



AGENDA Zoning Board of Appeals

Friday, April 11, 2025

5:00 PM

Village Hall, 235 Hickory Street, Pewaukee, WI 53072

1. Call to Order, Roll Call, and Election of Meeting Chairperson
2. Approval of Minutes
 - a. February 27, 2024
3. Public Hearing
 - a. Variance request to construct a rear deck on the residence. The proposed 16 feet deck by 10 feet wide unenclosed deck is proposed at 10 feet from the rear property line. 20 feet setback is required (Section 40.367.7). This 0.186-acre parcel, located at 407 Riverside Drive / PWV 0925153, is zoned R-5 Residential Detached District with Redevelopment Overlay District. Applicants/ Owners are David Topp and Lisa Lesinski-Topp with MK/SS LLC listed as owner on latest available record.
4. New Business
 - b. Variance request to construct a rear deck on the residence. The proposed 16 feet deck by 10 feet wide unenclosed deck is proposed at 10 feet from the rear property line. 20 feet setback is required (Section 40.367.7). This 0.186-acre parcel, located at 407 Riverside Drive / PWV 0925153, is zoned R-5 Residential Detached District with Redevelopment Overlay District. Applicants/ Owners are David Topp and Lisa Lesinski-Topp with MK/SS LLC listed as owner on latest available record.
 - c. Discussion and Possible Action to Set a Future Meeting Date (if needed).
5. Adjournment

All interested parties please note: Section 40.137 of the Village Code states “The concurring vote of four (4) members of the Zoning Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter or to affect any variation therefrom. The grounds of every such determination shall be stated.”

Note: Notice is hereby given that a quorum of a Village Committee and/or Commission may be present at the Zoning Board of Appeals meeting, and if so, this meeting shall be considered an informational meeting of that Committee or Commission and no formal action of that Committee or Commission shall occur. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: April 7, 2025

Jenna Peter – Village Clerk

**VILLAGE OF PEWAUKEE
ZONING BOARD OF APPEALS
February 27, 2024**

1. Call to Order and Roll Call

Clerk Smith called the meeting to order at approximately 6:00 p.m.

Clerk Smith asked the Board for recommendations for acting as chairperson.

E. Krasovich nominated E. Hill to Act as the Chairperson for the February 27, 2024, Zoning Board of Appeals meeting.

E. Krasovich moved, seconded by T. Opie to approve E. Hill as the acting Chair for the February 27th, 2024, Zoning Board of Appeals Meeting.

Motion carried 4-0.

Roll Call was taken with the following present: Theresa Opie, Eric Krasovich, Kelly Berriman, and Alternate E. Hill. Alternate Patricia Stonger, Doug Joers, and Paul Evert were excused.

Also Present: Village Attorney, Matt Gralinski and Village Clerk, Casandra Smith.

2. Approval of Minutes – July 24, 2023

T. Opie moved, seconded by K. Berriman to approve the minutes of the July 24, 2023, meeting as presented.

Motion carried 4-0.

3. Public Hearing

- a. **Request of property owners/applicants Donald and Monica Krenzien, to construct a new single-family home with 648 sq. ft. of living area on the first floor where Section 40.206 provides that the minimum required first floor living area shall be no less than 1,000 sq. ft. Their .18+/- acre property, located at 516 Spring St., is zoned R-5 Single-Family Residential District.**

E. Hill opened the public hearing at approximately 6:03 p.m.

Donald and Monica Krenzien @ 1201 S 101st St, West Allis are applicants/Owners for 516 Spring Street – Mr. and Mr. Krenzein were sworn in by Attorney Gralinski.

Donald presented his proposal to the Board. The lot is non-conforming as the lot is 8,762 sq.ft. in area and 50' in width where the code requires that the lot be 10,500 sq.ft. and 70' respectively. The lot runs perpendicular to the elevation drop. The applicant stated he is concerned with the water egress because his current house in West Allis has water issues and if they were required to meet the 1,000sq.ft. first-floor water may become an issue. He compared his property to 115 Maple Street, 129 Maple Street, and 512 Spring Street, 524 Spring Street, 509 Prospect Ave, 515 Prospect Ave which all have square footage under what is required in the current code. With the presented plans he would be able to be consistent with the surrounding community.

Mr. Krenzien responded to T. Opie, the total square footage includes the basement.

E. Hill noted for the record the following documents have been submitted by the applicant:

- Application for the Zoning Board of Appeals dated

- Plot Map from GIS showing lot 50ft wide x 175.25' long
- Elevation drawing with gridlines
- Letter from Applicant requesting the variance
- Pictures of the lot from different angles.
- Drawings of the proposed house with details of the foundation
- Letter from Inspector of City of Pewaukee stating they do not meet the standards
- Survey
- Letter requesting neighbor's response, signatures coincide with neighbors ok with their proposal
 - Individuals signing represents their approval.
- Staff report from Planner Mary Censky

E. Hill closed the Public Hearing at approximately 6:17 p.m.

4. New Business

- a. Request of property owners/applicants Donald and Monica Krenzien, to construct a new single-family home with 648 sq. ft. of living area on the first floor where Section 40.206 provides that the minimum required first floor living area shall be no less than 1,000 sq. ft. Their .18+/- acre property, located at 516 Spring St., is zoned R-5 Single-Family Residential District.**

Attorney Gralinski read the standards from the Village Code and in summary, he indicated that the Board must provide evidence to show that the following criteria are met to grant the proposed variance:

- Determine if the property is/has a unique condition;
- Due to the unique property condition, would enforcement of the ordinance provisions cause undue hardship;
- The variance is not contrary to the public interest

K. Berrimann asked if the zoning has always been R-5. Attorney Gralinski responded that it looks like that has been the case.

T. Opie stated this is a unique property. E. Krasovich agreed and stated that he cannot think of any issues that would be presented if approved.

E. Hill stated he looked at the property, all lots are about the same size, and due to the topography of the land this lot is hard to comply with the current code. If you look at the overview plans, the house at 512 Spring Street takes up almost the entire width of the lot. The house design fits well in this property and is good for water to negate the property.

E. Krasovich moved, seconded by K. Berrimann, to Approve the Application Request of Property Owner/Applicant, Donald and Monica Krenzien for a Variance to Construct a single-family home with a 648 sq.ft living space on the first floor where Section 40.206 otherwise requires a first floor living area shall be no less than 1,000 sq. ft.

Motion carried 4-0.

- b. Future date – none**

5. Adjournment

T. Opie moved, seconded by E. Krasovich. Opie, to adjourn the February 27, 2024, Zoning Board of Appeals meeting at 6:30 p.m.

Motion carried 4-0.

The meeting adjourned at approximately 6:31 p.m.

Respectfully Submitted,

Casandra Smith
Village Clerk

TO: Village of Pewaukee Zoning Board of Appeals
FROM: Mark Lyons, Planning Consultant
RPT DATE: April 4, 2025
MTG DATE: April 11, 2025
RE: David Topp and Lisa Lesinski-Topp Variance Request

1. Petitioner/Agent: David Topp and Lisa Lesinski-Topp
2. Property Owner(s): MK/SS LLC
3. Location/Address: 407 Riverside Drive
4. Tax Parcel Number(s): 0925153
5. Area: ~ 0.187 Acres
6. Existing Zoning: R-5 Residential Detached District with an Infill-Redevelopment Overlay

OVERVIEW:

On February 17, 2025, the property owners submitted a Variance Application requesting a variance from Section 40.367.7 which requires a 20' rear yard offset, for the construction of a 13'x16' deck on the rear of home. The applicant is requesting to reduce the rear yard offset by 10' to allow for the construction of the proposed deck.

ANALYSIS:

In determining whether a variance is to be granted, Wisconsin Statue Section 62.23(7)(e) establishes the strict standards which must be met by the evidence presented to approve a variance and standards that must be addressed by the board of appeals are:

- 1) **Unnecessary Hardship:** A situation where, in the absence of a variance, an owner can make no feasible use of the property. A variance is not warranted if the physical character of the property allows a landowner to build or develop in compliance with the zoning ordinance.

