



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
June 3, 2024  
Village Board Room 5:00pm

## ARCHITECTURAL REVIEW COMMITTEE AGENDA

**PLEASE TAKE NOTICE** that a meeting of the Bayside Architectural Review Committee will be held at the Village Hall of the Village of Bayside, 9075 N. Regent Road, Bayside, Wisconsin in addition to virtually. Public can access this meeting of the Architectural Review Committee by phone or by computer. The phone number is: **+309 205 3325**. The Zoom Meeting code is: **895 8774 5792** and the Passcode is: **651571**. <https://tinyurl.com/m7ffj4z4> Persons desiring to speak in the remote format on a specific agenda item should register twenty-four hours in advance by calling (414) 206-3915. The following items of business will be discussed and possibly acted upon:

- I. **CALL TO ORDER AND ROLL CALL**
- II. **APPROVAL OF MINUTES**
  - A. Approval of May 20, 2024, meeting minutes.
- III. **BUSINESS**
  - A. **8550 North Greenvale Road – Natasha Hernandez** Applicant requires an extension for a dumpster and port-o-potty on property for an interior remodel project.
  - B. **725 East Wahner Place – Mary & John Domjen** The proposed project is the construction of a 369 square foot detached garage.
  - C. **9421 North Lake Drive – Colin Schindler** The proposed project is the construction of a 120 square foot storage shed.
  - D. **9275 North Broadmoor Road- Brooke & Nick Gilbertson** The proposed project is the construction of a 130 square foot pergola.
  - E. **310 West Fairy Chasm Road – Erin Lindsay** The proposed project is the construction of 172 lineal feet of four-foot-high cedar framed hog wire open fence design.

Emma Baumgartner  
Operations Coordinator

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website ([www.baysidewi.gov](http://www.baysidewi.gov)).



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
May 20, 2024  
Village Board Room 5:00pm

**ARCHITECTURAL REVIEW COMMITTEE  
MEETING MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Due to the absence of Chairperson Krampf, Committee Member Roberts was acting Chairperson.

Chairperson Roberts called the meeting to order at 5:01 pm.

**ROLL CALL**

Chair: John Krampf - excused  
Members: Dan Zitzer  
Marisa Roberts  
Tony Aiello – excused  
Kavin Tadamrongwanish  
Christine Dubach  
Trustee Liaison: Ben Minkin

**II. APPROVAL OF MINUTES**

A. Approval of May 6, 2024, meeting minutes.

Motion by Committee Member Minkin, seconded by Committee Member Tadamrongwanish, to approve the May 6, 2024, meeting minutes. Motion carried unanimously.

**III. BUSINESS**

**A. 500 East Bay Point Road – Pamela Dowling & Patrick Poole**

Pamela Dowling and Patrick Poole, homeowners, appeared on behalf of the project. Mr. Poole described the project as the construction of a 160 square foot storage shed.

Motion by Trustee Minkin, seconded by Committee Member Tadamrongwanish, to approve the project as described and presented in the application. Motion carried unanimously.

**B. 9550 North Wakefield Court – Jon & Caitlin Kiechle**

Jeremy Hartline, project architect, appeared on behalf of the project. Mr. Hartline described the project as the removal of one window on the north side of the home. Mr. Hartline explained that the home had gone through an interior renovation and this window was now located in a closet, so the homeowners wanted to remove it.

Motion by Committee Member Zitzer, seconded by Trustee Minkin, to approve the project as described and presented in the application. Motion carried unanimously.

**C. 306 West Ravine Baye Road – Drew Perugino**

Steven Lovett, project manager, appeared on behalf of the project. Mr. Lovett described the project as the construction of a grill island and a 128 square foot pergola on an existing patio.

Trustee Minkin asked if there would be gas hooked up to the grill. Mr. Perugino stated that yes, there will be a gas connection.

Committee Member Tadamrongwanish asked about the fireplace in the photos. Mr. Lovett clarified that the fireplace photo was just an example of the materials.

Motion by Committee Member Tadamrongwanish, seconded by Trustee Minkin, to approve the project as described and presented in the application. Motion carried unanimously.

**D. 711 Grace Street – One North Development; Port Washington Road Sign Relocation**

Charles Yauck, development manager, appeared on behalf of the project. Mr. Yauck described the project as the relocation of a previously approved 18-foot tall by 10-foot-wide campus monument sign.

Chairperson Roberts asked why the sign was to be relocated. Mr. Yauck explained that they ran into underground utilities and large trees they did not want to remove.

Motion by Committee Member Zitzer, seconded by Trustee Minkin, to approve the project as described and presented in the application. Motion carried unanimously.

**IV. ADJOURNMENT**

Motion by Trustee Minkin, seconded by Committee Member Tadamrongwanish, to adjourn the meeting at 5:14pm. Motion carried unanimously.

Emma Baumgartner  
Operations Coordinator





05/15/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER:</p> <p>John &amp; Mary Domjen</p> <p>PROJECT ADDRESS: 725 E Wahner Place</p>	<p>PROJECT SUMMARY:</p> <p>New 369 Sq. Ft. detach garage</p>
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I have reviewed the proposed new detached garage, for compliance with the Village's ordinances and have determined the following for consideration.

A current survey was provided, the applicants have gone to the BZA for a variance and was approved.

1. The proposed submittal meets the prescribed ordinances, with BZA variance.
2. **The applicant stated that they would be matching the house colors and style. They provided a color sample sheet and photo's of the existing house.**
3. The board always considers the aesthetics of the project.
4. **This review is only for ARC and not a building permit.**

**VILLAGE CODE REVIEW**

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in **red**.

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**

# Project Proposal

April 15, 2024

RC

725 E. Wahner Place, Bayside, WI 53217

"C"

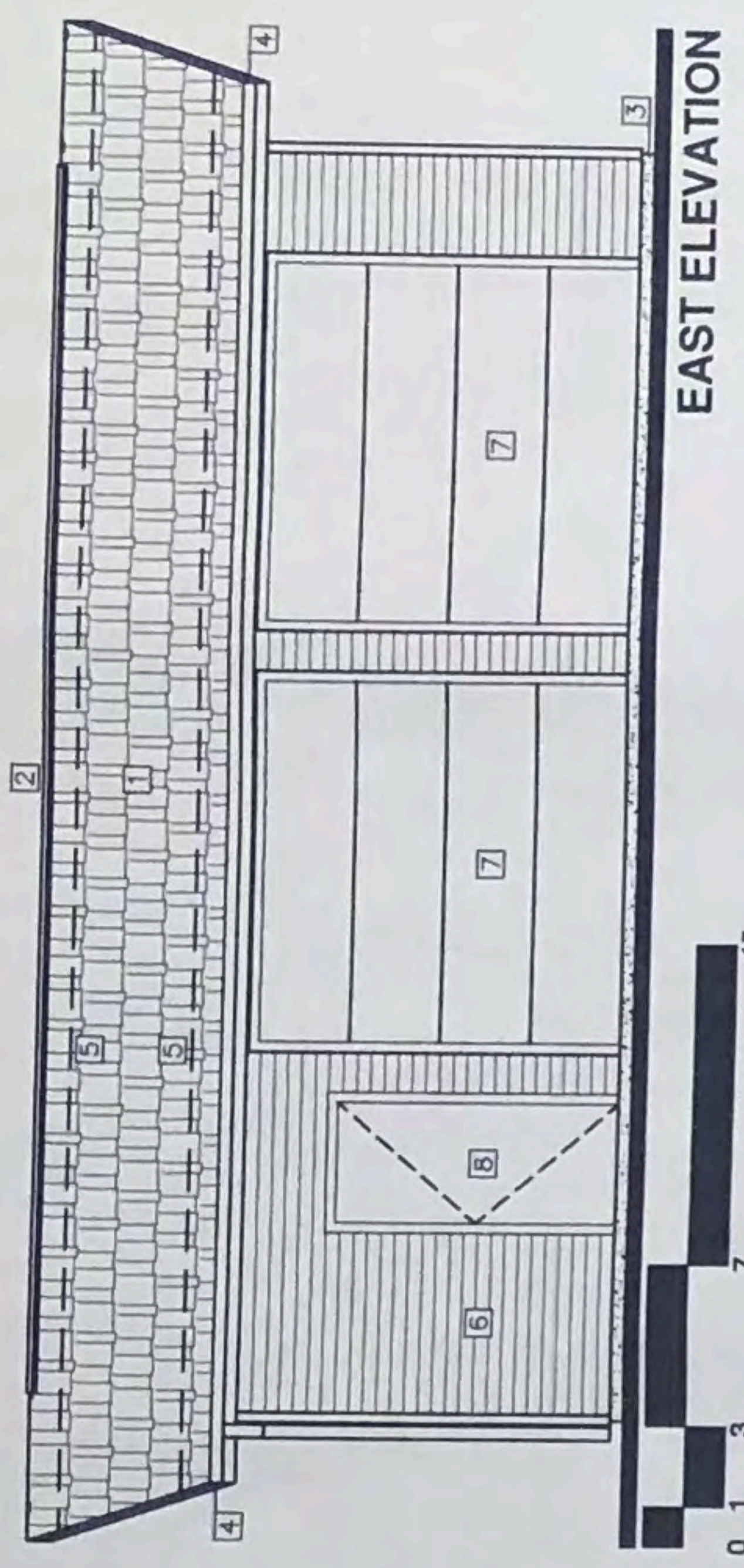
6PMNMQC... (garbled text)

Detached (2) Two Vehicle Garage with man door. See plan set for project details.

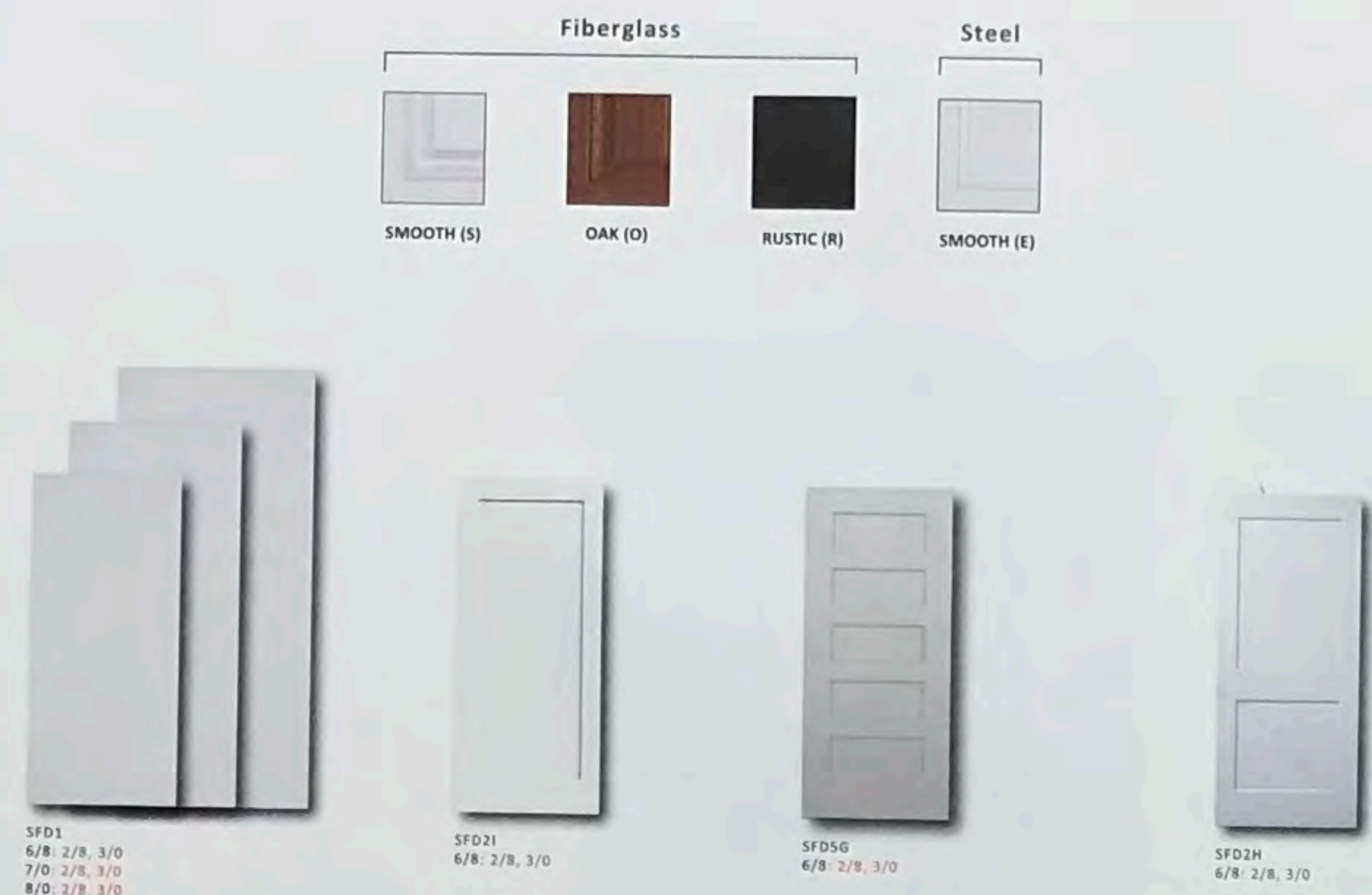
Project materials to match existing house colors and style.

