



Aesthetic Control Board Meeting

Tuesday, May 3, 2022 at 5:30 pm

1. Roll Call:

Mayor Tutaj, Alderman Brickner, Charles Buechel, Darin Frerichs, Joshua Christensen

2. Call to Order

3. Minute Approval

a. Minutes of the Aesthetic Control Board Meeting held February 15, 2022

4. Discussion Items with Possible Action:

a. 3751 South Ahmedi Avenue - Single Family Residence

Attachments:

- **Sonnier Residence - Cover** (2021-115-000_Sonnier_Residence-v1-COVERS HEET-24x36-MIL.pdf)
- **2021-115-202 Sonnier_Residence-v1-202-24X36** (2021-115-202_Sonnier_Residence-v1-202-24X36.pdf)
- **2021-115-001 Sonnier_Residence-v2-001-24X36** (2021-115-001_Sonnier_Residence-v2-001-24X36.pdf)
- **2021-115-201 Sonnier_Residence-v8-201-24X36** (2021-115-201_Sonnier_Residence-v8-201-24X36.pdf)

b. Hidden Ponds Development

Attachments:

- **Hidden Ponds Development** (Enclosures_to_Application_for_Aesthetic_Control_Committee_Approval_-_32401131_1.pdf)

5. Adjourn

NOTE: The Council may discuss other matters as authorized by law. Some of the correspondence, ordinances and resolutions may or may not be acted upon or discussed by Council.

One or more members of the Common Council may participate telephonically.

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.

| Agenda published on 04/25/2022 at 12:01 PM

SONNIER RESIDENCE

CITY DESIGN REVIEW SUBMITTAL

Drawing Index

Architectural

000	Title Sheet
S1	Existing Survey (By Others)
001	Architectural Site Plan
201	First Floor Plan
202	Roof Plan
400	Exterior Elevations
401	Exterior Elevations
402	Exterior Elevations
403	Exterior Perspectives
404	Exterior Perspectives
405	Exterior Perspectives

Project Information

Applicable Codes and Zoning

Wisconsin Uniform Dwelling Code (One- and Two-Family Dwellings)
Zoning: City of St. Francis ordinances

W131N6573 Crestwood Dr.
Menomonee Falls, WI 53051
TEL 414.430.7834
medingerdesignstudio@yahoo.com



