



City of St. Francis

3400 E Howard Ave
St. Francis, Wisconsin 53235
Ph 414-481-2300
Fax 414-481-6483

Posted: October 6th 2016

ZONING BOARD OF APPEALS AGENDA

The Zoning Board of Appeals has scheduled a meeting on **Thursday, October, 27th, 2016 6:30 PM in the Council Chambers – 3400 E. Howard Ave. St Francis WI 53235**

1. Chairman will call the meeting to order.
2. Roll Call
3. Approval of the Minutes from Wednesday March 23rd 2016.
4. Hearing of Case – Secretary will read Notice sent out to abutting property owners within 100 feet of subject property and indicate the notice was published in the St. Francis Now as required by Law, Ordinance or Rule of the Board Chairman.
5. Case: of Josh Katz of 4023 S Lake Drive. Requesting a variance from Municipal Zoning Code section 198-6 Fences section D. 4. No fence shall be erected built or placed nearer than three feet to any street lot line if there is no sidewalk. The requested variance is to allow placement of a fence one foot from the street lot line.
6. Case: of James Felber of 2936 E Koenig Ave. Requesting a variance from Municipal Zoning Code section 455-42 Accessory Buildings and Structures E. Limits on size and height of accessory structures. The requested variance is to be allowed to build a second floor addition to the garage to a height of 18 feet 10 5/8 inches which is 10 5/8 inches higher than allowed.
7. Proceed With Hearing.
8. Old Business
9. New Business
10. Adjourn

Chairman, Donald Brickner

Zoning Board of Appeals

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.

**MINUTES OF THE ZONING BOARD OF APPEALS
MEETING HELD MARCH 23, 2016**

1. Call to Order

The meeting was called to order at 6:30 P.M.

2. Roll Call

Members Present: Chairman (Alderman) Mike McSweeney, Rick Grubanowitch, Dennis Besler, Fritz Frischmann, Richard Adamczewski, and John Kolb.

Excused: Eric Berendt, and Richard Schmidt.

Also Present: Mayor CoryAnn St. Marie-Carls, Alderman Steve Wattawa, Building Inspector/Zoning Administrator Craig Vretenar, City Engineer/Director of Public Works Melinda Dejewski-Acting Secretary, St. Francis School Superintendent Blake Peuse, School Board Member Amanda Bednarski, St. Francis School District Business Manager Jonathan Mitchell, Andy Wendt, and other interested citizens.

3. Approval of the Minutes from January 28, 2016

Moved by Richard Adamczewski, seconded by Rick Grubanowitch to approve the minutes of the meeting held January 28, 2016. Motion carried.

4. Hearing of Case

Acting Secretary Dejewski read the Public Hearing notice.

5. Proceed with Hearing:

Case 1 – St. Francis School District appeal of sign ordinance size requirement. Superintendent Blake Peuse of the St. Francis School District introduced School Board Member Amanda Bednarski and School District Business Manager Jonathan Mitchell. The then stated the reasons the School District was requesting to be allowed to have a sign which exceeds the standard height in the code.

- The standard height is unreasonable for the size of their property at 4225 S. lake Drive which is 24.662 acres.
- The volume of traffic which passes the school both in and out of the driveway as well as on E. Lunham Avenue need a sign which and be read.
- The sign will not be detrimental to the neighborhood.
- The sign can be used to promote City events such as 4th of July or St. Francis Days or emergency situations.
- The design reflects the unique architecture of the High School

Building Inspector/Zoning Administrator Craig Vretenar stated that the sign meets all the requirements with the exception of the height which is exceeded by 2 feet, 6 inches.

Board Member Dennis Besler asked if the old sign would be removed. Superintendent Peuse stated yes. Board Member Besler then asked if it would be blocking any vision corner. Superintendent Peuse stated no; that there is separate entrance and separate exit

sign is closer to the entrance away from the exit. Board Member Besler also inquired if the new sign was two-sided. Superintendent Peuse stated yes.

Chairman McSweeney added that the current sign faces north and south, with the new sign facing east and west.

Board Member Richard Adamczewski questioned if the part above the scroll would be illuminated with LED lights. Superintendent Peuse stated that the “home” sign would be illuminated.

Alderman Wattawa stated that he was in support of the sign height. He continued that he was part of the committee which reviewed and updated the sign ordinance. The committee was trying to eliminate tall signs. Alderman Wattawa then asked if the sign would be very bright and how it would affect the neighbors across the street.

Chairman McSweeney stated that he thought the notice was sent to the residents in the City of Cudahy. Building Inspector Vretenar stated that it was not sent directly to the properties across the street in Cudahy.

Building Inspector Vretenar also stated that businesses often have the lights on the signs turn off at specific hours unless there is an event at the location. Superintendent Peuse added that the lights will be on a timer. Chairman McSweeney stated that since the new sign faces east and west the impact should be minimal. Board Member John Kolb concurred.

Board Member Grubanowitch asked how does the proposed sign size compare to the sign at the Civic Center. Building Inspector Vretenar stated that the new sign is different shaped so one side will be bigger but only a little bigger.

A motion was made by Board Member Kolb, seconded by Board Member Adamczewski to approve proposed St. Francis School District monument sign at 4225 S. Lake Drive to exceed the required height by 2 feet 6 inches. Motion carried.

6. Old Business

Board Member Grubanowitch stated that the Board has approved 2 out of 2 signs contrary to the ordinance. He had a conversation with Alderman Wattawa who did not like the sign approved at the former Block Buster site. Board Member Grubanowitch is a firm believer that to keep approving signs is not what the Common Council wanted when they approved the ordinance change.

Alderman Wattawa stated that it was at least a 6 month process to review and update the sign ordinance. He stated that the ordinance is not perfect but the sole purpose was to eliminate different heights and types of signs; basically to eliminate what exists on Layton Avenue today. He believes that the sign which was just approved for the former Block Buster site was too tall. The intersection is too congested and the sign is too high for people in cars to read. The purpose of the monument sign is to have the business

name(s) at eye level, brick for low maintenance, landscaping is now required. In Oak Creek, post signs are no longer allowed. He will bring the 6 foot height back to the Legislative Committee to determine if the height should be more than 6 feet. He is considering maybe a 2 foot area for landscaping then 6 feet. But he was disappointed that the first sign at the Board is a pole sign which was approved.

Chairman McSweeney stated that it was not a pole, but brick supports.

Board Member Kolb stated that St. Francis is not Oak Creek. On Howell, Oak Creek has a huge area including medians to put signs. He did not like being compared to Oak Creek.

Board Member Grubanowitch asked if it would be appropriate to make a recommendation to a committee to review the sign ordinance.

Alderman Wattawa stated that he would bring it to the Legislative Committee.

A motion was made by Board Member Adamczewski, seconded by Board Member Kolb to adjourn the meeting. Motion carried. The meeting adjourned at 6:52 P.M.

**CITY OF ST. FRANCIS
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS**

Public notice is hereby given that the Zoning Board of Appeals of the City of St. Francis will conduct a Public Hearing in the Committee Room of the City of St. Francis Municipal Building at 3400 E Howard Ave., St. Francis, WI. on Thursday October 27th 2016 at 6:30 PM.

To hear the appeal of Josh Katz of 4023 S Lake Drive to the decision of Building Inspector Craig Vretenar to not allow the erection of a fence along the south side property line.

Municipal code section 198-6 Fences D.(4) States:

In the public interest and for snowplowing purposes, no fence, barrier or other structure shall be erected, built or placed nearer than three feet to any alley lot line, two feet to any street lot line if there is a sidewalk, or three feet to any street lot line if there is no sidewalk. This provision shall not apply to structures which have a different setback as established by Chapter 455, Zoning, of this Code.

The requested variance is to be allowed to erect a fence one foot from the south side street lot line, which is two feet less than the required three feet.

The property address is 4023 S Lake Drive. The Parcel ID number is 586-0074. The legal description is as follows: Lot 9, block 3, in resubdivision of South Manor, being in the northeast one quarter of the northeast fractional one quarter of section 23, town 6 north, range 22 east, in the city of St. Francis, Milwaukee County, Wisconsin.

Chairman, Donald Brickner
Zoning Board of Appeals

PUBLIC NOTICE

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CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition # _____ Date filed _____ \$130.00 fee paid (payable to City of St. Francis)

Owner/agent	Contractor Applicant
Name Josh Katz	
Address 4023 S Lake Drive	
Phone 414-840-2034	

Legal description: Lot 9 Block 3 Subdivision name South Manor
1/4, 1/4, S , T N. R E, City of St. Francis - Tax parcel number 586 - 0074

Lot area & dimensions: 4,824 sq. ft., 40.2 x 120.0 ft.

PAID IN FULL

AUG 26 2016

8002104

CITY OF ST. FRANCIS

Zoning District R1 Current Uses Residential/Single Family

Nature and disposition of any prior petition for appeal, variance or conditional use None

Description of all nonconforming structures & uses on property None

Terms of Ordinance (requirement & Section #) 198-6. Fences. Section D, rule 4

"In the public interest and for snowplowing purposes, no fence, barrier or other structure shall be erected, built or placed nearer than... three feet to any street lot line if there is no sidewalk."

Variance Requested Allow fence to be constructed in side yard that is setback 1 foot behind the property line (15.3' from Tesch Avenue).

Address the variance Criteria described in the application materials (attach additional pages if required):

Unnecessary hardship is present because:

- *The setback required by 198-6. Fences. Section D, rule 4 needlessly reduces and divides the size of the required side yard of 4023 S Lake Drive. Due to the narrow width of the property, the side yard only extends 7.3 feet to the south-east. The setbacks required by this ordinance would shrink the area of this yard to 4.3 feet, which happens to be the total width of the existing side walkway. As such, this setback limits functionality of the required yard, reduces efficient access to the side entrance, and prevents adequate snow removal along the home.*
- *4023 S Lake Dr is a smaller corner lot than most in the district and it has the narrowest width of all corner lots along E Tesch Ave. Yet, there are numerous corner lot properties within the subdivision that are significantly larger and have fences in the side yard*

extending near or on their property line. This includes two corner lots along the same side of street (Tesch Ave).

