

## Board of Appeals Agenda Notice

**PLEASE TAKE NOTICE** that a meeting of the Village of Shorewood **Board of Appeals** will be held in hybrid format on **Wednesday, March 18, 2026 at 5:30 p.m.**, in the Shorewood Village Hall Court Room, 3930 N. Murray Avenue, Shorewood, WI 53211, at which time the following matters will be considered:

### **Join Via Zoom:**

<https://zoom.us/j/94919867483?pwd=Esy8uYGb6KxmTOLMICbeZJKWOD8V3d.1>

Meeting ID: 949 1986 7483

Passcode: 550479

Phone number:

305-224-1968

1. **Call to Order.**
2. **Approve minutes –January 14, 2026.**
3. **Attorney to review standards by which the Board of Appeals must abide.**
4. **Request a variance of Zoning Ordinances 535-19 F. (4) (a) to construct a new enclosed entryway on the front of the house within the front setback at residential property 4154-56 N. Stowell Ave.**
5. **Adjourned**

**PLEASE BE ADVISED THAT A REPRESENTATIVE OF THE APPLICANTS FOR THE ABOVE ITEMS MUST BE PRESENT AT THIS MEETING.**

Dated this 11<sup>th</sup> day of March, 2026.

Toya Harrell, MMC, WCPC  
Village Clerk

PLEASE TAKE NOTE: This meeting date and time may be subject to change due to unforeseen circumstances. Please check the village website at [www.villageofshorewood.org/agendacenter](http://www.villageofshorewood.org/agendacenter) to check for possible rescheduling. This agenda constitutes notice for any subsequent adjournments or continuances of the meeting.

The Village Board of Shorewood currently holds meetings in person at Village Hall, or an alternative physical location as allowed by the Village Code. As a courtesy to citizens, Board meetings will also be made available live on the Zoom virtual platform for viewing and possible participation. However, the Village cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously, or that the platform will work with every computer or mobile device. The only way to guarantee the ability to offer public comment, or view the Board meeting uninterrupted, is to appear in person. If the Teams platform fails, the meeting will continue as scheduled.

**Village of Shorewood  
Board of Appeals  
Meeting Minutes  
January 14, 2026**

**DRAFT**

**1. Call to Order.**

The meeting was called to order at 5:32pm. Clerk Harrell noted that the meeting was properly noticed and posted according to law. Members present were Kevin Mathews (acting chair) Scott Walligora, Jon Toutenhoofd, and Stephen Isaacson.

**2. Approve minutes –December 11, 2025.**

No corrections made. The minutes were approved.

**3. Attorney to review standards by which the Board of Appeals must abide.**

Reviewed by Attorney Wirth.

**4. Request for a special exception per Village Code [535-34 A\(1\)](#) regarding lot coverage at residential property 2521 E. Lake Bluff Blvd.**

Kevin Matthew moved to approve the special exception per Village Code [535-34 A\(1\)](#) regarding lot coverage at residential property 2521 E. Lake Bluff Blvd. it was seconded by Stephen Isaacson. Neighbor of the applicant, Alan Letourneau, , asked for clarification of the special exception request. Mr. Matthew rescinded his motion to allow the applicant and Village Inspector to give testimony.

Inspector Burris provided sworn testimony and provided responses to the inquiries of the board members as to why the existing building, proposed addition and land do or do not conform to the applicable zoning ordinances.

Kevin Matthew moved to approve the special exception per Village Code [535-34 A\(1\)](#) regarding lot coverage at residential property 2521 E. Lake Bluff Blvd. It was seconded by Stephen Isaacson. Motion carried by a roll call vote of 4-0

**5. Reconvened:**

- **Consideration of George Washington 1776 Lodge 337's appeal of the denial of its commercial occupancy permit.**

At 5:57 p.m., the Board reconvened. Attorney Wirth reviewed the legal standards governing the Board's consideration of the matter and provided a summary of the proceedings held on December 11, 2025. Subsequent to that meeting, written materials were submitted, and statements were made by counsel for both the Village of Shorewood and the applicant regarding the materials provided. Board member Stephen Isaacson raised concerns as to whether the matter should be referred to the full Village Board. Board member Kevin Mathews reviewed the applicable provisions of the Village Code pertaining to the Board of Appeals'

authority to hear and decide appeals. Mr. Mathews then reopened the record and formally admitted the written materials submitted by both attorneys into the record.

Statements were provided by Attorney Nathan Bayer, attorney for the Village of Shorewood and Attorney Debbie Tomczyk, attorney for the applicant.

At 6:30pm, Mr. Mathews closed the record for purposes of board deliberation.

Moved to affirm the decision of Village Code 535 and deny the appeal of the applicant and it was seconded by Scott Waligora. Motion carried by a roll call vote of 3-1 (Isaacson, abstention)

**6. Adjournment.**

**The meeting was properly adjourned at 6:45pm.**

Respectfully submitted,



Toya Harrell, MMC, WCPC  
Village Clerk



## Report to Board of Appeals

February 10, 2026

Prepared by: Building Inspector Justin Burris

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**RE: Request a variance of Zoning Ordinances 535-19 F. (4) (a) to construct a new enclosed entryway on the front of the house within the front setback at residential property 4154-56 N. Stowell Ave.**

The property owners of 4154-56 N. Stowell Ave. are seeking a variance to demolish the existing front porch and construct an enclosed entryway within the front-yard setback area. The Village received the Building Permit application on November 26, 2025 and the Board of Appeals application on February 2, 2026.

A zoning review was completed on December 9, 2025 and found that the proposed front yard setback would not meet the requirements of the zoning code.

The existing building's current configuration does conform to the setback requirements because a porch is permitted to encroach into the front yard setback up to eight feet. However, the proposed addition (enclosing the front porch thereby making it part of the principal building footprint) impacts the front setback.

The current average setback is 34.8' feet, and the proposed addition would lessen the average setback by 1.8' feet creating a new average of 33.0' feet.

### **Zoning/Applicable Regulations:**

#### 535-19 F. (4) (a):

Setback Front, minimum: 25 feet or the average of existing setbacks on the side of the street where the property is located, between the two closest intersecting streets, whichever is greater.

#### 535-9 F. (3) Porches and covered entryways.

In order for buildings to have various features that provide variety, articulation and unique character, standards are established to allow certain elements of modest size to be placed in setback areas.

#### (a) [1] Required setbacks.

Porches may project up to eight feet from the front facade of the house into the front yard and covered entryways may project up to four feet into the front yard; however, in no instance may such projection encroach closer than 10 feet to the front lot line.

**PORCH:** An elevated structure attached to the entrance of a building without side walls, forming a covered approach or vestibule to a doorway.

