

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

BUILDING BOARD

Tuesday September, 20, 2016 * 5:30 PM * Park View Room

AGENDA

1. Roll Call

2. Review and act on meeting minutes dated 9/6/16.

Documents:

[BB090616dm.doc](#)

3. Review and act on a request by Vytautas & Ruta Brazauskas, 1635 Notre Dame Boulevard, for a landscaping plan.

Documents:

[1635 Notre Dame - Landscape Plans.pdf](#)

4. Review and act on a request by Brad and Kati Conners, 13425 Marquette Ave, for a shed.

Documents:

[13425 Marquette - Shed.pdf](#)

5. Review and act on a request by Tim & Lisa Reinecke, 1050 Highland Drive, for a shed.

Documents:

[1050 Highland - Shed.pdf](#)

6. Review and act on a request by Matt & Kris Ewig, 1020 Katherine Drive, for a revised landscape plan and retaining wall.

Documents:

[1020 Katherine Dr. - Retaining Wall.pdf](#)
[1020 Katherine Dr. - Survey.pdf](#)

7. Review and act on a request by Brad Crotty, 1455 Victoria Circle North, for a revised Plat of Survey and Drainage Plan for a new home

Documents:

8. Other Business

9. Adjournment

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Mary S. Stredni, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice

DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD

**BUILDING BOARD
MEETING MINUTES
Tuesday, September 6, 2016**

Meeting was called to order at 5:31 p.m. by Mr. Harrigan.

1. Roll Call.

Present: Mr. Liechty, Mr. Domaszek, Mr. Matola, Mr. Schoenecker, Mr. Wollersheim, and Mr. Janusz.

Absent: Ms. Steindorf and Mr. Olson (all excused).

Also Present: Mr. Harrigan, Ms. Nelson, Applicants, and members of the public.

Mr. Schoenecker motioned and Mr. Wollersheim seconded to appoint Mr. Liechty as chair pro-tem in the absence of Mr. Olson. Motion carried 6-0.

2. Review and act on meeting minutes dated August 16, 2016.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the meeting minutes as submitted. Motion carried 6-0.

3. Consideration, public hearing, and action on a variance request by Michael Paskov at 13200 W. Bluemound Road for a fence.

Michael Paskov was present before the board.

Mr. Liechty opened the public hearing at 5:32 p.m.

Ms. Monica Bergwall of 13320 Bluemound Road Unit 2 stated that she was concerned about losing trees and did not understand why the proposed fence would be so close to the lot line.

Mr. Joseph La Mothe of 13390 Bluemound Road Unit 3 stated he thinks the proposed fence should be squared off with the building and it is too close to the lot line. He also stated his concern that trees would be lost.

Ms. Lee La Mothe of 13390 Bluemound Road Unit 3 stated that she thinks the proposed fence was ugly and a mess.

Mr. Liechty closed the public hearing at 5:35 p.m.

Mr. Liechty asked why Mr. Paskov wanted to enclose the area.

Mr. Paskov stated that he needed a spot to put landscape materials and he would like to conceal the items so that it is not unsightly and for security reasons. He stated that they have had several instances of stolen property due to the proximity to Bluemound Road.

Mr. Liechty asked if the garbage containers would be in the enclosure. Mr. Paskov stated that the garbage containers are already screened in the back of the property but that he can add further screening so that they cannot be seen by the neighbors.

Mr. Liechty asked if he was planning to pave the area. Mr. Paskov said no.

Mr. Wollersheim questioned the purpose of the angle of the fence. Mr. Paskov stated that there is a slope on that part of the property and he does not want to cut into it and build a retaining wall. He also stated that he wanted as much usable space as possible.

Mr. Liechty asked if any trees would be removed. Mr. Paskov stated that he will not be removing any existing trees. He also stated that originally he did not want a fence and had planted arborvitae to act as a screen but deer destroyed the plants.

Mr. Liechty asked if the proposed fence would be all wood. Mr. Paskov said yes.

Mr. Wollersheim stated that he was concerned about the angle and that the fence would project into the street scape. Mr. Paskov stated he believed it would be hard to see the angle from the street and Mr. Andy Paskov said that there are shrubs that would cover the fence. Mr. Matola stated that trees and shrubs can be removed so the building board would not take that into consideration.

Mr. Domaszek stated that he did not believe that the building board had ever approved a fence that protrudes into the street yard. Mr. Matola stated that he did not think the board would have a problem approving a fence at an angle if it was four feet high and 50% open.

Mr. Paskov stated that the seven foot height matches the height of the eaves on the building. Mr. Domaszek stated that he did not view that as a positive. Mr. Paskov stated that he wanted the seven foot fence to prevent people from seeing into the yard.

Mr. Wollersheim stated that his main concern was the angle that projected into the street yard and Mr. Schoenecker agreed and said that the angle looked odd.

Mr. Matola said that if the fence was straight instead of at the angle he would not have as much of a problem and stated that he did not believe a seven foot fence would prevent people from looking into yard if they really wanted to.

Mr. Domaszek asked for clarification that the board needed to approve two variances. Mr. Harrigan said yes and that the board needed to take into consideration that the

property was located on Bluemound Road. Mr. Domaszek said that the board had approved a six foot fence for a similar reason.

Mr. Dan Artley, a neighbor residing in the condominiums adjacent to the property, stated that he hoped that the area would have a roof on it since he looks directly into the area from his home. Mr. Liechty said that would be a separate issue. Mr. Domaszek said that he believed that this was a valid concern but that the board could not address it at this time and that they cannot require that the enclosure have a roof.

Mr. Liechty stated that if the fence was in line with the building and was six feet in height that would be consistent with past fences the board had approved. Mr. Wollersheim agreed and said he would be more apt to approve the fence if it was six feet and flush with the building.

Mr. Wollersheim asked if Mr. Paskov had planned any plantings for the street side. Mr. Paskov said no, but that there was already foliage and shrubs.

Mr. Domaszek asked Mr. Paskov if both of the proposed angles could be squared off so that the enclosure would be a rectangle. Mr. Paskov said that the angles allowed him to get the most storage space possible.

Mr. Liechty asked if Mr. Paskov would be open to squaring off the south line of the fence that faces Bluemound so that it is in line with the building and reducing the height of the fence to six feet. Mr. Paskov said he would be okay with squaring off the face facing Bluemound but that he felt strongly about keeping the height at seven feet.

Mr. Wollersheim stated that he would approve a fence at six feet.

Mr. Schoenecker motioned and Mr. Wollersheim seconded to approve the proposed fence on the condition that the Bluemound side would be parallel with the garage and the height is reduced to six feet.

Mr. Liechty stated that the board needed to approve materials and colors as well.

Mr. Schoenecker amended the previous motion and Mr. Wollersheim seconded to state the board also approves the proposed materials and colors.

Mr. Domaszek asked if the board needed to specifically rule on the variance. Mr. Harrigan said the board would be denying the first request for a variance that a fence cannot project forward of the rear line of a building. However, the second variance request for a fence located closer to the property line than the required setback and higher than four feet would be approved with Mr. Schoenecker's amended motion.

Mr. Domaszek motioned and Mr. Schoenecker seconded to deny the request for a variance from §335-88D(8)(g)[3][d] of the Village of Elm Grove Code of Ordinances to

allow for a fence to project forward of the rear line of the principal building. Motion carried 6-0.

Mr. Domaszek asked Mr. Paskov if he would be amenable to having the proposed fence height reduced to six feet or if he would like to board to vote on seven feet. Mr. Paskov said that he would comply with whatever the board's decision will be and asked why a seven foot fence could not be approved. Mr. Domaszek stated that the board has never approved a seven foot fence and that the goal is to treat everyone the same and keep the rulings consistent. Mr. Paskov stated that the six foot height would be fine.

Mr. Liechty stated that there was a motion and a second to approve the proposed fence, including colors and materials, on the condition that the Bluemound side be parallel with the garage and the height is reduced to six feet. Mr. Liechty asked for a vote. Motion carried 6-0.

Mr. Liechty stated that he would like a revised sketch of the proposed fence initialed and dated by the applicant and entered into the record.

4. Review and act on a request by Troy and Ruth Flanagan at 600 Kurtis Drive for a building addition and alteration.

Troy and Ruth Flanagan and architect Patrick Smith and Josh Meldman were present before the board.

Mr. Smith stated that the goal was to add square footage while keeping in line with the style of the house. He stated that all of the windows will be replaced and the windows on the proposed addition would match.

Mr. Liechty stated that this is a split parcel and is subject to review by the Plan Commission.

Mr. Wollersheim asked about the detailing on the flat roof on the west elevation. Mr. Smith said that they will use trim board and that the gable protrudes on that side. He added that they needed egress from the bedroom and that is why the roof is flat.

Mr. Smith said that the siding is being replaced. Mr. Liechty asked about the siding material. Mr. Meldman said that it will be insulated vinyl siding and presented sample materials and colors to the board. He stated that they will be using a silver/gray color and the shutters will be darker.

Mr. Liechty asked if the windows will remain white and if they will be double hung with divided lites. Mr. Smith said yes.

Mr. Matola asked if the height of the front dormers were to provide head room. Mr. Smith said yes because the roof is shallow.

Mr. Wollersheim asked if they were making any changes to the breezeway. Mr. Smith said no.

Mr. Liechty asked if they were addressing the code issues with railing. Mr. Smith said yes.

Mr. Liechty asked if they were extending the chimney. Mr. Smith said no. Mr. Wollersheim stated that they should check with the building inspector to see if they will need to extend it.

Mr. Liechty asked if the siding will be flush on the west elevation. Mr. Smith said yes, it is just the gable that is a foot out.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve plans as submitted along with submitted color palette and vinyl siding. Motion carried 6-0.

5. Review and act on a request by Mike Wolak at 575 Terrace Drive for a building alteration.

Mike Wolak was present before the board.

Mr. Wolak stated that there is no direct access to the rear yard from the north elevation so they are proposing to add a full view door. On the rear elevation, the garage service door will be moved to where a window is currently located. There will still be another window remaining on the north elevation to provide natural light. The door width will be 36 inches.

Mr. Matola asked if a basement window was removed. Mr. Wolak stated that it was a glass block window that was broken and it will be replaced with concrete block.

Mr. Liechty asked if they will be toothing in brick and if it will be painted to match. Mr. Wolak said yes.

Mr. Wollersheim motioned and Mr. Matola seconded to approve plans as submitted. Motion carried 6-0.

6. Review and act on a request by Miles Green and Bree Heffner at 14875 Froedtert Drive for a landscape plan.

A representative from Grounds Keeper, LLC was present before the board.

Mr. Liechty asked if the patio by the fire pit will be concrete. Applicant stated that yes, it will be all concrete and that the fire pit will not be a permanent feature.

Mr. Liechty asked if that area was included in the impervious surface calculations. Applicant said yes.

Mr. Liechty asked about the driveway material. Applicant stated that it would be concrete.

Mr. Liechty asked about the area where the air conditioner was located on the south side. Applicant said that area will not be paved but will be pea gravel.

Mr. Schoenecker asked if there were plans for the large boulders on the west side. Applicant stated they were just set there as accents.

Mr. Liechty asked if the sump discharge will be routed to the street. Applicant said yes.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve plans as submitted. Motion carried 6-0.

7. Review and act on a request by Mary Klamecki at 1755 San Fernando Drive for a landscape plan, accessory structure, and fence.

Mary Klamecki and Lynn Goldstein of Creative Landscape Designs, LLC were present before the board.

Mr. Liechty asked if they planned on routing the sump to the street. Ms. Klamecki said yes.

Mr. Liechty asked if they are redirecting the driveway. Ms. Klamecki said no, the driveway will not be changing.

Mr. Liechty asked if the black aluminum four foot fence will be enclosing the patio. Ms. Goldstein said yes.

Mr. Liechty asked for clarification on the location of the water feature. Ms. Goldstein presented photos and plans.

Mr. Liechty asked if the patio elevation is the same as the back yard. Ms. Goldstein said it might step down.

Mr. Liechty asked if the patio will be brick pavers. Ms. Goldstein said yes.

