

**Mark Witt, Bluff Restoration**

**Vegetation Management Plan**

**May 20, 2015**

## **VEGETATION MAINTENANCE OPERATIONS**

As a part of the Witt Property Mesic Forest Restoration Project, Marek Landscaping, LLC proposes a comprehensive maintenance strategy that focuses on helping the project achieve the objectives laid out in the design proposal. The following narrative and exhibits describes our team's approach for managing the area per our findings of site conditions determined during our site visit on 5/12/2015

### **Maintenance Area**

The 2015 maintenance area for the Witt property will include the forested slope down grade from the ornamental plantings established by the homeowner. A map of the project area can be found in Figure 1.

### **Maintenance Period**

The proposed vegetation maintenance operations shall be carried out for one year, with additional contract year(s) being renewable. We will begin on an agreed upon project initiation date. It is anticipated that maintenance activities will begin in Mid-April and extend to Late November.

## **SCOPE OF SERVICES AND STANDARD OF PERFORMANCE**

### **Control of Undesirable Plant Species**

Marek will develop and share a detailed set of recommendations for the maintenance period. All currently identified undesirable plant species found within the maintenance area will be controlled by appropriate means, including application of herbicides, cutting, and hand pulling. Our goal is to have not more than 5 percent vegetation cover of any of these species within the maintenance area at the termination of 3 years of maintenance.

Our strategy will be to conduct four routine vegetation management events throughout the growing season. Our initial attack will be a concentrated, all-out effort to inventory, map, and treat any existing stands of listed weed species. The work will take place for one day and not stop until the entire site has been treated. This will take place as soon as we can get on the site. This timing is important to control early flowering invasive species such as garlic mustard and Dame's Rocket. Efforts will include mowing (string trimming), backpack spraying, and hand cutting and pulling. We would have two of our field ecologists on site working as a unit to walk/work a grid pattern across the site. This method ensures adequate coverage and minimal misses. Four routine events will be conducted throughout the growing season to ensure adequate control.

The site currently has more than 50 % invasive species vegetative cover due to a lack of adequate control and the highly invasive nature of the individual species. Experience shows that once this threshold exceeds 50% cover, the expansion of invasive species colonies can enlarge exponentially without aggressive control. If trends are displaying a downward cover percentage, we are confident with our ability to force the colonization down below 5% in Year 3.

### **2015 Prioritized Action Plan:**

1. Assess the extent of all undesirable listed terrestrial invasive plant populations within the maintenance area by scouting, locating, and documenting infestations.
2. Communicate findings, management solutions, timing, and anticipated results in writing to the project owner
3. Promote survival and growth of existing native mesic woodland species by significantly reducing the above and below ground biomass of common buckthorn, non-native honeysuckles, Canada thistle, garlic mustard, and Dame's rocket in the project area. Utilize best management practices for the control of the invasive species mentioned above based on the most current published research, and our own expertise. Minimize damage to non-target organisms through optimally timed spot application of selective and/or non-selective herbicides.
4. After successful control of invasive species, enhancement plantings consisting of native seed and plants in areas that were previously heavily infested with invasives will help keep invasive species populations in check through direct competition with natives.

### **Maintenance of Vigorous Growth of Vegetation and Enhancement Plantings**

Maintenance of vigorous growth of vegetation and control of undesirable plant species within the maintenance area will include the development of clear maintenance objectives, adherence to established methods for the targeted control of specific plant species as well as rigorous record keeping and reporting. The project will follow latest published land management BMPs, combined with the best technologies to deliver them. Impacts of our work efforts on non-target species will be minimized through efficient assignment of the right methods. Supplemental seeding will be provided if there are bare spots that require immediate seeding. Marek will keep appropriate seed mixes in small quantities on hand for this work and bill upon use. This is suggested to be handled as an allowance.

