

BOARD OF APPEALS AGENDA
August 28, 2025 * 4:30 PM * Court Room

13600 Juneau Boulevard
Elm Grove, WI 53122

Zoom Link: <https://us02web.zoom.us/j/83967035117?pwd=OoSboMvVohTHrhHsbGXqNE0eRYOgg5.1>

Meeting ID: 839 6703 5117 **Passcode:** 185982

1. Call to Order

2. Roll Call

A. Board of Appeals Memo

Documents:

20250828_BOA Memo.pdf

3. Pledge of Allegiance

4. Elect a Chair of the Board of Appeals

5. Approval of Agenda

6. Approval of Minutes

A. Review and act on the May 16, 2024, Board of Appeals Draft Minutes

Documents:

BOA Minutes 5-16-24 DRAFT.pdf

7. Confirmation of Compliance with Open Meetings Law and Public Notices Requirements

A. 560 Rosedale Drive

Documents:

2025.08.28 Notice of Public Hearing.pdf
AFFIDAVIT OF POSTING 2025 Board of Appeals.pdf
Notice Mailing Affidavit.pdf

B. 1610 Fairhaven Blvd

Documents:

2025.08.28 Notice of Public Hearing_1610 Fairhaven.pdf
AFFIDAVIT OF POSTING 2025 Board of Appeals.pdf
Notice Mailing Affidavit.pdf

8. Public Hearing

A. Public Hearing #1: 560 Rosedale Dr

Topic: Appeal to grant a variance request to construct an engawa

Location: 560 Rosedale Drive, EGV1109-267

Applicant: Jim and Dorothy Nowak, Owners

Matter: An appeal to grant a variance request from §335-19F(1) to allow for an engawa with a street right-of-way setback of 46.93 feet from Bluemound Road for the property located at 560 Rosedale Drive.

B. Discussion and possible action on a variance request from §335-19F(1) to allow for an engawa with a street right-of-way setback of 46.93 feet from Bluemound Road for the property located at 560 Rosedale Drive

Documents:

560 Rosedale - Cover Letter.pdf
560 Rosedale - Addition Plans.pdf
560 Rosedale - PoS.pdf

C. Public Hearing #2: 1610 Fairhaven Blvd

Topic: Appeal to grant a variance request to exceed the maximum impervious surfacing percentage allowed

Location: 1610 Fairhaven Blvd, EGV1104-029

Applicant: Lynne and Jeff Kmet, Owners

Matter: An appeal to grant a variance request from §335-19H to allow for the property located at 1610 Fairhaven Blvd to exceed the maximum impervious surfacing percentage allowed within the Rs-3 Single-Family Residential District

D. Discussion and possible action on a variance request from §335-19H to allow for the property located at 1610 Fairhaven Blvd to exceed the maximum impervious surfacing percentage allowed within the Rs-3 Single-Family Residential District

Documents:

1610 Fairhaven - Cover Letter.pdf

1610 Fairhaven - Architectural Plans.pdf

1610 Fairhaven - Site Plan with Coverage Calcs.pdf

9. Adjourn

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 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.

Memo



To: Board of Appeals
From: Ethan Sowl, Assistant Village Manager/Zoning & Planning Administrator
Date: August 21, 2025
Re: Review of Agenda Items for Tuesday, August 28, 2025

Public Hearing 1. Discussion and possible action on a variance request from §335-19F(1) to allow for an engawa with a street right-of-way setback of 46.93 feet from Bluemound Road for the property located at 560 Rosedale Drive

Dorothy and James Nowack, the property owners at 560 Rosedale Drive, are requesting a variance from the required street right-of-way setback on Bluemound Road for the installation of an engawa (a 3' deep wood walk way).

The subject property is existing legal nonconforming and is located in the Rs-2 Single-Family Residential District. §335-18F outlines the following regarding requirements for yards:

Yards (principal and/or accessory structures).

- (1) There shall be a minimum building setback of 50 feet from each abutting street right-of-way.*
- (2) There shall be a side yard setback on each side of any principal or accessory structure not less than 20 feet in width.*
- (3) There shall be a rear yard setback of not less than 25 feet.*

The proposed engawa would encroach 3.07' into the Bluemound Road street right-of-way (46.93').

Please view the enclosed plat of survey and plan set. The elevations of the proposed engawa are represented on pages 4-7 of the plan set.

As an aside, this project was previously approved by the Building Board contingent upon approval of the variance application and a special exception. This project also requires a special exception be granted by the Plan Commission for the proposed pergola encroaching 4.65' into the north side yard (15.35'). The existing home is already existing legal nonconforming on this side (15') and since the pergola would not increase the nonconformity, it does not require a variance.

Public Hearing 2. Discussion and possible action on a variance request from §335-19H to allow for the property located at 1610 Fairhaven Blvd to exceed the maximum impervious surfacing percentage allowed within the Rs-3 Single-Family Residential District

Lynne and Jeff Kmet, the property owners at 1610 Fairhaven Blvd, are requesting a variance from the maximum impervious surface coverage limit of 30% for properties in the Rs-3 Single-Family Residential District to accommodate the installation of a new screen porch.

§335-19H outlines the following requirements for maximum impervious surface coverage of a lot in the Rs-3 District:

Maximum impervious surface: 30% of lot area.

The subject property is existing nonconforming as it pertains to impervious surface coverage at 33.4%. The proposed screen porch addition would be placed on an existing slab, therefore, not increasing the degree of nonconformity with the 30% impervious surface coverage limit. Denial of this variance request would not force the property owners to attain compliance with the 30% coverage limit, as has been previous precedent of the Village. However, certain future improvements to the property would demand compliance.

Please view the enclosed plat of survey/site plan and plan set. The elevations of the proposed screen porch are represented on pages 3-5 of the plan set.

Village of Elm Grove Board of Appeals Meeting Minutes

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1. Call to order and roll call.

The meeting was called to order at 4:00 p.m. by Chairman Ripp.

Present: Jess Ripp, Chairman; Aaron Duch; Douglas Jacobson; Michael Van Kleunen (via Zoom)

Absent: Richard Schaefer, Jessica Bellows, Eric Peter

Staff present: Hector de la Mora, Village Attorney; Katherine Gehl, Assistant Village Manager/Zoning & Planning Administrator; Katie Panella, Village Clerk

2. Review and act on meeting minutes dated January 31, 2024.

**MOTION BY JACOBSON, SECOND BY DUCH, TO APPROVE THE MINUTES OF JANUARY 31, 2024 AS PRESENTED.
ALL IN FAVOR. MOTION CARRIED.**

3. Consideration, hearing, and action on variance request from §335-17F(1) to allow for a sport court with a street right-of-way setback of 25' from Sunnyslope Road and a street right-of-way setback of 34' 3" from Fairfield Court for the property located at Fairfield Court.

**MOTION BY JACOBSON, SECOND BY DUCH, TO OPEN THE PUBLIC HEARING.
ALL IN FAVOR. MOTION CARRIED.**

HEARING – 13860 Fairfield Court

Applicant: Jennifer Boldt - Homeowner

The Clerk administered an oath to the following residents:

- Jennifer Boldt, 13860 Fairfield Court
- Attorney Brian Randall, Amundsen Davis Law, 330 E Kilbourn Ave #1250, Milwaukee, 53202
- Nicholas Grittner, Liban Landscape, 20090 W Lincoln Ave, New Berlin, WI 53146
- Valerie Swenson, 705 Sunnyslope Road

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Attorney Randall explained Ms. Boldt began finalizing her plans to install a sport court following the variance granted at the January 31, 2024 Board of Appeals meeting; however, it was discovered that there was an existing wellhead in the side yard, west of the principal structure, which would require additional spacing from the sport court. Attorney Randall explained that Ms. Boldt contacted Village staff when this was discovered and Ms. Boldt was directed to file a request for an amendment to the setback that was rendered at the January 31, 2024 due to excusable neglect on the part of the applicant for a well head that was not previously considered.

Attorney Randall explained that the applicant is asking to adjust the approved street yard setback from Sunnyslope Road from 32 feet to 25 feet; to formally document the approved street yard setback from Fairview Court of 34.25 feet; and to approve two (2) light fixtures to be no more than 18 feet tall. Attorney Randall explained the proposed location of the sport court is for the safety of Ms. Boldt's dogs, children, and guests.

Mr. Jacobson asked Ms. Boldt to clarify if the patio location was on the original plans. Ms. Boldt explained that the patio layout was included on the original plans. Mr. Ripp asked Mr. Grittner the distance from the patio to the sport court. Mr. Grittner stated the patio is 15' 3" from the sport court. Ms. Boldt explained the reason for the proposed placement of the patio is for her guests, animals, and safety of children. Ms. Boldt explained that there is an invisible fence in their yard and if the patio were to be moved closer to Sunnyslope Road and the sport court closer to the house, her dogs would not be able to come out to the patio area, as the invisible fence does not extend that far. Additionally, Ms. Boldt noted that as her children would use the sport court, they would be closer to the road. Attorney de la Mora asked Ms. Boldt to explain why it is essential for her patio to be on the east side of the sport court rather than the west side. Ms. Boldt explained that the patio area would get used more by her family and guests and if the patio were to be located on the west side of the sport court, there would be individuals located closer to the road more frequently. She also explained that her dogs would not be able to go out to the patio due to an invisible fence which does not extend that far. Ms. Boldt explained it is for safety and for the enjoyment of her yard. Attorney Randall explained the layout of the patio and sport court is a common-sense layout, as Ms. Boldt owns a corner lot and the Village refers to the sport court as a structure even though it would be at the same grade as a patio.

Attorney Randall provided a picture of the proposed light posts (Exhibit A) and a to-scale photometric plan showing the proposed location of the light posts (Exhibit B) showing the luminaries around the property line. Ms. Boldt stated she is planning to order green or bronze lights and it will be a very slim light pole. Ms. Boldt explained the lighting will be shielded from Sunnyslope Road and they will be faced inward toward the courts. Attorney Randall explained the lighting on the court met Village Ordinances and is reflected in Exhibit B. Attorney de la Mora asked Ms. Boldt if the light fixtures installed would be permanent. Ms. Boldt explained

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they would be permanent and that they would not be able to be adjusted or aimed a different direction. Attorney Randall explained the light fixtures are not intended to swing around and they will not be adjusted by the homeowners.

Mr. Jacobson asked if there would be a possibility to move the patio closer to the principal structure and maintain the original location of the sport court. Mr. Randall explained that there is a significant grade change from the principal structure to the proposed patio area and the distance from the principal structure allows for a gradual slope.

The following Elm Grove resident spoke in favor of Ms. Boldt’s request:

- *Valerie Swenson, 705 Sunnyslope Road*

**MOTION BY JACOBSON, SECOND BY DUCH, TO CLOSE THE PUBLIC HEARING.
ALL IN FAVOR. MOTION CARRIED.**

4. Convene into Closed Session to deliberate the above Board of Appeal item.

MOTION BY JACOBSON, SECOND BY DUCH, TO CONVENE INTO CLOSED SESSION.

ROLL CALL VOTE:

AYE-JESS RIPP

AYE-AARON DUCH

AYE-MICHAEL VAN KLEUNEN

AYE-DOUGLAS JACOBSON

ALL IN FAVOR. MOTION CARRIED.

Closed Session began at 4:41 p.m.

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5. Reconvene into Open Session and possibly take action regarding the above Board of Appeal Item.

MOTION BY JACOBSON, SECOND BY DUCH, TO RECONVENE INTO OPEN SESSION.

ROLL CALL VOTE:

AYE-JESS RIPP

AYE-AARON DUCH

AYE-MICHAEL VAN KLEUNEN

AYE-DOUGLAS JACOBSON

ALL IN FAVOR. MOTION CARRIED.

Return into Open Session at 5:06 p.m.