**Materials provided:**

1. Building Permit application
2. Residential Development application
3. Zoning Review
4. Board of Appeals application and supplementary materials
5. Survey of property 4154-56 N. Stowell Ave.
6. Pictures / Aerial / Parcel maps



# APPLICATION FOR BUILDING PERMIT


Planning & Development Department  
 3930 N. Murray Avenue, Shorewood, WI 53211  
 Phone (414) 847-2640  
[www.villageofshorewood.org](http://www.villageofshorewood.org)  
[pad@shorewoodwi.gov](mailto:pad@shorewoodwi.gov)

50495

**\*\*\*FINAL INSPECTION IS REQUIRED WHEN WORK IS COMPLETED.**  
**\*\*\*FORMS INSPECTIONS ARE REQUIRED BEFORE ALL CONCRETE POURS. ROUGH INSPECTIONS MAY BE REQUIRED, PLEASE ASK.**  
**\*\*\*\*REMEMBER TO CALL DIGGERS HOTLINE 811**

| OFFICE USE ONLY     |   |
|---------------------|---|
| PERMIT #<br>26-0110 | FEE: <del>\$</del> 1,140.00<br>RESIDENTIAL PLAN REVIEW \$50<br>RESIDENTIAL OCCUPANCY \$50 |
| APPROVAL DATE:      |   |

|   |                                       |   |                             |
|---|---------------------------------------|---|-----------------------------|
| Job Address: 4153 N. Stowel <b>4156 Stowell</b>   |                                       | Building Type: Residential Residence    |                             |
| <b>Owner's Information</b>  |                                       | <b>Contractor's Information</b>         |                             |
| Name Julia Padvoiskis & Matt Wills  |                                       | Name 53 Builds, LLC                     |                             |
| Address 4153 N. Stowel  |                                       | Address 1005 S. 60th Street             |                             |
| City/State/Zip Shorewood, WI 53212  |                                       | City/State/Zip West Allis, WI 53214     |                             |
| Phone   |                                       | Phone 414-324-6743                      |                             |
| Email   |                                       | Email Andyf@53builds.com                |                             |
|   |                                       | DC #                                    | DCQ #                       |
| ***Cautionary Statement: see page two (REQUIRED when Homeowner is applying for permit)  |                                       |   |                             |
| <b>Describe work in detail (include floor levels of where work is being done)</b>   |                                       |   |                             |
| Demolition of existing front entry porch and construction of new entry porch, deck and airing porch with new door to airing porch   |                                       |   |                             |
|   |                                       |   |                             |
| <b>Estimated Cost of Job \$</b> 95,000.00   |                                       |   |                             |
| Is this part of an Enforcement Statement?   | N <input checked="" type="checkbox"/> | Y <input type="checkbox"/>              | If Yes, Enforcement #       |
| Are plans, sketches or drawings attached?   | N <input type="checkbox"/>            | Y <input checked="" type="checkbox"/>   | N/A                         |
| Is a certified plot plan or survey attached?  | N <input type="checkbox"/>            | Y <input checked="" type="checkbox"/>   | N/A                         |
| <b>Permit voided four months from date issued if no work has been started<br/>         or if building operations cease for more than four months.<br/>         If project is still active after four months call to request an extension.</b> |                                       |   |                             |
| <b>OFFICE USE ONLY – Conditions of Approval</b>   |                                       |   |                             |
|   |                                       |   |                             |
| Design Review Board Approval Needed   |                                       | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
|   |                                       | Approval Date <b>12/18/25</b>           |                             |

  
 Signature of Owner/Architect/Contractor

**11/26/2025**  
 Date

**Triple fees** shall be chargeable to all applicants hereunder who fail to obtain a permit before work has been started. No further permits shall be issued to any applicant who owes fees to the Village or who failed to comply with any lawful orders of the Village inspector. It is agreed and understood that all work shall be done in accordance with the state of Wisconsin's applicable codes and ordinances of the Village of Shorewood.

**NOTE: COMMERCIAL BUILDING OR LARGE SCALE REMODEL OR ALTERATION WORK WILL BE SUBJECT TO A PLAN EXAMINATION FEE.**  
**NOTE: COMMERCIAL BUILDING REMODEL OR ALTERATION WORK WILL BE REQUIRED TO SUBMIT AN APPLICATION TO THE FIRE DEPT.**

|   |
|---|
| <b>\$12.00 per \$1,000 cost of job – Residential Repair/Remodel</b> |
| <b>\$0.40/Square Foot – Residential New Construction/Addition</b>   |
| <b>\$15.00 per \$1,000 cost of job – Commercial Repair/Remodel</b>  |
| <b>\$0.45/Square Foot – Commercial New Construction/Addition</b>    |
| <b>Minimum Fee: \$75.00 (Residential); \$100.00 (Commercial)</b>    |
| <b>Re-Inspection Fee - \$50.00</b>                                  |



# RESIDENTIAL DEVELOPMENT APPLICATION

Planning & Development Department  
 3930 N. Murray Ave., Shorewood, WI 53211  
 Phone (414) 847-2640  
 pad@shorewoodwi.gov  
 www.villageofshorewood.org

50258/50259

Date Received: 12/4/25

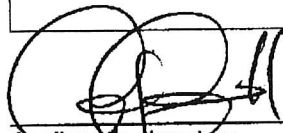
| (*)                                 | APPLICATION TYPE                             | FEE    | REQUIRED MATERIALS**     | PERMIT # |
|-------------------------------------|--|--------|--------------------------|----------|
| <input checked="" type="checkbox"/> | Design Review                                | \$60   | Elevations<br>Site Plans | 25-1995  |
| <input type="checkbox"/>            | Conditional Use Permit – Home Occupation     | \$250* | Required Findings        |          |
| <input type="checkbox"/>            | Special Exception (Parking)                  | \$250  | Required Findings        |          |
| <input type="checkbox"/>            | Certified Survey Map/Vacation/Discontinuance | \$500  | Survey                   |          |
| <input type="checkbox"/>            | Request to Rezone                            | \$500  | Narrative                |          |
| <input type="checkbox"/>            | Zoning Review – Accessory Structure          | \$75*  | Site Plan/Survey         |          |
| <input checked="" type="checkbox"/> | Zoning Review – Addition                     | \$75*  | Site Plan/Survey         | 25-1996  |
| <input type="checkbox"/>            | Zoning Review – New Building                 | \$150* | Site Plan/Survey         |          |

\*plus Engineer/Legal Fees at \$210/hour, if applicable  
 \*\*See back of page for more details. All materials shall be provided in a digital format to pad@shorewoodwi.gov. Additional materials may be requested by the Planning & Development Department, Design Review Board or Plan Commission.


|  |   |
|--|---|
| <b>Property Address:</b> 4153 N. Stowell 4154-56 Stowell | <b>Zoning:</b>  |
| <b>Building Type:</b> Residential - wood frame           | <b>Applicant's Information, if not owner</b>  |
| <b>Owner's Information</b>                               | <b>Contractor:</b> <input checked="" type="checkbox"/> <b>Architect:</b> <input type="checkbox"/> |
| <b>Name:</b> Julia Padboiskis & Matt Wills               | <b>Name:</b> Andrew Farrell   |
| <b>Address:</b> 4153 N. Stow                             | <b>Company:</b> 53 Builds, LLC  |
| <b>City/State/Zip:</b> Shorewood, WI 53211               | <b>Address:</b> 1005 S. 60th Street   |
| <b>Phone:</b>  | <b>City/State/Zip:</b> West Allis, WI 53214   |
| <b>Email:</b>  | <b>Phone:</b> 414-324-6743  |
|  | <b>Email:</b> andyfr@53builds.com   |

Has a building permit been submitted?  Yes  No  N/A

**PROPOSED IMPROVEMENTS/MODIFICATIONS:** (Submit as separate document, if more space is needed.)  
 Demolition of existing front entry porch with airing porch above. Construct a new enclosed entry porch with a new wood deck adjacent to the porch and a new airing porch above the enclosed entry porch.