3751 S Ahmedi Ave
St. Francis, WI 53235
Parcel No. 546-1552
Project Number: 2021-105
Project Date: 4.22.2022

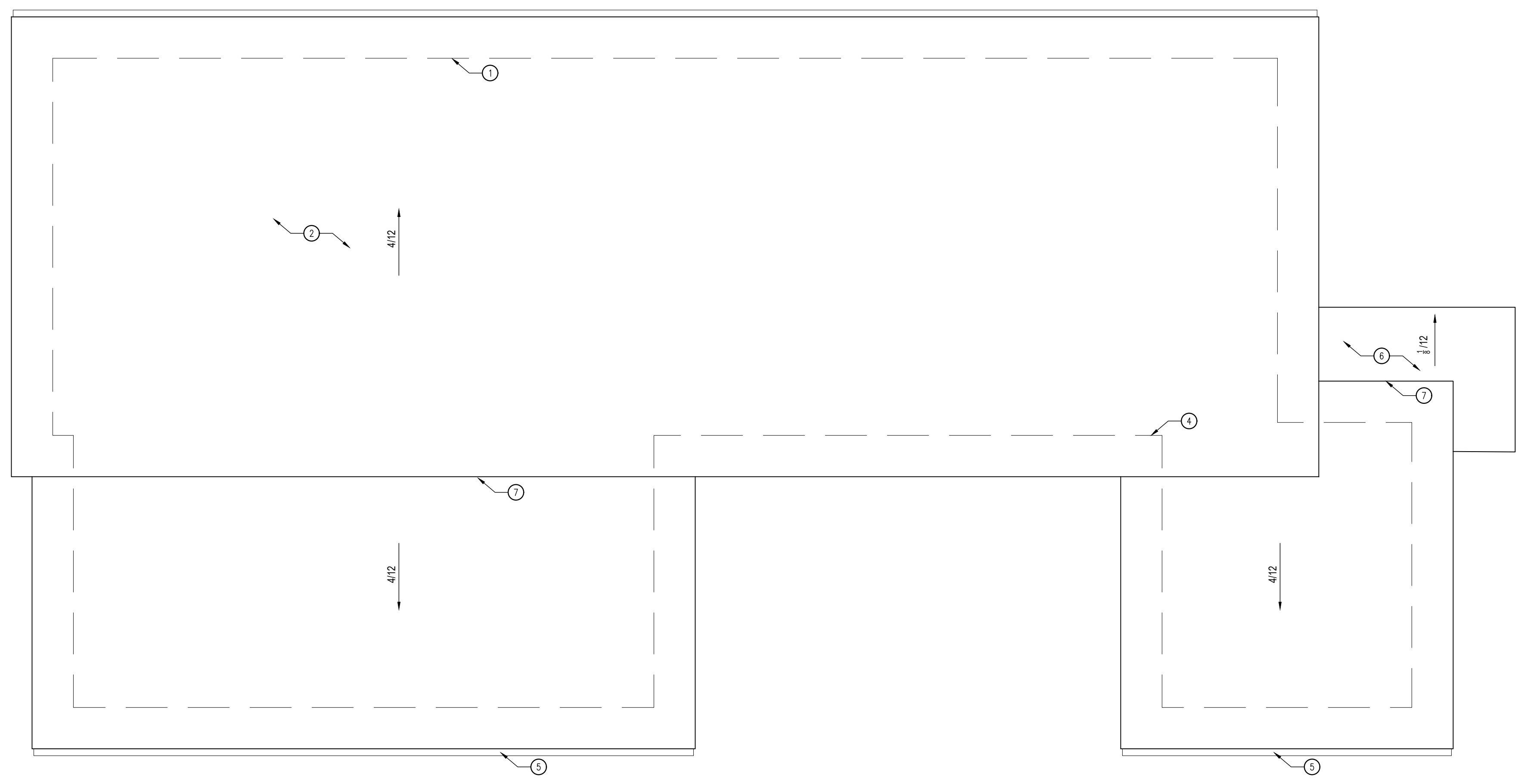
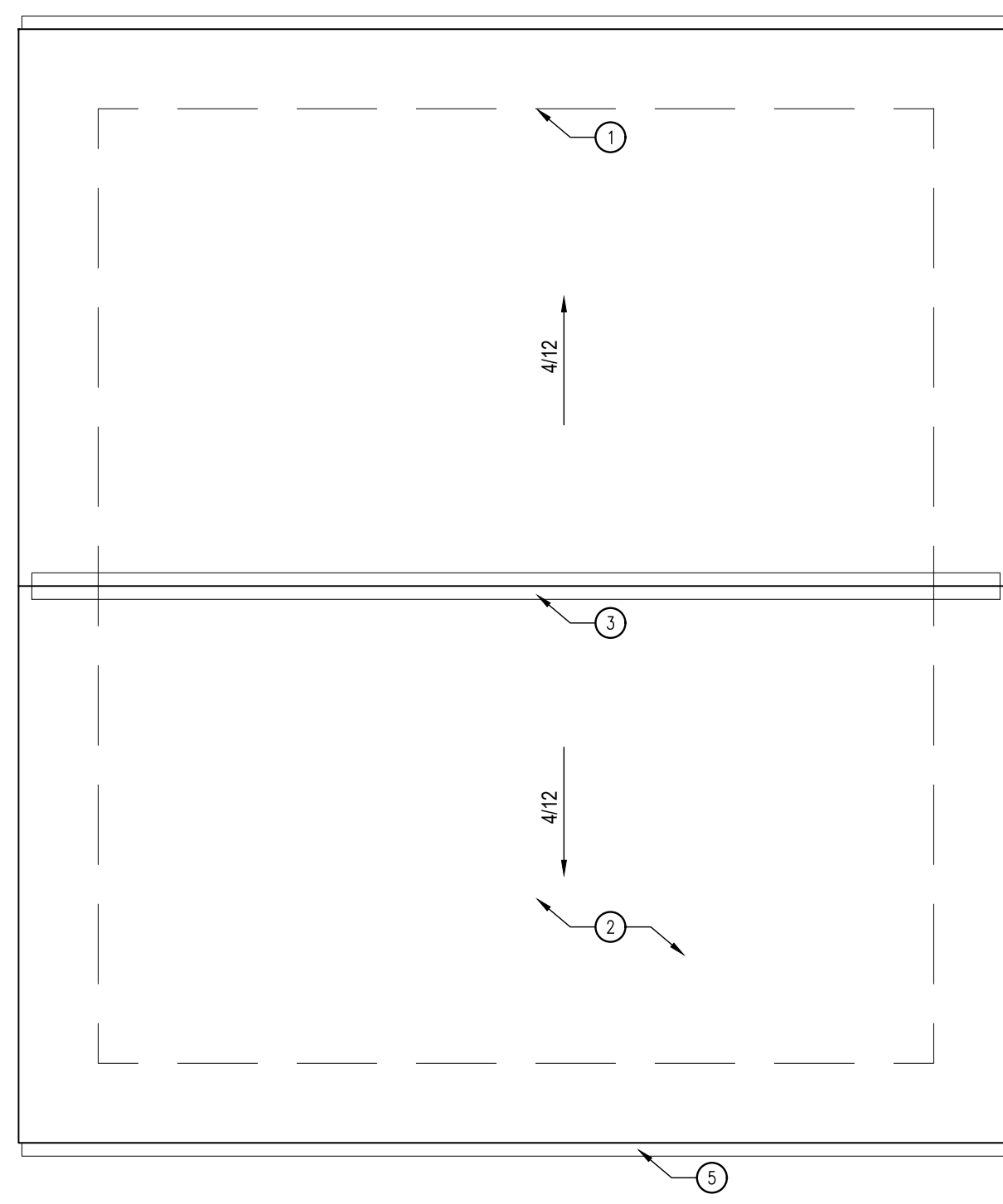
Project Team