- *The intention of 198-6. Fences. Section D, rule 4 is to allow for construction of a public sidewalk and provide accessibility for both public access and snow removal. Taking into account that approaches for future construction of a public sidewalk are currently in place (see Attachments C and F), the setbacks required this rule would place nearly 5.5 feet of space between the fence and sidewalk. This amount of space is excessive and unnecessarily reduces the private side yard by 3 feet. The proposed setback in this variance would still provide ample space (i.e. 3.4 feet) to allow for construction/placement of a public sidewalk and would pose no hindrance for public accessibility or proper snow removal (see Attachments C and G).*

Compliance with the terms of the ordinance is prevented by unique features of this property:

- *The setback required by 198-6. Fences. Section D, rule 4 would require the fence to abut the existing side walkway that runs along the house. This would involve removing portions of the walkway in order to place fence posts. This setback would also prevent proper snow removal within the property line since there would be no space to throw snow along the existing walkway (See Attachment G).*
- *The main entry for 4023 S Lake Drive and primary frontage exists along the south-east side of the house (along Tesch Ave). This is due to the fact that:*
 - *No rear entry exists, although access to the driveway and garage are along Tesch avenue in the rear of the property (See Attachment C)*
 - *No walkway connects to the technical front entrance that faces Lake Dr (see Attachment C)*
 - *Parking is not allowed along Lake Drive, so visitors park and enter along Tesch Ave*
 - *Mail and packages are delivered to the side entrance*

The setbacks required by 198-6. Fences. Section D, rule 4 would place the fence in a manner that limits accessibility to this entry. As such, the proposed variance setback (i.e. 1 foot behind property line rather than 3 feet) would allow the walkway and yard to be more accessible, functional and aesthetically pleasing to both the homeowner and the community. It would also and provide an area along the side walkway for snow removal.

A Variance will not be contrary to the public interest because

- *Although there are no known plans for installation of a public sidewalk, the proposed setback of this variance provides ample space for placement and construction of a sidewalk along Tesch Ave.*
 - *Approaches for a public sidewalk exist on the corner of Lake Drive & Tesch Ave, and near the entrance of the alley along Tesch Ave (see Attachment F)*
 - *Approximately 3.5 feet of space would exist between the proposed setback and the sidewalk if it were constructed (see Attachments C and G)*
- *The fence will still be setback within the property line*
- *The fence would not interfere with clear vision from one street to another nor the alley across the corner*
- *Fence would improve overall curb appeal of the home and help enhance the aesthetic of the block*

Attach construction plans detailing:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Property lines | <input checked="" type="checkbox"/> Dimensions & locations of existing & proposed structures |
| <input type="checkbox"/> Vegetation removal proposed | <input type="checkbox"/> Utilities, roadways & easements |
| <input type="checkbox"/> Contour lines (2 ft. interval) | <input type="checkbox"/> Location & extent of filling/grading |
| <input type="checkbox"/> Ordinary highwater mark | <input type="checkbox"/> Location & type of erosion control |
| <input type="checkbox"/> Floodplain & wetland boundaries | <input checked="" type="checkbox"/> Any other construction related to your request |
| <input type="checkbox"/> Well & sanitary system | |

I certify that the information I have provided in this application is true and accurate.

Signed: (applicant/agent/owner) Date: 8/29/16

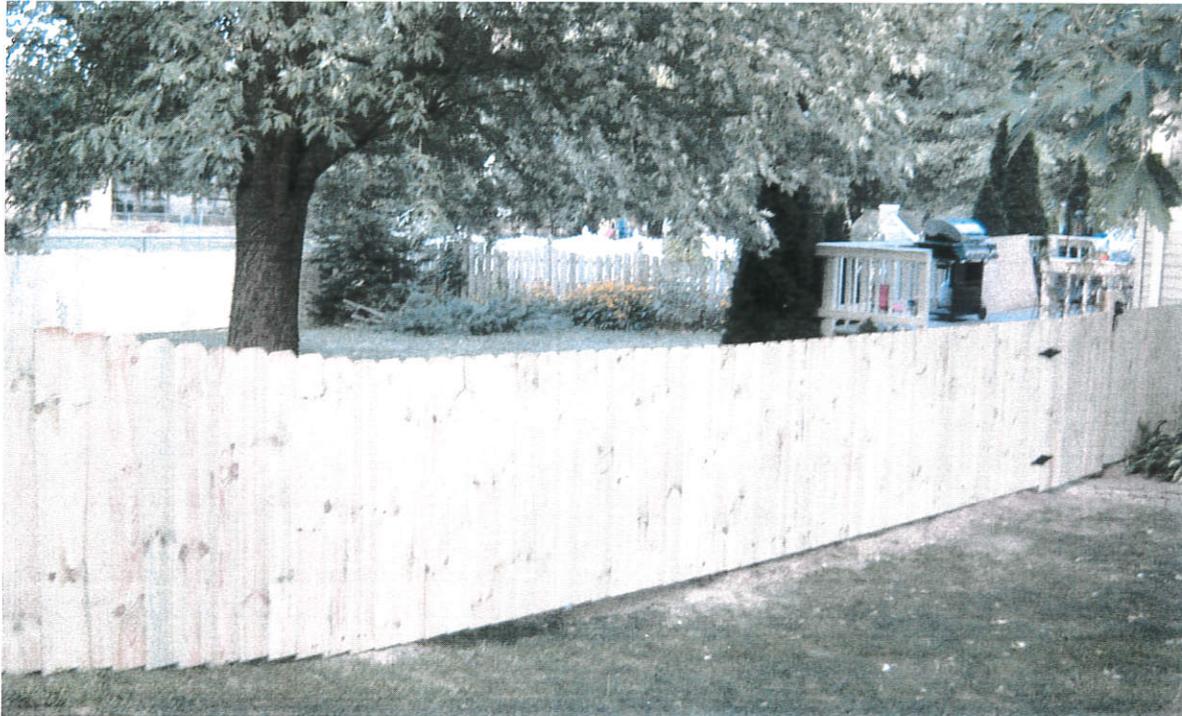


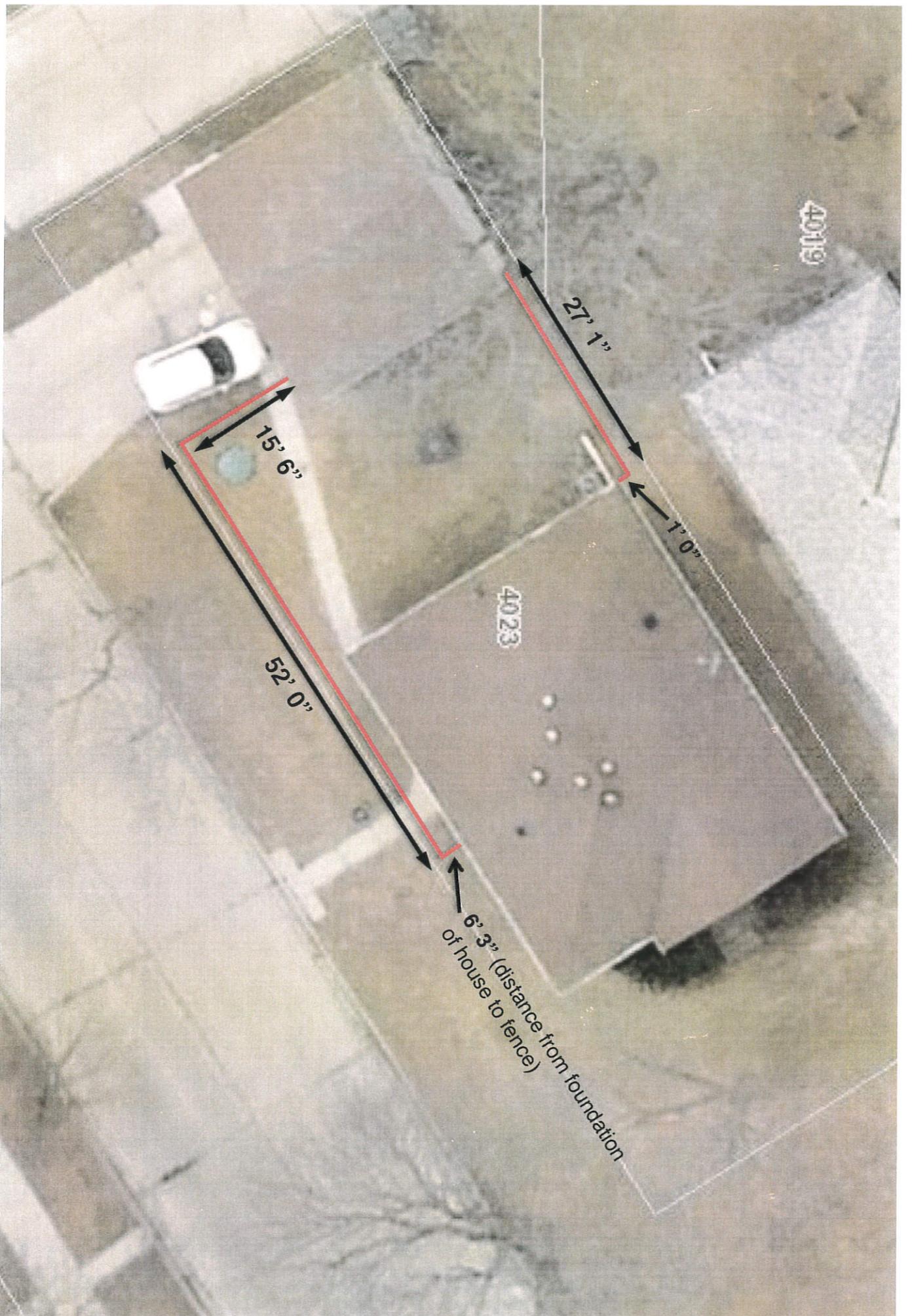
It is the wish of the homeowner of 4023 S Lake Drive to erect a fence in the rear and side yard. See *Attachment B* for fence dimensions and placement

The fence will be constructed to a height of four feet in the side yard, and five feet in the rear of the property.

