

AGENDA - FINAL
WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular
Thursday, October 15, 2026 1:00 P.M. Room AC 255/259
Administration Center, 515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER

CORRESPONDENCE

MEETING APPROVAL 2027 Commission Meeting Dates

MINUTES Approval of the September 17, 2026, Minutes.

PUBLIC COMMENT

CONDITIONAL USE

- **CU149 (Mike Kaerek/Kaerek Homes) Town of Delafield, Sections 12 and 13**
Lot 1, Certified Survey Map No. 10073, part of the NW ¼ of the NW ¼ of Section 13, and part of Lot 27, Lakeside, part of the SW ¼ of Section 12 and part of the NW ¼ of Section 13, T7N, R18E, Town of Delafield. More specifically, the properties are located at W289 N3089 W. Lakeside Drive.
Request: Land altering activities associated with the construction of a single-family residence and an accessory building.

ADJOURNMENT

Christine Howard
Christine Howard, Chairperson

Park and Planning Commission
Thursday, October 15, 2026

(The Staff Reports and Recommendations for the issues listed above are available upon request. For questions regarding this agenda, please call (262) 896-8300)

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
CONDITIONAL USE

DATE: October 15, 2026

FILE NO: CU149

OWNER: Michael and Deborah Kaerek
Kaerek Homes
11600 W. Lincoln Avenue
Lake Pewaukee Sanitary District

TAX KEY NO'S: DELT 0767.005.004 and DELT 0767.024

LOCATION:

The subject properties are described as Lot 1 CSM No. 10073, part of the NW ¼ of the NW ¼ of Section 13, and part of Lot 27, Lakeside, part of the SW ¼ of Section 12 and part of the NW ¼ of Section 13, T7N, R18E, Town of Delafield. More specifically, the properties are located at W289 N3089 W. Lakeside Drive, containing approximately 1.88 acres.

ZONING CLASSIFICATION:

R-3 Residential, EC Environmental Corridor Overlay and DSO Delafield Shoreland Overlay Districts.

EXISTING LAND USE:

Residential

REQUEST:

Land altering activities associated with the construction of a new single-family residence and an accessory building

PUBLIC HEARING DATE: October 6, 2026

PUBLIC REACTION:

No members of the public spoke at the public hearing.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (WCDP) AND THE TOWN OF DELAFIELD LAND USE PLAN:

The subject property is designated as Low Density Residential (20,000 sq. ft. – 1.4 acres/dwelling unit) and Primary Environmental Corridor on the Waukesha County Comprehensive Development Plan (CDP) and the Town of Delafield Land Use Plan. The Plans contain recommendations relative to preservation of topography. The Plans recommend for Primary Environmental Corridors to be preserved as natural, open uses. Limited development is allowed in PEC areas, provided the development remains outside of the steep slopes. In addition, the Plans recommend that slopes in excess of 12% be preserved.

TOWN PLAN COMMISSION AND TOWN BOARD ACTION:

At its meeting on October 6, 2026, the Town of Delafield Plan Commission unanimously recommended approval of the request subject to conditions which have been incorporated into the Staff Recommendation section of this report.

STAFF ANALYSIS:

The subject property is located on W. Lakeside Drive, on the north side of Pewaukee Lake. The roadway extends along the eastern boundary of the parcel before diverging. Lakeside Drive curves around the southern portion of the parcel and transitions into a private road that extends westward to provide access for six properties. The property is 1.88 acres in size and is two legal lots of record which the petitioners are in the process of combining by a Certified Survey Map (CSM). The CSM will need to be formally recorded with the Waukesha County Register of Deeds office to formally merge the lots and create one legal lot of record. In 2004, the Board of Adjustment approved a combination of the subject parcel and the lake parcel immediately to the south. Per the approval, the parcels must remain in common ownership unless the boathouse is removed.

The existing 850 sq. ft. cottage is built into the hill on the west side of the property. The cottage will be razed. The petitioners are proposing a new two-story single-family residence and accessory building. The proposed two-story residence will have an approximate 1,200 building footprint. The residence will be substantially closer to the road to the south than the existing cottage, which currently sits 150 ft. back on the parcel. The new structure will be positioned at the minimum permitted road setback of 35 ft.

The proposed accessory building is a 1,300 sq. ft. garage with a 333 sq. ft. covered porch. The accessory building will be located approximately 160' north from the proposed home. Access will be from Lakeside drive to the east and a driveway will branch in two directions, one leading towards the house and one to the accessory building. The driveway has been designed to provide sufficient width and turning radius for an RV which may be stored in the accessory building.

Development is planned towards the eastern edge of the parcel due to the Environmental Corridor that is present on the property. Of the 82,013 sq. ft. available on the parcel, approximately 64,154 sq. ft. is mapped as Primary Environmental Corridor. The maximum allowed PEC disturbance on this property is 15,000 sq. ft., as the Ordinance allows for disturbance of 15% (12,302 sq. ft.) or 15,000 sq. ft. , whichever is greater. The petitioners are proposing to disturb 6,998 sq. ft (8.5% of total parcel) which is well under the allowed amount of disturbance.

The grading plan indicates that the area surrounding the proposed residence will be raised approximately 2 to 6 ft. to establish the building area. A retaining wall is proposed east of the residence, curving around the front of the home. This helps to reduce the overall grading proposed, as a basement is proposed and high ground water exists on this site. This wall will vary in height, with a maximum height of approximately 3 ft.

Due to the removal of the existing home and location of new structures, a retaining-wall system extending approximately 160 ft. is proposed. The house and the garage will be built partially into the hill. The western wall of the residence will function as a portion of the retaining-wall system, which will continue north toward the garage; the western wall of the garage will likewise function as part of the retaining-wall system. The retaining wall extending along the property will vary in height. The height varies from 6.7 ft. to 11 ft. The wall allows for a cut to accommodate the driveway connecting the two proposed structures. Most of the cut area is on the west side of the proposed driveway area. The high point of the cut is approximately 7' in height.

The proposal complies with the applicable setbacks, offsets, and dimensional requirements of the Ordinance. The proposed building footprint is 3.5%, well under the 17.5% maximum permitted on this site. The planned buildings have a limited combined footprint which helps to limit disturbance to the

steep slopes and environmental corridor. The terrain is very difficult and the wall system helps to minimize the overall grading into the sloping environmental corridor area.

Therefore, as conditioned, the approval of this request is within the purpose and intent of the Waukesha County Shoreland Protection Ordinance.

STAFF RECOMMENDATION:

The Planning and Zoning Division staff recommends **approval** of the request subject to the following conditions.

1. Land disturbance is limited to the area denoted “Estimated Disturbance Area” on the Grading Plan attached as Exhibit A.
2. A Stormwater/Erosion Control Permit must be obtained from the Waukesha County Land Resources Division prior to structures being razed.
3. A tree inventory of the project area must be submitted for review and tree cutting permits may be required depending upon the location of proposed tree removal
4. The Primary Environmental Corridor must be Field Delineated per the Certified Survey Map conditions.
5. Prior to issuance of a zoning permit, the applicant shall submit a fencing plan that provides split rail or other decorative type fencing a minimum of 38” in height at the top of the proposed north/south retaining wall. Landscaping may be desirable in conjunction with the fence.
6. A landscape plan shall be prepared to help screen the retaining wall located in front of the residence. The plan shall identify the location, type, quantity, and size of proposed plant materials. The plan shall be subject to the review of Planning and Zoning Division staff.
7. A deed restriction shall be prepared and reviewed and approved by the Waukesha County Planning and Zoning Division prior to being recorded in the Office of the Register of Deeds describing the permitted area of disturbance in the environmental corridor and specifying preservation requirements for the portion of the site to remain undisturbed.
8. Any retaining walls that exceed 4 ft. in height must be engineer stamped plans.

Respectfully submitted,

Emily Goodman

Emily Goodman
Senior Land Use Specialist

Enclosures: Exhibit A – Site Plan and Grading Plan
Exhibit B – Building Plans

EXHIBIT A

- NOTE:
1. Subject property is entirely within the jurisdiction of the Waukesha County Shoreland Protection Ordinance.
 2. Portions of Subject Property are within the Primary Environmental Corridor of which areas are subject to the Primary Environmental Corridor Preservation Restrictions.
 3. Soil Type: Hochheim Loam.
 4. All survey data including topography and visible improvements are from a Plat of Survey last revised February 28, 2025, prepared by Metropolitan Survey Service, Inc and provided by client (Kaerek Lot).
 5. All survey data including topography and visible improvements are from a Plat of Survey dated September 20, 2019 prepared by SEH and provided by owner (Kaiser Lot).

IMPERVIOUS AREA CALCULATION (KAEREK LOT):

TOTAL LOT AREA = 82,013 SF

HOUSE FOOTPRINT (INCLUDES THE PORCHES ON THE HOUSE) = 1,348 SF
GARAGE FOOTPRINT (INCLUDES THE GARAGE PORCH) = 1,607 SF
SIDEWALK = 400 SF
DRIVEWAY AREA = 4,528 SF
RETAINING WALL = 270 SF (LF X 1')
TOTAL IMPERVIOUS = 8,153 SF (9.9%) - MAXIMUM ALLOWED IMPERVIOUS = 30%

GREEN SPACE = 73,860 SF (90.1%)

PEC DISTURBANCE CALCULATION (BASED ON EC OVERLAY DISTRICT) (KAEREK LOT):

TOTAL LOT AREA = 82,013 SF

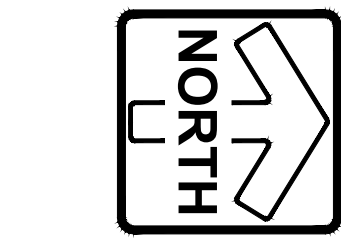
TOTAL PEC ON THE LOT = 64,154 SF
TOTAL AREA ON LOT THAT IS NOT PEC = 17,859 SF

AREA WITHIN BUILDING SETBACK LINES THAT IS NOT PEC (DEVELOPABLE AREA) = 7,434 SF

ALLOWABLE PEC DISTURBANCE IS GREATER OF (UP TO A MAX OF 32,670 SF) :
1) 15% OF THE LOT = 0.15 X 82,013 = 12,302 SF
OR
2) 15,000 SF