Architect

Medinger Design Studio Tel 414.430.7834
Mobile

Owner

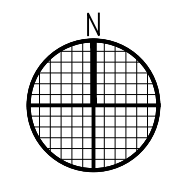
Tyler & Carolyn Sonnier Tel
Mobile



- ROOF PLAN - SYMBOLS LEGEND**
- ← SLOPE DIRECTION
 - VALLEY OR RIDGE
 - ① ROOF PLAN NOTE
 - - - BUILDING LINE BELOW

- ROOF PLAN - GENERAL NOTES**
- A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.
 - B. PROVIDE POSITIVE ROOF DRAINAGE. PROVIDE SADDLES AND CRICKETS AT ALL PENETRATIONS TO ENSURE POSITIVE DRAINAGE.
 - C. PROVIDE SELF-ADHERING RUBBERIZED ASPHALT UNDERLAYMENT AT ALL VALLEYS AND EAVES.
 - D. CONTRACTOR RESPONSIBLE FOR PROVIDING QUANTITY AND QUALITY OF UNDERLAYMENT AT ALL ROOF CONDITIONS, INCLUDING LOW SLOPE ROOF CONDITIONS IN ORDER TO PROVIDE SPECIFIED ROOF WARRANTY.
 - E. PROVIDE ROOF VENTING PER CODE REQUIREMENTS.

- ROOF PLAN NOTES**
- ① EDGE OF BUILDING / WALL BELOW
 - ② DIMENSIONAL ASPHALT SHINGLE ROOF
 - ③ RIDGE VENT
 - ④ FLASHING AT ROOF TO WALL TRANSITION
 - ⑤ ALUMINUM GUTTER AND DOWNSPOUT
 - ⑥ FULLY ADHERED EPDM ROOFING MEMBRANE
 - ⑦ VENTING AND TOP OF SHED ROOFS PER CODE REQUIREMENTS.



ROOF PLAN

1/4" = 1'-0"

DATE
4.22.2022

SHEET NUMBER

202

SONNIER RESIDENCE
3751 S Ahmedi Ave
St. Francis, WI 53235

SCALE
AS NOTED

DRAWN BY
JM

DO NOT REPRODUCE OR USE WITHOUT
THE WRITTEN PERMISSION OF
MEDINGER DESIGN STUDIO

MEDINGER
DESIGN STUDIO, LLC

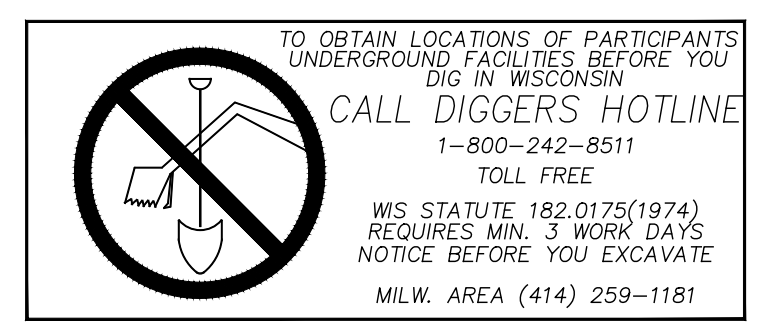
W131N6573 Crestwood Dr
Menomonee Falls, WI 53051
(414) 430-7834

BUILDING SIZE	
FIRST FLOOR AREA	1,615 SF
FIRST FLOOR GARAGE AREA	505 SF
TOTAL RESIDENCE AREA	2,120 SF

LOT COVERAGE	
BUILDING FOOTPRINT	2,120 SF
LOT AREA	5,625 SF
LOT COVERAGE MAX	--%
DESIGNED PROPOSED LOT COVERAGE	38%

BUILDING HEIGHT	
BUILDING HEIGHT MAX	35'
DESIGNED PROPOSED BUILDING HEIGHT	20'