  
 Applicant's signature

12/4/2025  
 Date

| OFFICE USE ONLY  |
|--|
| DRB/PC Meeting Date: 12/18/25  |
| DRB/PC Meeting Outcome: APPROVED  |
| Staff comments and DRB/PC findings:  |
| WITH CONDITION THAT NEW SIDING BE FEATHERED IN AND THAT A TRADITIONAL SILL BE INSTALLED ON THE NEW WINDOWS TO MATCH. |



AT THE EDGE OF THE CITY AND  
THE HEART OF EVERYTHING

Date: December 9, 2025

To: Andrew Farrell, 53 Builds LLC

CC: Julia Padboiskis & Matthew Wills

Delivered via email: [andyf@53builds.com](mailto:andyf@53builds.com), [shinybluebicycle@gmail.com](mailto:shinybluebicycle@gmail.com), [mawills7@gmail.com](mailto:mawills7@gmail.com)

RE: Zoning Review – 4154-56 N. Stowell Ave. (239-0431-000) Residential Addition/Porch Conversion

The Village of Shorewood has completed a zoning review of the above referenced property with respect to the proposed residential addition/porch conversion and notes the following:

The property located at 4154-56 N. Stowell Ave. is zoned R-6 One- and Two-Household Residence District No. 1. Zoning standards for this district are located within 535-19F.

The existing building, proposed addition and land do or do not conform to the applicable zoning ordinances, including but not limited to those ordinances limiting the use of the real estate or establishing requirements, as to the following:

| Requirement                         | Proposed or Existing   | Permitted   | Compliant |
|-------------------------------------|--|---|-----------|
| Use of premises                     | One- or Two-Unit Household Living                                | One- or Two-Unit Household Living                           | Y         |
| Lot width                           | 40 ft.   | 40 ft. min.   | Y         |
| Lot area                            | 4,874 sq. ft.  | 4,500 sq. ft. min.  | Y         |
| Principal building area             | approx. 1,237 sq. ft. footprint (including front porch addition) | 1,200 sq. ft. min.  | Y         |
| Principal building height           | Under 30 ft. (exact measurement not provided)                    | 30 ft. max. (to mean elevation between roof ridge and eave) | Y         |
| Chimney height                      | N/A  | 30 ft. max.   | N/A       |
| Front setback                       | 32.5 ft. Proposed  | 34.8 ft., min.*   | N         |
| Side setback (north)                | 4.07(avg.) ft.   | 3 ft. min.  | Y         |
| Side setback (south)                | 14.85 ft.  | 3 ft. min.  | Y         |
| Rear setback                        | N/A  | 3 ft. min.  | N/A       |
| Lot coverage (principal building)   | 25.3%  | 30% of land area, max.<br>1,462 sq.ft. max.                 | Y         |
| Lot coverage (accessory structures) | 9.0% (garage)  | 10% of land area, max.                                      | Y         |
| Required open space (535-9G)        | approx. 51.3%  | 30% of lot, min.  | Y         |

|                                |                          |   |     |
|--------------------------------|--------------------------|---|-----|
| Garage                         | Existing detached garage | Garage required per 535-47A.(3)(a)                                      | Y   |
| Number of parking spaces       | 2 enclosed garage stalls | 1 enclosed required; 2 exterior spaces max. (not in front or side yard) | Y   |
| Accessory structures, location | rear yard (garage)       | Rear or side yard only 535-26A(2)(b)                                    | Y   |
| Accessory structures, height   | N/A                      | 15 ft. max. 535-26A(2)(e)   | N/A |

\*based on average of setbacks on east side of block using a combination of existing surveys.

The existing principal building's current configuration does conform to the front setback requirements, as a [porch](#) is permitted to encroach into the front yard setback up to eight feet per [535-9 F. \(3\)](#). However, the proposed addition (enclosing the front porch thereby making it part of the principal building footprint) impacts the front setback; the setback of the proposed addition is 2.3' feet less than the average setbacks on the block presently.

It is understood that the lender, owner and Title Company may rely on this review in connection with the purchase, financing or construction of improvements upon the real estate.

If you have any questions relating to this review or required next steps to construct the proposed addition, please feel free to contact me to discuss.

Regards,



Justin Burris  
 Building Inspector  
[jburris@shorewoodwi.gov](mailto:jburris@shorewoodwi.gov)  
 (414) 847-2643

**Front setback calculation**

| Address               | Approximate Setback |
|-----------------------|---------------------|
| 4146 N Stowell Ave    | 33.6 ft             |
| 4150-52 N Stowell Ave | 33.3 ft             |
| 4154-56 N Stowell Ave | 39.5 ft             |
| 4158-60 N Stowell Ave | 32.9 ft             |
| <b>Average</b>        | <b>34.8 ft</b>      |

\*Note: The proposed addition would lessen the average setback by 1.8' creating a new average of 33.0' feet.



# BOARD OF APPEALS APPLICATION

Planning & Development Department  
3930 N. Murray Avenue, Shorewood, WI 53211  
Phone (414) 847-2640

pad@shorewoodwi.gov  
clerks@shorewoodwi.gov

Village of Shorewood  
Date 02/02/2026 4:16:41 PM  
Ref 00050494  
Receipt 242928  
Amount \$250.00

50494

The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding Village official code interpretations. A *Variance* allows dimensional variations for items within the zoning code. Use variances are prohibited. *Special Exceptions* are granted for allowed uses when certain conditions must be met.

| OFFICE USE ONLY    |                       |
|--------------------|-----------------------|
| PERMIT #           | 26-0109 FEE: \$250.00 |
| DATE RECEIVED:     | 2.2.26                |
| SCHEDULED MEETING: | 3.11.26               |
| TAX KEY #          |                       |

| Property Address <u>4154-56 Stowell Ave</u>              |       |   |       |                          |       |                                     |                          |
|--|-------|---|-------|--------------------------|-------|-------------------------------------|--------------------------|
| Owner's Information                                      |       | Applicant Information                     |       | Contractor?              |       | YES                                 | NO                       |
| Name <u>JULIA PARVOISKIS &amp; MATT WILIS</u>            |       | Name <u>53 BOULDS / ANDY FAREEN</u>       |       |                          |       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Address <u>4154-56 N. Stowell Ave.</u>                   |       | Address <u>1005 S. Both St</u>            |       |                          |       |                                     |                          |
| City/State/Zip <u>Shorewood, WI 53211</u>                |       | City/State/Zip <u>WEST AUIS, WI 53214</u> |       |                          |       |                                     |                          |
| Phone #  | Alt # | Phone # <u>414-324-6743</u>               | Alt # |                          |       |                                     |                          |
| Email  |       | Email <u>andyf@53BOULDS.COM</u>           |       |                          |       |                                     |                          |
| Check if prefer Board of Appeals Meeting Agenda Emailed: |       |   |       | <input type="checkbox"/> | OWNER | <input checked="" type="checkbox"/> | APPLICANT                |