MOTION BY DUCH, SECOND BY JACOBSON, TO APPROVE THE CONDITIONS ADOPTED ON JANUARY 31, 2024 WITH THE FOLLOWING AMENDMENTS:

1. The site plan must be drawn to scale noting the location of the pickleball court and distances of the court to all lot lines and structures;
2. Lighting must be shown on the site plan as reflected in the application materials and the two light fixtures must be unadjustable after installation in conformity with the photometric evaluation submitted into evidence and not be taller than 18 feet and shielded;
3. The site plan excludes a retaining wall, as it is not part of the structure, and is not approved as part of this variance;
4. The site plan must include a landscaping plan that includes no less than 13 Arborvitae as reflected in the application materials and as described by Ms. Boldt;
5. Permanent installation of pickleball fixtures such as nets and posts is permitted and must be shown on the site plan as reflected in the application materials;
6. The western-most edge of the sport court cannot under any circumstance be closer than 25 feet from the property line which abuts Sunnyslope Road and the southern-most edge of the sport court cannot under any circumstance be closer than 34.25 feet from the property line which abuts Fairfield Court;
7. This variance must be recorded at the Waukesha County Register of Deeds at the expense of the applicant with proof of same being delivered to the Village Zoning

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and Planning Administrator as a precondition for the issuance of any building permit

ALL IN FAVOR. MOTION CARRIED.

6. Adjourn.

There was no further business.

**MOTION BY JACOBSON, SECOND BY DUCH, TO ADJOURN THE MEETING.
ALL IN FAVOR. MOTION CARRIED.**

Meeting adjourned at 5:10 p.m.

Minutes transcribed by: Katie Panella

Minutes Approved on:

**NOTICE OF PUBLIC HEARING
BOARD OF APPEALS
VILLAGE OF ELM GROVE**

WHEREAS, pursuant to Article IX of the Village of Elm Grove Ordinances (§335-66 to §335-74), a petition has been filed by an aggrieved party regarding Village Ordinance regulations in the Village of Elm Grove, Waukesha County, Wisconsin;

WHEREAS, matters of public interest are involved,

NOW THEREFORE, PLEASE TAKE NOTICE, that there will be a Public Hearing before the Board of Appeals of the Village of Elm Grove in the Park View Room of Village Hall located at 13600 Juneau Boulevard on Thursday, August 28th, 2025 at 4:30 p.m. to consider the following petition:

A variance request from §335-19F(1) to allow for an engawa with a street right-of-way setback of 46.93 feet from Bluemound Road for the property located at 560 Rosedale Drive

The Board may go into closed session, as allowed by Wis. Stat. §19.85(1)(a) deliberating after any judicial or quasi-judicial trial or hearing, to deliberate and determine a decision of the Board of Appeals with respect to the abovementioned property.

The Board will then reconvene into open session to make its decision.

The foregoing petition is on file in the office of the Village Clerk and is available for inspection.

Dated at Elm Grove, Wisconsin this 12th day of August, 2025

Posted Locations: Village Hall, 13600 Juneau Blvd., Village Website
Posted Date: August 12, 2025

**AFFIDAVIT OF POSTING
VILLAGE OF ELM GROVE**

STATE OF WISCONSIN)
WAUKESHA COUNTY)
VILLAGE OF ELM GROVE)

I, Crystal Turner, duly sworn on oath, certify that I am the appointed Village Clerk of the Village of Elm Grove and that I have personally posted or caused to be posted the following notice:

2025 Board of Appeals Public Hearing Notice for August 28, 2025

On the Village Hall – Posting board – front door 13600 Juneau Blvd, Library Bulletin Board, Post Office Bulletin Board and Village of Elm Grove website: elmgrovewi.org.

On this 12th day of August, 2025.

Crystal Turner

Crystal Turner Village Clerk

**AFFIDAVIT OF POSTING
VILLAGE OF ELM GROVE**

STATE OF WISCONSIN)
WAUKESHA COUNTY)
VILLAGE OF ELM GROVE)

I, Eliza Hanson, duly sworn on oath, certify that I am the Administrative Assistant of the Village of Elm Grove and that I have personally mailed the following notice to adjacent neighbors:

2025 Board of Appeals Public Hearing Notice for August 28, 2025

On this 12th day of August, 2025.

Eliza Hanson

Eliza Hanson Administrative Assistant

**NOTICE OF PUBLIC HEARING
BOARD OF APPEALS
VILLAGE OF ELM GROVE**

WHEREAS, pursuant to Article IX of the Village of Elm Grove Ordinances (§335-66 to §335-74), a petition has been filed by an aggrieved party regarding Village Ordinance regulations in the Village of Elm Grove, Waukesha County, Wisconsin;

WHEREAS, matters of public interest are involved,

NOW THEREFORE, PLEASE TAKE NOTICE, that there will be a Public Hearing before the Board of Appeals of the Village of Elm Grove in the Park View Room of Village Hall located at 13600 Juneau Boulevard on Thursday, August 28th, 2025 at 4:30 p.m. to consider the following petition:

A variance request from §335-19H to allow for the property located at 1610 Fairhaven Blvd to exceed the maximum impervious surfacing percentage allowed within the Rs-3 Single-Family Residential District

The foregoing petition is on file in the office of the Village Clerk and is available for inspection.

Dated at Elm Grove, Wisconsin this 13th day of August, 2025

Posted Locations: Village Hall, 13600 Juneau Blvd., Village Website
Posted Date: August 13, 2025

**AFFIDAVIT OF POSTING
VILLAGE OF ELM GROVE**

STATE OF WISCONSIN)
WAUKESHA COUNTY)
VILLAGE OF ELM GROVE)

I, Crystal Turner, duly sworn on oath, certify that I am the appointed Village Clerk of the Village of Elm Grove and that I have personally posted or caused to be posted the following notice:

2025 Board of Appeals Public Hearing Notice for August 28, 2025 relating to the request for the property at 1610 Fairhaven

On the Village Hall – Posting board – front door 13600 Juneau Blvd, Library Bulletin Board, Post Office Bulletin Board and Village of Elm Grove website: elmgroviewi.org.

On this 13th day of August, 2025.

Crystal Turner

Crystal Turner Village Clerk

**AFFIDAVIT OF POSTING
VILLAGE OF ELM GROVE**

STATE OF WISCONSIN)
WAUKESHA COUNTY)
VILLAGE OF ELM GROVE)

I, Eliza Hanson, duly sworn on oath, certify that I am the Administrative Assistant of the Village of Elm Grove and that I have personally mailed the following notice to adjacent neighbors:

2025 Board of Appeals Public Hearing Notice for August 28, 2025

On this 13th day of August, 2025.

Eliza Hanson

Eliza Hanson Administrative Assistant

To the Village of Elm Grove Board of Appeals:

8/1/2025

This letter is in regards to granting a variance for an engawa (3' deep wood walk way) on the southeast corner of the existing house at 560 Rosedale Drive. Skirrow Design Build is the contractor hired by Jim and Dorothy Nowack to build the engawa (wood walkway) at their existing house.

We believe that this request and project falls within the required Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions, applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties, or uses in the same district, and the granting of the variance would not be of so general, or recurrent nature, as to suggest that the zoning chapter should be changed.

We are proposing a Japanese walkway (Engawa) that will be in keeping with the unusual mid-century modern architecture of the existing house. The existing house has a large flat overhang that projects 5'-0" past the exterior wall which is 49.9' from the South lot line. This overhang is approximately 14" thick. It includes the flat roof and 2x12 ceiling joists. It is 44.9' away from the setback line. The proposed wood engawa is 3' wide and would be 46.9' from the setback line or 2' farther from said line than the existing overhang. This engawa is only 5" thick (compared to the 14" thick overhang above) and is in keeping with the unusual mid-century modern architecture of the house.

We believe granting this variance will allow an architectural feature that will enhance the appearance of this special house. We also believe that this engawa will be so close to grade and so thin that it will in no wise damage the view or impede the enjoyment of other property owners.

The list of neighbors abutting 560 Rosedale Drive are:

- Susan McClusky, 580 Rosedale Drive, Elm Grove, WI 53122
- Steven and Megan Reuter, 605 Crystal Lane, Elm Grove, WI 53122
- Steven and Kari Smith, 615 Crystal Lane, Elm Grove, WI 53122