<ul style="list-style-type: none"><li><input type="checkbox"/> )7+ Agenda Date: <b>5/6/2024</b></li><li><input type="checkbox"/> 6?ACJ 4SK@CP <b>054-900-1000</b></li><li><input type="checkbox"/> +MJM photographs showing project location, elevations, and surround views.</li><li><input type="checkbox"/> +MKNJCC digital set of building plans GLAJSBGCLECT?RGMLBEP?BGLE!\$</li><li><input type="checkbox"/> 8?KNJCC or brochures showing materials, colors, ?LBACQGEL <b>SEE COLOR BOARD</b></li><li><input type="checkbox"/> 8SPTC... Milwaukee County Land 1LDMPK?RGML 5DDGAC... <b>INCLUDED IN PLAN SET</b></li></ul> <p>6-73198(</p> <p>=Ä 4 Ä6?WKCLR</p> <ul style="list-style-type: none"><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> *SGJBGLE</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> -JCAPA?J</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 6JSK@CE</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 0;)+Ä</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> .GJJÄ</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 1KNCPTGMSPPACÄ</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ,SKNQRCPÄ</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 75&lt;%-VA?T?RGMLÄ</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> +MLBGRGMLTCA</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 5AASN?LAW</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 8NCAG?VACNRGML%</li><li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> )?PG?LAC</li></ul>	<ul style="list-style-type: none"><li><input type="checkbox"/> ) AACQQW... (garbled text)</li><li><input type="checkbox"/> ) BB... (garbled text)</li><li><input type="checkbox"/> +MKKC... (garbled text)</li><li><input type="checkbox"/> , CAIQ... (garbled text)</li><li><input type="checkbox"/> .CLAC</li><li><input type="checkbox"/> .GP... (garbled text)</li><li><input type="checkbox"/> 2?LBQA?... (garbled text)</li><li><input type="checkbox"/> 8SPAC... (garbled text)</li><li><input checked="" type="checkbox"/> 4 CU + ML... (garbled text)</li><li><input type="checkbox"/> 6J?V8... (garbled text)</li><li><input type="checkbox"/> 7 CAP?... (garbled text)</li><li><input type="checkbox"/> 7MMDQ</li><li><input type="checkbox"/> 8MJ?P?LC... (garbled text)</li><li><input type="checkbox"/> 8U... (garbled text)</li><li><input type="checkbox"/> &lt; GBMU... (garbled text)</li><li><input type="checkbox"/> 5 RCP</li></ul>
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FIRE-RATED



MAN DOOR - WHITE

NORTHGATE® ClimateFlex® COLOR PALETTE



SHINGLES - BURNT SIENNA

Therma Safe 3200  
Formerly marketed as Orion 3200



**BETTER**

- Door: Ltd Lifetime
- Hardware: 4 yr
- Springs: 3 yr

SAFETY, DURABILITY, EFFICIENCY

The Hörmann Therma Safe 3200 is the best choice if you are looking for an affordable insulated garage door. The virtually maintenance-free Therma Safe features a steel front and back with a polystyrene core with an R-value of 9.0. The range of options gives you choices to beautify your home while increasing your savings on energy.

- R-9.0 Thermal Rating
- Steel Construction
- 2" Sections
- 12 Colors
- 6 Panel Designs
- 26 Window Designs

**Thermal Rating** ██████████

**Customizations** ██████████

**Low Maintenance** ██████████

**Luxury Level** ██████████

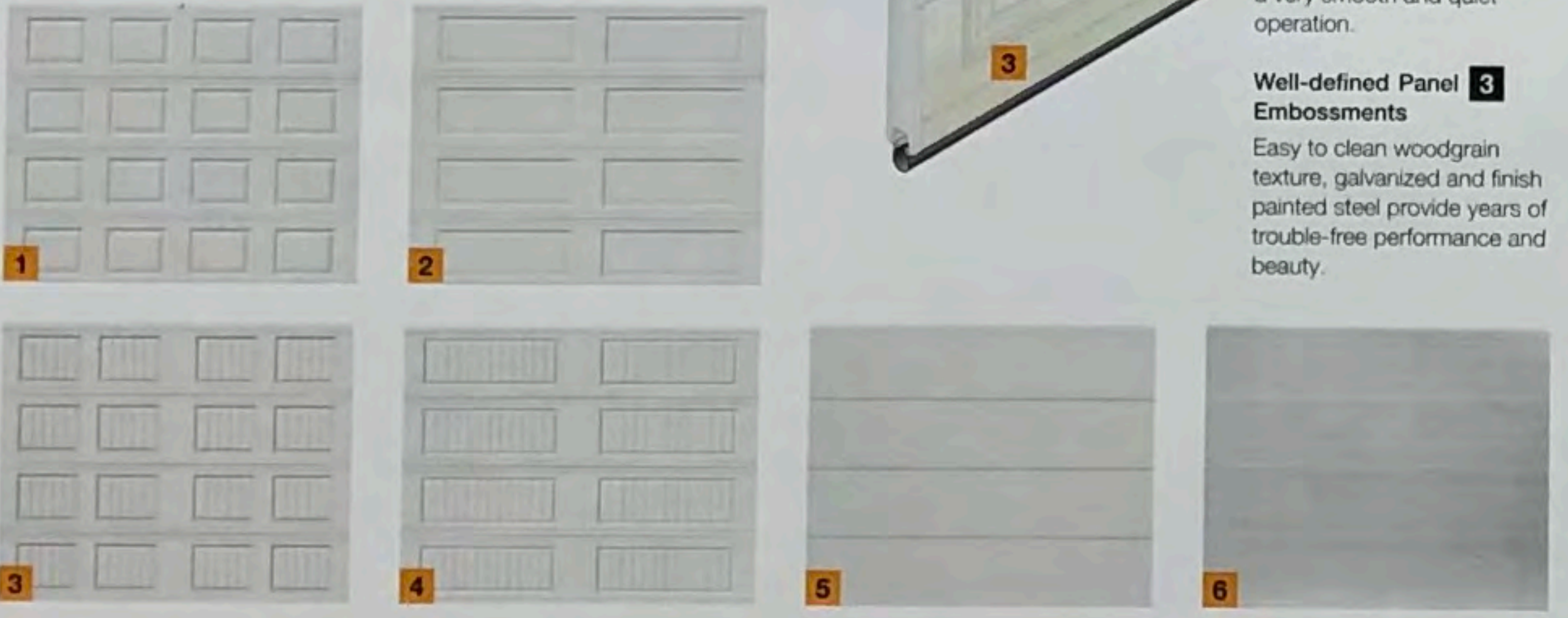
**Deep Tongue and Groove 1**  
Section joints contribute to the door's excellent strength. Intermediate seals prevent air infiltration, which enhances the insulation properties.

**3-Layer Sandwich Construction 2**  
Steel front and back construction with insulating polystyrene core increases energy savings and provides a very smooth and quiet operation.

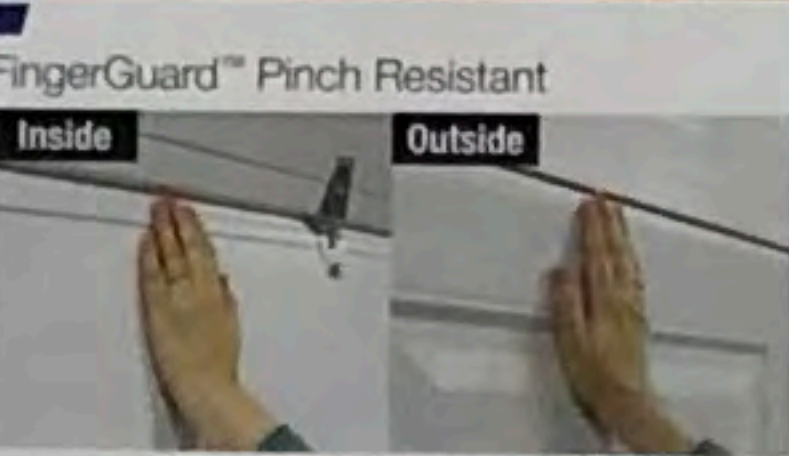
**Well-defined Panel Embossments 3**  
Easy to clean woodgrain texture, galvanized and finish painted steel provide years of trouble-free performance and beauty.

PANEL DESIGN OPTIONS

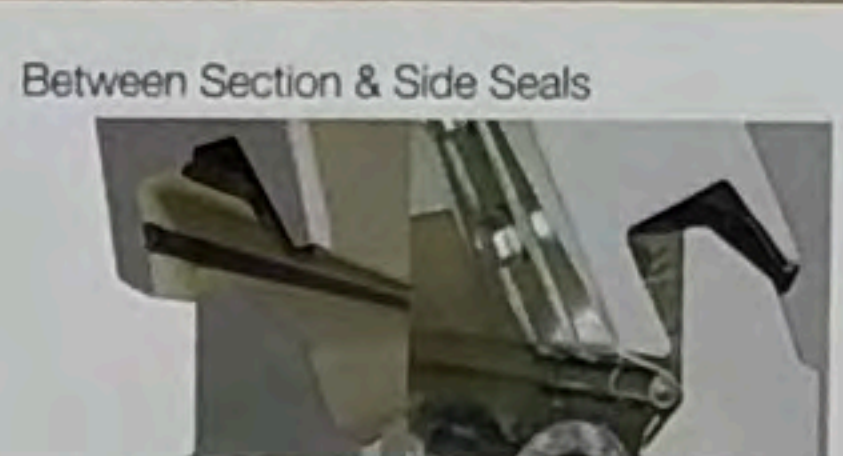
- Traditional
- Country
- Ranch
- Cottage
- Flush
- Microgroove



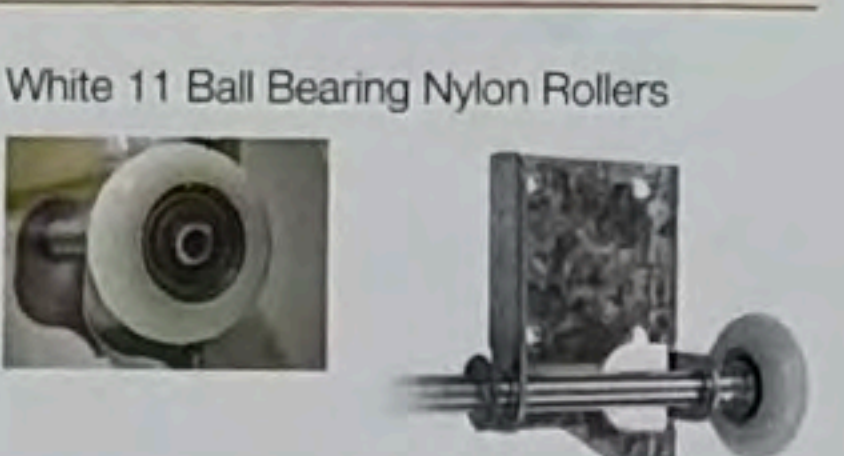
Hörmann Innovations



The FingerGuard™ section joints and hinges provide an air-tight seal and prevent finger injuries both inside and outside.

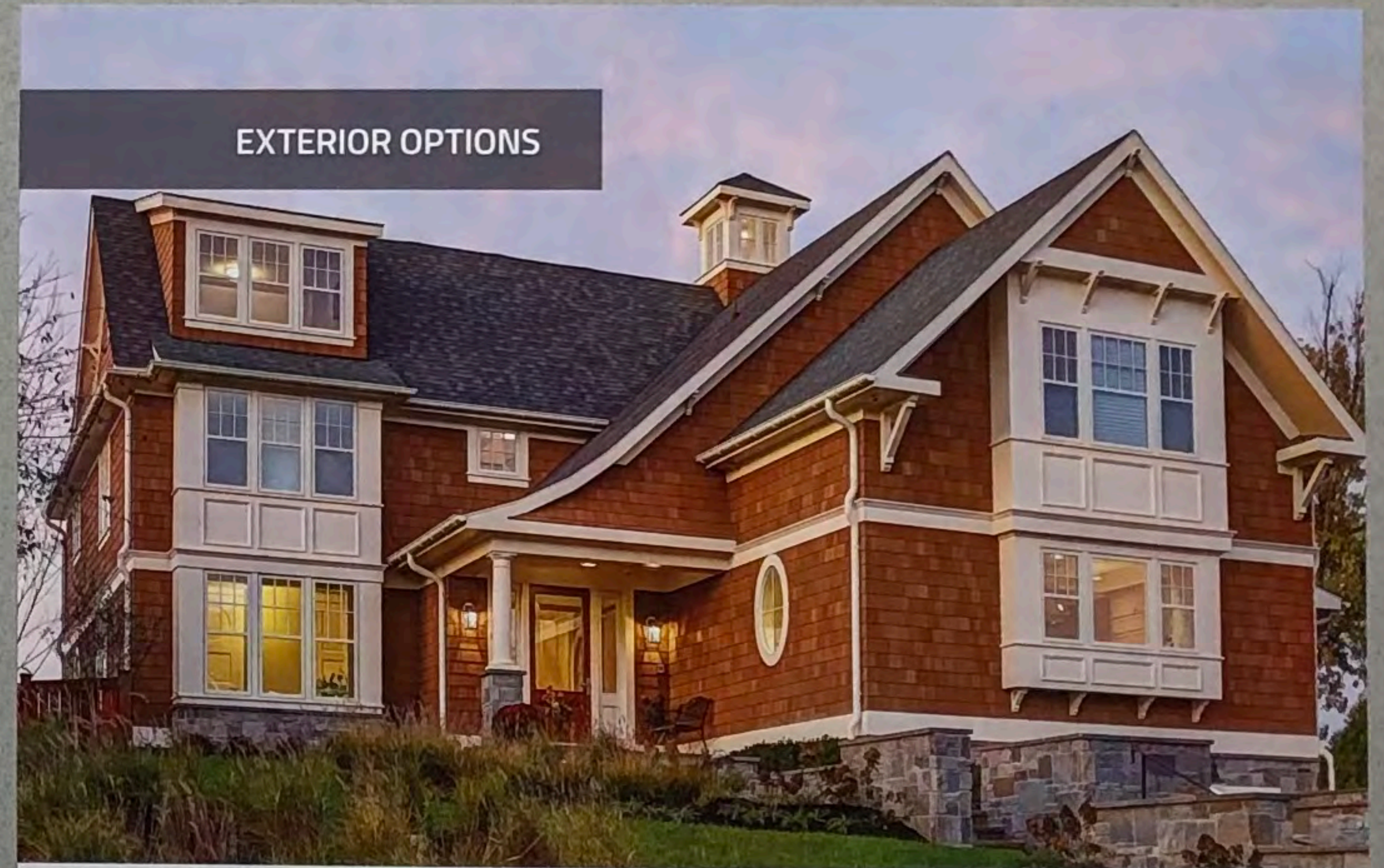


Factory installed between section weather seals and side seals offer maximum protection from the outside elements while further enhancing the insulation properties of a door.



Hörmann nylon rollers feature 11 pre-lubed ball bearings encased in a high strength steel casing that provides a quiet ride and years of reliable service.