I/We are requesting a: (refer to guidelines for explanation):

|  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> variance | <input type="checkbox"/> special exception | <input type="checkbox"/> appeal to interpretation to allow |
|--|--|--|

Describe in detail the reason you are applying for a Board of Appeals application:

WE WOULD LIKE A VARIANCE FOR THE FRONT SETBACK ON THIS PROPERTY TO FACILITATE A NEW & USEFUL FRONT ENTRY ADDITION

MATERIALS REQUIRED WHEN APPEAL IS PROPERTY-BASED (ONE COLOR COPY OF EACH) :

- Picture - Of front of property taken from street curb
- Picture(s) - Of property area in question
- Property survey marked with appropriate dimensions

## Variance Granting Criteria

1. Describe how the hardship is due to physical limitations (lot shape, lot size, grade, drainage, neighboring uses, access, etc.) of the property rather than the circumstances of the appellant (economic, family, personal, and physical [other than certified disability] hardships are not considered, nor are the nature, condition or configuration of structures or improvements on the property):

HARDSHIP IN THIS CASE IS THE PHYSICAL LOCATION OF THE STRUCTURE ON THE LOT. IF THE LOT WAS EITHER LARGER OR PLACEMENT DIFFERENT THE PROPOSED ADDITION WOULD NOT INTRUDE ON THE AVERAGE SETBACK

2. Describe how unnecessary hardship exists because compliance is unreasonably burdensome. The hardship must be unique to the property and cannot be self-created.

HARDSHIP EXISTS IN THE VERY FACT THAT THE CURRENT SETBACK IS SUBSTANTIALLY GREATER THAN THE NEIGHBORING HOMES. IN EFFECT SKEWING THE AVERAGES TO THE DETRIMENT OF THE PROJECT

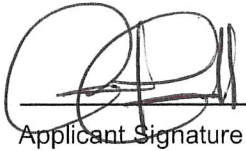
3. Describe how you think the granting of this variance would **not** harm public interest such as public safety, the environment, property values, etc.:

DO TO THE DESIGN & INTENDED CONSTRUCTION OF THE FRONT ENTRY THE NEW STRUCTURE WILL APPEAR SEAMLESS TO THE ORIGINAL STRUCTURE & PROVIDE NO NOTICEABLE DETRACTIONS OR AFFECT

|   |          |              |
|---|----------|--------------|
| <b>OFFICE USE ONLY – Findings of the Board of Appeals after consideration of the criteria</b> |          |              |
| Reason for Application:   |          |              |
|   |          |              |
|   |          |              |
| Applicant's Appeal Ruling   | APPROVED | NOT APPROVED |
| Reason for Ruling:  |          |              |
|   |          |              |
|   |          |              |
|   |          |              |

\* Please verify with the Planning and Development Department prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

\* A copy of the Board of Appeals Meeting Agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.



Applicant Signature

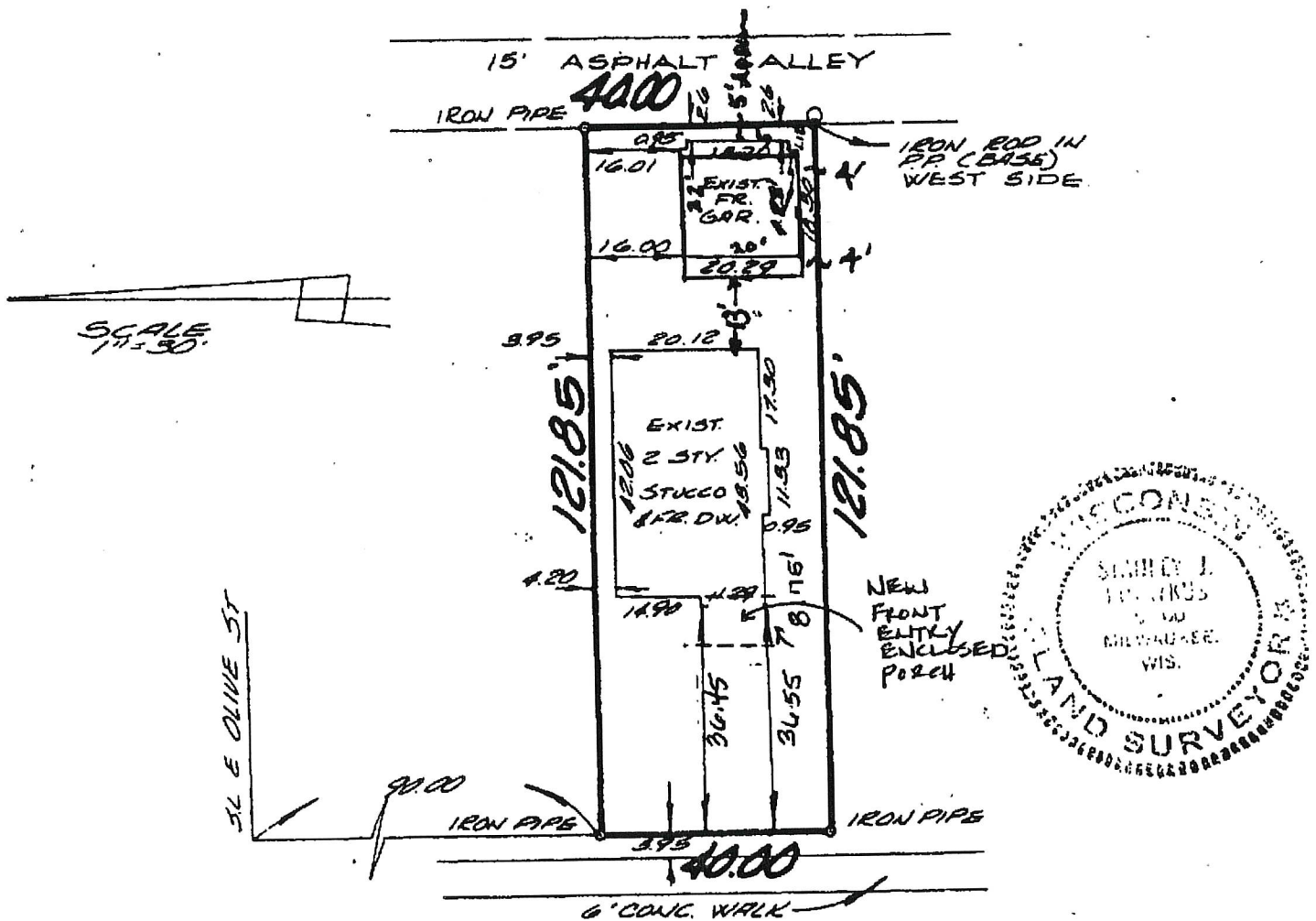


LOCATION: 4154- 4156 NORTH STOWELL AVENUE, MILWAUKEE, WISCONSIN

LEGAL DESCRIPTION: LOT 10 IN BLOCK 10 IN OAKLAND AVENUE HEIGHTS NO. 2, BEING A SUBDIVISION OF A PART OF THE SW 1/4 AND SE 1/4 OF SECTION 3, T 7 N, R 22 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