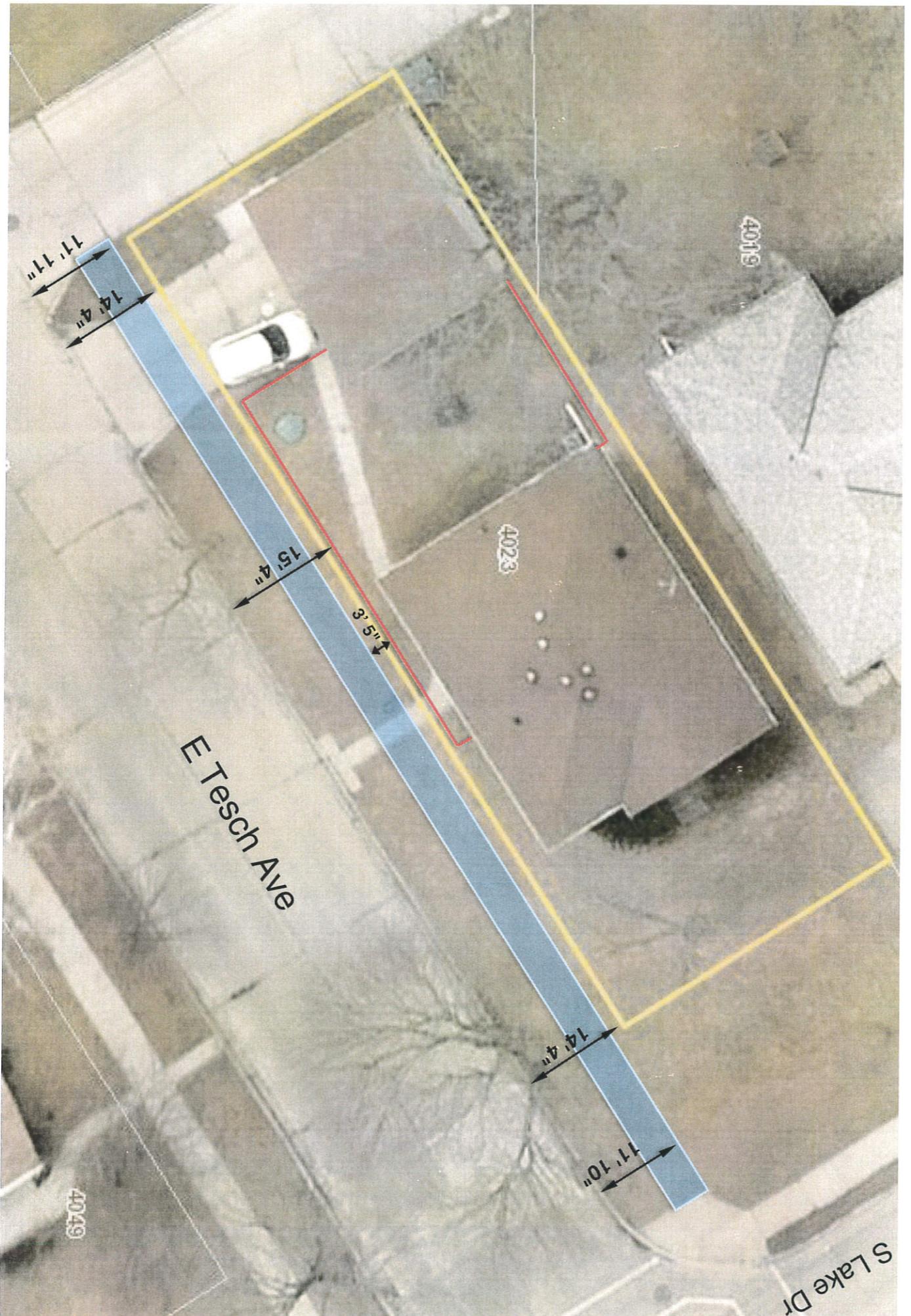
The fence will be constructed of treated pine in a dog-ear style.

The following are examples of the style of fence that will be used:





Proposed Fence Dimensions



- Proposed Fence Boundary
- Property Line
- Path for Potential Public Sidewalk

Setbacks for 4023 S Lake Drive

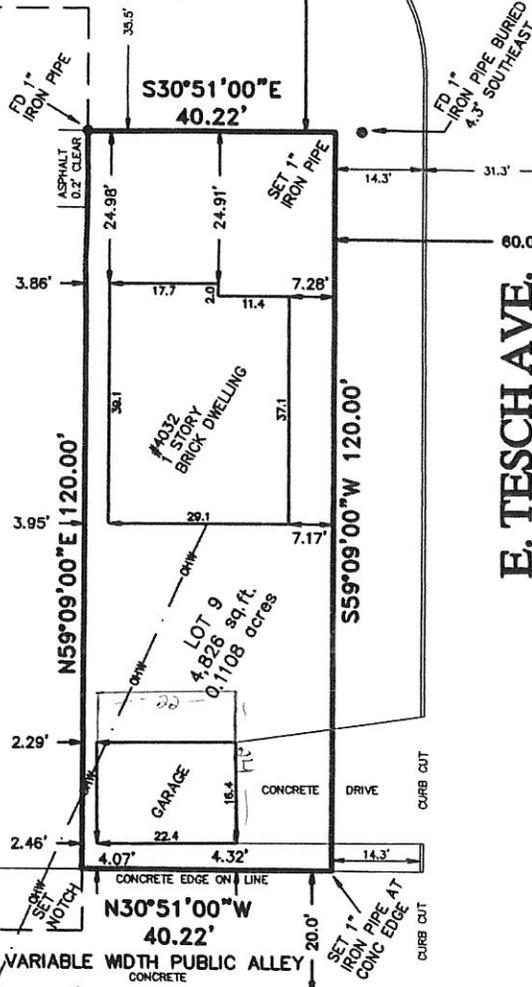
100.0'

S. LAKE DR.
VARIABLE WIDTH PUBLIC R.O.W.

59.7'

120.0'

UNPLATTED LANDS



LOT 9
4,826 sq. ft.
0.1108 Acres

E. TESCH AVE.
60' PUBLIC R.O.W.

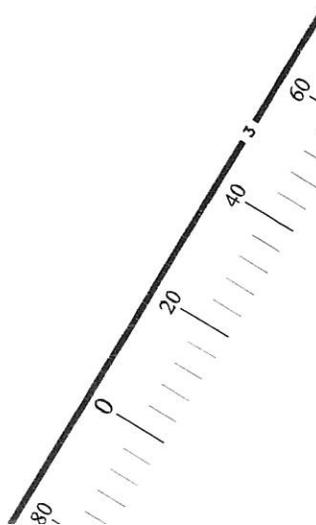
60.00'

LOT 26

FD 3/4" IRON PIPE

LOT 7

LOT 8
BLOCK 3
RE-SUB'D OF
SOUTH MANOR



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4006
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4016

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E TESCH AVE

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CITY OF
ST. FRANCIS

W WOOD AVE

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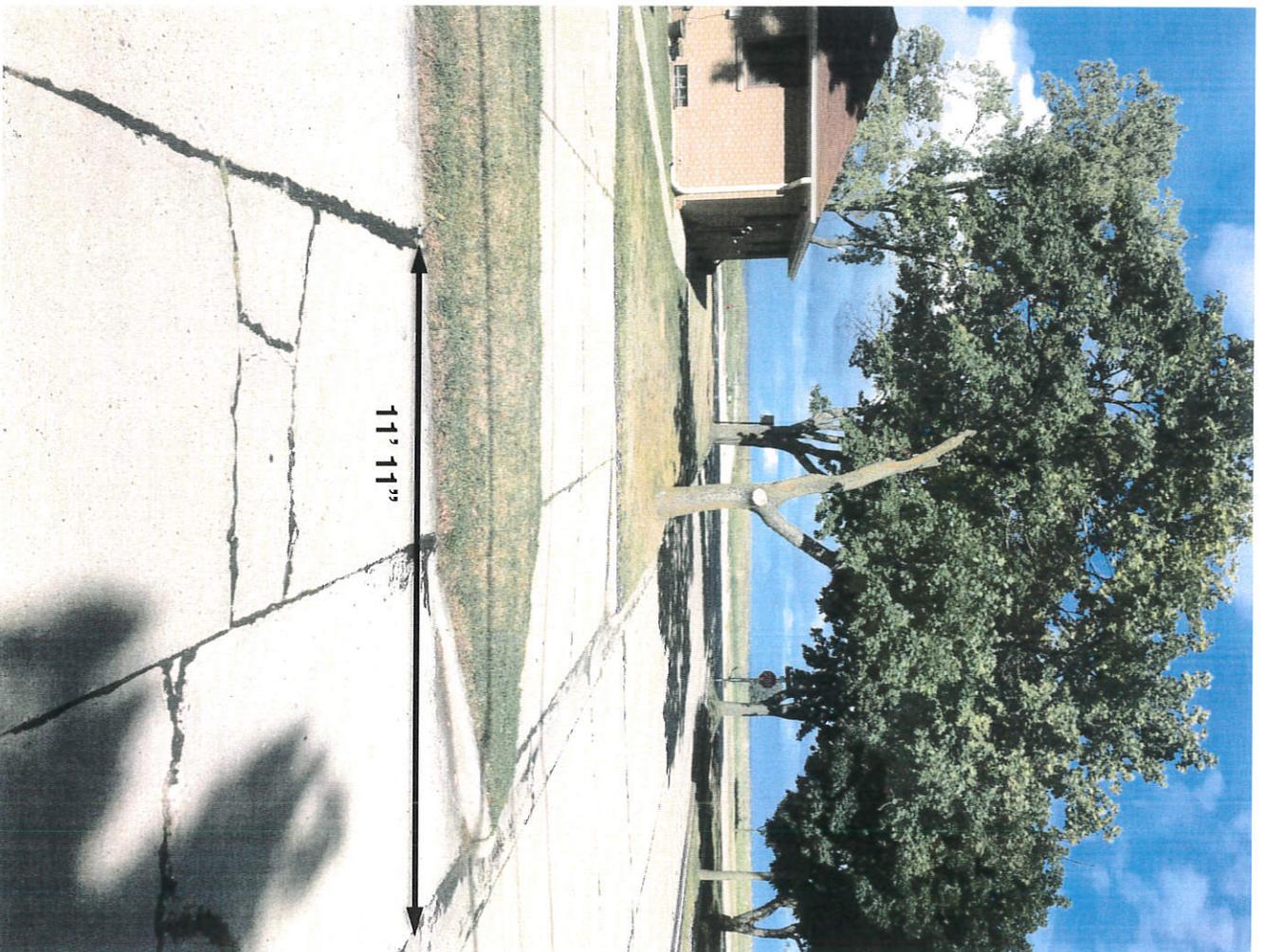
S SWIFT AVE