GARAGE DOOR - WHITE



EXTERIOR OPTIONS

EXTERIOR COLOR OPTIONS

To help you get the exact look you desire, we offer an ever-expanding palette of durable and distinct exterior color options rated to the highest industry standards (AAMA 2605) for color retention. Our Premium windows and doors are available in 12 standard and 45 designer colors, 8 anodized and 4 radiant metallic colors, with unlimited custom color match aluminum finishes.

Standard Exterior Colors  
(AAMA 2605 premium paint)



Radiant Metallic Colors  
(AAMA 2605 premium paint)



DOUBLE HUNG WINDOWS - WHITE

**good(e)**  
design, inc.

tgoodesign@gmail.com  
414.902.3665

residential design  
commercial design  
furniture

thomas wesley goode

DOMJEN RESIDENCE  
725 E. WAHNER PLACE  
BAYSIDE, WI 53217

GARAGE

Date: 04.08.24

Drawing Number:

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**SOUTHEAST VIEW**



**EAST VIEW**



**NORTHEAST VIEW**



**LOOKING WEST UP WAHNER PLACE**



**NORTH VIEW**



**END OF WAHNER PLACE**



**LOOKING WEST**



**NORTHWEST VIEW**



**EXISTING HOUSE DETAILS**



Thomas W. Goode  
**good(e) design, inc.**  
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Bayside, WI 53217  
414.902.3665 [cell]  
■ ■ ■ ■ ■

**DOMJEN RESIDENCE  
725 E. WAHNER PLACE  
BAYSIDE, WI 53217**

■ ■ ■ ■ ■  
GARAGE  
SITE PHOTOS

Date: 04.08.24  
Drawing Number:  
©copyright 2024

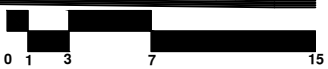




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WAHNER PLACE ELEVATION



DOMJEN RESIDENCE  
725 E. WAHNER PLACE  
BAYSIDE, WI 53217

INDEX:

- CVR COVER
- PLAT OF SURVEY
- ELEVATION POINTS
- C1 SITE PLAN
- S1 STRUCTURAL PLAN
- A0 FOUNDATION PLAN
- A1 FLOOR PLAN
- A2 ROOF PLAN
- A3 E & S ELEVATIONS
- A4 W & N ELEVATIONS
- A5 SECTIONS & WALL DETAILS

■ ■ ■ ■ ■  
GARAGE

COVER

ARC SET - NOT FOR CONSTRUCTION

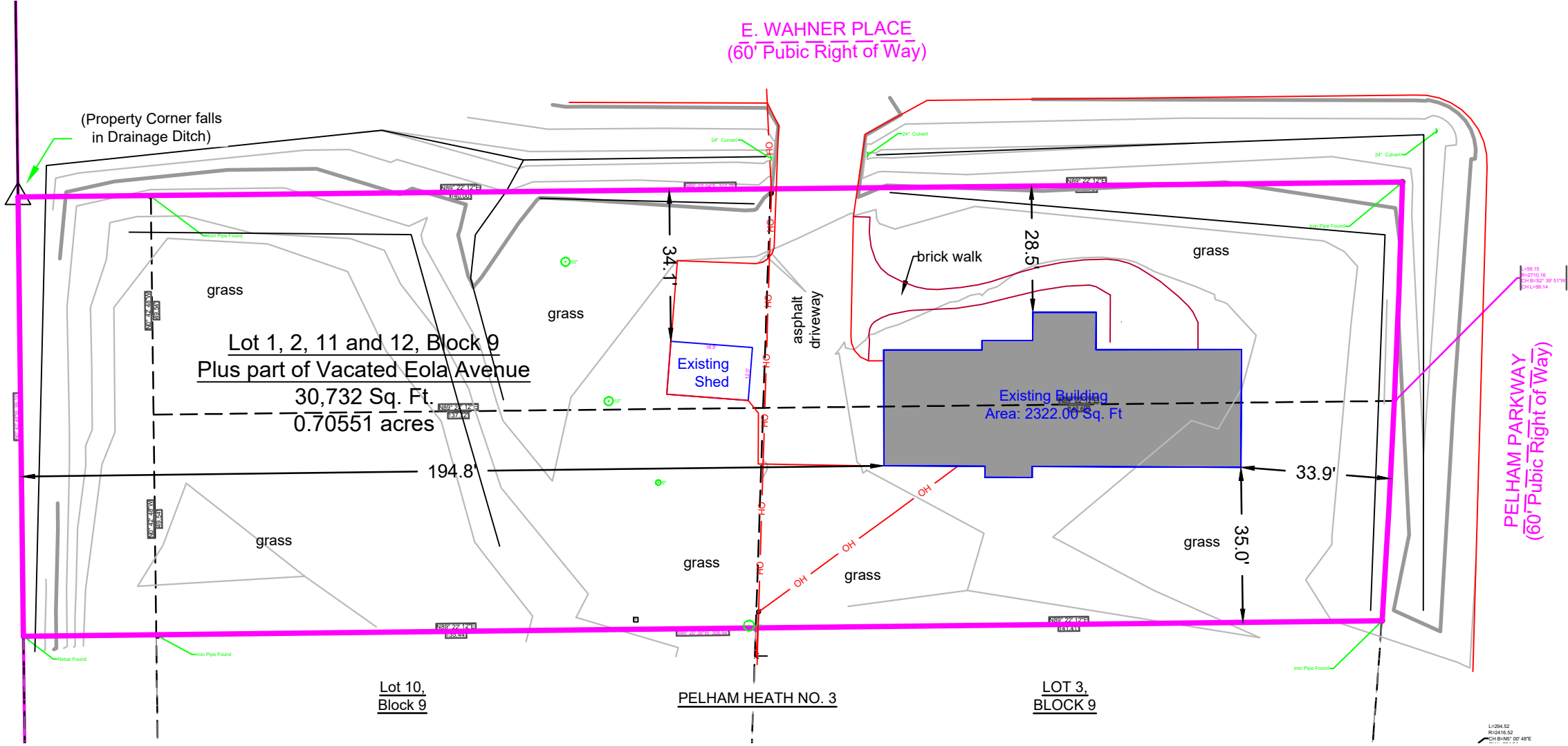
Date:	04.08.24
Drawing Number:	CVR
©copyright 2024	

# Plat of Survey

Being Lot 1, 2, 11, 12 in Block 9 of Pelham Heath No. 3 Subdivision and part of vacated North Eola Avenue adjacent, in the Northwest 1/4 of Section 9, Town 8 North, Range 22 East, Village of Bayside, Milwaukee County, State of Wisconsin

ADDRESS: 725 East Wahner Place  
 TAX KEY NUMBER: 054-0379-000, 054-0386-000 and 054-0387-000

**E. WAHNER PLACE**  
 (60' Public Right of Way)



I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

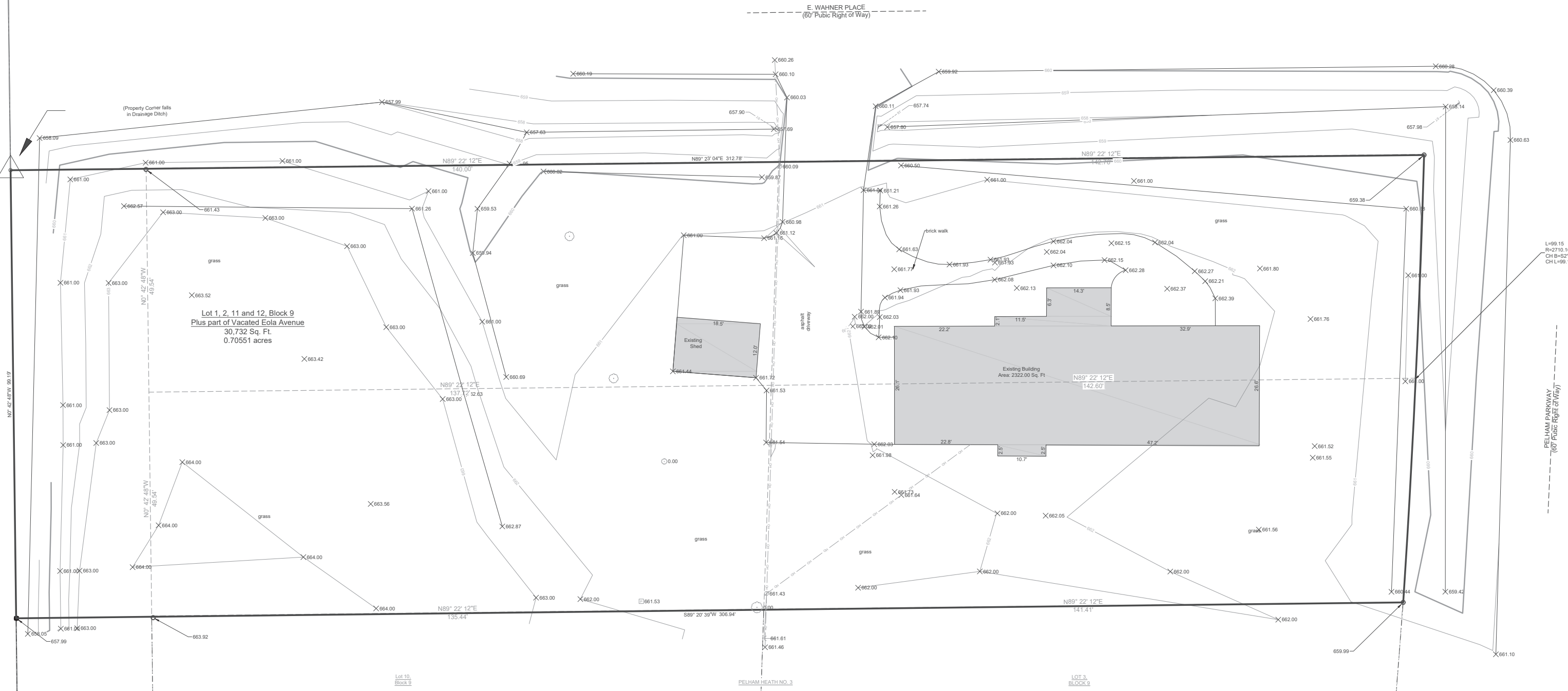
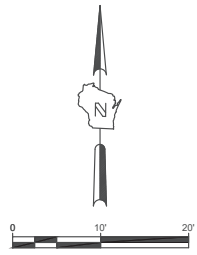
KEVIN A. SLOTKE  
 P.L.S. 2503  
 MILWAUKEE, WI  
 LAND SURVEYOR

Kevin A. Slotke, P.L.S. 2503      DATE 3/1/2024

**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

Prepared for:  
 JOHN S. AND MARY P. DOMJEN  
 725 EAST WAHNER PLACE  
 BAYSIDE, WI 53217

# Elevation Points



Lot 1, 2, 11 and 12, Block 9  
Plus part of Vacated Eola Avenue  
30,732 Sq. Ft.  
0.70551 acres

Existing Shed  
18.5'  
12.0'

Existing Building  
Area: 2322.00 Sq. Ft.  
N89° 22' 12" E  
142.60'

L=99.15  
R=2710.16  
CH B=52'  
CH L=99.1'

PELHAM PARKWAY  
(60' Public Right of Way)

L=294.52  
R=2416.52  
CH B=N85° 00' 48"E  
CH L=294.34  
Δ=6° 58' 59"



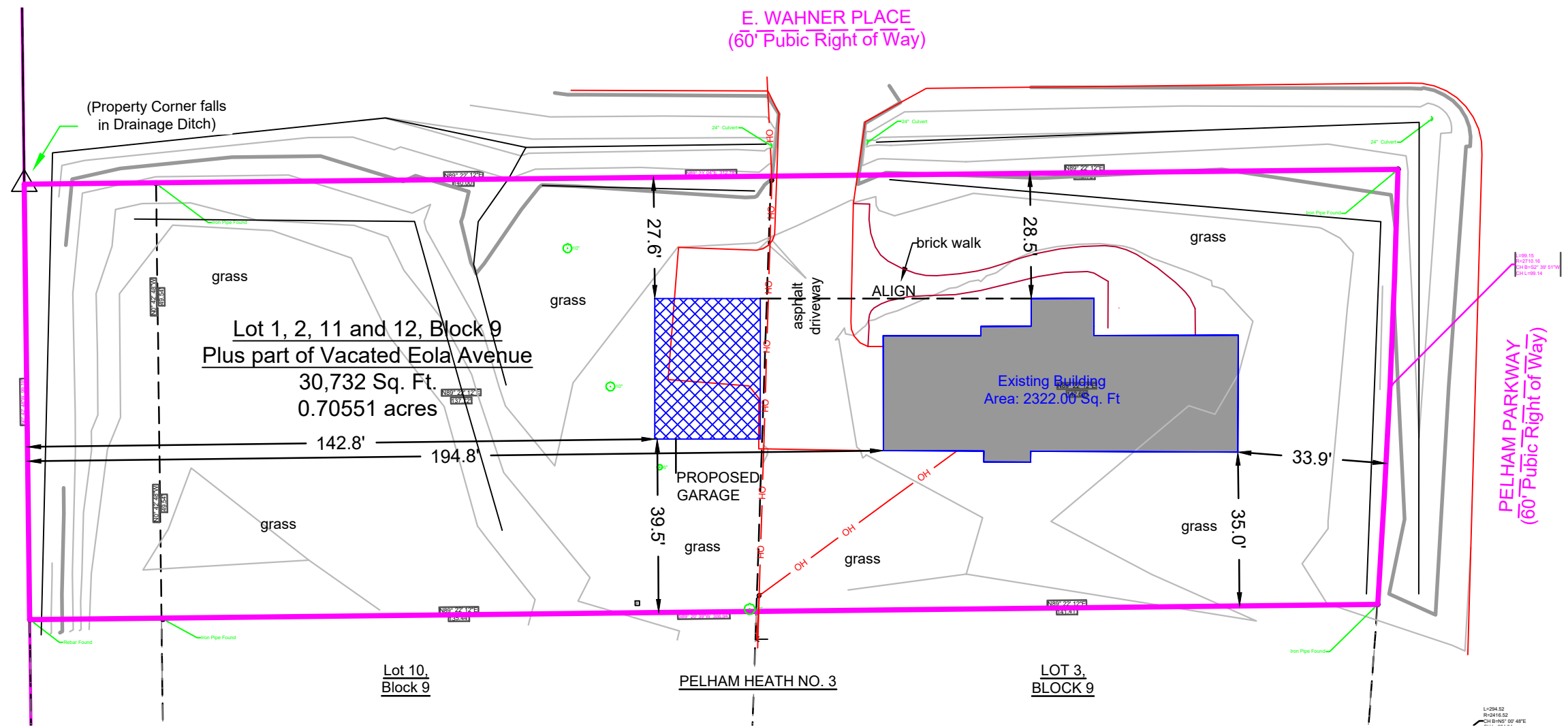


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**DOMJEN RESIDENCE**  
**725 E. WAHNER PLACE**  
**BAYSIDE, WI 53217**

