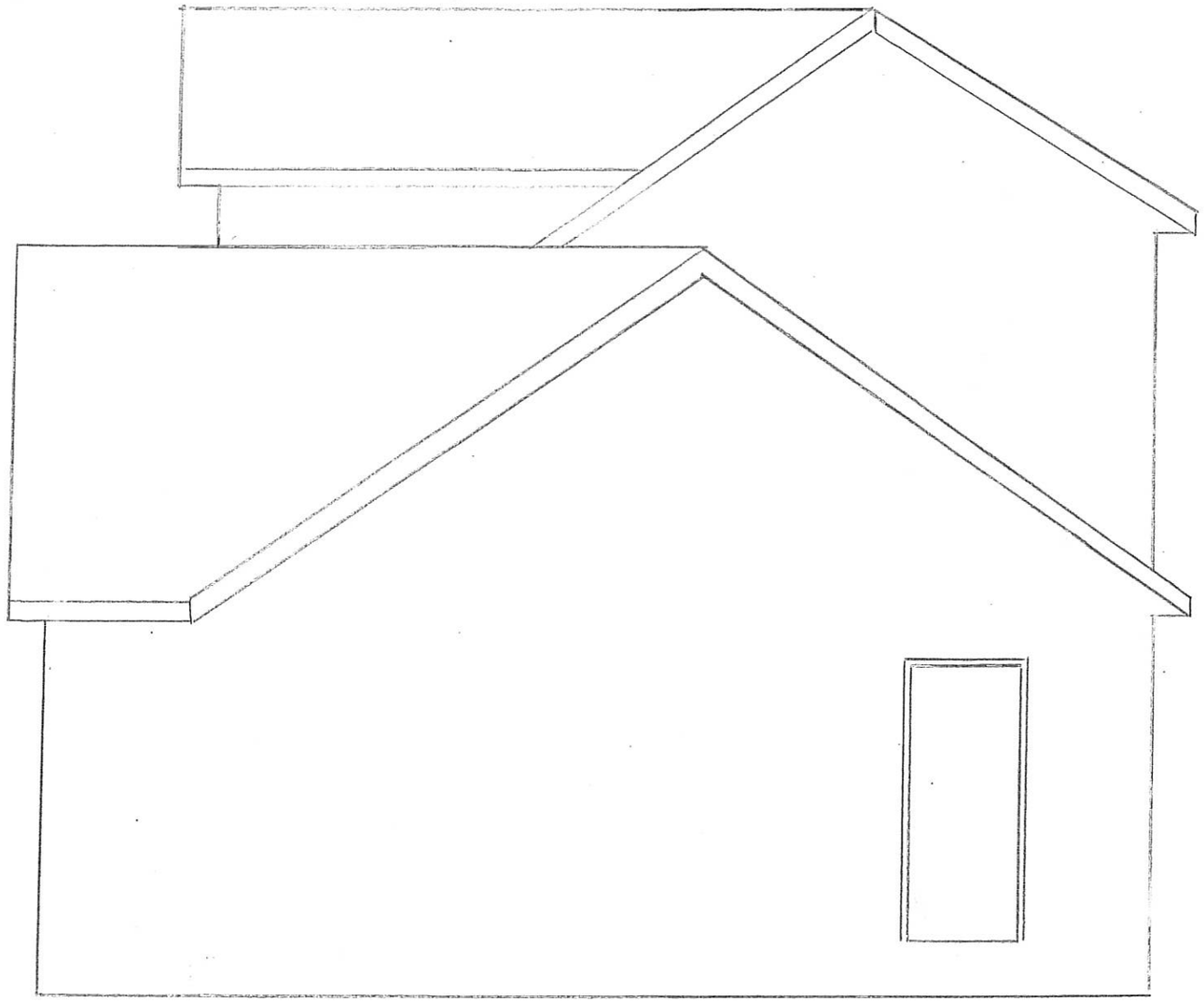
1/4" = 1'



LEFT ELEVATION

1/4" = 1'

LAKE DR



RIGHT ELEVATION
1/4" = 1'

