



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
January 13, 2025
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 **885 2751 4947** and the Passcode is: **789599**. <https://tinyurl.com/4fydnz3z> 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 December 16, 2024, meeting minutes.

III. **BUSINESS**

- A. **1225 East Manor Circle – David Britton** The proposed project is the construction of 207 lineal feet of four-foot-high greater than 50% open aluminum fence.
- B. **843 East Hermitage Road – Cory Katzban & Emily Martin** The proposed project is the construction of 275 lineal feet of four-foot-high 50% open wood fence.
- C. **9075 North Regent Road and 621 East Brown Deer Road – Village of Bayside** The proposed project is the installation of ground-mounted solar panels at the Village Hall campus located in the grass area north of the Police Department and ground-mounted solar panels at the 621 Stormwater Pond located between the two ponds.

IV. **ADJOURNMENT**

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).

Staff Report to Architectural Review Committee

Proposed Project: 4' high aluminum rail fence

Applicant: David Britton 1225 E Manor Cir

Project Summary: The applicant proposes to install a 4' high aluminum fence with a three rail design and bronze finish around the property's backyard. The total length of the fence is 207 lineal feet with one 4' gate on the northern side of the property.

1. Zoning

- a. Setbacks and location: The proposed western side fence will be 44' long and connect to a neighbor's existing fence, the proposed southern side fence will be 60' long, and the proposed eastern fence will be 74' long.
- b. Plat of survey included

2. Aesthetics

- a. Materials: Aluminum
- b. Style: Three rail design with a bronze finish
- c. Example photos: Included is a photo from the installers brochure

3. Exterior Photos

- a. Included are multiple photos showing the surrounding property where the proposed fence will be located.

Recommendation:

- The plan submittal application is compliant with local codes and regulations.
- The purpose of the Architectural Review Committee is to ensure that all construction and structures within the Village comply with the Code, and to ensure that all structures within the Village meeting minimum standards of architectural quality, consistency, aesthetic design, and finish, as outlined in municipal code.

Staff Report to Architectural Review Committee

Proposed Project: 4' high open design wood fence

Applicant: Cory Katzban & Emily Martin 843 E Hermitage Rd

Project Summary: The applicant proposes to install a 4' treated pine or cedar wood open design fence around the property's backyard. The total length of the fence is approximately 275 lineal feet with one section of 65' having a taller height than the rest of the fencing. The fence will have 3.5 inch boards with a 3.5 inch gap in between each board.

1. Zoning

- a. Setbacks and location: The proposed northern side fence will be 75' long, the proposed western side fence will be 60' long, and the proposed southern side fence will be 140' long which will connect to an existing fence.
- b. Milwaukee County Aerial image included.

2. Aesthetics

- a. Materials: Treated pine or cedar wood.
- b. Style: Dog eared or angled style.
- c. Example photos: Included is a photo from the installers brochure

3. Exterior Photos

- a. Included are multiple photos showing the surrounding property where the proposed fence will be located.

Recommendation:

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Staff Report to Architectural Review Committee

Proposed Project: Ground-mounted solar panels

Applicant: Village of Bayside 9075 North Regent Road and 621 East Brown Deer Road

Project Summary: Applicant proposes to install ground-mounted solar panels at the Village Hall campus, located in the grass area north of the Police Department as well as at the 621 Stormwater Pond, adjacent to the Fire Station, located between the two ponds.

1. Zoning

a. Setbacks and location:

- i. 621 Solar Panels: two rows of panels in between the two ponds, equaling 58 mods. Panels will be surrounded by existing vegetation. Setbacks are included on the cut sheet and are within code regulations.
- ii. Village Hall Panels: three rows of panels in the grass area north of the Police Department and East of the Public Works Cold Storage building, equaling 126 mods. Panels will be covered by arborvitae trees that will be planted upon installation. Setbacks are included on the cut sheet and are within code regulations.

b. Aerial survey images are included.

2. Aesthetics

- a. Example photos: Included is a photo from the installers brochure.

3. Exterior Photos

- a. Included are photos showing what the view would look like with the proposed arrays.

4. Solar Energy Usage (Municipal Code Section 104-4(n)1-6)

- a. Proposed solar panels comply with Code Section 104-4(n)1-6 in relation to height, setbacks, location, previous conditions, and allowable energy collection.

Recommendation:

- The plan submittal application is compliant with local codes and regulations.
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Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
December 16, 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 5:00pm.

ROLL CALL

Chair: John Krampf
Members: Dan Zitzer – excused
Marisa Roberts
Kavin Tadamrongwanish – excused
Christine Duback
Trustee Liaison: Ben Minkin

II. APPROVAL OF MINUTES

A. Approval of November 18, 2024, meeting minutes.

Motion by Committee Member Roberts, seconded by Trustee Minkin, to approve the November 18, 2024, meeting minutes. Motion carried unanimously.

III. BUSINESS

A. 9140 North Meadowlark Lane – Renee Gilow

Tyler Kober, general contractor, appeared on behalf of the project. Mr. Kober described the project as the removal of 2 existing windows and the addition of 3 new windows. Mr. Kober stated that the new windows will be the same design and color as the existing windows.

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

B. 9141 North Rexleigh Drive – Margaret Combe

Margaret and Michel Combe, homeowners, appeared on behalf of the project. Mrs. Combe described the project as the construction of 149 lineal feet of four-foot-high cedar dog ear picket fence with pyramid posts at the north and south sides of the property. Mrs. Combe stated that the new fences will be replacing current fences on the property and adjoining to neighbor's existing property to the west.