■ ■ ■ ■ ■  
 GARAGE  
 ■ ■ ■ ■ ■  
 SITE PLAN

Date: 04.14.24  
 Drawing Number: C1  
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Parcel 2  
 CSM 7305

1 SITE PLAN  
 C1







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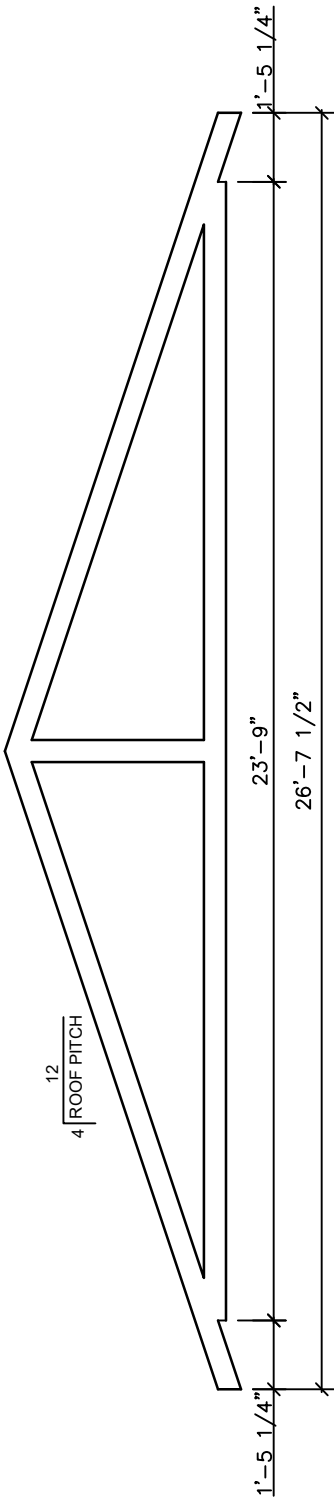
**DOMJEN RESIDENCE**  
**8836 N. GREENVALE ROAD**  
**BAYSIDE, WI 53217**

■ ■ ■ ■ ■  
 GARAGE  
 PLANS  
 STRUCTURAL PLAN

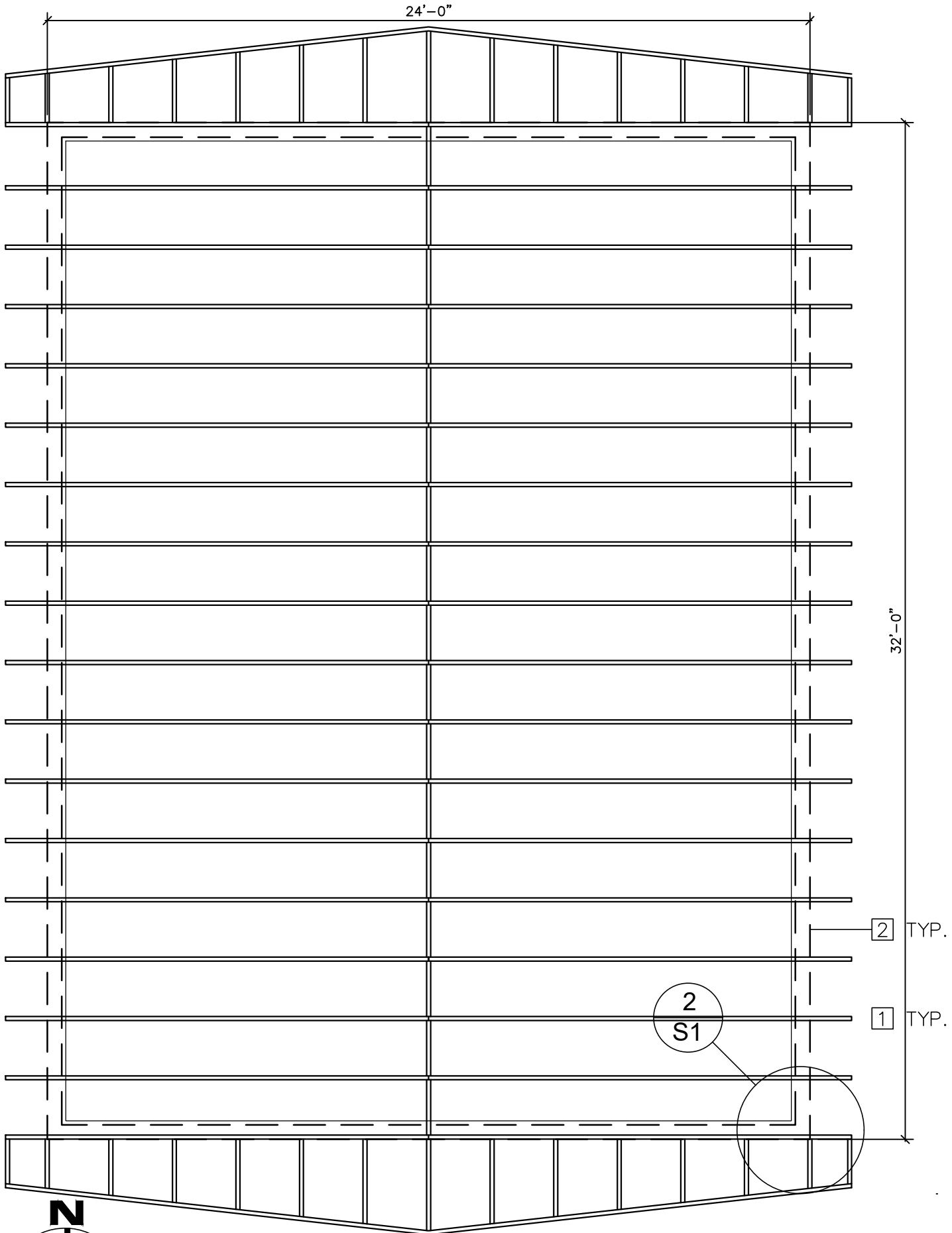
Date: 04.08.24  
 Drawing Number: S1  
 ©copyright 2024

**STRUCTURAL PLAN NOTES:**

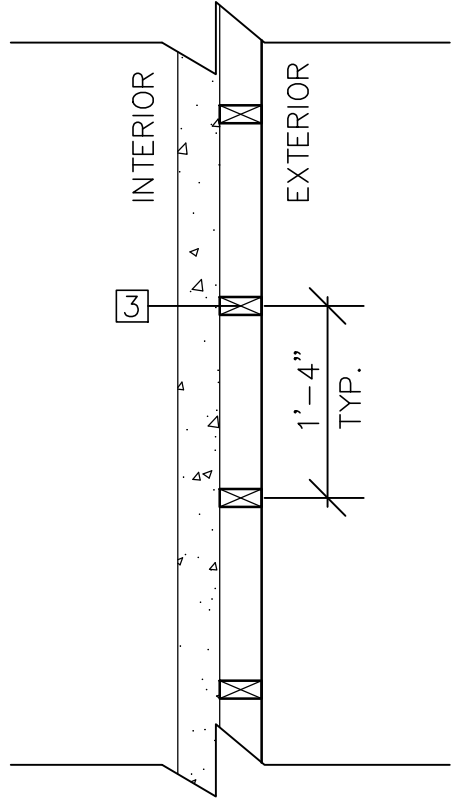
1. PRE-ENGINEERED ROOF TRUSSES @ 24" O.C.
2. SEE SHEET A5 FOR WALL DETAILS.
3. 2 x 4 @ 16" O.C.



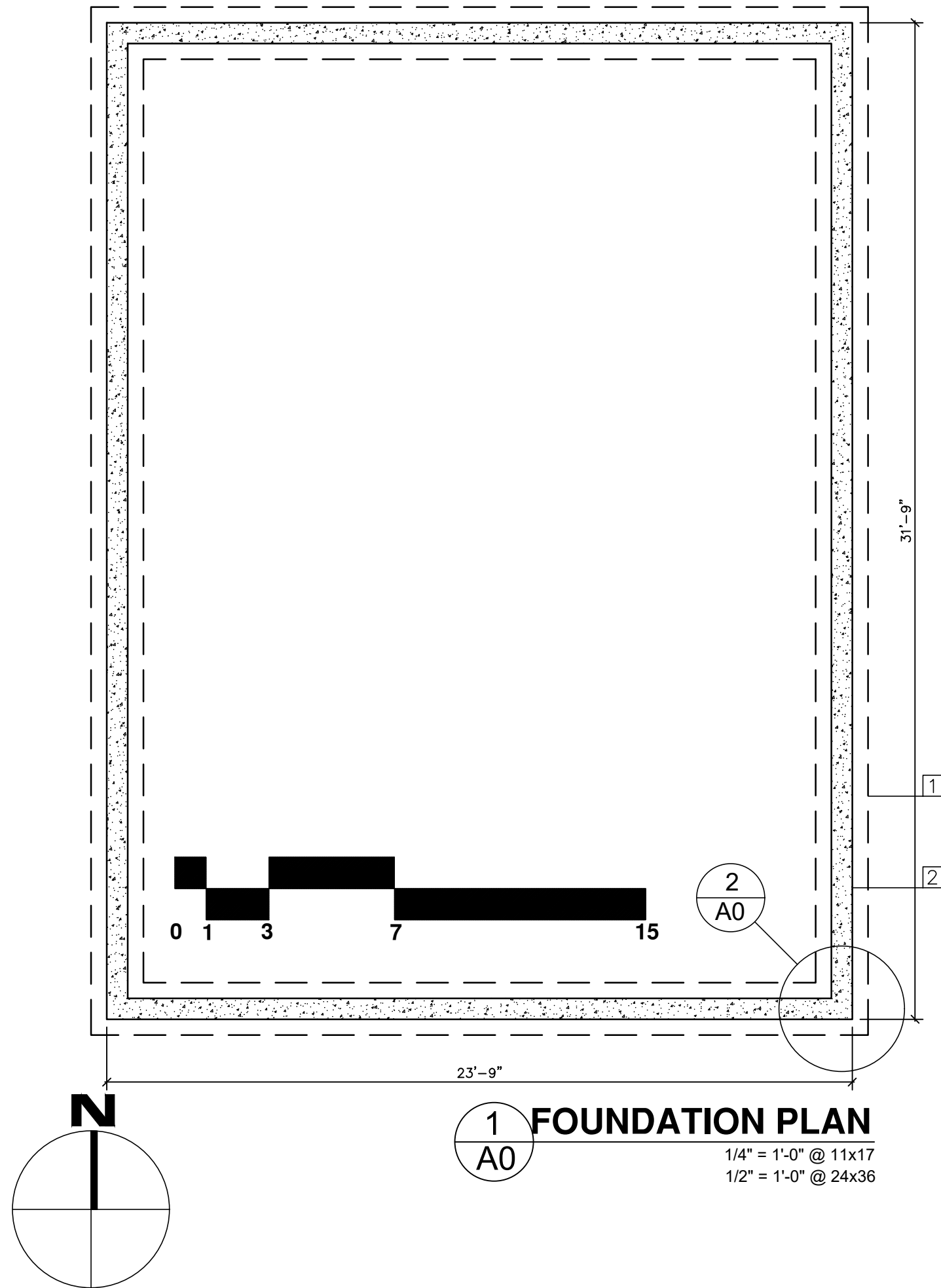
**3 TRUSS PROFILE**  
 S1  
 1/4" = 1'-0" @ 11x17  
 1/2" = 1'-0" @ 24x36



**1 STRUCTURAL PLAN**  
 S1  
 1/4" = 1'-0" @ 11x17  
 1/2" = 1'-0" @ 24x36



**2 WALL DETAIL**  
 S1  
 3/4" = 1'-0" @ 11x17  
 1 1/2" = 1'-0" @ 24x36



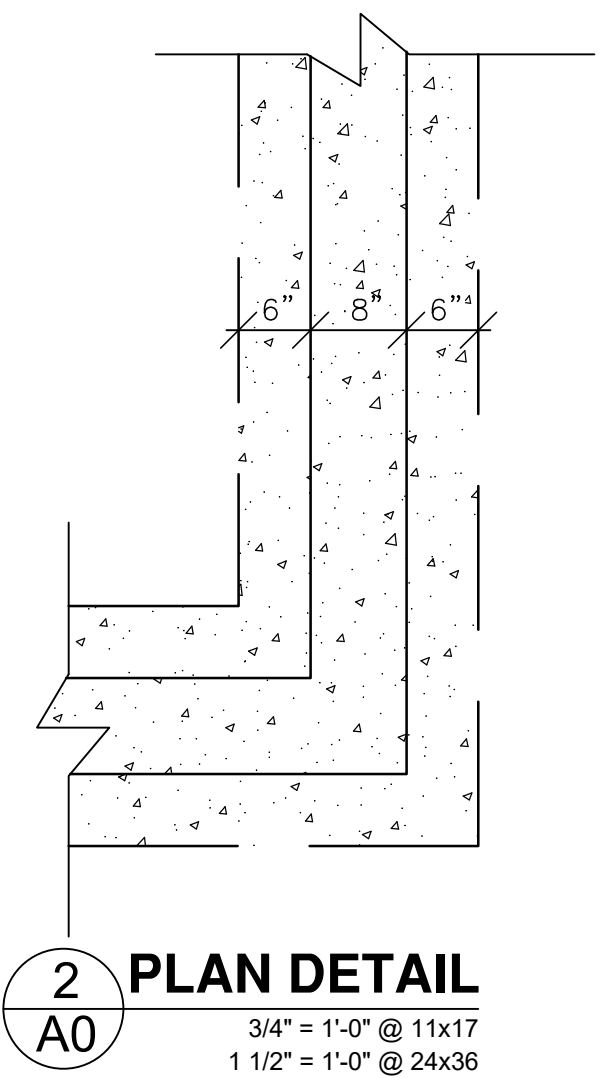
**1 FOUNDATION PLAN**  
 1/4" = 1'-0" @ 11x17  
 1/2" = 1'-0" @ 24x36