The statue is clear that self-imposed and financial loss are not grounds for granting a variance. The circumstances and request presented to the board may demonstrate a self-imposed hardship as the builder and property owners neglected to take into account the rear yard offset when laying out the new home on the subject parcel. Furthermore, the applicant may not meet the strict standards of unnecessary hardship, as the absence of granting a variance does not prohibit the use of the property for a single-family home. Finally, the applicant may not meet the unnecessary hardship, as a viable code compliant but less desirable option exists for locating the proposed deck along the northwest corner of the home instead of the proposed location. Code compliant alternatives exist, as a smaller deck could be accomplished in the proposed location without the need for a variance which may also demonstrate a self-imposed hardship as the applicant prefers a larger deck.

- 2) **Unique Property Limitations:** Unique physical characteristics of the property, not the desires of or conditions personal to the applicant must prevent the applicant from developing in compliance with the zoning ordinance. These features may be a wetland, soil type, parcel shape, or steep slope that limits the reasonable use of the property.

The subject parcel is consistent dimensionally with other parcels developed in the same subdivision and area and there are no easements or property obstacles restricting placement of a deck. The applicant may not meet the statutory requirements for a unique property limitation and instead may constitute a self-imposed hardship due to this being the applicant preferred location as opposed to the only viable location due to property limitation.

- 3) **Protection of the Public Interest:** Granting of a variance must not harm the public interest. The public interest includes the interests of the public at large, not just that of nearby property owners. Lack of local opposition does not in itself mean that a variance will not harm the public interest.

The applicant mentions a code section for reducing rear yard offsets of an entire subdivision exists in the Village code that Plan Commission may approve at the time of subdivision platting. Although this option existed, the developer chose not to seek that reduction during the process. Granting the requested variance may result in harm to the public interest as the decision may be arbitrary and set a precedent for future requests that run contrary to the ordinance and may not meet the statutory criteria for granting a variance.

CONSULTING PLANNER'S RECOMMENDATION:

Recommend reviewing of the evidence presented by the petitioner, consideration of any comments provided at the public hearing, and addressing all required standards in making its determination on if the variance should be granted. Should the Zoning Board of Zoning Appeals determine granting a variance is appropriate, the approval should be for the minimum necessary variance for accommodating a deck.

EXHIBITS:

- A. GIS Map of Subject Property
- B. Petitioner Application submitted 2-17-25



ZONING BOARD OF APPEALS APPLICATION

Application is due before 10 a.m. 23 days prior
to the meeting date

Fee: \$190

235 Hickory St - Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION ☐

Property Address: 407 Riverside Drive Tax Key: PWV 0925153

Zoning of Property: Residential Property Owner Name: David Topp & Lisa Lesinski-Topp

Property Owner Email: [REDACTED] Property Owner Phone #: [REDACTED]

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER) ☐

Applicant Name: _____ Applicant Phone #: _____

Applicant Address: _____

Applicant Email: _____

WHAT IS THE SPECIFIC SECTION OF THE VILLAGE CODE THAT YOU ARE REQUESTING A VARIANCE? ☐

Code 40.367.7

SIGNATURES ☐

Application will not be processed without the signature of the current property owner.

This signature authorizes the Village of Pewaukee to process the application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: [Signature] Date: 2/10/2025

Signature of Applicant: [Signature] Date: 2/10/2025

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").** ☐
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive) ☐
3. Paid fee of \$190. ☐

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

Request for Variance: Sec. 40.367.7. - Setbacks and yards

Property: 407 Riverside Drive (New Construction)

New Owners: David Topp and Lisa Lesinski-Topp

Tax Key: 0925153

Builder: Kaerek Homes Inc.

Jordan Kaerek

11600 W. Lincoln Ave

West Allis, WI

License #82825-94

Office: (414) 321-5300

Formal request a variance on Village code 40.367.7 and relief to build a deck off the back of our new home we are building and plan to occupy in April 2025. The proposed deck will extend no more than 10 feet beyond the current setback line. We propose a deck measuring 13' wide by 16' deep, see attached plat survey with noted drawing. The primary purpose of this deck will be to provide a safe and enjoyable location to enjoy the natural beauty surrounding our home off the Pewaukee River Parkway which is one of the main reasons we purchased the lot. We have attached detailed site plans, pictures, and drawings that illustrate the proposed deck and its impact on the property.

Undue Hardship: The house was built and approved with sliding doors on the southeast corner. Altering the current home plans to adjust the location of the sliding doors would present a significant cost to the homeowner. The rear lot line is diagonal and not square, with the shortest amount of available land occurring on the southwest end of the home where the current sliding doors are located (approximately within 5 feet of the home). The current setback restriction would limit us to a deck (more of a wooden porch) only 5 – 6 foot deep off the home. If this were built, it would be unappealing to the overall quality of home not only being built for us, but others in the neighborhood.

Unique Property Limitations: Given the unique layout of my property and the existing structures, adhering to the current setback requirements would significantly limit the functionality and aesthetic appeal of the deck. The shape of the lot and the 20-foot setback requirement would restrict the construction of this standard-sized deck. The current Building Setback line does not provide sufficient space for a deck. The proposed deck would not impede the utility easement either. The land to the south of the proposed deck is Pewaukee River Parkway.

Protection of Public Interest: Granting this variance will not affect any neighbors, businesses, or protected land. Additionally, homes in this new development are typically

less than 40 feet apart, with each site building within the 20-foot building setback. Our home is the last home on Riverside drive due to the Pewaukee River Parkway on the south end and the road ends in a dead end into the Parkway as well. Additionally, we have taken measures to ensure that the deck will not adversely affect the privacy or enjoyment of neighboring properties.

Other Comments:

The code provides an option (bolded on next page) for specific request of relief at the time of plat review upon specific request of developer. The 10-foot relief as mentioned would provide sufficient space for our proposed deck and still honor the exception present within the code.

We respectfully request that the village board consider granting this variance. We are available to discuss this request further and provide any additional information that may be required.

Thank you for your time and consideration.

Sincerely,

David Topp and Lisa Lesinski-Topp

Sec. 40.367.7. - Setbacks and yards.

Setbacks and yards in the residential infill-redevelopment overlay district shall be as follows:

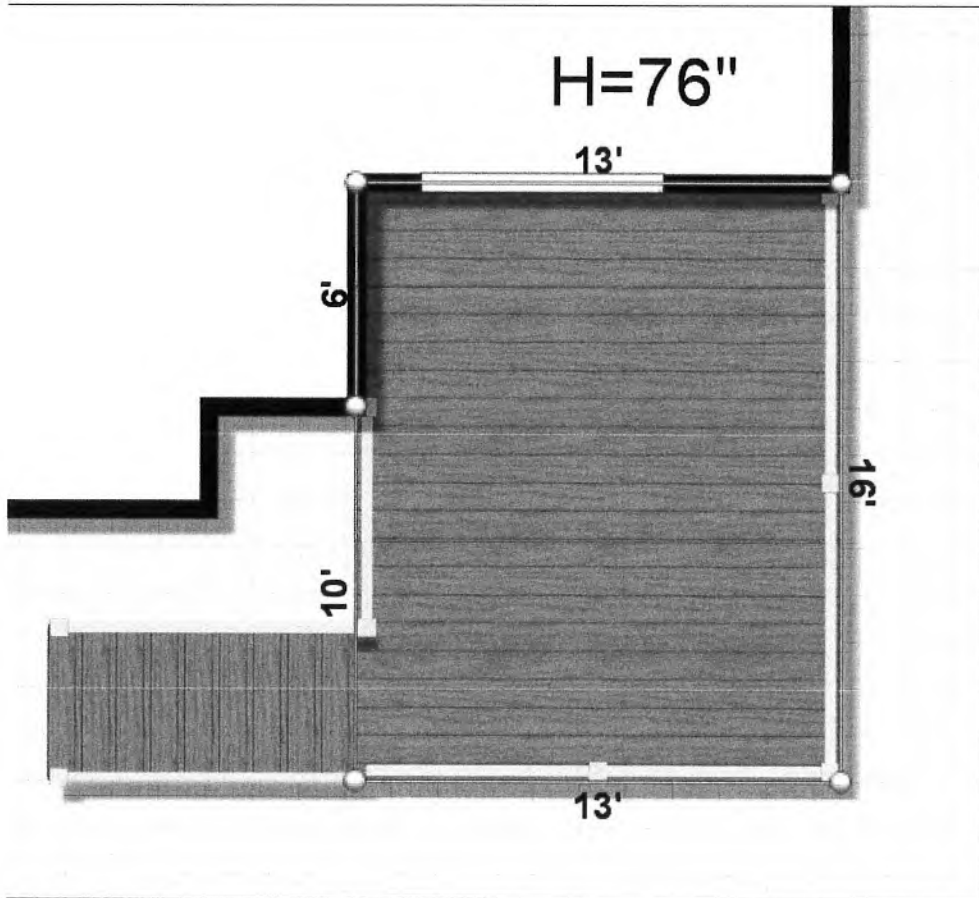
Setback: All principal structures shall be setback not less than 25 feet from any public right-of-way.