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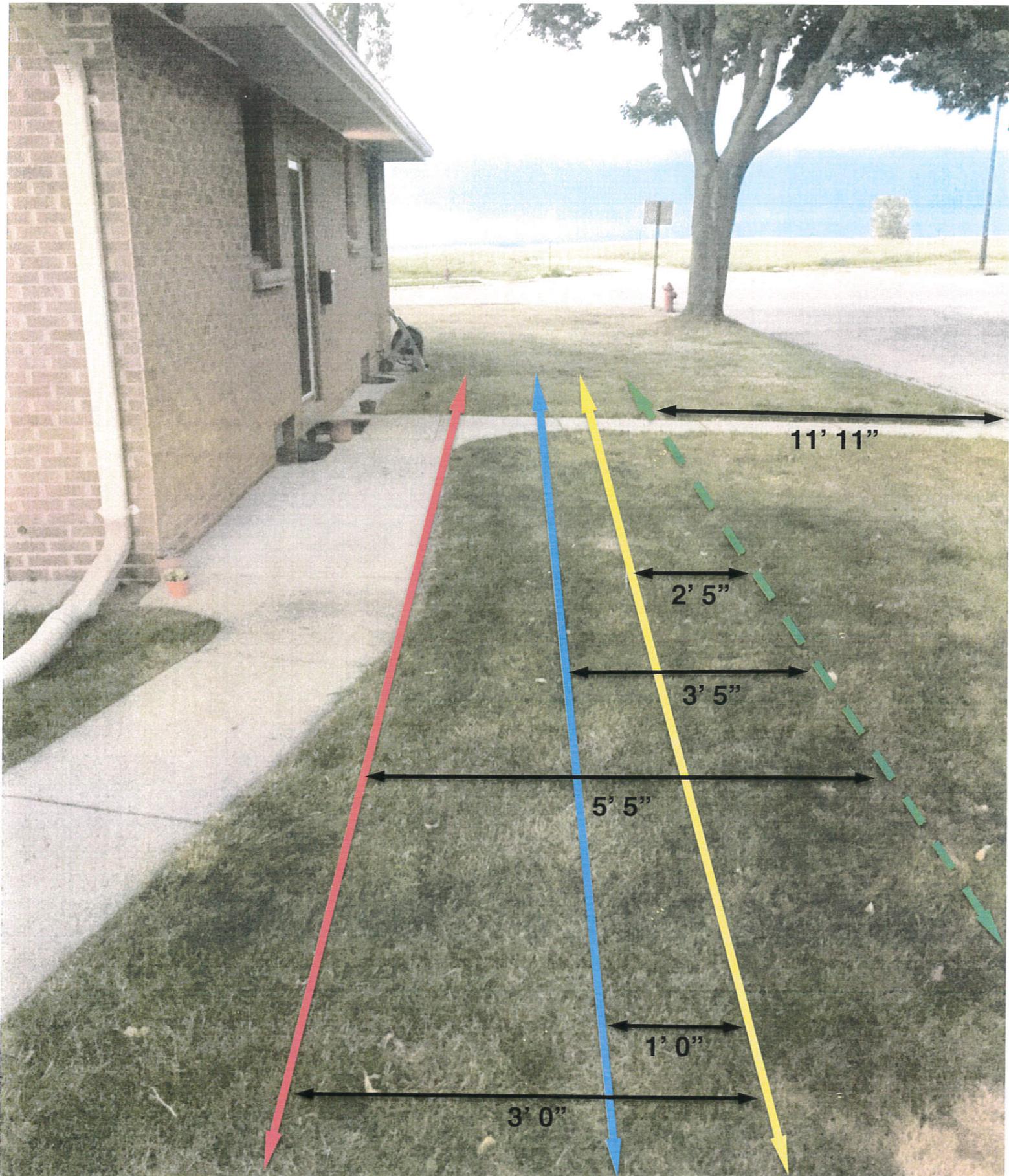
E WATERFORD PL



Approach for future public sidewalk on the corner of S Lake Drive and E Tesch Ave.



Approach for future public sidewalk in the alley along E Tesch Ave



- ←→ - Fence Setback required by ordinance (3' behind property line // 17' 4" to curb)
- ←→ - Proposed Variance Setback for Fence (1' behind property line // 15' 4" to curb)
- ←→ - Property line (14' 4" to curb)
- - - ←→ - Outside edge of future public sidewalk

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ZONING BOARD OF APPEALS**

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To hear the appeal of James Felber of 2936 E Koenig Ave to the decision of Building Inspector Craig Vretenar to not allow building a second floor addition to the garage located on the property.

Municipal Zoning Code section 455-42 Accessory buildings and structures E. Limits on the size and height of accessory buildings states:

(2) In industrial districts, accessory buildings may not exceed 20 feet in height. In all other districts they are limited to 18 feet in height.

The requested variance is to be allowed to erect a second floor on the existing garage to a height of 18 feet 10 and five eighth inches high.

The property address is 2936 E Koenig Ave St Francis WI. 53235. Parcel ID number 545-8936-001. The legal description is as follows: All that part of the Southeast ¼ of Section 15, Town 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the South ½ of the Southeast ¼ of section 15; thence S 89°40'00" W along the North line of the South ½ of said ¼ section, 728.00 feet to a point; thence S 00°12'00" E, 522.45 feet to a point; thence S 78°21'00" W, 30.61 feet to the point of beginning of the lands to be described; thence S 00°12'00" E, 126.02 feet to a point; thence S 64°52'00" W, 72.70 feet to a point; thence N 09°13'26" W, 140.54 feet to a point; thence N 78°21'00" E, 89.77 feet to the point of beginning. Said lands containing 10,455 square feet.

Chairman, Donald Brickner
Zoning Board of Appeals

PUBLIC NOTICE

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PAID IN FULL

SEP 26 2016
8002219
CITY OF ST. FRANCIS

CITY OF ST. FRANCIS APPLICATION FOR ZONING VARIANCE

Petition # _____ Date filed 9-26-16 \$130.00 fee paid (payable to City of St. Francis)

Owner/agent	Contractor
Name <u>Jim Felber</u>	<u>Jim Felber</u>
Address <u>2936 E Koensig</u>	
Phone <u>414 482-1303</u>	

Legal description: Lot NA Block NA Subdivision name meets & BOUNDS SEE SURVEY
SE 1/4, SE 1/4, S 15, T 6 N, R 22E, City of St. Francis - Tax parcel number 545-8936-001

Lot area & dimensions: 10,455 sq. ft., 120.02 x 72.70 ft. x 140.54 x 89.77

Zoning district R-1 single family Current use & improvements garage
Detached - single family home

Nature and disposition of any prior petition for appeal, variance or conditional use NONE

Description of all nonconforming structures & uses on the property NONE

Terms of Ordinance (requirement & section #) 455-42 E. SIZE & HEIGHT OF ACCESSORY BUILDINGS

Variance Requested To extend garage height 10 5/8"
above city ordinance

Address the variance criteria described in the application materials (attach additional pages if required):

Unnecessary hardship is present because... LOCATION OF Garage
LAND LOCKED DUE TO PROPERTY LINE & LOCATION
TO DWELLING

Compliance with the terms of the ordinance is prevented by unique features of this property DRAINAGE DITCH DOES NOT ALLOW FOR EXPANSION
OF PROPERTY

A variance will not be contrary to the public interest because... IT WILL BE
FOR PERSONAL USE @ addition FOR STORAGE AREA

Attach construction plans detailing:

- | | |
|--|---|
| <input type="checkbox"/> Property lines | <input type="checkbox"/> Dimensions & locations of existing & proposed structures |
| <input type="checkbox"/> Vegetation removal proposed | <input type="checkbox"/> Utilities, roadways & easements |
| <input type="checkbox"/> Contour lines (2 ft. interval) | <input type="checkbox"/> Location & extent of filling/grading |
| <input type="checkbox"/> Ordinary highwater mark | <input type="checkbox"/> Location & type of erosion control |
| <input type="checkbox"/> Floodplain & wetland boundaries | <input type="checkbox"/> Any other construction related to your request |
| <input type="checkbox"/> Well & sanitary system | |

I certify that the information I have provided in this application is true and accurate.