Sincerely,

Aaron Skirrow, President

 8/4/25
Skirrow Design Build

245 N Columbia Blvd.

Brookfield, WI 53005

414-750-4026

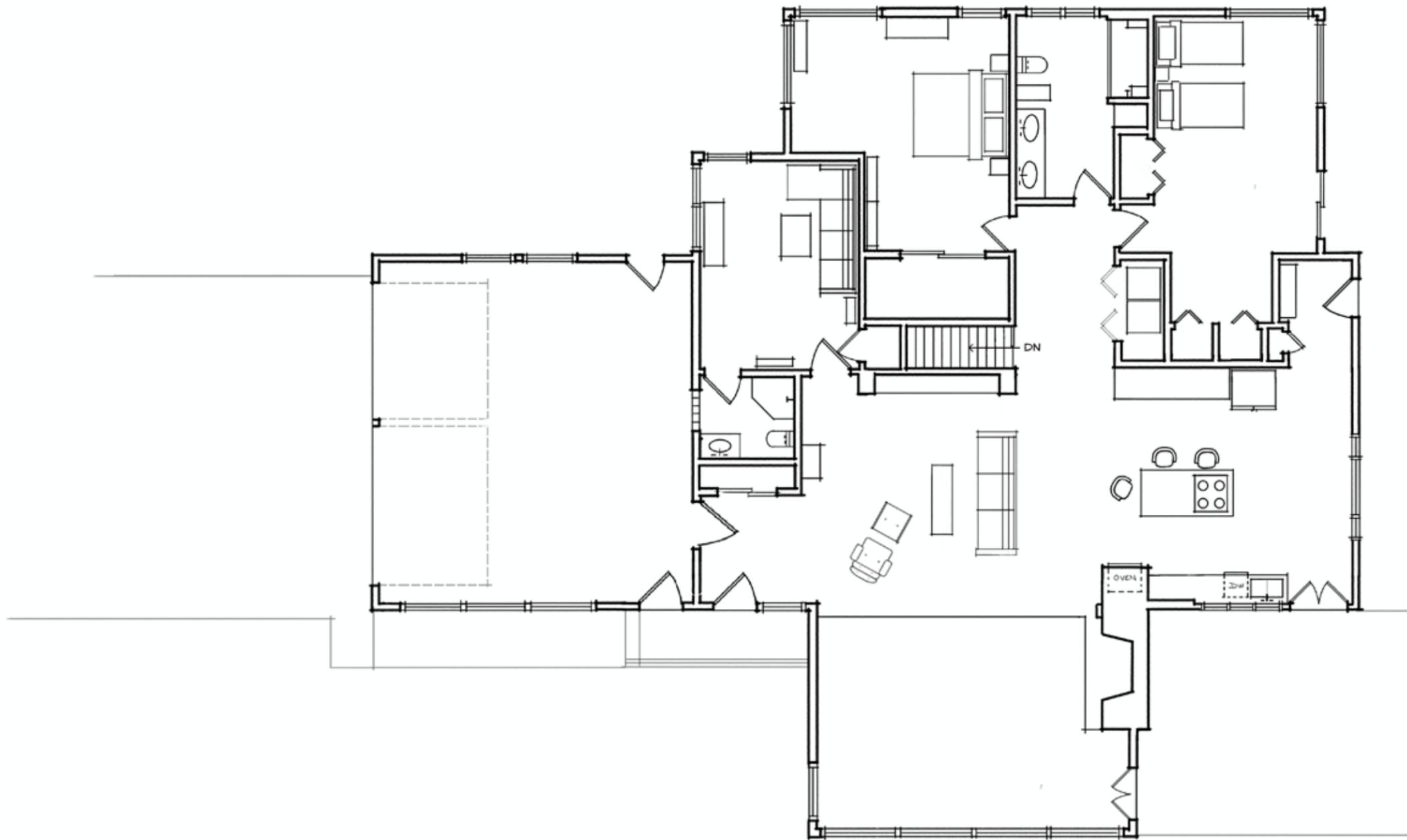
aaron@skirrowbuild.com

NOWACK UPDATE

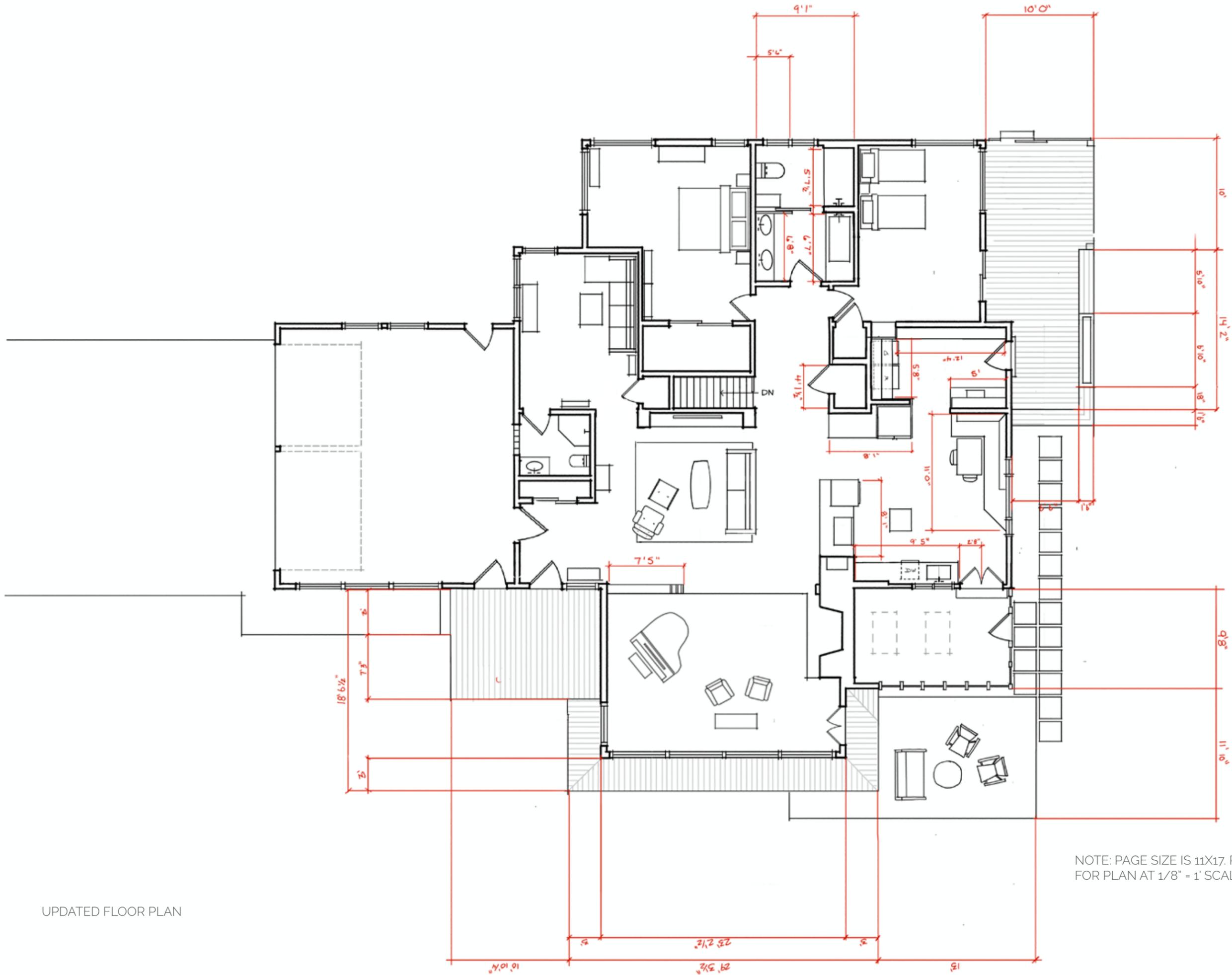
JIM & DOROTHY NOWACK
560 ROSEDALE DR
ELM GROVE, WI 53122

CONTRACTOR:
SKIRROW DESIGN BUILD
245 N COLUMBIA BLVD
BROOKFIELD, WI 53005
414-750-4026

MASTER PLAN DRAWN BY:
MID MOD MIDWEST
526 TOGSTAD GLENN
MADISON, WI 53711



NOTE: PAGE SIZE IS 11X17. PRINT THIS PAGE "TO SCALE"
FOR PLAN AT 1/8" = 1' SCALE.



NOTE: PAGE SIZE IS 11X17. PRINT THIS PAGE "TO SCALE" FOR PLAN AT 1/8" = 1' SCALE.

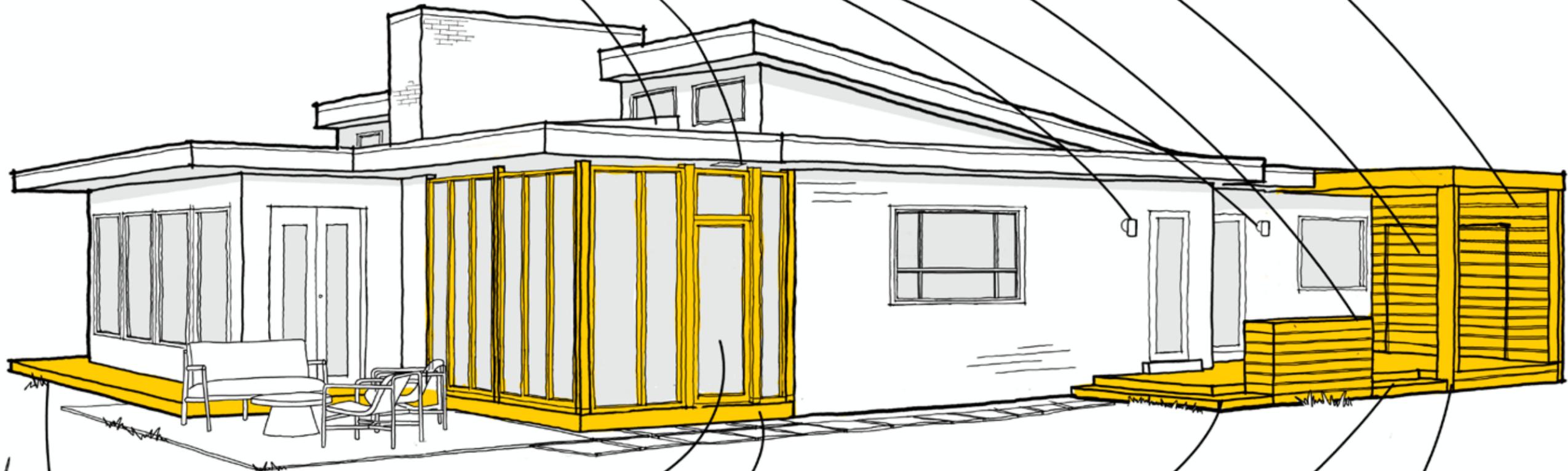
PRIVACY WALL

32" CEDAR
BARN DOOR

CEDAR PLANTER
(40" TALL FROM GRADE
20" OFF FINISHED DECK

(2x) SINGLE BULB
DOWNLIGHT ANTIQUE
BRASS + SQUARE
CANOPY LIGHT

SKYLIGHTS



3 SEASON PORCH

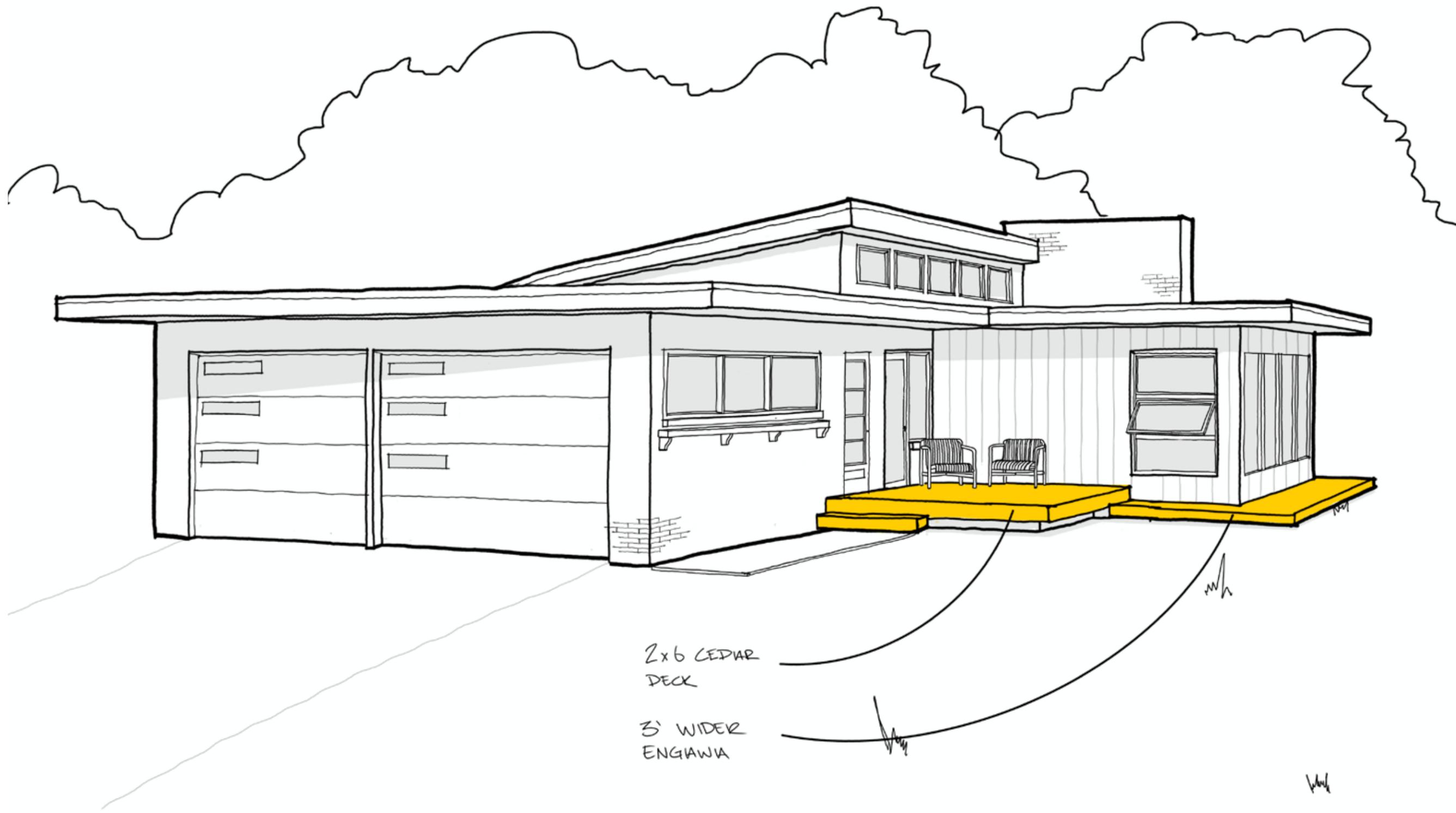
48" FROST WALL

SINGLE STEP TO GRADE
(3 2x6's WIDE)

10' x 10' PERGOLA
ATTACHED TO FASCIA
+ 2 6x6 SOLID
CEDAR POSTS
(NO POST AT HOUSE)

