



Zoning Permit Application
Town of Mukwonago

Version: December 28, 2020

Town of Mukwonago
W320 S8315 Beulah Road
Mukwonago, WI 53149

OFFICE USE ONLY

Application Number: _____ Fee Paid: \$ _____ Fee Received By: _____ Date Received: _____

Parcel Number: MUKT1912016 Property Address: _____

	<u>Property Owner</u>	<u>Agent (if any)</u>
Name	<u>Garrett Freiburger + Kelsey Greden</u>	<u>Espire Homes Inc</u>
Street address	<u>8708 W Lapham St</u>	<u>530 Hartbrook Dr</u>
City, state, zip code	<u>West Allis WI 53214</u>	<u>Hartland WI 53029</u>
Daytime telephone	<u>262-527-2750</u>	<u>262-746-2000</u>
Email address	<u>garrettfreiburger@gmail.com</u>	<u>Kristine@espirehomes.com</u>

General description of proposed project:

Single family home

Zoning Information

Zoning District(s) (check all that apply)

- C-1 Conservancy
- A-1 Agricultural
- RH Rural home
- SE Suburban estates
- R-1 Residential
- R-2 Residential
- B-2 Local business
- P-1 Public
- PUD: _____
- EC Environmental corridor (overlay)
- HS Hydric soils (overlay)

Setbacks and Offsets

Front-yard setback: 225.4 feet from building foundation to base setback line (road right-of-way)
 Side-yard offset: 167.09 feet from building foundation to N property boundary line
 Side-yard offset: 44.92 feet from building foundation to S property boundary line
 Rear-yard offset: 71.08 feet from building foundation to E property boundary line
 EC setback: _____ feet from building foundation to Environmental Corridor District (if any)
 C-1 setback: _____ feet from building foundation to Conservancy District (if any)

For assistance in the zoning districts please visit: <https://townofmukwonago.zoninghub.com/home.aspx>

Floor Area of Buildings (in square feet from exterior wall to exterior wall)

	<u>Existing</u>	<u>Proposed</u>
Principal building (first floor)	_____	<u>2150</u>
Principal building (second floor)	_____	<u>-</u>
Attached garage	_____	<u>761</u>
Detached building (#1)	_____	_____
Detached building (#2)	_____	_____
Total	_____	<u>2911</u>

Sanitary Permit No. (Buildings requiring sanitation only): _____

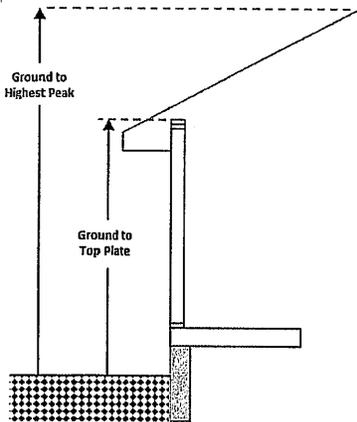
New Building with a Basement

Elevation of top of foundation 1005.67 (This should be shown on the grading plan.)
 Elevation of top of basement floor 997.33 (This should be shown on the grading plan.)
 Elevation of top of footing 996.67 (This should be shown on the grading plan.)
 Elevation of seasonal high-water table 989.3 (This is listed in the Seasonal High Groundwater Determination Report.)

Note: The top of the basement floor must be one foot or more above the seasonal high-water table.

Height of Proposed Building(s)

	Building 1		Building 2		Building 3	
	Ground to Top Plate	Ground to Highest Peak	Ground to Top Plate	Ground to Highest Peak	Ground to Top Plate	Ground to Highest Peak
Front	9 1/8	23 1/2				
Left	9 1/8	33 1/2				
Right	18 7/8	33 1/2				
Rear	18 7/8	23 1/2				



Applicant certification

- I certify that all of the information in this application, along with any attachments, are true and correct to the best of my knowledge and belief.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of such written materials or view it online.
- I understand that the Zoning Administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner Signature(s):

Garrett Freiburger
Garrett Freiburger (Feb 19, 2026 14:43:29 CST)

Date: Feb 19, 2026

Feb 19, 2026

Kelsey Golden

Kelsey Golden (Feb 19, 2026 19:22:35 CST)

PLAT OF SURVEY

LOT 16 OF BUR OAK ESTATES ADDITION 1, PART OF THE SOUTHEAST 1/4 OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

LEGAL DESCRIPTION PER DEED NO. 4825308

LOT SIXTEEN (16) IN BUR OAK ESTATES ADDITION NO. 1, A RE-SUBDIVISION OF LOT ELEVEN (11) OF BUR OAK ESTATES, IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION TEN (10), IN TOWNSHIP FIVE (5) NORTH, RANGE EIGHTEEN (18) EAST, IN THE TOWN OF MUKWONAGO, STATE OF WISCONSIN.

NOTES:

- BEARINGS ARE REFERENCED TO THE WEST LINE OF LOT 16, WHICH WAS TAKEN TO BEAR N90°00'00"W, AS SHOWN ON BUR OAK ESTATES ADDITION 1 SUBDIVISION PLAT.
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.

PROPOSED GRADES PER BUILDER

FINISH YARD GRADE: 1005.0/996.0
GARAGE FLOOR: 1005.33
TOP OF WALL: 1005.67
TOP OF FOOTING: 996.67 (9' WALL)
DRIVE: MAX 10%

*** PER FORM A SEASONAL HIGH GROUNDWATER DETERMINATION REPORT DATED AUGUST 9, 2025 DONE BY LANDMARK ENGINEERING SCIENCES INC. MINIMUM BASEMENT FLOOR 990.3 ***

LEGEND

- BENCHMARK
- FOUND 1" IRON PIPE OR NOTED CONTROL POINT BENCHMARK
- TV PEDESTAL
- UNDERGROUND ELEC.
- UNDERGROUND TV
- UNDERGROUND FIBER
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- SOIL BORE
- RECORD DIMENSION
- TREE LINE
- CMCP CULVERT
- PROPOSED SILT FENCE
- PROPOSED CONTOUR
- PROPOSED ELEVATION

BENCHMARK: CP PK1
ELEV.= 985.60

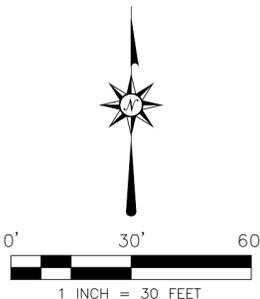
RED OAK CIRCLE
66' WIDE R.O.W.