ALLOWABLE PEC DISTURBANCE = 15,000 SF - 7,434 SF = 7,566 SF
PROPOSED PEC DISTURBANCE = 6,998 SF

ESTIMATED TOTAL DISTURBANCE = 23,350 SF

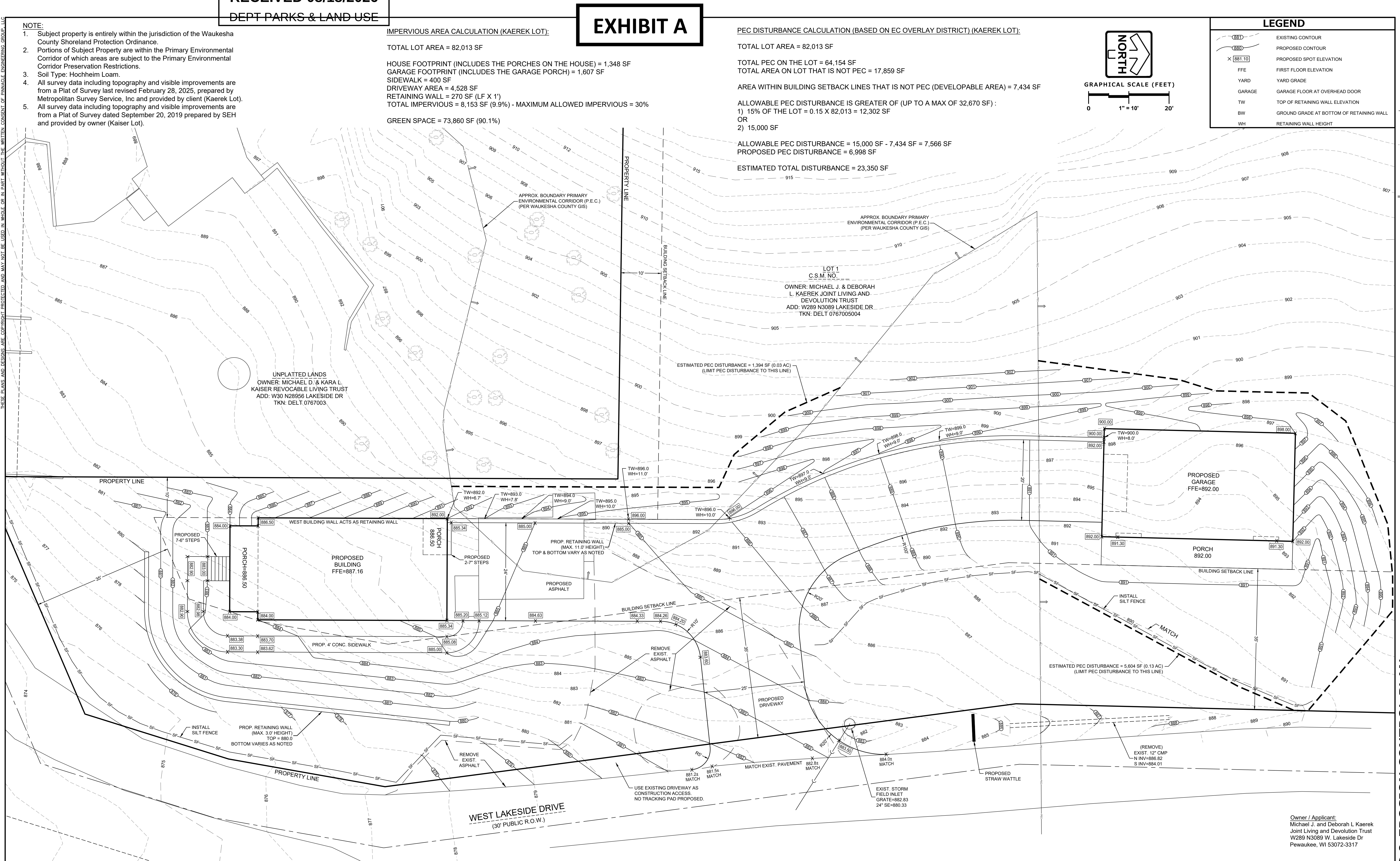


GRAPHICAL SCALE (FEET)

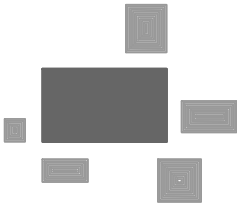
0 1" = 10' 20'

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FIRST FLOOR ELEVATION
	YARD GRADE
	GARAGE FLOOR AT OVERHEAD DOOR
	TOP OF RETAINING WALL ELEVATION
	GROUND GRADE AT BOTTOM OF RETAINING WALL
	RETAINING WALL HEIGHT



Owner / Applicant:
Michael J. and Deborah L. Kaerek
Joint Living and Devolution Trust
W289 N3089 W. Lakeside Dr
Pewaukee, WI 53072-3317



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

W289 N3089 W. LAKESIDE DR

TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

GRADING & EROSION
CONTROL PLAN

REVISIONS

PEC JOB NO.	64211.00
PEC PM	ASZ
DATE	08-17-26
SCALE	1"=10'
DRAFTED BY	BR

SHEET
1
9
2

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GRADING & EROSION CONTROL PLAN

www.pinnacle-engr.com

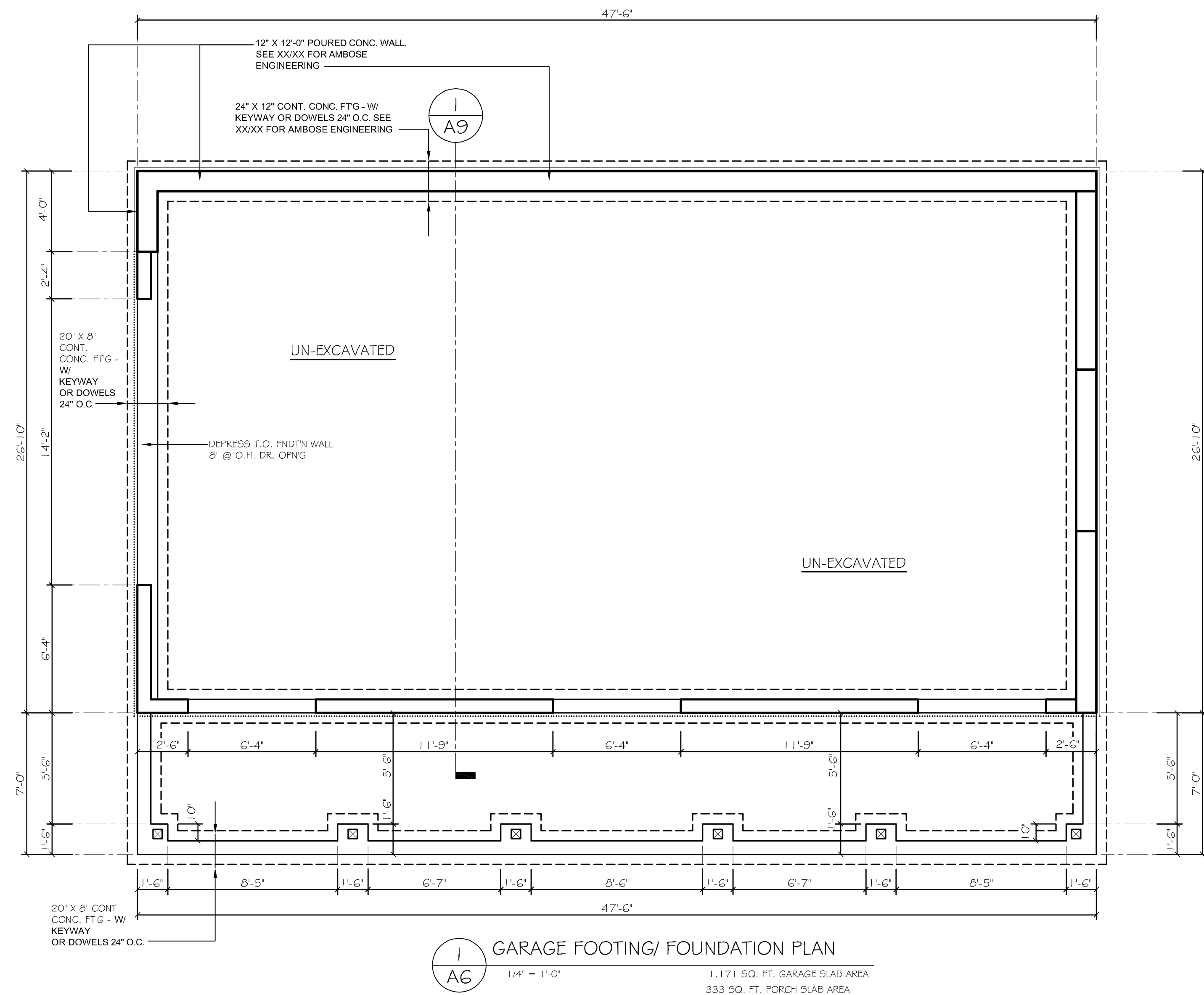
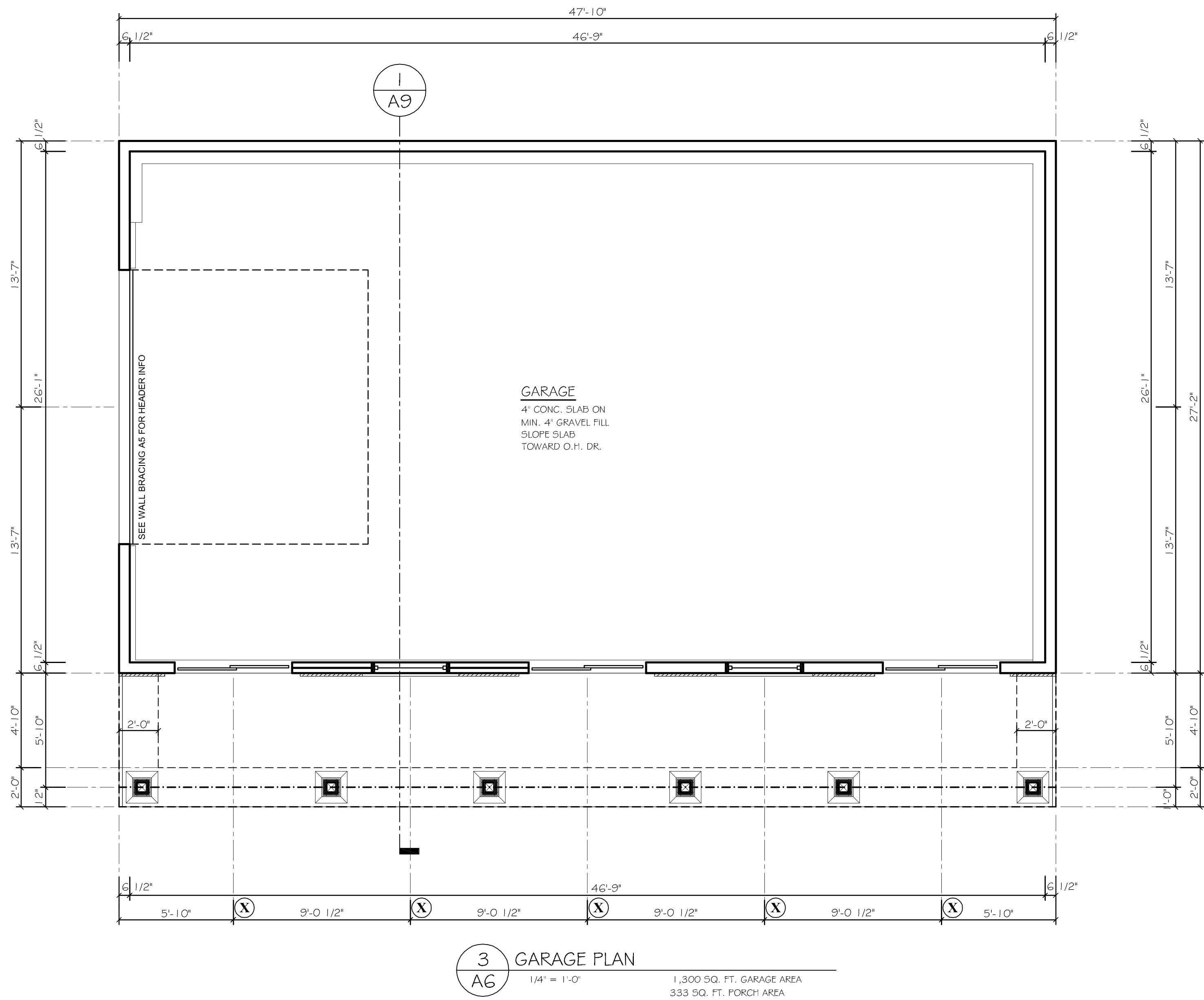
EXHIBIT B