3' WIDE ENGAWA

VIEW OF SOUTH EAST



2x6 CEDAR
DECK

3' WIDER
ENGAWA

VIEW OF SOUTH WEST



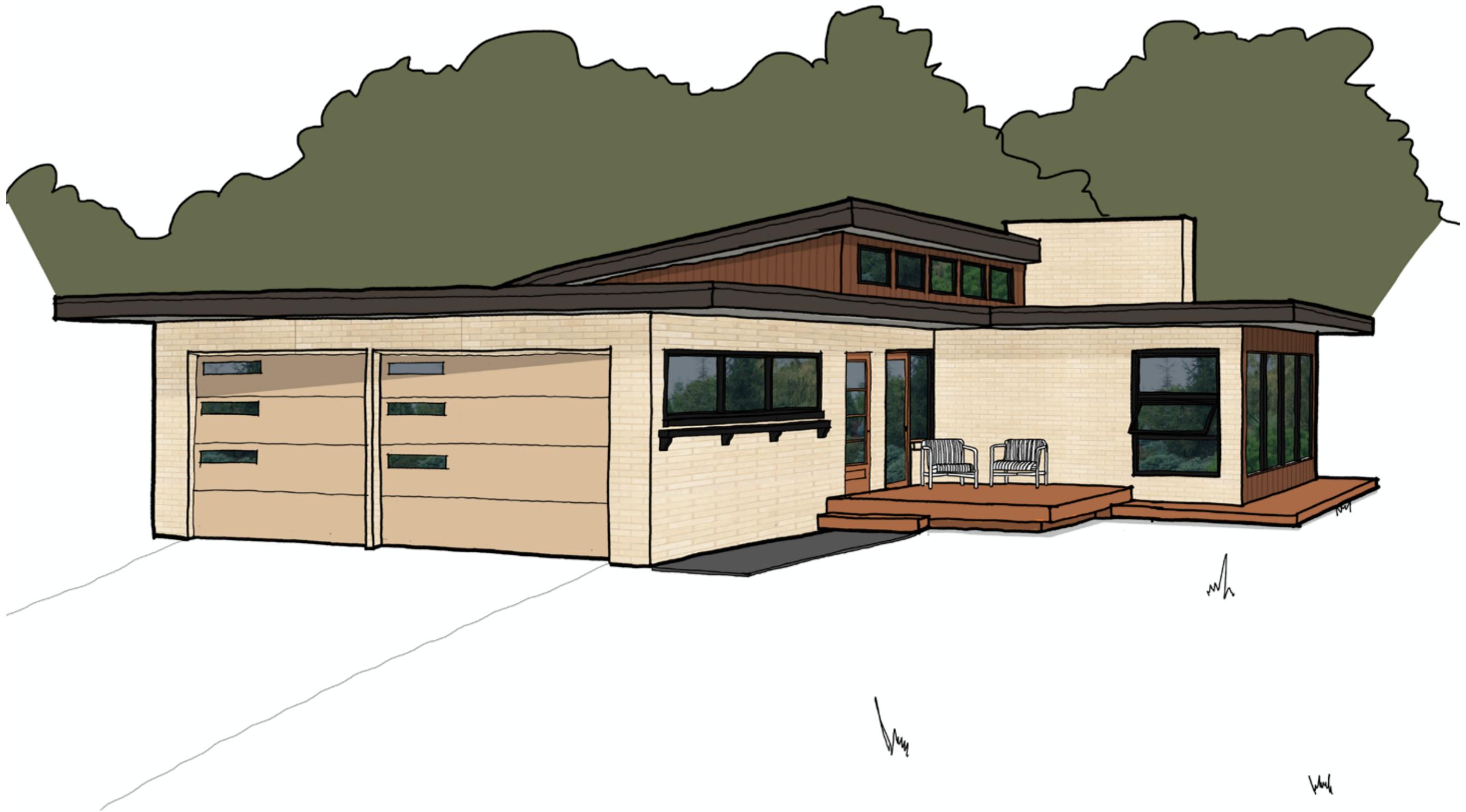
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wh

wh

wh

VIEW OF SOUTH EAST WITH MATERIALS



VIEW OF SOUTH WEST WITH MATERIALS



VIEW OF NORTH WITH MATEIRALS



russell e. lafrombois, iii
Architect, LLC

russell e. lafrombois, iii
architect, llc
229 east wisconsin avenue
suite 701
milwaukee.wisconsin.53202
phone:414.727.1141
fax: 414.727.1142
email: russl@rel-3.com
web: www.rel-3.com

FINDINGS REQUIRED TO GRANT VARIANCE

For

LYNNE AND JEFF KMET

1610 Fairhaven Blvd

Elm Grove Wisconsin 53122

Variance to exceed the 30% maximum impervious surfaces as required by SS335-19-H

Description of project:

The project consists of the construction of a 3-sided screen porch on top of an existing concrete patio. The patio has existing frost footing. Its west side will abut the existing house and be connected by an existing patio door.

Item 1: Preservation of Intent:

The intent of SS335-19-H is to ensure that storm water is managed on site to the highest extent possible. The 2 largest sections of impervious surfaces are the driveway, which like all the home in the area drain to a common culvert at the street, and the pool deck. This area sheds water to the center of the site and does not affect any neighboring properties. The remaining impervious surfaces are mainly sidewalks connecting different parts of the property together. Their size allows for any water to shed on to lawn and gardens that have the capacity to absorb water without having it affect neighboring properties.

The addition proposed is on top of an existing concrete slab and will not increase the amount of impervious surfaces.

Item 2: Exceptional Circumstances:

The property has a large change in grade from the high at the front of the house to a low in the rear of the house where there is a walk out basement. Because of this, sidewalks and stairs are needed to transverse the property safely (to accommodate mobility issues). These make up the third component impervious surfaces. These in total make up approximately 1500 sf or 7% of the site. This is a higher-than-average amount of circulation needed when compared to neighboring properties.

The addition will change what was considered a paved area to a roofed area and will not increase the amount of impervious surfaces on the property.

Item 3: Hardship:

Ability to fully enjoy the property: As has been reported^{1,2,3}, mosquitoes and other insect populations are growing in Wisconsin. This has made enjoying the outdoors difficult. The current house lacks an area where the outdoors can be enjoyed without the constant threat of bites (and possible disease).



russell e. lafrombois, iii
architect, llc
229 east wisconsin avenue
suite 701
milwaukee.wisconsin.53202
phone:414.727.1141
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web: www.rel-3.com

The screen porch provides the ability to enjoy the property within a safe area. This screen porch adds the necessary space without increasing the amount of impervious surfaces

Item 4: Preservation of Property Rights:

The proposed addition does not impact the neighboring properties in any way. It does not block any view or impinge on privacy. It will not remove any mature trees that form the boundaries between adjacent properties.

Item 5: Absence of Detriment

The proposed addition will not be a detriment to the adjacent properties. It will not add to the amount of impervious surfaces on site and will not increase the amount of rain runoff. It will allow the enjoyment of the property which is a primary objective of the RS-3 zoning district.

Notes

1. [Are mosquitoes worse in Wisconsin this year? \(jsonline.com\)](http://jsonline.com)
2. ["Definitely worse": Lots more mosquitoes across Wisconsin this summer - Civic Media](#)
3. [Warming summers bring more mosquitoes, greater risk of disease to Wisconsin - WPR](#)



New Screen Porch for **LYNNE and JEFF KMET**

1610 Fairhaven Blvd
Elm Grove, Wisconsin 53122

Architect

Russell E LaFrombois III LLC
229 East Wisconsin Avenue Suite 701
Milkwaukee, Wisconsin 53202
Phone: 414-727-1141
Email: rusl@rel-3.com
Web: www.rel-3.com

Owner

Lynne and Jeff Kmet
1610 Fairhaven Blvd
Elm Grove, Wisconsin 53122
Phone: 414-374-2076
Email: lynnekmet@gmail.com

Sheet Index

G-101 COVER SHEET AND SHEE INDEX
G-102 NOTES AND MATERIAL LIST
C-101 SITE PLANS
A-101 FLOOR PLANS
A-201 EXTERIOR ELEVATIONS
A-301 SECTIONS

Date

Plan Review Set

May 12, 2025

New Screen Porch for

LYNNE and JEFF KMET

1610 Fairhaven Blvd
Elm Grove, Wisconsin 53122



russell e lafombis iii llc
229 east wisconsin avenue
suite 701
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phone: 414-727-1141
email: russi@rel-3.com
web: www.rel-3.com

SHEET TITLE
NOTES AND MATERIAL LIST

SHEET

G-102

PROJECT NO: 253001
DATE: 05-12-25

CONSTRUCTION NOTES APPLIES TO ALL CONTRACTORS

- ALL CONTRACTORS SHALL COORDINATE WORK WITH LANDLORD'S STANDARDS FOR WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL REQUIRED FEES.
- CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR ONE (1) YEAR.
- CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK USING HIS BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS TECHNIQUES AND SEQUENCES OF PROCEDURES, FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL EXAMINE SITE, FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO SUBMITTAL OF BID. COORDINATE ALL SITE VISITS W/ THE BUILDING OWNER/TENANT. CONTRACTOR SHALL BECOME FAMILIAR WITH CONDITIONS AFFECTING THE WORK PRIOR TO BEGINNING OF WORK.
- DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE CONTINUATION OF WORK.
- IN CASE OF OF CONFLICT BETWEEN DRAWINGS, LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- DEFINITIONS:
 - "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
 - "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED.
- VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.

PATCHING AND CUTTING APPLIES TO ALL CONTRACTORS

- GENERAL: AT ALTERED CONSTRUCTION, REPAIR CUT EDGES, REPLACE CONSTRUCTION AND FIT NEW TO EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING WORK. MAKE JOINTS OF NEW AND EXISTING PATCHES SMOOTH, AND EVEN. PREPARE WALL FOR NEW FINISHES. SEE ROOM FINISH SCHEDULE.
- ALL FLOOR PENETRATIONS MUST MAINTAIN THE FIRE STOPPED AS REQUIRED BY CODE.
- WHERE NEW PAINT OR OTHER FINISHES ARE JOINED, CARRY TO NEAREST BREAK IN SURFACES, CORNER, OR OTHER BREAK IN CONSTRUCTION AS REQUIRED FOR CONTINUOUS FINISHED APPEARANCE.
- CONCRETE: WHERE FLOORS REQUIRE LEVELING, PROVIDE MINIMUM 2,500 PSI PORTLAND CEMENT. COAT CONCRETE JOINED WITH NEW CONCRETE WITH CONCRETE BOND. MIX AND APPLY IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR THE CONDITIONS OF THE APPLICATION.
- DOORS AND FRAMES: CAREFULLY REMOVE DOORS FROM FRAMES AND REMOVE FRAMES FROM OPENING, AVOID DAMAGE. REMOVE HARDWARE, AND STORE PER OWNER INSTRUCTIONS. REPAIR AND REWORK FRAMES AND DOORS AS REQUIRED FOR REINSTALLATION WHERE INDICATED. FOR DOORS AND FRAMES TO BE SALVAGED, CAREFULLY REMOVE FROM OPENING AND DELIVER FOR STORAGE AS DIRECTED BY OWNER.

HVAC NOTES

- HVAC SHALL BE DESIGN BUILD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEPARATE PERMIT THE COST OF WHICH SHALL BE INCLUDED IN THE BID.
- HVAC WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE FOLLOWING CODES:
 - CHAPTER 322 ENERGY CONSERVATION
 - CHAPTER 232 HEATING VENTILATING AND AIR CONDITIONING
- HVAC DEVICES, ALL DUCTING, CONTROL DEVICES, AND OTHER DEVICES SHALL BEAR APPROVAL OF UNDERWRITERS LABORATORIES AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS AND MANUFACTURERS INSTRUCTIONS.
- HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING MECHANICAL REQUIREMENTS FOR THE SCOPE OF THE WORK. AND INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - Perform heating and cooling load calculations as required to select new equipment if required and design replacement systems.
 - Select new equipment as needed based on calculations.

PLUMBING NOTES

- PLUMBING SHALL BE DESIGN BUILD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEPARATE PERMIT. FEE FOR PERMIT SHALL BE INCLUDED IN BID.
- PLUMBING WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE FOLLOWING CODES:
 - CHAPTER 322 ENERGY CONSERVATION
 - CHAPTER 325 PLUMBING
- PLUMBING DEVICES, PIPING, CONTROL DEVICES, AND OTHER DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS AND MANUFACTURERS INSTRUCTIONS.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING PLUMBING REQUIREMENTS FOR THE SCOPE OF THE WORK AND RECONFIGURE EXISTING SYSTEMS AS REQUIRED TO ACCOMMODATE REVISED AREAS. THIS SHALL INCLUDE:
 - WATER AND WASTE CONNECTIONS FOR NEW PLUMBING FIXTURES AND EQUIPMENT REQUIRING CONNECTIONS
 - PROVIDE NEW BAR SINK WITH REVERSE OSMOSIS TAP AT THE BAR SINK
 - PROVIDE WATER CLOSET WITH ALL CONNECTIONS
 - PROVIDE VANITY UNDERCOUNTER MOUNTED SINK AND FAUCET
 - PROVIDE SHOWER WITH HANDHELD WAND
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AS REQUIRED FOR INSTALLATION OF NEW FIXTURES.

ELECTRICAL NOTES

- ELECTRICAL SHALL BE DESIGN BUILD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SEPARATE PERMIT. FEE FOR PERMIT SHALL BE INCLUDED IN BID.
- ELECTRICAL WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE FOLLOWING CODES:
 - CHAPTER 324
- ELECTRICAL DEVICES AND ALL WIRING FOR ELECTRICAL OUTLETS, CONTROL DEVICES, OR OTHER ELECTRICAL DEVICES SHALL BEAR APPROVAL OF UNDERWRITERS LABORATORIES.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ELECTRICAL REQUIREMENTS FOR THE SCOPE OF THE WORK AND THAT ADEQUATE POWER IS AVAILABLE TO THE MODIFIED SPACES. ACCOMMODATE REVISED AREAS. WORK SHALL INCLUDE BUT IS NOT LIMITED TO:
 - COORDINATE ELECTRICAL REQUIREMENTS OF ALL MECHANICAL AND PLUMBING FIXTURES/ EQUIPMENT.
 - COORDINATE ELECTRICAL REQUIREMENTS FOR OWNER INCLUDING POWER OUTLETS, LIGHTING AND SWITCHING
- STANDARD ELECTRICAL WALL RECEPTACLES SHALL BE MOUNTED VERTICALLY, AT 18" MIN. ABOVE UNFINISHED FLOOR TO CENTER OF BOX UNLESS OTHERWISE NOTED. RECEPTACLES SHALL NOT BE INSTALLED BACK TO BACK.
- ELECTRICAL OUTLETS ILLUSTRATED ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS AS REQUIRED BY CODE AND TO MEET OWNER REQUIREMENTS.