CMCP
ELEV = 986.23
CMCP
ELEV = 987.02

SETBACK REQUIREMENTS

FRONT YARD = 50'
SIDE YARD = 20'
REAR YARD = 20'

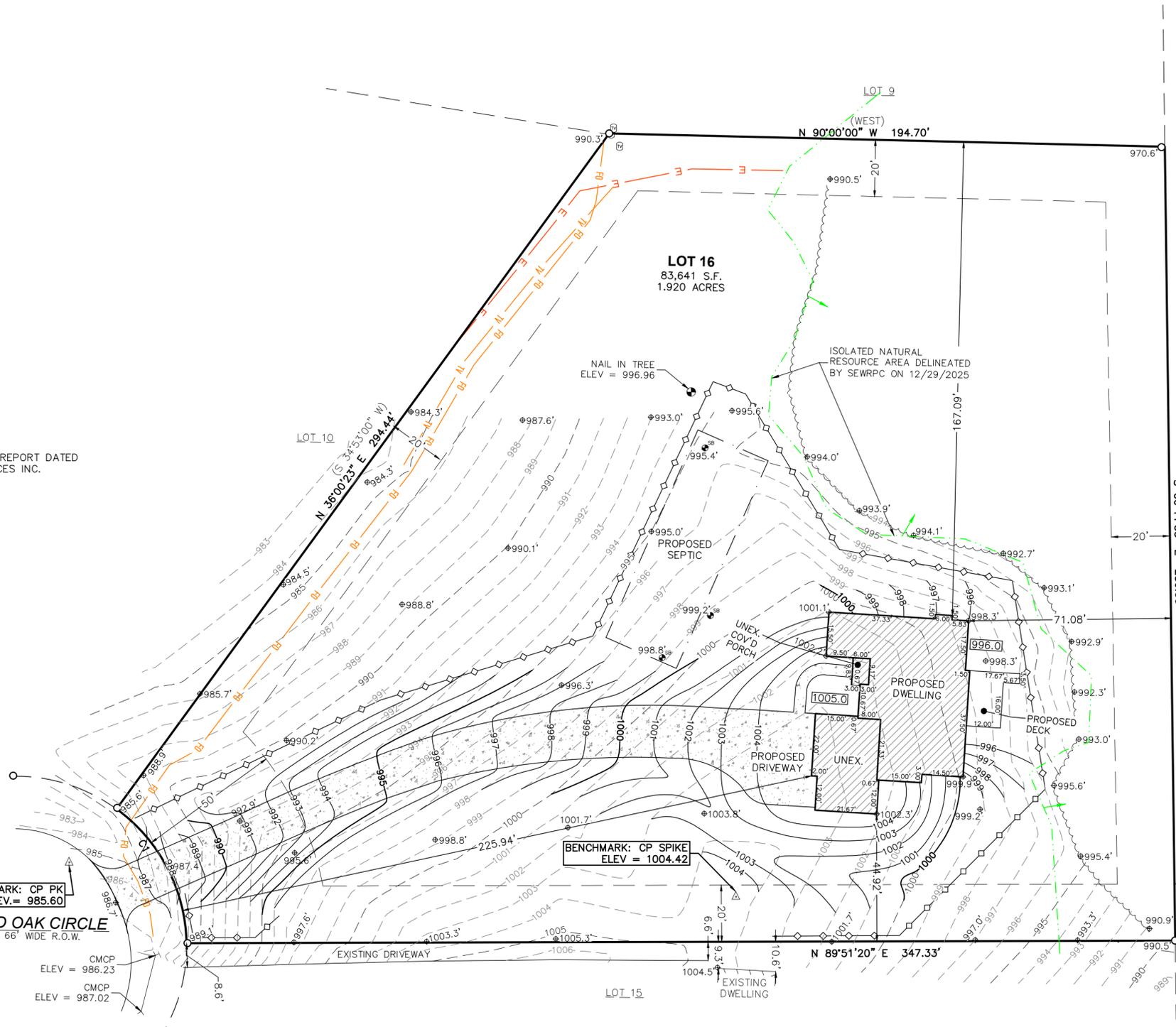
BUILDING DIMENSIONS SHOWN PER FOUNDATION PLANSET DATED 10/30/2025



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY 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.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



REV. 2/3/2026 UPDATED BUILDING PLAN (NG)
REV.
REV.
REV.

LOT 16 - RED OAK CIRCLE MUKWONAGO, WAUKESHA COUNTY, WISCONSIN	TAX: MUKT1912016	CHECKED BY: MTO
LOCATION	DRAWN BY: NG	

CLIENT: ESPIRE
PROJECT: FREIBURGER
LAYOUT: PERMIT SURVEY
DRAWING: 25231_SURVEY.DWG
DATE: 01/29/2026
JOB NO.: 25231
SHEET: 1 OF 1