REVISIONS	BY
OWNERS APPROVAL:	
DATE:	

Kaerek

HOMES, INC.

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



A RESIDENCE FOR:

MICHEAL & DEBORAH KAEREK
W289N3089 WEST LAKESIDE DRIVE
PEWAUKEE LAKE
DELAFIELD, WISCONSIN

JOB NO.

KHI XXXX

DRAWN BY:

JML

PLAN DATE:

06/19/26

STRUCTURAL REVIEW

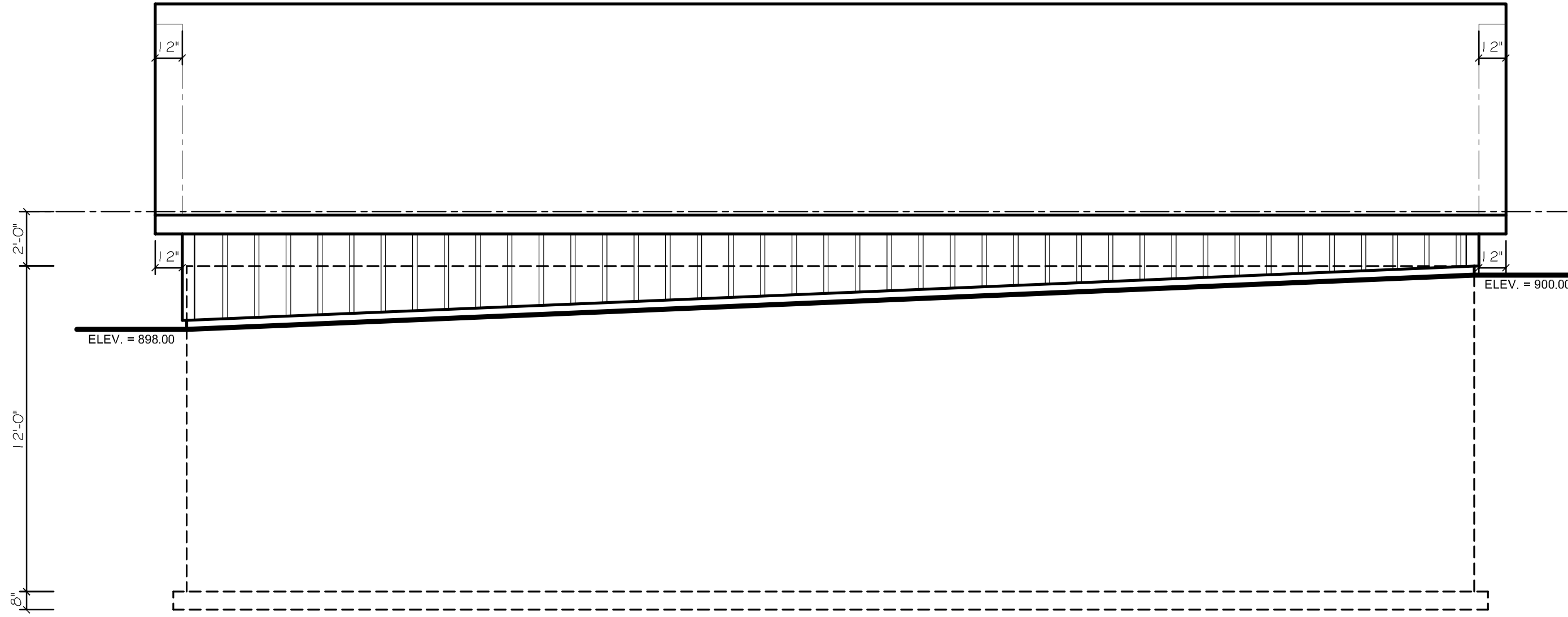
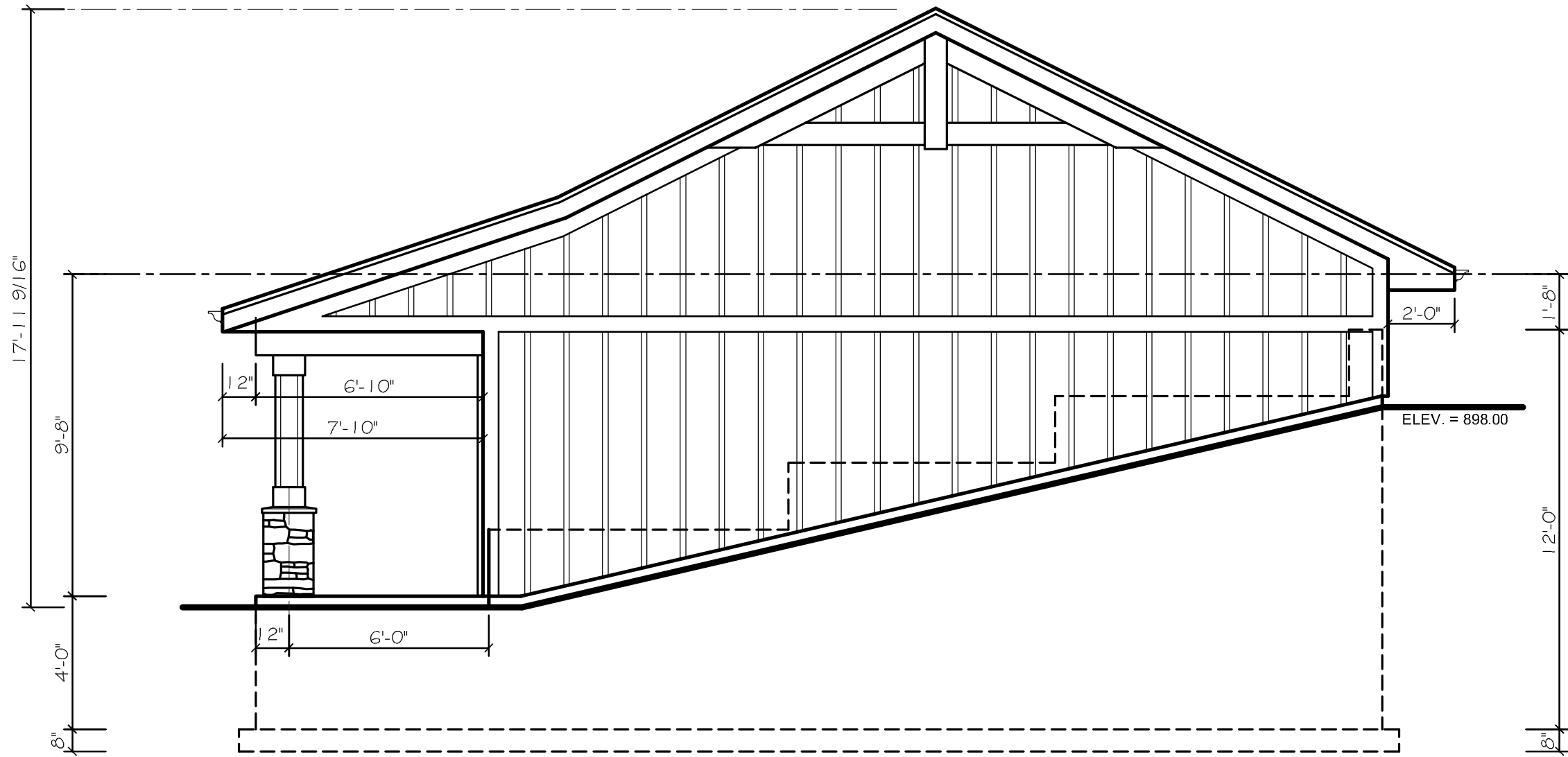
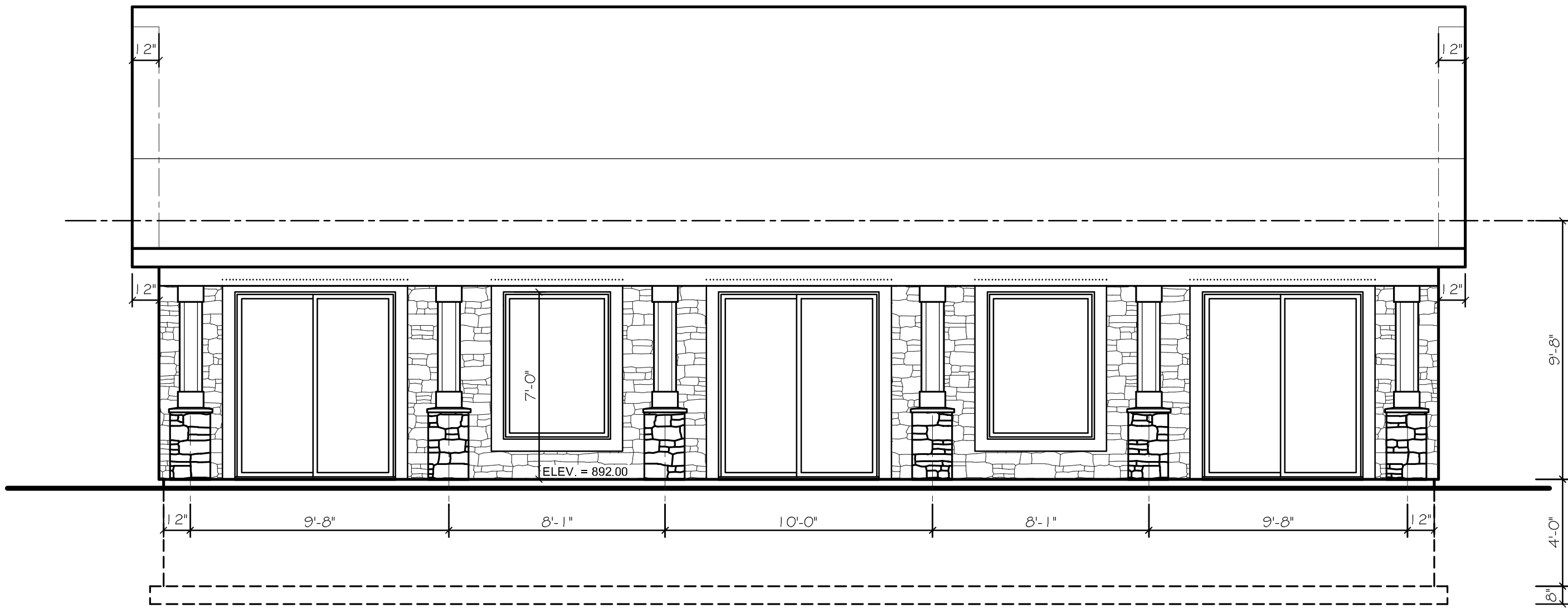
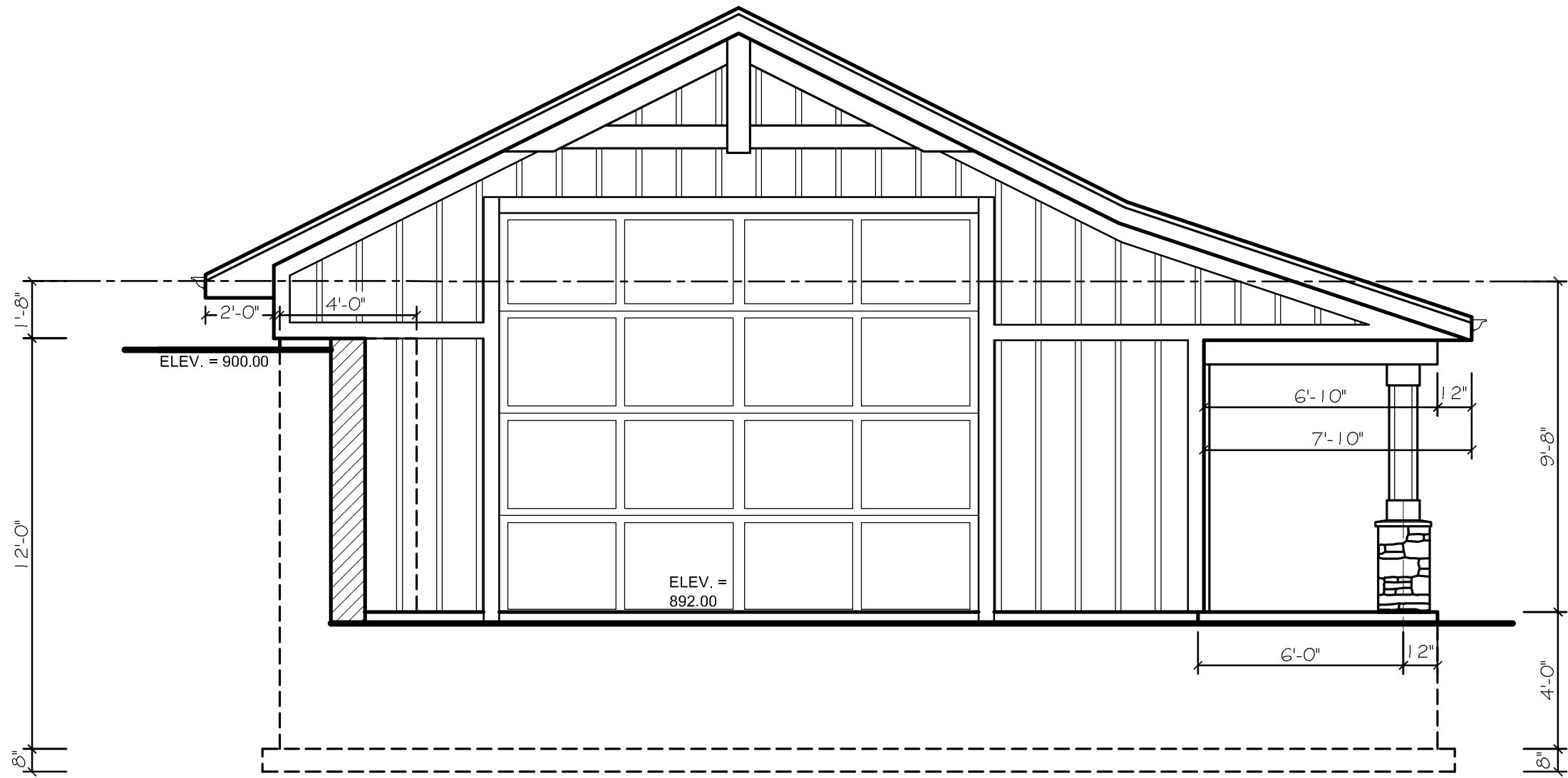
BY: JML