**FOUNDATION PLAN NOTES:**

1. SEE SHEET A5 FOR WALL DETAILS.
2. POURED CONCRETE OR BLOCK.



Thomas W. Goode  
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 Bayside, WI 53217  
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**2 PLAN DETAIL**  
 3/4" = 1'-0" @ 11x17  
 1 1/2" = 1'-0" @ 24x36

**DOMJEN RESIDENCE**  
**8836 N. GREENVALE ROAD**  
**BAYSIDE, WI 53217**

■ ■ ■ ■ ■  
 GARAGE  
 PLANS  
 FOUNDATION PLAN

Date: 04.08.24  
 Drawing Number: A0  
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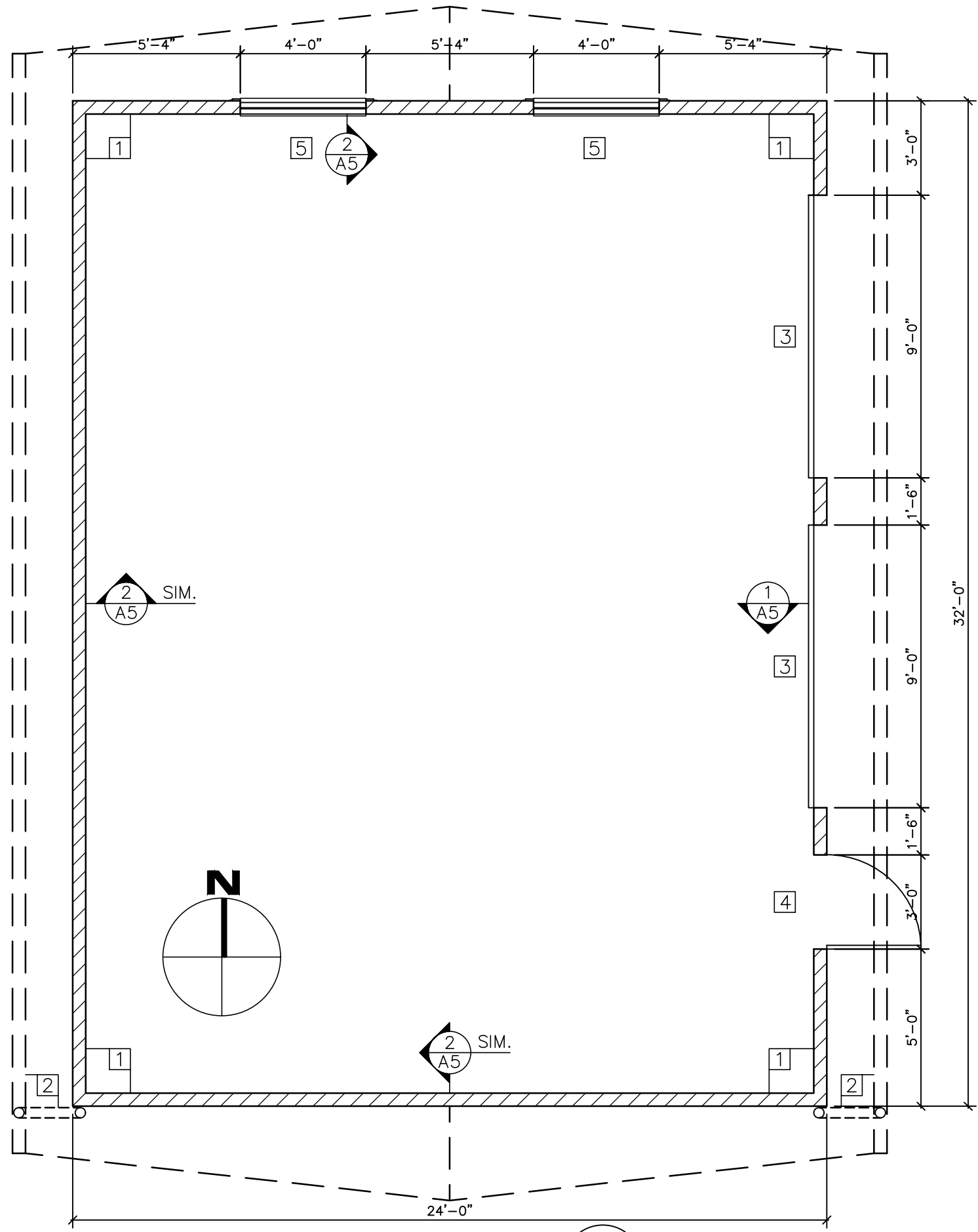


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**8836 N. GREENVALE ROAD**  
**BAYSIDE, WI 53217**

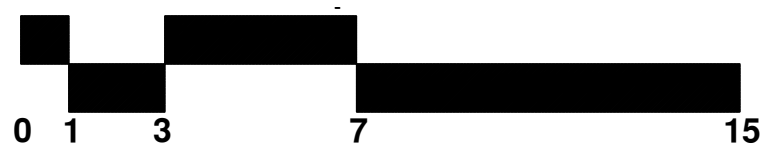
■ ■ ■ ■ ■  
 GARAGE  
 PLANS  
 FLOOR PLAN

Date: 04.08.24  
 Drawing Number: A1  
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**PLAN NOTES:**

1. SEE SHEET A5 FOR WALL CONSTRUCTION.
2. GUTTER & DOWNSPOUT.
3. 9' x 9" GARAGE DOOR - MATCH STYLE AND COLOR TO EXISTING.
4. 3'-0" x 7'-0" DOOR.
5. 4'-0" x 4'-0" DOUBLE HUNG WINDOW.



**1 FLOOR PLAN**  
**A1**  
 1/4" = 1'-0" @ 11x17  
 1/2" = 1'-0" @ 24x36



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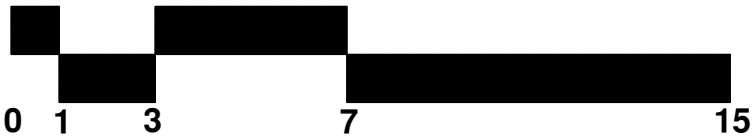
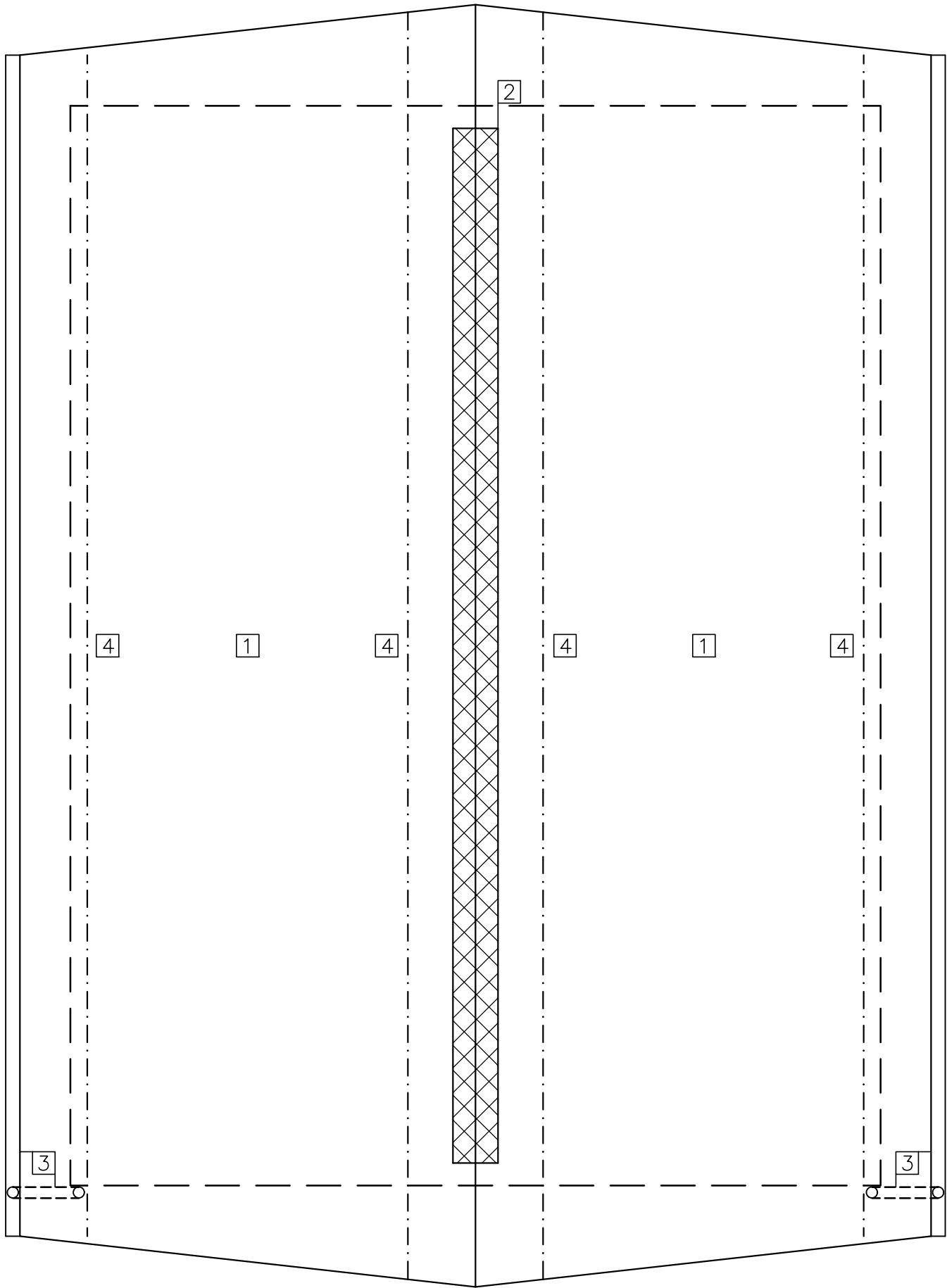
**DOMJEN RESIDENCE**  
**8836 N. GREENVALE ROAD**  
**BAYSIDE, WI 53217**

■ ■ ■ ■ ■  
GARAGE  
PLANS  
ROOF PLAN

Date: 04.08.24  
Drawing Number: A2  
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ROOF PLAN NOTES:

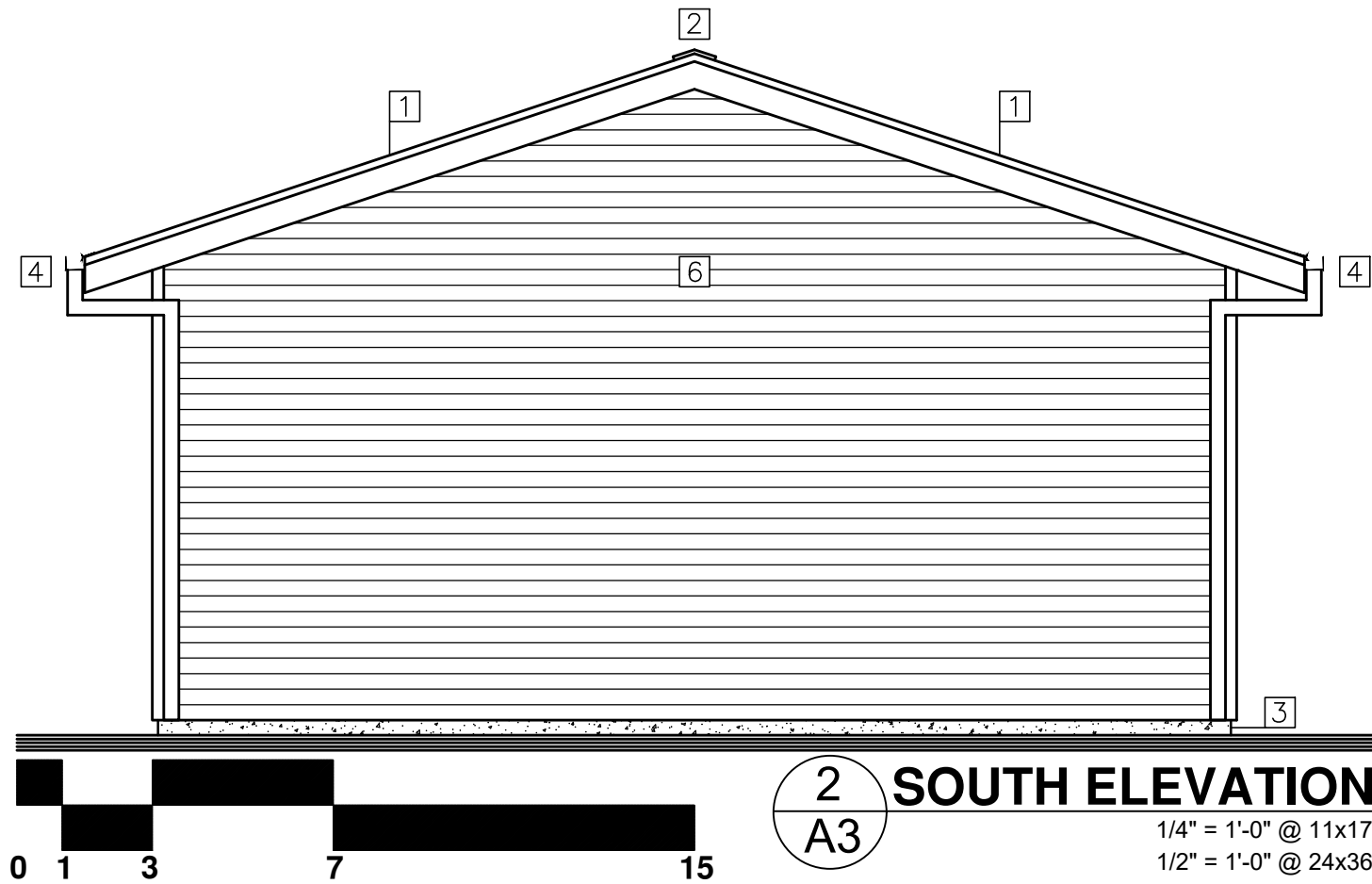
- 1. 50 LB. ASPHALT SHINGLES - MATCH STYLE & COLOR.
- 2. CONTINUOUS RIDGE VENT.
- 3. GUTTER & DOWNSPOUT.
- 4. ICE & WATER SHIELD @ RIDGE & EAVES.