Sidyard: The principal residence structure, including any attached garage elements, and detached garages, shall be offset from the side lot lines by not less than ten feet on one side and not less than zero feet on the other side. Principal residence structures including any attached garage elements and permitted detached garages may adjoin (share a common wall) along one side in accordance with this sidyard offset schedule provided such buildings are properly designed and approved by the building inspector as to all applicable building and/or fire safety code standards.

Any detached principal residence structure and any detached garage structure that does not share a common wall with an adjoining principal building shall maintain not less than five-foot side yard offsets.

Rear yard: All buildings shall be offset from the rear lot line by not less than 20 feet.

The planning commission may, at the time of plat review/approval, and upon specific request of the developer, approve rear yard offset relief up to ten feet for the attached, unenclosed, pervious deck portion of a principal residence provided the developer shall first demonstrate that the lot abuts along at least 75 percent of its rear yard to another lot or out lot that is located within the same new development. The planning commission shall first find that permitting an attached, unenclosed, pervious deck feature as close as ten feet to a rear lot line on a particular lot will not result in adverse conditions affecting the abutting lots, the neighborhood or the village as a whole with respect to for instance, but not necessarily limited to surface water drainage. Further, if the request for the rear yard offset relief is denied, the planning commission shall state, in writing, their reasons for denial.



From: Fuchs, Nick fuchs@pewaukee.wi.us
Subject: 407 Riverside Drive Building Permit
Date: Dec 5, 2024 at 12:01:48 PM
To: toppthis@sbcglobal.net,
platinum.permits23@gmail.com

Staff has reviewed the Building Permit for a new deck at 407 Riverside Drive. Please be aware that this permit cannot be issued. The parcel is zoned R-5 with the Redevelopment overlay district, which requires a minimum rear offset of 20 feet (Code Sec. 40.367.7). This setback is not met.

Please submit revised plans in conformance with required setbacks.

Thanks.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us



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Dennis C. Sauer
Professional Land Surveyor S-2421



Lisa Topp
Phone: 414-531-1091

Job Address:
407 Riverside Drive
Pewaukee, WI 53072

Print Date: 11-23-2024

Lisa Topp - Build From Scratch Composite Deck

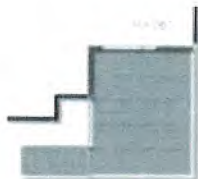
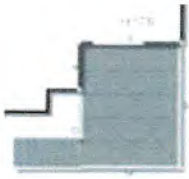
Hi Lisa and David,

Thank you so much for your awesome feedback. I want to sincerely thank you for giving me your time and the opportunity to earn your business! Below you will find your initial proposal document which has been broken down with the complete details for your new deck build. I have attached 2D / 3D renderings of the proposed project, which should help bring the overall vision to life. The color options for the selected materials can always be adjusted as you see fit.

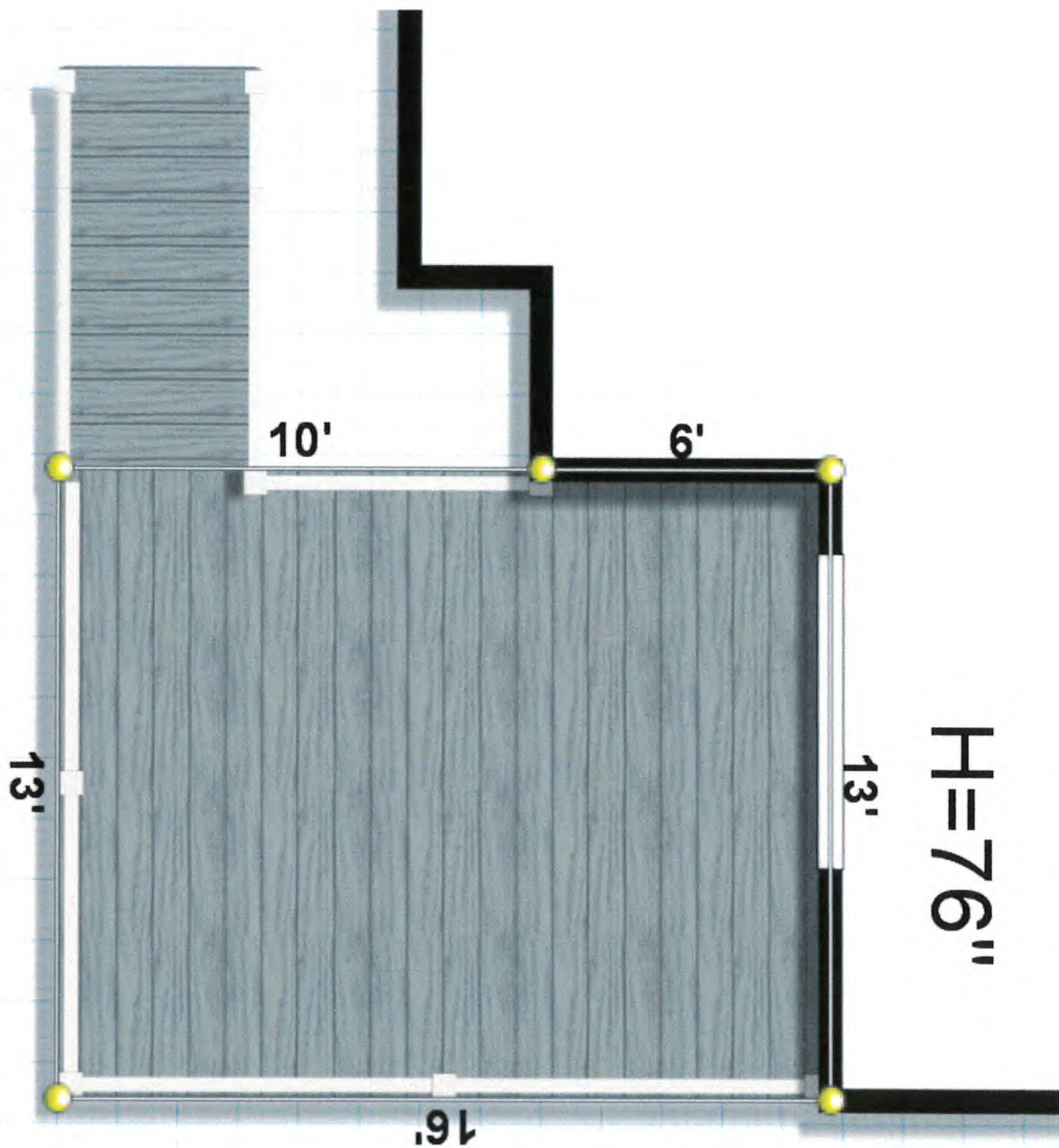
I have also attached some photos from similar decking projects from this past year. If you see anything in these projects that you would like to incorporate into your design, please let me know.

I am looking forward to hearing back from you as we work together to fine tune the details to perfectly align with your overall vision for the project! All I need is an approval online here to get into the schedule.