- EXTERIOR MATERIALS:**
- *CONTINUOUS RIDGE VENT
 - *HIGH DEFINITION ASPHALT SHINGLES
 - *1x8 PREFINISHED HARDIE FASCIA BOARD
 - W/ 1x2 PREFINISHED HARDIE SHADOW BOARD
 - *PREFINISHED HARDIE SOFFIT WITH VENTS
 - *PREFINISHED JAMES HARDIE FLANK LAP SIDING
 - *PREFINISHED HARDIE PANEL SIDING OR VERTICAL SIDING PER PLAN IN GABLE FRONT ELEV. ONLY
 - *5/4x6 PREFINISHED HARDIE FRIEZE BOARDS AT GABLES (PER PLAN)
 - *5/4x8 PREFINISHED HARDIE HEAD TRIM W/ 1" OVERHANG (WINDOWS & EXTERIOR DOORS)
 - *5/4x6 PREFINISHED HARDIE TRIM AT SIDES OF WINDOWS & EXTERIOR DOORS
 - *5/4x6 PREFINISHED HARDIE SILL TRIM AT WINDOWS
 - *5/4x6 PREFINISHED HARDIE CORNER BOARDS @ OUTSIDE CORNERS
 - *5/4x12 PREFINISHED HARDIE TRIM BOARDS FOR POST WRAP W/ 5/4x8 BASE CAP &
 - *5/4x6 TOP CAP (FRONT PORCH)

PAGE 1: FRONT & REAR ELEVATIONS
 PAGE 2: LEFT & RIGHT ELEVATIONS
 PAGE 3: FOUNDATION PLAN
 PAGE 4: FIRST FLOOR PLAN
 PAGE 5: ROOF PLAN

THE DELAVAN MODEL
SQUARE FOOTAGE:
 FIRST FLOOR: 2,150 SQ. FT.
 GARAGE: 761 SQ. FT.
 FRONT PORCH: 60 SQ. FT.

SUBDIVISION
 LOT ---

202-746-2000
HARTBROOK HOMES
 530 HARTBROOK DRIVE, HARTLAND, WI 53029

PLAN START DATE	08/05/25
REVISED	08/17/25
REVISED	08/25/25
REVISED	09/04/25
REVISED	10/29/25
REVISED	10/30/25

ELEVATIONS
 SCALE 1/4" = 1'

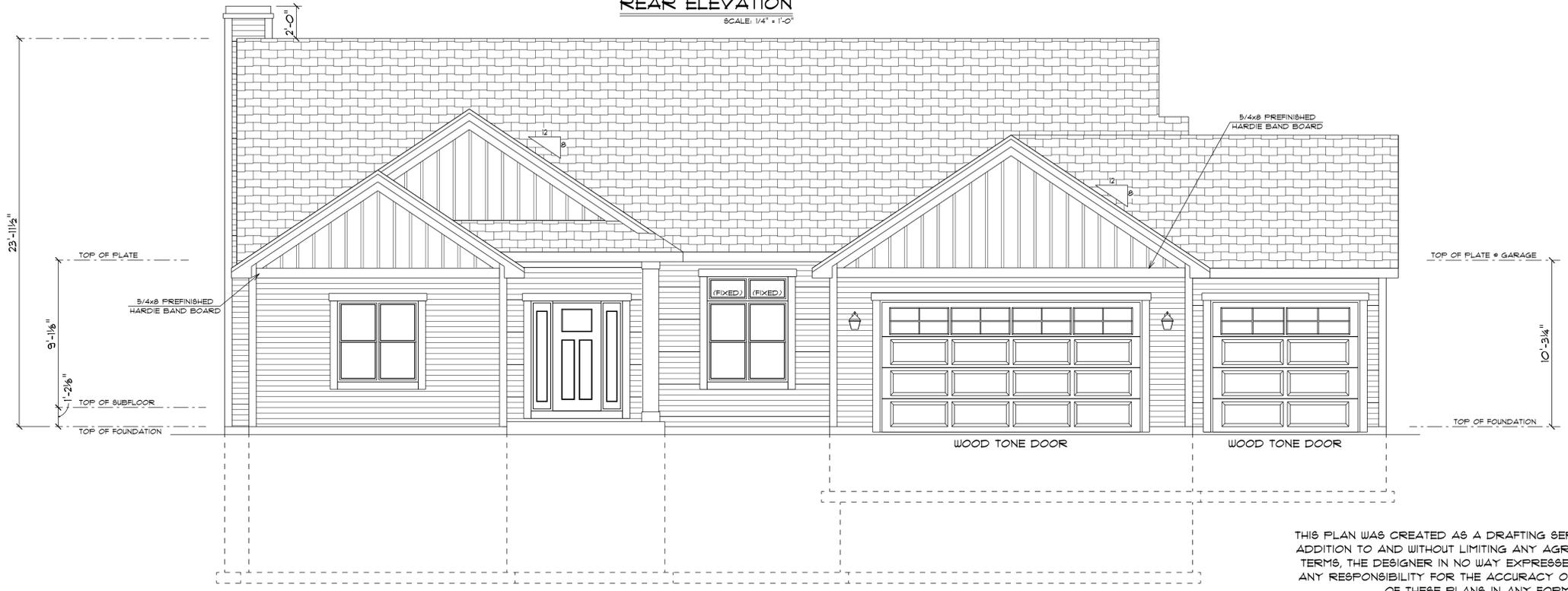
FREIBURGER-GELDEN
 RESIDENCE

AMERICAN DESIGN CONCEPTS
 1394 APPLIGATE, MADISON WI 53713 (608) 273-0700
 AMERICANDESIGNCONCEPTS.COM



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

ROOF SPECIFICATIONS:
 *OVERHANG AT EAVES: 16" FROM SHEATHING
 *OVERHANG AT RAKES: 12" FROM SHEATHING
 *8:12 ROOF PITCH: 11 1/2" HEEL HGT.