DATE:

XXXXXX

SHEET:

A6



REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek

HOMES, INC.

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

A RESIDENCE FOR:

MICHEAL & DEBORAH KAEREK
W289N30299 WEST LAKESIDE DRIVE
PEWAUKEE LAKE
DELAFIELD, WISCONSIN

KAEREK COTTAGE

JOB NO.
KHI XXXX

DRAWN BY: JML
PLAN DATE: 06/19/26
STRUCTURAL REVIEW
BY: JML
DATE: XXXXXX

SHEET:

A7

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS WITH KAEREK HOMES, INC. PRIOR TO CONTINUING W/ WORK.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS!**
2. INTERIOR PARTITIONS ARE: 4-1/2" THICK (ACTUAL) UNLESS OTHERWISE NOTED.
3. **THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT.** ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.
4. ROUGH CARPENTERS SHALL ERECT AND MAINTAIN TEMPORARY SAFETY BARRIERS AT ALL OPENINGS AND EDGES BETWEEN FLOORS & AT STAIRWAYS. SUBCONTRACTORS SHALL REPLACE OR REPAIR ANY BARRIERS REMOVED FOR CONSTRUCTION UNTIL FINISHED BARRIERS HAVE BEEN INSTALLED.
5. ROOF TRUSS MANUFACTURER TO PROVIDE VALLEY FRAMING FOR ANY VALLEY 16" WIDE AND OVER.
6. ALL FASTENERS INTO ANY PT LUMBER SHALL BE HOT DIPPED GALVANIZED.
7. ALL MINIMUM BEARING HEADERS UNLESS NOTED OTHERWISE ON DRAWINGS SHALL BE:
- FOR OPENINGS 3'-0" OR LESS.....(2 - 2 X 10's)
- FOR OPENINGS 3'-11" TO 4'-0".....(2 - 2 X 12's)
- FOR NON-LABELED OPENINGS LARGER THAN 4'-0"
CONTRACTOR SHALL CONTACT KAEREK HOMES INC. FOR HEADER SIZE.

SYMBOLS

	S	SWITCH		HEAT, LIGHT, FAN UNIT
	S ₂	2-WAY SWITCH		REINFORCED CEILING FAN OUTLET
	S ₃	3-WAY SWITCH		INTERCONNECTED SMOKE DETECTOR
		GAS CONNECTION		EXHAUST FAN
		HOSE BIB		TV CABLE OUTLET
		FLOOD LIGHT		SMOKE / CARBON MONOXIDE DETECTOR
		EYEBALL LIGHT		
		RECESSED LIGHT		

ABBREVIATIONS

ABV.	ABOVE	C.C.	CLOTHES CHUTE	DIA.	DIAMETER
A.F.F.	ABOVE FINISH FLOOR	CLG.	CEILING	D.W.	DISH WASHER
BLDG.	BUILDING	CMU.	CONCRETE MASONRY	EXT.	EXTERIOR
BLW.	BELOW	COL.	COLUMN	F.G.	FIBERGLASS
BM.	BEAM	CONC.	CONCRETE	FLR.	FLOOR
B.O.	BOTTOM OF	CRS.	COURSE	FTG.	FOOTING
BRG.	BEARING	C.T.	CERAMIC TILE	FURN.	FURNACE
G.D.	GARBAGE DISPOSAL	MAX.	MAXIMUM	STL.	STEEL
GYP. BD.	GYPSUM WALL BOARD (DRYWALL)	O.C.	ON CENTER	T. 4 G.	TONGUE AND GROOVE
HDR.	HEADER	O.H. DR.	OVERHEAD DOOR	T.O.	TOP OF
INSUL.	INSULATION	FL. 4 SH.	POLE AND SHELF	TYP.	TYPICAL
JST.	JOIST	P.T.	PRESSURE TREATED	W/	WITH
L.T.	LAUNDRY TUB	R.O.	ROUGH OPENING	WD.	WOOD
MIN.	MINIMUM	SH.	SHELF	W.H.	WATER HEATER