Mr. Schoenecker motioned and Mr. Matola seconded to approve plans as submitted. Motion carried 6-0.

8. Review and act on a request by Bob Olson at 675 Meadow Lane for a swimming pool and accessory structure.

Bob Olson and David Thompson from Swimming Pool Services were present before the board.

Mr. Liechty asked if the slopes are changing. Mr. Thompson said that there is six inches of elevation and a small garden wall to catch water. The fire pit does step down.

Mr. Liechty asked about the drain that goes to daylight and about the plans for water. He stated concerns that there will now be less area for the water to soak into and could run off to the adjoining properties. He recommended that the village engineer review.

Mr. Wollersheim stated that based on the amount of water runoff he would agree with Mr. Liechty that the village engineer should review.

Mr. Domaszek stated that the board could approve the submitted plans contingent on the recommendations of the engineer.

Mr. Liechty asked about materials. Mr. Thompson said that they will use a lannon stone wall and granite pavers.

Mr. Liechty asked if the existing wooden deck would be staying. Mr. Thompson said yes.

Mr. Liechty asked if the fire pit stepped down. Mr. Thompson said yes.

Mr. Liechty stated that the fence complies with the village ordinances on height and location.

Mr. Liechty asked if the pool mechanicals would be on a concrete pad. Mr. Thompson said yes.

Mr. Wollersheim asked if the pool cabana will match the house. Mr. Thompson said that was correct.

Mr. Matola asked if the cabana was heated. Mr. Thompson said no.

Mr. Domaszek asked if will this come back to the building board for review and approval if the village engineer recommended substantial changes to the plans,. Mr. Harrigan said yes.

Mr. Matola recommended that they move the sink and toilet in the pool house to the same wall as the kitchenette to share plumbing.

Mr. Domaszek motioned and Mr. Matola seconded to approve plans as submitted contingent on the review and recommendations of the village engineer and approval by the zoning administrator. Motion carried 6-0.

Mr. Domaszek motioned and Mr. Wollersheim seconded to amend the agenda to move up item number ten ahead of item nine. Motion carried 6-0.

Mr. Schoenecker recused himself from the meeting at 6:53 p.m.

10. Review and act on a request by Susan Bruk and 13160 Lee Court for a shed.

Dan Schoenecker appeared before the board.

Mr. Schoenecker stated that the storage shed will have all wood framing, wood corner boards, and vinyl siding and will be built on a concrete slab. The shed will be painted to match the house and will have dark charcoal shingles.

Mr. Liechty asked if they will be using asphalt shingles. Mr. Schoenecker said yes.

Mr. Liechty asked about the material for the door. Mr. Schoenecker said it will be plywood framed with two by fours.

Mr. Wollersheim asked if there will be any windows. Mr. Schoenecker said no.

Mr. Matola asked if there will be any venting. Mr. Schoenecker said there will be vents in the soffits.

Mr. Matola motioned and Mr. Domaszek seconded to approve the plans as submitted. Motion carried 5-0.

Mr. Schoenecker rejoined the meeting at 6:56 p.m.

Mr. Domaszek and Mr. Wollersheim recused themselves from the meeting at 6:57 p.m.

9. Review and act on a request by Brad Crotty at 1455 Victoria Circle North for a new home.

Brad Crotty and Steve Wollersheim appeared before the board.

Mr. Wollersheim stated that they are also going in front of the board of appeals to change the setbacks. The landscape plan will be submitted at a later date.

Review of Architecture and Design

Mr. Wollersheim stated that they were going for more of a European design with a steep roof. The trim is five and a half inches except in the dormer and the bays. The stone on the base is ashford blend and the horizontal siding is dark gray. The gable ends have cedar shake siding.

Mr. Liechty asked if the cedar shake will be stained. Mr. Wollersheim said that it will be an opaque stain that is a cool gray.

Mr. Wollersheim said that roof will be dimensional asphalt shingles in a warm dark gray and that all of the doors including the garage door will be walnut.

Mr. Liechty asked if the brackets would also be that color. Mr. Wollersheim said yes.

Mr. Wollersheim stated that the trim will be a cream color and the windows are white.

Mr. Matola asked about the color on the undersides of the soffits. Mr. Wollersheim said that will be ivory.

Mr. Wollersheim stated that the chimney will have a stone veneer.

Mr. Liechty asked about the front porch ceiling. Mr. Wollersheim stated it will be tongue and groove cedar stained to match.

Mr. Liechty asked about the front steps. Mr. Wollersheim stated that they will be blue stone.

Mr. Matola asked if the patio will be one slab. Mr. Wollersheim said yes.

Mr. Matola asked if there was a sky light on the front porch. Mr. Wollersheim stated that was just a stone inset and not an opening.

Mr. Liechty stated that the detail around the box window does not seem to match the rest of the house. Mr. Wollersheim said that the tall window is meant to be unique to accentuate the verticality and that they don't want it to feel like the bay windows.

Mr. Liechty asked if the slope on the shed roof was the same as the slope above the vertical windows. Mr. Wollersheim said that the slope on the shed roof was shallower. Mr. Matola asked if the shed roof brackets will be attached to the trim board. Mr. Wollersheim said yes, on half of the trim board.

Mr. Liechty asked if the front entry will have cast stone or cut limestone. Mr. Crotty said it will be cut stone.

Mr. Liechty asked about gutters and downspouts. Mr. Crotty said they will be aluminum and that they had not decided on the color but they may go with a darker color to blend in with the roof.

Mr. Schoenecker motioned and Mr. Janusz seconded to approve the architecture and design. Motion carried 4-0.

Review of site plan and grading

Mr. Liechty asked if the grading would change based on the Board of Appeals decision. Mr. Wollersheim said that they approval of the grading would be conditional on the outcome of the Board of Appeals meeting.

Mr. Wollersheim said that the first floor elevation has been raised because of designated wet land. Mr. Matola asked if it was 18 inches above the grade. Mr. Wollersheim said yes.

Mr. Liechty asked about the total impervious surface area. Mr. Matola said that it is at 28%. Mr. Wollersheim added that those calculations include the future patio.

Mr. Liechty asked if the first floor was eleven feet above the corner. Mr. Matola said yes and that it is ten feet above the house to the south.

Mr. Liechty stated that he liked the orientation of the house to the corner.

Mr. Matola motioned and Mr. Schoenecker seconded to approve site plan and grading.

Mr. Matola amended the motion and Mr. Schoenecker seconded to approve site plan and grading conditional on the Board of Appeals decision on the variance. Motion carried 4-0.

Mr. Wollersheim rejoined the meeting at 7:26 p.m.

11. Other Business

Mr. Matola stated that the board should discuss having a minimum threshold for when a review by the village engineer will be required. Mr. Liechty agreed that was a good idea.

Mr. Schoenecker commended Mr. Harrigan on the very clear indications of each item's location on the map.

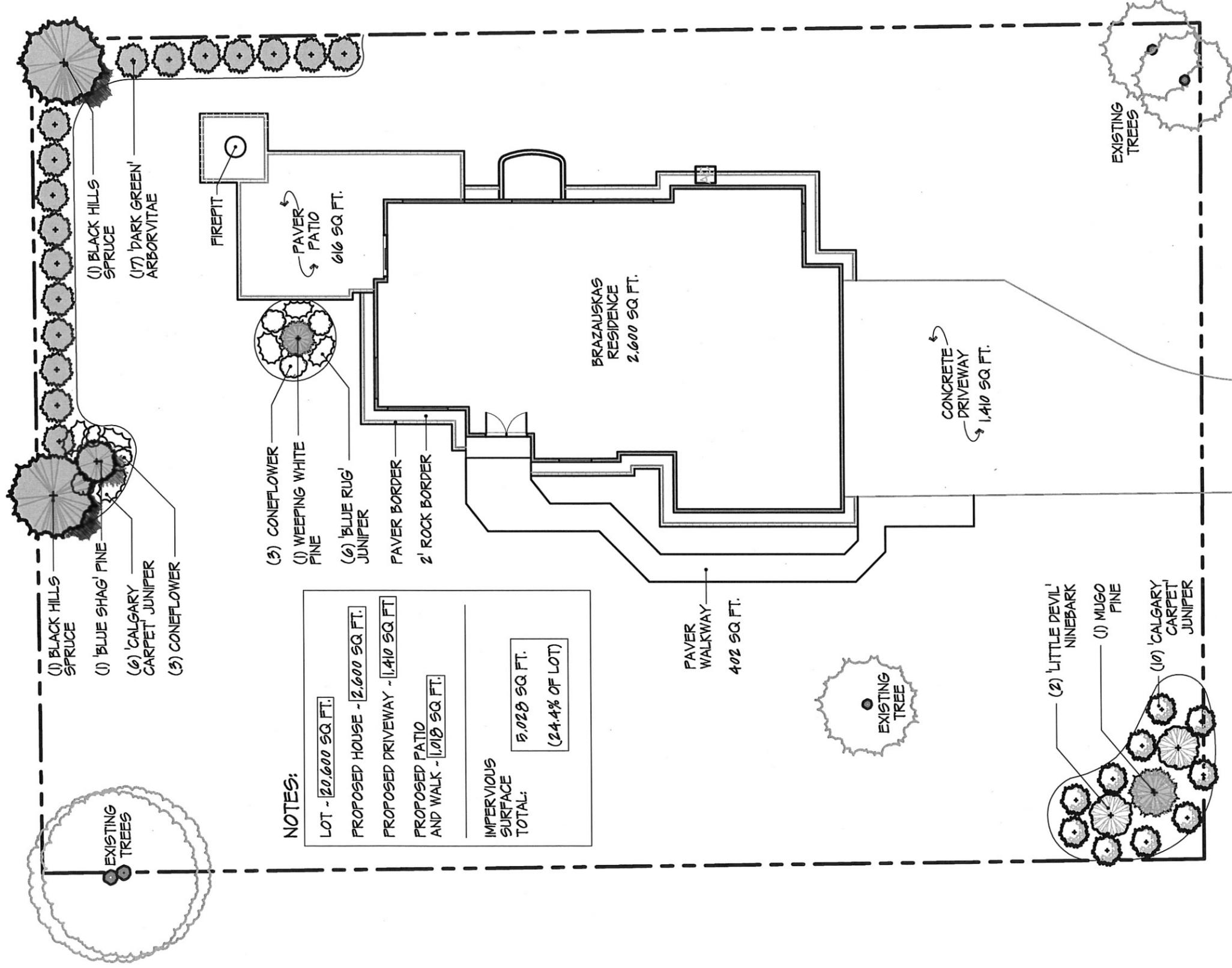
5. Adjournment

Mr. Matola motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant



NOTES:

LOT - 20,600 SQ. FT.

PROPOSED HOUSE - 2,600 SQ. FT.

PROPOSED DRIVEWAY - 1,410 SQ. FT.

PROPOSED PATIO AND WALK - 1,018 SQ. FT.

IMPERVIOUS SURFACE TOTAL: 5,028 SQ. FT. (24.4% OF LOT)

- (1) BLACK HILLS SPRUCE
- (1) 'BLUE SHAG' PINE
- (6) 'CALGARY CARPET JUNIPER
- (3) CONEFLOWER

- (1) BLACK HILLS SPRUCE
- (17) 'DARK GREEN' ARBORVITAE

- (3) CONEFLOWER
- (1) WEEPING WHITE PINE
- (6) 'BLUE RUG' JUNIPER

- (2) 'LITTLE DEVIL' NINEBARK
- (1) MUGO PINE
- (10) 'CALGARY CARPET' JUNIPER



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hawkslandscape.com
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BRAZAUSKAS RESIDENCE

1638 NOTRE DAME BLVD. - ELM GROVE, WI

This plan is the property of Hawks Landscape and cannot be used without written permission.

Designed By: **GARY HILLWALKER**
Date: **8/31/2016**
Scale: **1/16" = 1'**

Revisions:	Date:	By:	Description:

Sheet #: _____ of _____
Project: _____

Conners

13425 Marquette Ave.

The shed is a Tuff Premier Tall Ranch and will be constructed on a concrete slab.

We will use hydrangeas to landscape.