**1 ROOF PLAN**  
A2  
1/4" = 1'-0" @ 11x17  
1/2" = 1'-0" @ 24x36

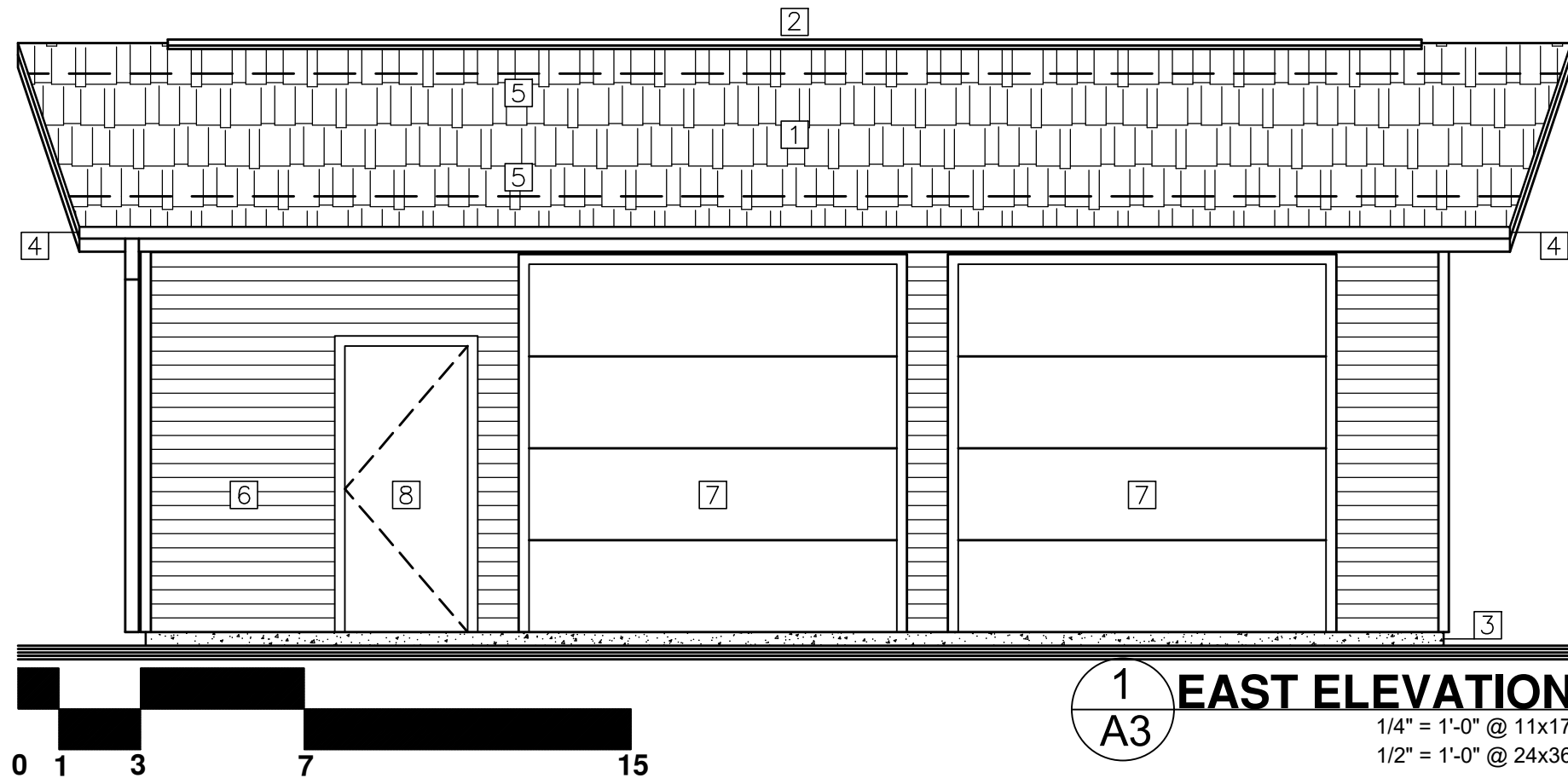
ELEVATION NOTES:

1. 50 LB. ASPHALT SHINGLES - MATCH STYLE & COLOR.
2. CONTINUOUS RIDGE VENT.
3. FOUNDATION WALL, SEE SHEET A5.
4. GUTTER & DOWNSPOUT.
5. ICE & WATER SHIELD @ RIDGE & EAVES.
6. SIDING - MATCH SIZE AND COLOR OF EXISTING.
7. 9' x 9" GARAGE DOOR - MATCH STYLE AND COLOR TO EXISTING.
8. 3'-0" x 7'-0" DOOR.
9. 4'-0" x 4'-0" DOUBLE HUNG WINDOW.



**2 SOUTH ELEVATION**

1/4" = 1'-0" @ 11x17  
1/2" = 1'-0" @ 24x36



**1 EAST ELEVATION**

1/4" = 1'-0" @ 11x17  
1/2" = 1'-0" @ 24x36



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Bayside, WI 53217  
414.902.3665 [cell]

**DOMJEN RESIDENCE**  
**725 E. WAHNER PLACE**  
**BAYSIDE, WI 53217**

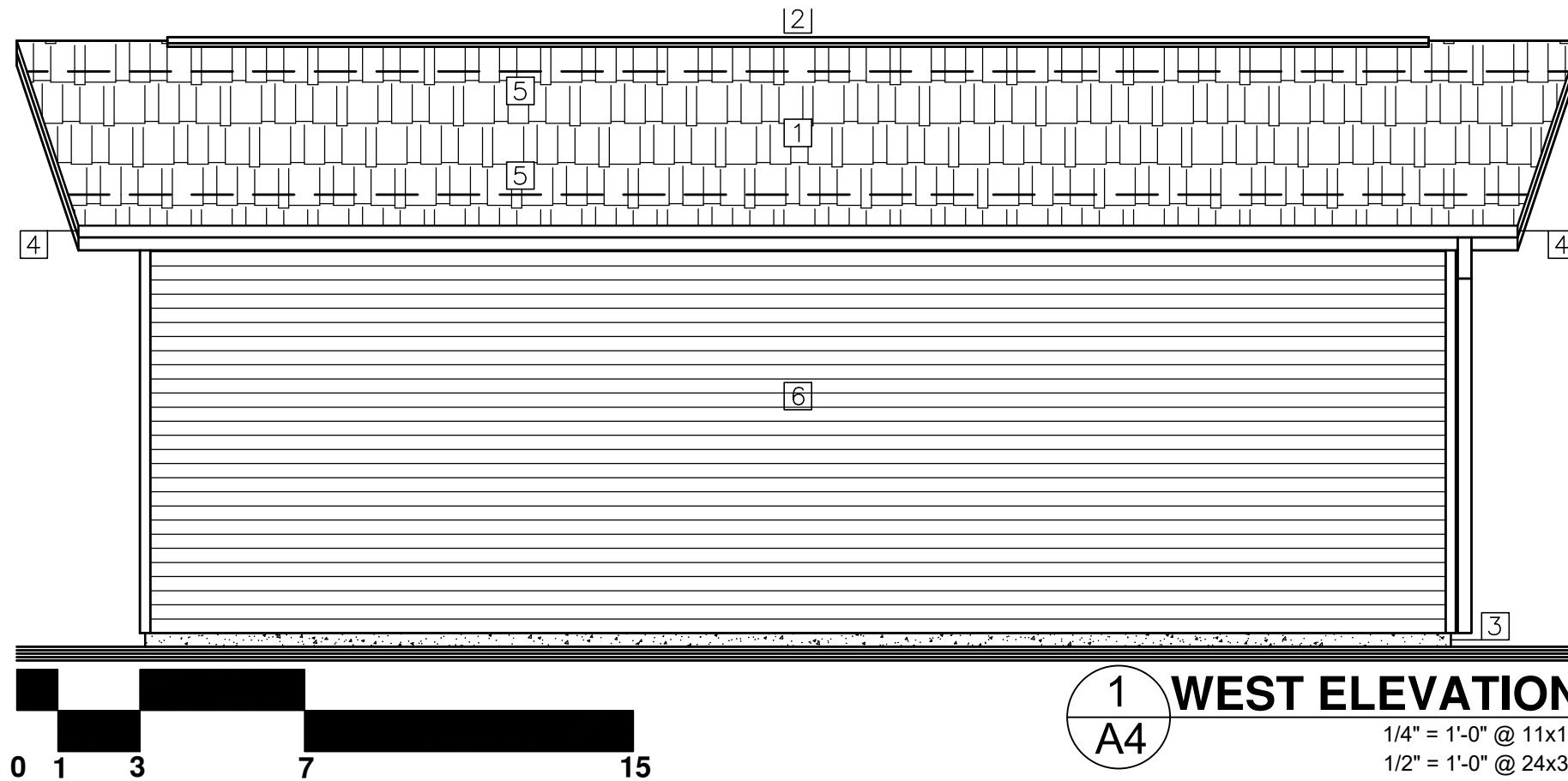
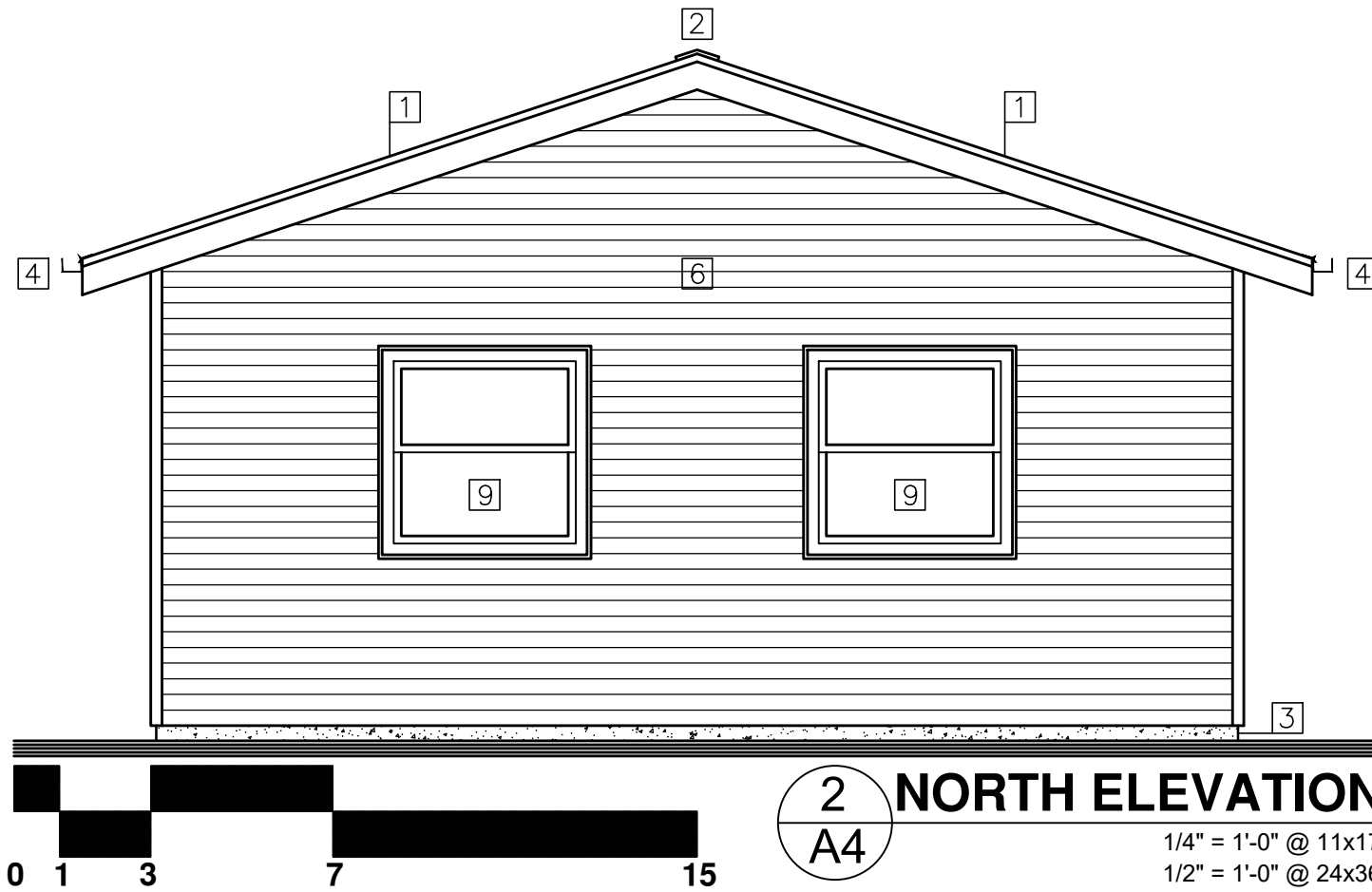
- ■ ■ ■ ■
- GARAGE
- PLANS
- ELEVATIONS

Date: 04.08.24

Drawing Number: A3

**ELEVATION NOTES:**

1. 50 LB. ASPHALT SHINGLES - MATCH STYLE & COLOR.
2. CONTINUOUS RIDGE VENT.
3. FOUNDATION WALL, SEE SHEET A5.
4. GUTTER & DOWNSPOUT.
5. ICE & WATER SHIELD @ RIDGE & EAVES.
6. SIDING - MATCH SIZE AND COLOR OF EXISTING.
7. 9' x 9" GARAGE DOOR - MATCH STYLE AND COLOR TO EXISTING.
8. (2) 2'-6" X 7'-0" BARN DOORS - PAINTED TO MATCH.
9. 4'-0" x 4'-0" DOUBLE HUNG WINDOW.