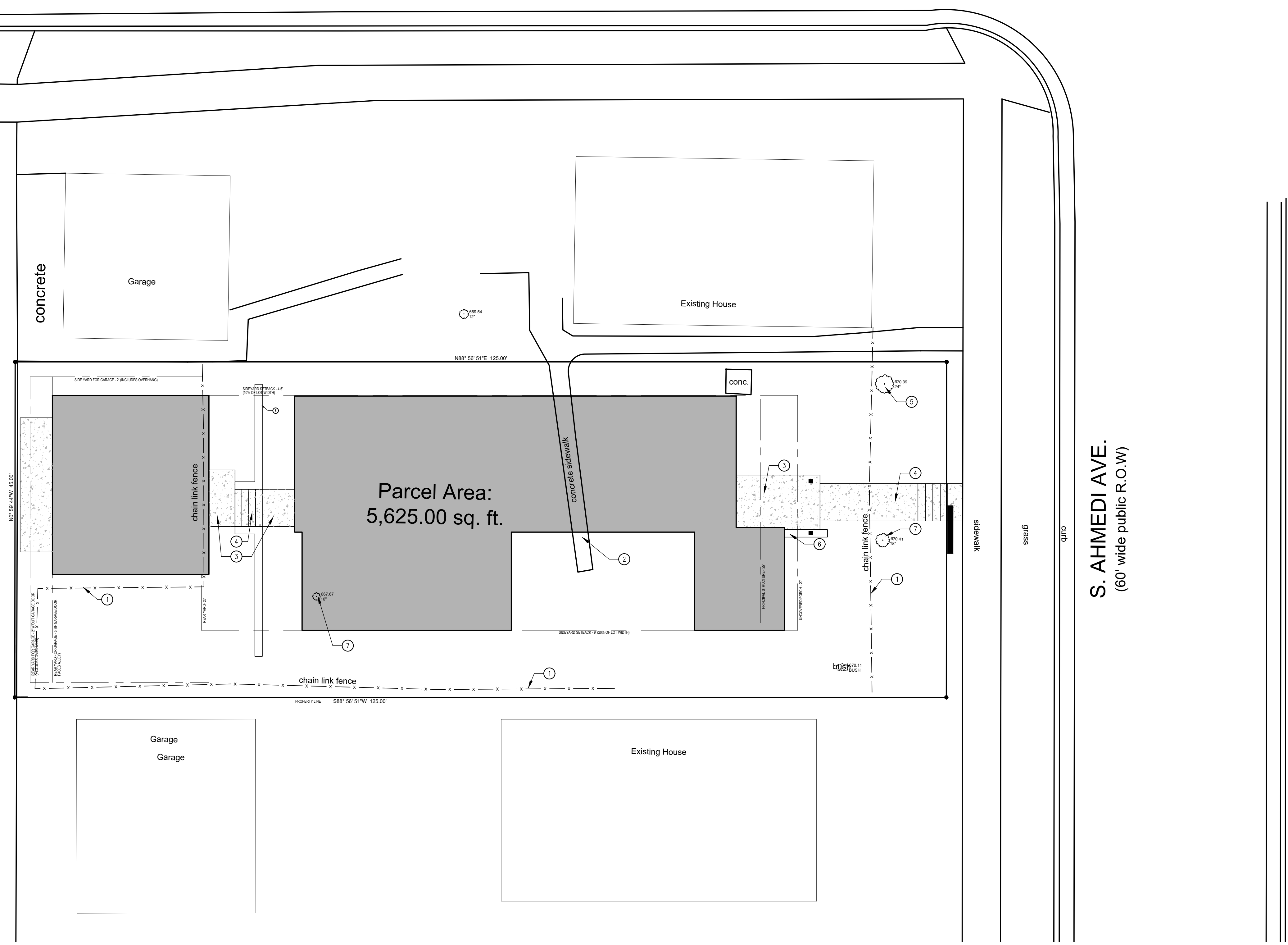
- SITE PLAN / ROOF PLAN - SYMBOLS LEGEND**
- ① SITE PLAN NOTE
- SITE / ROOF PLAN - GENERAL NOTES**
- A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.
 - B. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING. PROVIDE EROSION CONTROL AS REQUIRED BY LOCAL ORDINANCE.
 - C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.



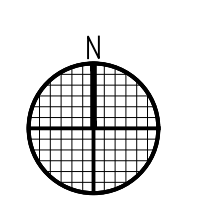
- SITE PLAN NOTES**
- ① DEMO EXISTING FENCE
 - ② DEMO EXISTING SIDEWALK
 - ③ CONCRETE STOOP/APRON
 - ④ CONCRETE SIDEWALK/STAIRS, PATCH TO MATCH TO EXISTING
 - ⑤ EXISTING TREE TO REMAIN. PROTECT TREE AS REQUIRED
 - ⑥ PLANK FORMED POURED CONCRETE RETAINING WALL, TO BE DESIGNED BY STRUCTURAL ENGINEER
 - ⑦ DEMO EXISTING TREE

E. ELIZABETH AVE
(60' wide public R.O.W)

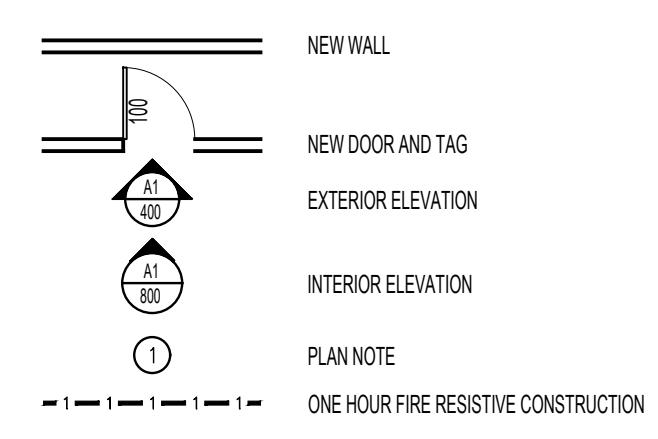
20' Public Alley



DATE 4.22.2022	SHEET NUMBER 001	SONNIER RESIDENCE 3751 S Ahmedi Ave St. Francis, WI 53235	SCALE AS NOTED DRAWN BY JM <small>DO NOT REPRODUCE OR USE WITHOUT THE WRITTEN PERMISSION OF MEDINGER DESIGN STUDIO</small>	W131N6573 Crestwood Dr Menomonee Falls, WI 53051 MEDINGER <small>DESIGN STUDIO, LLC</small> (414) 430-7834
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FLOOR PLAN - SYMBOLS LEGEND