### **Maintenance Logs and Quarterly Maintenance Reporting**

A maintenance log will be kept to document the date, location, workers, target species, control method, herbicide type, herbicide concentration, amount of herbicide applied, surfactant type and amount, area (square ft.) of area treated and additional notes. Maintenance log data will be email to the project owner eight days from the date on which work is performed. Quarterly Reports summarizing the maintenance log data and documenting the general condition of vegetation within the maintenance area and the status of undesirable species will be submitted via email to the project engineer.

### **Erosion and Surface Repairs**

We will monitor the site for erosion during our field visits. If we determine that repair work is necessary, we will contact the owner regarding the problem, provide a cost proposal upon request from the owner, and perform the work upon an approved change order and notice to proceed.

### **Annual Maintenance and Site Condition Report**

An annual maintenance and site condition report with a strategy for the following year will be provided within 45 days of completion of the season's tasks. This report will have a narrative covering the general site conditions, expectations, and applicable forecasting. All of the field reports and updated maps will be included as appendices.

The annual maintenance and site condition report will include:

1. A summary of maintenance logs;
2. Copies of the maintenance logs as an appendix;
3. Summary of vegetation control measures including summary of removal of undesirable plant species with schedule of operations for the contract;
4. Summary of correspondence for the reporting period;
5. Summary of contract changes; and
6. A detailed discussion of proposed work recommendations for the next reporting period.

### **Species Specific Maintenance Schedule – Witt Bluff Restoration**

Overall, the herbaceous layer of the forested slope is in relatively good condition with many native species at relatively high densities considering the percent cover of invasive species. This indicates that invasion by nonnative species was recent or the native community is somewhat resilient to invasion. Many high quality native species are present on the slope and include American beech, early meadow rue, yellow trout lily, wild leek, and Jacob's ladder. These species, as well as several others found on the slope, are often members of plant communities found in high quality natural areas (See Table 1 for the plant list). Controlling invasive species will allow these species to flourish, which will make the community more resilient to invasion by nonnative species in the future.

The following is a detailed species specific control plan for all of the invasive species identified at the site visit on 5/12/15. Due to the timing of the site visit, it is possible that other invasive species occur on the site. Any additional invasive species observed onsite during maintenance activities will be added to the maintenance plan. Additional control techniques will be added for additional species and explained in detail as below.

#### **Restricted species**

##### **Garlic Mustard – *Alliaria petiolata***

Garlic mustard is very common throughout the forested slope. Before flowering, foliar spot treat with glyphosate as early as possible in spring or as late as possible in fall to avoid damage to native species. If flowering, mow plants and foliar treat with glyphosate within 2 weeks. If mature seed or pods are present, cut and collect all pods and seed and dispose of offsite. Follow up with glyphosate application before the plant flower again.

##### **Canada thistle – *Cirsium arvense***

While not as common as garlic mustard, Canada thistle is still present locally, and it has a tendency to spread rapidly with changing environmental conditions. Spot treat while actively growing with glyphosate, 2, 4-Dichloro – phenoxyacetic acid, or Cloropyralid herbicides through September. Collect mature seed and remove flower heads as they appear on adults and dispose of offsite. Spot treat mature individuals after seed collection. Use selective herbicides in upland areas where desirable vegetation is intermixed. For extensive populations or clones, collect any mature seed, mow, and then herbicide regrowth within two weeks.

##### **Dame's Rocket – *Hesperis matronalis***

Not as common as garlic mustard, but still common throughout the bluff in full sun to shade. If flowering, remove flowers and dispose of offsite and foliar spray with glyphosate. If in full seed, carefully collect all seed and dispose of offsite, since it is a biennial, the plant will die soon after with no additional work. Spot treat rosettes with glyphosate before flowering in late May or after late September to minimize damage to native species. Hand pulling plants around high quality spring ephemeral plants is recommended if treatment occurs in spring.