APRIL 26, 1968

SURVEY NO. 33584



N. STOWELL AVE.

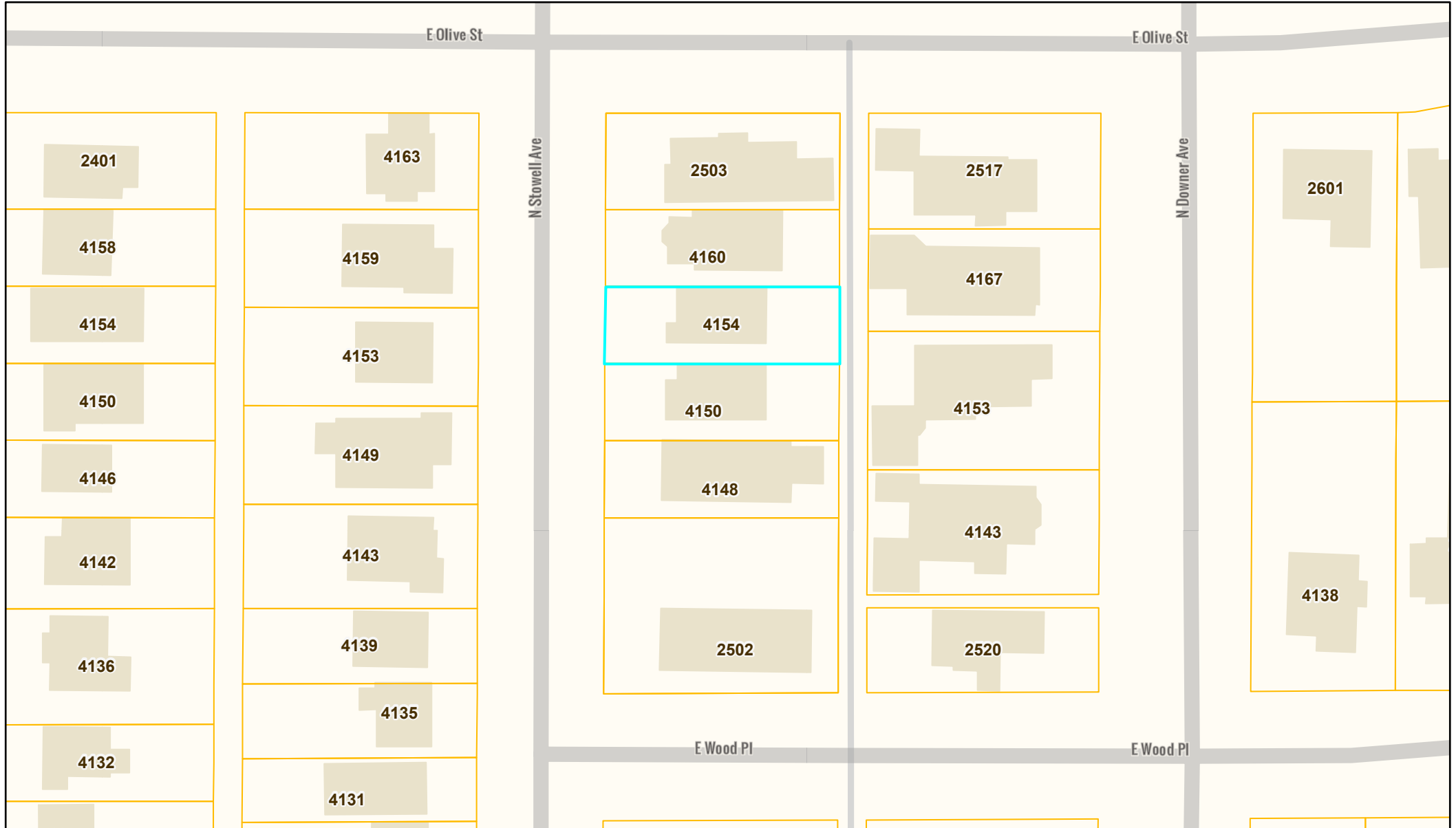
WE CERTIFY THAT WE HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THAT THE ABOVE PLAT IS AN ACCURATE SURVEY AND A TRUE REPRESENTATION







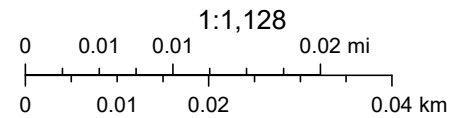
# 4154-56 N. Stowell Ave.