INDEX TO SHEETS

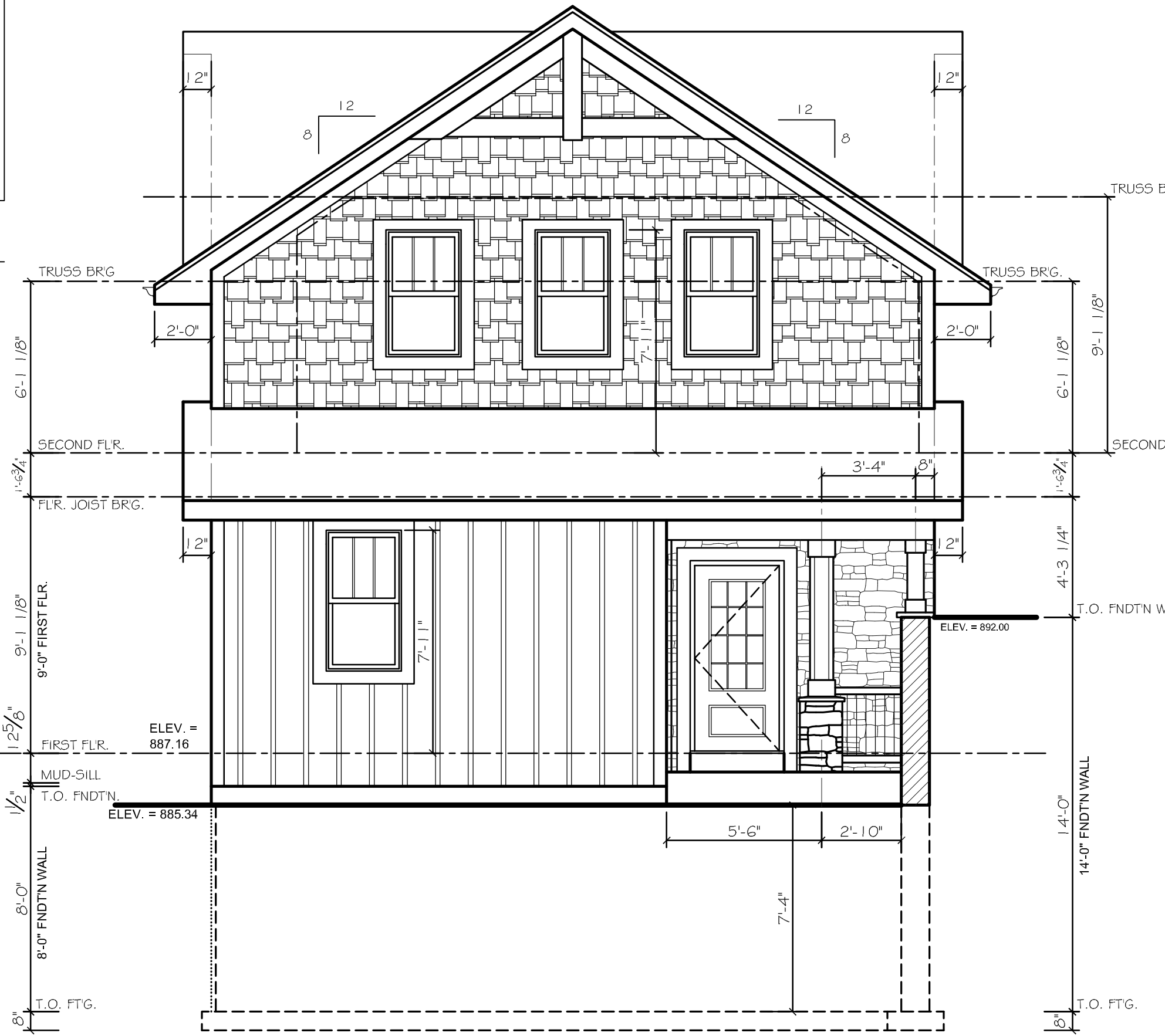
- A1 FRONT (SOUTH) ELEVATION, SIDE (EAST) ELEVATION, SIDE (NORTH) ELEVATION, REAR (WEST) ELEVATION, GENERAL NOTES, ABBREVIATIONS, KEY TO SYMBOLS
- A2 FOOTING / FOUNDATION PLAN, BEAM DETAIL @ POURED CONC. WALL, WOOD POST ANCHOR DETAIL ELECTRICAL PLAN
- A3 FIRST FLOOR PLAN, CABINET ELEVATIONS, ELECTRICAL PLAN,
- A4 SECOND FLOOR PLAN, CABINET ELEVATIONS, ELECTRICAL PLAN, DOOR & WINDOW SCHEDULE, ROOF PLAN
- A5 FIRST FLOOR WALL BRACING PLAN, SECOND FLOOR WALL BRACING PLAN, GARAGE WALL BRACING PLAN, PORTAL FRAMED DETAIL
- A6 GARAGE FOOTING / FOUNDATION PLAN, GARAGE PLAN, WINDOW / DOOR SCHEDULE, ELECTRICAL PLAN, DETAIL AT GARAGE DOOR OPENING
- A7 GARAGE FRONT (SOUTH) ELEVATION, SIDE (EAST) ELEVATION, REAR (NORTH) ELEVATION, SIDE (WEST) ELEVATION, ROOF PLAN
- A8 HOUSE BUILDING SECTION, POST DETAIL
- A9 GARAGE BUILDING SECTION



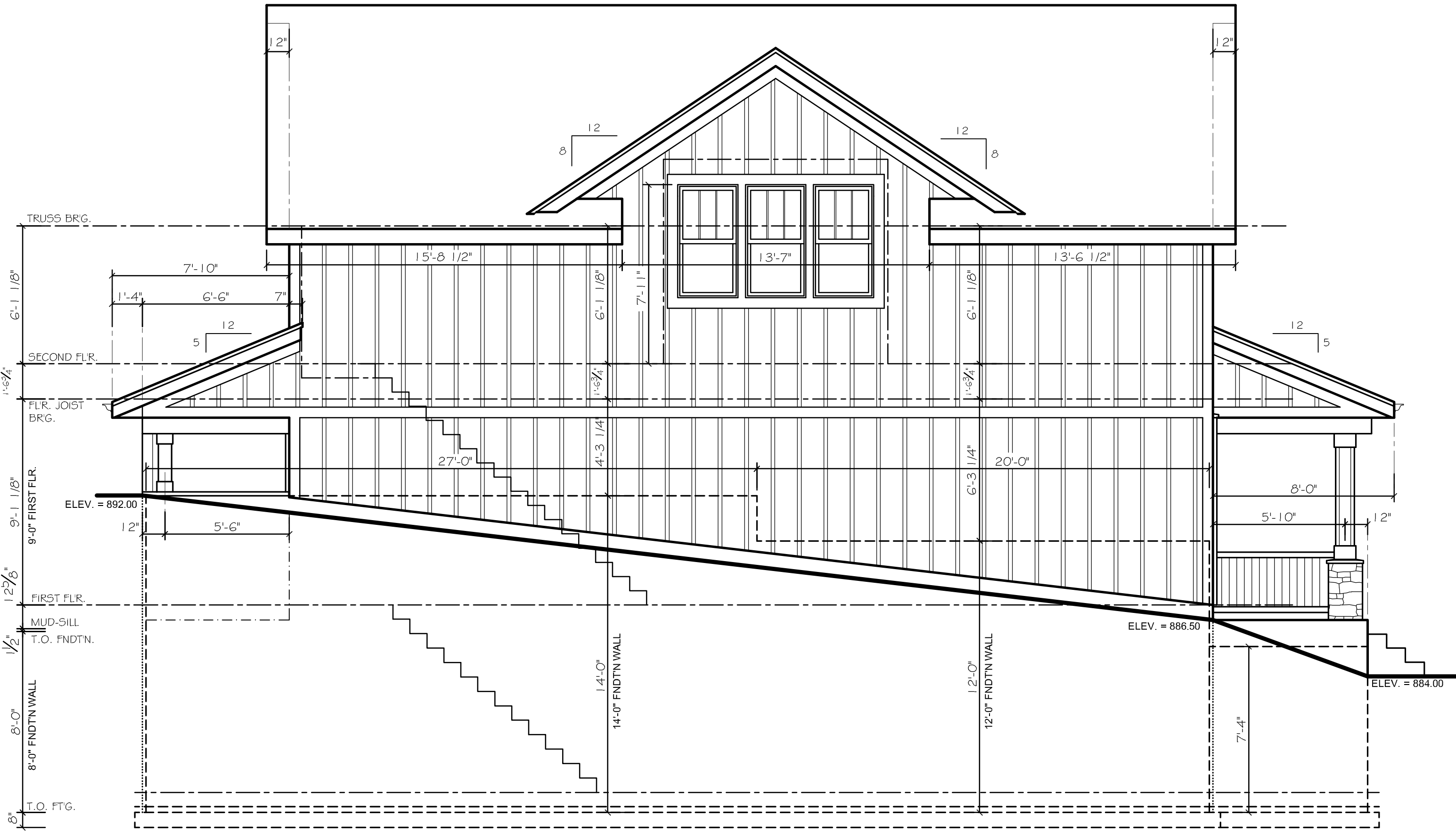
1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



2 SIDE (EAST) ELEVATION
1/4" = 1'-0"



3 REAR (NORTH) ELEVATION
1/4" = 1'-0"



4 SIDE (WEST) ELEVATION
1/4" = 1'-0"

REVISIONS	BY
OWNERS APPROVAL:	
DATE:	



KAEREK HOMES, INC.

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

A RESIDENCE FOR:

MICHEAL & DEBORAH KAEREK
W289N3089 WEST LAKESIDE DRIVE
PEWAUKEE LAKE
DELAFIELD, WISCONSIN

JOB NO.

KHI XXXX

DRAWN BY:

JML

PLAN DATE:

06/19/26

STRUCTURAL REVIEW

BY:

JML

DATE:

XXXXXX

SHEET:

A1

KAEREK COTTAGE

REVISIONS	BY

OWNERS APPROVAL:

DATE:

Kaerek

HOUSES, INC.

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

NOTES TO SHEET A2

- SEE GENERAL NOTES ON SHEET A1
- FOUNDATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED REINFORCING IN MASONRY OR CONCRETE FOUNDATION WALLS AS PROVIDED FOR BY STATE CODE.
- FOOTINGS ARE DESIGNED FOR 2000 PSI SOIL BEARING CAPACITY; LESS CAPACITY MAY REQUIRE RE-ENGINEERING.
- SUMP PUMP LOCATION MAY VARY FROM PLAN PER REQUIREMENTS OF GOVERNING AGENCIES AND/OR GENERAL CONTRACTORS DISCRETION.
- FLOOR JOISTS SHALL BE ENGINEERED WOOD I-JOISTS UNLESS OTHERWISE NOTED.