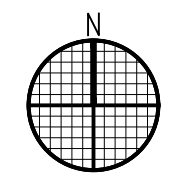
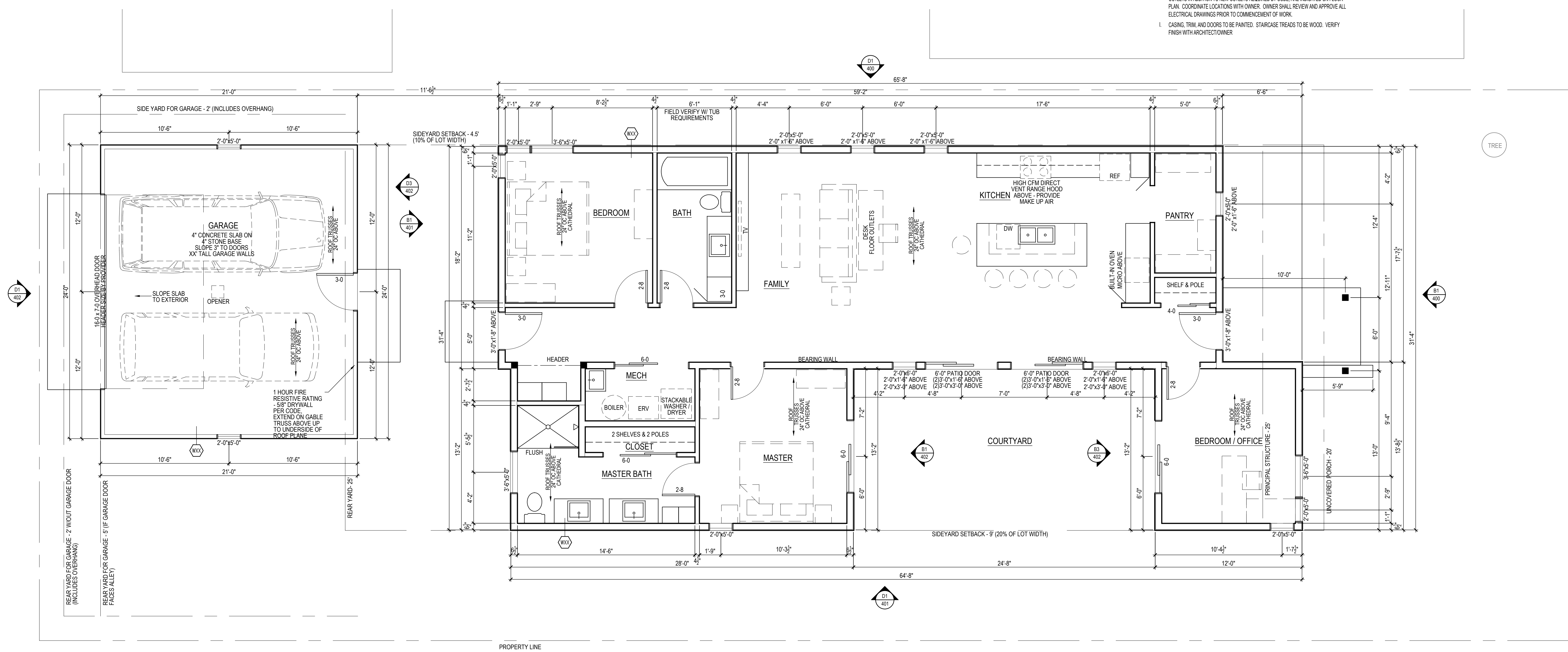


FLOOR PLAN NOTES

NOT USED

FLOOR PLAN - GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF DRYWALL TO FACE OF DRYWALL.
- B. ELECTRICAL, MECHANICAL, AND PLUMBING TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR. WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CODE.
- C. ALL NEWLY CONSTRUCTED WALLS SHALL TERMINATE AT THE UNDERSIDE OF ROOF/ROOF STRUCTURE, UNLESS NOTED OTHERWISE.
- D. ALL NECESSARY STRUCTURAL ENGINEERING OF BEAMS, HEADERS, SLABS, FOOTINGS, ETC. TO BE ENGAGED THROUGH GENERAL CONTRACTOR, ENGINEERED BY STRUCTURAL ENGINEER, AND COORDINATED WITH ARCHITECTURAL DRAWINGS.
- E. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS.
- F. INSULATE ALL EXTERIOR WALLS AND ROOF SPACES PER CODE.
- G. ALL FURNITURE BY OWNER.
- H. ELECTRICAL DEVICES SHALL BEAR APPROVAL OF UNDERWRITERS LABORATORIES. NEW OUTLETS IN ADDITION TO NEW OUTLETS REQUIRED BY CODE, ARE INDICATED ON FLOOR PLAN. COORDINATE LOCATIONS WITH OWNER. OWNER SHALL REVIEW AND APPROVE ALL ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- I. CASING, TRIM, AND DOORS TO BE PAINTED. STAIRCASE TREADS TO BE WOOD. VERIFY FINISH WITH ARCHITECT/OWNER.



