



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
August 5, 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: **886 5713 9208** and the Passcode is: **039770**. <https://tinyurl.com/mr487pjs> 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 July 22, 2024, meeting minutes.

### III. **BUSINESS**

- A. **9000 North Pelham Parkway – Nate & Shainah Grace** The proposed project is the construction of a 934 square foot single story addition.
- B. **1420 East Bay Point Road – Jeffrey Harington** The proposed project is the construction of 55-lineal feet of four-foot-high black aluminum open design fence.

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  
July 22, 2024  
Village Board Room 5:00pm

## **ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES**

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

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

#### **ROLL CALL**

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

### **II. APPROVAL OF MINUTES**

A. Approval of July 8, 2024, meeting minutes.

Motion by Trustee Minkin, seconded by Committee Member Tedamrongwanish, to approve the July 8, 2024, meeting minutes. Motion carried unanimously.

### **III. BUSINESS**

#### **A. 551 East Fairy Chasm Road – Lee & Estelle Siegman**

Lee Siegman, homeowner, appeared on behalf of the project. Mr. Siegman described the project as the construction of 160 lineal feet of five-foot-high black aluminum open design fence.

Mr. Siegman brought up concerns regarding an opening from the tennis court fence to his property and asked if he would be able to adjust his fence to cover this opening. Chairperson Krampf stated that will have to be at the discretion and approval of the Village.

Motion by Committee Member Zitzer, seconded by Trustee Minkin, to approve the project as described and presented in the application, as well as the approval for gating or closing off of the gap. Motion carried unanimously.

#### **B. 9097 North Bayside Drive – Randy & Kasey Boknevit**

Randy and Kasey Boknevit, homeowners, appeared on behalf of the project. Mr. Boknevit described the project as the construction of 63 lineal feet of five-foot-high black aluminum open design fence on the south side of the property, 77 lineal feet of six-foot-high traditional open design picket fence and replacing 25 lineal feet of existing privacy fence on the north side of the property.

Mr. Boknevitiz stated that he can adjust his plan for the south side of the property and have the fence be the open design picket fence rather than the aluminum fence. Chairperson Krampf stated that there was nothing in the code against the different style fences.

Motion by Trustee Minkin, seconded by Committee Member Tadamrongwanish, to approve the project as described and presented in the application, as well as approval for minor changes to the south side fence material if it is open design picket fence. Motion carried unanimously.

**C. 8550 North Pelham Parkway – Chris Estes**

Chris Estes, homeowner, appeared on behalf of the project. Mr. Estes described the project as the construction of a 150 square foot shed. Mr. Estes stated that the shed color and roof shingles will match the home.

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

**D. 8940 North Mohawk Road – Mark Sirontinskiy**

Mark Sirontinskiy, homeowner, appeared on behalf of the project. Mr. Sirontinskiy described the project as the construction of a 200 square foot shed. Mr. Sirontinskiy stated that the shed color and roof shingles will match the home.

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

**IV. ADJOURNMENT**

Motion by Committee Member Tadamrongwanish, seconded by Trustee Minkin, to adjourn the meeting at 5:23pm. Motion carried unanimously.

07/22/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

| PROJECT/SITE OWNER:   | PROJECT SUMMARY:  |
|---|---|
| Nate and Shainah Greene<br><br>PROJECT ADDRESS:<br>9000 N Pelham PKWY | New single-story addition approximately 934 square feet of additional space |

I have reviewed the proposed single-story addition, for compliance with the Village's ordinances and have determined the following for consideration.

A current survey was provided, the proposed addition meets the setbacks.

1. The proposed submittal meets the prescribed ordinances.
2. The application has good description of proposed material and colors.
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

Project Address: \_\_\_\_\_

Proposed Project Details (type of work, size, materials, location, etc.)

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### **Applicant Checklist:**

- ☐ Color photographs showing project location, elevations, and surrounding views
- ☐ Digital set of building plans including elevations and grading if applicable
- ☐ Samples or brochures showing materials, colors, and designs
- ☐ Survey or Milwaukee County Land Information Office Aerial with setbacks indicated

All paperwork can be submitted via email to [permits@baysidewi.gov](mailto:permits@baysidewi.gov).

***For Office Use Only:***

### Required Permits:

- ☐ Building
- ☐ Electrical
- ☐ Plumbing
- ☐ HVAC
- ☐ Fill/Excavation
- ☐ Impervious Surface
- ☐ Unenclosed Receptacle
- ☐ ROW/Excavation
- ☐ Conditional Use
- ☐ Occupancy
- ☐ Special Exception/Variance

Fees:

[illegible]





# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



OVERHEAD DOOR SELECTION

# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



FRONT ENTRY DOOR SELECTION

# Impervious Surface Calculator

|  |                        |             |
|--|------------------------|-------------|
| Total Square Footage of Property                 |                        | 21,751.30   |
| Current Impervious Surface                       |                        |             |
|  | Home                   | 1,995.86    |
|  | Accessory Structure(s) | 225         |
|  | Driveway               | 1121.33     |
|  | Deck/Patio             | 288.48      |
|  | Other                  |             |
|  | Total                  | 3630.67     |
| Allowable Impervious Surface                     |                        |             |
|  | Zone A - 25%           |             |
|  | Zone B - 35%           |             |
|  | Zone C - 40%           |             |
| Proposed Additional Surface                      |                        | 934         |
| TOTAL  |                        | 4564.67     |
| Current + Proposed Percent of Impervious Surface |                        | 20.98573419 |
| Address  | Zone                   |             |
| 9000 N Pelham Pkwy                               | Zone C - 40%           |             |



# Greene Residence

9000 N. Pelham Dr.  
Bayside, 53217



FRONT / SOUTH ELEVATION



FRONT / SOUTH ELEVATION



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**SOUTHEAST ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



EAST ELEVATION



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



FRONT YARD



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**NORTHEAST ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**SIDE / FRONT YARD**



**NORTHEAST ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**NORTHEAST ELEVATION**



**NORTH ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**NORTH ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



NORTH ELEVATION



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**NORTH ELEVATION**



**BACK YARD**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**WEST ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**SOUTH ELEVATION**



# Greene Residence

9000 N. Pelham Pkwy.  
Bayside, 53217



**FRONT YARD**





W157 S7256 Quietwood Dr  
Muskego, WI. 53150

President/Owner/Project Manager

**Ken Dachs**  
C.414.640.1036  
kdachs@cornerstoneremodelwi.com

Design/Sales/Project Manager:

**Perry B. Szpek**  
C.262.395.6465  
pszpek@cornerstoneremodelwi.com

Lead Carpenter:

**John Dachs**  
C.414.975.0684  
jdachs@cornerstoneremodelwi.com

| EXTERIOR DOOR & WINDOW SCHEDULE |   |                |            |             |        |
|---------------------------------|---|----------------|------------|-------------|--------|
| ITEM #                          | TYPE                                      | LOCATION       | R.O. WIDTH | R.O. HEIGHT | FINISH |
| 1                               | ENTRY DOOR<br>W/SIDELITES                 | FOYER          | 5'-9 1/4"  | 6'-10"      | PRIMED |
| 2                               | GARAGE DOOR                               | GARAGE         | 16'-0"     | 8'-0"       | TBD    |
| 3                               | 1-WIDE DOUBLE<br>HUNG WINDOW              | GARAGE         | EXISTING   | EXISTING    | WHITE  |
| 4                               | 1-WIDE DOUBLE<br>HUNG WINDOW              | GARAGE         | EXISTING   | EXISTING    | WHITE  |
| 5                               | 1-3 WIDE SLIDING<br>PATIO DOOR            | FAMILY<br>ROOM | 9'-0 3/4"  | 6'-8"       | WHITE  |
| 6                               | 1-WIDE AWING<br>WINDOW                    | MASTER SUITE   | 3'-6"      | 2'-6"       | WHITE  |
| 7                               | 1-WIDE AWING<br>WINDOW                    | MASTER SUITE   | 3'-6"      | 2'-6"       | WHITE  |
| 8                               | 1-WIDE DOUBLE<br>HUNG WINDOW<br>W/TRANSOM | FAMILY<br>ROOM | 3'-5 1/4"  | 6'-4 3/4"   | WHITE  |
| 9                               | 1-WIDE DOUBLE<br>HUNG WINDOW<br>W/TRANSOM | FAMILY<br>ROOM | 3'-5 1/4"  | 6'-4 3/4"   | WHITE  |
| 10                              | 2-WIDE CASEMENT<br>WINDOW                 | KITCHEN        | 3'-11 1/2" | 3'-3 3/4"   | WHITE  |
| 11                              | 2-WIDE PATIO<br>DOOR                      | DINING         | 6'-0"      | 6'-8"       | WHITE  |
| 12                              | 1-WIDE DOUBLE<br>HUNG                     | GARAGE         | EXISTING   | EXISTING    | WHITE  |
| 13                              | 1-WIDE DOUBLE<br>HUNG                     | GARAGE         | EXISTING   | EXISTING    | WHITE  |



Customer Info:

Nate and Shainah  
Greene Residence  
9000 North  
Pelham Parkway  
Bayside, WI.  
53217  
414.534.6040

**Contract Date:**  
July 13th, 2024

**Revision Dates:**  
November 6th, 2023  
February 14th, 2024  
March 20th, 2024

Drawn By:

Andrew Makarewicz

Scale:

$$1/4'' = 1' \cdot 0''$$

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NEW ATLAS PINNACLE  
DIMENSIONAL SHINGLES W/  
SCOTCHGARD OVER #30 FELT  
UNDERLAYMENT