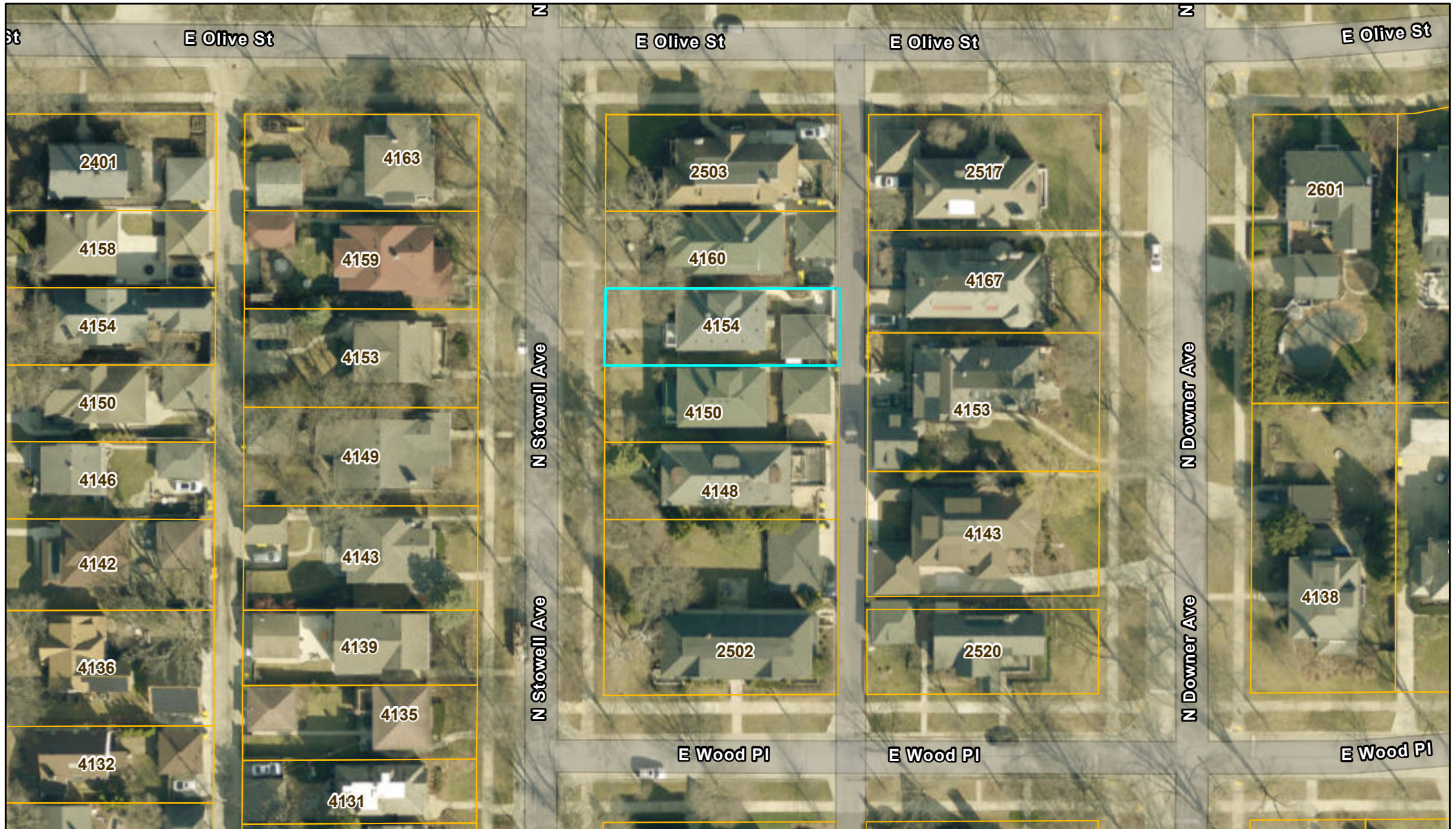
2/10/2026, 10:14:49 AM

Address Numbers

Parcels



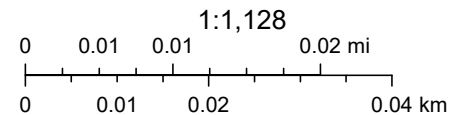
# 4154-56 N. Stowell Ave.



2/10/2026, 10:16:13 AM

Address Numbers

Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantor



ROOF LINES & STRUCTURE TO  
REMAIN AS IS - NO CHANGING

NEW DOOR & WINDOW  
MATCH EXISTING ALUM.  
SIDING AS POSSIBLE

NEW WINDOWS

NEW CEDAR  
DECK & HAND RAIL

NEW 16" x 48" CONC PIER  
PER ENGINEERING

NEW 20" x 48" CONC  
PIERS PER ENGINEERING

WEST ENTRY ELEVATION  
1/4" = 1'-0"

MATCH EXISTING  
ALUM. SIDING AS  
POSSIBLE

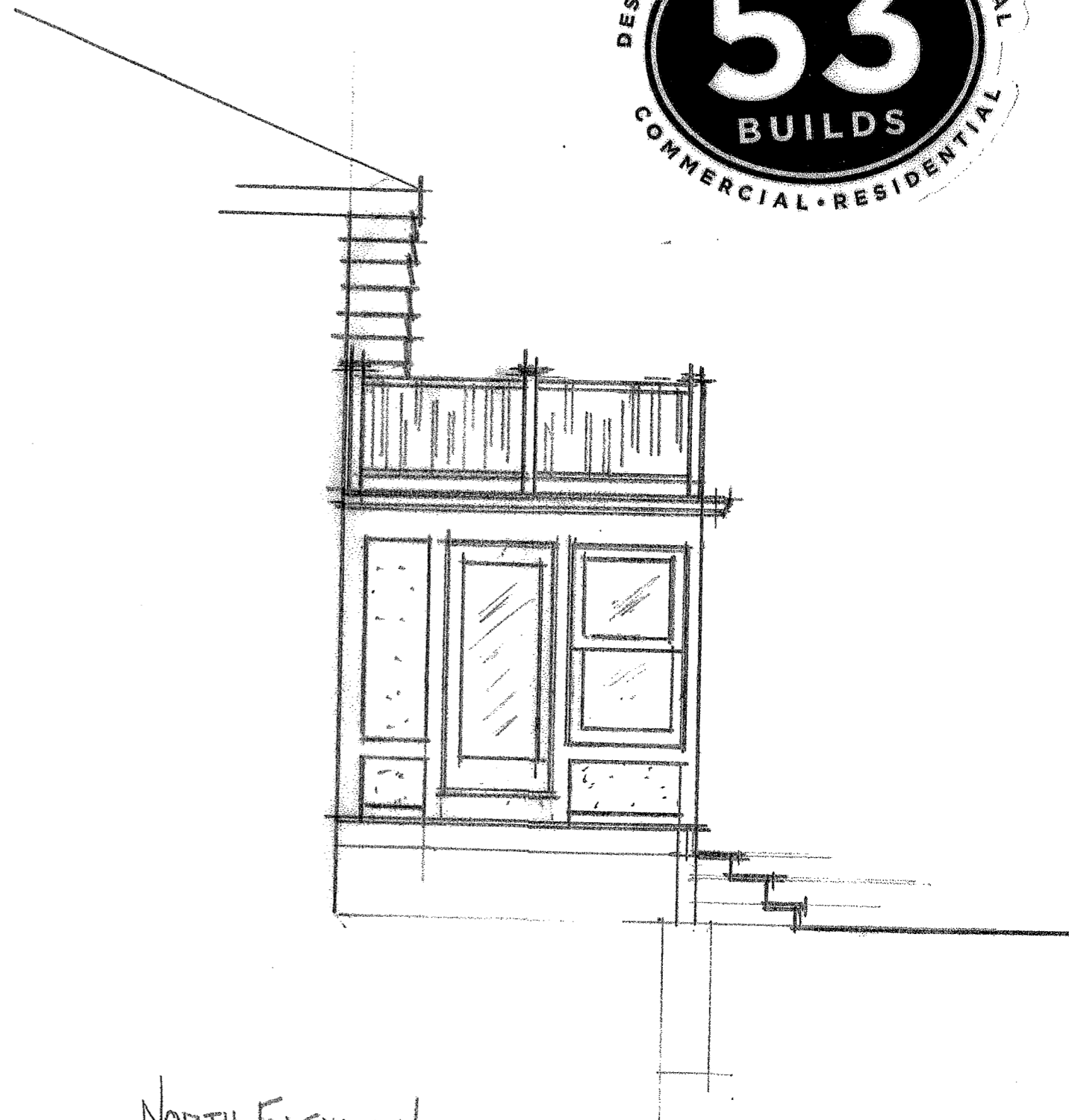
NEW WINDOWS

NEW STUCCO PANEL (TYP)

COMPOSITE TRIM BBS (TYP)