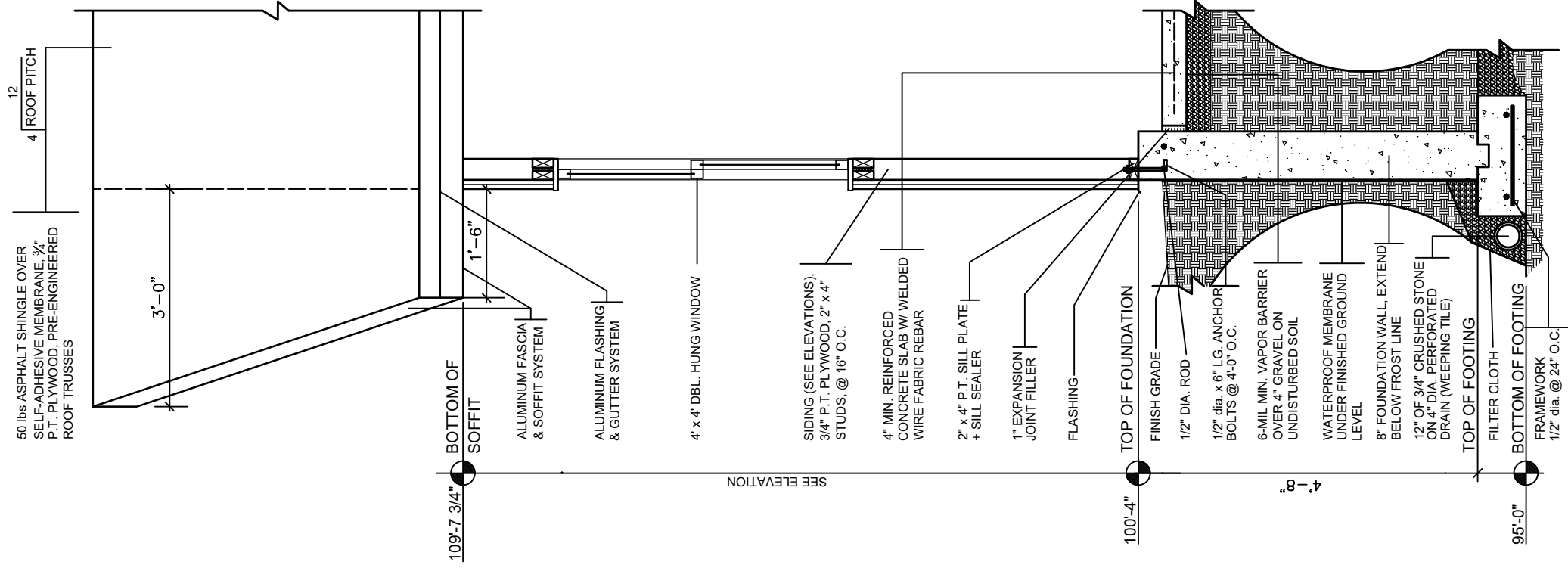


Thomas W. Goode  
**good(e) design, inc.**  
 8836 N. Greenvale Rd.  
 Bayside, WI 53217  
 414.902.3665 [cell]

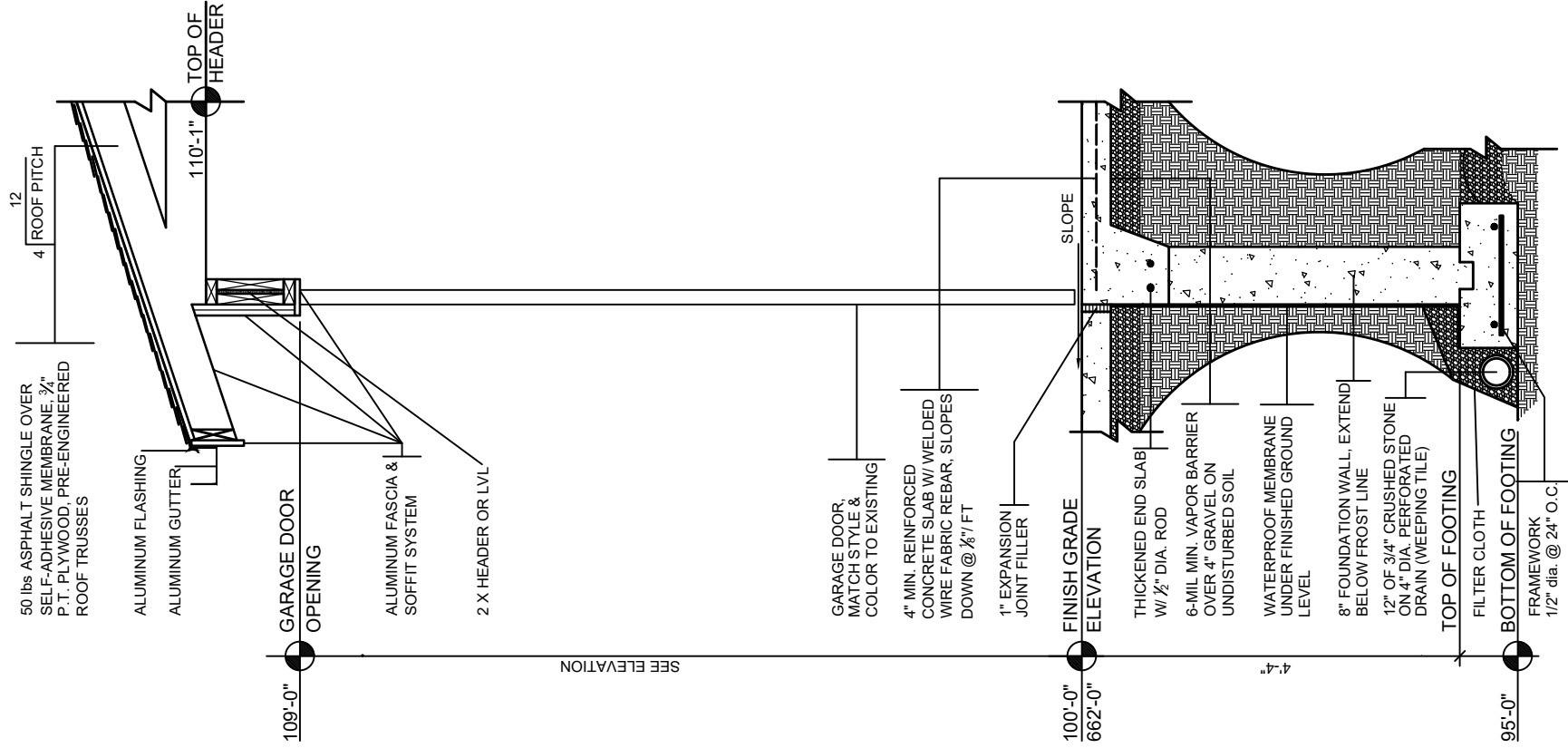
**DOMJEN RESIDENCE**  
**725 E. WAHNER PLACE**  
**BAYSIDE, WI 53217**

- ■ ■ ■ ■
- GARAGE
- PLANS
- ELEVATIONS

Date: 04.08.24  
 Drawing Number: A4  
 ©copyright 2024



**2 WALL SECTION**  
 1/2" = 1'-0" @ 11x17  
 1" = 1'-0" @ 24x36



**1 WALL SECTION @ DOOR**  
 1/2" = 1'-0" @ 11x17  
 1" = 1'-0" @ 24x36



Thomas W. Goode  
**good(e) design, inc.**  
 8836 N. Greenvale Rd.  
 Bayside, WI 53217  
 414.902.3665 [cell]

**DOMJEN RESIDENCE**  
**725 E. WAHNER PLACE**  
**BAYSIDE, WI 53217**

■ ■ ■ ■ ■  
 GARAGE  
 PLANS  
 SECTIONS

Date: 04.08.24  
 Drawing Number: A5  
 ©copyright 2024

## Impervious Surface Calculator

Total Square Footage of Property		<b>30341.15</b>
Current Impervious Surface		
	Home	2959.95
	Accessory Structure(s)	
	Driveway	1504.51
	Deck/Patio	1083.62
	Other	
	<b>Total</b>	<b>5548.08</b>
Allowable Impervious Surface		
	Zone A - 25%	
	Zone B - 35%	
	Zone C - 40%	
Proposed Additional Surface		<b>369</b>
	<b>TOTAL</b>	<b>5917.08</b>
<b>Current + Proposed Percent of Impervious Surface</b>		<b>19.50183167</b>

Address	Zone
725 E Wahner Pl	Zone C - 40%

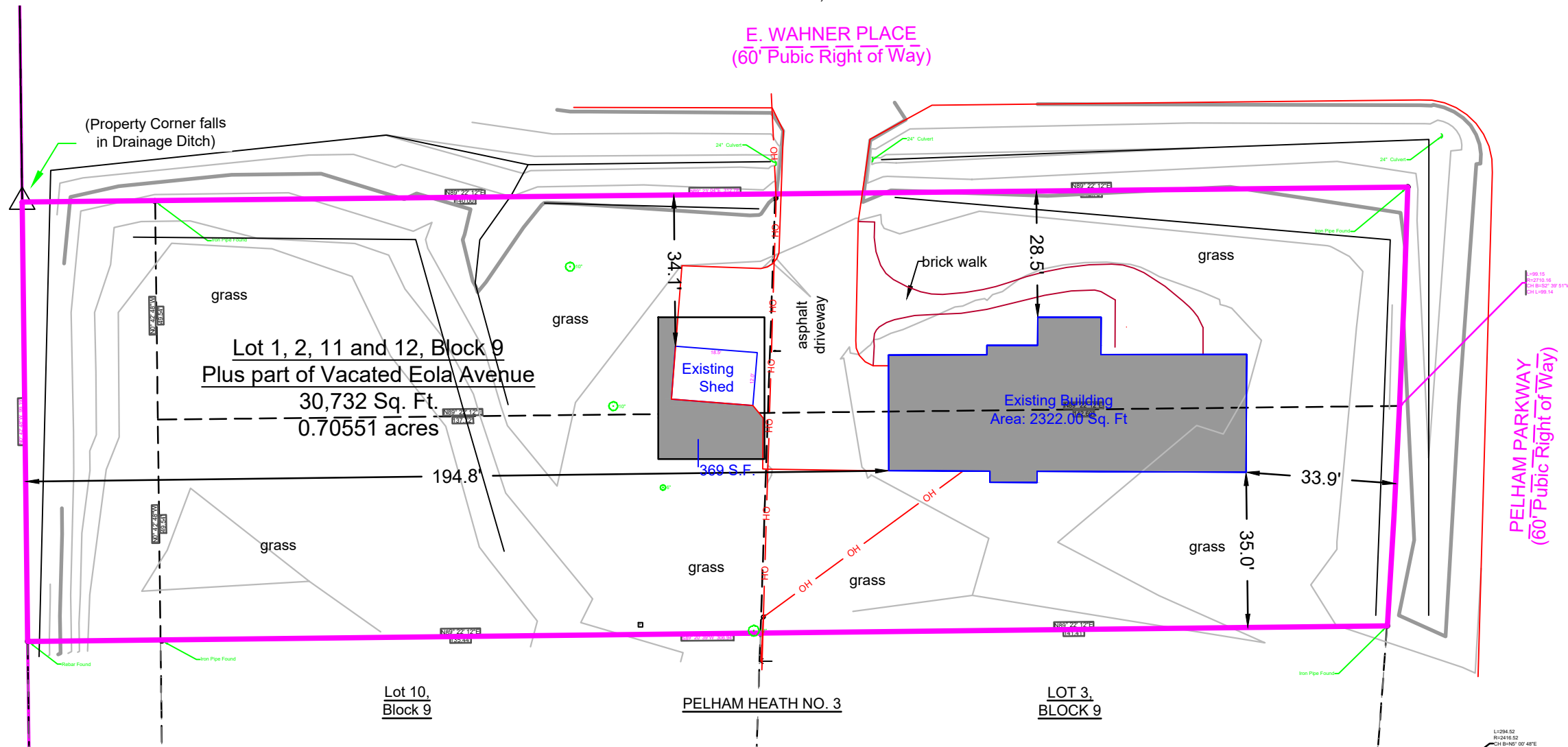


# Plat of Survey

Being Lot 1, 2, 11, 12 in Block 9 of Pelham Heath No. 3 Subdivision and part of vacated North Eola Avenue adjacent, in the Northwest 1/4 of Section 9, Town 8 North, Range 22 East, Village of Bayside, Milwaukee County, State of Wisconsin

ADDRESS: 725 East Wahner Place  
 TAX KEY NUMBER: 054-0379-000, 054-0386-000 and 054-0387-000

E. WAHNER PLACE  
 (60' Public Right of Way)



Parcel 12  
 CSM 7305

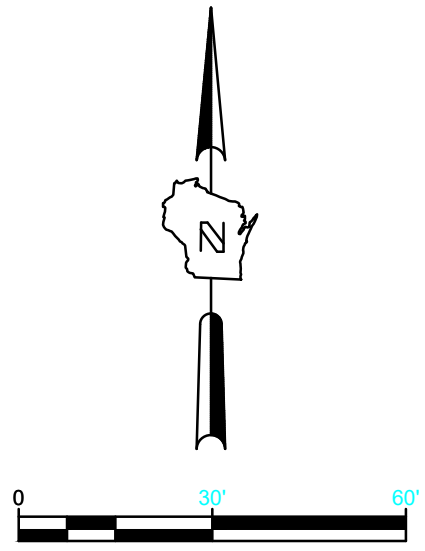
I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.



Kevin A. Slotke, P.L.S. 2503 DATE 3/1/2024

**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

Prepared for:  
 JOHN S. AND MARY P. DOMJEN  
 725 EAST WAHNER PLACE  
 BAYSIDE, WI 53217



05/16/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Colin Schindler</p> <p>PROJECT ADDRESS: 9421 N Lake Dr</p>	<p>PROJECT SUMMARY: New 10 X 12 storage shed.</p>
---	---

I have reviewed the proposed new shed for compliance with the Village's ordinances and have determined the following for consideration.

**Sec. 125-90. - "B" residence district regulations.**

1. Setbacks conform to the ordinance.
2. No issues with this submittal

104-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

**VILLAGE CODE REVIEW**

**Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**







# Milwaukee County GIS and Land Information Interactive Map



*Proposed shed in pad location*

Search Analyze **File**

- Add Data
- Load Project
- Save Project
- Share
- Print

Add Data

☆ 9421 N LAKE DR

- Run Parcel Report
- Add to Results
- Rel >

ASSESSMENT SUBD NO 276 LOTS 8 & 9 BLK 2

For the most current ownership and assessment information, contact the parcel municipality.