Signed: (applicant/agent/owner) Date: James Felle 10/26/16

James W. Felber
Jacqueline M. Felber

PLAT OF SURVEY

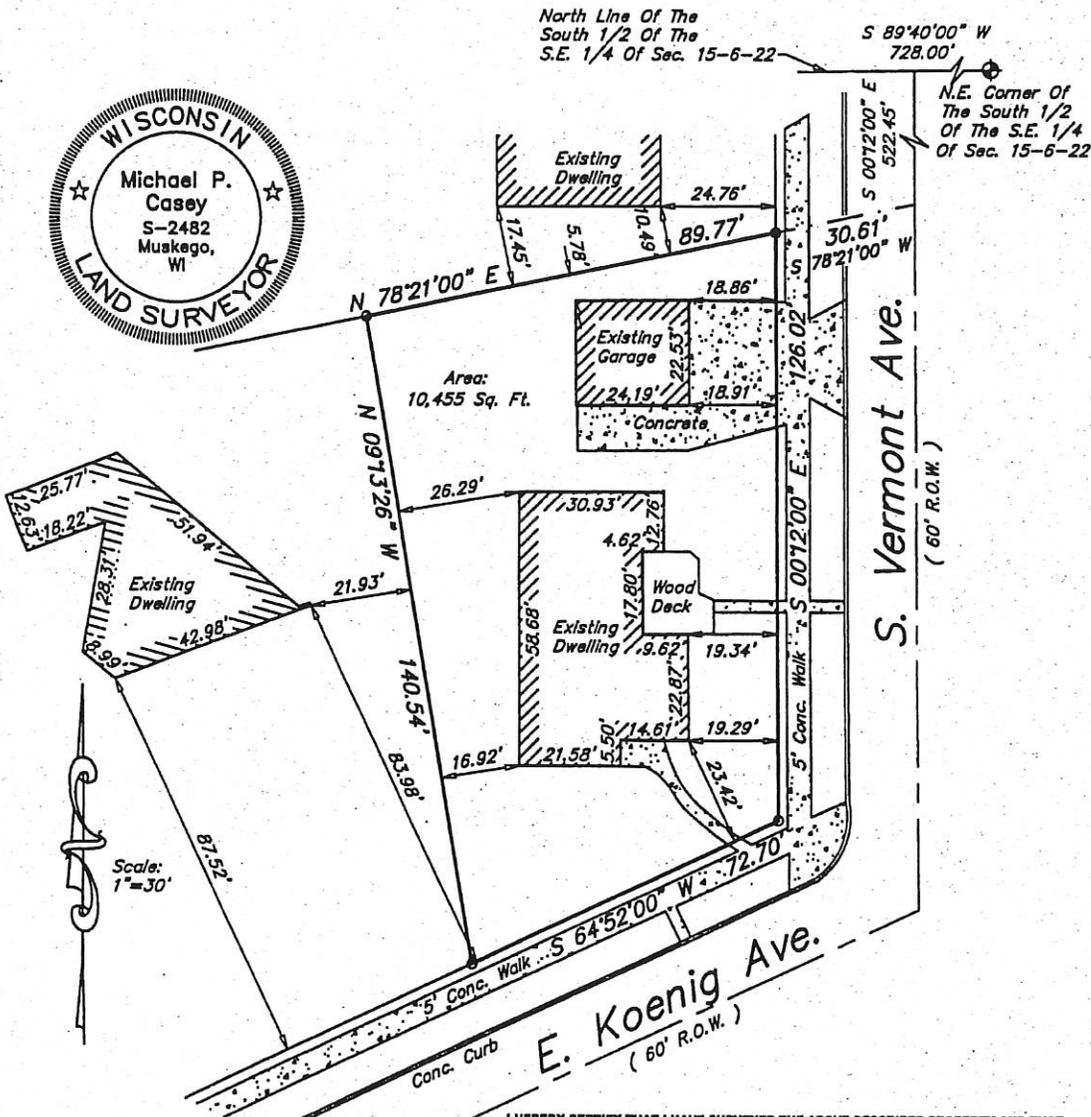
LOCATION: 2936 East Koenig Avenue, St. Francis, Wisconsin

LEGAL DESCRIPTION: All that part of the Southeast 1/4 of Section 15, Town 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the South 1/2 of the Southeast 1/4 of Section 15; thence S 89°40'00" W along the North line of the South 1/2 of said 1/4 section, 728.00 feet to a point; thence S 00°12'00" E, 522.45 feet to a point; thence S 78°21'00" W, 30.61 feet to the point of beginning of the lands to be described; thence S 00°12'00" E, 126.02 feet to a point; thence S 64°52'00" W, 72.70 feet to a point; thence N 09°13'26" W, 140.54 feet to a point; thence N 78°21'00" E, 89.77 feet to the point of beginning. Said lands containing 10,455 square feet.

August 16, 2006

Survey No. 99773

6-22-15-4-0047



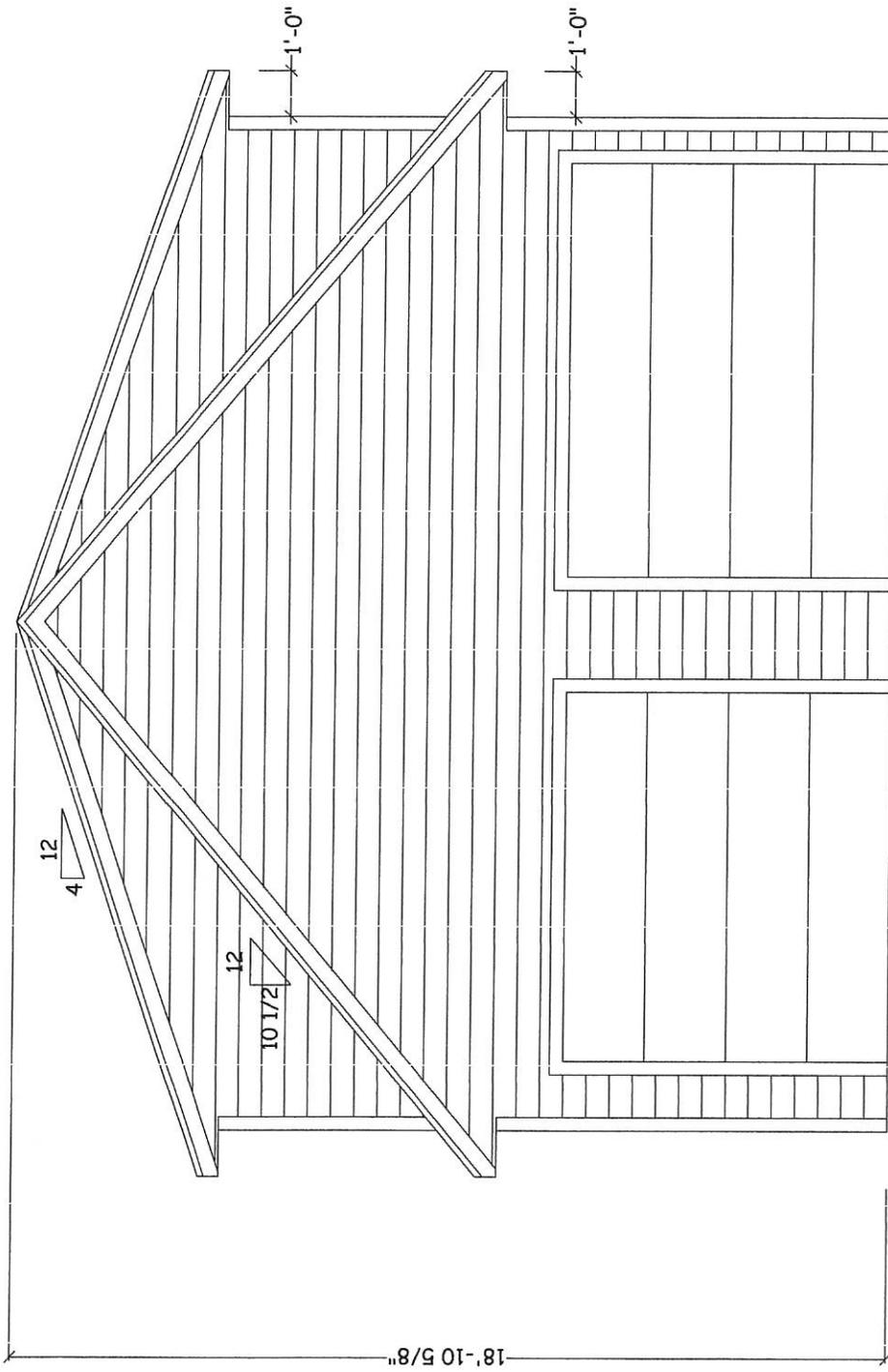
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS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

METROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
5200 W. LOOMIS ROAD GREENDALE, WI 53129
PH. (414) 529-5380 FAX (414) 529-9787
email address survey@tkwi.rr.com

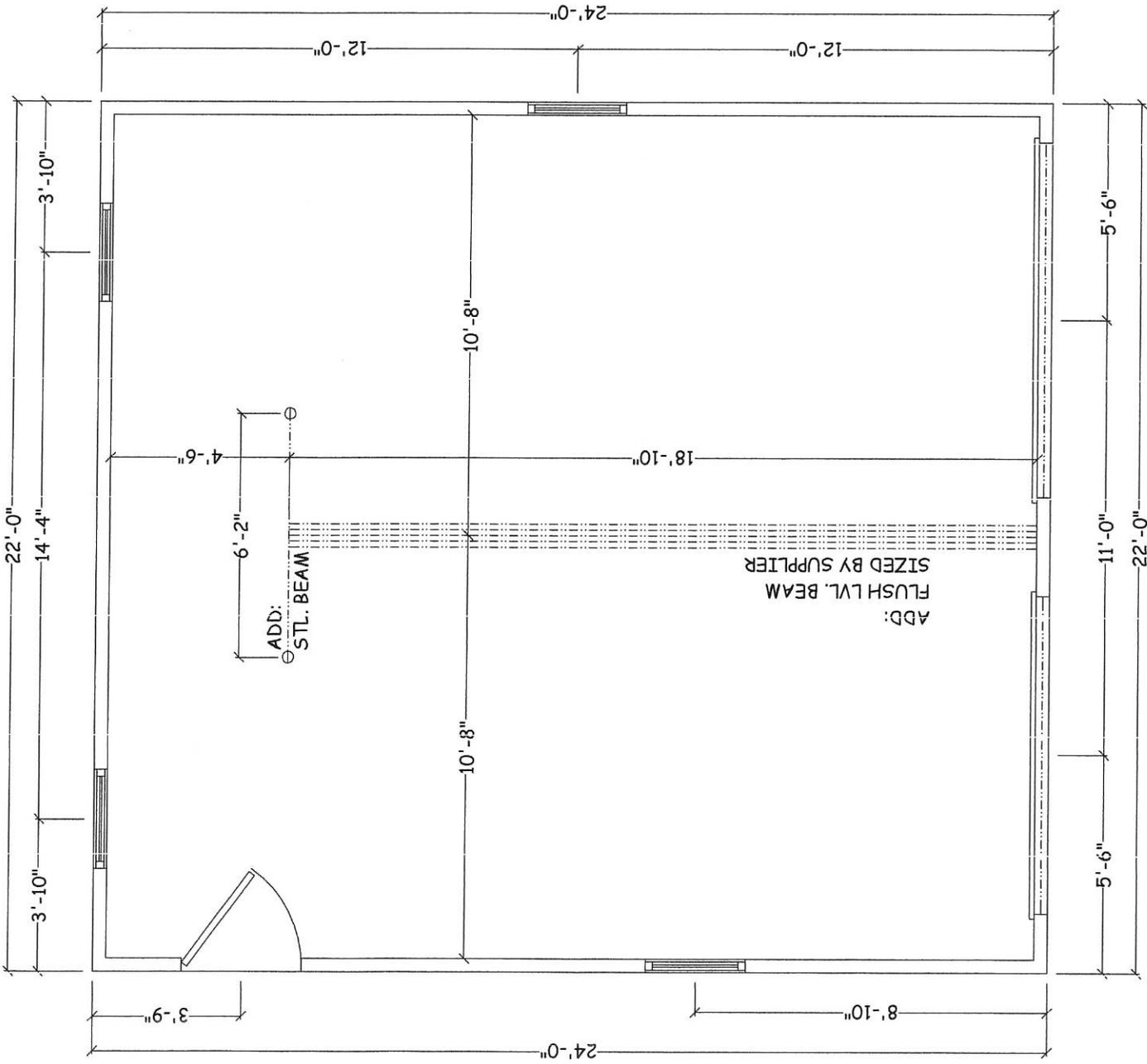
SIGNED Michael P. Casey
Michael P. Casey
Registered Land Surveyor S-2482



