

TERRACE COURT

2409 N. TERRACE AVENUE
MILWAUKEE, WI

OWNER

TERRACE 2409 LLC
JULI KAUFMANN, MIKE MASCHKE

ARCHITECT

RAMSEY JONES ARCHITECTS, LLC
PATRICK R. JONES
734 E. WRIGHT ST.
MILWAUKEE, WI 53212
T: 414.336.5853
E: RAMSEYJONES@SBCGLOBAL.NET
RAMSEYJONESARCHITECTS.COM

SHEET INDEX

- A0.0 TITLE SHEET
- SP1.1 SURVEY
- SP1.2 SITE PLAN, CONTEXT ELEV.
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 ROOF PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 BUILDING SECTIONS
- A4.1 MODEL VIEWS
- A4.2 MODEL VIEWS
- L100 LANDSCAPE PLAN

CODE DATA

North Point North Historic District Guidelines
Milwaukee Zoning Code, Chapter 295
State of WI Uniform Dwelling Code 2009
Construction Standards: SPS 321
Energy Conservation Code: SPS 322

BUILDING DATA

SIZE
FIRST 1999
SECOND 1008
TOTAL 2997
GARAGE 680
HEIGHT 31'-8"



HISTORIC PRESERVATION COMMISSION

SEPTEMBER 12, 2022

NOT FOR CONSTRUCTION

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

DATE 09.12.22

A0.0

CHAPUT LAND SURVEYS

PLAT OF SURVEY

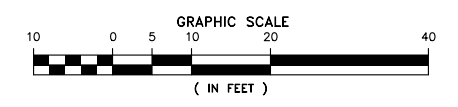
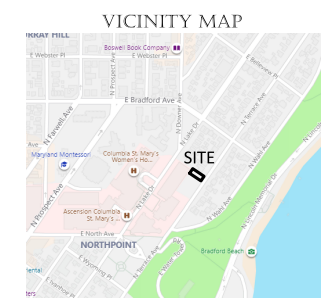
CLIENT
Juli Kaufmann
SITE ADDRESS
2409 N. Terrace Ave., City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
Lot 2 of Certified Survey Map No. 9084, recorded October 29, 2018 as Document No. 10823442, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 15, all in the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
- Bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated Dec., 2012 in which the South line of the SW 1/4, Sec. 15 bears N88°51'30"E.
- Vertical datum is based on City of Milwaukee Vertical datum which is NGVD 1929 - 580.603.

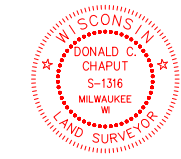
LAND AREA
The Land Area of the subject property is 8,311 square feet or 0.1908 acres.

STARTING BENCHMARK: 87.67
NW FLANGE BOLT ON HYDRANT



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways 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.

Date: June 21, 2022



Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyor work product doctrine or surveyor's client privilege. The information herein is intended solely for the use of the client and client directed third parties.



LEGEND

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
⊕ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
⊕ SANITARY MANHOLE	□ FIBER OPTIC PEDESTAL/SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ TRAFFIC LIGHT
⊕ SEPTIC TANK ACCESS COVER	⊕ COMMUNICATION MANHOLE
⊕ M.I.S. MANHOLE	⊕ BOLLARD
⊕ UNKNOWN MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊕ STORM MANHOLE	⊕ WATER SURFACE
⊕ INLET (ROUND)	⊕ WETLANDS FLAG
⊕ INLET (SQUARE)	⊕ MARSH
⊕ CURB INLET	⊕ FLAGPOLE
⊕ STORM SEWER END SECTION	⊕ PARKING METER
⊕ GAS VALVE	⊕ SIGN
⊕ GAS METER	⊕ MAILBOX
⊕ WATER VALVE	⊕ RAILROAD CROSSING SIGNAL
⊕ HYDRANT	⊕ HANDICAP SPACE
⊕ WATER MANHOLE	⊕ CONIFEROUS TREE
⊕ WATER SERVICE CURB STOP	⊕ DECIDUOUS TREE
⊕ WELL HEAD	— SANITARY SEWER
⊕ STAND PIPE	— STORM SEWER
⊕ WALL INDICATOR VALVE	— WATERLINE
⊕ POST INDICATOR VALVE	— MARKED GAS MAIN
⊕ LIGHT POLE	— MARKED ELECTRIC
⊕ SPOT/YARD LIGHT	— OVERHEAD WIRES
⊕ UTILITY POLE	— MARKED TELEPHONE
⊕ GUY POLE	— MARKED CABLE TV LINE
⊕ GUY WIRE	— MARKED FIBER OPTIC
⊕ ELECTRIC MANHOLE	— BURIED ELECTRIC SERVICE
⊕ ELECTRIC PEDESTAL	— BOARD FENCE
⊕ ELECTRIC METER	— CHAIN LINK FENCE
⊕ TELEPHONE MANHOLE	— WIRE FENCE

1
SP1.1

SURVEY
SCALE: GRAPHIC



GARAGE SETBACKS, 1.5'

10' BUILDING MAINT. EASEMENT

PRINCIPAL BUILDING REAR SETBACK

142'-0"