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM. ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

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SIGNED: _____ DATED: _____
 SIGNED: _____ DATED: _____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

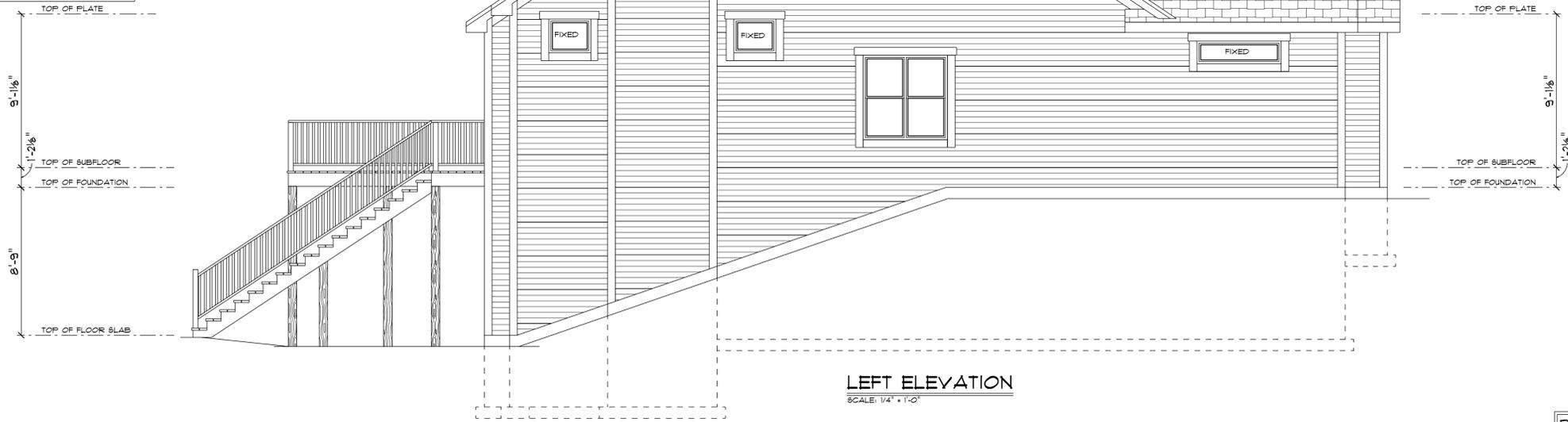
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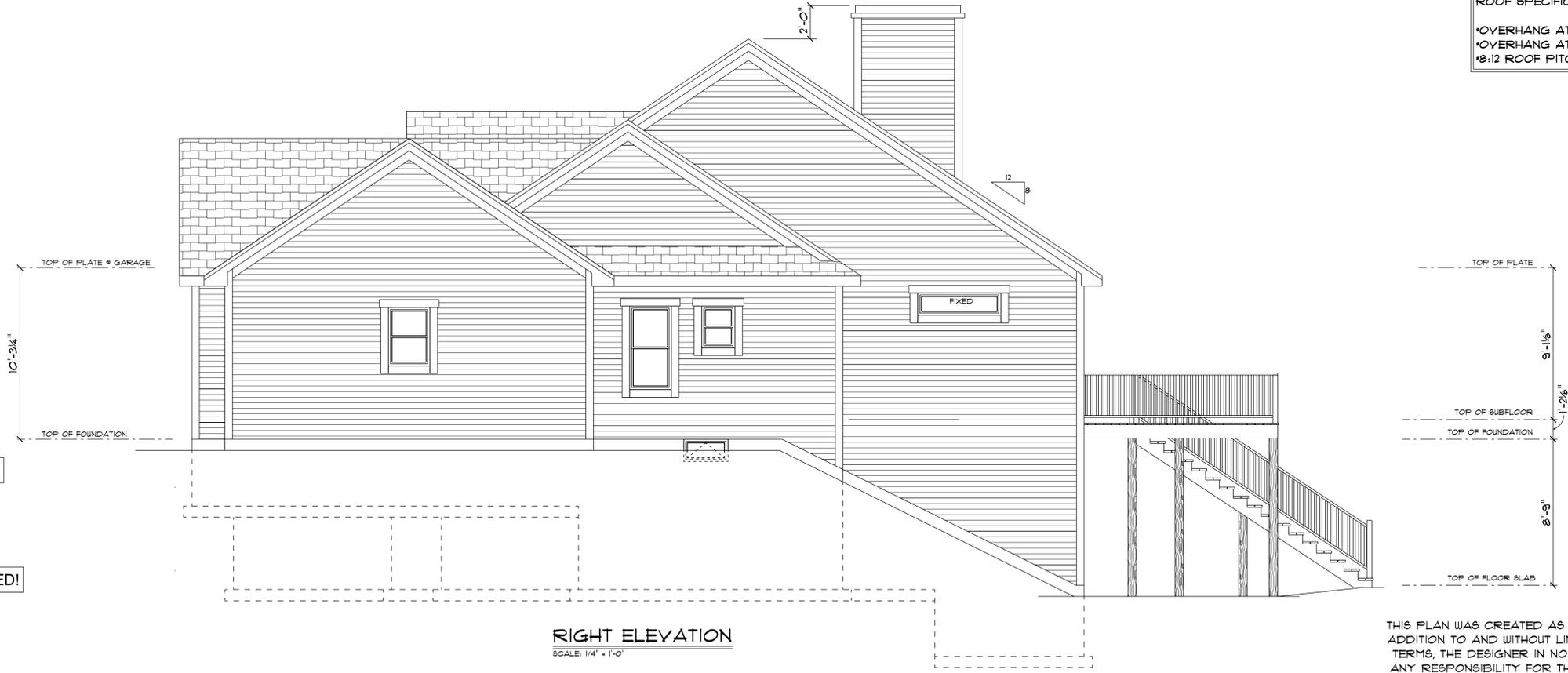
1
5

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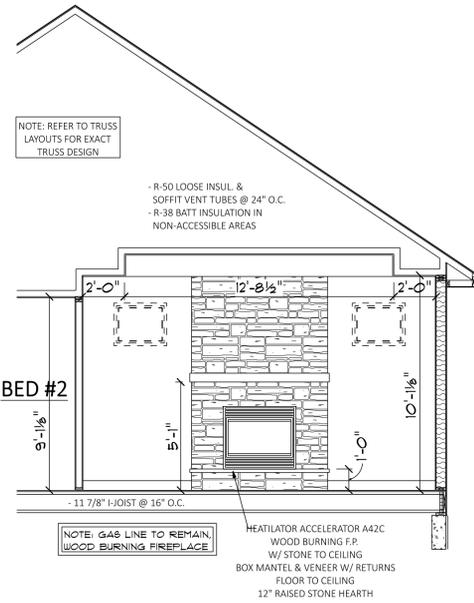
SUBDIVISION
LOT ---
HARTBROOK HOMES
262-746-2000
530 HARTBROOK DRIVE, HARTLAND, WI 53029