#### Showy Honeysuckle – *Lonicera X bella*

Non-native showy honeysuckle is very common throughout the bluff. Cut down all individuals, concentrating on fruiting size individuals first. Cut stump treat with glyphosate from late September through late March. Foliar spray seedlings and saplings, and any sprouts from cut stumps the following growing season with a low concentration glyphosate application. Follow-up application may be required so vigilant monitoring is recommended. If there is a significant lack of ground layer vegetation the growing season after the honeysuckle is removed, plant a native cover crop with a high percentage of grasses, sedges, and forbs that will reduce erosion and improve the overall biological diversity of the site.

#### Common Buckthorn – *Rhamnus cathartica*

Common buckthorn is the most common shrub on the slope, and its tendency to outcompete most native species makes its treatment a priority objective for the site. Cut down all individuals, concentrating on fruiting size individuals first. Cut stump treat with triclopyr from late September through late March. Foliar spray seedlings and saplings, and any sprouts from cut stumps the following growing season with a low concentration glyphosate or triclopyr application. Follow-up application may be required so vigilant monitoring is recommended. If there is a significant lack of ground layer vegetation the growing season after the buckthorn is removed, plant a native cover crop with a high percentage of grasses, sedges, and forbs that will reduce erosion and improve the overall biological diversity of the site. Basal bark treatments with triclopyr and an oil based carrier from late September through late March is a cost effective alternative to cutting, removing, and treating cut stumps.

#### Undesirable Species present on the forested slope

##### Norway Maple – *Acer platanoides*

Norway maple is not very common on the slope, and it is mostly present as small scattered saplings at low densities. Removal by basal bark applications or cut stump treating is recommended but not a priority for the site.

##### Burdock – *Arctium minus*

Burdock is fairly common throughout the forested slope in part sun patches. It can be hand dug or foliar treated with a chloropyralid or 2, 4-D application before flowering. Its large leaves tend to have a shading effect, displacing native species on a local level. Its treatment is not a high priority for the site but it should be treated when foliar treating for Canada thistle.

##### Lily-of-the-Valley – *Convallaria majalis*

Lily of the valley displaces native species with its aggressive spreading nature. While not a high priority for the site, populations should be held in check by foliar treatment with a glyphosate based herbicide to prevent the spread of this species beyond its current extent.

**Daylily – Hemerocallis fulva**

Daylily has a tendency to form large, competitively exclusive monocultures in natural areas. To maintain the diversity of the rich spring flora present on the forested slope, the spread of daylily into the natural areas on the slope should be restricted by chemical applications and hand removal. Complete removal of this species is not necessary to maintain diversity, and only occasional thinning should be required.

**Curly Dock – Rumex crispus**

Control of curly dock can be achieved by repeated mowings and hand pullings. Curly dock is a minor concern onsite and will be managed as needed to prevent its spread.

**References:**

Wisconsin Department of Natural Resources. 2010. Regulated terrestrial invasive plants in Wisconsin. <http://dnr.wi.gov/topic/Invasives/documents/NR40Plants.pdf>

Wisconsin Council on Forestry. 2010. Best management practices for preventing the spread of invasive species by outdoor recreation activities in Wisconsin. <http://council.wisconsinforestry.org/invasives/recreation.php>

Robert W. Freckmann Herbarium. 2012. Plants of Wisconsin. <http://wisplants.uwsp.edu/index.html>

## Tables and Figures

**Table 1.** All the plants identified on the site walk on 5/12/15 by Marek staff Ecologist. The list will constantly be updated as new species are found onsite.