FIRE AND SMOKE DETECTION AND ALARM NOTES

- FIRE AND SMOKE DETECTION AND ALARM SYSTEMS SHALL BE DESIGN BUILD.
- FIRE PROTECTION WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH FOLLOWING CODES:
 - CHAPTERS 231.09 AND .097
- FIRE PROTECTION DEVICES, PIPING, CONTROL DEVICES, AND OTHER DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS AND MANUFACTURERS INSTRUCTIONS.

DIVISION 01 GENERAL CONDITIONS

- SECTION 00000 - QUALITY ASSURANCE**
- WORK
 - Perform all work per construction standards put forth by related construction standard associations and specifications.
 - Install all products per manufacturer's requirements and recommendations.
 - Install all materials per construction standards put forth by related construction standard associations and specifications.
 - PROTECTION
 - Install products and materials when site conditions meet standard requirements.
 - Protect all work from damage through out the construction process.
 - Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connectors to other parts of the building.
 - Protect building structure and interior from weather and water leakage and damage.
 - Protect walls, ceilings, floors, and exposed finishes that are to remain.
 - Erect and maintain dustproof partitions. Cover and protect fixtures, furnishings, and equipment that are to remain.
 - Promptly remove demolished materials from Owner's property and legally dispose of them.

END OF SECTION
SECTION 01 3300 SUBMITTAL PROCEDURES

- SUMMARY
 - Section Includes:
 - Shop Drawings.
 - Product Data.
 - Samples.
- SHOP DRAWINGS
 - Present information in clear and thorough manner.
 - Submit electronically in Adobe PDF format.
 - Divisions requiring Shop Drawings:
 - Doors and Frames
 - Custom Cabinets and Casework
 - Movable glass partitions
- PRODUCT DATA
 - Mark each copy to identify applicable products, models, options, and other data.
 - Submit electronically in Adobe PDF format.
 - Divisions requiring Product Data
 - Joint Sealants
 - Door Hardware
 - Any product identified as "OR EQUAL"
- SAMPLES
 - Submit samples to illustrate functional and aesthetic characteristics of Products, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
 - Unless otherwise specified in individual specifications, submit two of each sample.
 - Divisions requiring Samples
 - Paint and stain draw downs

END OF SECTION
**DIVISION 02
EXISTING CONDITIONS**

SECTION 02 41 20 SELECTIVE BUILDING DEMOLITION

- SUMMARY
 - Section Includes:
 - Removal of designated building construction, equipment, and fixtures.
 - Identification of utilities.
- PROJECT CONDITIONS
 - Minimize interference with streets, walks, public right-of-ways, and adjacent facilities.
 - If hazardous materials are discovered, notify Architect and await instructions.
 - If any of the following conditions are encountered, cease work immediately, notify Architect, and await instructions:
 - Structure is in danger of movement or collapse.
 - Materials or conditions encountered differ from those designated in the Contract Documents.
- DEMOLITION
 - Remove existing construction to extent indicated and as necessary to join new work to existing. Do not remove more than is necessary to allow for new construction.
 - Do not damage work designated to remain.
 - Minimize noise and spread of dirt and dust.
 - Assign work to trades skilled in procedures involved.
 - Plug ends of disconnected utilities with threaded or welded caps.
 - Protect and support active utilities designated to remain. Post warning signs showing location and type of utility and type of hazard.
 - Store items designated to remain property of Owner where directed by Owner.
 - Remove and dispose of waste materials off site.

END OF SECTION
**DIVISION 06
WOOD PLASTIC AND COMPOSITES**

SECTION 06 11 00 FRAMING AND SHEATHING

- SUMMARY
 - Section Includes:
 - Floor roof and wall framing.
 - Floor decking.
 - Roof and wall sheathing.
 - Wood blocking and furring.
 - Preservative treatment of wood.
- MATERIALS
 - Dimension Lumber:
 - Grading rules: NELMA.
 - Species: DF #1
 - Surfacing: Surfaced four sides S4S
 - Maximum moisture content: 19 percent.
 - Laminated Veneer Lumber:
 - Fabricated by laminating wood veneers under pressure using exterior type adhesive with grain of veneers parallel with length.
 - Veneer: Douglas Fir or Southern Pine.
 - Panel Products:
 - Type: APA Plywood.
 - Panel grade: Floor wall and roof sheathing: APA Structural I Rated Sheathing. 3 Exposure.
- ACCESSORIES
 - Anchor Bolts: ASTM F1554.
 - Fasteners:
 - Type and size: As required by conditions of use.
 - Exterior locations and treated products: Hot-dip galvanized steel, ASTM A153/ A153M, G90 coating class.
 - Metal Connectors: Joist Hangers:
 - Galvanized steel, ASTM A653/A653M, G90 coating class.
 - Size and shape: To suit framing conditions.
 - Subflooring Adhesive: Waterproof, water based, air cure type, in cartridge dispensers.
 - Shl Gasket: 1/4 inch thick, plate width, closed cell polyethylene or urethane foam from continuous rolls.

END OF SECTION
**DIVISION 06
WOOD PLASTIC AND COMPOSITES**

- SUMMARY
 - Section Includes:
 - Floor roof and wall framing.
 - Floor decking.
 - Roof and wall sheathing.
 - Wood blocking and furring.
 - Preservative treatment of wood.
- MATERIALS
 - Dimension Lumber:
 - Grading rules: NELMA.
 - Species: DF #1
 - Surfacing: Surfaced four sides S4S
 - Maximum moisture content: 19 percent.
 - Laminated Veneer Lumber:
 - Fabricated by laminating wood veneers under pressure using exterior type adhesive with grain of veneers parallel with length.
 - Veneer: Douglas Fir or Southern Pine.
 - Panel Products:
 - Type: APA Plywood.
 - Panel grade: Floor wall and roof sheathing: APA Structural I Rated Sheathing. 3 Exposure.
- ACCESSORIES
 - Anchor Bolts: ASTM F1554.
 - Fasteners:
 - Type and size: As required by conditions of use.
 - Exterior locations and treated products: Hot-dip galvanized steel, ASTM A153/ A153M, G90 coating class.
 - Metal Connectors: Joist Hangers:
 - Galvanized steel, ASTM A653/A653M, G90 coating class.
 - Size and shape: To suit framing conditions.
 - Subflooring Adhesive: Waterproof, water based, air cure type, in cartridge dispensers.
 - Shl Gasket: 1/4 inch thick, plate width, closed cell polyethylene or urethane foam from continuous rolls.

END OF SECTION
**DIVISION 06
WOOD PLASTIC AND COMPOSITES**

- SUMMARY
 - Section Includes:
 - Floor roof and wall framing.
 - Floor decking.
 - Roof and wall sheathing.
 - Wood blocking and furring.
 - Preservative treatment of wood.
- MATERIALS
 - Dimension Lumber:
 - Grading rules: NELMA.
 - Species: DF #1
 - Surfacing: Surfaced four sides S4S
 - Maximum moisture content: 19 percent.
 - Laminated Veneer Lumber:
 - Fabricated by laminating wood veneers under pressure using exterior type adhesive with grain of veneers parallel with length.
 - Veneer: Douglas Fir or Southern Pine.
 - Panel Products:
 - Type: APA Plywood.
 - Panel grade: Floor wall and roof sheathing: APA Structural I Rated Sheathing. 3 Exposure.
- ACCESSORIES
 - Anchor Bolts: ASTM F1554.
 - Fasteners:
 - Type and size: As required by conditions of use.
 - Exterior locations and treated products: Hot-dip galvanized steel, ASTM A153/ A153M, G90 coating class.
 - Metal Connectors: Joist Hangers:
 - Galvanized steel, ASTM A653/A653M, G90 coating class.
 - Size and shape: To suit framing conditions.
 - Subflooring Adhesive: Waterproof, water based, air cure type, in cartridge dispensers.
 - Shl Gasket: 1/4 inch thick, plate width, closed cell polyethylene or urethane foam from continuous rolls.

END OF SECTION
**DIVISION 06
WOOD PLASTIC AND COMPOSITES**

- SUMMARY
 - Section Includes:
 - Floor roof and wall framing.
 - Floor decking.
 - Roof and wall sheathing.
 - Wood blocking and furring.
 - Preservative treatment of wood.
- MATERIALS
 - Dimension Lumber:
 - Grading rules: NELMA.
 - Species: DF #1
 - Surfacing: Surfaced four sides S4S
 - Maximum moisture content: 19 percent.
 - Laminated Veneer Lumber:
 - Fabricated by laminating wood veneers under pressure using exterior type adhesive with grain of veneers parallel with length.
 - Veneer: Douglas Fir or Southern Pine.
 - Panel Products:
 - Type: APA Plywood.
 - Panel grade: Floor wall and roof sheathing: APA Structural I Rated Sheathing. 3 Exposure.
- ACCESSORIES
 - Anchor Bolts: ASTM F1554.
 - Fasteners:
 - Type and size: As required by conditions of use.
 - Exterior locations and treated products: Hot-dip galvanized steel, ASTM A153/ A153M, G90 coating class.
 - Metal Connectors: Joist Hangers:
 - Galvanized steel, ASTM A653/A653M, G90 coating class.
 - Size and shape: To suit framing conditions.
 - Subflooring Adhesive: Waterproof, water based, air cure type, in cartridge dispensers.
 - Shl Gasket: 1/4 inch thick, plate width, closed cell polyethylene or urethane foam from continuous rolls.

DIVISION 06 WOOD PLASTIC AND COMPOSITES

- SECTION 06 4200 WOOD PANELING**
- SUMMARY
 - Section Includes:
 - Custom wood veneer paneling.
 - MATERIALS
 - Panel Products:
 - Graded in accordance with AWI Section 200 requirements for quality grade specified.
 - Exposed and semi-exposed veneers: species and cut: See drawings, of quality suitable for transparent] finish.
 - Panel core: Particleboard.
 - ACCESSORIES
 - Fasteners: Type and size as required by conditions of use.
 - Adhesive: Waterproof, water based type, compatible with backing and veneer materials.
 - FABRICATION
 - Quality: AWI Section 500, Premium Grade.
 - Type: Beadboard.
 - FINISHES
 - Transparent Finish System:
 - Finish system: Penofin TSP Manne Grade Transparent Satin finish
 - Stain color: Standard color to be selected.

END OF SECTION
SECTION 06 4600 WOOD TRIM

- SUMMARY
 - Section Includes: Exterior wood trim.
- MATERIALS
 - Exterior Trim:
 - Species: See Drawings
 - Finish: Smooth.
 - Average moisture content: 9 percent.
 - Finger joints not permitted.
- ACCESSORIES
 - Fasteners: Type and size as required by conditions of use; plain steel for interior use; hot dip galvanized steel for exterior use.
 - Adhesives: Waterproof, water based type, compatible with trim materials.
- FABRICATION
 - Quality: AWI Section 300, Premium Grade.
 - Where field fitting is required, provide ample allowance for cutting.
 - Groove back of trim applied to flat substrate, except do not groove exposed ends.
- FINISHES
 - Transparent Finish System:
 - Finish system: Penofin TSP Manne Grade Transparent Satin finish
 - Stain color: Standard color to be selected.

END OF SECTION
**DIVISION 07
THERMAL AND MOISTURE PROTECTION**

SECTION 07 21 19 FOAMED-IN-PLACE INSULATION

- SUMMARY
 - Section Includes: Foamed-in-place insulation in framed walls and ceilings.
- MANUFACTURERS
 - Acceptable Manufacturers: Demilec USA or equal
- MATERIALS
 - Foamed-In-Place Insulation:
 - Type: Two component, plastic resin and catalyst, cold setting foam, closed cell.
 - R-value: Minimum 5 per inch at 75 degrees F, tested to ASTM C177 or ASTM C510.
 - No CFC or HCFC emissions and total formaldehyde emissions less than 1 percent, cured for 7 days and tested to ASTM D5116 for 24 hours.