**Thanks,
Adam Columbus
Platinum Decking
224-563-7992
adamcolumbus1@gmail.com**

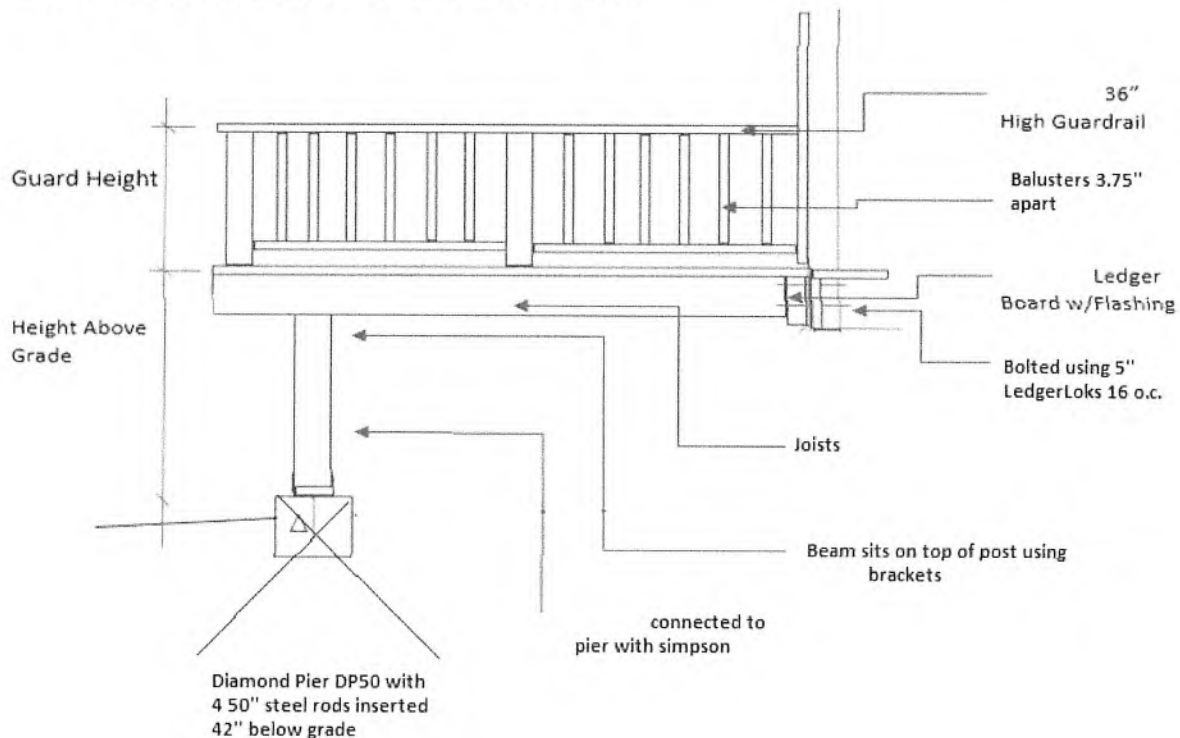


Items	Description
Frame - Build from Scratch Deck	<p>Construction/Structure</p> <ul style="list-style-type: none"> • Demo of existing frame, decking and railing and proper disposal • If there is unforeseen/unexpected Concrete / Pavers underneath the deck, additional demolition is required. Platinum will charge \$4 per sq. ft. (up to 4" thick) • Full inspection of existing area prior to frame construction • Ledger board installed with aluminum flashing • Ledger board installed to house using premium ledger lok screws 16" O.C. • Construction of frame per pre-approved design & outline • DP-50 diamond piers/42" deep concrete piers installed for footings • Joists are constructed 16" on center or better • No deck beams or supporting posts will be finished/wrapped • Permit cost from city NOT INCLUDED; straight cost per city added to balance • Platinum Decking will obtain permit from village • Inspections taken care of by Platinum Decking • Rotten wood disclaimer- From time to time, rotten wood is discovered on the house/behind the existing ledger board after we removing the existing deck. This cannot be accurately identified until demolition is completed. Therefore, wood replacement is NOT included in your quote. If wood replacement is required, additional cost will be incurred
Decking - Trex Enhance Naturals	<ul style="list-style-type: none"> • Installation of Trex composite decking • Inlay boards installed using Trex Hidden Fastener System • Picture-framing installed around perimeter of deck to give outside clean, finished look • Trex or white PVC 12" wide fascia installed on perimeter of deck • Any Picture Framing and Fascia will be installed using Trex Color Matching Screws
Railing - Trex Select	<ul style="list-style-type: none"> • Installation of Trex Select railing • 4x4s installed into frame using 2 ThruLoks • 4x4s sleeved, capped and skirted with composite • Railings are white composite • Spindles can be black, circular, powder-coated aluminum • Spindles may also be square, white composite (T-Rail) • Trex Select railings come prepackaged; colors are set
Stairs	<ul style="list-style-type: none"> • New stair stringers and/or blocking constructed 12" O.C. • Stair risers closed with 8" stair fascia or white PVC fascia • Stairs will be installed using Platinum Decking's signature picture framed stairs technique • Color-matching screws used to install stair decking and fascia
Limited Time Promotion - FREE Low Voltage Lighting Package w/ Professional LED Fixtures	<ul style="list-style-type: none"> • Reserve your spot with Platinum within 14 days of your initial proposal date (by 11/24) to receive a FREE Professional Grade Low Voltage Lighting Package! • Free Deck Lighting Package Includes: <ul style="list-style-type: none"> • (1) Professional Grade Low Voltage Transformer • (1) Professional Wiring Installation • (5) Professional Grade Riser Lights * Assumes use of existing exterior electrical outlet (located on or near deck) ** Additional Riser lights can be added for \$45 per light *** Additional Cap or Post lights can be added for \$135 per light **** Minimum \$12,000 contract required ***** This price is not built in. You will not receive money off if you sign on within the promotion time frame, but do not want any lighting
*** Upgrade Options - NOT CURRENTLY INCLUDED ***	<p>***Current Pricing is Valid if signed on by 9pm Sunday 11/24. If signed after, price will increase to normal 2025 pricing of \$25,544***</p>