The shed is 9'10" from the ground to the peak, the body of the shed is 7'11". The door of the shed is a double door is 6'7".

Tuff Shed Construction:

7-Year Warranty

- Galvanized Steel Floor with 6" Joists at 2' on Center
- 6" Patented Keyed, Locking Door Handle
- 4' x 6'7" Steel Reinforced Door
- 7'5" Interior Clear Sidewall Height
- 2"x4" Spaced 16" On Center Wall Framing
- Double Top Plates on All Walls
- Siding: LP® SilverTech Radiant Barrier Siding w/ 50-Year Manufacturer's Warranty
- 4" Trim – 50 Year Limited Warranty Smart Trim
- 3/4" Heavy-Duty Tongue & Groove Treated LP® ProStruct Floor Decking with Smart Finish
- 7/16" Radiant Heat Barrier Roof Decking
- 4" Box w/ 4" Fascia on Sidewalls Eave
- 15# Felt Paper
- Entire Roof Perimeter covered with Colored, Baked Enamel Drip Edge
- 25-Year Limited Warranty 3-Tab Composition Shingles from Owens Corning
- Rafters and Trusses Joined w/ Steel Plates
- Roof Pitch at Peak (4/12)
- On-Site Installation Included in Price (Delivery, Access, and/or Generator fees may apply)

TUFF SHED[®]

Storage Buildings & Garages

What to Expect

**** Scheduling or Warranty issues the day of the build or after call 734-524-0504 ****

Pre-Installation Process

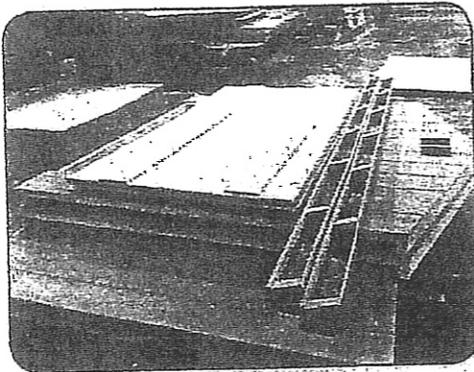
You've decided on the building style, size and design, and finalized your purchase. Important prep work remains for you and for us, including:

- Building Permit(s)/HOA Requirements** – Customers need to confirm with their HOA and/or municipality for appropriate building permit requirements. Contact us immediately if you need help.
- Prepare the Job Site** – Clean the site of all debris (i.e. old tree stumps, trash, dog waste, etc) and level the site within 4". If the site is more than 4" out of level, a charge will apply.
- Pre-fabrication** – We will begin pre-fabricating your building, including placing the rough openings for items like doors, windows and vents.
- Scheduling** – We will contact you to schedule installation date and time range.
- Restocking/Rescheduling Fee** – If changes or cancellation occurs within 5 days of installation, a restocking/rescheduling or cancellation fee may apply. At this point, building materials have already been ordered, inventoried and have potentially been pre-fabricated, specific to your design.
- Vents** – We strongly recommend selecting vents for your building. Along with paint and roofing, there may be no other feature that can help protect your building better.
- Insulation** – If you are planning to insulate or finish the inside of your building, we need to know so that we can design the building to perform as an insulated structure.

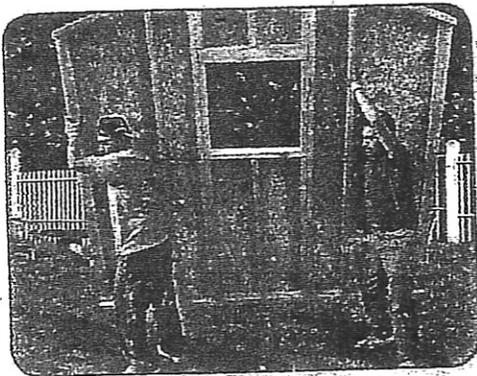
Installation Day

Your **TUFF SHED** building is about to become a reality. Important details for installation day:

- Our installers will arrive on the site, unload materials and components, and begin to assemble your building.
- Please have someone over the age of 18 at home.
- Our installers will need a power source so they can plug in the compressors that power their tools.
- Inspect the building before the installers leave for the day.
- It may surprise you – but like most home builders, the weather seldom interferes with installation. Rain, snow, and sleet will most likely not prevent installation. Ask for details.



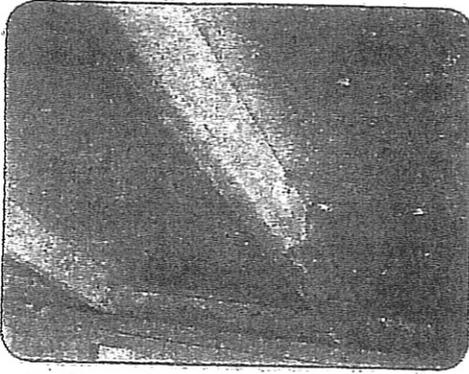
Building components pre-fabricated and ready for delivery.



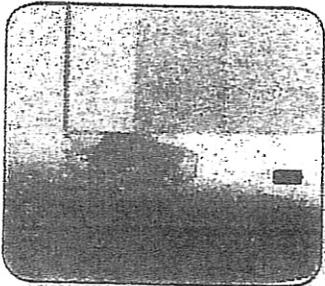
Building components being carried into place for on-site installation.

Appearance of Materials

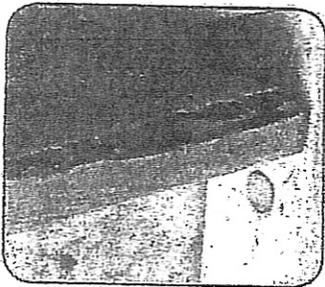
Wondering about the appearance of a certain feature of your TUFF SHED building? Here is some information to help you better understand why some components look like they do:



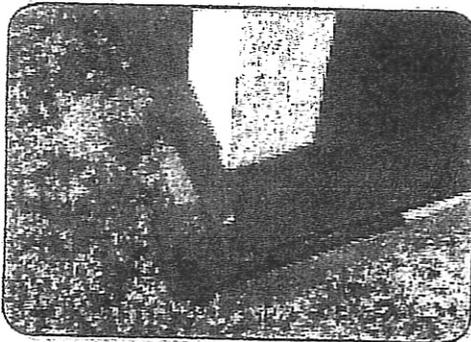
Roofing nails piercing radiant barrier roof decking.



Steel Vent Hole & "Chalking"



Waning Lumber



Leveling Blocks & Shims

ROOFING NAILS

- It's not a mistake that nails are poking through the roof on the inside of your building. This is necessary due to building codes requiring shingle nails to "pierce the roof decking material" and does not affect the performance of the roof.

GALVANIZED STEEL FLOOR JOISTS

- Most of our sheds include 16-gauge, hot-dipped galvanized steel floor joists, which are designed to be placed directly on any firm, level surface.
- Exposed Steel** - These joists are designed to withstand the elements and are exposed after installation. Some customers prefer to cover the steel with "skirting" made from siding. While we can add a skirting, we don't recommend it, since wood siding material contacting the ground can wick up moisture into the building.
- White "Chalking" on the Steel** - This appearance is normal and does not affect the performance of the steel or the 40-year industry-rating on the material.
- Small Rectangular Holes in the Steel** - During production, small vent holes are punched into the steel. These holes allow for airflow beneath the building.

LUMBER

- We use dimensional lumber for wall and roof framing that has been dried, then stored in a controlled environment (our factories) prior to installation. It is unlikely that this wood will have a uniform appearance, and may have blemishes or "waning". This is normal and will not affect the structural integrity of the building.

LEVELING BLOCKS and/or SHIMS

- It's important that buildings are constructed on a level site. When the site is not level, concrete blocks and pressure treated wooden shims are used to allow for building installation. Charges for leveling a building vary by severity of site condition. TUFF SHED does not dig into the ground to level a building.

WEATHERTIGHT or AIRTIGHT

- We strive to make the building weathertight. But they are not airtight. Air and mice can infiltrate your building as they can your home.

PAINT

- On many displays, we paint some interior surfaces for appearance purposes only. On customer buildings, paint option only includes painting exterior surfaces (siding and trim).

Proper Care & Maintenance

- Keep your Building on the Level** - When normal ground settling occurs, it can affect your TUFF SHED building, making it difficult to open, close or latch the door. This is not a warranty issue, but in most cases, the building can be easily re-leveled by the customer or for a reasonable fee by TUFF SHED.
- Redirect Water** - Water is the enemy of most structures. Take care to redirect water from your building whenever possible. Rain water runoff from other structures and misdirected irrigation systems can damage to your TUFF SHED, and is not covered by warranty.
- Re-paint Regularly** - Painting is one of the easiest ways to protect the exterior wood surfaces of a TUFF SHED building. Your building's warranty coverage requires that the building be re-painted every five years. We recommend using high quality paint like Glidden Professional.
- Do not add rubber mats or vinyl flooring** inside as they can create a serious moisture and rot issue.

MARQUETTE AVE

120'

120'

118'

174'

174'

174'

5

120'

4

120'

3

1103 030

1103 029

1103 034

1103 035



SO #: _____

Sales Consultant: Craig Kelly

Customer Name: CONNORS

PROJECT NAME: PREMIER PALE RAVELT BUILD DATE: SEPTEMBER

Options (List): RIDGE VENT
DOUBLE DOOR
2X2 WINDOW
16" SHIMING (18')
24' STUDS (12')

Base Paint: _____
 Trim Paint: _____
 Accent Paint (AP): _____
 AP Location: _____
 Shingle: ONYX BLACK
 Drip/Vent Color: _____

OVERHEAD VIEW

- Customer or responsible individual will be at site at time of delivery? YES NO NO
- Is site clean and level? (Customer understands a leveling fee may apply if site is more than 4" out of level.) YES NO NO
- Is there 18" clearance around all 4 sides of the building? YES NO NO
- Is there clear access to the building site? YES NO NO
- Is there a 110-volt/20 AMP power outlet within 100'? YES NO NO
- Customer understands building permits, fees and all related cost of site readiness are customer's responsibility? YES NO NO
- Customer has been presented the "What to Expect" document? YES NO NO
- Customer understands that changes, cancellations or postponement will result in restocking/rescheduling fee? YES NO NO
- Is this a NO FLOOR option? YES NO NO
- Does the Customer plan to insulate this building? YES NO NO
- How close to the build site can we park our vehicle? YES NO NO

Special Instructions:

* SHELVING INSTALLED PER HOMEOWNER INSTRUCTION

CUSTOMER APPROVAL:
 Signature: Michael Connors Date: 7-21-16

MACQUETTE AVE

108 feet

120'

174'

12 feet

90 feet

120'

5

1103 034

MARIAN HEIGHTS
1103-0300

174'

120'

1103 028

174'

120'