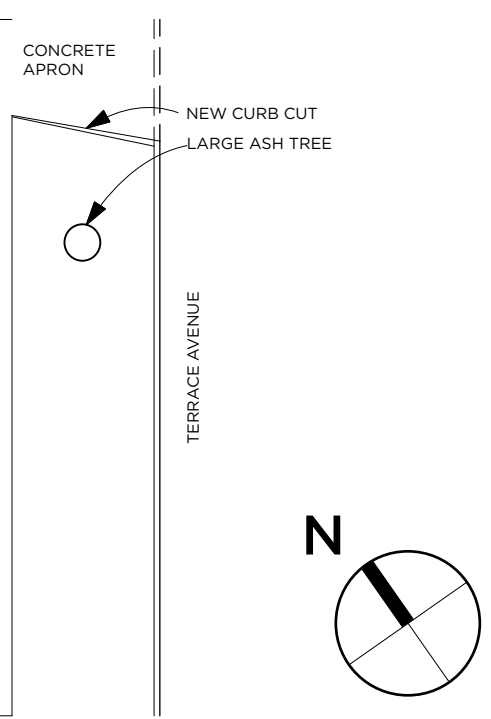
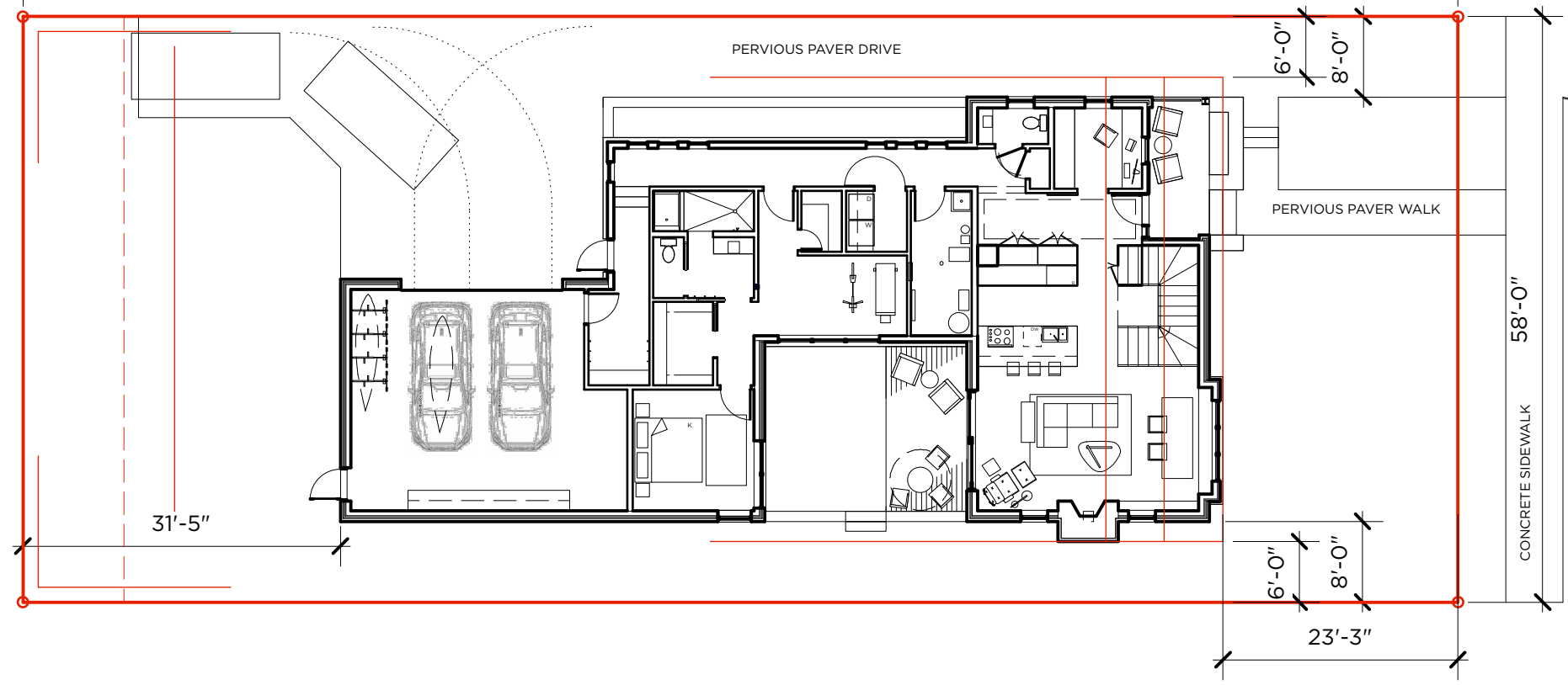
FRONT SETBACK + 20%

FRONT SETBACK, AVG ADJ +/- 20%

FRONT SETBACK - 20%

FRONT SETBACK
 $27.5 + 30.6 = 58.1 / 2 = 29.05'$ AVG.
 $29.05 \times 0.2 = 5.81'$
 Range: 23.24' to 34.86'