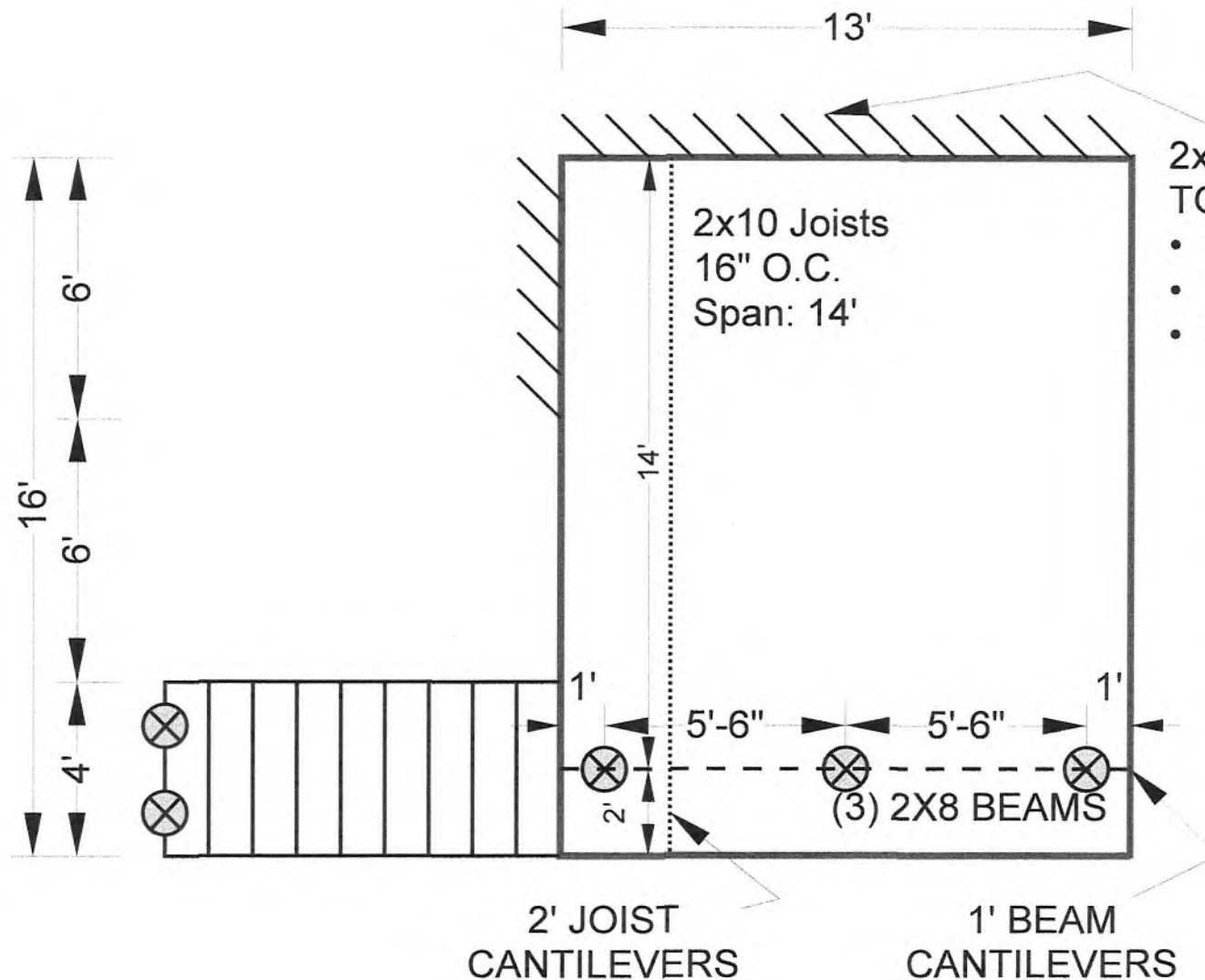


Deck Build Additional Notes

- Deck height above grade – 6' 4"
- All framing wood will be pressure treated #2 southern pine
- Deck ledger board is a 2x10 fastened with ledger loks into floor joists- 16" OC staggered
- Deck Joist 2x10 - 16" O.C.
- Joist fastened to beam with Hurricane Ties
- All hardware and nails will be galvanized
- Simpson DTT1Z tension Tie Kit installed for lateral load connector
- All new footings are Diamond Pier 50/50's with 50" rods going 42" underground. Diamond Piers approved under IRC 2021, 2018, 2015, 2012, and 2009. Please see attached specs.
- Deck posts are 6x6's under the Triple - 2x8 beam
 - Post fastened to footing with Simpson ABA66Z
 - Post fastened to beam with 2 Simpson LPC6Z
- All decking will be Trex composite decking- 1" Thick
- All railing will be Trex prefabricated composite railing. Rail height 36" and baluster spacing is 3.75"
- Railing 4x4's fastened with 2 Thru-Bolts or ledger loks
- Max Beam Cantilever 1' / Max Joist cantilever 2'
- Stairs – Stringers 2x12's 12" O.C.
 - Max Rise 7.75" / Run 11"
 - Landing on 2 Piers
 - Continuous, graspable ADA handrail installed 34"-38" above nose of step
 - Fastened to deck frame with Simpson Strong-Tie LSCZ-R Adjustable Stringer Brackets or equivalent
- Zoning - Does not encroach on easements, see plat.

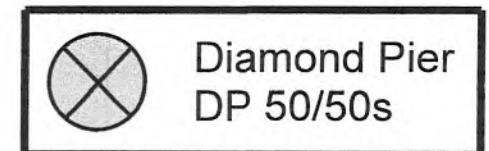


ADDRESS: 407 Riverside Dr	
SCALE: 1/4" = 1'	HEIGHT: 6' 4"



STAIRS:

- 2x12 STRINGERS, 12" O.C.
- MAX RISE: 7 3/4", RUN: 11"
- LANDING ON: Diamond Piers
- CONTINUOUS, GRASPABLE ADA HANDRAIL INSTALLED 34"-38" ABOVE NOSE OF STEP