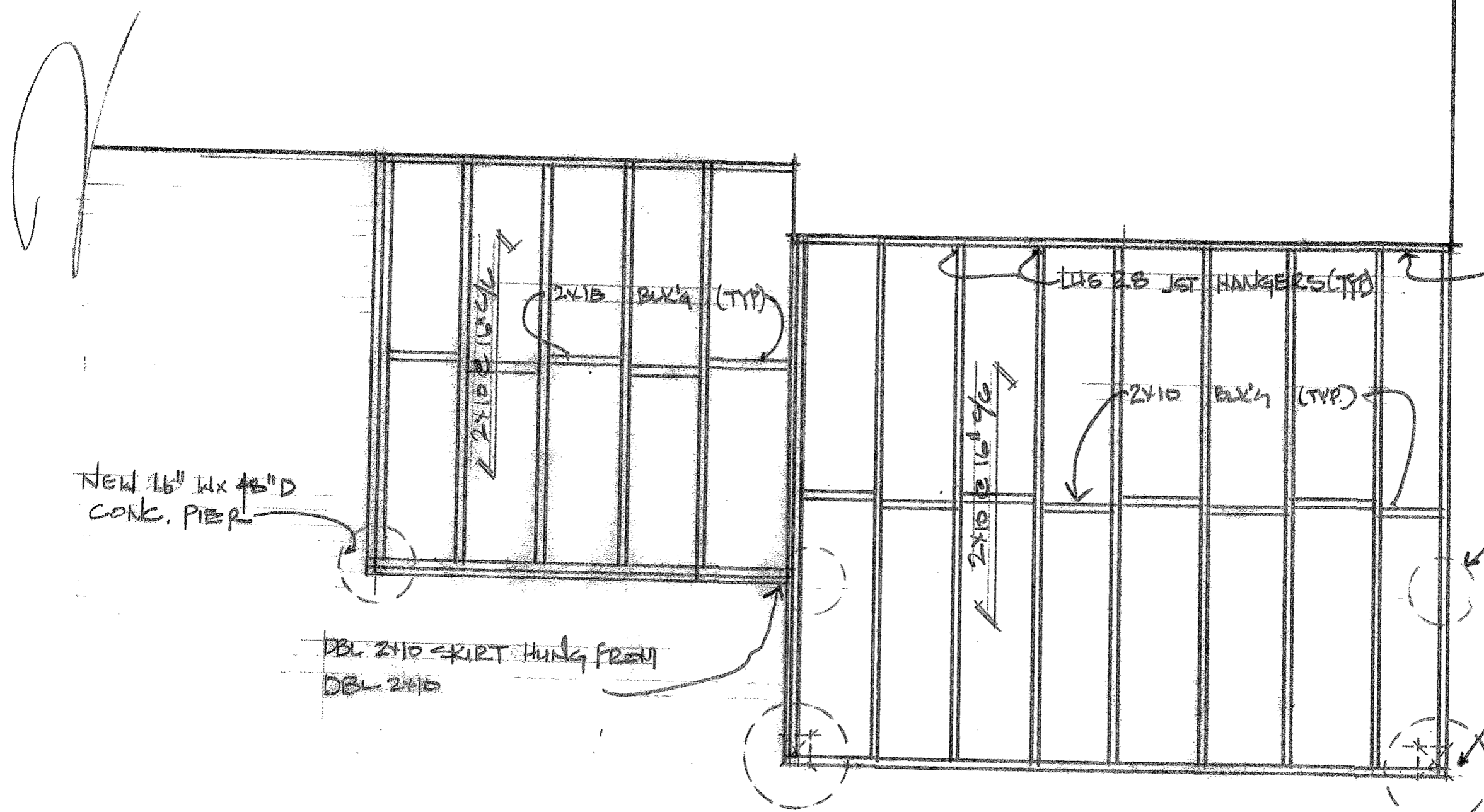
SOUTH ELEVATION  
1/4" = 1'-0"

JULIA PADVOLSKI & MATT WILLS  
4156 N STOWELL AVE  
SHOREWOOD WI 53211



NORTH ELEVATION

SCALE 1/4" = 1'-0"



NEW 16" W x 48" D  
CONC. PIER

DBL 2x10 SKIRT HUNG FROM  
DBL 2x10

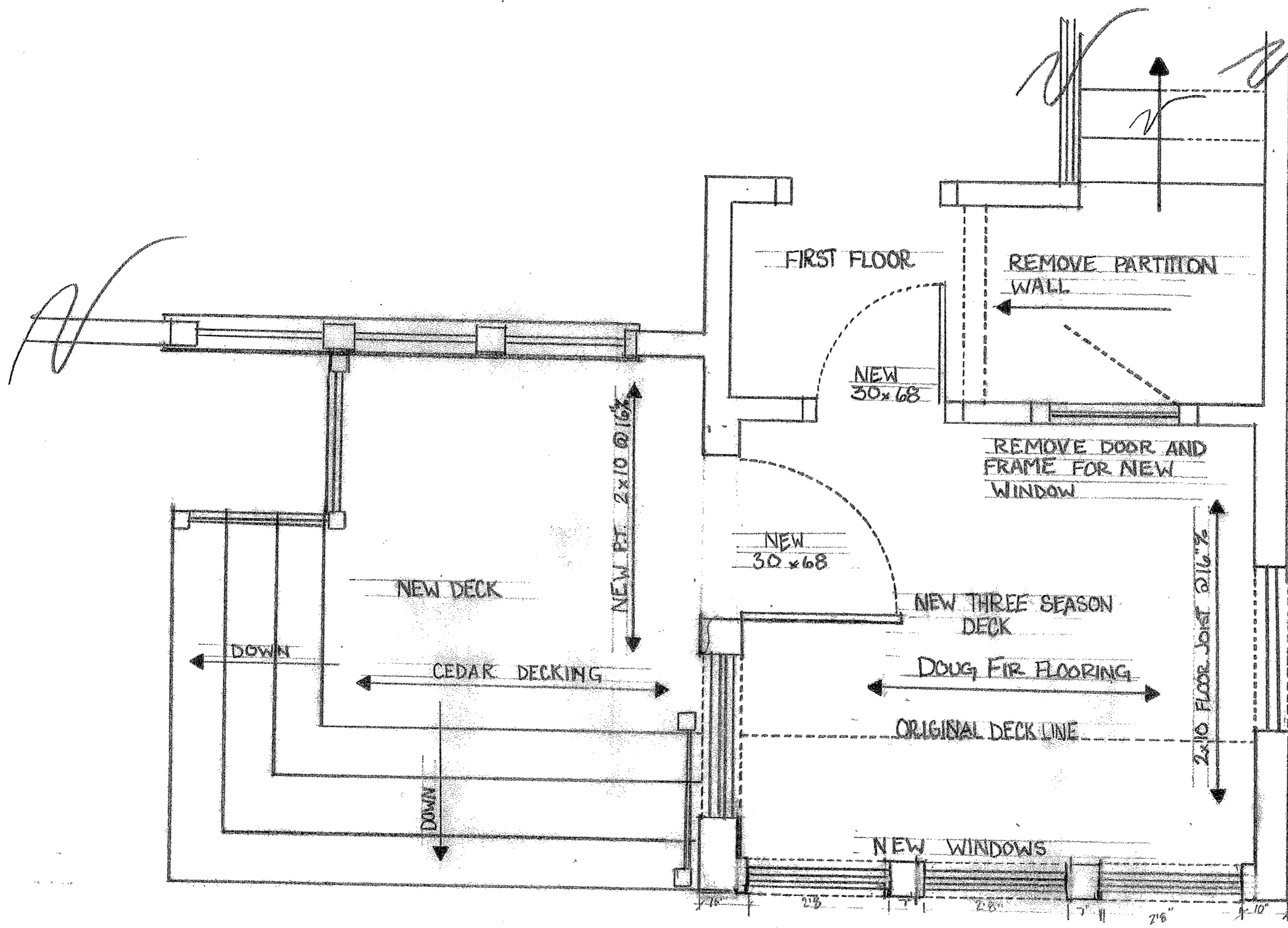
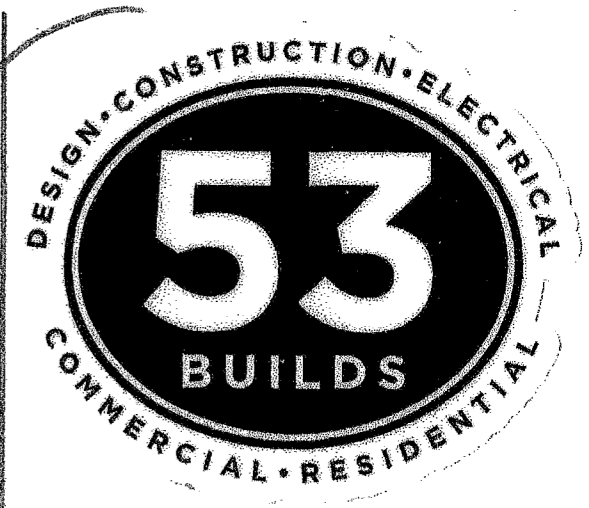
2x10 LEDGER BOARD  
FASTENED TO EXISTG  
STRUCTURE W/ (2) 3/8"  
LEDGER LOK @ 16" C/C