N

Tim Weiler
-owner

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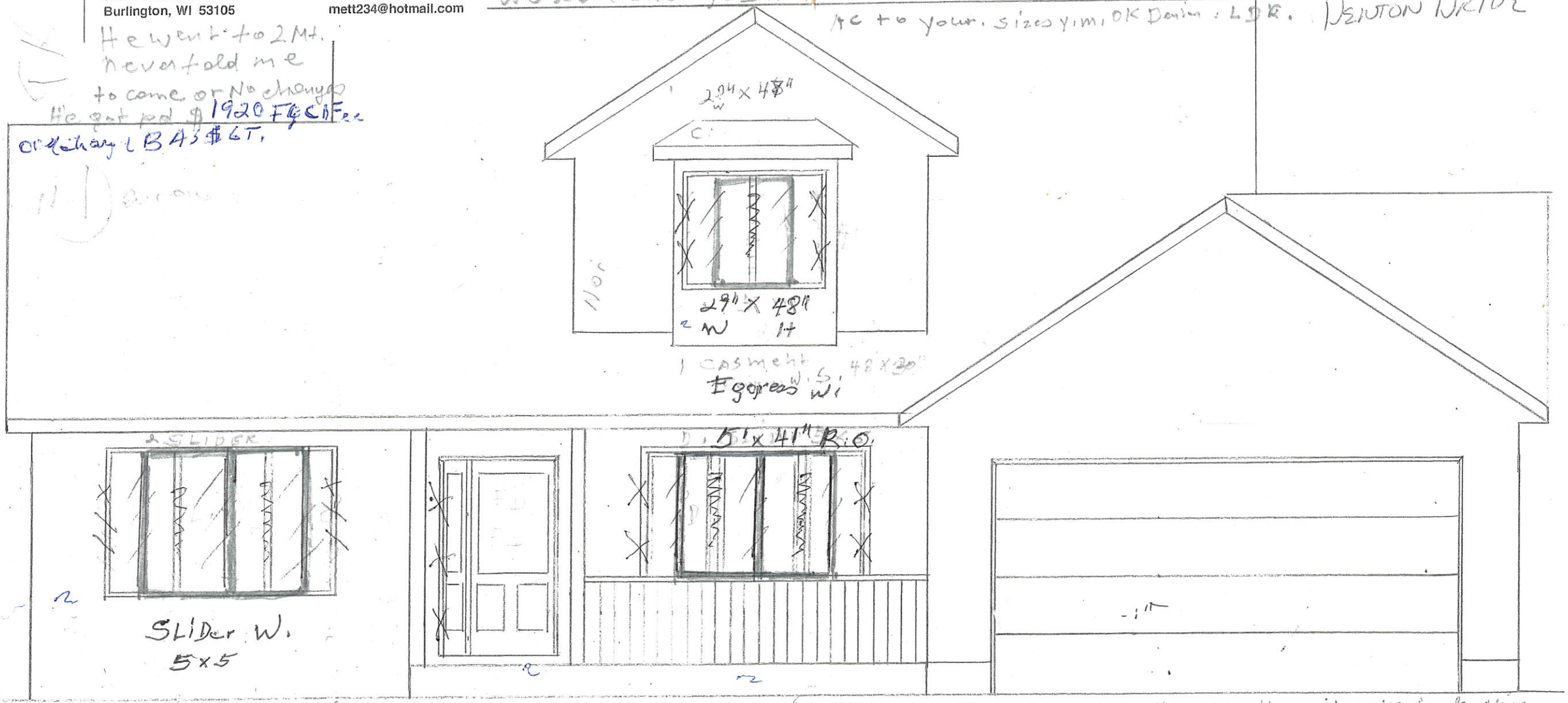
to Bld. Insp.
C. Vretnar

Terry + Joe Kartye
4125 Lake Dr
St. Francis ~~262 321-8719~~
~~CH 4-481-2300~~ 262 332 3245 New

We will change DH to Slider Windows, NS + E.S.
AC to your sizes y.m. OK Denton LDR.

FRONT ELEVATION
1/4" = 1'
DENTON DRIVE

He went to 2 Mt.
never told me
to come or No changes
He got pd $1920 FGC Fee
or 4 chang LBAS $6T.