FIRST FLOOR PLAN
1,615 SF

1/4" = 1'-0"

HIDDEN PONDS CONDOMINIUM



Exhibit O to Application

Photos of Exterior Elevations of Existing Buildings

Which will be similar to proposed buildings



Exhibit N to Application
Photos of Closed Garages for each Unit
And open parking on garage aprons





Full set of Building Plans being delivered in a roll
See notes below about compliance with duplex building code

HIDDEN PONDS LAKESIDE CONDOMINIUMS SAINT FRANCIS, WISCONSIN



PROJECT NOTES

1. Although every effort has been made in checking & preparing these plans for accuracy, all contractors must check, verify & be responsible for all details & dimensions on new or existing structure.
2. All work on this project is to be governed by the latest edition of the codes applicable to the local ordinances in place at the date of these Documents and/or required approvals.
3. All work shall be performed in accordance with accepted building practices & industry standards.
4. Verify & use only written dimensions. DO NOT scale or measure dimensions directly from prints.
5. All contractors must be responsible for all & any damage to "existing" structure cause either directly or by their trades.
6. Verify all uncertain items with the owner, builder, and/or architect.
7. Architect will not be responsible for existing or pre-existing soil conditions and any and all existing structural conditions, including, but not limited to damaged or deteriorated lumber, structural fasteners, inadequate elements, decay, moisture, mold or other existing non-compliant items or Code conditions.
8. The Architect shall not be required to make exhaustive or continuous on-site observations to check the quality or quantity of work performed.

9. The Architect shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions & programs in connection with the work & he shall not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
10. All materials, components, systems, structural elements and mechanical systems shall be installed per manufacturer specifications, details and installation requirements. The architect shall not be responsible for the substitution of any materials, components or systems as specified in the contract documents.
11. All contractors shall be responsible for all State and Federal (EPA) "Lead-Safe Renovation" requirements.
12. **LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT**
The Architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product therein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the Architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations, shall become the responsibility not of the Architect, but of the parties responsible for taking such action.

INDEX	
T	TITLE SHEET
SP	SITE PLAN
1	FIRST FLOOR PLAN & INTERIOR ELEVATIONS
2	SECOND FLOOR PLAN
3	NORTH & EAST ELEVATIONS
4	SOUTH & WEST ELEVATIONS
5	FOUNDATION PLAN & FOUNDATION DETAILS
6	SECOND FLOOR FRAMING PLAN
7	ROOF FLOOR FRAMING PLAN
8	ROOF PLAN
9	WALL SECTIONS
10	WALL SECTIONS
11	WALL SECTIONS
12	WALL SECTIONS & BUILDING SECTIONS

THESE PLANS & APPROVALS FOR BLDG. NO. 7 ONLY

OCT 08 2012

Douglas A. Gallus

These Plans have been prepared for Wisconsin code compliance utilizing the requirements as set forth in Chapters Comm 20 to 25 of the UNIFORM DWELLING CODE

WISCONSIN ADMINISTRATIVE CODE

20.04 (6) - DWELLING SEPARATIONS

NORMALLY, FOR 3 OR MORE ATTACHED DWELLING UNITS, THE COMMERCIAL BUILDING CODE (CBC) APPLIES. ATTACHED MEANS SOME CONSTRUCTION (OTHER THAN FOOTINGS AND THEIR BEARING MATERIAL) IS SHARED BY THE UNITS.

WHERE 3 OR MORE ADJACENT BUT UNATTACHED DWELLING UNITS ARE EACH BUILT WITH THE OUTSIDE WALLS THAT COMPLY WITH THE UNIFORM DWELLING CODE (UDC), THE UDC APPLIES THROUGHOUT AND THE CBC DOES NOT APPLY, EVEN IF THOSE OUTSIDE WALLS ARE ADJACENT TO OR ADJOIN EACH OTHER. IF FLASHING IS ADDED OVER THE TOP OF TWO SUCH ADJOINING WALLS, THE UDC WOULD STILL APPLY.