Dennis C. Sauer
Professional Land Surveyor S-2421

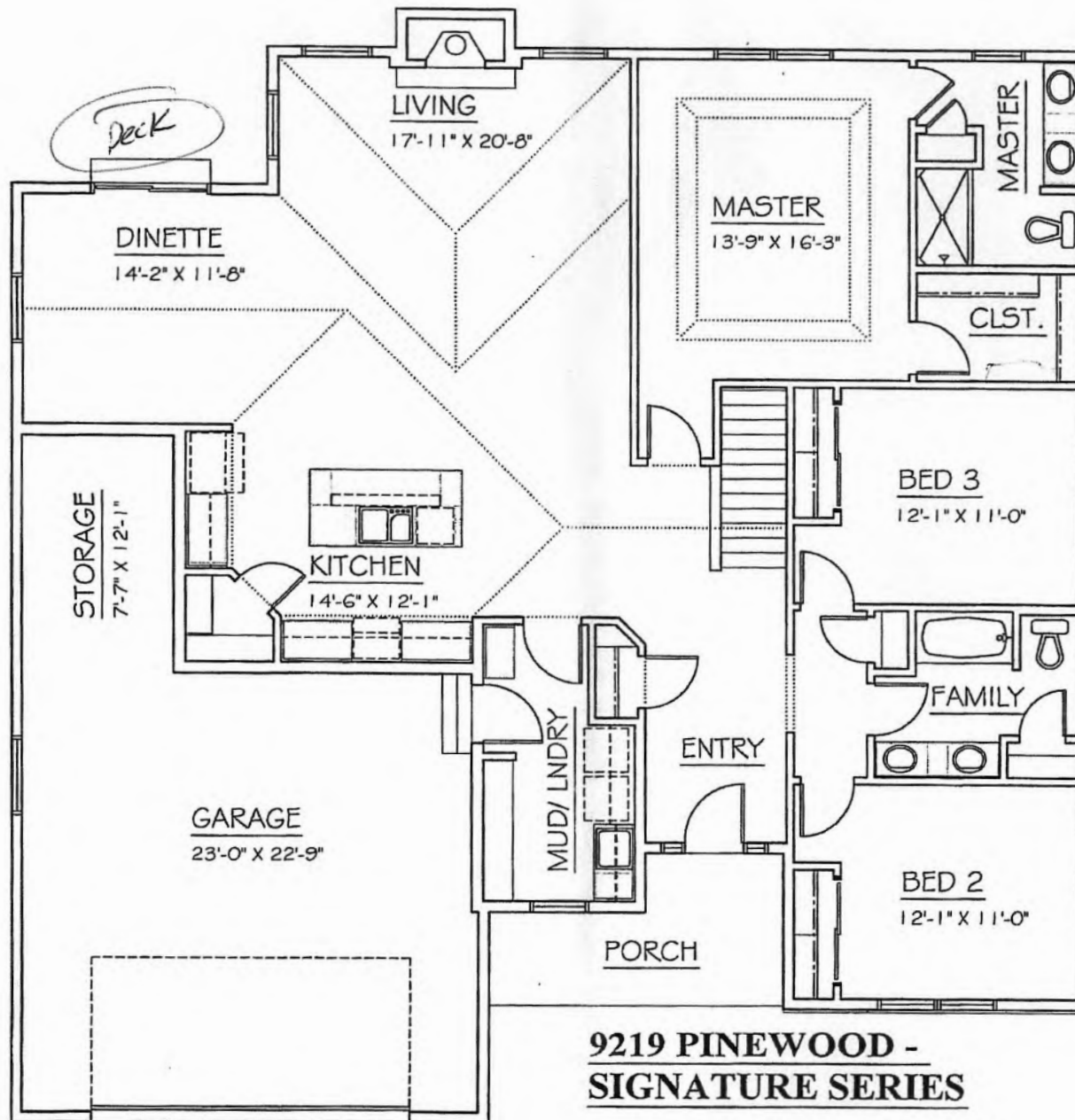
MASTER PLAT



407 Riverside Drive
David and Lisa Topp
Deck Variance Request

Proposed deck location

Pewaukee RiverPark way



9219 PINWOOD -
SIGNATURE SERIES

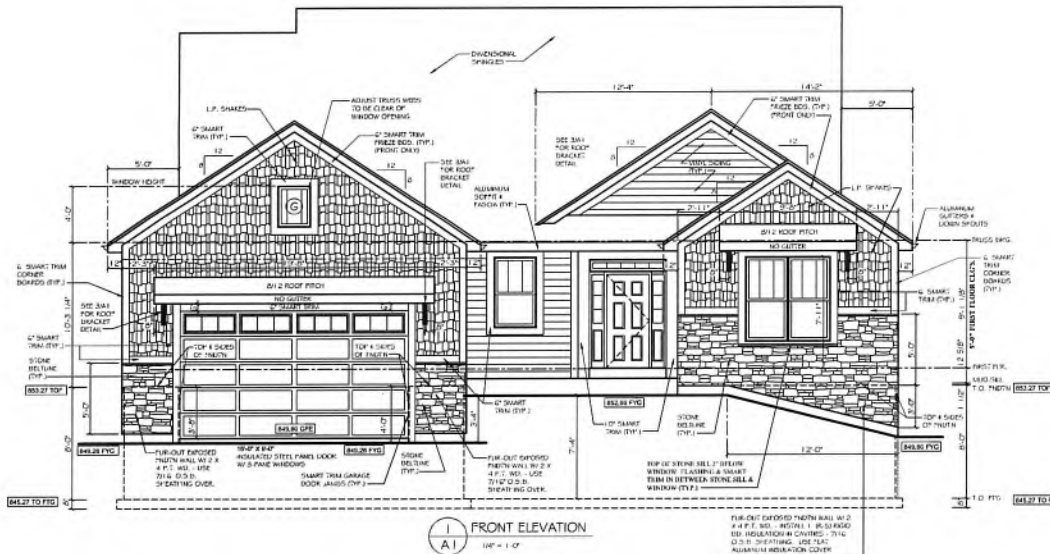
1,986 SQ. FT. FIRST FLOOR AREA

642 SQ. FT. GARAGE FLOOR AREA

04-12-2024 - JML

ROOFING CONTRACTOR
TO INSTALL KICK-OUT
FLASHING WHERE
APPLICABLE.

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK
ON EXTERIOR OF HOME THE
LOCATIONS OF SUMP PUMP, ALL
HOLE, BBR, & GAS SERVICE FOR
SIDERS MOUNTING BLOCKS.



3 ROOF BRACKET DETAIL
1/2" = 1'-0"

INDEX TO SHEETS

- A-1 FRONT ELEVATION,
RIGHT SIDE ELEVATION,
ROOF BRACKET DETAIL,
GENERAL NOTES,
ABBREVIATIONS,
KEY TO SYMBOLS
- A-2 FOOTING / FOUNDATION PLAN,
FNDTN DETAILS
- A-2.2 FINISH BASEMENT PLAN,
ELECTRICAL PLAN,
CABINET ELEVATION
- A-3 FIRST FLR PLAN,
ELECTRICAL PLAN,
CABINET ELEVATIONS,
DRYWALL LOCKERS DETAIL,
TRAY CEILING DETAIL,
WINDOW & DOOR SCHEDULE
- A-4 REAR ELEVATION,
LEFT SIDE ELEVATION,
LEDGER BOARD ATTACHMENT DETAIL,
ROOF PLAN
- A-5 WALL BRACING PLANS,
WALL BRACING DETAILS
- A-6 BUILDING SECTIONS,
BUILDING DETAILS,
DRAIN DETAILS,
POST DETAILS,
STAIR DETAIL

REVISIONS	BY
05-22-24	BLW
06-04-24	JML
9/6/24	MDW

OWNERS APPROVAL:

DATE:



11400 LINCOLN AVENUE • WEST ALFUS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-0622

SYMBOLS

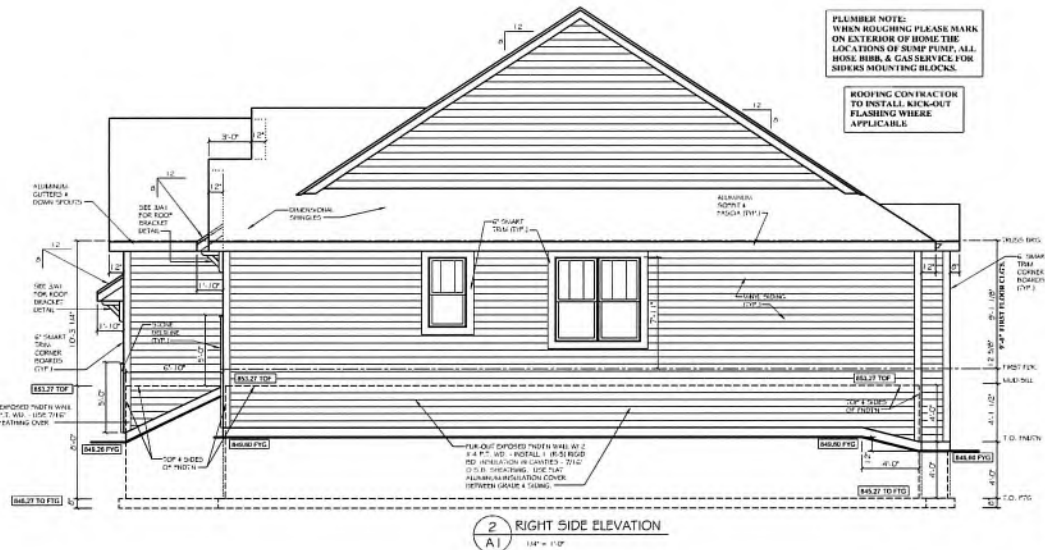
	S	SWITCH	1/2" = 1'-0"	1/2" = 1'-0"
	S ₂	2-WAY SWITCH		
	S ₃	3-WAY SWITCH		

ABBREVIATIONS

ABB.	DESCRIPTION	ABB.	DESCRIPTION	ABB.	DESCRIPTION	ABB.	DESCRIPTION
ABV.	ABOVE	C.C.	CEILING	B.A.	BATHROOM	G.B.	GARAGE (DIAGONAL)
A.F.T.	ABOVE FINISH FLOOR	C.G.	CEILING	D.W.	DOWN WASHPIPE	D.C.	DOWN CEMENT
BUILD.	BUILDING	C.M.	CONCRETE MASONRY	E.C.	EXTENSION	H.R.	HOT WATER
B.W.	BELLY	C.O.	COLUMN	F.G.	FRIDGE/GAS	I.B.	INSULATION
B.M.	BRAKE	C.C.	CONCRETE	F.L.	FLOOR	J.H.	JACK
B.O.	BOTTOM OF	C.D.	CONCRETE	F.T.	FOOTING	L.T.	LAUNDRY TUB
B.W.	BELLY	C.T.	CONCRETE TILE	T.M.	TURBINE	M.M.	MASONRY
						S.H.	SHEEP
						W.H.	WATER HEATER

GENERAL NOTES

- CONTRACTOR SHALL VERIFY NOTING ON INCOMPLETE DRAWINGS WITH OWNER, HOME, INC. PRIOR TO COMMENCING WORK.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS.
- IN-DOOR FINISHES AND 1/2" THICK (ACTUAL) UNLESS OTHERWISE NOTED.
- THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, AND ELECTRICAL APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CORRESPOND EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
- ROOF TRUSSES SHALL BE SET AND MAINTAINED TEMPORARY SAFETY SHORINGS AT ALL OPENINGS AND EDGES BETWEEN FRAMES. A.C. SHORINGS, SUBCONTRACTOR SHALL PROVIDE ON REPAIR AND SHORINGS REMOVED FOR CONSTRUCTION ONLY. EXISTING SHORINGS MUST BE INSTALLED.
- ROOF TRUSSES SHALL BE PROVIDED VALLEY BRACING FOR ANY VALLEY, 1/2" WIDE AND OVER.
- ALL FASTENERS INTO ANY PLATE SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
- SEE FINISH ON DRAWING SHALL BE FOR OPENINGS 2'-0" OR LESS. 1/2" - 2'-4" (10") FOR OPENINGS 2'-4" TO 4'-0" 1/2" - 2'-4" (12") FOR UNFINISHED OPENINGS LARGER THAN 4'-0" CONTRACTOR SHALL CONTACT KAERK HOMES, INC. FOR FINISHES.



PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK
ON EXTERIOR OF HOME THE
LOCATIONS OF SUMP PUMP, ALL
HOLE, BBR, & GAS SERVICE FOR
SIDERS MOUNTING BLOCKS.

ROOFING CONTRACTOR
TO INSTALL KICK-OUT
FLASHING WHERE
APPLICABLE.