1
SP1.2 **CONTEXT**
 SCALE: 1/16" = 1'-0"



2
SP1.2 **SITE PLAN**
 SCALE: 1/16" = 1'-0"

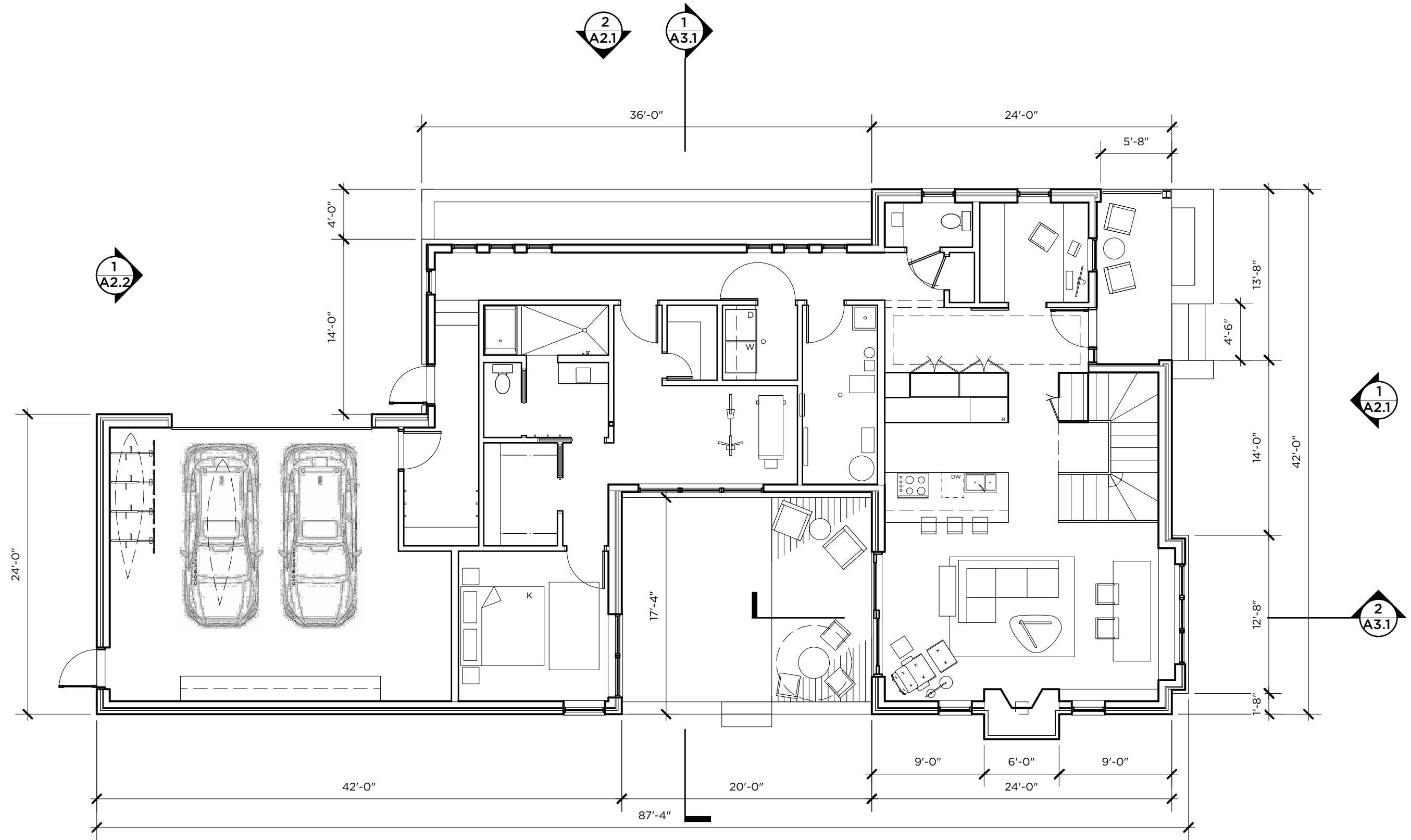
414.336.5853 | ramseyjones@sbcglobal.net
 754 East Wright Street | Milwaukee WI | 53212
 ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
 2409 N. Terrace Avenue
 Milwaukee, WI