Common Name	Species	Status	CC *	Link
Wild onion	Allium canadense	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ALLCANvCAN">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ALLCANvCAN</a>
Wild Leek	Allium tricoccum	Native	6	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ALLTRI">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ALLTRI</a>
Jack in the Pulpit	Arisaema triphyllum	Native	5	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ARITRISvTRI">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ARITRISvTRI</a>
Yellow Trout lily	Erythronium americanum	Native	7	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ERYAMEsAME">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ERYAMEsAME</a>
American Beech	Fagus grandifolia	Native	8	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=FAGGRA">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=FAGGRA</a>
Green Ash	Fraxinus pennsylvanica	Native	2	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=FRAPEN">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=FRAPEN</a>
Virginia Waterleaf	Hydrophyllum virginianum	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=HYDVIR">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=HYDVIR</a>
Virginia Bluebells	Mertensia virginiana	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=MERVIR">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=MERVIR</a>
Sweet Cicely	Osmorhiza claytonii	Native	5	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=OSMCLA1">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=OSMCLA1</a>
Mayapple	Podophyllum peltatum	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=PODPEL">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=PODPEL</a>
Jacob's Ladder	Polemonium reptans	Native	6	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=POLREPvREP">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=POLREPvREP</a>
Chokecherry	Prunus virginiana	Native	3	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=PRUVIRvVIR">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=PRUVIRvVIR</a>
Red Oak	Quercus rubra	Native	5	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=QUERUB">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=QUERUB</a>
Staghorn Sumac	Rhus hirta	Native	2	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RHUHIR">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RHUHIR</a>
Missouri Gooseberry	Ribes missouriense	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RIBMIS">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RIBMIS</a>
Late Figwort	Scrophularia marilandica	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SCRMAR">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SCRMAR</a>
False Solomon's Seal	Maianthemum racemosum	Native	5	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=MAIRACsRAC">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=MAIRACsRAC</a>
Canadian Goldenrod	Solidago canadensis	Native	1	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SOLCAN">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SOLCAN</a>
Zig-Zag Goldenrod	Solidago flexicaulis	Native	6	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SOLFLE">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SOLFLE</a>
Smooth Goldenrod	Solidago gigantea	Native	3	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SOLGIG">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=SOLGIG</a>
Early Meadowrue	Thalictrum dioicum	Native	7	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=THADIO">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=THADIO</a>
American Basswood	Tilia americana	Native	5	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=TILAMEvAME">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=TILAMEvAME</a>
Nannyberry	Viburnum lentago	Native	4	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=VIBLEN">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=VIBLEN</a>
Garlic Mustard	Alliaria petiolata	Restricted invasive	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ALLPET">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ALLPET</a>
Canada Thistle	Cirsium arvense	Restricted invasive	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=CIRARV">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=CIRARV</a>
Dame's Rocket	Hesperis matronalis	Restricted invasive	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=HESMAT">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=HESMAT</a>
Hybird Honeysuckle	Lonicera X bella	Restricted invasive	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=LONxBEL">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=LONxBEL</a>
Common Buckthorn	Rhamnus cathartica	Restricted invasive	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RHACAT">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RHACAT</a>
Norway Maple	Acer platanoides	Undesirable for native plantings	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ACEPLA">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ACEPLA</a>
Burdock	Arctium minus	Undesirable for native plantings	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ARCMIN">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=ARCMIN</a>
Lily of the Valley	Convallaria majalis	Undesirable for native plantings	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=CONMAJvMAJ">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=CONMAJvMAJ</a>
Orange Day lily	Hemerocallis fulva	Undesirable for native plantings	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=HEMFUL">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=HEMFUL</a>
Curly Dock	Rumex crispus	Undesirable for native plantings	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RUMCRI">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=RUMCRI</a>
Dandelion	Taraxicum officinale	Undesirable for native plantings	0	<a href="http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=TAROFF">http://wisplants.uwsp.edu/scripts/detail.asp?SpCode=TAROFF</a>

\* Coefficient of Conservatism, it is an index for the plants fidelity to natural areas. The higher the number, the more likely it is to occur in a pristine natural area.

**Figure 1.** A map of the proposed Witt bluff restoration, vegetation maintenance work area. Note that the ornamental plantings by the homeowner have been excluded

GARY D. SHOVERS  
1070 E. THORN  
FOX POINT, WI 53217

TO WHOM THIS MAY CONCERN:

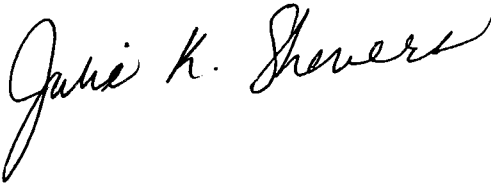
1. WE WILL USE THE ENTIRE THIRD FLOOR AS A STORAGE AREA.
2. WHEN WE SELL OR TRANSFER THE PROPERTY WE WILL DISCLOSE TO THE NEXT OWNERS THAT THE ENTIRE THIRD FLOOR IS TO BE USED AS A STORAGE AREA.
3. WE WILL CLOSE OFF THE MASONRY FIRE PLACE ON THE THIRD FLOOR.