END OF SECTION
SECTION 07 2600 VAPOR RETARDERS

- SUMMARY
 - Section Includes:
 - Sheet and sealant materials for controlling vapor diffusion at floors, exterior walls and roofs.
- MATERIALS
 - Vapor Retarder: ASTM E1745, Class A, minimum 1.0 mil thick clear polyethylene film.
- ACCESSORIES
 - Adhesive: Compatible with vapor retarder and substrate, permanently non hardening.
 - Joint Tape: Minimum 2 inches wide, pressure sensitive, waterproof, compatible with vapor retarder.

END OF SECTION
SECTION 07 31 13 ASPHALT SHINGLES

- SUMMARY
 - Section Includes:
 - Granular surfaced asphalt shingle roofing.
 - Underlayment and ice dam protection.
- MATERIALS
 - Metal flashings and accessories.
- MATERIALS
 - Asphalt Shingles:
 - ASTM D3462, glass fiber mat base, mineral granule surfaced, self sealing, fungus and algae resistant.
 - Product: Match Existing.
 - Color: Match Existing
 - Provide matching hip and ridge shingles.
- ACCESSORIES
 - Underlayment:
 - Description: ASTM D1970, minimum 30 mil thick polymer modified asphalt laminated to slip-resistant polyethylene film, self adhering with release paper facing.
 - Elongation: Minimum 250 percent, tested to ASTM D412.
 - Tensile strength: Minimum 250 PSI, tested to ASTM D412.
 - Fasteners: Hot-dip galvanized steel nails, minimum 3/8 inch head diameter, 1.0 gage barbed shank, length to penetrate minimum 3/4 inch into sheathing.
 - Plastic Cement: ASTM D2822, Type II, non running, heavy body material composed of asphalt and other mineral ingredients.

END OF SECTION
SECTION 07 4623 WOOD SIDING

- SUMMARY
 - Section Includes:
 - Wood siding.
 - Trim, anchorage, and accessories.
- MATERIALS
 - Wood Board Siding:
 - Species: See Drawings
 - Grade: NHLAGrade.
 - Profile: Nickel Gap Shiplap.
 - Average moisture content: 9 percent.
 - Trim:
 - Profile: See Drawings
 - Surface texture: Smooth.
- ACCESSORIES
 - Fasteners: Type recommended by siding manufacturer; hot-dip galvanized steel.

END OF SECTION
**DIVISION 07
THERMAL AND MOISTURE PROTECTION**

- SUMMARY
 - Section Includes:
 - Custom wood veneer paneling.
- MATERIALS
 - Panel Products:
 - Graded in accordance with AWI Section 200 requirements for quality grade specified.
 - Exposed and semi-exposed veneers: species and cut: See drawings, of quality suitable for transparent] finish.
 - Panel core: Particleboard.
- ACCESSORIES
 - Fasteners: Type and size as required by conditions of use.
 - Adhesive: Waterproof, water based type, compatible with backing and veneer materials.
- FABRICATION
 - Quality: AWI Section 500, Premium Grade.
 - Type: Beadboard.
- FINISHES
 - Transparent Finish System:
 - Finish system: Penofin TSP Manne Grade Transparent Satin finish
 - Stain color: Standard color to be selected.

DIVISION 07 THERMAL AND MOISTURE PROTECTION

- SECTION 07 6200 SHEET METAL FLASHING AND TRIM**
- SUMMARY
 - Section Includes:
 - Gutters, scuppers, conductor heads and downspouts.
 - Flashings at shingle roofing.
 - Flashings at wall base
 - MATERIALS
 - Copper Sheet: ASTM B370, O.021 inch thick, CDA finish 2B, bright. To be used in conjunction with stained wood
 - Aluminum Sheet:
 - ASTM B209, alloy 3003, temper H14, O.026 inch thick.
 - Finish: Match Existing
 - ACCESSORIES
 - Fasteners - General: Hot-dip galvanized steel.
 - Fasteners - with copper: Copper.
 - FABRICATION
 - Fabricate components in accordance with SMACNA Manual.
 - Profiles:
 - Gutters: K Style
 - Downspouts: Rectangular Style.
 - Fabricate end caps, downspout outlets and headers, straps, brackets, and downspout strainers in profile to suit gutters and downspouts.
 - Fabricate corners in single units with minimum 1.8 inch long legs.
 - Provide for thermal expansion and contraction in sheet metal:
 - Gutters:
 - Place expansion joints at maximum 50 feet on center.
 - Locate expansion joints between downspouts; prevent water flow over joints.
 - Joint width: Consistent with types and sizes of materials, minimum width 1/4 inch.
 - Fabricate cleats and starter strips of same material as sheet metal.

END OF SECTION
**DIVISION 08
OPENINGS**

SECTION 08 1433 STILE AND RAIL WOOD STORM DOORS

- SUMMARY
 - Section Includes: Wood stile and rail storm doors.
- MATERIALS
 - Stile and Rail Wood Screen Doors:
 - Type: AWI Section 1400.
 - Exposed wood: See Drawings
 - Adhesives: Type 1 - Waterproof.
- ACCESSORIES
 - Insect Screens: Aluminum, 1.8 x 1.4 mesh.]
 - Clear Tempered Glass: ASTM C1048, Type 1 transparent flat, Class 1 clear, Quality a3 glazing select, Kind FT fully tempered.
 - Cam Fastener: Harwick HCF 5-A-B
 - Butts: Provide butts as required. Match front screen door
 - Latch: Provide latch. Match front screen door.
- FABRICATION
 - Fabricate doors in accordance with AWI Section 1400.
 - Fabricate mullions and sash members with mortised and tenoned joints; fit to hairline joints.
 - Finger joints not permitted.
 - Form glass stops of solid wood, sloped for water wash.
- FINISHES
 - Transparent Finish System:
 - Finish system: Penofin TSP Manne Grade Transparent Satin finish
 - Stain color: Standard color to be selected.

END OF SECTION
SECTION 08 5200 WOOD STORM WINDOWS

- SUMMARY
 - Section Includes:
 - Shop fabricated wood screen windows, with removable stormaash.
- MATERIALS
 - Stile and Rail Wood Screen Doors:
 - Type: AWI Section 1400.
 - Exposed wood: See Drawings
 - Adhesives: Type 1 - Waterproof.
- ACCESSORIES
 - Insect Screens: Aluminum, 1.8 x 1.4 mesh.
 - Clear Tempered Glass: ASTM C1048, Type 1 transparent flat, Class 1 clear, Quality a3 glazing select, Kind FT fully tempered.
 - Cam Fastener: Harwick HCF 5-A-B
 - Butts: Provide butts as required. Match front screen door
 - Latch: Provide latch. Match front screen door.
- FABRICATION
 - Fabricate to AAMAWDMA - 1011.5.2.
 - Fabricate mullions and sash members with mortised and tenoned joints; fit to hairline joints.
 - Finger joints not permitted.
 - Form glass stops of solid wood, sloped for water wash.
- FINISHES
 - Transparent Finish System:
 - Finish system: Penofin TSP Manne Grade Transparent Satin finish
 - Stain color: Standard color to be selected.

END OF SECTION
**DIVISION 09
FINISHES**

SECTION 09 2900 GYPSUM BOARD

- SUMMARY
 - Section Includes:
 - Water Resistant panels.
 - Taping and bedding of gypsum board.
- MANUFACTURERS
 - Acceptable Manufacturers - Cementitious Panels: United States Gypsum Co. or equal
- MATERIALS - GYPSUM PANELS
 - Water Resistant Gypsum Board: ASTM C139G; 48 inches wide x 5/8 inch thick, maximum practical length.
- ACCESSORIES
 - Fasteners: [ASTM C1002, Type W screws, minimum 5/8 inch penetration into framing.
 - Trim Accessories: ASTM C1047,
 - Material: Extruded PVC, perforated flanges.
 - Cover reinforcement: GA-21 G, Type CB-100 x 100.
 - Casing: GA-21 G, Type LC.
 - Joint Treatment Materials:
 - Reinforcing tape and joint compound; ASTM C475.

END OF SECTION
SECTION 09 3000 TILING

- SUMMARY
 - Section Includes: Tile floor finishes.
- MATERIALS
 - See Finish Schedule for tile manufacturers, styles and colors.
- ACCESSORIES
 - Latex-Portland Cement Mortar: ANSI A118.4, polymer modified dry set type.
 - Epoxy Adhesive: ANSI A118.3, thin set bond type.
 - Waterproof Membrane: KERDI-BAND Seams and Corners material 0.004" (4 mil) thick, orange polyethylene membrane, with polypropylene fleece laminated on both sides Crack Suppression Membrane.
 - Joint Tape: Waterproof, perforated bedding tape.

END OF SECTION
**DIVISION 09
FINISHES**

- SUMMARY
 - Section Includes:
 - Water Resistant panels.
 - Taping and bedding of gypsum board.
- MANUFACTURERS
 - Acceptable Manufacturers - Cementitious Panels: United States Gypsum Co. or equal
- MATERIALS - GYPSUM PANELS
 - Water Resistant Gypsum Board: ASTM C139G; 48 inches wide x 5/8 inch thick, maximum practical length.
- ACCESSORIES
 - Fasteners: [ASTM C1002, Type W screws, minimum 5/8 inch penetration into framing.
 - Trim Accessories: ASTM C1047,
 - Material: Extruded PVC, perforated flanges.
 - Cover reinforcement: GA-21 G, Type CB-100 x 100.
 - Casing: GA-21 G, Type LC.
 - Joint Treatment Materials:
 - Reinforcing tape and joint compound; ASTM C475.

END OF SECTION
**DIVISION 09
FINISHES**

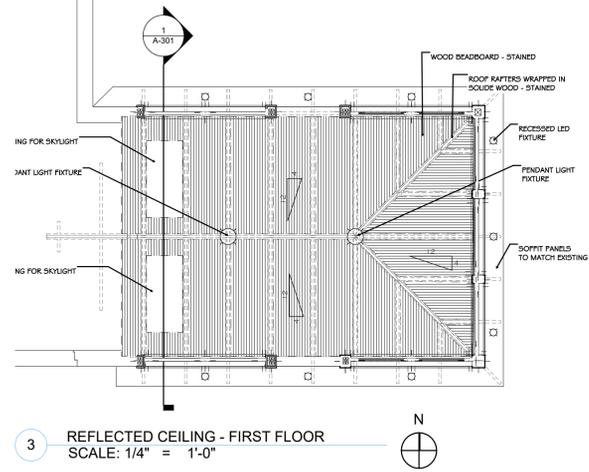
- SUMMARY
 - Section Includes:
 - Water Resistant panels.
 - Taping and bedding of gypsum board.
- MANUFACTURERS
 - Acceptable Manufacturers - Cementitious Panels: United States Gypsum Co. or equal
- MATERIALS - GYPSUM PANELS
 - Water Resistant Gypsum Board: ASTM C139G; 48 inches wide x 5/8 inch thick, maximum practical length.
- ACCESSORIES
 - Fasteners: [ASTM C1002, Type W screws, minimum 5/8 inch penetration into framing.
 - Trim Accessories: ASTM C1047,
 - Material: Extruded PVC, perforated flanges.
 - Cover reinforcement: GA-21 G, Type CB-100 x 100.
 - Casing: GA-21 G, Type LC.
 - Joint Treatment Materials:
 - Reinforcing tape and joint compound; ASTM C475.