11 7/8" I-JOIST:

MAX. SIMPLE SPAN IS 21'-5" @ 12" O.C.
MAX. SIMPLE SPAN IS 19'-7" @ 16" O.C.
MAX. MULTIPLE SPAN IS 23'-5" @ 12" O.C.
MAX. MULTIPLE SPAN IS 20'-5" @ 16" O.C.

MAXIMUM SPANS BASED ON 40 PSF L.L. + 10 PSF D.L. L.L.
DEFLECTION LIMITED TO L/480.
- 2-STORY PLANS - PROVIDE SOLID BLOCKING FROM T.O. STL BM. TO UNDERSIDE OF FLOOR SHEATHING. BLOCKING SHALL BE S.P.F. NO. 2 OR BETTER, CUT 1/16" LONGER THAN DEPTH OF JOIST, & SHALL BE EQUAL IN AREA TO COLUMN SUPPORTED.
- FOUNDATION INSULATION:
PROVIDE & INSTALL 2" (R-10) EXTRUDED POLYSTYRENE INSULATION AROUND ENTIRE PERIMETER OF BASEMENT FOUNDATION WALLS FROM T.O. FOOTING TO T.O. FOUNDATION WALL, (EXCLUDING BRICK LEDGES & EXPOSED SLAB EDGES) COVER EXPOSED INSULATION W/ INSULATION COVER (SEE WALL SECTION DETAIL)
- CONTRACTOR TO PROVIDE A MIN. OF (2) #4 REINFORCING BARS @ BOTTOM OF ALL FOUNDATION WALLS SPANNING DISCONTINUOUS FOOTINGS.
- FOOTINGS SUPPORTING A CONCRETE WALL WITH UNBALANCED FILL OVER 48" SHALL HAVE A KEYWAY OR DOWELS 24" O.C.
NO KEYWAY OR DOWELS REQUIRED WITH UNBALANCED BACKFILL LESS THAN 48".
- CONCRETE WALL AND RE-BAR SCHEDULE:

* 8" X 3'-4" - 5'-0" POURED CONCRETE WALLS:
(2) #4 BARS HORIZONTAL - TOP AND BOTTOM OF CONCRETE WALL

* 8" X 6'-0" - 7'-0" POURED CONCRETE WALLS:
(3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL

* 10" X 8'-0" & 7'-4" POURED CONCRETE WALLS:
(3) #4 BARS HORIZONTAL - TOP, MIDDLE, & BOTTOM OF CONCRETE WALL

* 10" X 9'-0" POURED CONCRETE WALLS:
(4) #4 BARS HORIZONTAL - EQUALLY SPACED IN CONCRETE WALL; TOP BAR SHALL BE WITH IN 24" OF TOP OF WALL. BOTTOM BAR SHALL BE WITH IN 24" OF BOTTOM OF WALL.

* LAP LENGTH SHALL BE A MINIMUM OF 24"

* CORNERS = EXTEND BARS AROUND CORNER AND LAP A MIN. OF 30 BAR DIAMETERS.

* POURED CONCRETE WALLS SHALL HAVE CONCRETE STRENGTH OF 3500 PSI.

* SEE ENGINEERING FOR POURED CONCRETE WALLS HIGHER THAN 10'-0" IN HEIGHT
- FOUNDATION CONTRACTORS SHALL SUPPLY A GROUNDING BAR THAT PROTRUDES OUT OF THE TOP OF THE FOUNDATION WALL 3" - 4" @ THE ELECTRICAL SERVICE LOCATION. PLEASE CONTACT CONSTRUCTION SUPERINTENDENT IF LOCATION IS NOT LABELED ON PLAN.

ROUGH CARPENTER NOTE:

DOUBLE RIM JOIST - PERPENDICULAR OR PARALLEL TO FOUNDATION WALL. 2X8 MUDDSILL SHALL NOT OVERHANG FOUNDATION WALL MORE THAN 1 1/2". 2" MAXIMUM OVERHANG WITH SHEATHING ATTACHED

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

A RESIDENCE FOR:

MICHEAL & DEBORAH KAEREK
W2269W3089 WEST LAKESIDE DRIVE
PEWAUKEE LAKE
DELAFIELD, WISCONSIN

KAEREK COTTAGE

JOB NO.

KHI XXXX

DRAWN BY: JML
PLAN DATE: 06/19/26
STRUCTURAL REVIEW
BY: JML
DATE: XXXXXX

SHEET:

A2

2
A2
BM. DTL @ POURED CONC. WALL
3/4" = 1'-0"

3
A2
WOOD POST ANCHOR
1/2" = 1'-0"

1
A2
FOOTING/ FOUNDATION PLAN
1/4" = 1'-0" 1,013 SQ. FT. BASEMENT SLAB AREA

NOTES TO SHEET A3

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

3. THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN ALL LOCATIONS AS REQUIRED PER STATE CODE.

5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON SHEET A4 FOR KEY TO WINDOW DESIGNATIONS.

6. ALL GIRDER/TRUSSES SHALL HAVE A MIN. OF (3) STUDS BLW. EACH SIDE FOR BEARING.

ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.

ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.

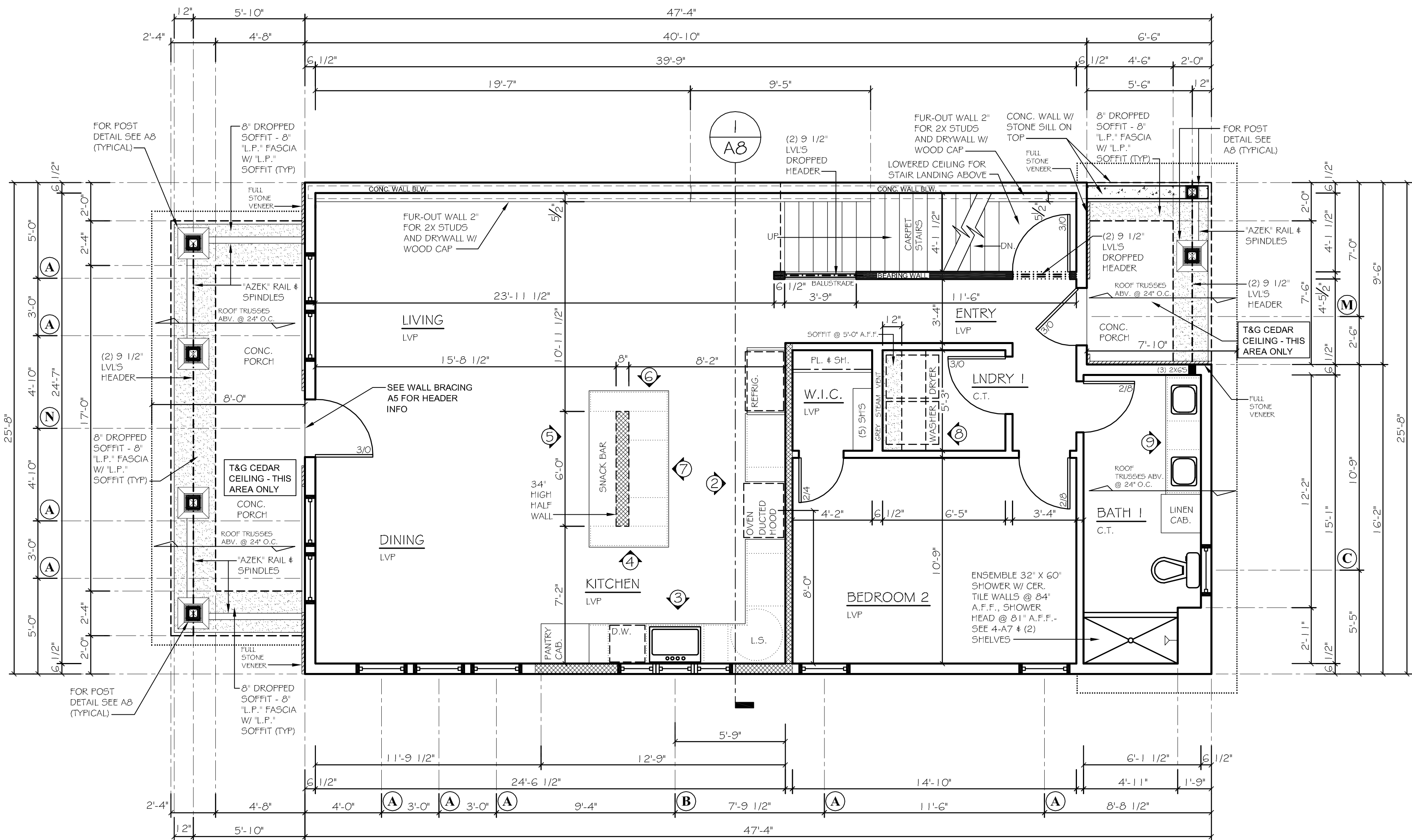
FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