Sincerely,

Gary Shovers



Julie Shovers



6/17/04

# INSPECTION DEPARTMENT

## Certificate of Occupancy

No. 1158

Village of Fox Point, Wis., June 17, 2004, ~~199~~

Issued to Gary Shovers

Owner Same

Permission is hereby granted to occupy the residence at 1070 E. Thorn Lane  
building

Address 1070 E. Thorn Lane

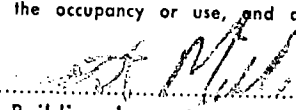
To be used for residence

"Section 30.13. CERTIFICATE OF OCCUPANCY—(1.) INSPECTIONS. (a.) The Building Inspector shall make a final inspection of all new buildings, additions, and alterations. If no violations of this or any other ordinance be found the Building Inspector shall issue a certificate of occupancy, stating the purpose for which the building is to be used.

(b.) No building, nor part thereof, shall be occupied until such certificate has been issued, nor shall any building be occupied in any manner which conflicts with the conditions set forth in the certificate of occupancy.

(2.) USE DISCONTINUED. (a.) Whenever any building or portion thereof is being used or occupied contrary to the provisions of this Code, the Building Inspector shall order such use or occupancy discontinued and the building or portion thereof vacated, by notice served on any person using or causing such use or occupancy to be continued and such person shall vacate such building or portion thereof within ten (10) days after receipt of the notice or make the building or portion thereof comply with the requirements of this code.

(3.) CHANGE. It shall be unlawful to change the use of any building, structure, premises, or part thereof without first obtaining from the Building Inspector an approval of such change in the occupancy or use, and a certificate of occupancy therefor."

  
Building Inspector



This Occupancy Permit is subject to the following conditions:

1. The third floor may be used for storage purposes only.
2. The third floor fireplace must be “bricked closed” within 30 days of occupancy.
3. A code compliant stairway must be constructed in the attic area above the garage. This work must be completed within 30 days of occupancy.
4. All openings in the garage firewall must be closed within 30 days of occupancy.
5. The electrician must provide me with documentation showing that all whirlpool bathtubs are being protected by a ground fault circuit interrupter. This information must be provided to the Village Inspector before using the whirlpool bathtubs.
6. Provide backflow protection for all exterior hose bibs and laundry tub faucets.
7. The basement, when completed, must be inspected and approved prior to its occupancy.



**RUVIN BROS.  
ARTISANS & TRADES**

7127 N. Green Bay Ave.  
Glendale, WI 53209

TELEPHONE: 414-352-4220  
FAX: 414-352-4134

**FAX COVER SHEET**

TO: Mike Miller FROM: Nathan *RB*  
 COMPANY: Fox Point Village Hall DATE: 9/2/04  
 FAX: 351-8909 TIME: \_\_\_\_\_

Pages sent 2 including cover sheet.

*If you do not receive all pages, please contact us as soon as possible.  
Thank you.*

NOTE:

*RE- Shover Res.*

**TO:** Scott Miller  
Fox Point Building Inspector

**FROM:** Nathan Bernstein  
Ruvn Bros. Artisans & Trades

**RE:** Final Inspection-1070 Thorn Lane

**DATE:** 8/27/04

Good morning Scott.

I wanted to inform you that the remaining (2) items have been completed per our walkthrough.

1. Backflow preventor is installed on hand-held spray in shower of basement bathroom.
2. The fireplace hearth in the basement billiards room has been modified so that the tile surround exceeds by many inches the minimum distance required by code.