PATCH CEDAR SIDING TO  
MATCH EXISTING AS CLOSE AS  
POSSIBLE

NEW NORANDEX RUSTIC HILL  
7" TRADITIONAL VINYL SHAKE  
SIDING IN SIERRA

NEW DIMENSIONAL SHINGLES  
TO MATCH EXISTING AS CLOSE  
AS POSSIBLE

NEW PELLA LIFESTYLE  
CASEMENT WINDOW

5/4 x4 LP SMARTSIDE  
CASING IN WHITE

NEW ALUMINUM GUTTERS &  
DOWNSPOUTS

NEW ALUMINUM SOFFIT &  
FASCIA TO MATCH EXISTING

NEW PELLA LIFESTYLE SERIES  
WINDOWS WITH WHITE  
ALUMINUM

5/4 x6 LP SMARTSIDE OUTSIDE  
CORNERS TO MATCH EXISTING

NEW 5/8" x 8" LP SMARTSIDE LAP  
SIDING TO MATCH EXISTING

NEW PELLA LIFESTYLE SERIES  
PATIO DOOR WITH WHITE  
ALUMINUM

RELOCATED ELECTRICAL  
PEDESTAL

ADDITION

NEW CEDAR SIDING TO MATCH  
EXISTING AS CLOSE AS POSSIBLE

EXISTING

1  
4 REAR ELEVATION  
REMODELED NORTH

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

0 4 8 12  
1/4"=1'-0"

EXTERIOR DOOR & WINDOW SCHEDULE

| ITEM # | TYPE                                | LOCATION     | R.O. WIDTH | R.O. HEIGHT | FINISH |
|--------|-------------------------------------|--------------|------------|-------------|--------|
| 1      | ENTRY DOOR W/SIDELITES              | FOYER        | 5'-9 1/4"  | 6'-10"      | PRIMED |
| 2      | GARAGE DOOR                         | GARAGE       | 16'-0"     | 8'-0"       | TBD    |
| 3      | 1-WIDE DOUBLE HUNG WINDOW           | GARAGE       | EXISTING   | EXISTING    | WHITE  |
| 4      | 1-WIDE DOUBLE HUNG WINDOW           | GARAGE       | EXISTING   | EXISTING    | WHITE  |
| 5      | 1-3 WIDE SLIDING PATIO DOOR         | FAMILY ROOM  | 9'-0 3/4"  | 6'-8"       | WHITE  |
| 6      | 1-WIDE AWNING WINDOW                | MASTER SUITE | 3'-6"      | 2'-6"       | WHITE  |
| 7      | 1-WIDE AWING WINDOW                 | MASTER SUITE | 3'-6"      | 2'-6"       | WHITE  |
| 8      | 1-WIDE DOUBLE HUNG WINDOW W/TRANSOM | FAMILY ROOM  | 3'-5 1/4"  | 6'-4 1/4"   | WHITE  |
| 9      | 1-WIDE DOUBLE HUNG WINDOW W/TRANSOM | FAMILY ROOM  | 3'-5 1/4"  | 6'-4 1/4"   | WHITE  |
| 10     | 2-WIDE CASEMENT WINDOW              | KITCHEN      | 3'-11 1/4" | 3'-3 3/4"   | WHITE  |
| 11     | 2-WIDE PATIO DOOR                   | DINING       | 6'-0"      | 6'-8"       | WHITE  |
| 12     | 1-WIDE DOUBLE HUNG                  | GARAGE       | EXISTING   | EXISTING    | WHITE  |
| 13     | 1-WIDE DOUBLE HUNG                  | GARAGE       | EXISTING   | EXISTING    | WHITE  |

2  
4 LEFT ELEVATION  
REMODELED WEST

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

0 4 8 12  
1/4"=1'-0"

NEW ATLAS PINNACLE  
DIMENSIONAL SHINGLES W/  
SCOTCHGARD OVER #30 FELT  
UNDERLAYMENT

NEW ALUMINUM GUTTERS &  
DOWNSPOUTS

REINSTALL EXISTING DOUBLE  
HUNG WINDOWS

5/4 x4 LP SMARTSIDE  
CASING IN WHITE

NEW 5/8" x 8" LP SMARTSIDE LAP  
SIDING TO MATCH EXISTING

5/4 x6 LP SMARTSIDE OUTSIDE  
CORNERS TO MATCH EXISTING

CR  
Cornerstone  
Remodeling

A DESIGN/BUILD FIRM

4113 Stonehaven Way  
Richfield, WI. 53026

W157 S7256 Quietwood Dr  
Muskego, WI. 53150

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Lead Carpenter:

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Final Plans  
For Construction  
Home Addition