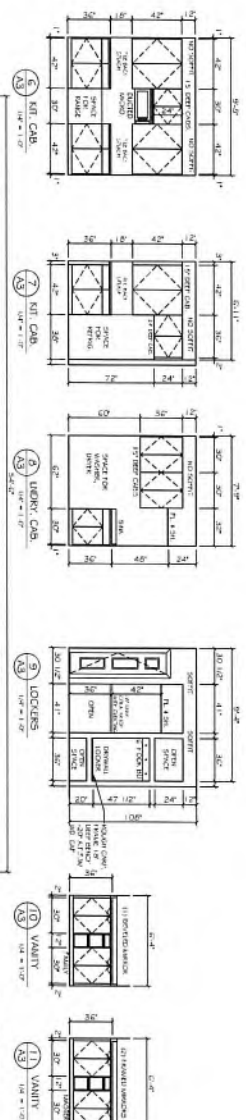
A RESIDENCE FOR:
DAVID & LISA TOPP
LOT 36, RIVERSIDE PRESERVE
PINEVALE, WISCONSIN

JOB NO.
KHI 9219

DRAWN BY: **MDW**
PLAN DATE: **11/30/23**
STRUCTURAL REVIEW BY: **JML**
DATE: **06-24-24**

SHEET:
A1

PINEWOOD - SIGNATURE SERIES

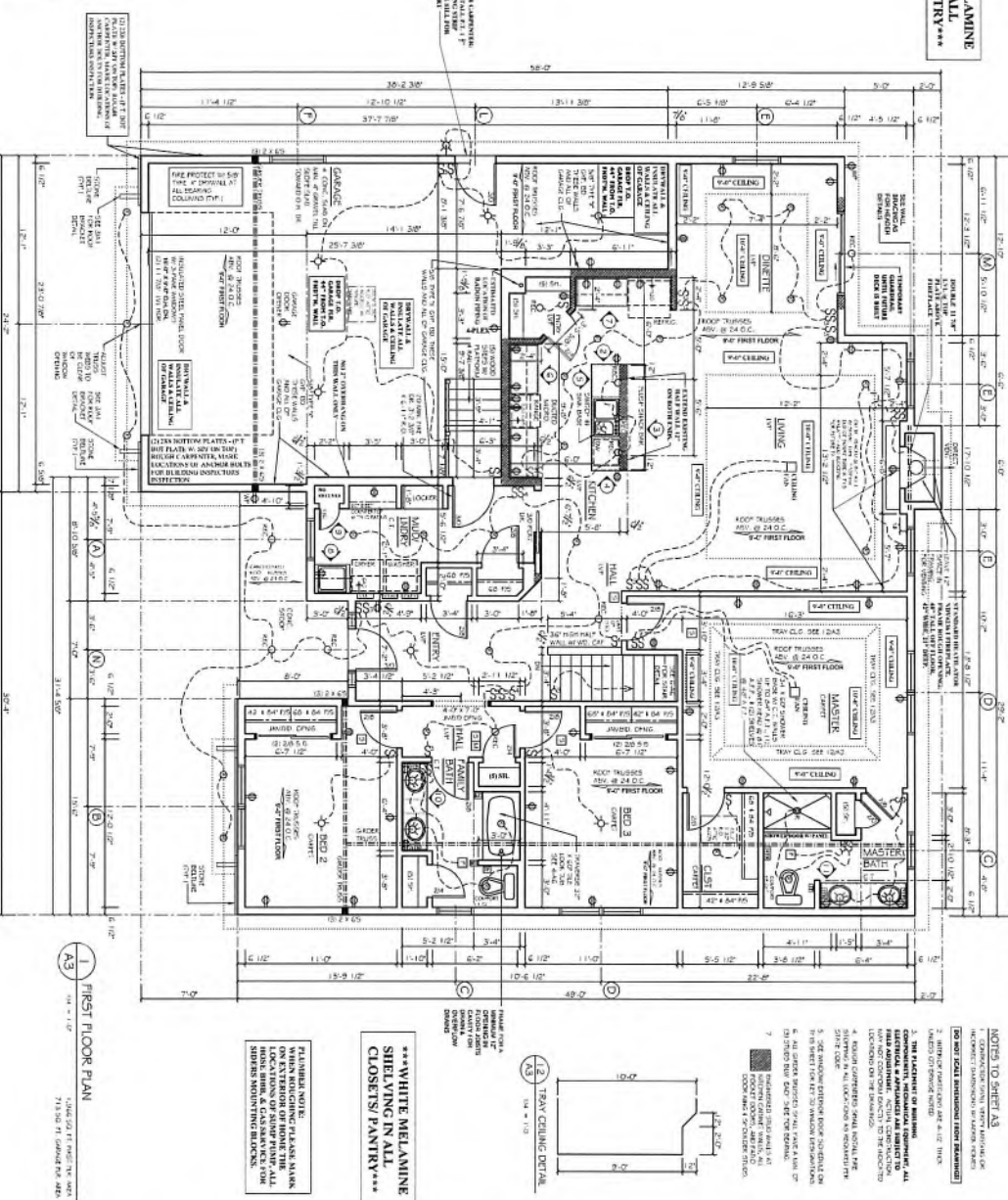


*****WHITE MELAMINE
SHELVING IN ALL
CLOSETS/ PANTRY*****

INDEX TO SHEET

ANALYSIS OF THE DATA FROM THE FIRST TWO STUDIES (STUDIES 1 AND 2) INDICATED THAT THE EFFECT OF THE TYPE OF TREATMENT ON THE RATE OF GROWTH OF THE TUMORS WAS SIGNIFICANT ($P < 0.05$) IN BOTH STUDIES. IN STUDY 1, THE EFFECT OF THE TYPE OF TREATMENT ON THE RATE OF GROWTH OF THE TUMORS WAS SIGNIFICANT ($P < 0.05$) IN BOTH STUDIES. IN STUDY 2, THE EFFECT OF THE TYPE OF TREATMENT ON THE RATE OF GROWTH OF THE TUMORS WAS SIGNIFICANT ($P < 0.05$) IN BOTH STUDIES.

ROUGH CARPENTER NOTES:

[illegible]NOTES TO SHEET A3
1. CONSTRUCTION DRAWING 9/10/2000[illegible]

***WHITE MELAMINE
SHELVING IN ALL
CLOSETS/ PANTRY***

PLEASE NOTE:
WHEN BOUGHING PLEASE MARK
ON EXTERIOR OF HOME THE
LOCATIONS OF SUMP PUMP, ALL
HOSE BIBB, & GAS SERVICE FOR
SIDERS MOUNTING BLOCKS.

FIRST FLOOR PLAN

1
A3

1/4" = 1'-0"

9,346 SQ. FT. PROJECT TOTAL AREA
713 SQ. FT. GROUND FLOOR AREA

DAVID & LISA TOPP
407 RIVERSIDE DRIVE
LOT 36, RIVERSIDE PRESERVE
PEWAUKEE, WISCONSIN

PINEWOOD – SIGNATURE SERIES



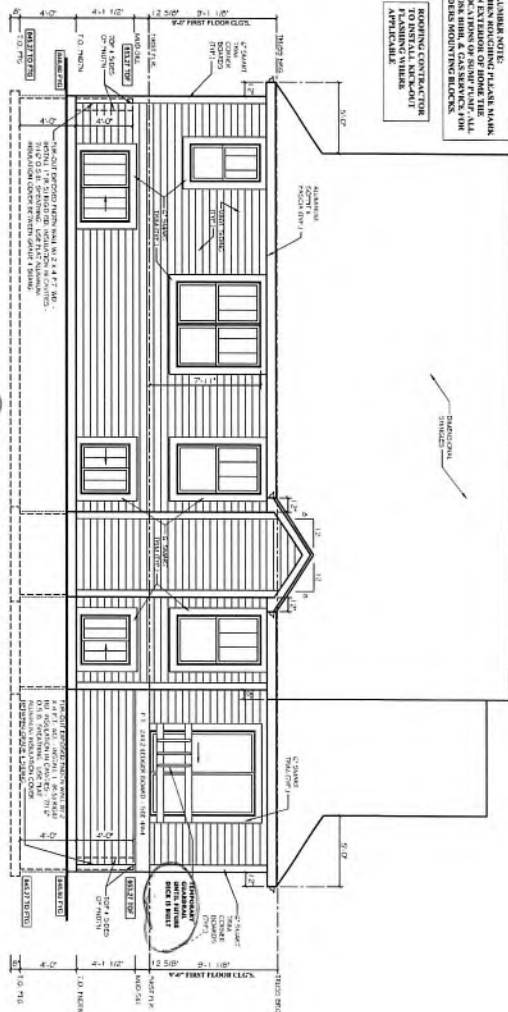
11600 LINCOLN AVENUE • WEST ALLIS, WI 53227
PHONE (414) 321-5300 • FAX (414) 321-8622