FRONT ELEVATION

FIRST:	528 SQ. FT.	FOR:	JIM FELBER		
SECOND:	484 SQ. FT.		2936 E · KOENIG		
TOTAL:	1012 SQ. FT.				
DRAWN BY:	JASON SALO	DATE:	August 18, 2016	SCALE:	1/4" = 1' - 0"
	(44)931-8606	DRAWING #:	0065		

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

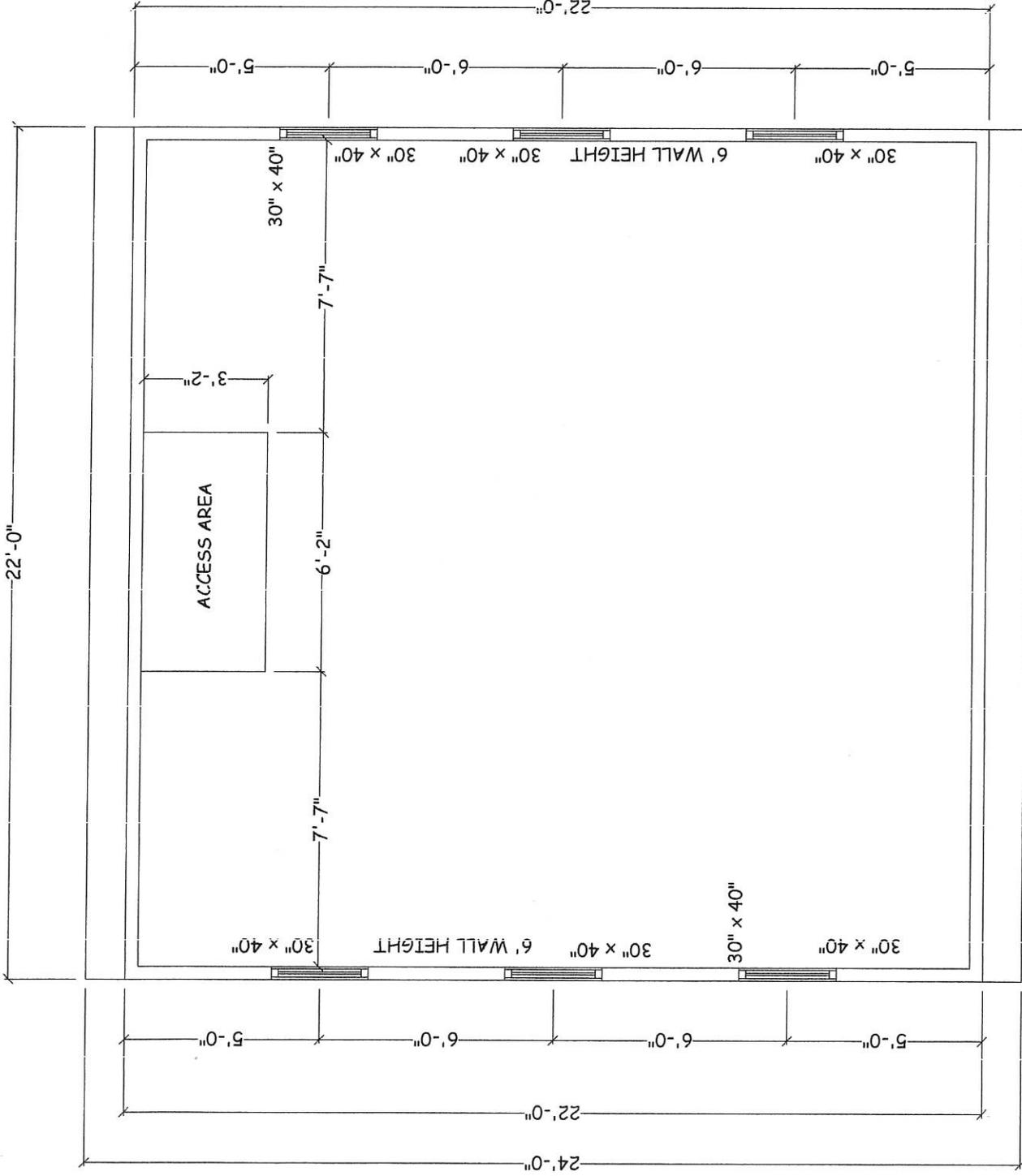


PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

MAIN PLAN

EXISTING ON SITE

FOR:	
FIRST:	528 SQ. FT.
SECOND:	484 SQ. FT.
TOTAL:	1012 SQ. FT.
DRAWN BY:	JASON SALO (414)931-8606
DATE:	August 18, 2016
SCALE:	1/4" = 1' - 0"
SHEET:	2 OF 8



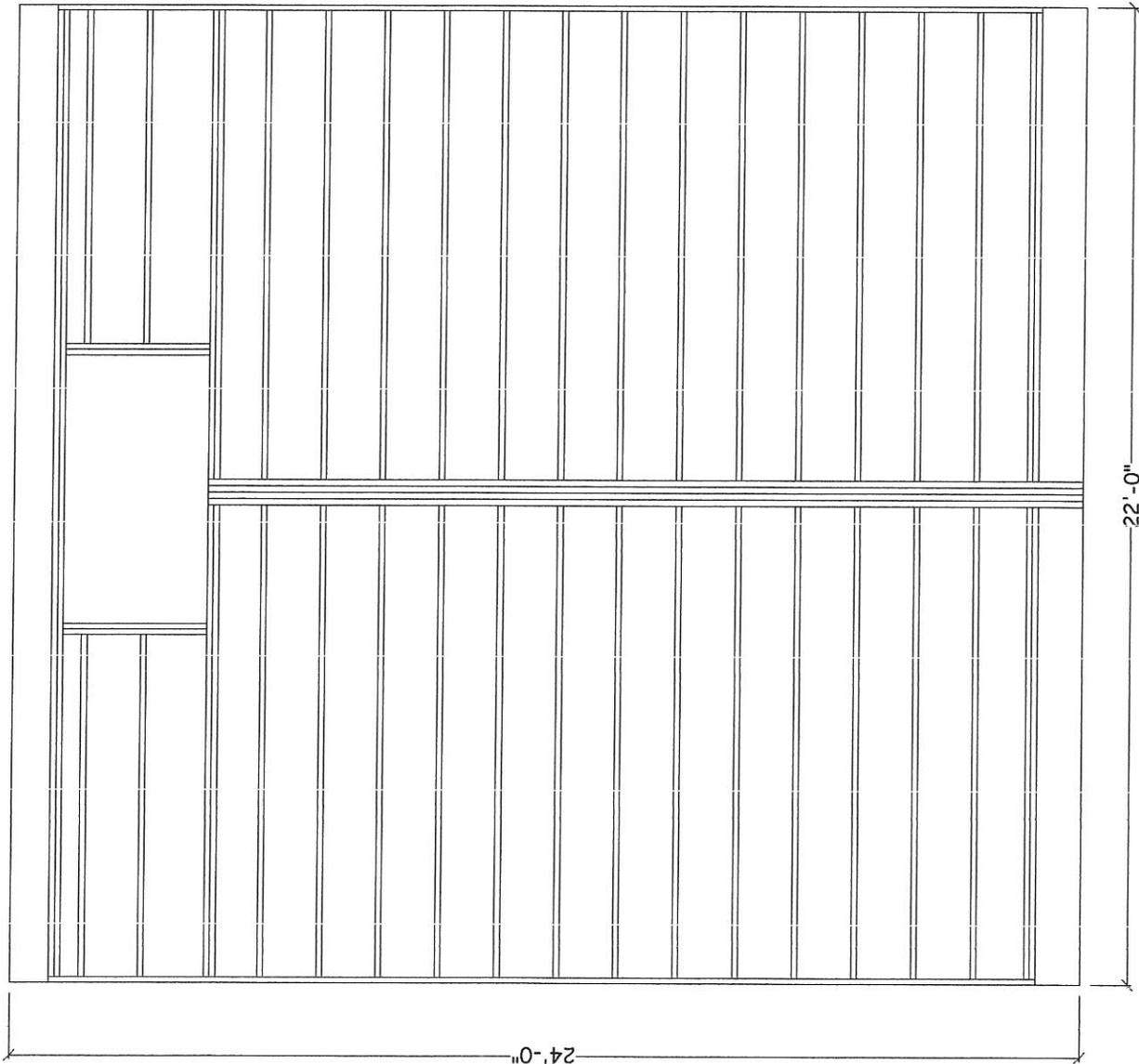
LOFT PLAN

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT.

BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY.

EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

FOR:	
FIRST:	528 SQ. FT.
SECOND:	484 SQ. FT.
TOTAL:	1012 SQ. FT.
DRAWN BY:	JASON SALD
DATE:	August 18, 2016
PROJECT #:	0065
SCALE:	1/4" = 1' - 0"
SHEET	3 OF 8



2x10 FLOOR HUNG OFF CENTER BEAM

FLOOR FRAMING PLAN

2x10 FLR. JOISTS 16" O/C

22'-0"

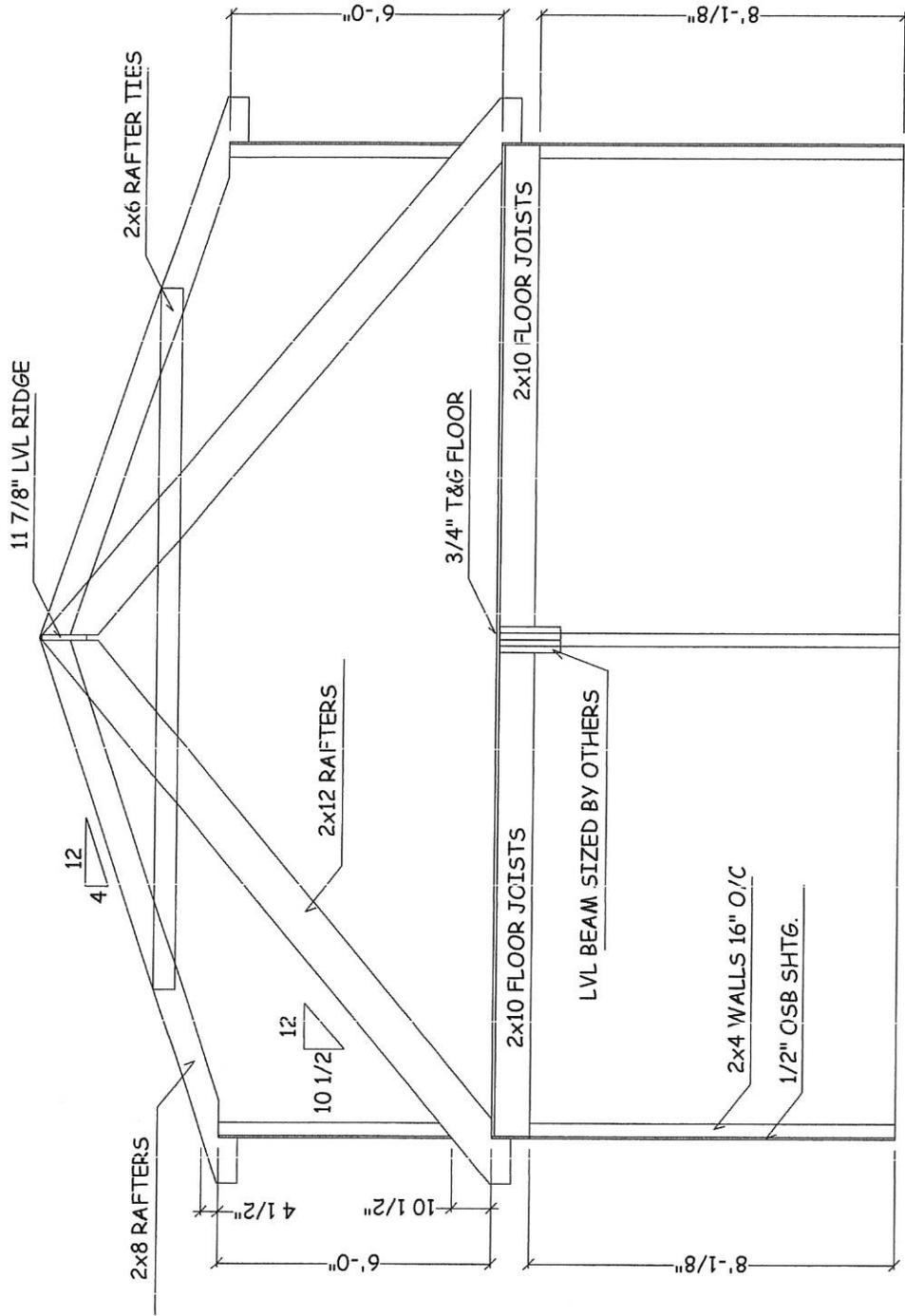
24'-0"

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT.

BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY.

EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF THE WORKS, AND CODES. IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

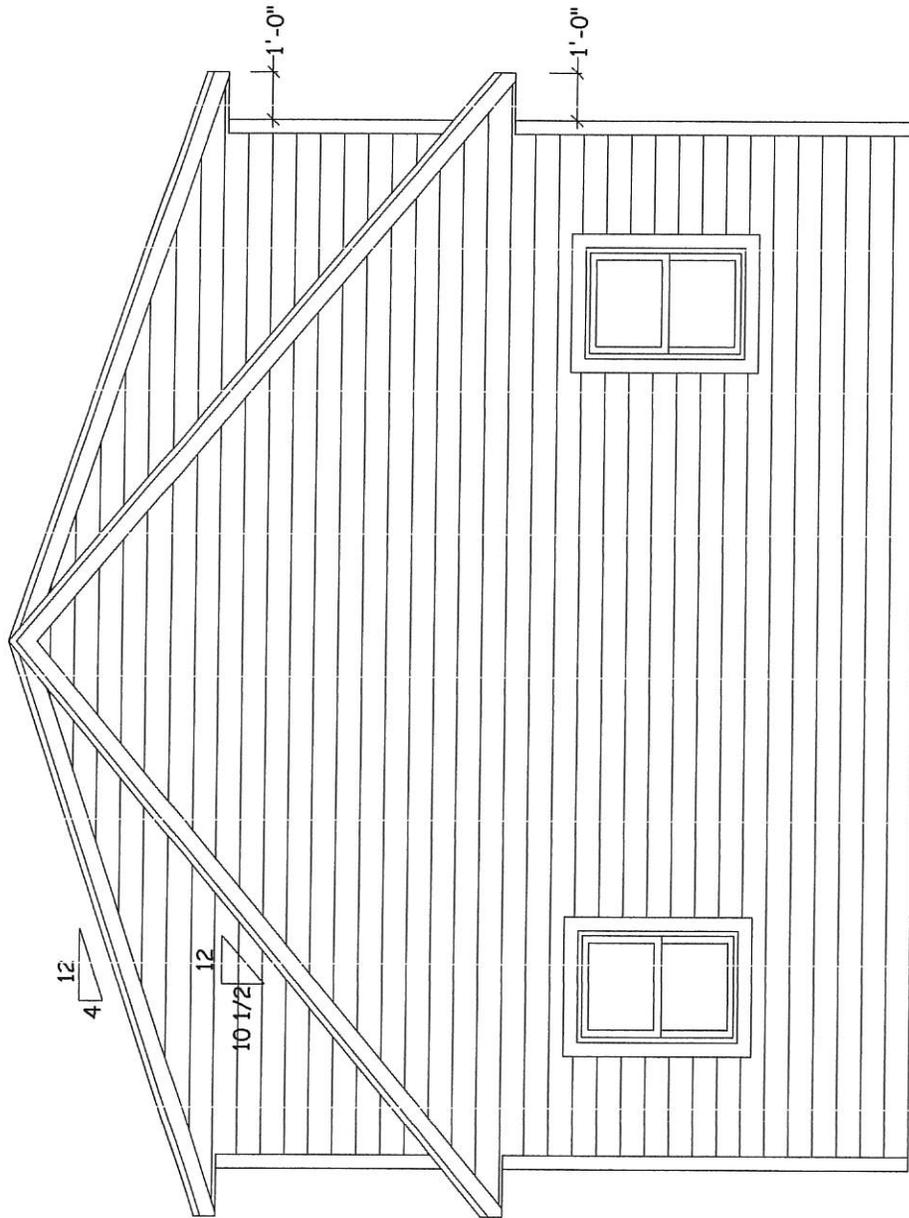
FOR:	
FIRST:	528 SQ. FT.
SECOND:	434 SQ. FT.
TOTAL:	1012 SQ. FT.
DRAWN BY:	JASON SALO
DATE:	August 18, 2016
DRAWING #:	0065
SCALE:	1/4" = 1' - 0"
SHEET:	4 OF 8



WALL SECTION

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

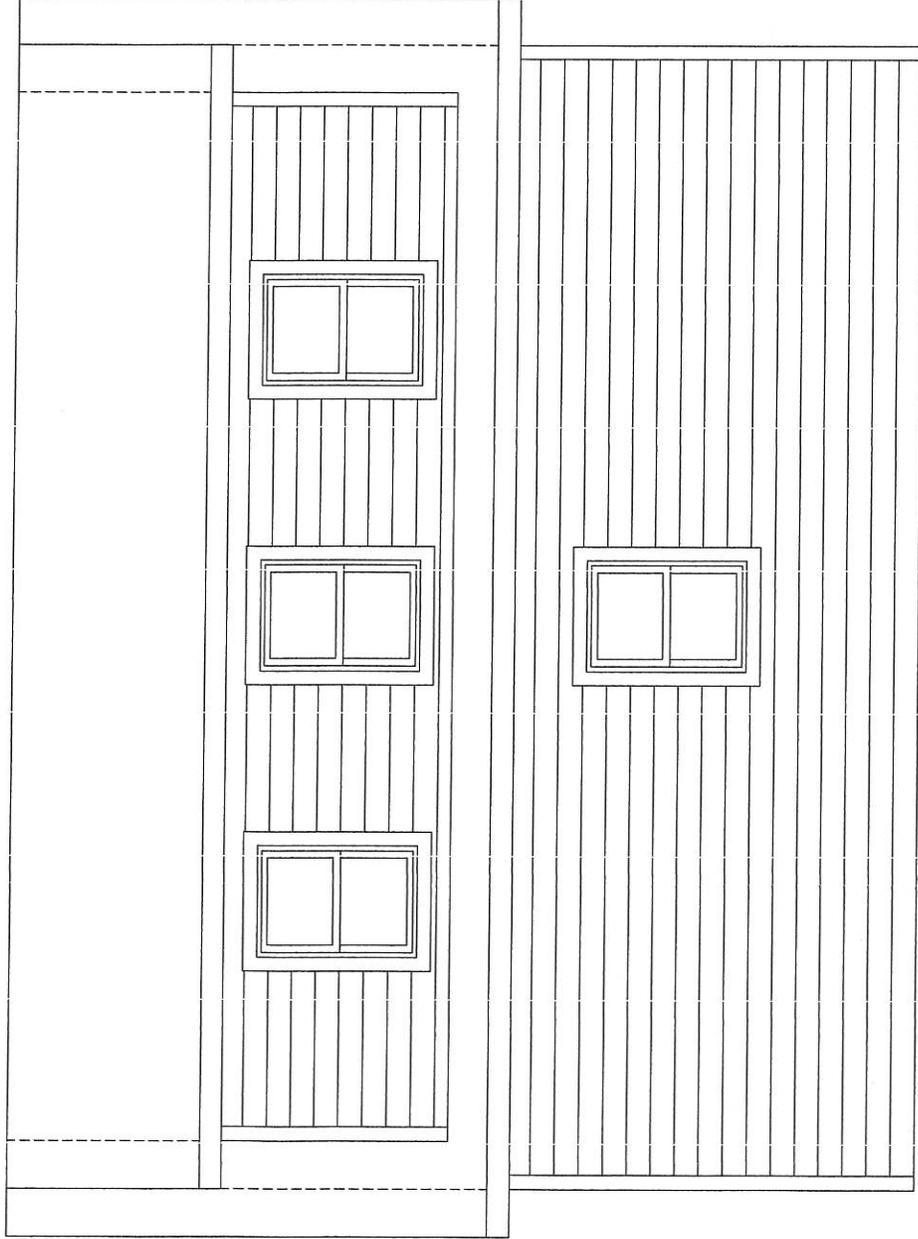
FOR:	
FIRST:	528 SQ. FT.
SECOND:	434 SQ. FT.
TOTAL:	1012 SQ. FT.
DATE:	August 18, 2016
DRAWN BY:	JASON SALO (414)931-8606
SCALE:	1/4" = 1' - 0"
SHEET:	5 OF 8