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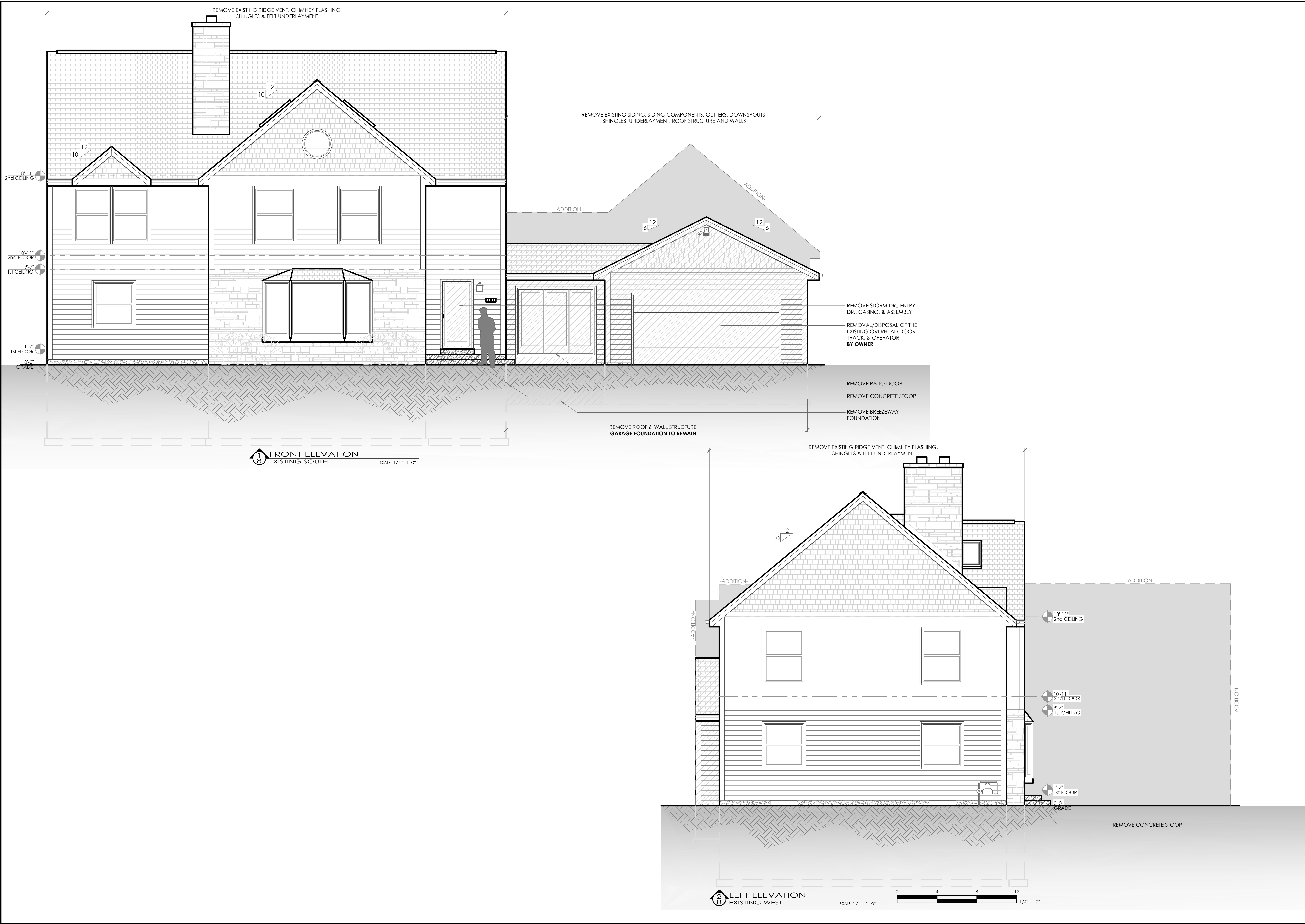
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4 of 10

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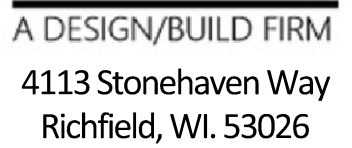
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President/Owner/Project Manager

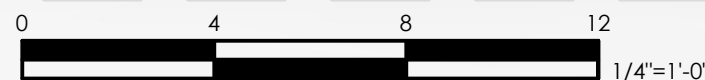
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SCALE: 1/4"=1'-0"