I have inspected these items personally and can verify that they are 100% complete. Please call me to confirm you have received this fax, and that we can stop by the village hall and pick up the final occupancy permit.

Thank you!

-Nathan

This Occupancy Permit is subject to the following conditions:

1. The third floor may be used for storage purposes only.
2. The third floor fireplace must be "bricked closed" within 30 days of occupancy.
3. A code compliant stairway must be constructed in the attic area above the garage. This work must be completed within 30 days of occupancy.
4. All openings in the garage firewall must be closed within 30 days of occupancy.
5. The electrician must provide me with documentation showing that all whirlpool bathtubs are being protected by a ground fault circuit interrupter. This information must be provided to the Village Inspector before using the whirlpool bathtubs.
6. Provide backflow protection for all exterior hose bibs and laundry tub faucets.
7. The basement, when completed, must be inspected and approved prior to its occupancy.

① Fireplace  
② #18

8/1/04

Revised

① Basement Fireplace hearth to comply with the MIN. size requirements

② Backflow Protection device for the Basement Hand-Hot Shower Unit.

NOTE: This permit is subject to the third floor of this residence being used for storage purposes only.

REVISED

# INSPECTION DEPARTMENT

## Certificate of Occupancy

No. 1158

Village of Fox Point, Wis., September 3, ~~XX~~ 2004

Issued to Gary Shovers

Owner Same

Permission is hereby granted to occupy the residence

building

Address 1070 E. Thorn Lane

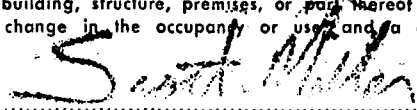
To be used for residential

"Section 30.13. CERTIFICATE OF OCCUPANCY — (1.) INSPECTIONS. (a.) The Building Inspector shall make a final inspection of all new buildings, additions, and alterations. If no violations of this or any other ordinance be found the Building Inspector shall issue a certificate of occupancy, stating the purpose for which the building is to be used.

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(3.) CHANGE. It shall be unlawful to change the use of any building, structure, premises, or part thereof without first obtaining from the Building Inspector an approval of such change in the occupancy or use and a certificate of occupancy therefor."



Building Inspector



**RUVIN BROS.  
ARTISANS & TRADES**

**MILWAUKEE  
PHONE 414-352-4220  
FAX 414-352-4134**

**FAX COVER SHEET**

TO: Scott Miller FROM: Nathan Bernstein

COMPANY: Fox Point Inspector DATE: 6-18-04

FAX: 414-351-8909 TIME: Noon

PAGES SENT 2 INCLUDING COVER SHEET.

**NOTE:**

Good afternoon Scott.

Enclosed is the compliance list for the final occupancy at 1070 E Thorn Lane. All items have been addressed. If you have any questions, or require additional information or clarification, please contact me on my cell phone at 414-688-3708.

Thanks - Have a great day.

**SHV Project  
Inspection Tasklist**

**RUVIN BROS  
Artisans Trades**

\*All items to be completed by  
Friday 6-18-04

RECEIVED 06-18-'04 01:58 FROM 4143524134 TO- Village Of Fox Point P02/02

06/18/2004 13:53 4143524134 PAGE 02/02

Task	Area	Trade	Status	Notes
install backflow preventor on utility sink	Basement-Mech Rm	Haselow	DONE 4/17	
ward letter confirming 3rd floor room is dedicated storage	Loft	Homeowner	DONE 4/17	
ify landing so that it has over 36" of depth	Attic over garage	MG Construction	DONE 4/17	* All treads to be uniform / Adjust handrails accordingly
se up future fireplace opening	3rd Floor	Soderberg	DONE 4/17	
nfirm opening at fire door is finish-drywalled	Basement Entrance	Soderberg	DONE 4/17	
ch (2) openings around gas and electrical at modine heater	Garage	Soderberg	DONE 4/16	
install 1" "spacer thimble" at vent opening of heater to close gap	Garage	TC	DONE 4/17	
minate a/v jack	3rd Flr Mech Room	Techteriors	DONE 4/17	Just to right of entry door
install (2) missing screws on sub panel	Basement-Mech Rm	Vector	DONE 4/16	
install missing screw on electrical panel	Garage	Vector	DONE 4/16	
nfirm that all whirlpool tubs are GFCI protected	Master Bath	Vector	DONE 4/16	GFCI is located on wall of toilet room
nfirm that all whirlpool tubs are GFCI protected	Tammy's Bath	Vector	DONE 4/16	GFCI is located in closet, other side of wall