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REVISIONS: _____ DATE: _____

DRAWN BY: **DAC**
JDS
DATE: **SEP 18 2012**

Douglas A. Gallus
AIA, ARCHITECT
214 N. 76 ST
MILWAUKEE, WI 53213
(414) 259-9555

HIDDEN PONDS LAKESIDE CONDOMINIUMS
4083 SOUTH KINNICKINNIC
CITY OF SAINT FRANCIS, WI
BLDG. 7

PLAN NO. **12017**
SHEET NO. **1**

- = Built
- = New 4-unit buildings
- = New 2-unit buildings

New 4 Unit Buildings

Existing 4-Units Built

Existing 4-Unit Built

Existing 4-Unit Built

Existing 4-Unit Built

Pond

New 2-Unit Buildings

SITE PLAN

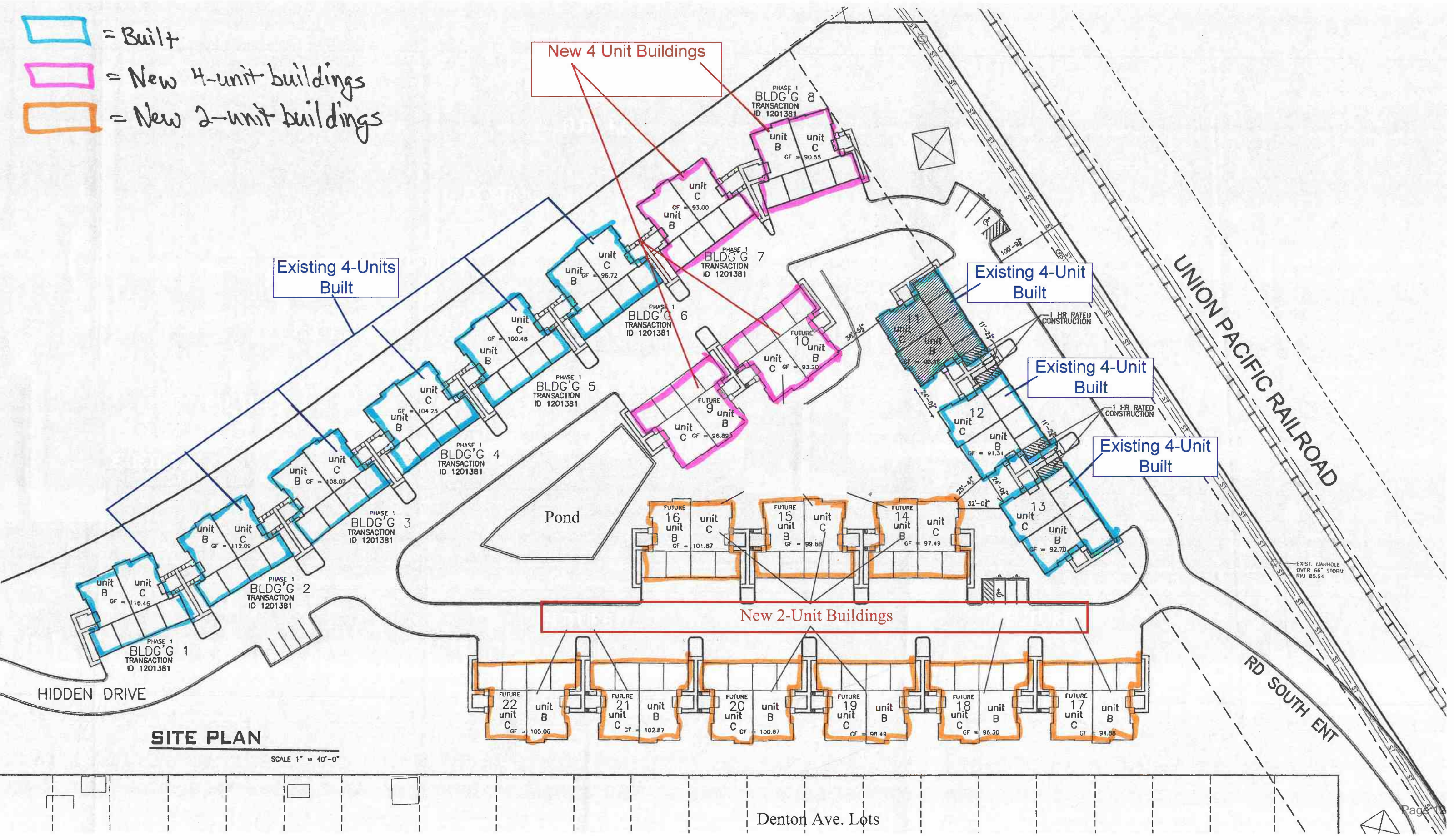
SCALE 1" = 40'-0"