 $4'' = 1'-0''$ 

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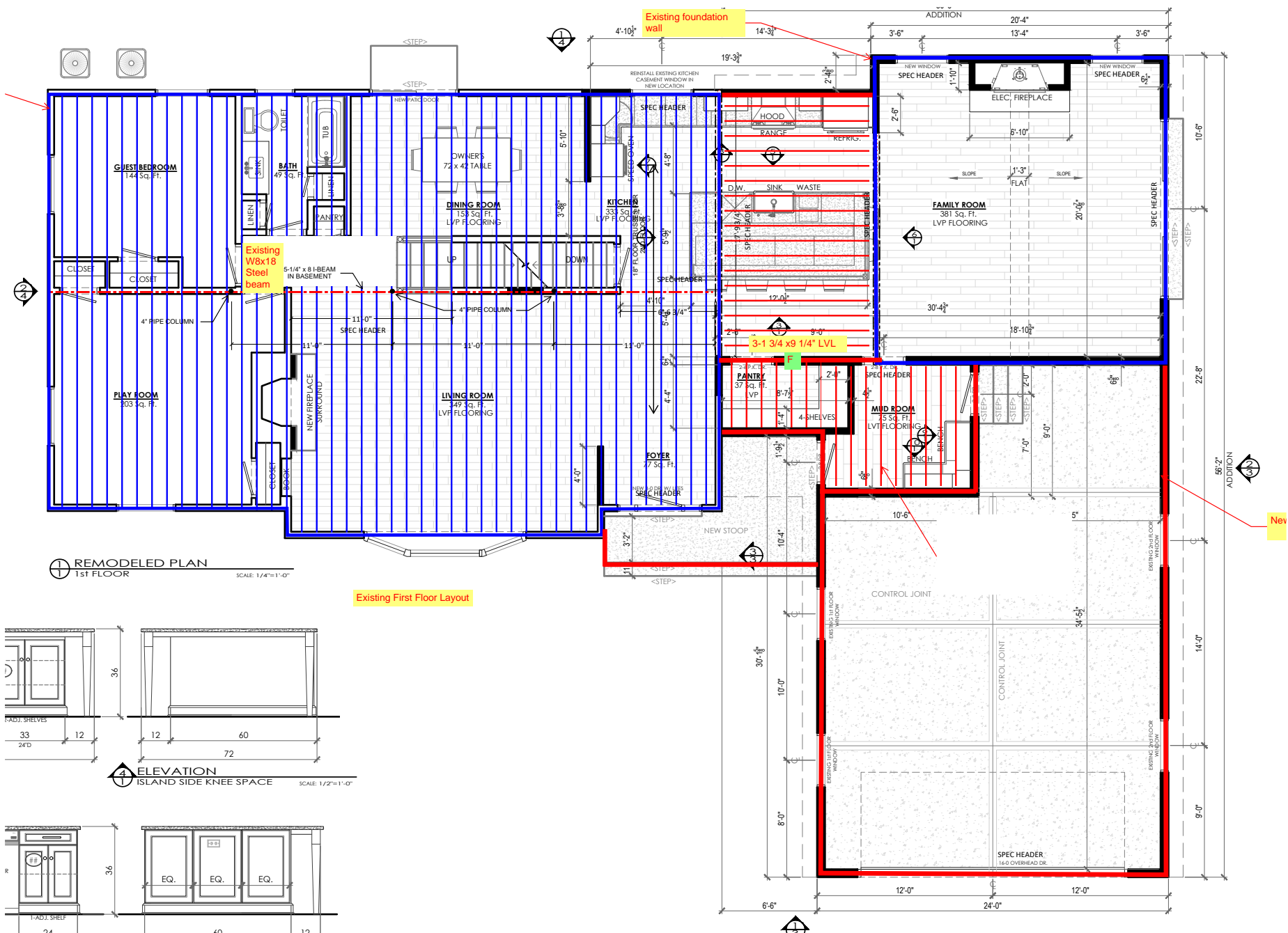
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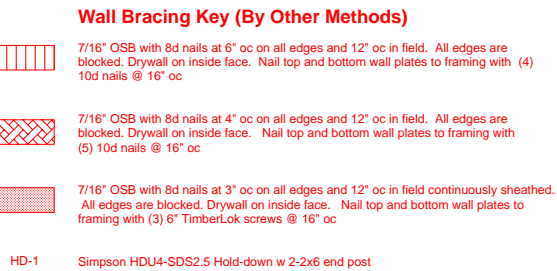
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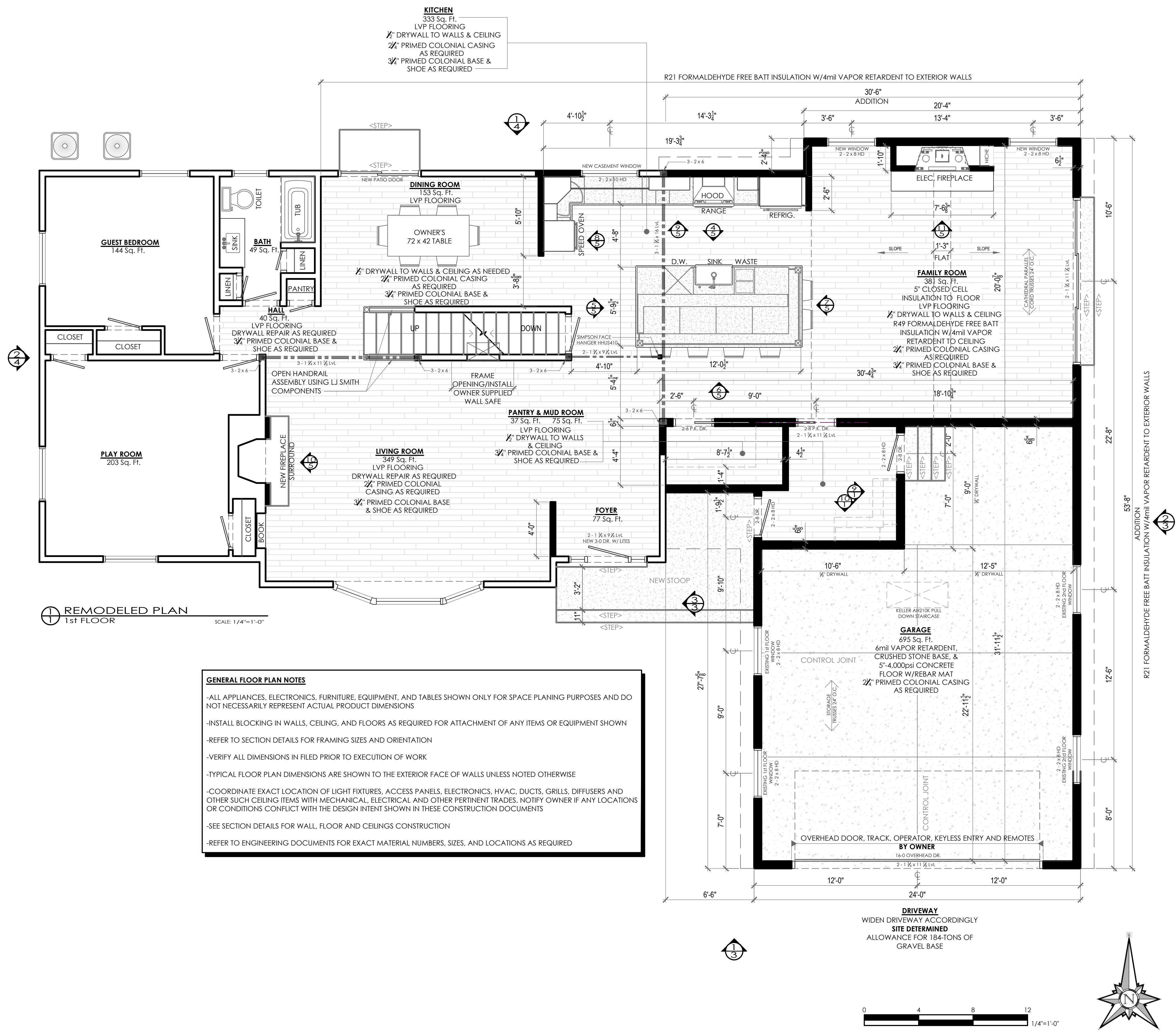
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- GENERAL FLOOR PLAN NOTES**
- ALL APPLIANCES, ELECTRONICS, FURNITURE, EQUIPMENT, AND TABLES SHOWN ONLY FOR SPACE PLANING PURPOSES AND DO NOT NECESSARILY REPRESENT ACTUAL PRODUCT DIMENSIONS
  - INSTALL BLOCKING IN WALLS, CEILING, AND FLOORS AS REQUIRED FOR ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN
  - REFER TO SECTION DETAILS FOR FRAMING SIZES AND ORIENTATION
  - VERIFY ALL DIMENSIONS IN FILED PRIOR TO EXECUTION OF WORK
  - TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALLS UNLESS NOTED OTHERWISE
  - COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, ELECTRONICS, HVAC, DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL AND OTHER PERTINENT TRADES. NOTIFY OWNER IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS
  - SEE SECTION DETAILS FOR WALL, FLOOR AND CEILINGS CONSTRUCTION
  - REFER TO ENGINEERING DOCUMENTS FOR EXACT MATERIAL NUMBERS, SIZES, AND LOCATIONS AS REQUIRED