PROJECT NO. 21.01
 DATE 09.12.22

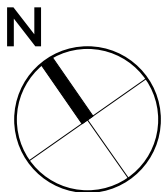
SP1.2



1
A1.1

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



Terrace Court
 2409 N. Terrace Avenue
 Milwaukee, WI

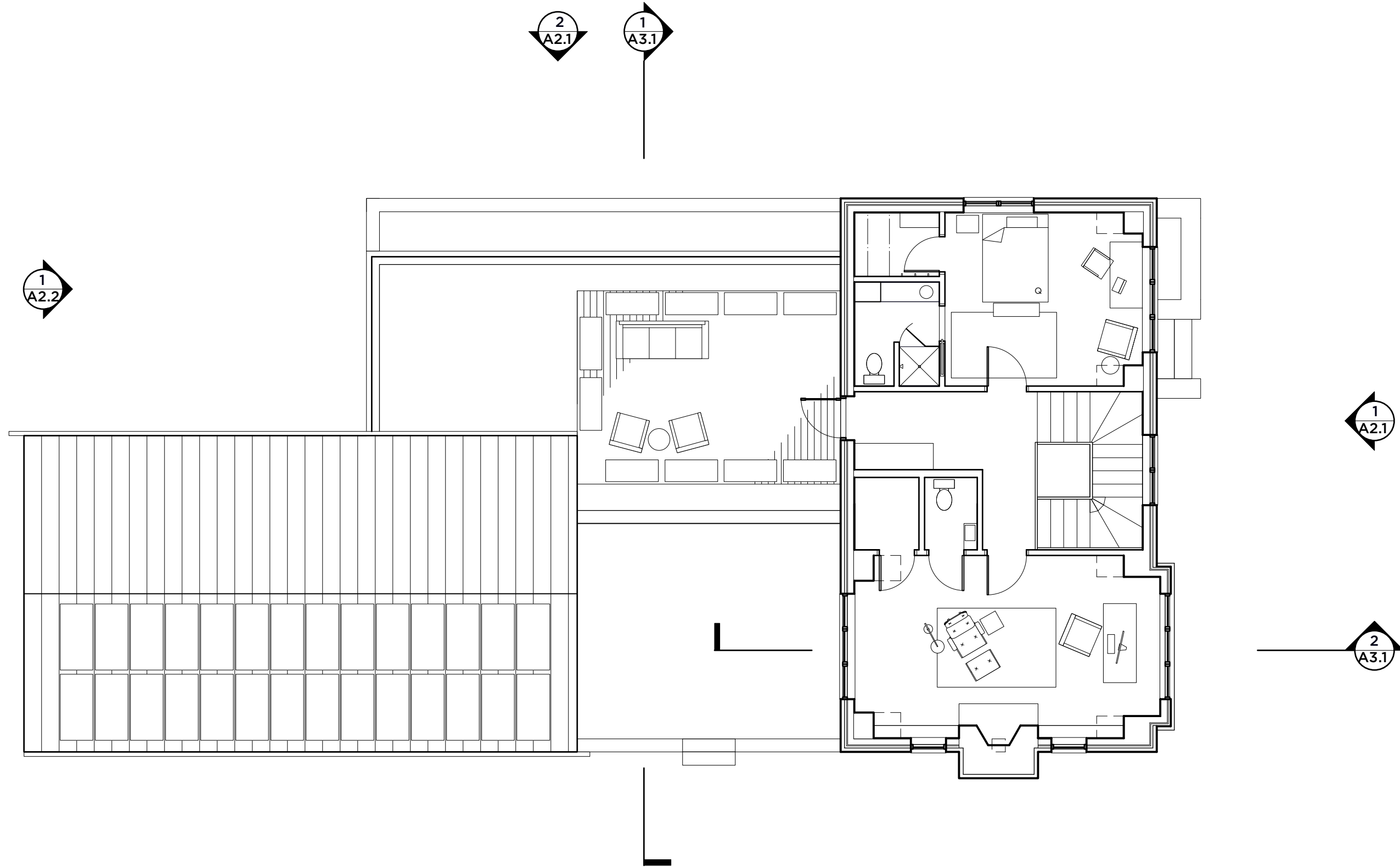
PROJECT NO. 21.01

DATE 09.12.22

414.336.5853 | ramseyjones@sbcglobal.net
 734 East Wright Street | Milwaukee WI | 53212
 r a m s e y j o n e s a r c h i t e c t s . c o m