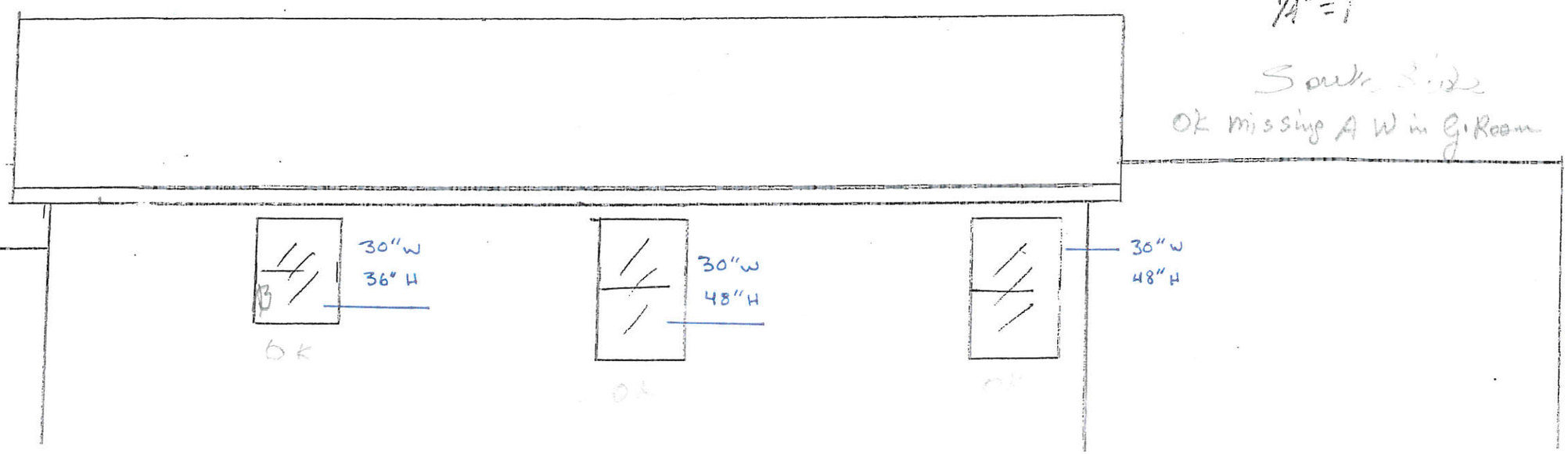
4125 S.L.Dr. FRONT EL. View! If possible I Keep these D.H.W. buy Schutters for them it will Look Nice
No more Ugly House peace to all of us. I like my Neighbor Lady's will have pears for them as before
I will pay you + the city all I owe thank you
T. Kartye 5-9-16

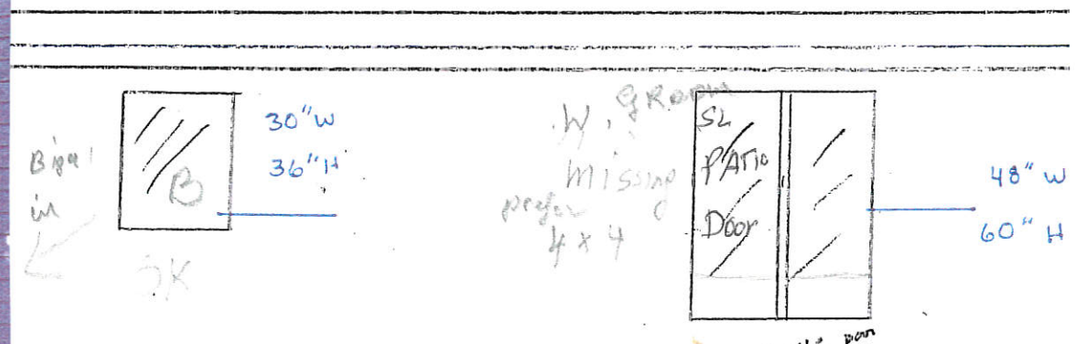
REAR ELEVATIONS

1/4" = 1'