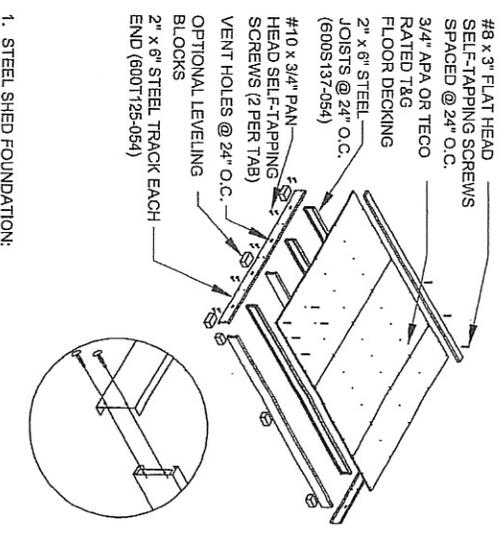
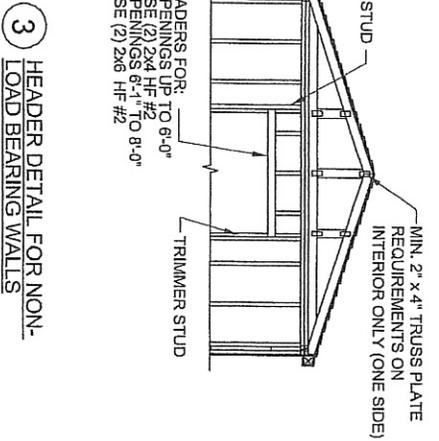
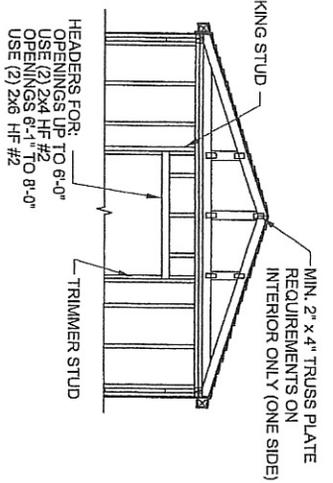
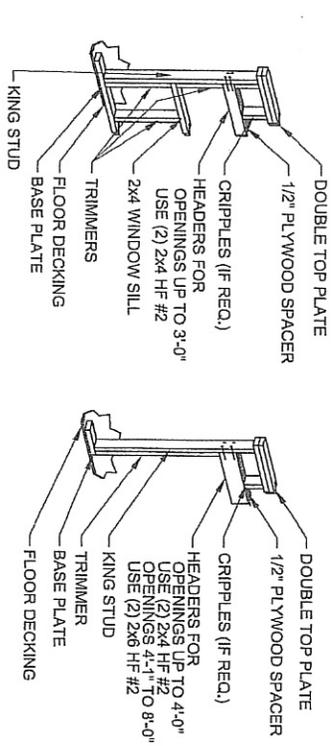
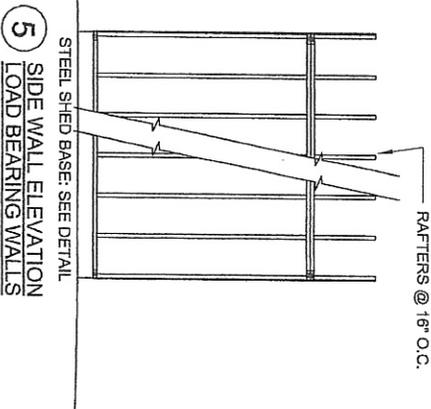
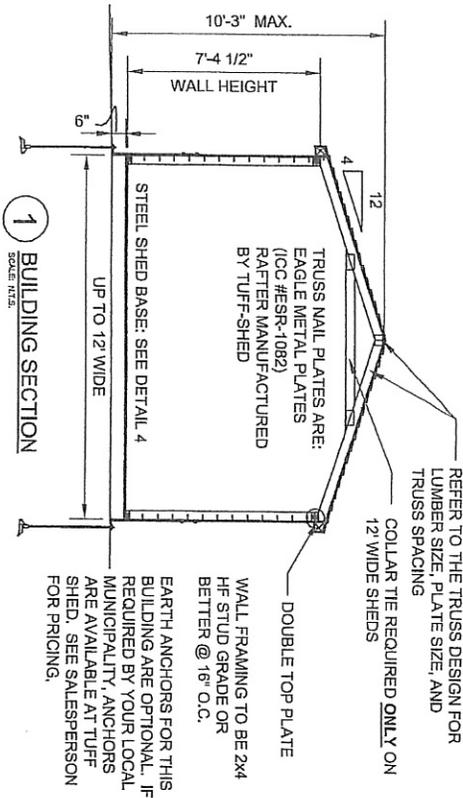
4

1103 035

3



PTR SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER SERIES



- STEEL SHED FOUNDATION:
 - 2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
 - 2" x 6"-18 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUCCO (JOIST: 6005137-054) / TRACK: 6007125-054) ICC ESR-4943P
 - 3/4" APA OR TECO RATED TRG FLOOR DECKING
 - 2" x 6" STEEL JOISTS @ 24" O.C. (6005137-054)
 - #10 x 3/4" PAN HEAD SELF-TAPPING SCREWS (2 PER TAB)
 - VENT HOLES @ 24" O.C.
 - OPTIONAL LEVELING BLOCKS
 - 2" x 6" STEEL TRACK EACH END (6007125-054)
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
 - FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
 - ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
 - USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING. SUGGESTED SIZES: 2' x 8" x 16", 4' x 8" x 16", OR 8' x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

FOR OPENINGS UP TO 6'-0" ON PREMIER SERIES SIDE WALLS

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

4 SHED BASE DETAIL
SCALE: N.T.S.



Order #:
Customer:
Site Address:
Building Size: (width - length - height) - sq. ft. area

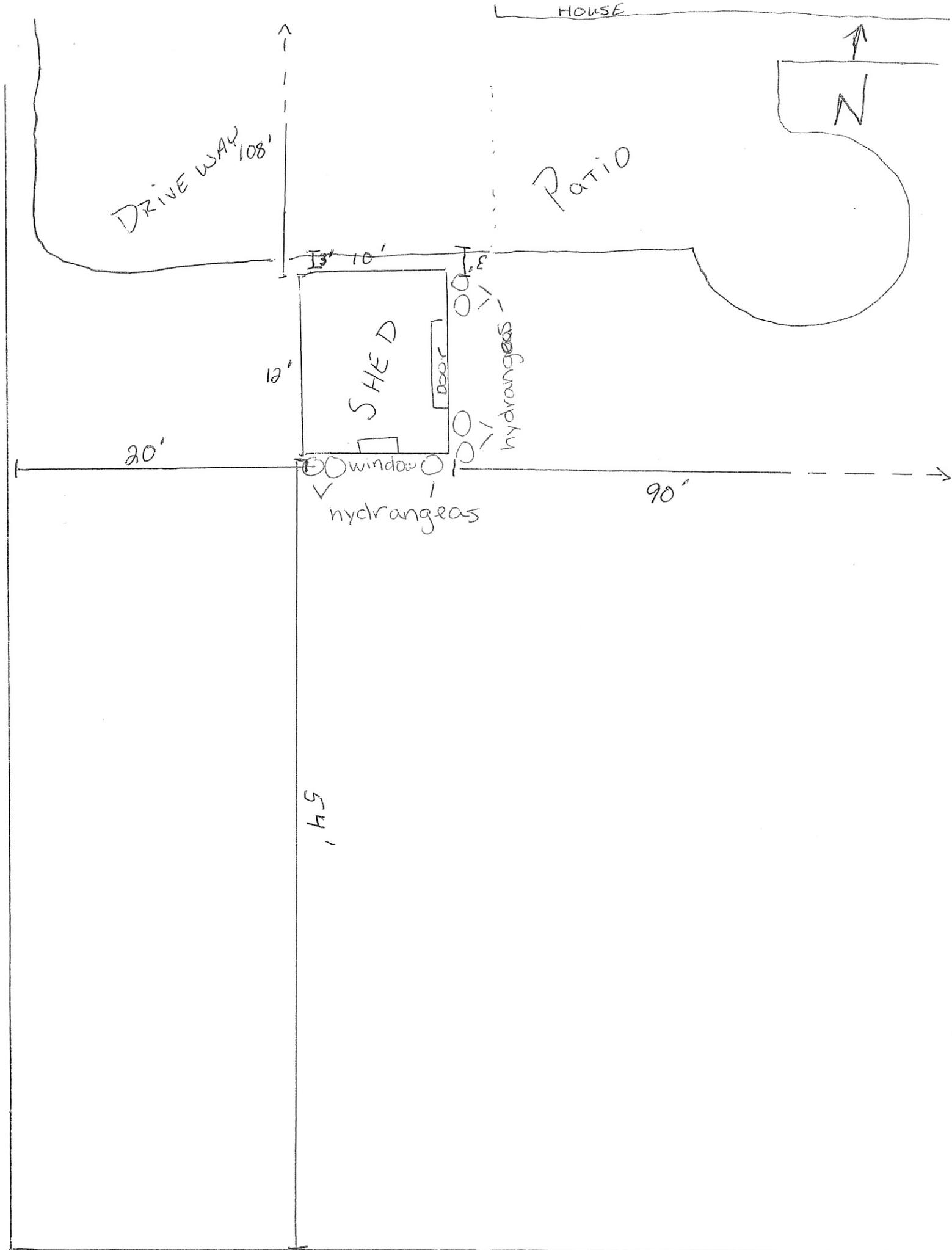
Drawn By: SJ
Date: 2/1/12
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USES ARE FORBIDDEN BY TUFF SHED, INC. & THE ENGINEER OF RECORD.

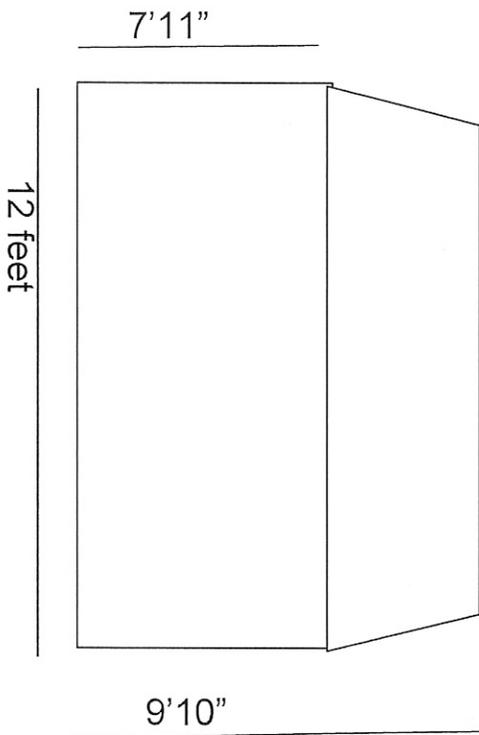
DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONTRIBUTION OF THE BUILDINGS SHOWN HEREIN.

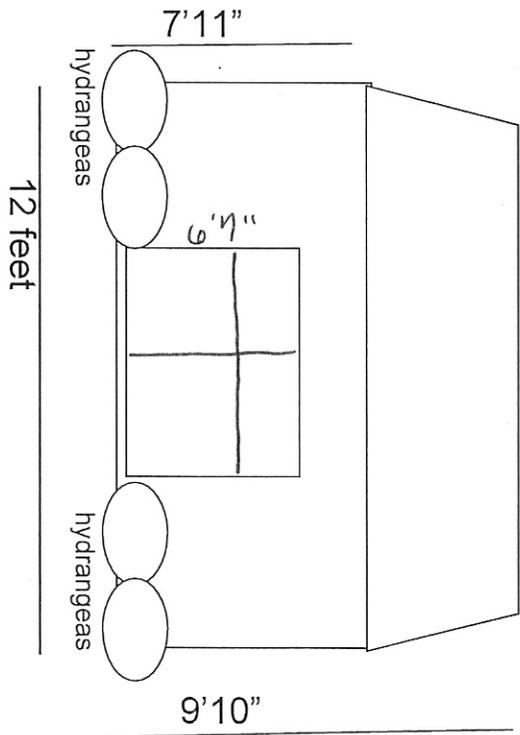
TITLE	DRAWING NO.
BUILDING SECTIONS	PTR-05
SHED BASE DETAILS	REV. LEVEL 01
HEADER FRAMING DETAILS	SHEET 1
NOTES - 2009 IBC & IRC - 90C	PAGE 1 OF 2