PLAN START DATE 08/05/25	REVISED 08/20/25
REVISED 08/14/25	REVISED 07/29/25
REVISED 08/25/25	REVISED 10/30/25
REVISED 08/04/25	REVISED 08/04/25

SIDE ELEVATIONS
SCALE 1/4" = 1'

FREIBURGER-GELDEN
RESIDENCE

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GREAT ROOM CROSS SECTION

SCALE: 3/8" = 1'-0"

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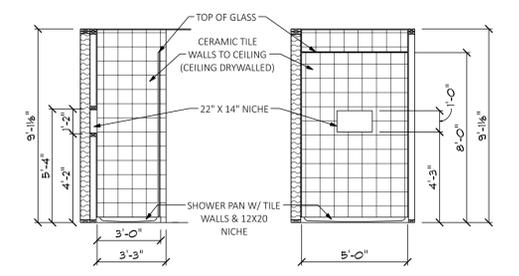
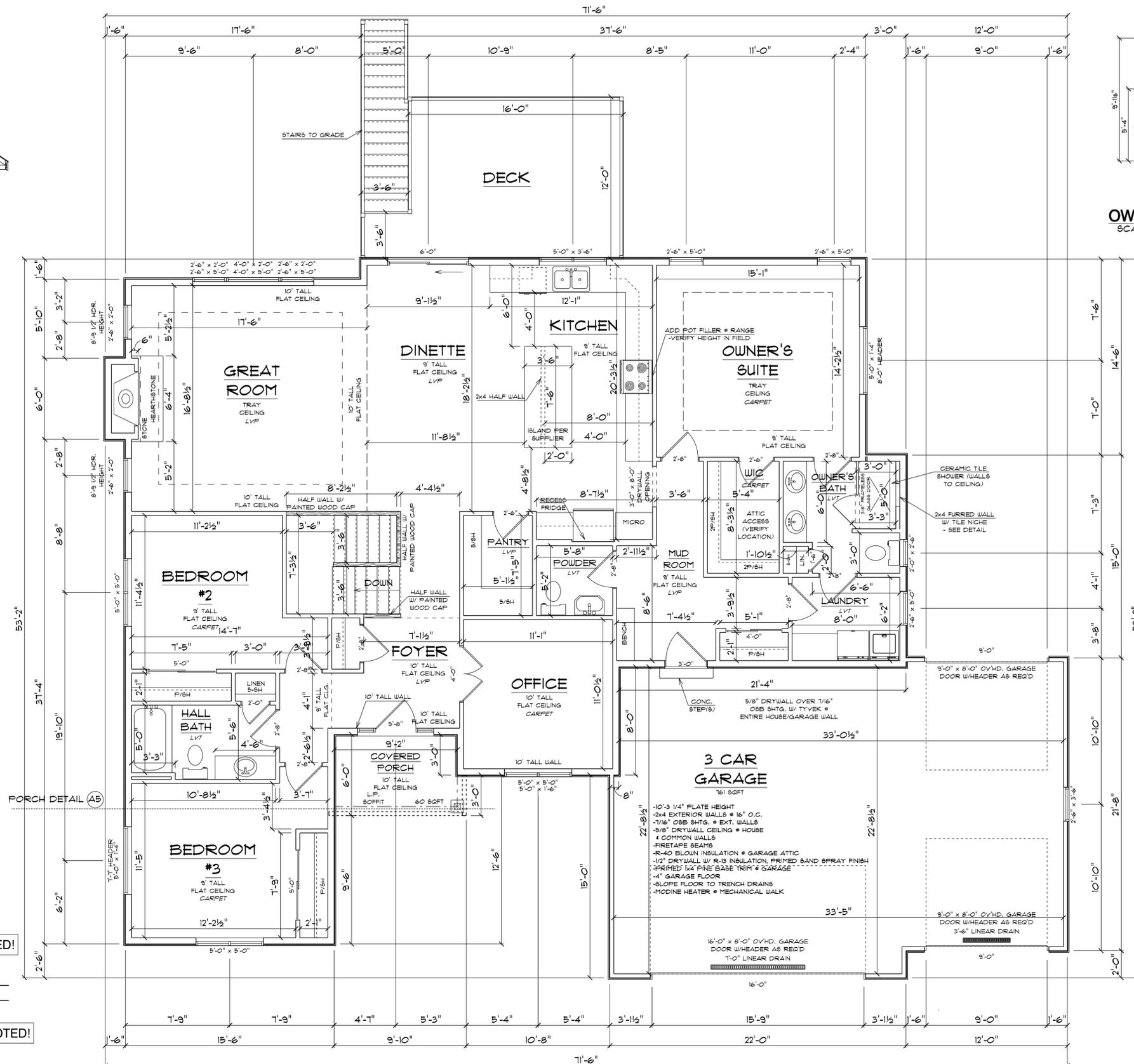
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SIGNED: _____ DATED: _____

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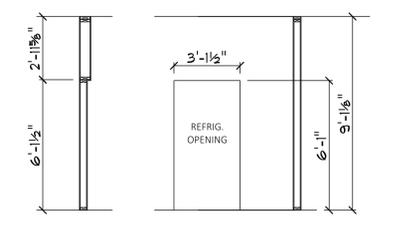
FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

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OWNER'S BATH TILE SHOWER DETAIL

SCALE: 1/4" = 1'-0"

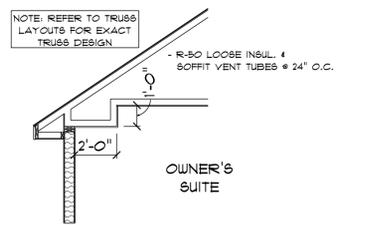


REFRIGERATOR NICHE DETAIL

SCALE: 1/4" = 1'-0"

ROOF SPECIFICATIONS:

- OVERHANG AT EAVES: 16" FROM SHEATHING
- OVERHANG AT RAKES: 12" FROM SHEATHING
- 8:12 ROOF PITCH: 11 1/2" HEEL HGT.