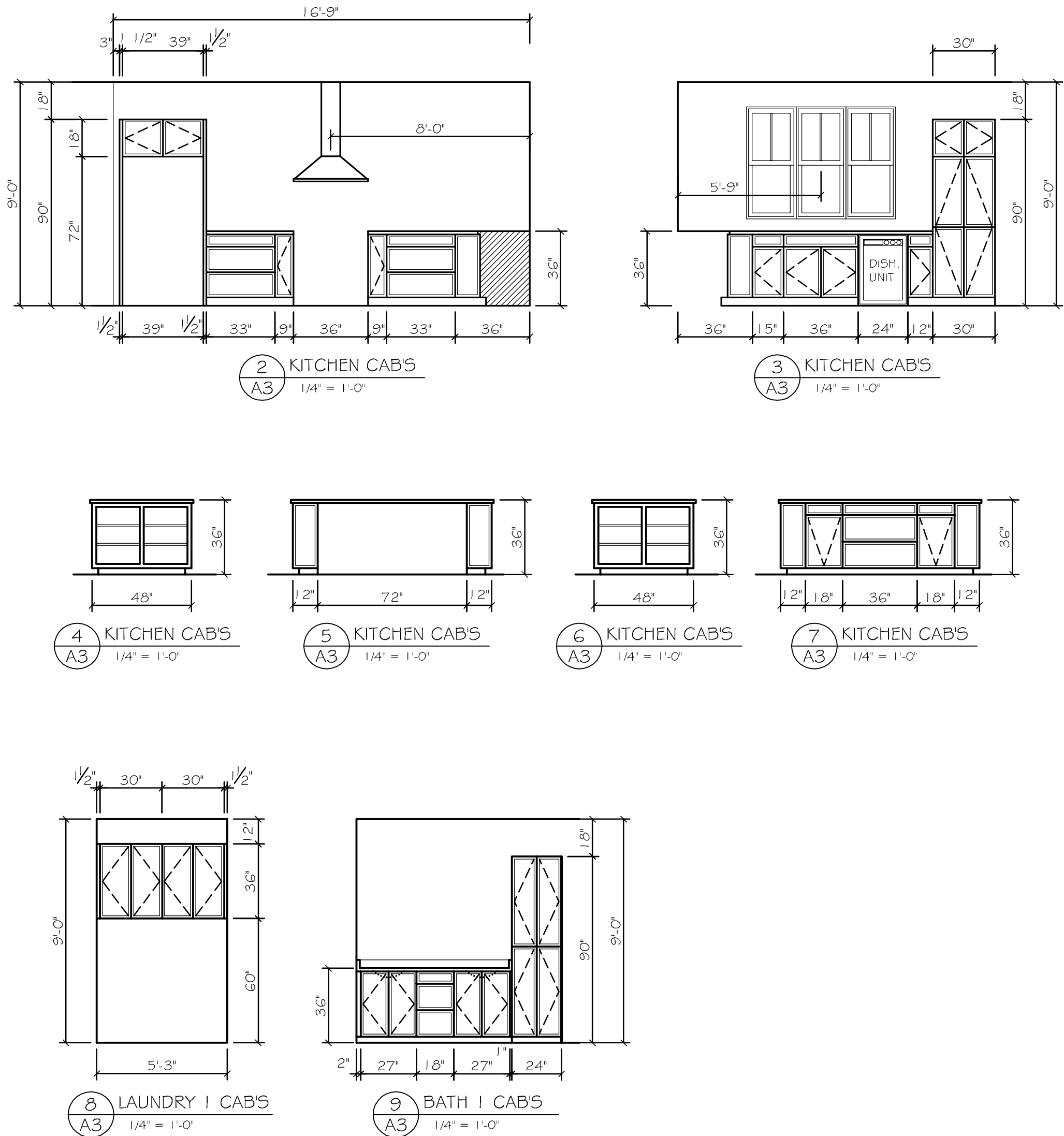
INTERIOR DOOR ROUGH OPENING SCHEDULE

DOOR TYPE	ROUGH OPENING	EXAMPLE
SWING DOOR	WIDTH: ADD 2" TO DOOR SIZE. HEIGHT = 83"	2/8 = 34" X 83" R.O.
SLIDE-BY-DOORS	WIDTH: ADD 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 65" X 83" R.O.
PAIR OF FRENCH DOORS	WIDTH: ADD 1 1/2" TO DOOR SIZE. HEIGHT = 83"	(2) 2/8 = 67" X 83" R.O.
POCKET DOORS	WIDTH = 2X DOOR SIZE PLUS 1" HEIGHT = 84 1/2"	2/8 = 32" X 2" = 64" + 1" = 65" X 84 1/2" R.O.
BARN DOORS (DRYWALL OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	
BARN DOORS (JAMBED OPENINGS)	SEE FLOOR PLAN FOR DETAILS.	

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



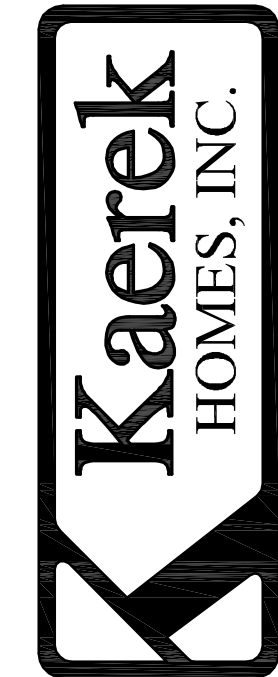
1 FIRST FLOOR PLAN
A3 1/4" = 1'-0" 1,154 SQ. FT. FIRST FLOOR AREA



REVISIONS	BY

OWNERS APPROVAL:

DATE:



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

A RESIDENCE FOR:

MICHEAL & DEBORAH KAEREK
W269W3089 WEST LAKESIDE DRIVE
PEWAUKEE LAKE
DELAFIELD, WISCONSIN

KAEREK COTTAGE

JOB NO.

KHI XXXX

DRAWN BY: JML

PLAN DATE: 06/19/26

STRUCTURAL REVIEW

BY: JML

DATE: XXXXXX

SHEET:

A3

NOTES TO SHEET A4

1. CONTRACTOR SHALL VERIFY MISSING OR INCORRECT DIMENSIONS W/ KAEREK HOMES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS!

2. INTERIOR PARTITIONS ARE 4-1/2" THICK UNLESS OTHERWISE NOTED.

3. THE PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, ALL ELECTRICAL & APPLIANCES ARE SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE INDICATED LOCATIONS ON THE DRAWINGS.

4. ROUGH CARPENTERS SHALL INSTALL FIRE STOPPING IN ALL LOCATIONS AS REQUIRED PER STATE CODE.

5. SEE WINDOW/ EXTERIOR DOOR SCHEDULE ON THIS SHEET FOR KEY TO WINDOW DESIGNATIONS.

6. ALL GIRDER TRUSSES SHALL HAVE A MIN. OF (3) STUDS BLW. EACH SIDE FOR BEARING.

ENGINEERED STUD WALLS AT KITCHEN CABINET WALLS, ALL POCKET DOORS, AND PATIO DOOR KING & SHOULDER STUDS.

ROUGH CARPENTER NOTES:

ROUGH CARPENTER SHALL INSTALL SAFETY RAILS AND GUARDRAILS AT ALL STAIRWELLS. SAFETY RAILS AND GUARDRAILS MUST BE PROPERLY INSTALLED TO ALLOW FOR COMPLETE DRYWALL INSTALLATION WITHOUT REMOVING RAILING. PLEASE SEE THE EXPEDITOR IF SPEC'S ARE NEEDED.

ROUGH CARPENTER SHALL INSTALL HANDRAIL BLOCKING IN WALLS WHERE HANDRAIL FASTENS TO WALL

ROUGH CARPENTER SHALL GLUE ALL I-JOISTS TO BOTTOM OF JOIST HANGERS.

ROUGH CARPENTER SHALL GLUE, NAIL, & SCREW FLOOR SHEATHING TO ALL LVL BEAMS IN FLOOR SYSTEM.

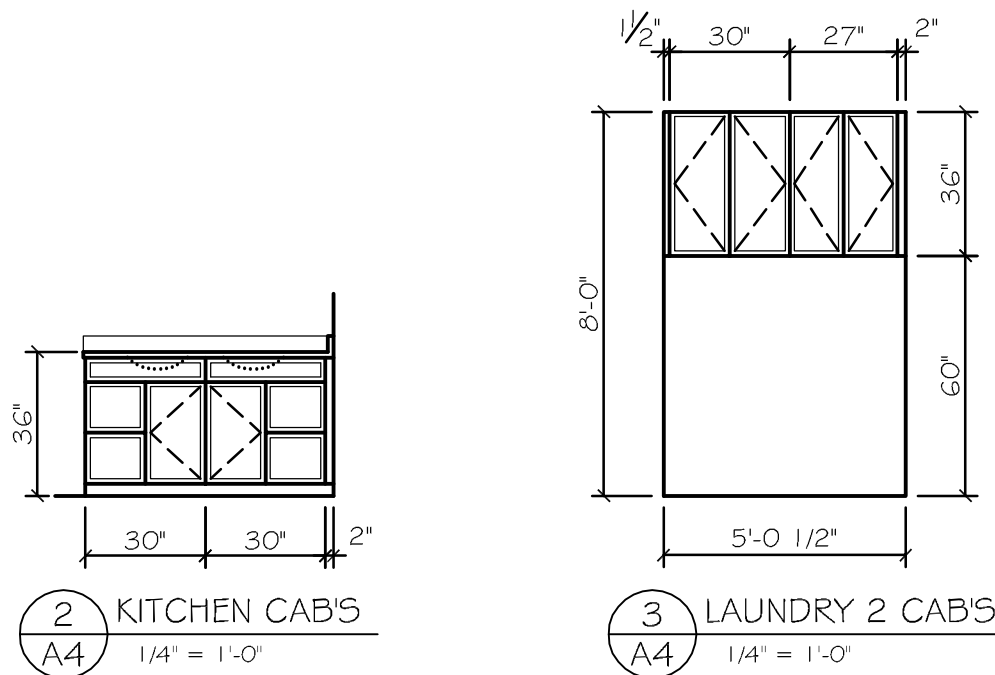
FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.