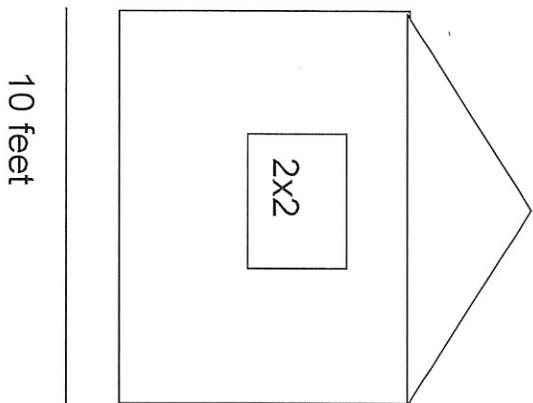
North View



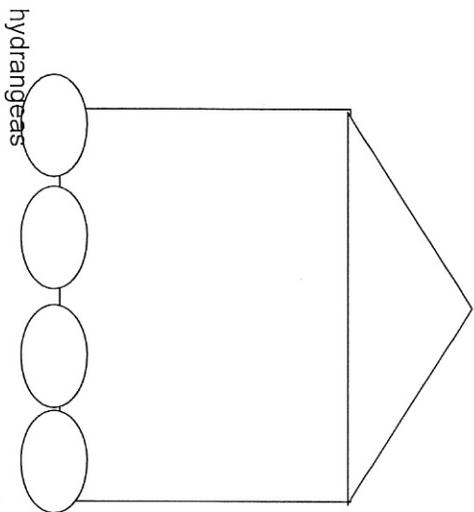
East view



South View

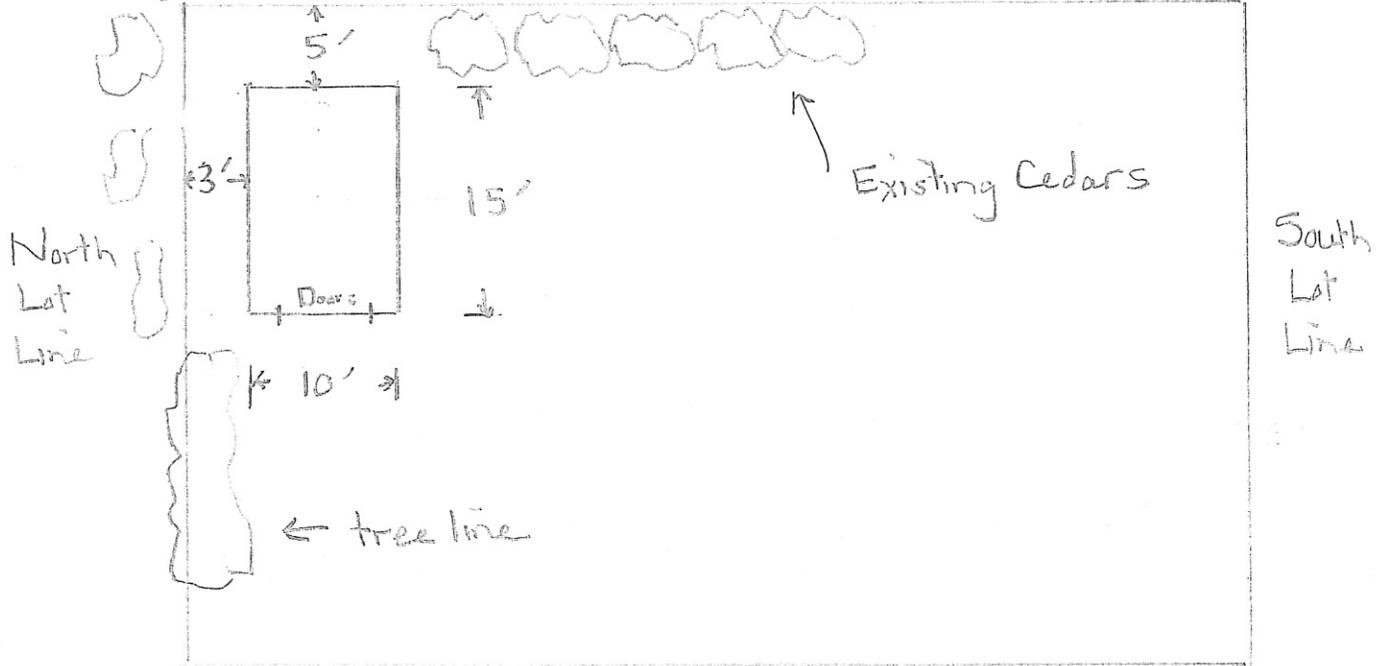


North View



Buckthorn

East Lot Line



SURVEY No.

Ernst H. Kirchman, Inc. P.A. No. 11421
REGISTERED PROFESSIONAL ENGINEERS

Hilltop 2-2487

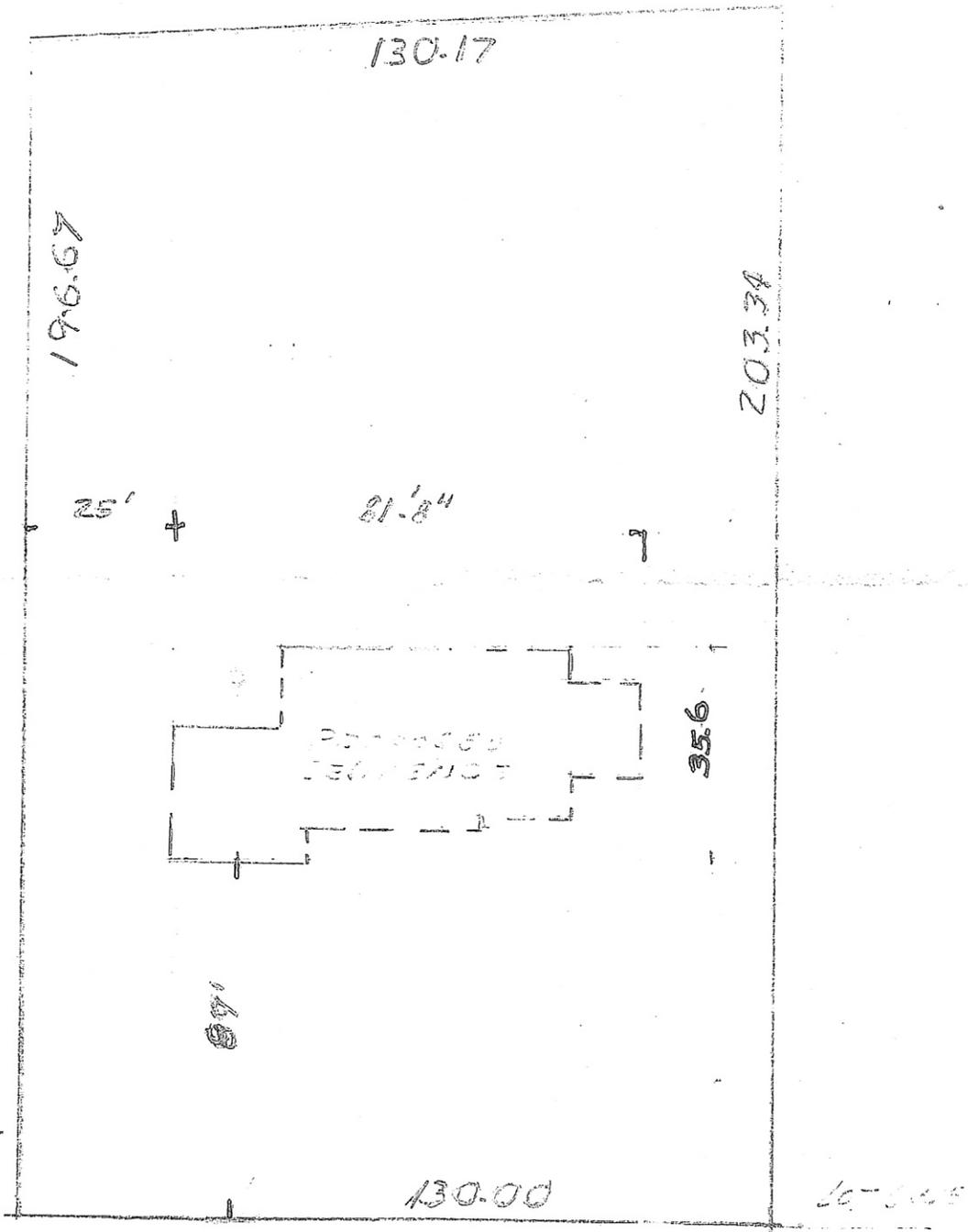
SURVEYORS

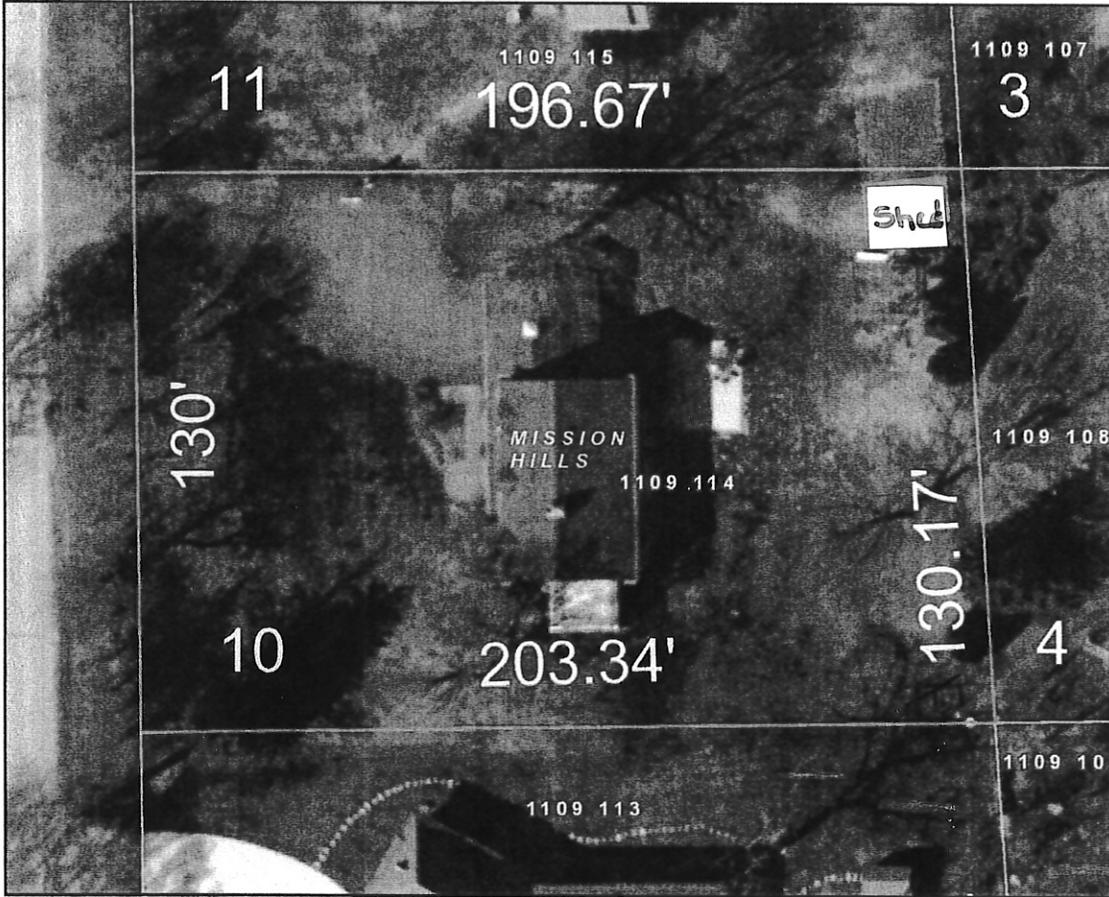
Lots and Farms Surveyed in any Locality.
Municipal Improvements.

Legal Descriptions

1967
11/17/67
300-4-10-1
1/10/68

Description





Legend

SimultaneousConveyance

- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

Notes:

Printed: 8/27/2016

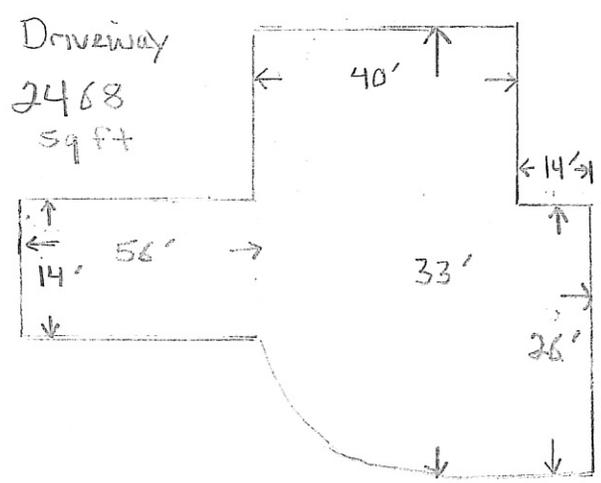
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**1050 Highland Drive
Elm Grove, WI 53122**

Lot Size: 200 feet long x 130 feet wide = 26,000 square feet

30% maximum impervious area or 7800 square feet

House	81' 8" x 35'	2863
Back Patio	19' x 22'	418
Back Stoop	4' x 6'	24
Driveway	56'x14' + 40'x33' + 26'x14'	2468
Front Walk		262
Proposed Shed	15' x 10'	150
		<hr/>
		6185





LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map

North



Legend

SimultaneousConveyance	
Assessor Plat	
CSM	
Condo Plat	
Subdivision Plat	

Back NE corner is a telephone pole dividing the four lots.