New Screen Porch for
**LYNNE and
JEFF KMET**

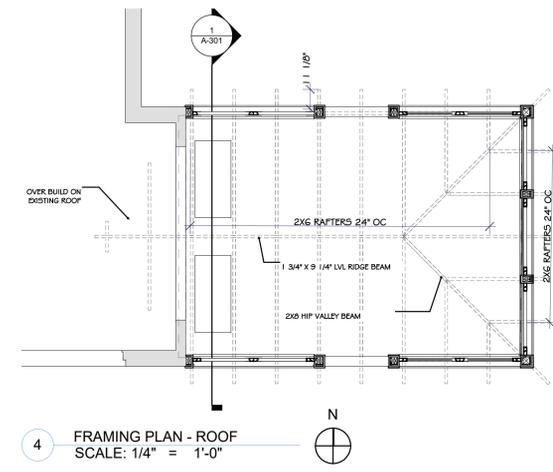
1610 Fairhaven Blvd
Elm Grove, Wisconsin 53122



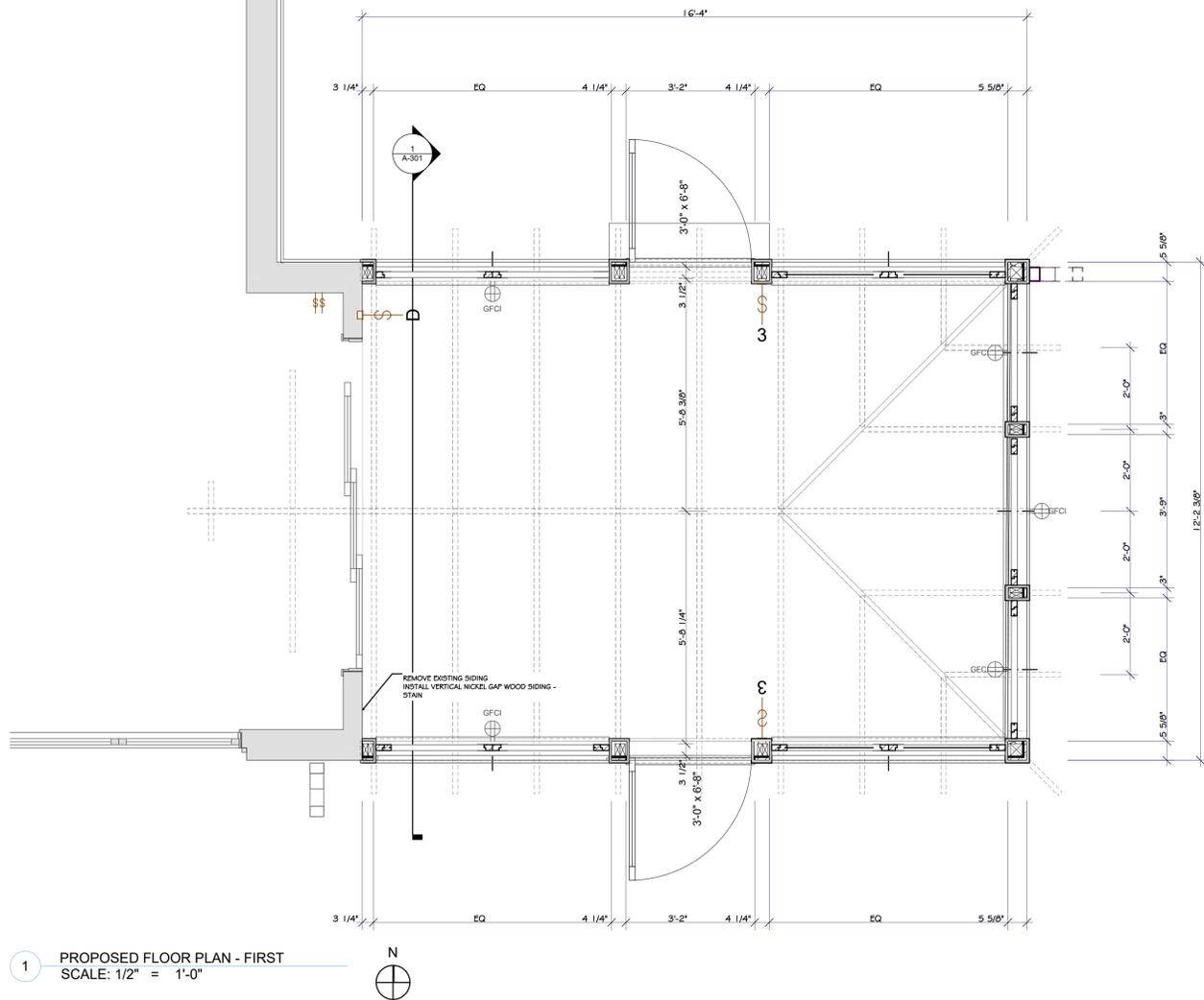
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web: www.rel-3.com



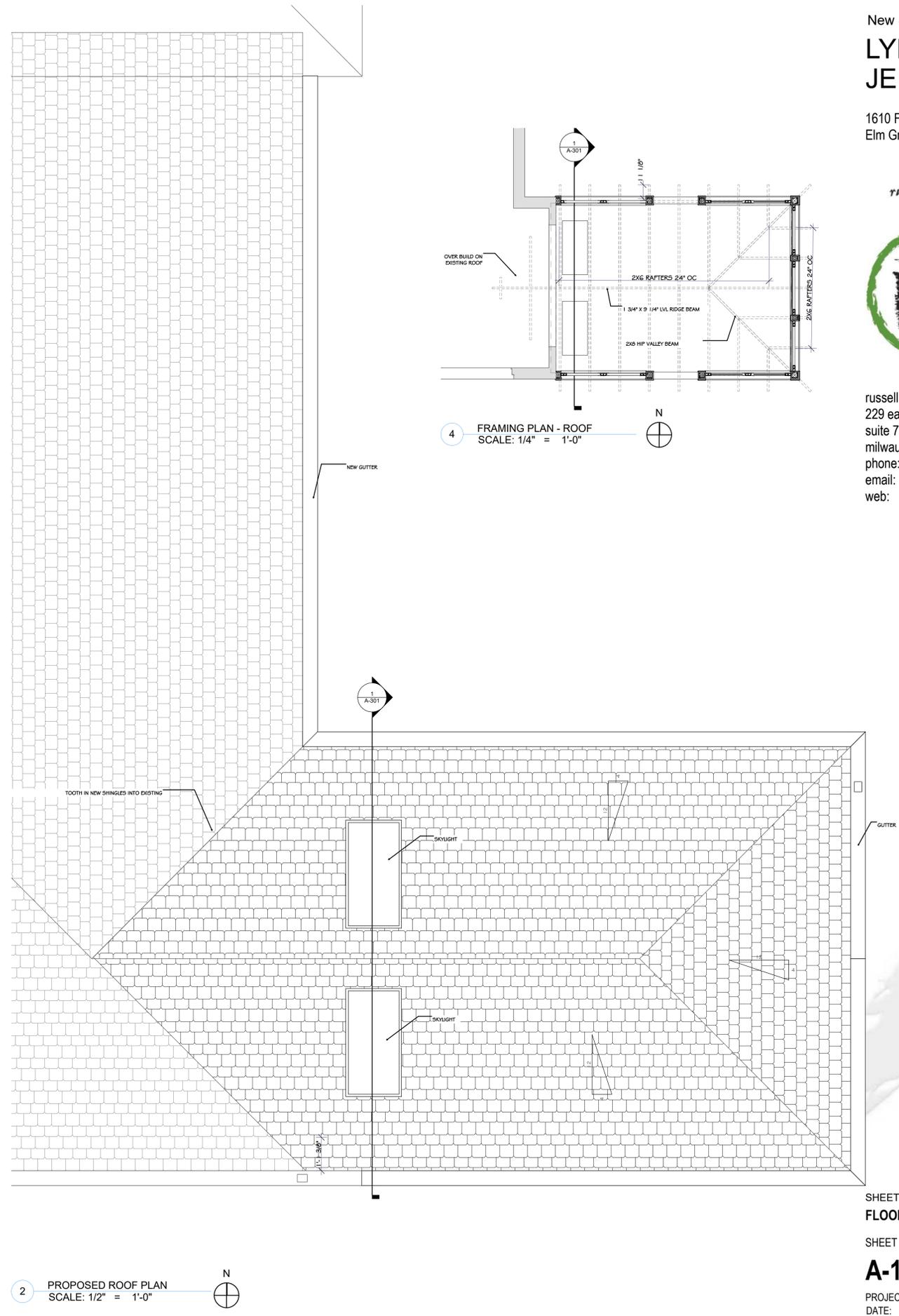
3 REFLECTED CEILING - FIRST FLOOR
SCALE: 1/4" = 1'-0"



4 FRAMING PLAN - ROOF
SCALE: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN - FIRST
SCALE: 1/2" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/2" = 1'-0"

SHEET TITLE
FLOOR PLANS

SHEET

A-101

PROJECT NO: 253001
DATE: 05-12-25

New Screen Porch for
**LYNNE and
JEFF KMET**

1610 Fairhaven Blvd
Elm Grove, Wisconsin 53122



russell e lafrombois iii llc
229 east wisconsin avenue
suite 701
milwaukee wisconsin 53202
phone: 414-727-1141
email: russi@rel-3.com
web: www.rel-3.com

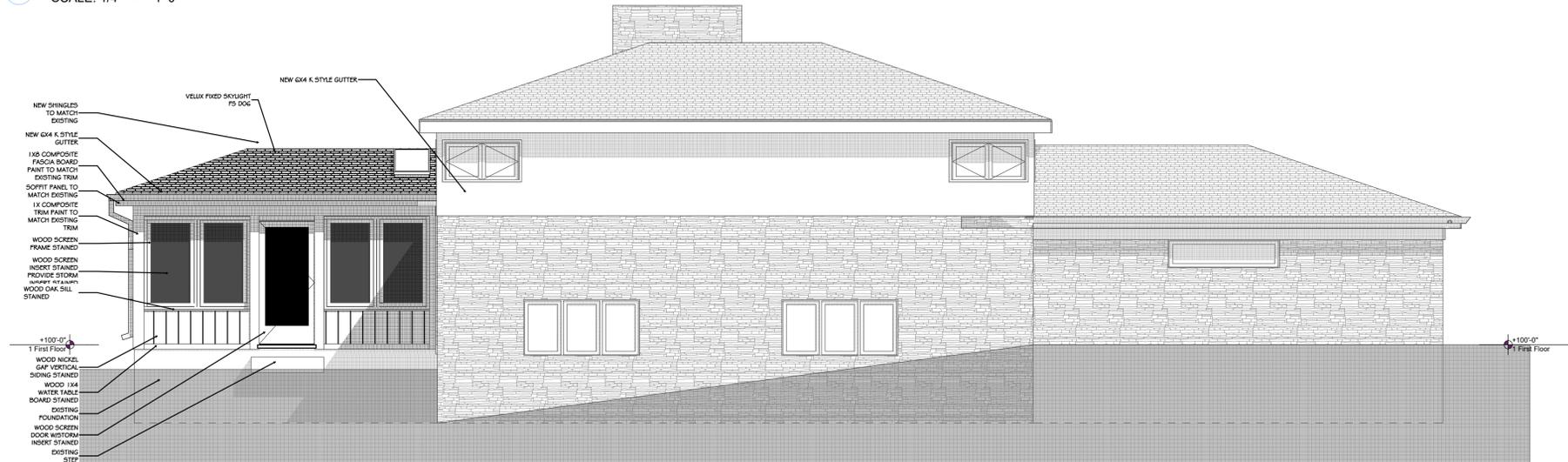


NOTE
ALL STAINED WOOD AND TRIM TO MATCH SPECIES AND STAIN OF WOOD AT FRONT ENTRANCE

1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST NO WORK
SCALE: 1/8" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS
SHEET
A-201
PROJECT NO: 253001
DATE: 05-12-25