[Link to Additional Assessment Info](#)

\*Users will be prompted to accept and sign in as a guest to see additional info. for parcels outside the City of Milwaukee\*

TAXKEY	0170123000
ADDRESS	9421 N LAKE DR
PARCEL_DESCRIPTOR	Single Taxkey
N	







Search Analyze File

Measure Length Area Units Edit Markup

☆ 9421 N LAKE DR

Run Parcel Report Add to Results Rem >

ASSESSMENT SUBD NO 276 LOTS 8 & 9 BLK 2

**For the most current ownership** and assessment information, contact the parcel municipality.

[Link to Additional Assessment Info](#)

\*Users will be prompted to accept and sign in as a guest to see additional info. for parcels outside the City of Milwaukee\*

TAXKEY	0170123000
ADDRESS	9421 N LAKE DR
PARCEL_DESCRIPTOR	Single Taxkey
N	









# Windemere 12 x 10 Wood Outdoor Storage Shed with Floor Materials List

Handy Home Kit #19481-8

Model Number: 1923701 | Menards® SKU: 1923701



Approximate Price

\$3,806.54

11% REBATE\* Good Through 5/19/24

\$418.72

**PRICE  
AFTER  
REBATE\***

**\$3,387<sup>82</sup> each**

**You Save \$418.72 with Mail-In Rebate\***

- All wood is pre-cut and ready-to-assemble
- Pre-hung, 5' 4" wide x 6' high double doors with integrated transom windows are mounted on full-length, galvanized steel hinges
- Factory-primed siding is ready to paint (paint sold separately)

[View More Information >](#)  [Share](#)

[Description & Documents](#) [Material List \(8\)](#) [Specifications](#) [Optional Accessories](#)

The Windemere 12 x 10 Do-it-Yourself Wood Shed Kit is in a class all its own - contemporary styling, extended, architectural roof overhangs and loaded with extra features. Towering, 10' high with over-sized, 7' high side walls, this ultra-premium, 12' x 10' storage shed has it all. The treated, engineered wood siding resists fungal decay and wood-destroying insects and choice, 2 x 4 wood framing provides ground-to-peak strength. Pre-hung, 4' 8" wide by 6' high double doors with integrated transom windows are mounted on full-length galvanized steel hinges prevents door sagging and keep doors aligned for optimal performance. The Windemere has shed DNA but begs to be more than a storage shed. Providing 1018 cu. ft. of storage capacity, this multi-versatile wood building fits the need for storage and recreation, a creative work-space or lifestyle-inspired sanctuary. This wooden shed also includes a complete wood floor with treated wood floor framing and wood floor decking, Deluxe Window Suite, Appearance Package, Organization Package, and a keyed locking handle to keep your items safe and secure. The Handy Home Windemere 12 x 10 Ready-to-Assemble, Pre-cut Wood Shed Kit can be easily assembled with a hammer, drill/drive, screwdriver, tape measure, level and stepladder and always wear safety glasses. Illustrated instructions, hardware, and limited material warranty included.





Photos of the proposed location.



05/21/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Nick &amp; Brookee Gilbertson</p> <p>PROJECT ADDRESS: 9275 N Broadmoor</p>	<p>PROJECT SUMMARY: New 10 X 13 Pergola</p>
---	---

I have reviewed the proposed new Pergola for compliance with the Village's ordinances and have determined the following for consideration.

**Sec. 125-90. - "B" residence district regulations.**

1. Setbacks conform to the ordinance.
2. No issues with this application.

104-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

**VILLAGE CODE REVIEW**

**Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**



16-0069

Plat No. Mil 48-64

PERCOLATION TESTS  
LAND CONSULTANT  
SEWER & WATER DESIGN  
SUBDIVIDING

**W. G. NIENOW ENGINEERING ASSOC.**  
**CONSULTING ENGINEERS - SURVEYORS**  
1743 W. GREEN TREE ROAD MILWAUKEE, WIS.  
TEL: 351-1620

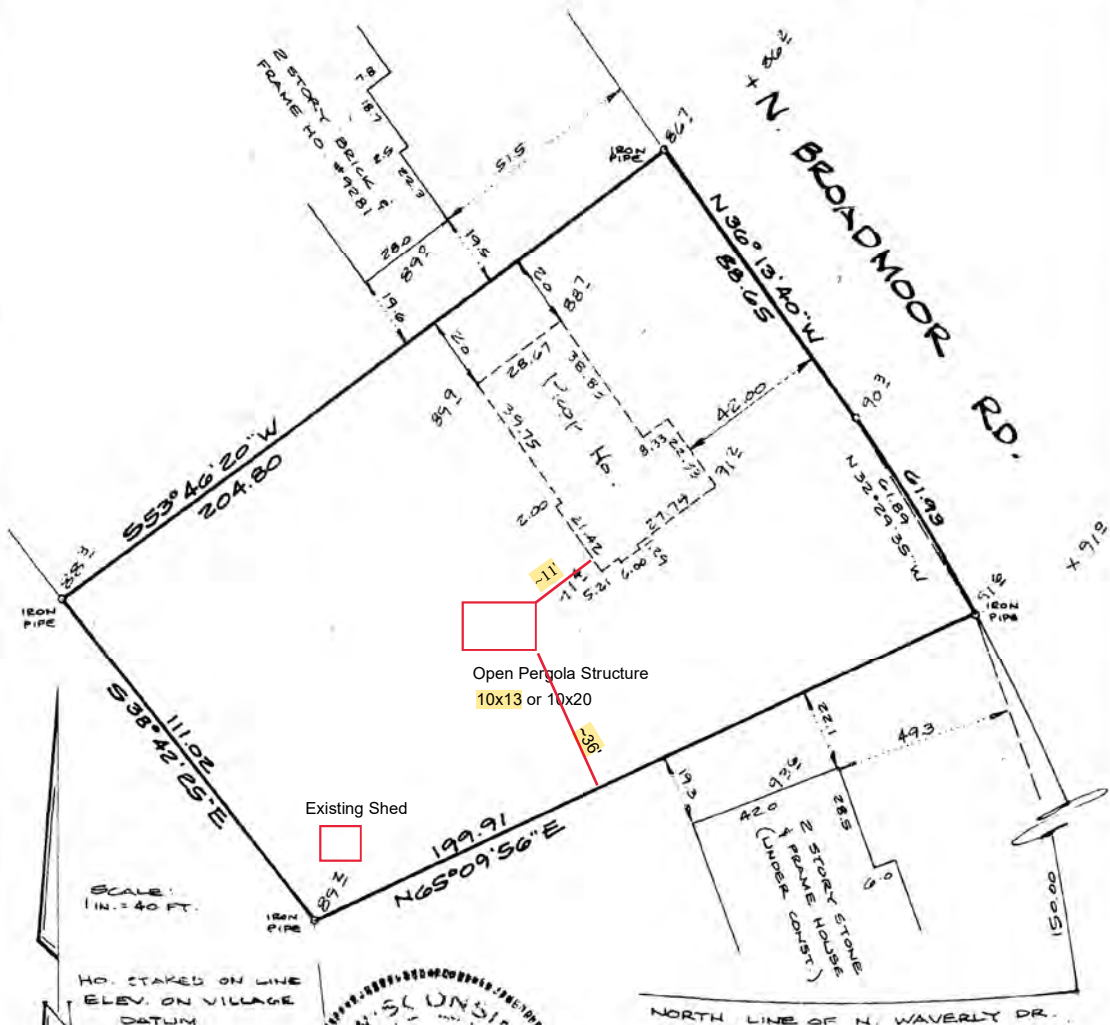
WALLACE G. NIENOW, P.E., L.S.  
ASSOCIATES  
KENNETH B. WESTERN, P.E.  
CARL R. RAHMIG, P.E.

### PLAT OF SURVEY

PREPARED FOR First Wisconsin Homes

DESCRIPTION OF PROPERTY Lot 36 in Block 2 of North Shore East, a subdivision located in the Northwest 1/4 of Section 4 and Northeast 1/4 of Section 5, Town 8 North, Range 22 East in the Village of Bayside, Milwaukee County, Wisconsin, also known as ~~57A~~ N. Broadmoor Rd.

9275



**AFFIDAVIT:**

I hereby certify that I have made a survey on \_\_\_\_\_ 197\_\_\_\_\_, and that the location of the \_\_\_\_\_ on above described property is correctly shown on the above plat.

STATE OF WISCONSIN }  
COUNTY OF MILWAUKEE }

I, Wallace Nienow, Surveyor, do hereby certify that I have made a survey of the above described property and that the above plat is a true representation of said survey.

Milwaukee, Wis. July 9, 1974.

Wallace Nienow







10 X 13





My Warehouse

Delivery Location

**New Berlin**

**53201**

Open until 8:30 PM

Home / Patio, Lawn & Garden / Patio Covers & Shade Structures / Pergolas

Share

Online Only

## Mirador Adjustable Louvered Aluminum Pergola

Item 2127016



Your Price

**\$2,499.99**

Shipping and Handling Included

Features:

- Available in 10'x10', 10'x13', 10'x20'
- 100% Powder Coated Aluminum Construction
- Adjustable Aluminum Louvers
- Integrated Guttering System
- Modern Frame Design Shows No Visible Fasteners



Color: Bronze

**Roof Dimensions:** 10 ft. x 13 ft.



### Product Information

[Show Hidden Columns](#)

 <p>Mirador 10' x 13' Adjustable Aluminum Louvered Pergola Dark Bronze</p>	 <p>Mirador 10' x 20' Adjustable Aluminum Louvered Pergola Dark Bronze</p>
<p><b>Assembly Required</b> Yes</p>	<p><b>Assembly Required</b> Yes</p>
<p><b>Collapsible</b> No</p>	<p><b>Collapsible</b> No</p>
<p><b>Color / Finish</b> Dark Bronze or Arctic White</p>	<p><b>Color / Finish</b> Dark Bronze or Arctic White</p>
<p><b>Paint Coating</b> 100% Powder coated aluminum construction</p>	<p><b>Paint Coating</b> 100% Powder coated aluminum construction</p>
<p><b>Roof Feature</b> Adjustable aluminum louvers</p>	<p><b>Roof Feature</b> Adjustable aluminum louvers</p>
<p><b>Precipitation Protection</b> Integrated guttering system</p>	<p><b>Precipitation Protection</b> Integrated guttering system</p>
<p><b>Product Design</b></p>	<p><b>Product Design</b></p>

Modern frame design shows no visible fasteners	Modern frame design shows no visible fasteners
<b>Gazebo / Canopy Frame Material</b> Aluminum	<b>Gazebo / Canopy Frame Material</b> Aluminum
<b>Height (in)</b> 98.74	<b>Height (in)</b> 98.74
<b>Insect Net Included</b> No	<b>Insect Net Included</b> No
<b>Length (in)</b> 118.60	<b>Length (in)</b> 118.60
<b>Manufacturer Warranty</b> 5 Year	<b>Manufacturer Warranty</b> 5 Year
<b>Package Contents</b> Frame, Louvers, Endcaps, Hardware - 4 cartons	<b>Package Contents</b> Frame, Louvers, Endcaps, Hardware - 5 cartons
<b>Required Installation Equipment</b> gloves, box cutter, rubber mallet, tape measure, electric screwdriver, 2 ladders, allen wrenches (included), 2 people	<b>Required Installation Equipment</b> gloves, box cutter, rubber mallet, tape measure, electric screwdriver, 2 ladders, allen wrenches (included), 2 people
<b>Square Footage</b> 130.22	<b>Square Footage</b> 191.76
<b>UV Protected</b> Yes	<b>UV Protected</b> Yes
<b>Weight Capacity (lbs)</b> 500	<b>Weight Capacity (lbs)</b> 500
<b>Width (in)</b> 154.64	<b>Width (in)</b> 232.83
<b>Post Count</b> 4	<b>Post Count</b> 6
<b>MFG Brand Name</b> Zhengte	<b>MFG Brand Name</b> Zhengte



**Assembly Instructions 10' x 10'**

Step by step assembly instructions with QR link to assembly video

[View](#) | [Download](#)

PDF, 22 MB



**Assembly Instructions 10' x 13'**

Step by step assembly instructions with QR link to assembly video

[View](#) | [Download](#)

PDF, 22 MB



**Assembly Instructions 10' x 20'**

Step by step assembly instructions with QR link to assembly video

[View](#) | [Download](#)

PDF, 30 MB

**Contact Information**

**Customer Care Contact Information:**

**Email:** Hello@Sorara.com

**Customer Service Phone:** 1-800-867-9018

**Hours:** Monday-Friday 8:30 AM - 4:30 PM PST





Pergola  
area on  
existing  
patio



# Views from pergola to back & side of yard





# View towards driveway & side of yard



05/21/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER:</p> <p>Erin Lindsay</p> <p>PROJECT ADDRESS: 310 W Fairy Chasm</p>	<p>PROJECT SUMMARY:</p> <p>New four-foot-high cedar framed hog wire fence open design 310 lineal feet</p>
--	---

I have reviewed the proposed new fence for compliance with the Village’s ordinances and have determined the following for consideration.

1. A current survey was provided.
2. The board always considers matching fences with neighboring fences.
3. There are no issues with this application.

**VILLAGE CODE REVIEW**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**





# ee County GIS and Land Inform



Subdivision



CSM



Condo



Intersection



Coordinates











Looking from our patio to the west. The tree in the middle is about where the fence will start to go across the yard.



The view from our back patio door, looking to the left towards our neighbors on the west. The fence will go out from the house to about where that tree on the left border sits, and then straight across just beyond those raised beds.





I took this picture standing about where the fence is to go across the yard. Shows the remainder of the yard from the fence.





Also taken from about where the portion of the fence that will be running parallel to the house.





Also taken from about where the portion of the fence that will be running parallel to the house.





The view from where  
the fence will be  
towards the street.





If you divide our backyard into thirds, this shot is taken from about the point where the 2nd and 3rd thirds of the backyard meet, looking towards the back of the house.