RAMSEY JONES ARCHITECTS

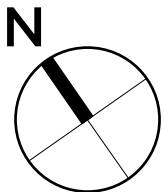
A1.1



1
A1.2

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

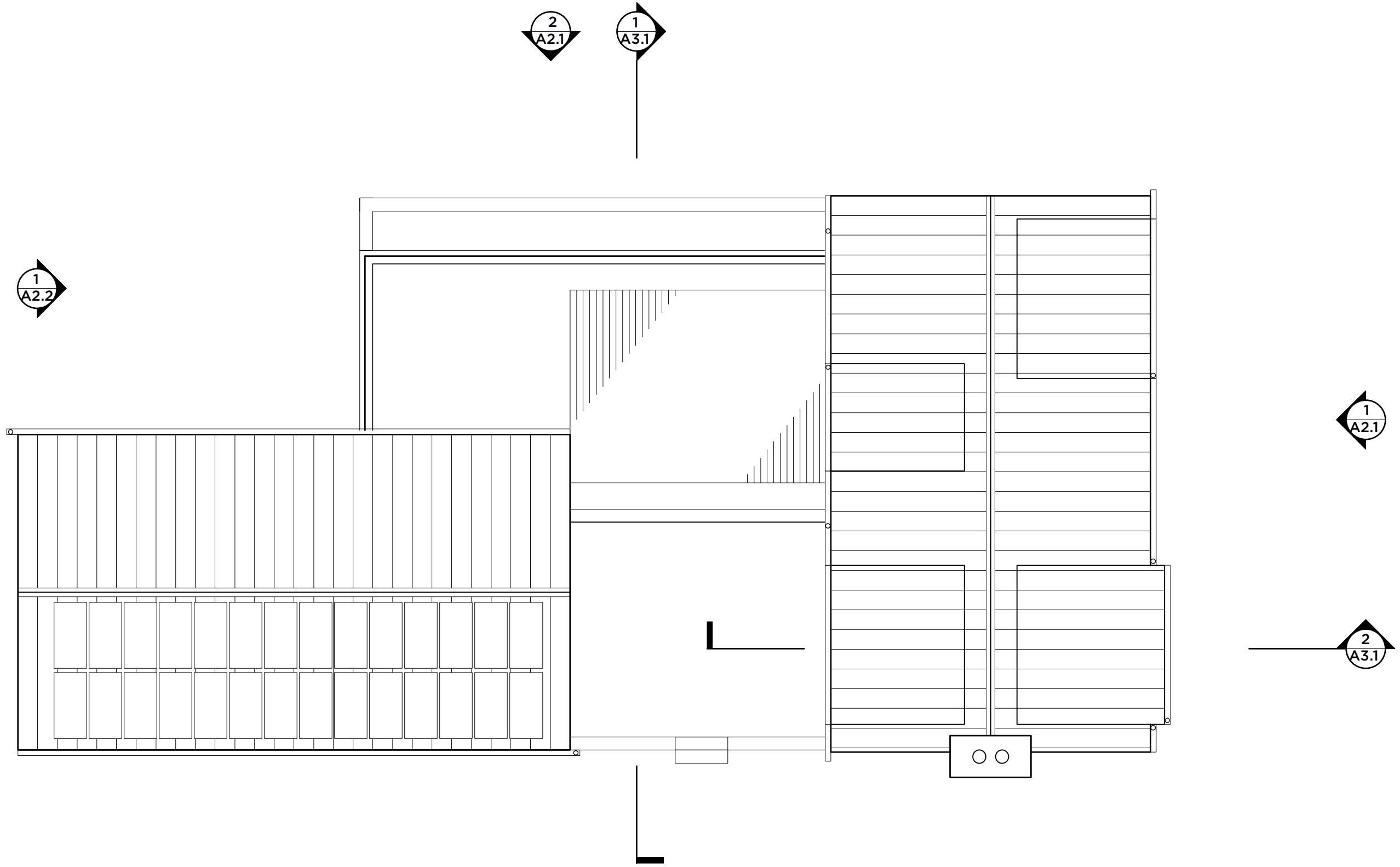
DATE 09.12.22

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

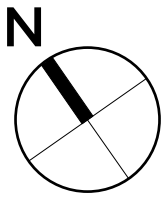
RAMSEY JONES ARCHITECTS

© 2022 Ramsey Jones Architects, LLC

A1.2



1
A1.3 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

DATE 09.12.22

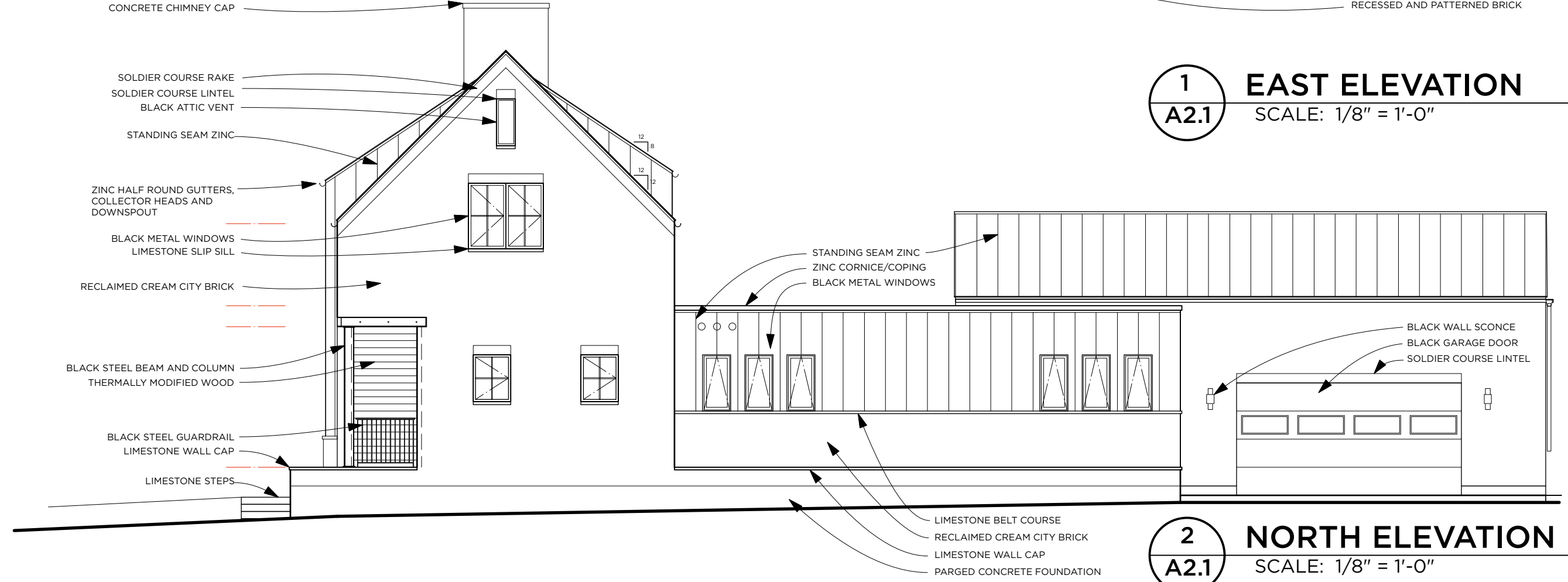
414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES | ARCHITECTS