EXISTG STRUCTURE  
CONC. PIERS TO BE  
ABANDONED IN PLACE (TYP)

NEW 20" W x 48" D  
CONC. PIERS W/  
SIMPSON #MPBZ  
BASE ANCHORS

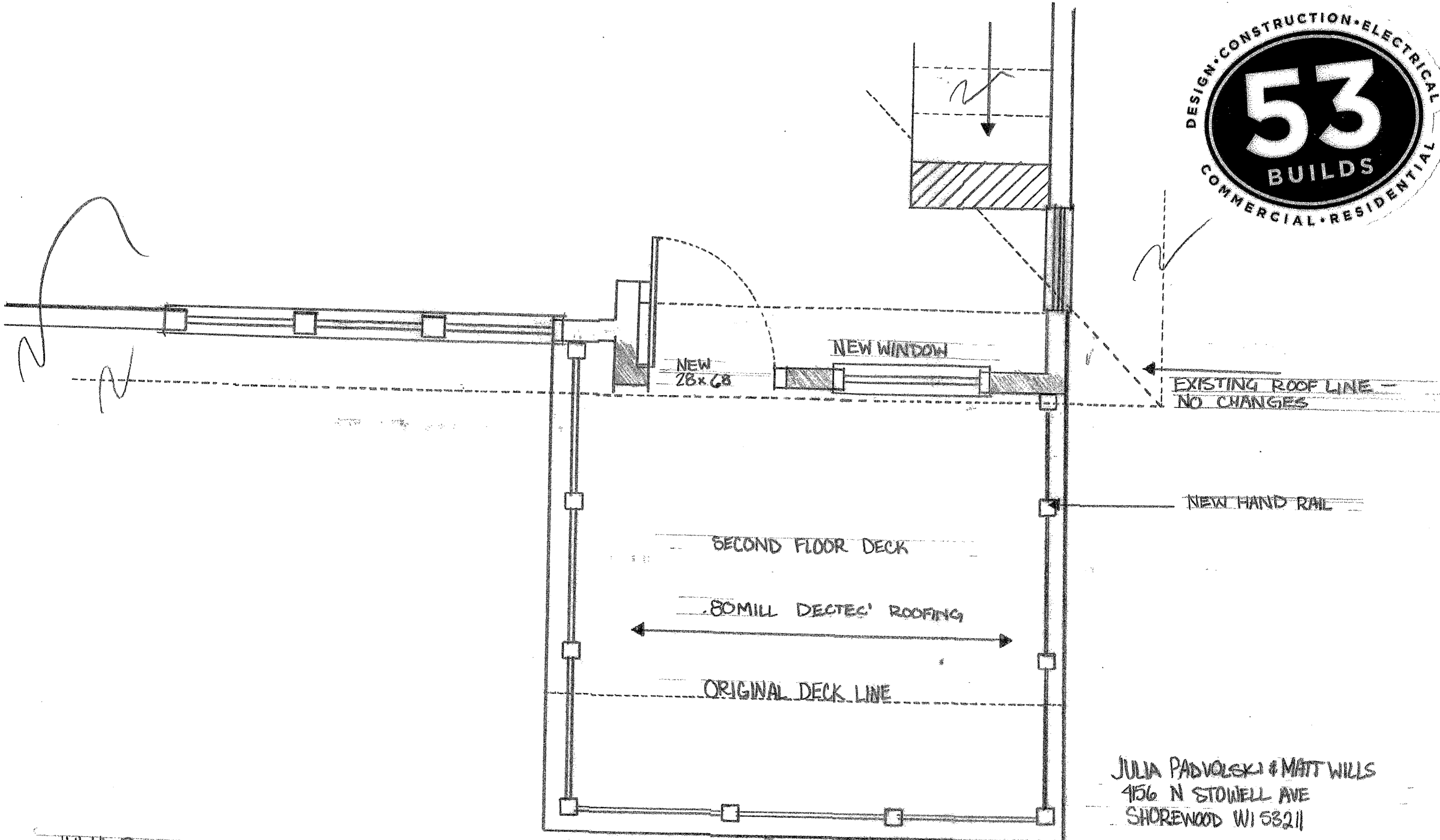
FOUNDATION / FRAMING PLAN  
1/2" = 0'

PADVOLESKI & WILKS



JULIA PADVOLSKIS AND MATT WILLS FIRST FLOOR  
SCALE 1/2" = 1'-0"

JULIA PADVOLSKIS & MATT WILLS  
4156 N. STOWEL AVE  
SHOREWOOD WI 53211



JULIA PADVOLSKI & MATT WILLS  
456 N STOWELL AVE  
SHOREWOOD WI 53211

JULIA PADVOLSKI & MATT WILLS SECOND FLOOR  
SCALE 1/2" = 1'-0"

**From:** [Mark Pfaltzgraff](#)  
**To:** [Toya Harrell](#)  
**Subject:** Follow up from earlier conversation today  
**Date:** Monday, March 9, 2026 12:54:06 PM

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Hi Toya,

We talked earlier today about the Notice of Board Appeals meeting coming up on March 18th related to the request for zoning variance for the 4154-56 N. Stowell Ave property. When we talked, I thought it was the duplex immediately south of us (2501/2503 E. Olive) but it's actually two houses to the south. That said, it's still not a problem for us so just confirming that for your records.

Thanks,  
Mark

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