CR

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07/22/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

| PROJECT/SITE OWNER:                                       | PROJECT SUMMARY:   |
|---|--|
| Jeffry Harington<br>PROJECT ADDRESS:<br>1420 Bay Point Rd | New four-foot-high black Majestic aluminum open design<br>55 lineal feet |

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**



# Project Proposal

Project Address: 1420 E. BAY POINT RD.

### Proposed Project Details (type of work, size, materials, location, etc.)

INSTALL 55', 4" HIGH ALUMINUM FENCE IN

### BACK YARD PARTIALLY ENCLOSING A PATIO.

### Applicant Checklist:

- ☒ Color photographs showing project location, elevations, and surrounding views
- ☐ Digital set of building plans including elevations and grading if applicable
- ☒ Samples or brochures showing materials, colors, and designs
- ☒ Survey or Milwaukee County Land Information Office Aerial with setbacks indicated

All paperwork can be submitted via email to [permits@baysidewi.gov](mailto:permits@baysidewi.gov).

**For Office Use Only:**

Required Permits:

- |  |                            |
|--|----------------------------|
|  | Building                   |
|  | Electrical                 |
|  | Plumbing                   |
|  | HVAC                       |
|  | Fill/Excavation            |
|  | Impervious Surface         |
|  | Unenclosed Receptacle      |
|  | ROW/Excavation             |
|  | Conditional Use            |
|  | Occupancy                  |
|  | Special Exception/Variance |

Fees:

[illegible]

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## MAJESTIC™

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The flush top rail projects a more modern, streamlined look that beautifully accents flowers and shrubs when used as border landscaping. Pool panels with either 2 or 3 rails are available that perfectly match this style of fence as well as single, double and arched swing gates.

- 3-rail panels in 4', 5' and 6' heights
- 2-rail pool panels in 4' height and 3-rail in 4½' height

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## CONQUEROR™

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Combining the striking look of spear-topped pickets with the safety of a flush top rail, this is a perfect look for those who want the *"best of both worlds."* Pool panels are available that perfectly match this style of fence as well as single, double and arched swing gates.