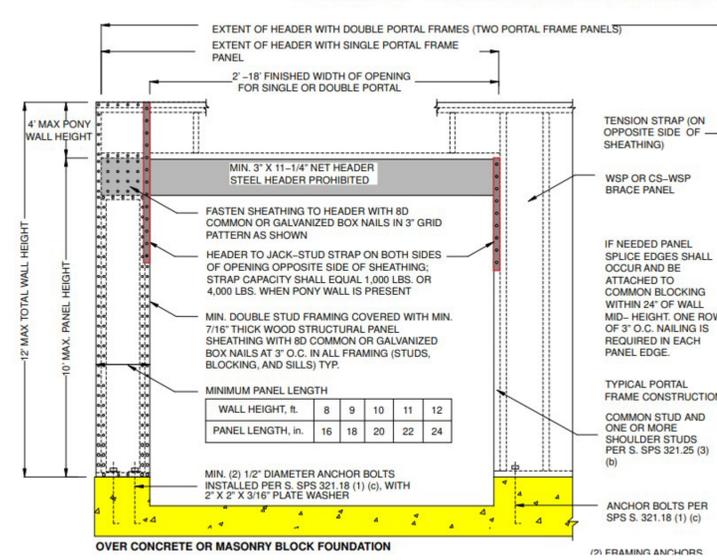
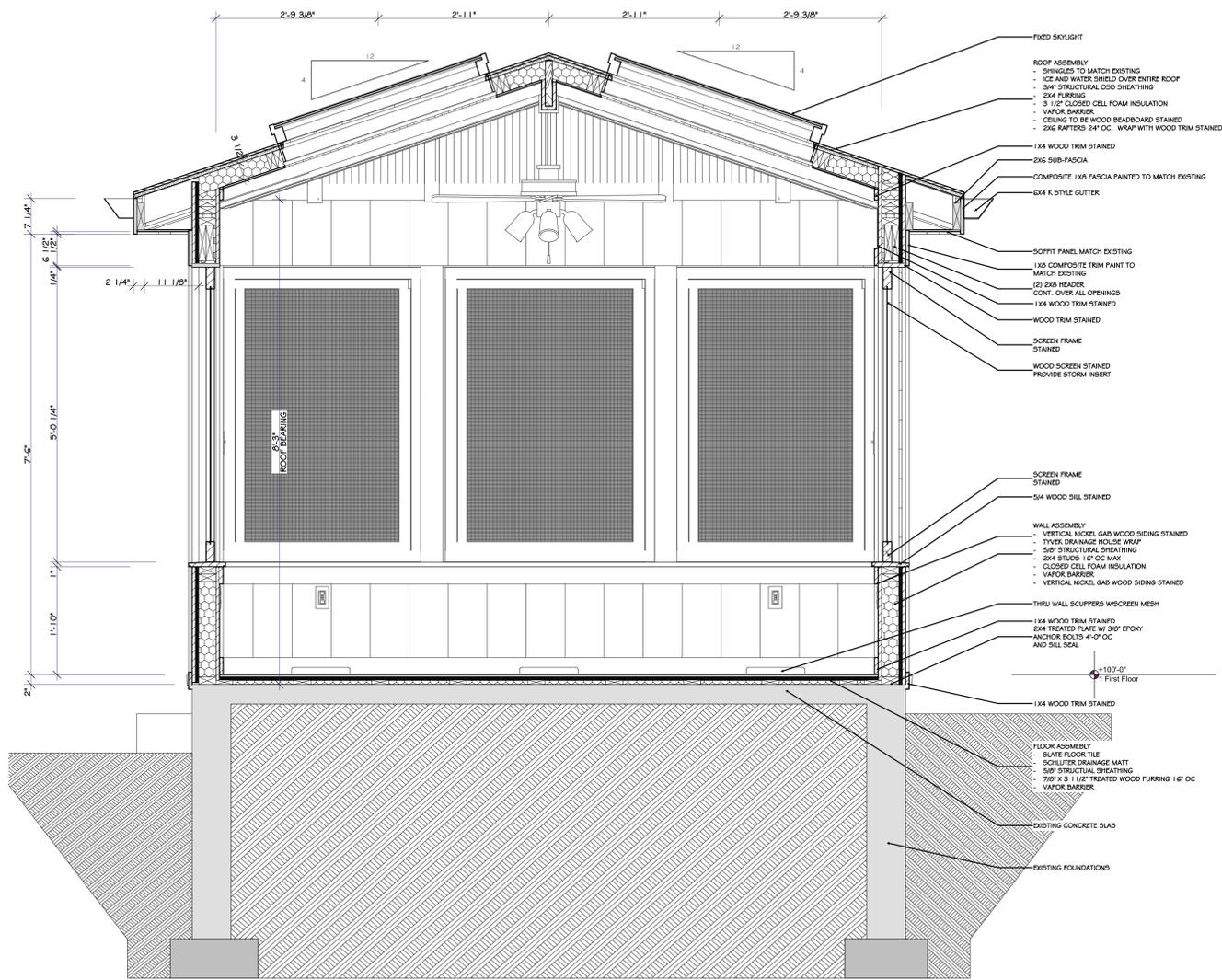
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NOTE
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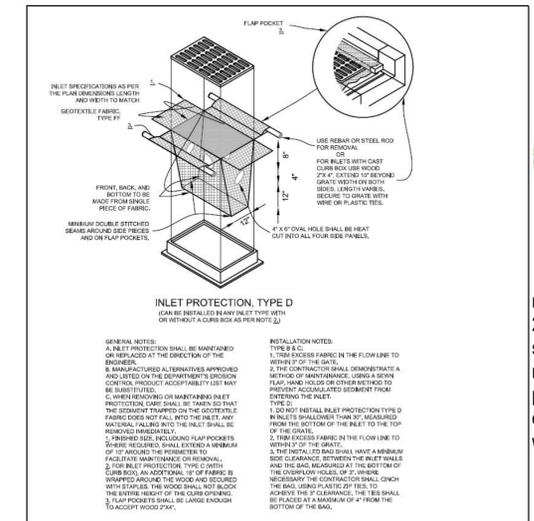


DIGGERS HOTLINE

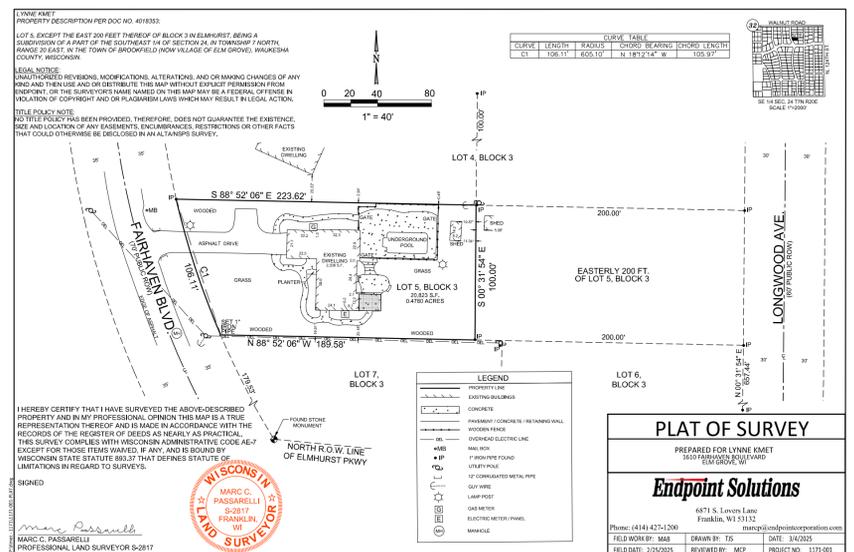
New Screen Porch for
LYNNE and JEFF KMET

1610 Fairhaven Blvd
Elm Grove, Wisconsin 53122

WISCONSIN STATE STATUTE 182.0175 REQUIRES
THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

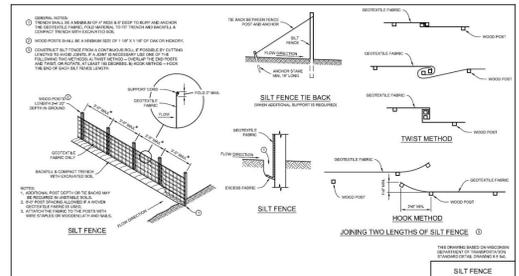
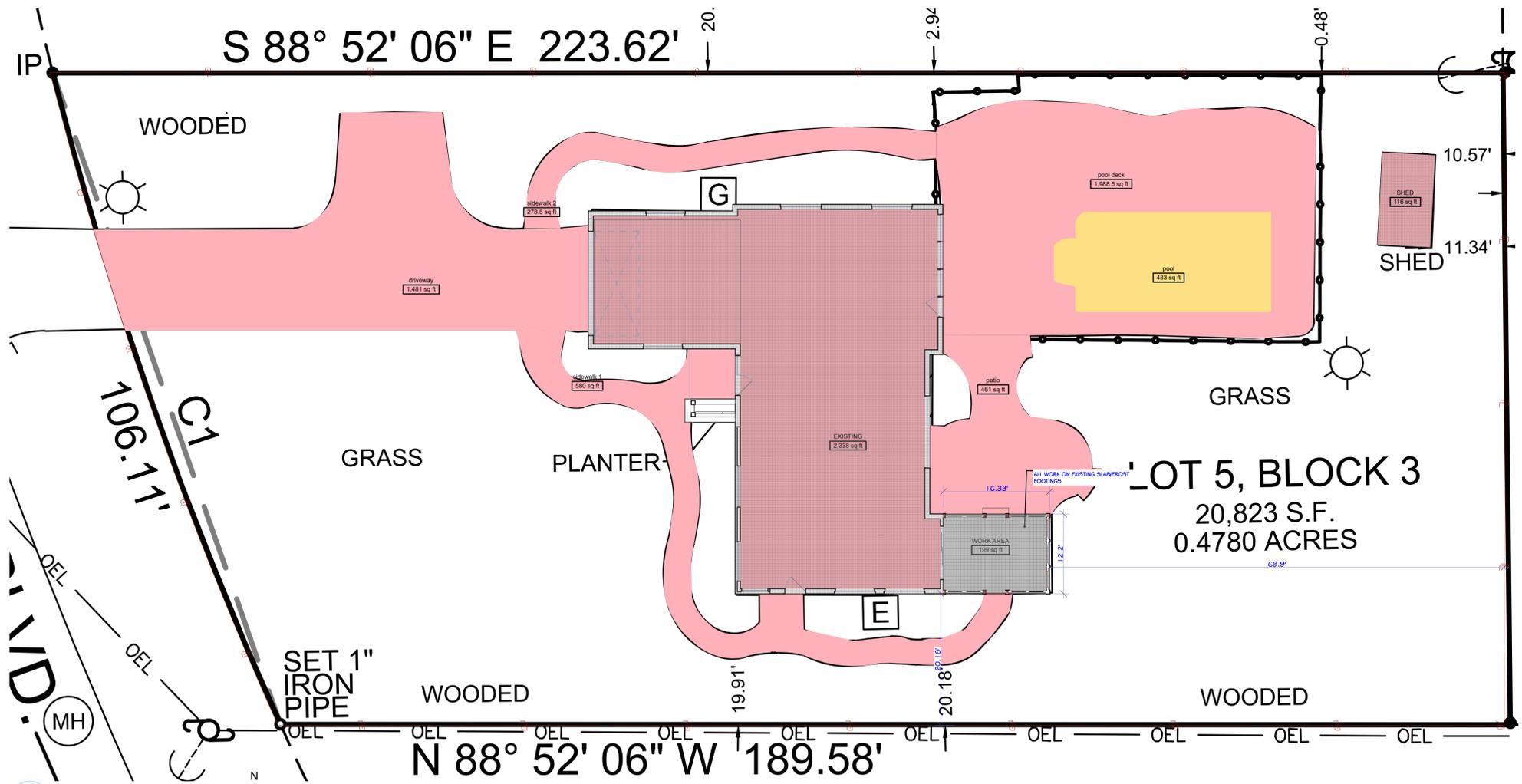


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PLAT OF SURVEY
PREPARED FOR LYNNE KMET
8105 FAIRHAVEN BLVD
ELM GROVE, WI 53122

Endpoint Solutions
6871 S. Lavaca Lane
Franklin, WI 53132
Phone: (414) 437-1200
FAX: (414) 437-1200
FIELD WORK BY: MAB DRAWN BY: TJS DATE: 3/4/2025
FILE DATE: 2/26/2025 REVIEWED BY: MCF PROJECT NO: 1179-001



PAVED AREA	SQFT
DRIVEWAY	1481 SF
SIDEWALK 1	580 SF
SIDEWALK 2	279 SF
PATIO	461 SF
POOL DECK	1506 SF
TOTAL PAVED	4307 SF
	20.7%
BUILT AREA	SQFT
EXISTING	2338 SF
WORK AREA	199 SF
SHED	116 SF
TOTAL BUILT	2653 SF
	12.7%
TOTAL IMPERVIOUS	SQFT
	6960 SF
	33.4%
ALLOWABLE IMPERVIOUS COVERAGE	SQFT
SITE AREA	20823 SF
MAX IMPERVIOUS AREA (30%)	6247 SF
DIFFERENCE	-713 SF

WATER DRAINAGE: NO CHANGE IN GRADING REQUIRED
SUMP PUMP: NO CHANGE SUMP PUMP REQUIRED
LANDSCAPING: NO CHANGE IN LANDSCAPING

SHEET TITLE
SITE PLANS

SHEET
C-101

PROJECT NO: 253001
DATE: 05-12-25