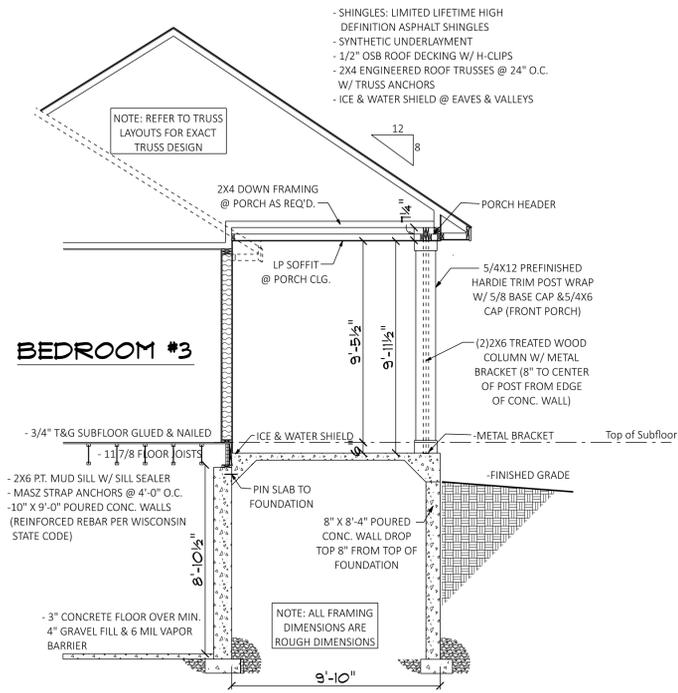
OWNER'S SUITE STEPPED CEILING DETAIL

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- 8'-1 1/8" MAIN FLOOR PLATE HEIGHT (UNLESS NOTED OTHERWISE)
- 6'-9 1/2" WINDOW HEADER HGT. (UNLESS NOTED OTHERWISE)
- WINDOW CALL-OUTS ARE LABELED IN FEET (SEE WINDOW CUT SHEETS FOR UNIT SIZE & ROUGH OPENING) EXAMPLE: 2650 (2'-6" X 5'-0")

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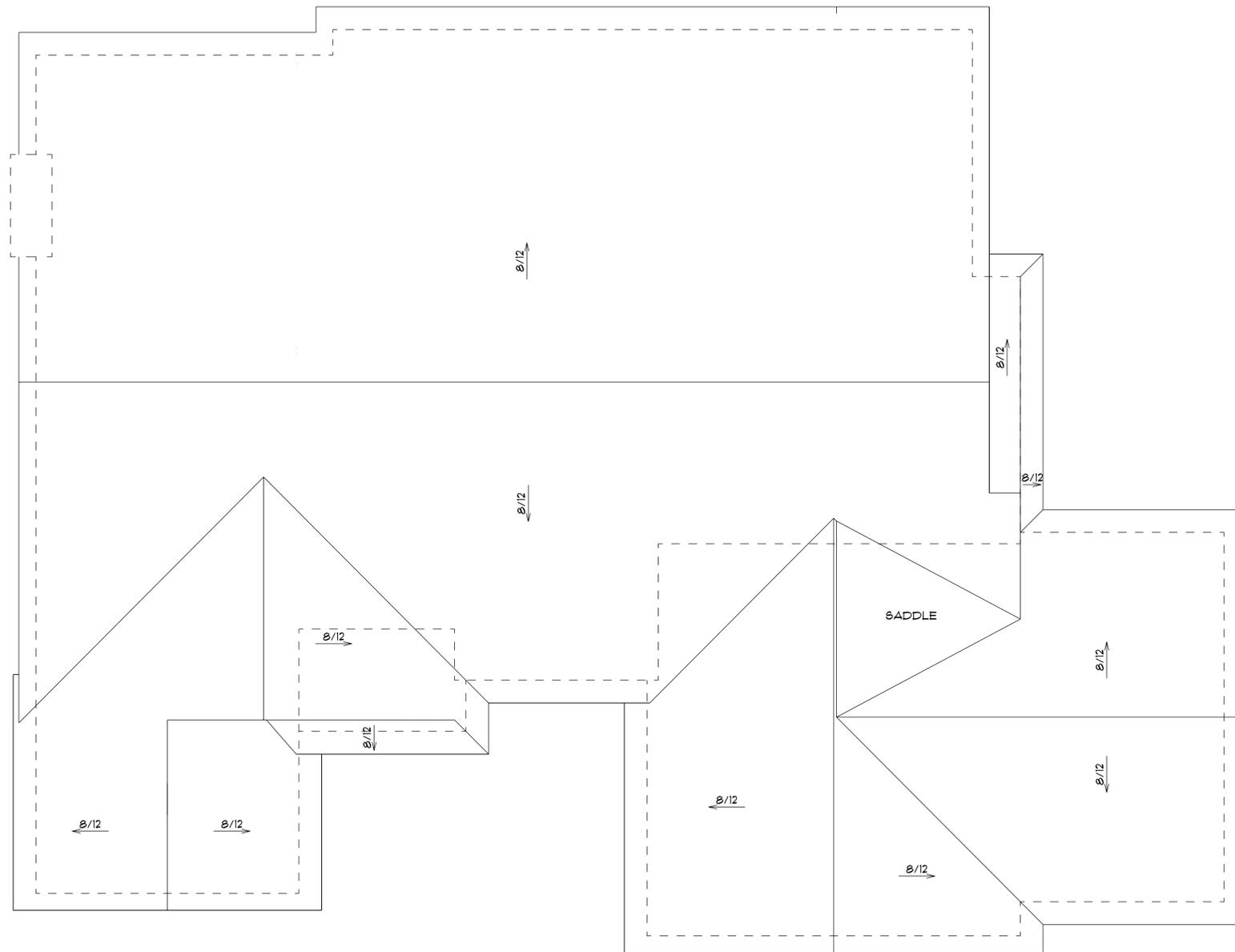