South Side

OK missing A W in G. Room



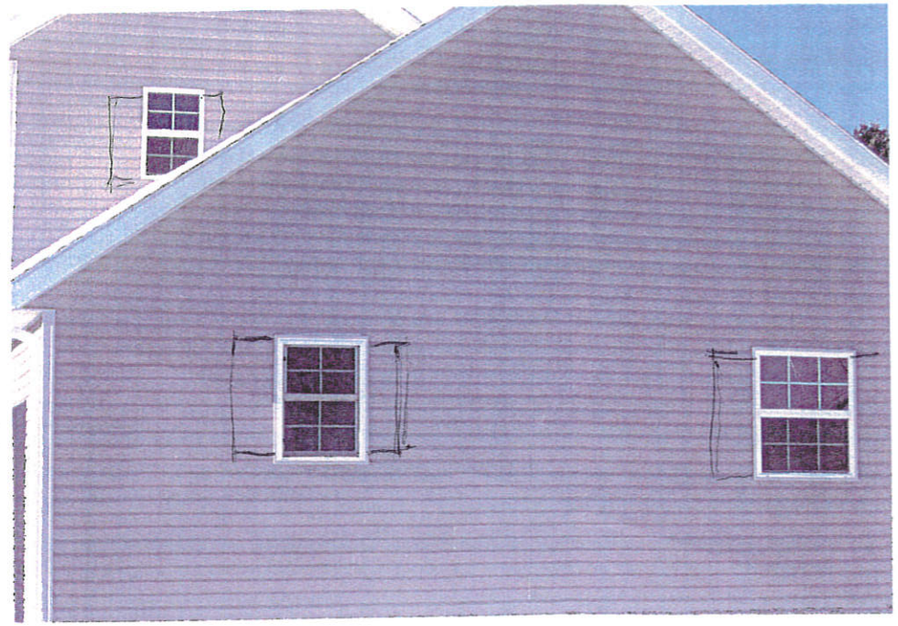


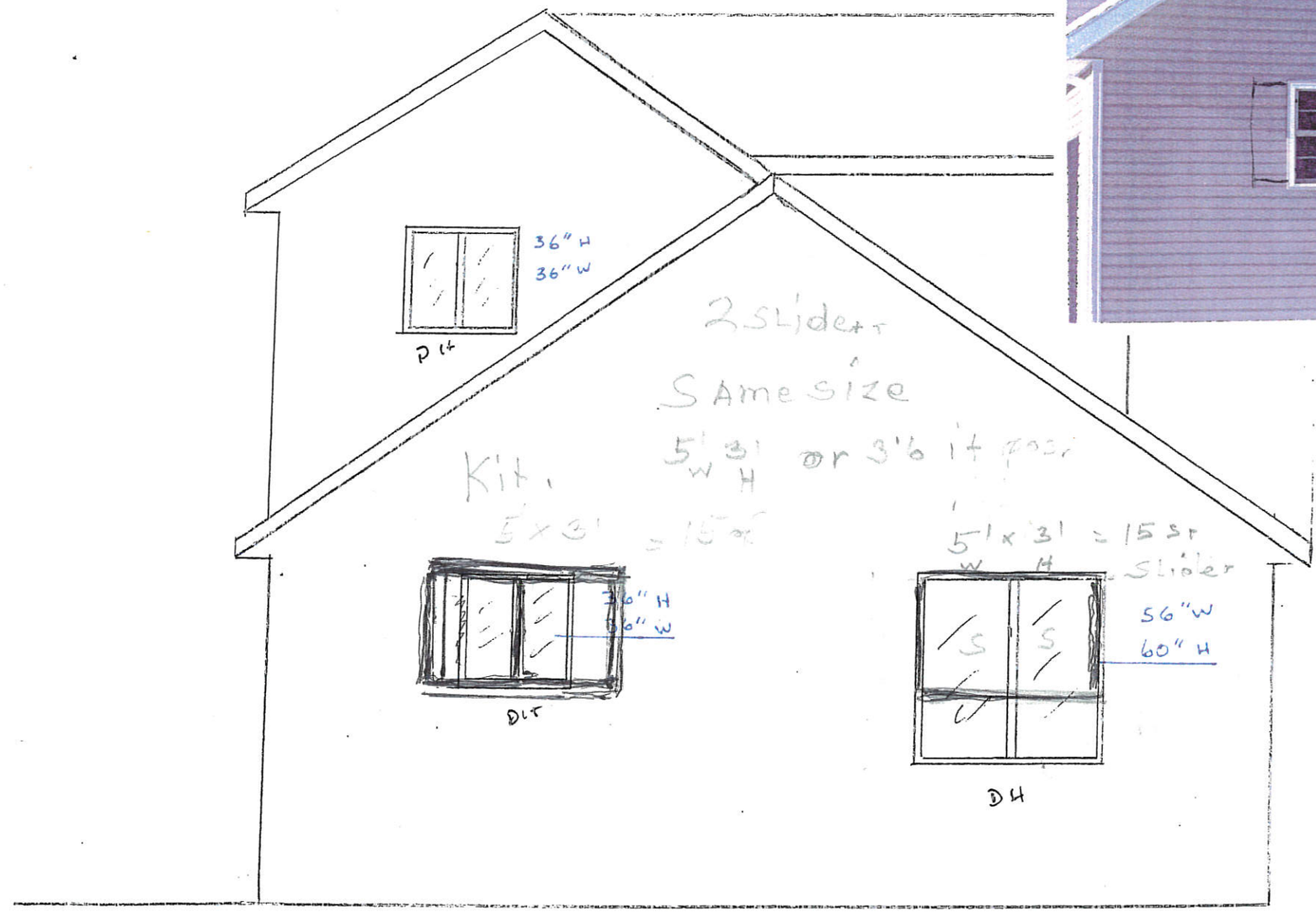
USE LIN DH
to match S.S.
all DH

TAKE BACK D. Could we please
but in Great Room? BUT A PATIO DOOR?
AS SHOWN

LD

Front Side
L. Dr.





I try for 6 pretty Shutters ask. at Mtg.

LEFT ELEVATION

1/4" = 1'

LAKE DR