East

Shed
 15' L x 10' W
 5' from back E lot line
 3' from side N lot line

0 33.33 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

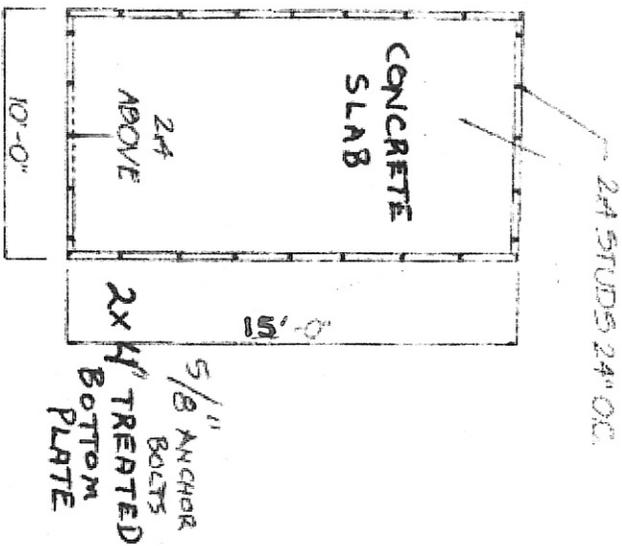
Notes:

Printed: 8/27/2016

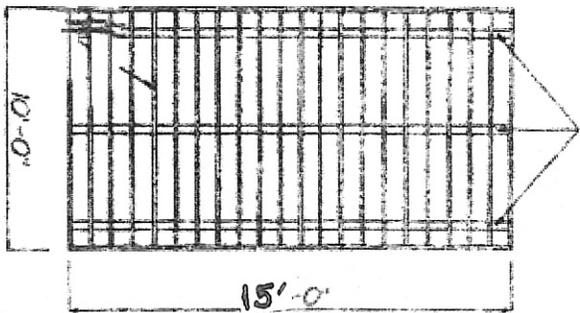
South

Highland Drive, WI
 Elm Grove, WI
 West

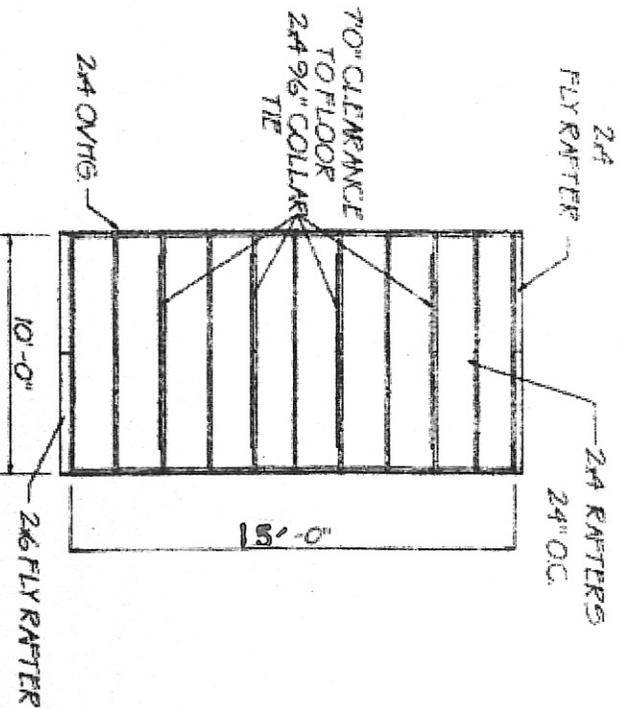
10x15x9 YEAR



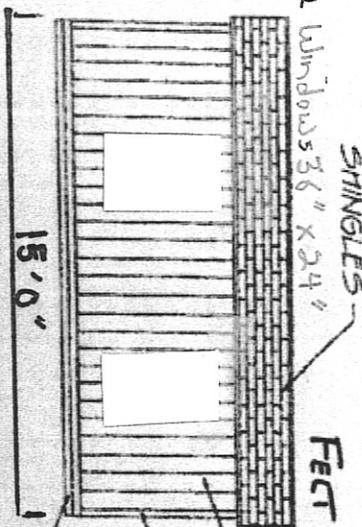
FLOOR PLAN



ROOF FRAMING



30 yr. SELF-SEALING SHINGLES



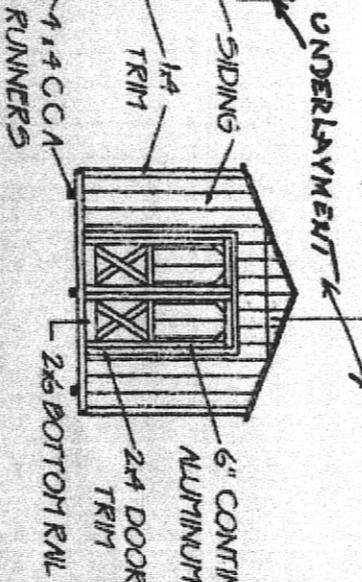
LEFT SIDE ELEVATION

L.P. SMART PANEL SIDING

The Shed Werks

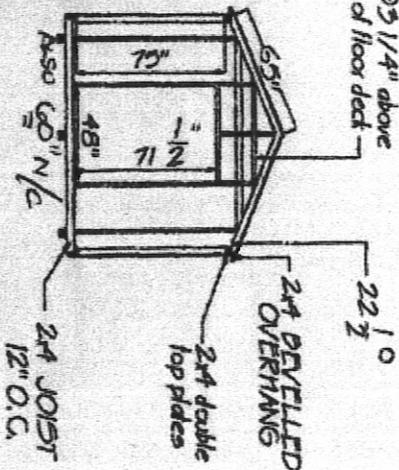
Greendale, Wisconsin 53129

Z-Bar flashing 8' up from btm edge of siding



FRONT ELEVATION

range 95 1/4" above surface of floor deck

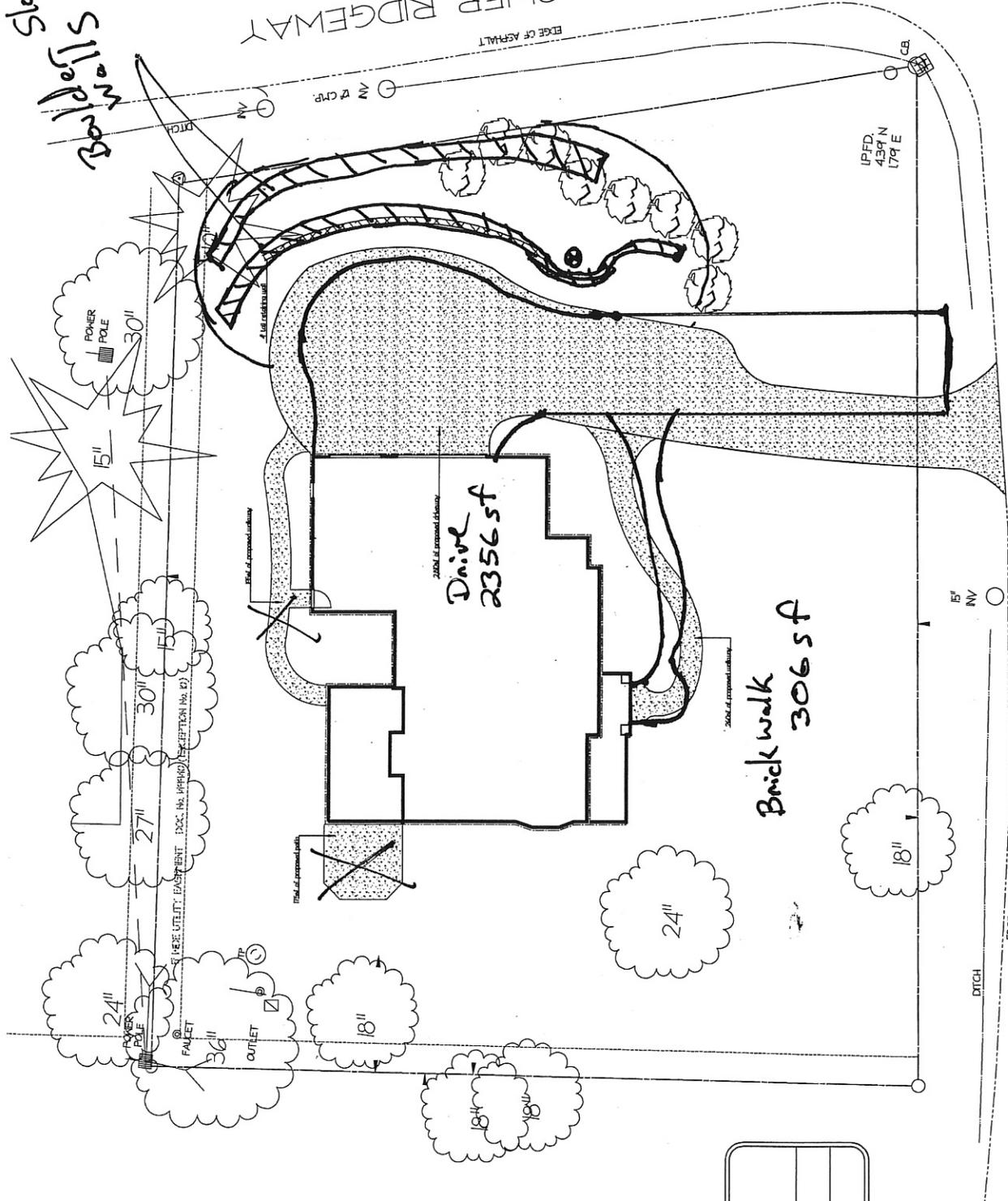


FRONT WALL SECTION

10x15	WATERFORD
ALL THE SAME	8-15-96
	1/4" - 1'-0"