ADD BLOCKING FOR CABINETS: SOLID BLOCKING CENTERED AT 34" - 54" & 90" OFF THE FLOOR. USE SCRAP CUT-OFFS FOR BLOCKING

INTERIOR DOOR ROUGH OPENING SCHEDULE

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



WINDOW & EXTERIOR DOOR SCHEDULE

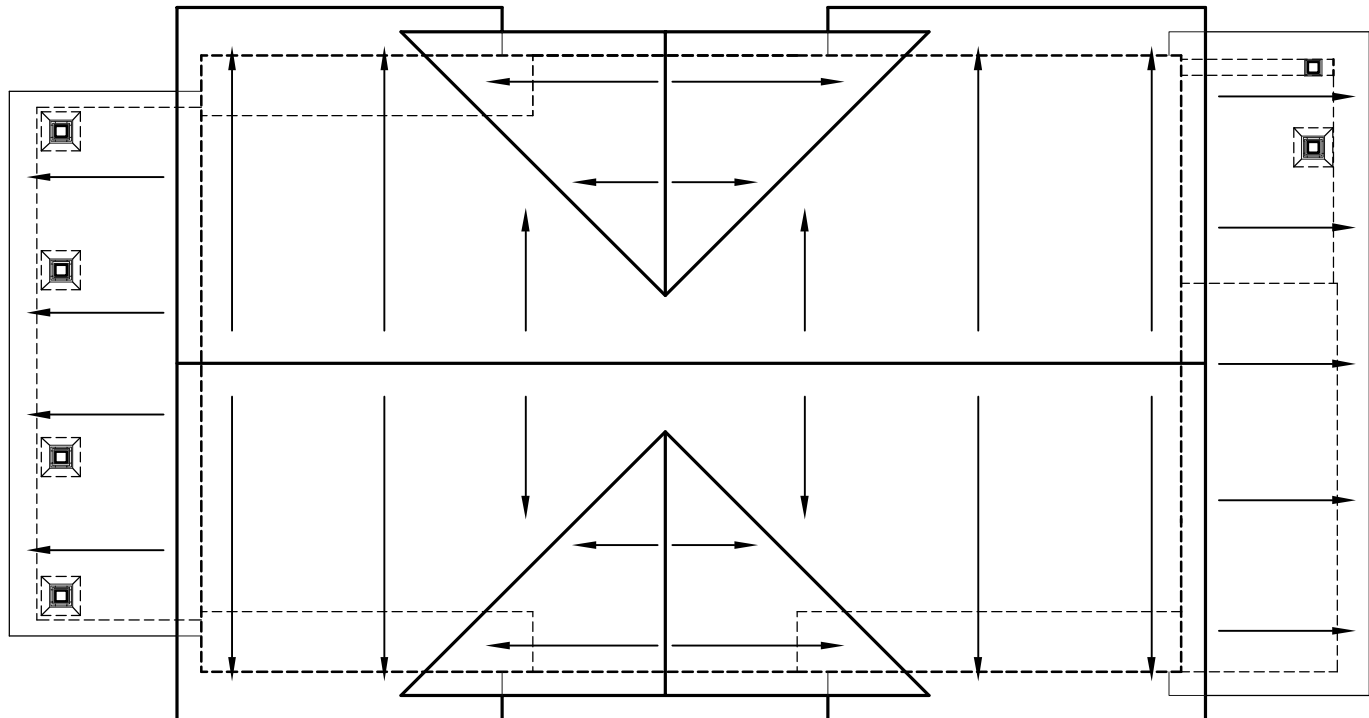
MARK	ORDER NUMBER	ROUGH OPNG	HEADER SIZE	NOTES	QTY.	SQ. FT. GLASS
FIRST FLOOR WINDOWS						
A	2860 S.H.	32" X 72"	(2) 2 X 10'S	1, 2, 3, 6	9	11.76 EA.
B	2046 S.H. MULL 3	72" X 54"	(2) 1 3/4" X 9 1/2" LVL'S		1	17.64
C	2850 S.H.	32" X 60"	(2) 2 X 10'S		1	9.56
D	NOT USED.					
E	NOT USED.					
SECOND FLOOR WINDOWS						
F	2850 S.H.	32" X 60"	(2) 2 X 10'S	1, 2, 3, 6	9	9.56 EA.
G	2846 S.H.	32" X 54"	SEE PLAN		2	8.46 EA.
H	NOT USED.					
I	NOT USED.					
BASEMENT						
J	NOT USED.					
K	NOT USED.					
DOORS						
L	NOT USED.					
M	3/O ENTRY DOOR	38 3/8" X 82 1/2"	(2) 2 X 10'S		1	
N	3/O ENTRY DOOR	38 3/8" X 82 1/2"	(2) 1 3/4" X 11 7/8" LVL'S		1	

NOTES TO SCHEDULE:

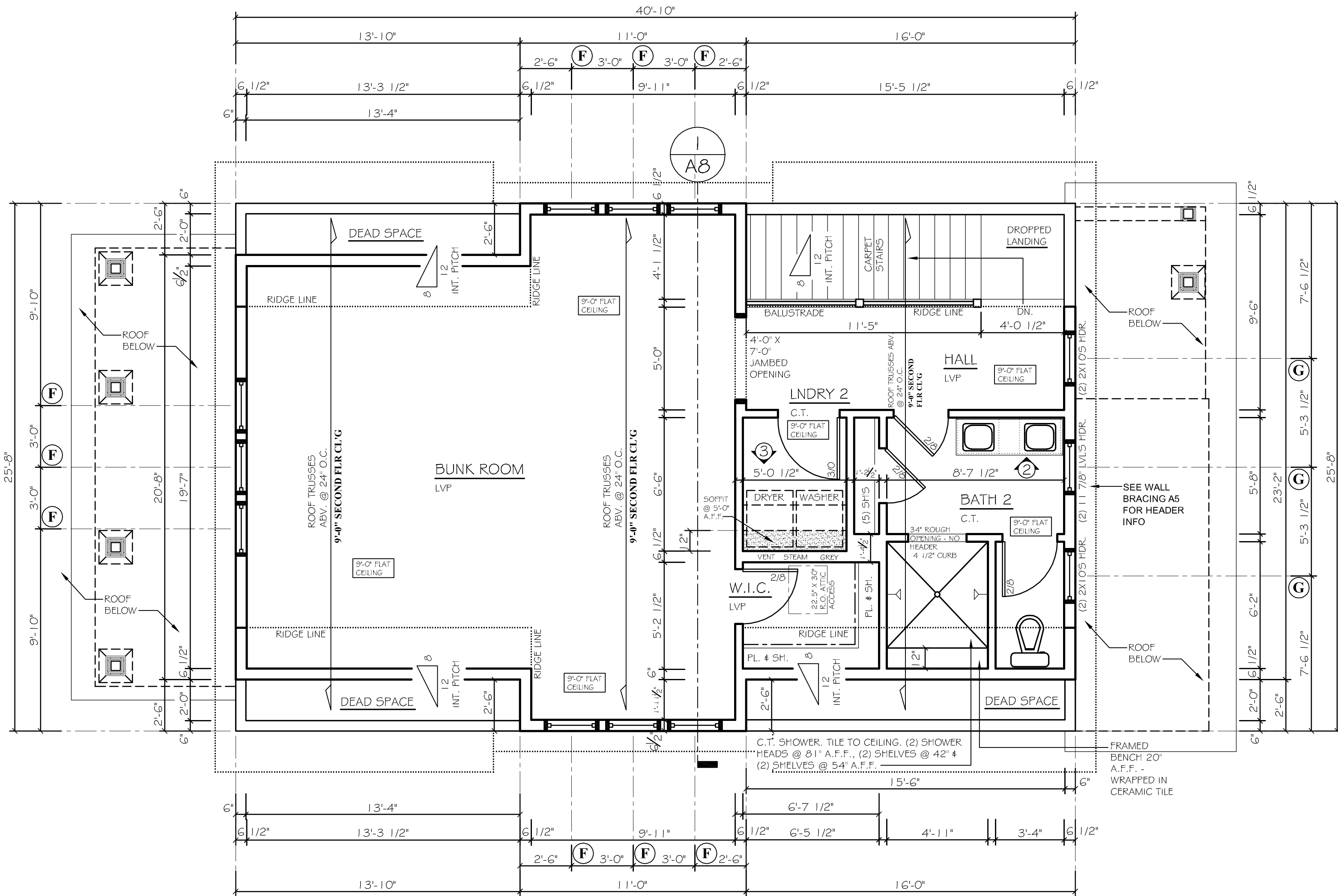
- WINDOWS, PATIO DOORS, & ENTRY DOORS SHALL BE ORDERED THROUGH LINDSAY WINDOWS & WESTERN DOORS.
- ALL HEADERS SHALL BE S-P-F NO. 2 OR BETTER LUMBER, UNLESS OTHERWISE NOTED; SIZES AS SHOWN.
- WINDOWS SHALL BE SINGLE HUNG VINYL INSULATED GLASS W/ LOW-E & ARGON GAS/ HALF SCREEN.
- WINDOWS SHALL BE SINGLE CASEMENT VINYL INSULATED GLASS W/ LOW-E, ARGON GAS, & SCREEN.
- NOT USED.
- WINDOWS SHALL HAVE METAL GRIDS IN AIR SPACE.
- PATIO DOORS SHALL BE VINYL W/ INSULATED GLASS W/ LOW-E & ARGON GAS/ SCREEN.
- NOT USED.
- DOORS SHALL BE STEEL INSULATED UNITS, STYLE AS NOTED, INSULATED GLASS WHEN STYLE REQUIRES.
- WINDOWS SHALL BE FIXED GLASS VINYL (NO LOW-E).
- WINDOWS SHALL HAVE TEMPERED GLASS PER STATE CODE.
- WINDOWS SHALL BE FIXED VINYL INSULATED GLASS W/ LOW "E" & ARGON GAS.
- NOT USED.
- WINDOWS SHALL BE SINGLE SLIDER VINYL INSULATED GLASS W/ LOW-E & ARGON GAS/ SCREEN.

ROUGH CARPENTER NOTE:

FRAME ALL WINDOWS & DOORS TO ROUGH OPENING SIZES ON SCHEDULE. OPENINGS NEED TO BE SQUARE & PLUMB WITH LEVEL SILLS.



4 ROOF PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0" 886 SQ. FT. SECOND FLOOR AREA

REVISIONS	BY

OWNERS APPROVAL:

DATE:

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

A RESIDENCE FOR:
MICHEAL & DEBORAH KAEREK
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31'-10"

11'-5 1/2"

8'-11"

11'-5 1/2"

5'-4 1/2"

27'-2"

16'-5"

5'-4 1/2"

4'-0" WALL BRACING PANEL

PORTAL FRAME BRACE
CONSTRUCTION PER CODE
321.25-A - SEE DETAIL -
4-A5 - 29' PANELS

D

4'-0" WALL BRACING PANEL

11'-5 1/2"

8'-11"

11'-5 1/2"

[illegible]

Architectural drawing of a building footprint showing wall bracing panels and dimensions. The drawing includes a central square area labeled 'C'. The overall dimensions are 40'-10" wide by 25'-6" deep. The drawing is divided into several sections with specific dimensions and labels:

- Top Section:** Dimensions include 2'-0", 9'-10", 19'-0", and 10'-0".
- Left Section:** Dimensions include 6'-0", 12'-1 3/4", and 6'-9 1/8". Labels include "3'-5" WALL BRACING PANEL" and "4'-0" WALL BRACING PANEL".
- Right Section:** Dimensions include 13'-2" and 10'-6". Labels include "TAIL WALL", "4'-0" WALL BRACING PANEL THE WHOLE LENGTH OF TAIL WALL BLOCKING PER CODE", and "PORTAL FRAME BRACE CONSTRUCTION PER CODE 32 I. 25-A - SEE DETAIL - 4-A5 - 24" PANEL".
- Bottom Section:** Dimensions include 6'-0", 20'-10", 12'-0", and 2'-0". Labels include "3'-5" WALL BRACING PANEL", "4'-0" WALL BRACING PANEL", and "4'-0" WALL BRACING PANEL".

4 PORTAL FRAMED DETAIL

A5 NO SCALE



Kaerek
HOMES, INC.

A5