- 3-rail panels in 4', 5' and 6' heights
- 3-rail pool panels in 4½' height

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## COLOR OPTIONS

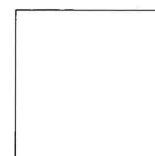
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*Black*



*Bronze*



*White*

JAMES A. EIDE  
MILTON H. SCHMIDT  
CLARENCE H. PIEPENBURG

BADGER SURVEYING CO.

PHONE CONCORD 4-3782  
823 W. ATKINSON AVE.  
MILWAUKEE 6, WIS.

PLAT OF SURVEY

PROPERTY AT E. Bay Point Road (OWNER)  
LEGAL DESCRIPTION That part of the North East Fractional 1/4 of Section 4, Township 8 North,  
Range 22 East, in the Town and County of Milwaukee, State of Wisconsin, bounded and described  
as follows: ( continued below)

APPROVED  
VILLAGE OF BAYSIDE  
BUILDING COMMITTEE

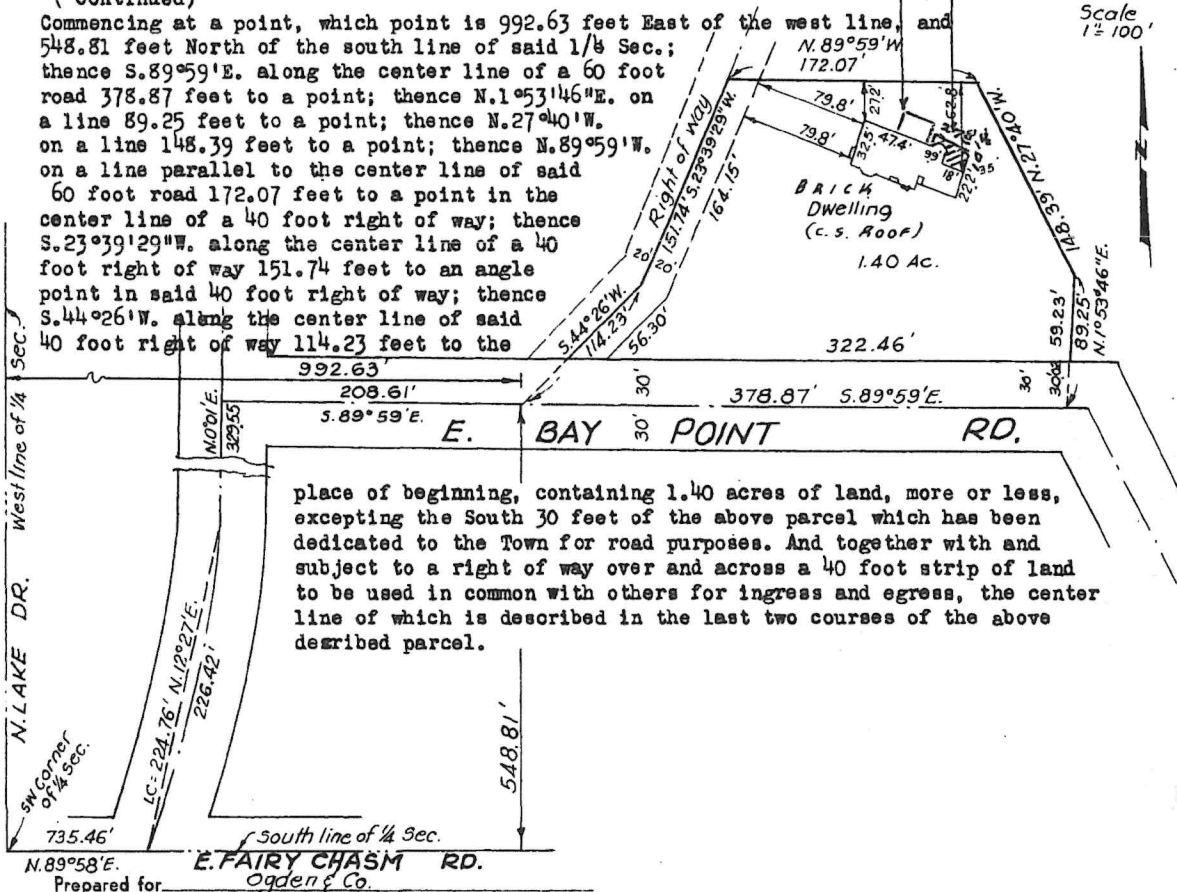
DATE OCT 5 1958

*Addition Added 1958*

*This Addition 1959.*

( Continued )

Commencing at a point, which point is 992.63 feet East of the west line, and 548.81 feet North of the south line of said 1/4 Sec.; thence S.89°59'E. along the center line of a 60 foot road 378.87 feet to a point; thence N.1°53'46"E. on a line 89.25 feet to a point; thence N.27°40'W. on a line 148.39 feet to a point; thence N.89°59'W. on a line parallel to the center line of said 60 foot road 172.07 feet to a point in the center line of a 40 foot right of way; thence S.23°39'29"W. along the center line of a 40 foot right of way 151.74 feet to an angle point in said 40 foot right of way; thence S.44°26'W. along the center line of said 40 foot right of way 114.23 feet to the



place of beginning, containing 1.40 acres of land, more or less, excepting the South 30 feet of the above parcel which has been dedicated to the Town for road purposes. And together with and subject to a right of way over and across a 40 foot strip of land to be used in common with others for ingress and egress, the center line of which is described in the last two courses of the above described parcel.