A1.3



1 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

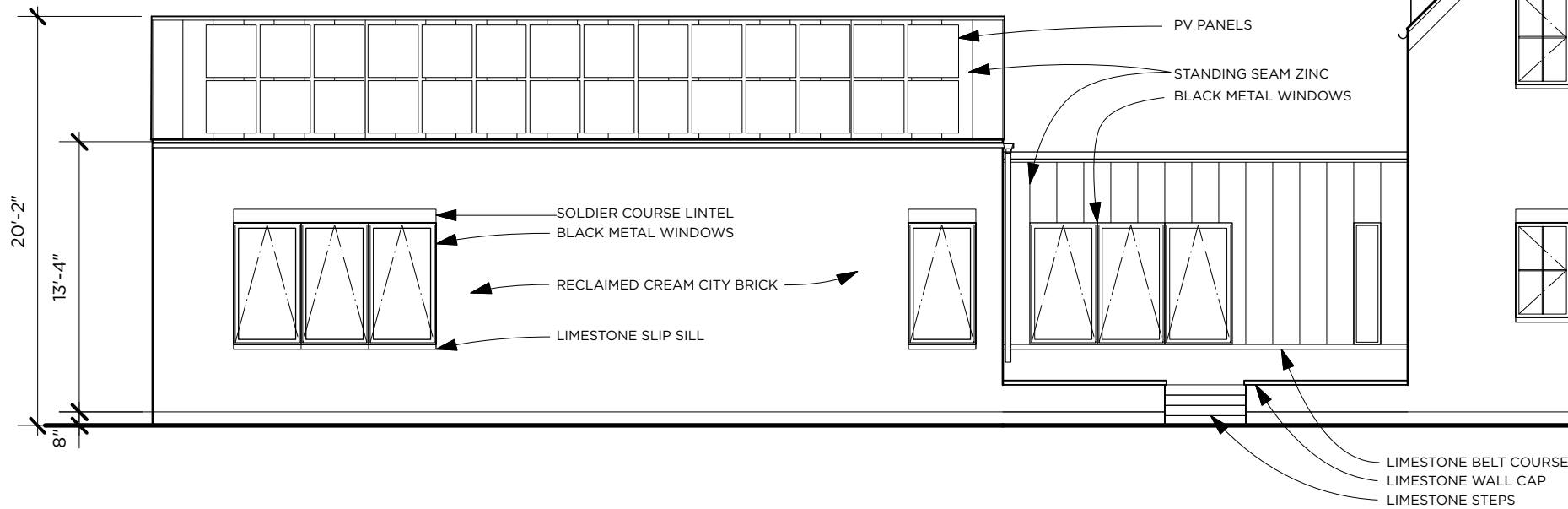
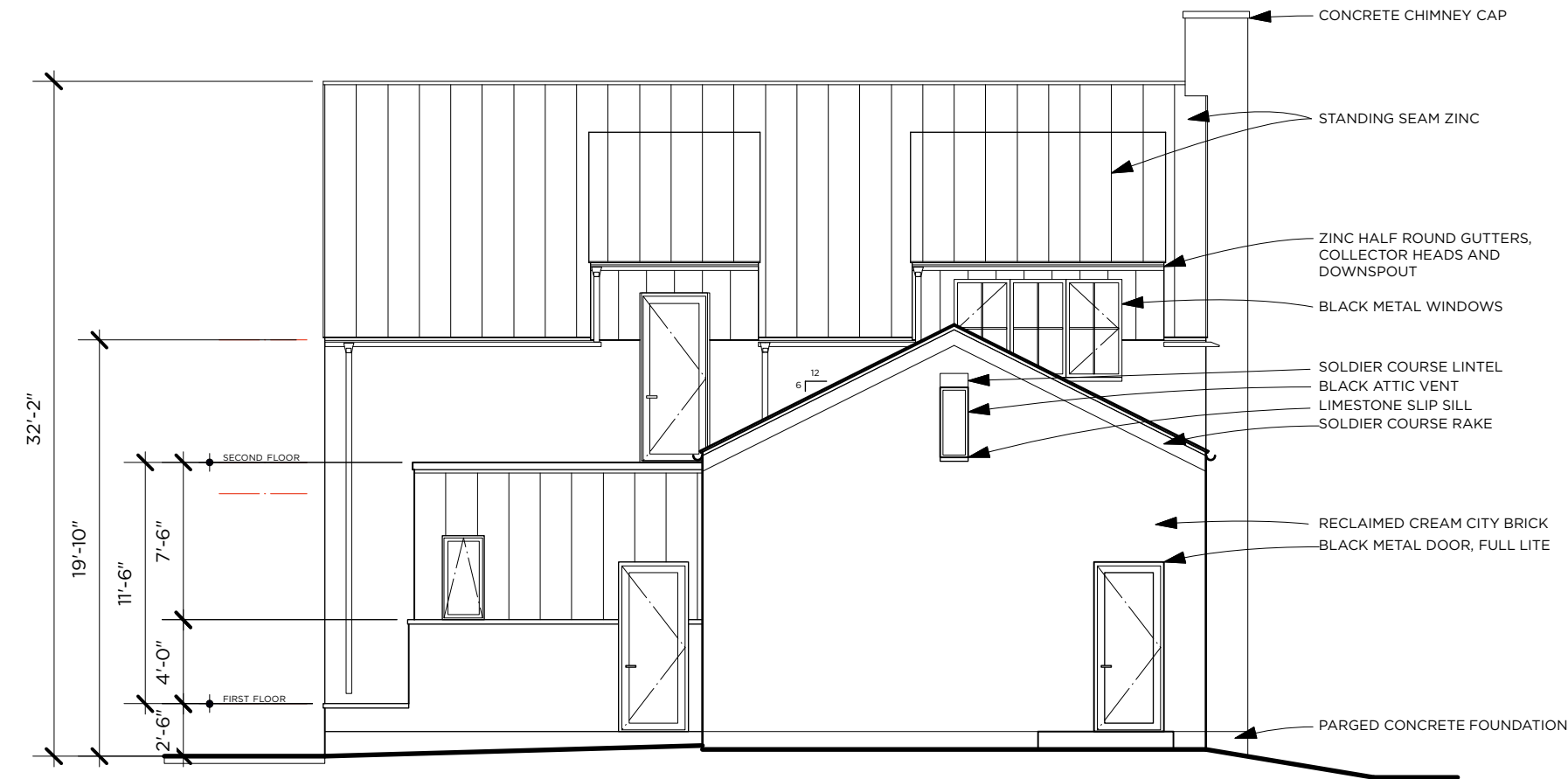
414.336.5853 | ramseyjones@sbcglobal.net
 734 East Wright Street | Milwaukee WI | 53212
 ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
 2409 N. Terrace Avenue
 Milwaukee, WI