REVISIONS	BY
05-22-24	BLW
06-04-24	JML
07-02-24	MET
OWNER'S APPROVAL:	
DATE:	

KHI 9219

DRAWN BY:	MEM
PLAN DATE:	11/30/23
STRUCTURAL REVIEW	
BY:	JM
DATE:	06-24-24
SHEET:	A3

ROOFING CONTRACTOR
TO INSTALL. KICK-OUT
FLASHING WHERE
APPLICABLE

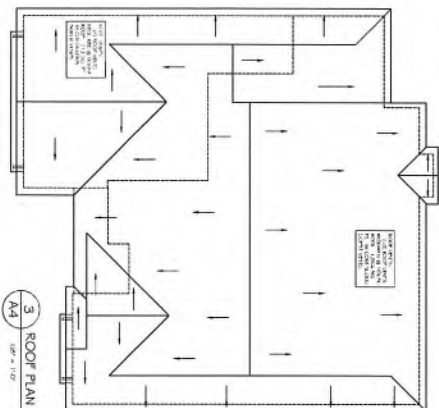


REAR ELEVATION
1/4" = 1'-0"

deck

PLUMBER NOTE:
WHEN ROUGHING PLEASE MARK
ON EXTERIOR OF HOME THE
LOCATIONS OF SUMP PUMP, ALL
HOSE BIBB, & GAS SERVICE FOR
SIDERS MOUNTING BLOCKS.

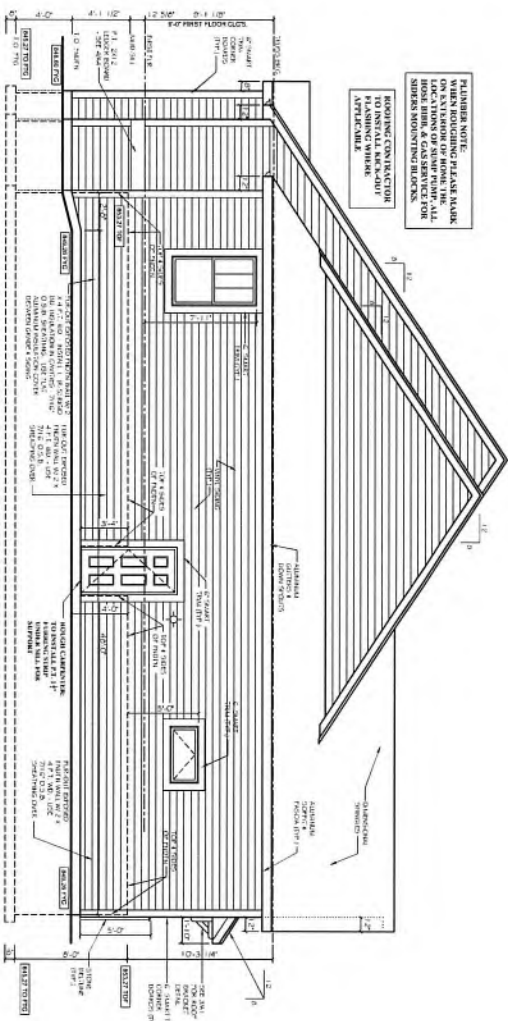
ROOFING CONTRACTOR
TO INSTALL ROCK-OUT
FLASHING WHERE
APPLICABLE.



3
A4

ROOF PLAN

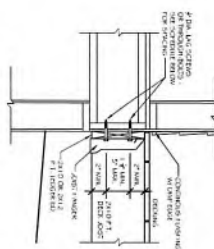
1/8" = 1'-0"



2
A4

LEFT SIDE ELEVATION

1:4" = 1'-0"



4	LEDGER BOARD ATTACHMENT DETAIL
A4	1" = 1'-0"

LADG BOARD FASTENER SPACING ON CENTER SCHEDULE		JOIST SPACING LESS OR EQUAL TO				
LADG JOIST OR TRUSS SPACING	20"	24"	12"	14"	16"	18"



Kaerek
HOMES, INC.

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OWNERS APPROVAL:

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05-22-24	BLW
06-04-24	JML
9/6/24	MEP

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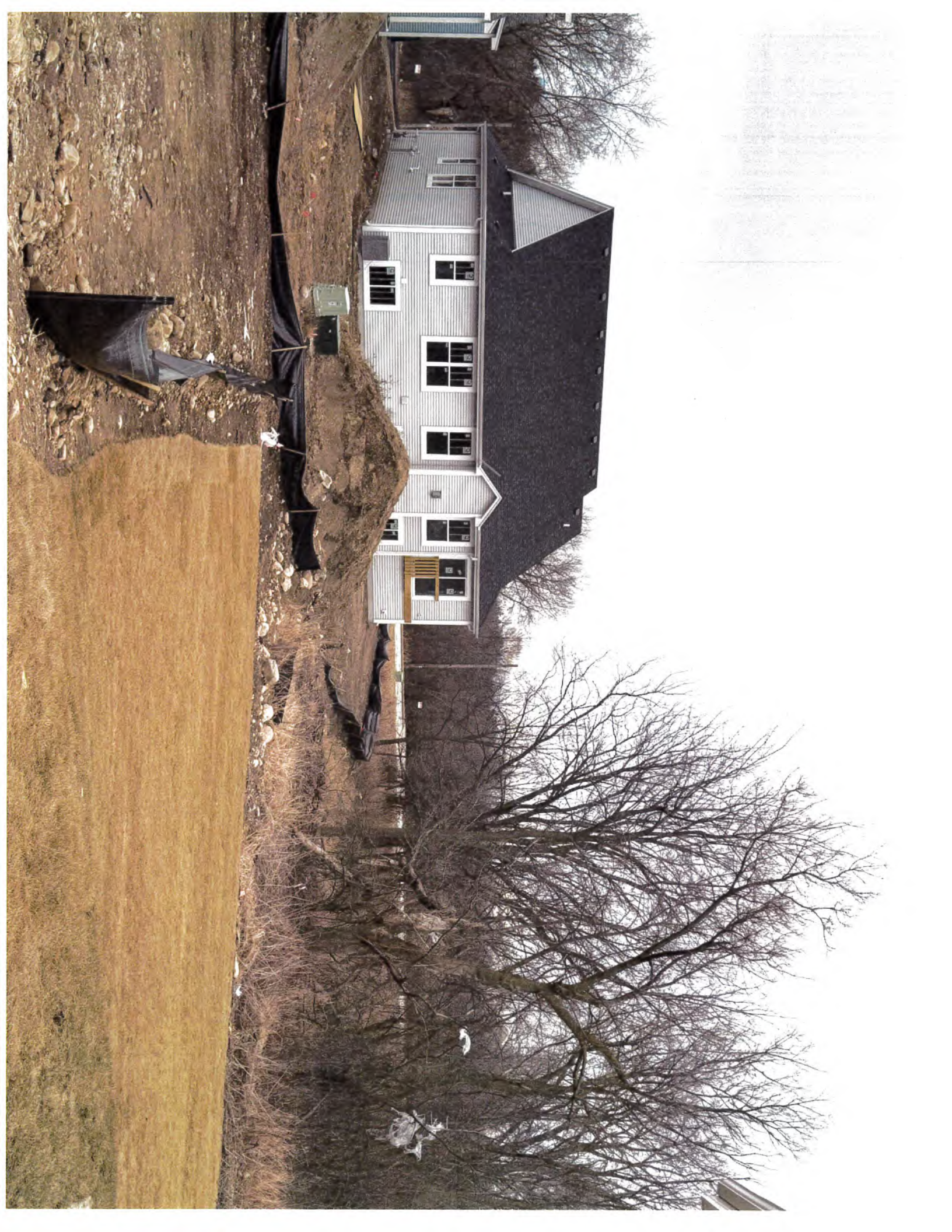
PINEWOOD - SIGNATURE SERIES

JOB NO.
KHI 9219

DRAWN BY: MEM
PLAN DATE: 11/30/23
STRUCTURAL REVIEW
BY: JMB
DATE: 06-24-24

A4













View
from
Deck