HIDDEN DRIVE

UNION PACIFIC RAILROAD

RD SOUTH ENT

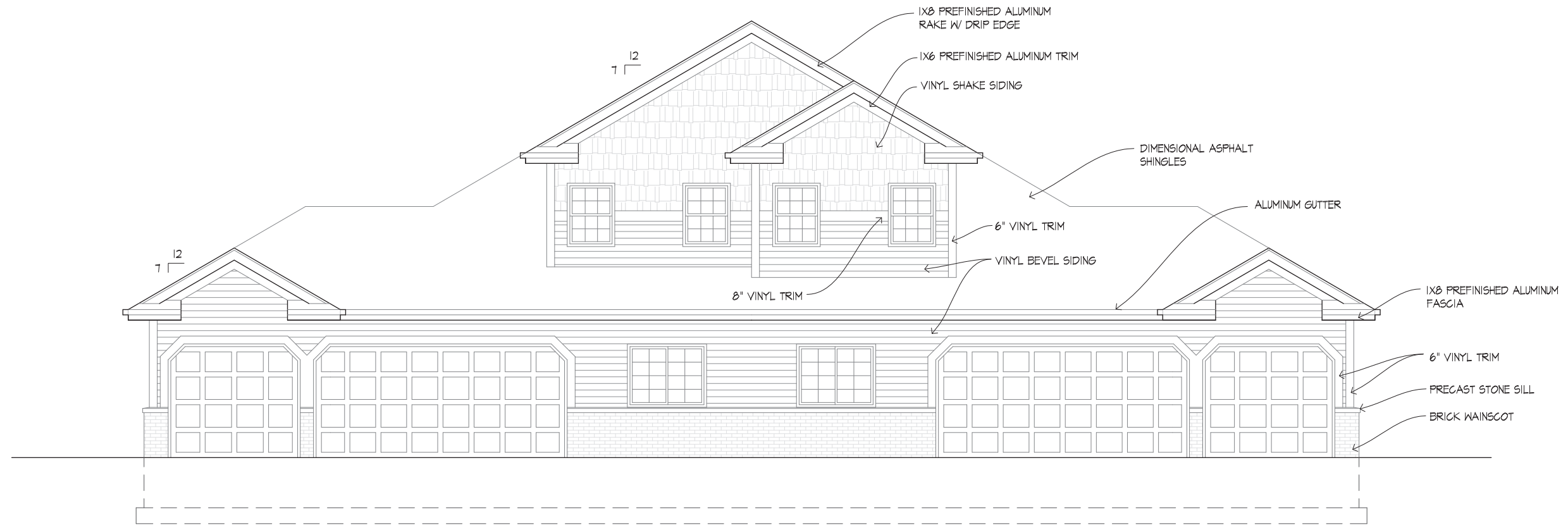
Denton Ave. Lots



Hidden Ponds 2-Unit Buildings Elevations



RIGHT SIDE ELEVATION

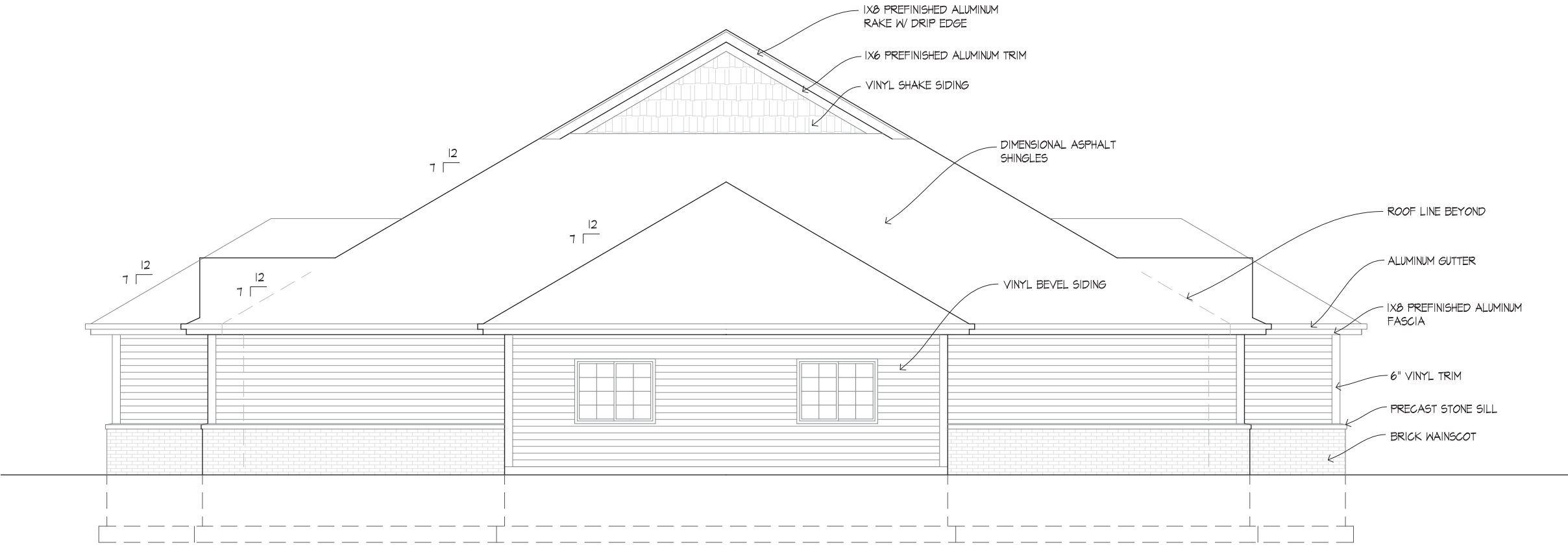


FRONT ELEVATION

Hidden Ponds 2-Unit Buildings Elevations



LEFT SIDE ELEVATION



REAR ELEVATION