PROJECT NO. 21.01
 DATE 09.12.22

A2.1



1
A2.2 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

2
A2.2 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

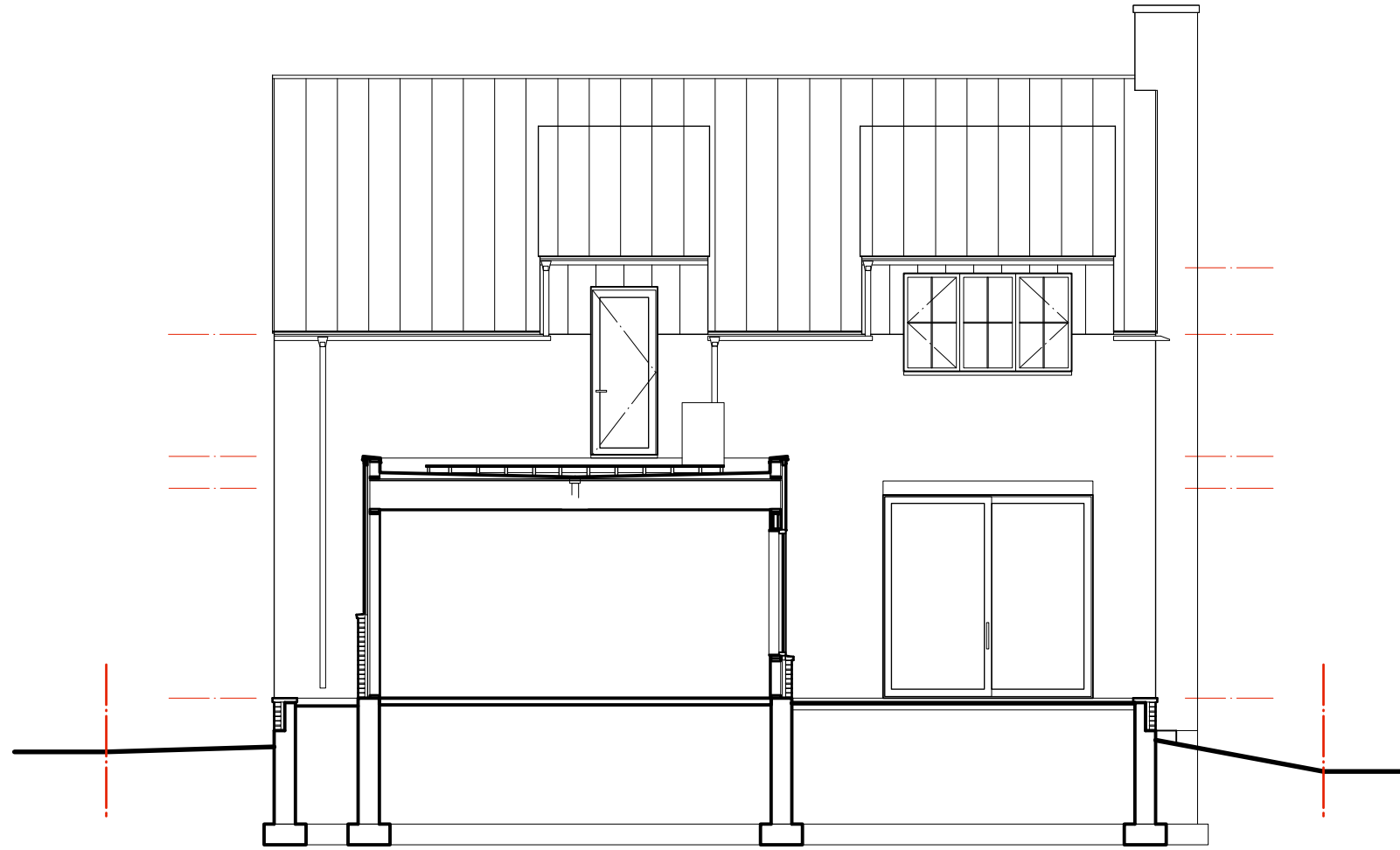
414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

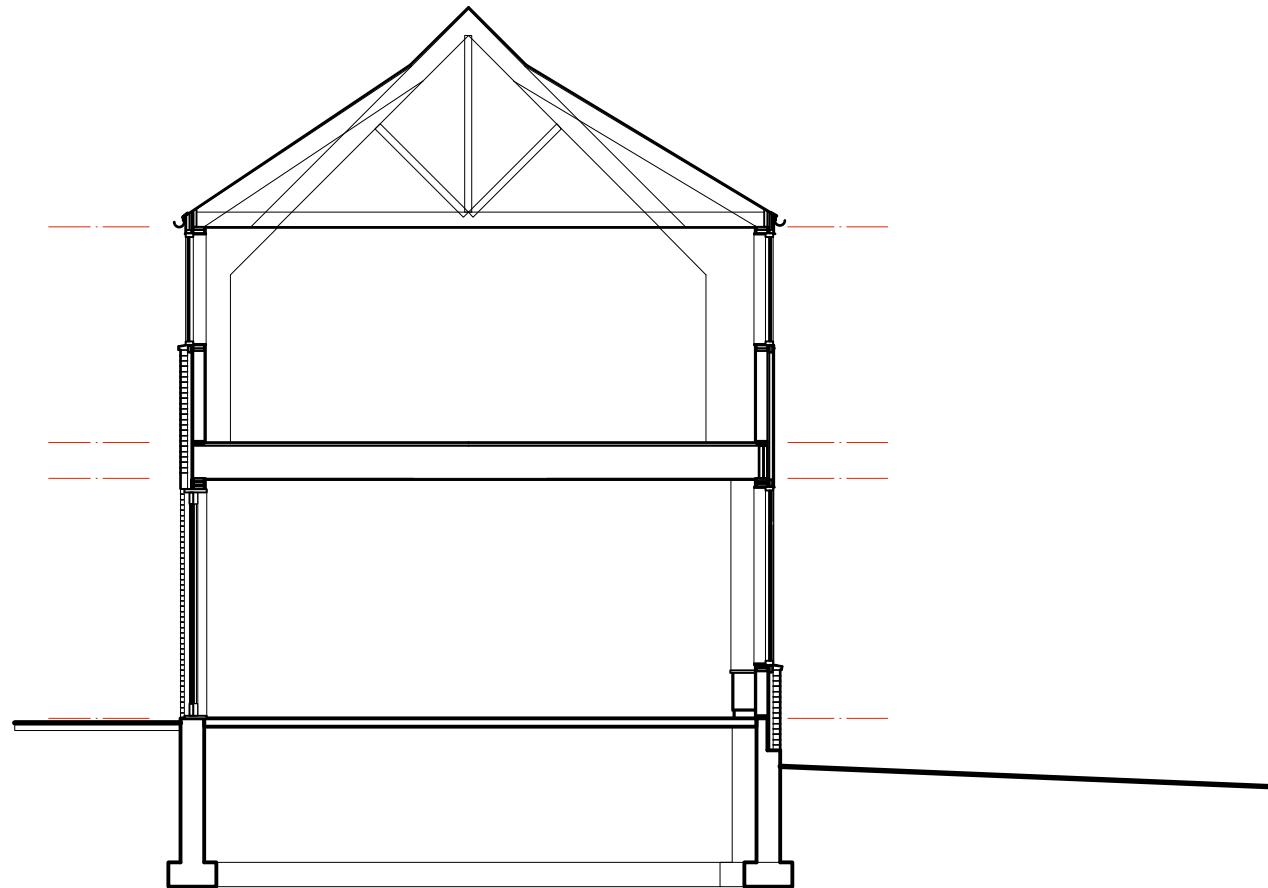
Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01
DATE 09.12.22