REAR ELEVATION

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

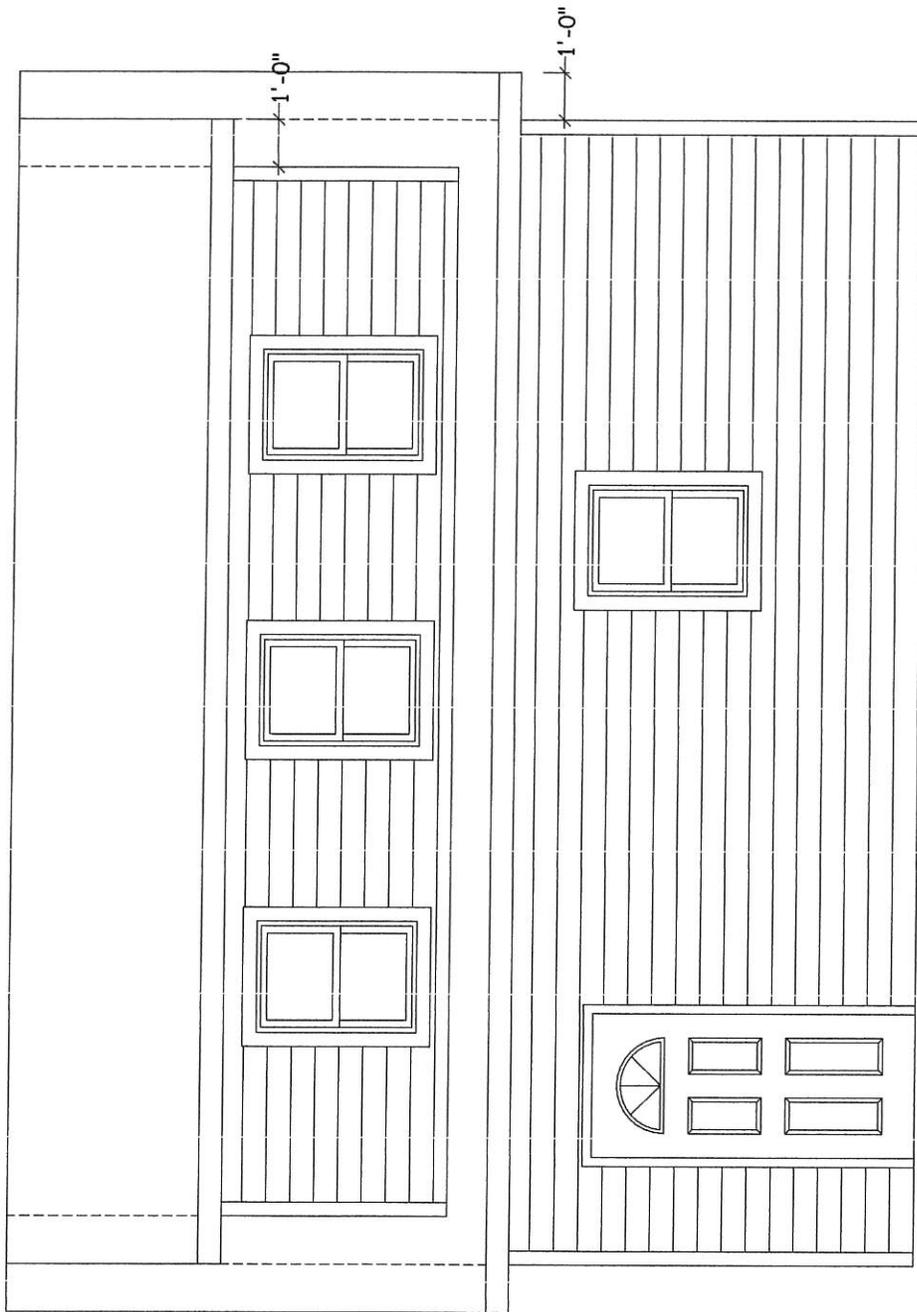
FOR:	
FIRST:	528 SQ. FT.
SECOND:	484 SQ. FT.
TOTAL:	1012 SQ. FT.
DRAWN BY:	JASON SALO
DATE:	August 18, 2016
DRAWING #:	0065
SCALE:	1/4" = 1' - 0"
SHEET:	6 OF 8



RIGHT ELEVATION

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT. BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY. EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

FOR:	
FIRST	528 SQ. FT.
SECOND	484 SQ. FT.
TOTAL	1012 SQ. FT.
DRAWN BY:	JASON SALO
DATE:	August 18, 2016
DRAWING #	0065
SCALE	1/4" = 1' - 0"
SHEET:	7 OF 8



LEFT ELEVATION

PLANS TO BE USED ONLY AS A GUIDE, AND TO OBTAIN A BUILDING PERMIT.

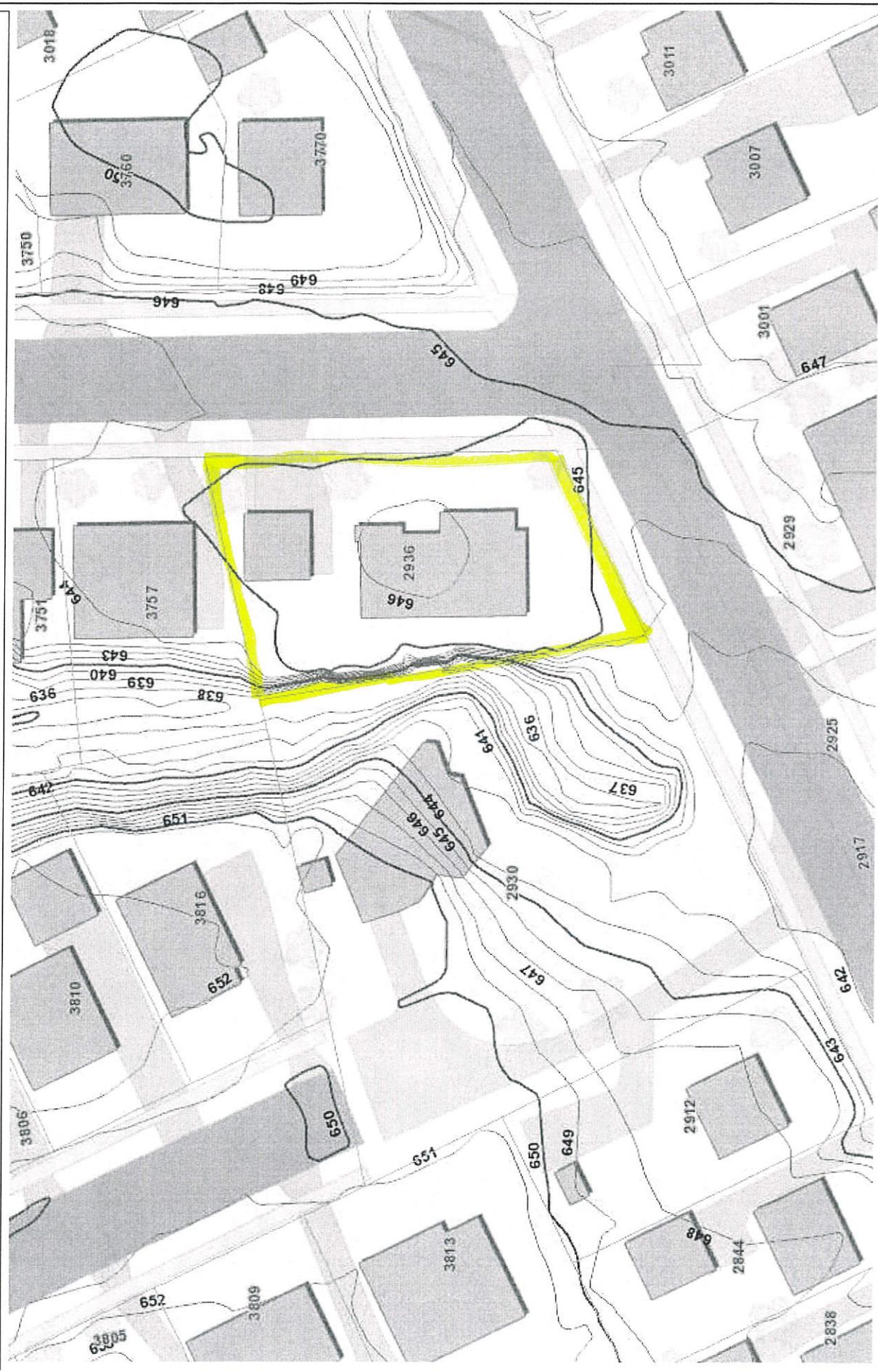
BUILDING CONTRACTORS TO ASSUME ALL CONSTRUCTION RESPONSIBILITY.

EVERY EFFORT HAS BEEN MADE FOR THE ACCURACY OF DIMENSIONS, AND CODES. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THEIR INDIVIDUAL CODES AND DIMENSIONS.

FIRST:	528 SQ. FT.	FOR:	
SECOND:	484 SQ. FT.		
TOTAL:	1012 SQ. FT.		
DRAWN BY:	JASON SALO (414)931-8606	DATE:	August 18, 2016
		DRAWING #:	0065
		SCALE:	1/4" = 1' - 0"
			SHEET: 8 OF 8

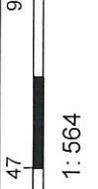


MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Notes

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94
0 47 94 Feet
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
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