State of Wisconsin, ss.  
County of Milwaukee

I hereby certify that on the 30th day of December 1952, I have surveyed the property described above according to the official records and that the above plat is a correct representation of the boundary lines and measurements of all buildings and other structures thereon.

Plat No. 52-451-C-F FINAL LOCATION MADE ON  
JULY 7th 1953.

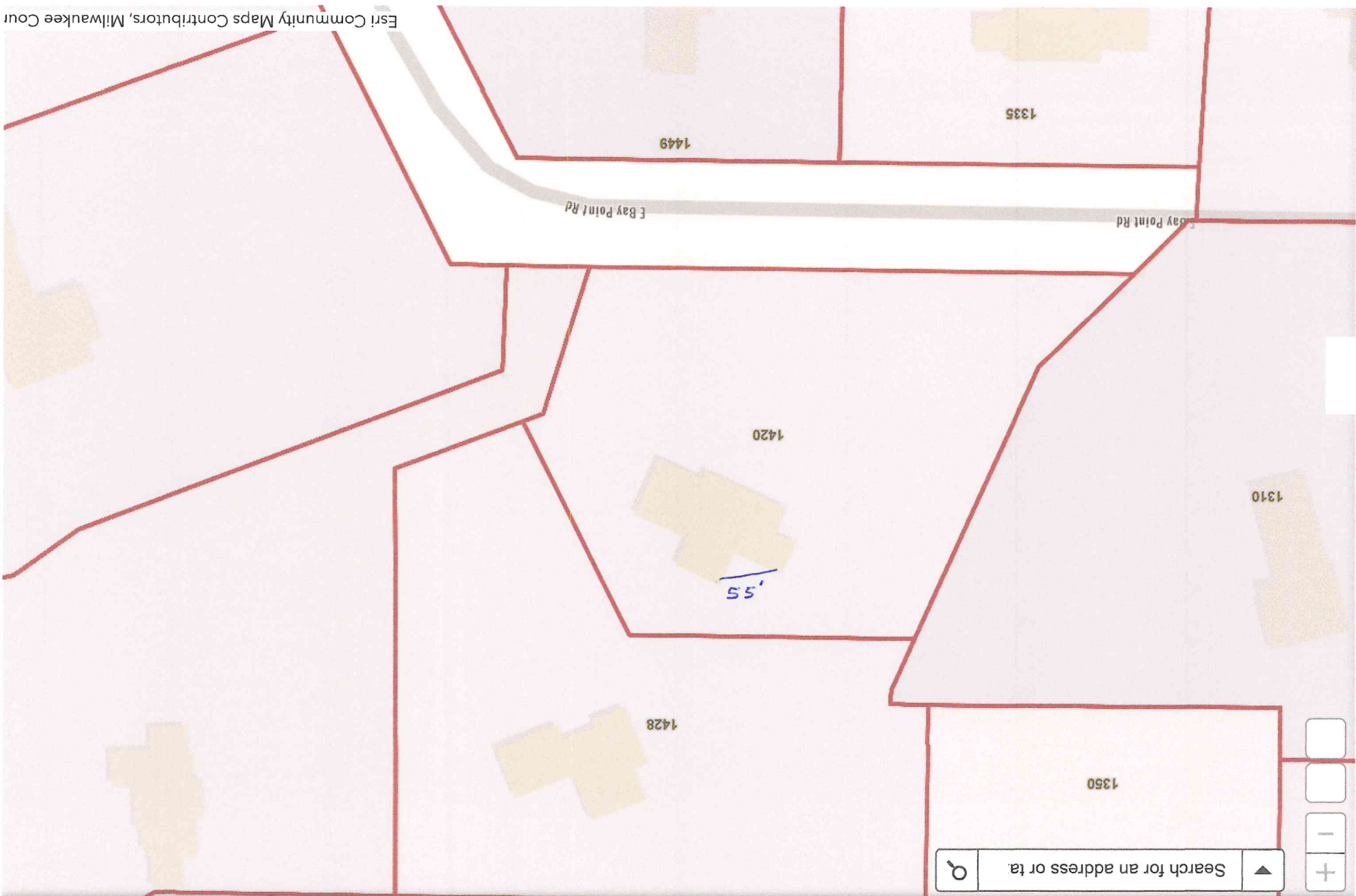
Signed Clarence H. Piepenburg





Search for an address or ta

Map navigation controls: a vertical stack of buttons including a plus sign (+), a minus sign (-), and a search icon (magnifying glass).



Esri Community Maps Contributors, Milwaukee Cour



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