*Slopes
Boulders*

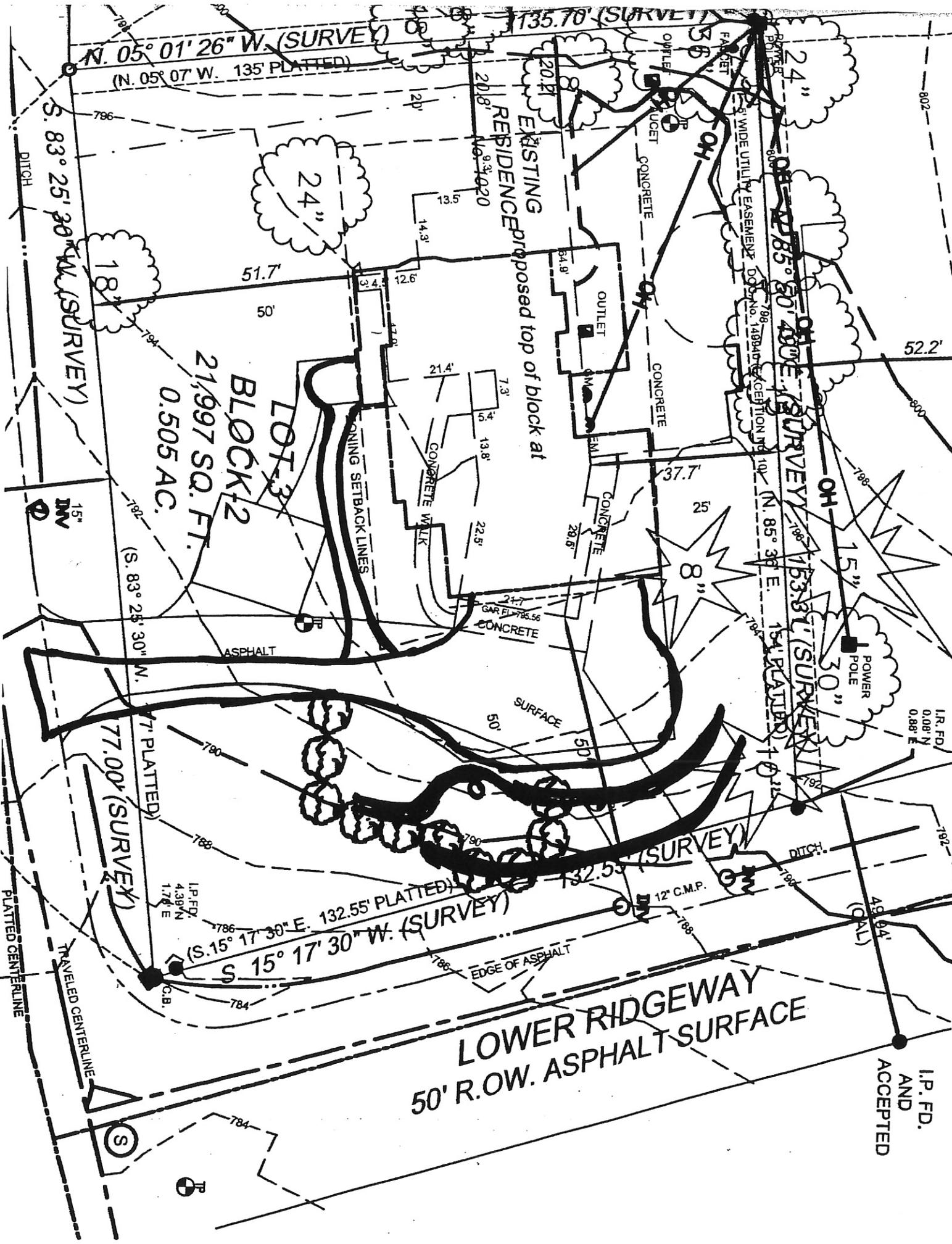
LOWER RIDGEMWAY



KATHERINE DRIVE

EWIG RESIDENCE 1020 KATHERINE DRIVE ELM GROVE, WI			
client:	scale:	date:	revision:
	1/8"=1'	6/2/2014	
drawn by:	checked by:	drawing #	
L. HINCH	D. SCHUSTER		





N. 05° 01' 26" W. (SURVEY)
(N. 05° 07' W. 135' PLATTED)

135.70' (SURVEY)

S. 83° 25' 30" W. (SURVEY)

LOT 3
BLOCK 2
21,997 SQ. FT.
0.5055 AC.

EXISTING RESIDENCE
proposed top of block at

24" WATER
18" WATER
15" GAS
8" GAS
15" POWER
30" POWER

LOWER RIDGEWAY
50' R.O.W. ASPHALT SURFACE

I.P. FD.
AND
ACCEPTED

77.00' (SURVEY)
77' PLATTED

S. 15° 17' 30" E. 132.55' PLATTED
S. 15° 17' 30" W. (SURVEY)

132.55' (SURVEY)

I.P. FD.
4.39' N
1.76' E

12" C.M.P.

15" DW

(S. 83° 25' 30" N.)

ASPHALT

SURFACE

EDGE OF ASPHALT

49.94' (OAL)

S

P

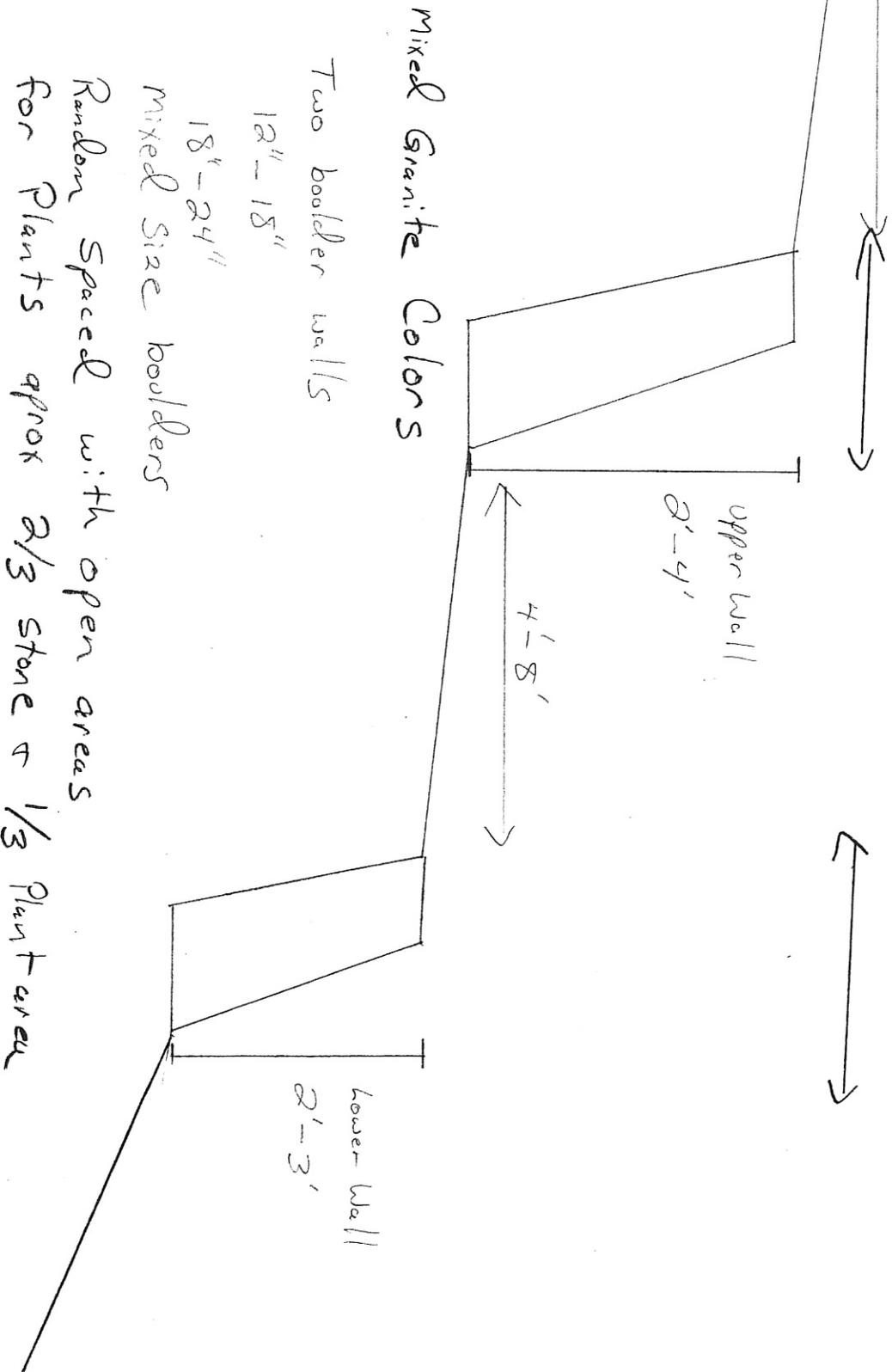
I.R. FD.
0.08' N
0.88' E

East Side Yard

Top of Drive

4'-8"

walls will slope back approx 5' from base of wall to top of wall



Mixed Granite Colors

Two boulder walls

18"-24"

Mixed Size boulders

Random Spaced with open areas

for Plants approx 2/3 Stone + 1/3 Plant area

Upper Wall
2'-4'

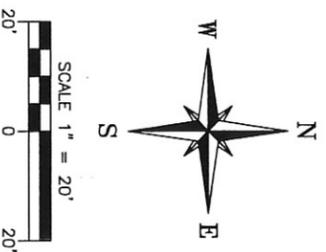
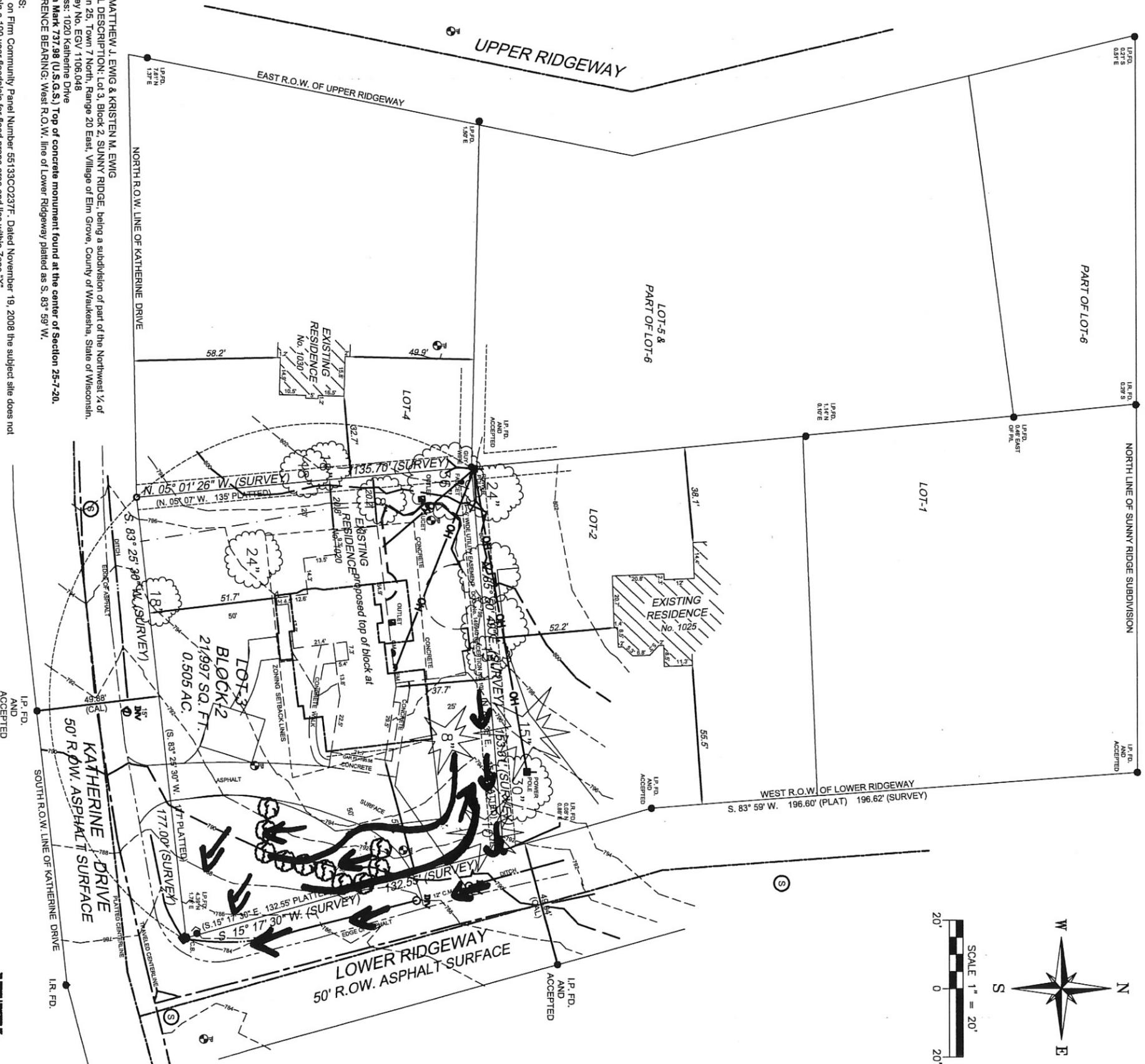
4'-8"

Lower Wall
2'-3'

← →







FOR: MATTHEW J. EWIG & KRISTEN M. EWIG
 LEGAL DESCRIPTION: Lot 3, Block 2, SUNNY RIDGE, being a subdivision of part of the Northwest 1/4 of Section 25, Town 7 North, Range 20 East, Village of Elm Grove, County of Waukesha, State of Wisconsin. Tax Key No. EGV 1106.048
 Address: 1020 Katherine Drive
 Bench Mark 737.98 (U.S.G.S.) Top of concrete monument found at the center of Section 25-1-20.
 REFERENCE BEARING: West R.O.W. line of Lower Ridgeway platted as S. 83° 59' W.