FRONT PORCH CROSS SECTION

SCALE: 1/4" = 1'-0"

- SHINGLES: LIMITED LIFETIME HIGH DEFINITION ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 1/2" OSB ROOF DECKING W/ H-CLIPS
- 2X4 ENGINEERED ROOF TRUSSES @ 24" O.C. W/ TRUSS ANCHORS
- ICE & WATER SHIELD @ EAVES & VALLEYS

NOTE: REFER TO TRUSS LAYOUTS FOR EXACT TRUSS DESIGN



ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF SPECIFICATIONS:
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SUBDIVISION
 LOT ---

HARTBROOK HOMES

262-746-2000
 530 HARTBROOK DRIVE, HARTLAND, WI 53029

REVISION	DATE	DESCRIPTION
REVISED	09/23/25	PLAN START DATE 08/05/25
REVISED	10/29/25	REVISED 08/14/25
REVISED	10/30/25	REVISED 08/25/25
REVISED	09/04/25	REVISED 08/04/25

ROOF PLAN
 SCALE 1/4" = 1'

FREIBURGER-GELDEN
 RESIDENCE

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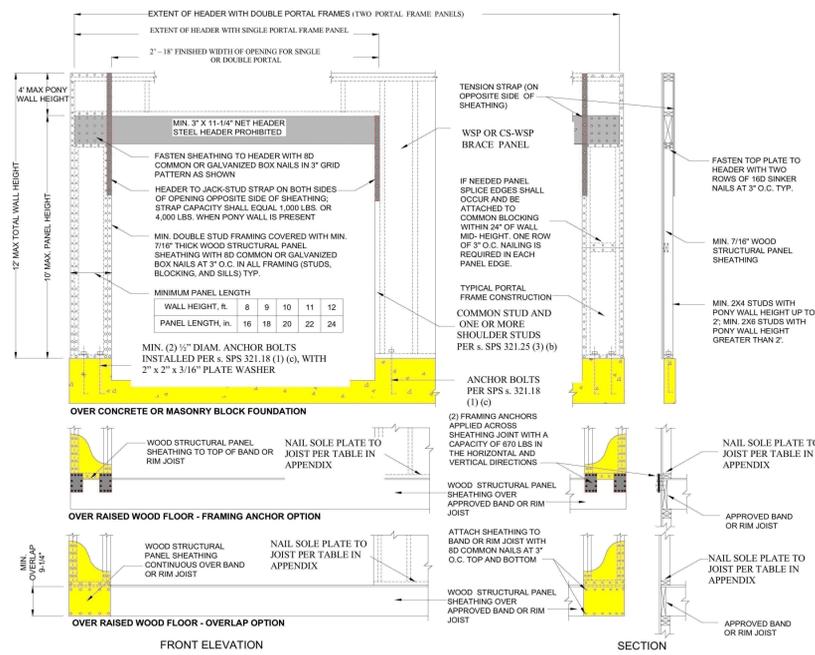
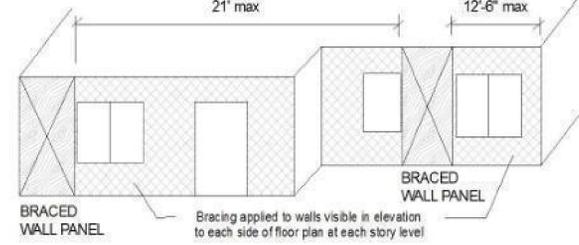


FIGURE 321.25-C
LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE³



³Continuous sheathing shall be applied to all surfaces of the wall, including areas between brace panels and above and below wall openings.

Table 321.25-H
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
Up to 5'-4"	24	27	30	36
Up to 6'-8"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	54	46	41
Up to 10'	-	-	60	48
Up to 12'	-	-	-	72

Table 321.25-J
REQUIRED LENGTH OF CONTINUOUS BRACING ON EXTERIOR WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL^{a,b,c,d,e}

Eave-to-Ridge Height (feet)	Wall Supporting: ^f	Required Length (feet) of Bracing on Any Side of Rectangle							
		Length of perpendicular side (feet) ^g							
		10	20	30	40	50	60	70	80
10	Roof and ceiling only	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0
	One floor, roof and ceiling	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6
15	Roof and ceiling only	2.6	4.6	6.5	7.8	9.8	11.7	13.7	15.7
	One floor, roof and ceiling	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
20	Roof and ceiling only	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6
	One floor, roof and ceiling	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5
25	Roof and ceiling only	3.2	5.8	8.1	9.8	12.1	14.4	16.8	19.2
	Two floors, roof and ceiling	6.2	11.9	16.8	21.8	27.3	31.1	36.3	41.5

Wall Bracing Compliance Worksheet

Complete this worksheet or provide equivalent information on the plans submitted with the permit application.

Sketch and dimension the building plan and the wall bracing rectangles (a) per 321.25(b)(c) 1, and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels.

Rectangle

Indicate applicable Wall Bracing Method for each level (see Table 321.25-G), each labeled rectangle if more than one level (see 321.25(b)(c)), and amount of bracing (a) or braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed).