A2.2



1
A3.1 N-S SECTION
SCALE: 1/8" = 1'-0"



2
A3.1 E-W SECTION
SCALE: 1/8" = 1'-0"

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01
DATE 09.12.22

A3.1



1 **NORTHEAST LOW**
A4.1 SCALE: NTS

2 **PLAN VIEW**
A4.1 SCALE: NTS

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

DATE 09.12.22

A4.1



1
A4.2 **NW HIGH**
SCALE: NTS



2
A4.2 **NE HIGH**
SCALE: NTS



3
A4.2 **SW HIGH**
SCALE: NTS



4
A4.2 **SE HIGH**
SCALE: NTS

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

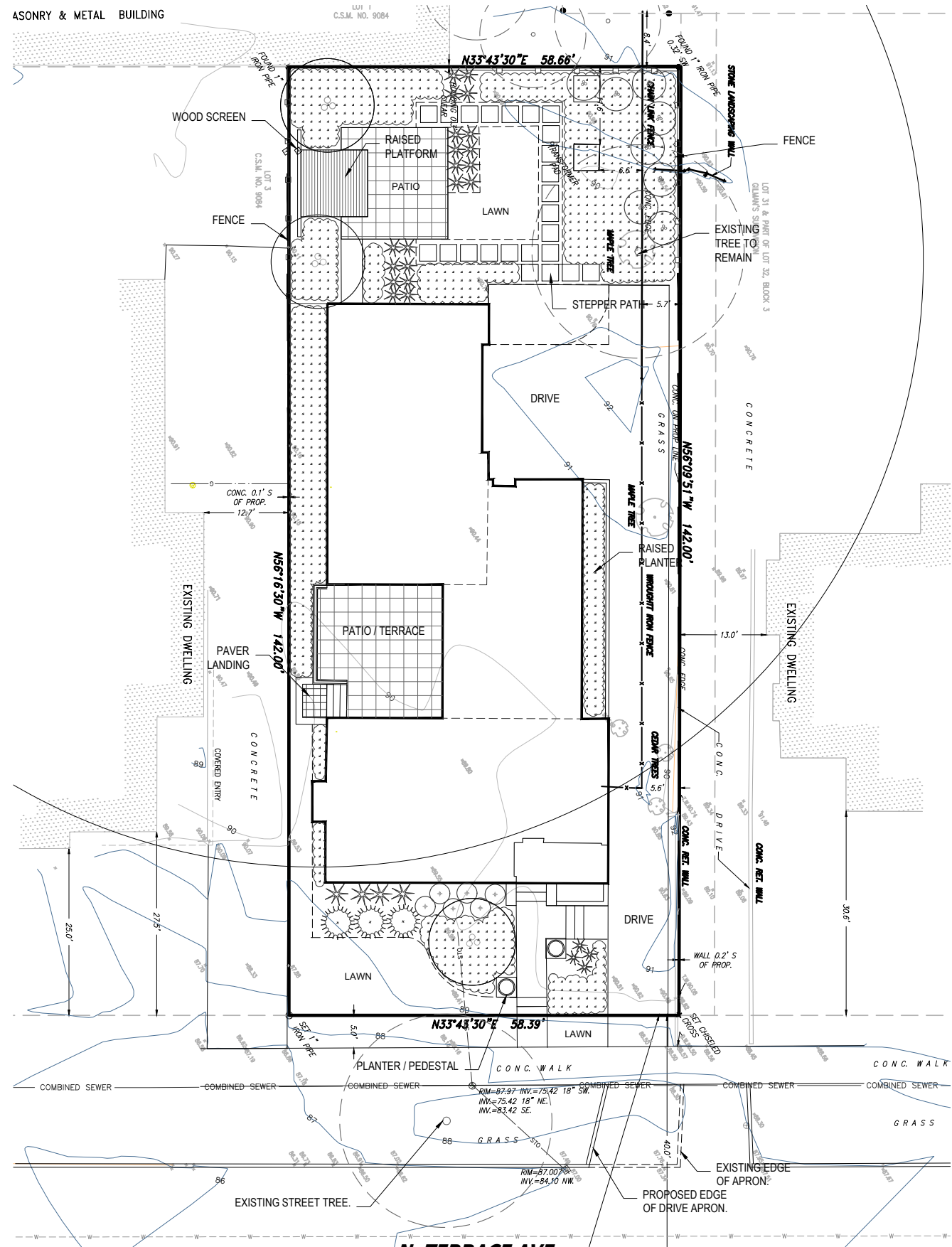
RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

DATE 09.12.22

A4.2



TO OBTAIN LOCATIONS OF
PARTICIPATING DESIGNATIONS
FACILITIES BEFORE YOU
DIG A HOLE.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WE START/RELOCATE/REPAIR
REPAIRS AND 3 WORK DAYS
NOTICE BEFORE YOU DIG/AVOID

MILW. AREA 259-1181

1 SITE LANDSCAPE PLAN
L100 SCALE: 1" = 10'-0"



SCALE IN FEET
0 10 20

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



RESIDENCE
2409 N. Terrace Avenue
Milwaukee, WI

Juli Kaufmann /
Michael Maschek

Landscape
Plan

PROJECT #: 22007-KAU-MA
SCALE:
DATE: 09-12-2022
DRWN BY: CHKD BY:

L100