NOTES:
 Based on Firm Community Panel Number 55133COZ37F, Dated November 19, 2008 the subject site does not lie within a 100 year floodplain for flood prone area and lies within Zone "X".
 This survey was based on Chicago Title Insurance Company, File No. 001301376, dated April 24, 2013.
 No iron pipes placed as part of this survey.

ZONING:
 R s 1
 Minimum Setback from Both Street 50'
 Minimum Side Yard Setback 20'
 Minimum Rear Yard Setback 25'
 Maximum Building Height 36'
 Maximum Building Footprint Area 20%
 Maximum Impervious Surface 30%
 Minimum Lot Area 25,000 s.f.

Surveyor's Certificate:
 For: MATTHEW J. EWIG & KRISTEN M. EWIG, and CHICAGO TITLE INSURANCE COMPANY, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 3, 4, 5, 6a, 7a, 8, 11(a), 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undesignated further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this _____ day of _____, 2013
 JOHN R. STIGLER - Wis. Reg. No. S-1820

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS TO BE RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.



ALTA/ACSM LAND TITLE SURVEY
 FOR: MATT EWIG
 LOT-3 BLOCK 2 SUNNY RIDGE
 VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN
JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53188
 TEL: (262) 542-5797 FAX: (262) 542-7698 (E-MAIL: pmunier@jahnkeandjahnke.com)

SCALE: 1" = 20'
 DRAWN BY: P.M.
 CHECKED BY: J.R.S.
 DATE: JUNE 12, 2013
 FILE NO.: BROOKFIELD-422
 SHEET 1 OF 1
 BOOK NO.: BROOKFIELD-57 PG 55 1308-071

PROPOSED DRAINAGE PLAN

ADDRESS: 1455 VICTORIA CIRCLE NORTH, VILLAGE OF ELM GROVE

LEGEND

- ⊙ WELL
- ⊙ PROPOSED DOWNSPOUT
- ⊙ PROPOSED SUMP PUMP
- ⊙ MANHOLE
- ⊙ SANITARY CLEANOUT ?
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ LIGHTPOLE
- ⊙ CLEAN OUT
- ⊙ SOIL TEST
- ⊙ DECIDUOUS TREE W/ SIZE
- ⊙ PINE TREE W/ SIZE
- 834 — EXISTING CONTOUR
- 834 — PROPOSED CONTOUR
- 834 — PROPOSED SILT FENCE
- PROP. DRAINAGE ARROW
- 838.3 Ⓜ EXISTING SPOT GRADE
- 836.50 Ⓜ PROPOSED SPOT GRADE

PROPOSED GRADES

YARD GRADE: 837.68/833.68
 ELEV. @ GARAGE DOOR: 838.02
 TOP OF FOUNDATION WALL: 838.35
 FIRST FLOOR ELEVATION: 839.6
 BASEMENT FLOOR ELEV.: 829.60
 TOP OF FOOTING: 829.35 (9' WALL)

PROPOSED IMPERVIOUS SURFACE AREA:

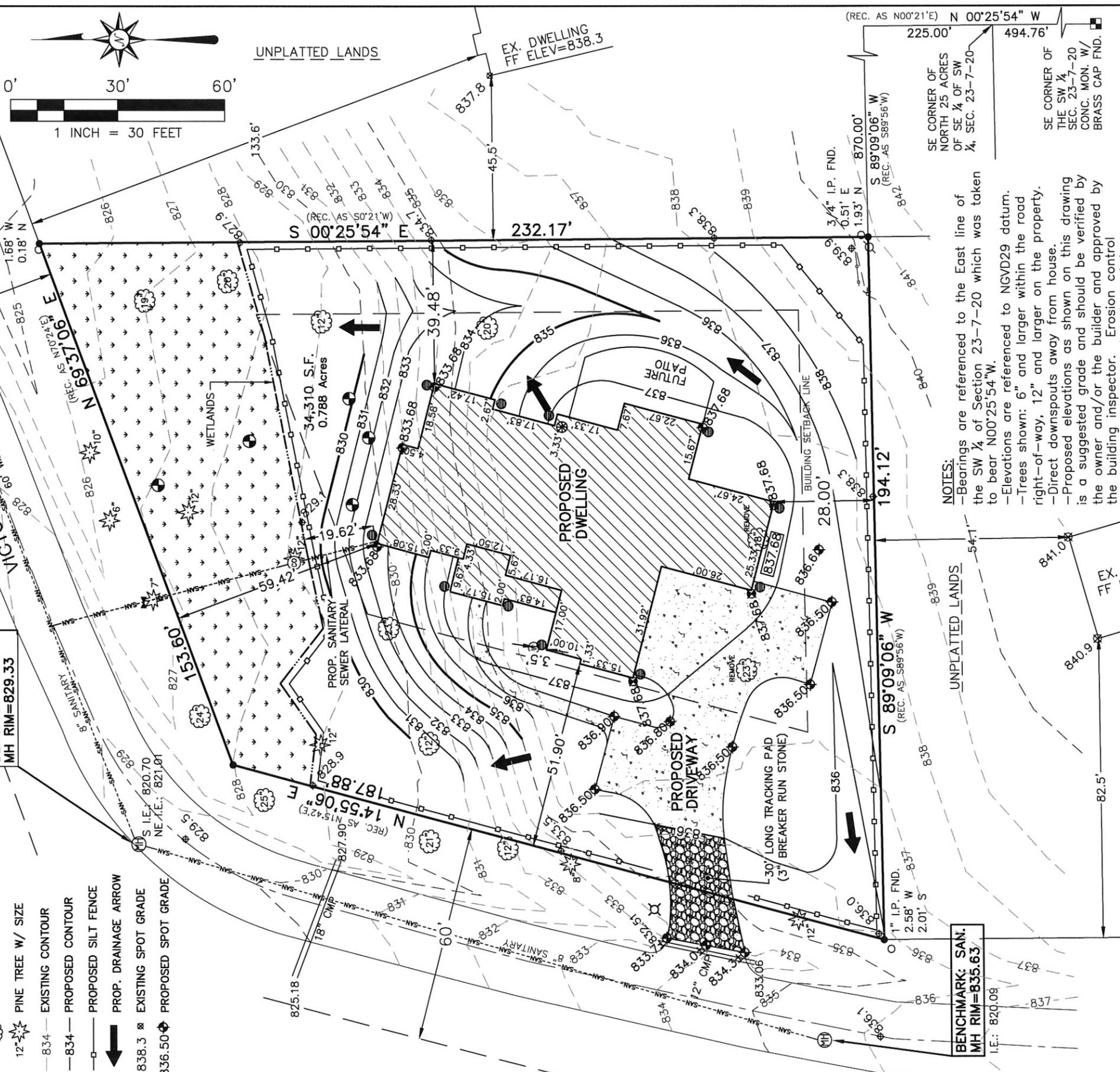
BUILDING FOOTPRINT AREA: 4,742 S.F.±
 PORCH & STOOP: 293 S.F.±
 DRIVEWAY & WALKWAY: 4,021 S.F.±
 TOTAL IMPERVIOUS AREA: 9,706 S.F.± (28%)

BUILDING SETBACK REQUIREMENTS:

STREET: 50'
 SIDE YARD: 20'
 REAR YARD: 25'

BENCHMARK: SAN.
 MH RIM=829.33

BENCHMARK: SAN.
 MH RIM=835.63
 I.E.: 820.09



NOTES:
 -Bearings are referenced to the East line of the SW ¼ of Section 23-7-20 which was taken to bear N00°25'54"W.
 -Elevations are referenced to NGVD29 datum.
 -Trees shown: 6" and larger within the road right-of-way, 12" and larger on the property.
 -Direct downspouts away from house.
 -Proposed elevations as shown on this drawing is a suggested grade and should be verified by the owner and/or the builder and approved by the building inspector. Erosion control measures are suggested and must be verified/adjusted by the builder and/or building inspector based on site conditions.
 -Sump pump shall be discharged to the road ditch.
 -Erosion Control Plan Statement shall be provided by builder (if required).



LAND SURVEYING • LAND PLANNING
 P.O BOX 15, HARTLAND, WI 53029
 WWW.WISCONSINSURVEYS.COM
 LANDTECHSURVEYING@GMAIL.COM
 (262) 367-7599

REVISED 9/14/16
 REVISED 7/25/16
 DATED 6/2/16
 JOB #15141
 SHEET 2 OF 2

PREPARED FOR: REGENCY BUILDERS, INC.

PLAT OF SURVEY

ADDRESS: 1455 VICTORIA CIRCLE NORTH, VILLAGE OF ELM GROVE

LEGAL DESCRIPTION: Part of the North 25 acres of the Southwest 1/4 of the Southeast 1/4 of Section 23, in Township 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin, bounded and described as follows: Commencing on the East line North 0°21' East 225 feet distant from the Southeast corner thereof; thence South 89°56' West 870 feet to the point of beginning; thence South 89°56' West 194.12 feet to the point of the East line of Victoria Circle Road; thence North 15°42' East 187.88 feet along East line of Victoria Circle, to point; thence North 70°24' East 153.60 feet along the South line of road to point; thence South 0°21' West 232.17 feet to beginning.



SAN. MH RIM=825.18
I.E.: 816.89

LEGEND

- SET 1" IRON PIPE
- ⊙ WELL
- ⊕ MANHOLE
- ⚡ SANITARY CLEANOUT ?
- ⊕ POWER POLE
- ⤴ GUY WIRE
- ⊕ LIGHTPOLE
- ⊕ CLEAN OUT
- ① DECIDUOUS TREE W/ SIZE
- ② PINE TREE W/ SIZE
- OVERHEAD UTILITY
- ⊕ SOIL TEST
- ⊕ EXISTING SPOT GRADE

SETBACK REQUIREMENTS (Rs-1 RESIDENTIAL)

- STREET YARD = 50'
- SIDE YARD = 20'
- REAR YARD = 25'

BENCHMARK: SAN.
MH RIM=829.33

S.I.E.: 820.70
NE.I.E.: 821.01

12" SANITARY
18" CMP
12" CMP

102.24' SEWER LATERAL

187.88' F

14.55°06" E
(REC. AS N15°42'E)

153.60'

69°37'06" E
(REC. AS N70°24'E)

1.68' W
0.18' N

1" I.P. FND.

UNPLATTED LANDS

EX. DWELLING
FF ELEV=838.3

LAND SURVEYING • LAND PLANNING
P.O. BOX 15, HARTLAND, WI 53029
WWW.WISCONSINLANDSURVEYING.COM
LANDTECHSURVEYING@GMAIL.COM
(262) 367-7599

SE CORNER OF THE SW 1/4 OF SEC. 23-7-20 CONC. MON. W/ BRASS CAP FND.

REVISED 9/14/16
REVISED 9/13/16
REVISED 7/25/16
DATED 6/2/16
JOB #15141
SHEET 1 OF 2

PREPARED FOR: REGENCY BUILDERS, INC.

NOTES:
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-Wetlands were delineated by Natural Landscapes Inc. on 7-6-2016, and field located by LandTech on 7-11-2016.

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed: JOHN D. DOWNING, Registered Land Surveyor S-2939

WISCONSIN
JOHN DOWNING
S-2939
KONIA
LAND SURVEYING

BENCHMARK: SAN.
MH RIM=835.63
I.E.: 820.09

1" I.P. FND.
2.58' W
2.01' S

UNPLATTED LANDS

EX. DWELLING
FF ELEV=847.1

81.9'

82.5'

54.1'

194.12'

S 89°09'06" W
(REC. AS S89°56' W)

UTILITIES TO SERVE DWELLING

3/4" I.P. FND.
0.51' E
1.93' N

870.00'

S 89°09'06" W
(REC. AS S89°56' W)

225.00'

494.76'

SE CORNER OF THE SW 1/4 OF SEC. 23-7-20 CONC. MON. W/ BRASS CAP FND.

REVISED 9/14/16
REVISED 9/13/16
REVISED 7/25/16
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