**RUVIN BROS. ARTISANS & TRADES**

7127 NORTH GREEN BAY AVENUE

GLENDALE, WI 53209

PHONE: 414-352-4220

FAX: 414-352-4134

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Fox Point Village Hall  
7200 N. Santa Monica Blvd.  
Fox Point, WI 53217  
Attn: Scott Miller

RE: Building Permit (1070 E. Thorn Ln)

Dear Scott,

Per our discussions regarding the building permit for 1070 E. Thorn Lane, we are providing the information and documentation required for you to issue the building permit.

**STAKED SURVEY**

- (3) Copies of updated survey are attached.

**SITE EROSION PLAN**

- (3) Copies of updated site plan, showing erosion control are attached.

**STATE UDC FORM**

- The completed state permit application form is attached.

**HEAT LOSS CALCULATIONS**

- Calculations are attached.

**CUBIC FEET**

- Basement: 14,848 ft<sup>3</sup>
- Main Level: 21,375 ft<sup>3</sup>
- Upper Level: 15,716 ft<sup>3</sup>
- Attic: 8,721 ft<sup>3</sup>
- TOTAL: 60,660 ft<sup>3</sup>

Please call me with any questions or concerns.

Best regards,

A handwritten signature in black ink, appearing to read "Lynn", is written over a horizontal line.

Lynn Dybul  
Ruvn Bros. Artisans & Trades



### Heating Equipment Sizing Summary

#### General Information

Outdoor Design Temperature:	-10	deg
Conditioned Floor Area:	5684	ft <sup>2</sup>
Average Ceiling Height:	9.0	ft
Infiltration Rate:	0.50	Normalized ACH
Equipment Oversizing Factor:	15.0	%

#### Loads Summary

Conductive Losses:	55099	Btu/hr
Infiltration Losses:	36832	Btu/hr
Oversizing Factor Losses:	13790	Btu/hr
Total Building Heating Load:	105721	Btu/hr

# RUVIN <sup>BROS</sup>

ARTISANS & TRADES

October 22, 2003

Scott Miller  
Village of Fox Point  
7200 N Santa Monica Blvd  
Fox Point, WI 53217

Dear Scott:

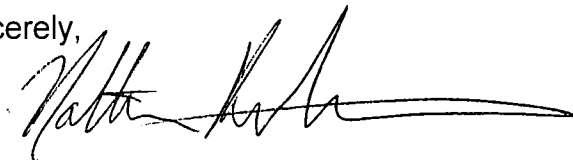
SUBJECT: 1070 THORN LANE

This letter outlines the installation of the underground waste pipe to the home at 1070 Thorn Lane. The excavator (Dave's Excavation) and Travis (Haselow Plumbing) were onsite and confirmed the following information.

We installed 8" PVC waste pipe from house 122 feet to the sewer. The pitch for the pipe was a total of 11", which falls comfortably within the 1/16 per foot requirement. The connection at the house was made with a "concentric" bushing, which eliminated any height change at switch from 4" PVC to 8" pvc leaving the house. The PVC was tied into the sewer above the main sewer line so in the event of heavy volume the waste line will be above the flow in the sewer. Additionally a cleanout was installed at exterior of the house in case access is needed in the future.

If you need any additional information please let me know right away. You can reach me on my mobile phone at 414-688-3708.

Sincerely,



Nathan Bernstein  
Project Manager  
Ruvn Bros Artisans & Trades

NORTHBROOK MILWAUKEE