Rectangle: A Wall Ht = 9' Eave to Ridge Ht = 14'-2" Max Opening Ht = 6'-8" Wind Exp = B

Rectangle:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCFP) and # of panels per Table 321.25-I		Continuous method (CS-WSP, CS-SFB) and total length required per Table 321.25-J		FF Method (see Figure 321.25-A). Indicate number of FF panels (16'-24" wide provided).	
	Long side	Short Side	Long side	Short Side	Long side	Short Side
Roof and ceiling only			11'-6"	53'-2"		
One floor, roof and ceiling						
Two floors, roof and ceiling						

FF Method: For intermittent bracing, per Table 321.25-I footnote 'h', each FF panel (16'-24" wide per Figure 321.25-A) counts as 1/1 of a braced wall panel when determining compliance with Table 321.25-I. For continuously sheathed bracing, the actual length of each FF panel (16'-24" wide per Figure 321.25-A) in feet counts toward the required total length of bracing required. For intermittent or when evaluating panel spacing per Fig. 321.25-C.

CS-WSP
CONTINUOUS SHEATHED WSP

4'-0" STRUCTURAL SHEATHING

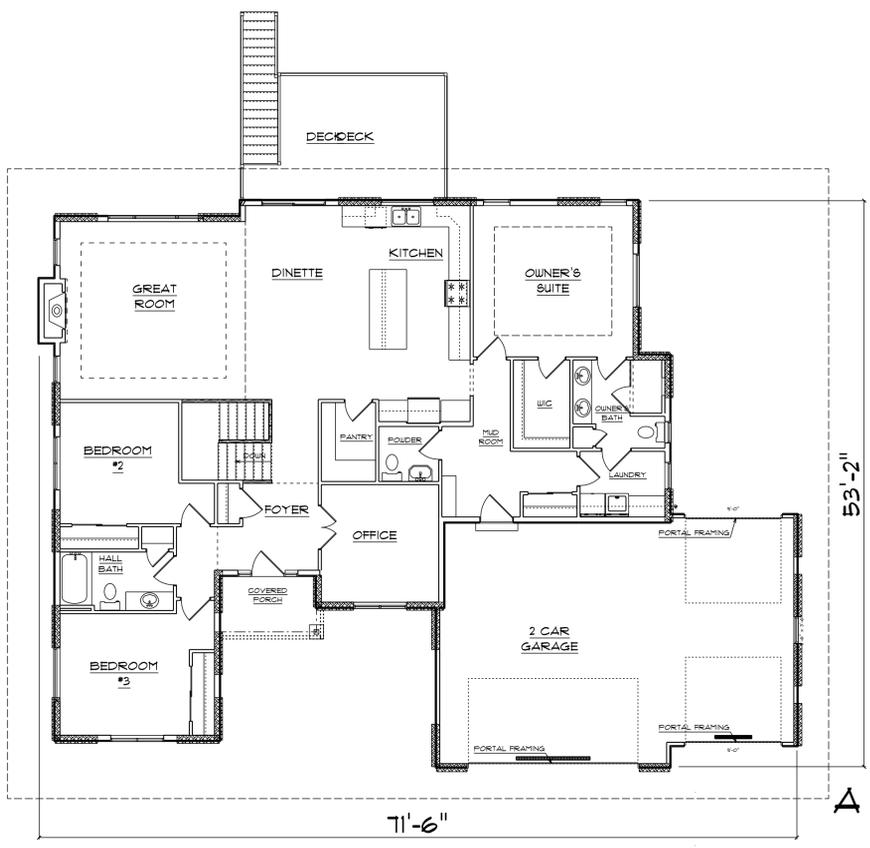
Minimum 7/16" wood structural panel sheathing with 6d common nail or 8d box nail (2-1/2" long x .113 diameter or 7/16" crown 16 gauge staples 1-1/4" long

GENERAL STRUCTURAL NOTES

Double top plates are required over all studs and headers. The end joint offset between the two top plates shall be at least 2 stud spaces. Joints in the top plates shall be installed only over studs. The two top plates shall be nailed together with a minimum of (3) 12d x 3" nails or (2) 16d x 3-1/4" nails.

Bottom wall plates shall be fastened to the floor system with a minimum of (2) 12d x 3" nails through the bottom plate into the floor joist below.

G.C. TO VERIFY AND APPROVE SHEATHING SCHEDULE PRIOR TO CONSTRUCTION



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CONTRACT PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____
SIGNED: _____ DATED: _____

PRODUCTION PLANS ONLY VALID IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____
SIGNED: _____ DATED: _____

FINAL PLANS ONLY FINAL IF SIGNED OR NOTED!

SIGNED: _____ DATED: _____
SIGNED: _____ DATED: _____

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM. ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

WAUKESHA COUNTY

NO. 26041

SANITARY PERMIT

TRANSFER/RENEWAL PREVIOUS NO. _____

OWNER Garrett Frielburger

PLUMBER Thomas Gallitz LIC. # 227300

Town of Mukwonago

SEC 10, T 5 N, R 18 E

AND/OR LOT 16 BLOCK _____

Bur Oak Estates SUBDIVISION _____

Skylar Behm/LB AUTHORIZED ISSUING OFFICER – DATE 2/19/26

THIS PERMIT EXPIRES 2/19/28 UNLESS RENEWED BEFORE THAT DATE

POST IN PLAIN VIEW

VISIBLE FROM THE ROAD FRONTING THE LOT DURING CONSTRUCTION

CHAPTER 145.135 (2) WISCONSIN STATUTES

- (a) The purpose of the sanitary permit is to allow installation of the private sewage system described in the permit.
 - (b) The approval of the sanitary permit is based on regulations in force on the date of approval.
 - (c) The sanitary permit is valid and may be renewed for a specified period.
 - (d) Changed regulations will not impair the validity of a sanitary permit.
 - (e) Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought, and that changed regulations may impede renewal.
 - (f) The sanitary permit is transferable.
- History: 1977 c. 168; 1979 c. 34; 221; 1981 c. 314

Note: If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.

Under the Waukesha County Sanitary Ordinance, your septic (and lift pump) tank will require pumping and inspection every three (3) years.