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

C. 333 West Brown Deer Road – Andy Kolowith/Bayside Garden Center Floral & Gifts

Lance McTrusty, contractor, appeared on behalf of the project. Mr. McTrusty described the project as the face change for the building cabinet signs. Mr. McTrusty stated that the two signs are being updated to reflect the current logo for the business.

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

D. 1500 East Fairy Chasm Road – Bob & Brenda Biallas

Audry Grill, architect, and Robert Biallas, homeowner, appeared on behalf of the project. Ms. Grill described the project as the construction of a single story 725 square foot primary suite addition and a 962 square foot three car garage addition. Ms. Grill stated that the two addition materials will match existing exterior materials. Operations Coordinator Baumgartner mentioned the need to grant an extension for a port-o-potty and dumpster to be on the property longer than the 120 days allowed. Mr. Biallas stated that the hope for the project timeline will be to begin in the spring of 2025 and be completed by the winter of 2025.

Motion by Committee Member Roberts, seconded by Committee Duback, to approve the project as described and presented in the application. Motion carried unanimously.

IV. ADJOURNMENT

Motion by Trustee Minkin, seconded by Committee Member Duback, to adjourn the meeting at 5:15pm. Motion carried unanimously.

Emma Baumgartner
Operations Coordinator

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Applicant: David Britton 1225 E Manor Cir

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1. Zoning

- a. Setbacks and location: The proposed western side fence will be 44' long and connect to a neighbor's existing fence, the proposed southern side fence will be 60' long, and the proposed eastern fence will be 74' long.
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Flat Top Style

Perfect for around a pool, the classic Flat Top offers clean and simple lines. Double Picket and Ring models are available to add definition to your outdoor

2-Rail Flush Bottom Pool



Model	Height	
	48"	54"
0220 Pool	•	
1220 Pool	•	•
2220 Pool		•

3-Rail



Model	Height				
	36"	42"	48"	60"	72"
0230	•	•	•	•	
1230	•	•	•	•	•
2230			•	•	•

3-Rail Flush Bottom



Model	Height	
	48"	60"
0230 FB	•	•
1230 FB	•	•

Textured Colors



Black Fine Texture



Bronze Fine Texture



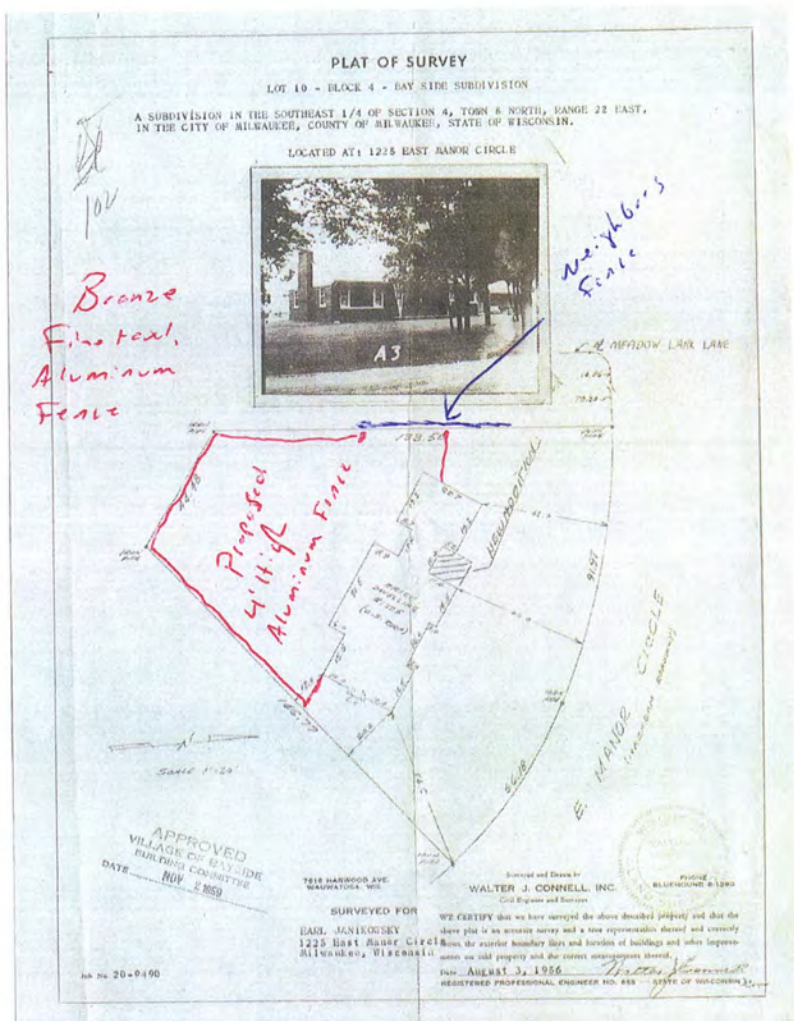
Brown Fine Texture



3:58



Messages

storage.googleapis.com



Fence Height 4'	Gate Style A) Arch up B) Arch Down C) Straight	Post Style Diamond Arrowhead Darts
Post Size 2x2	Gate Post Size 2x2	 

SKETCH

207' - 1 gate

\$13,120.-





View from inside of backyard to be surrounded by new fence.



View of rear lot line; lot narrows
towards the rear lot line.



View from left side of house alongside lot line. Fence come sideways from house and then back along the lot line.



View from left of house in front yard; due to shape of lot, narrowing towards rear, house largely blocks any view of the proposed fence from the front yard and street.



View of neighbor's fence at right side of house. Trees are in yard.



View from back lot line towards house; new fence will meet with neighbor's existing fence behind line of trees.



View from right side of house. Fence to start at rear of house and extend right from this view to meet neighbor's existing fence behind the line of trees. A gate would be included between house and trees.



View from driveway / street. View of fence will be obstructed by trees and house.

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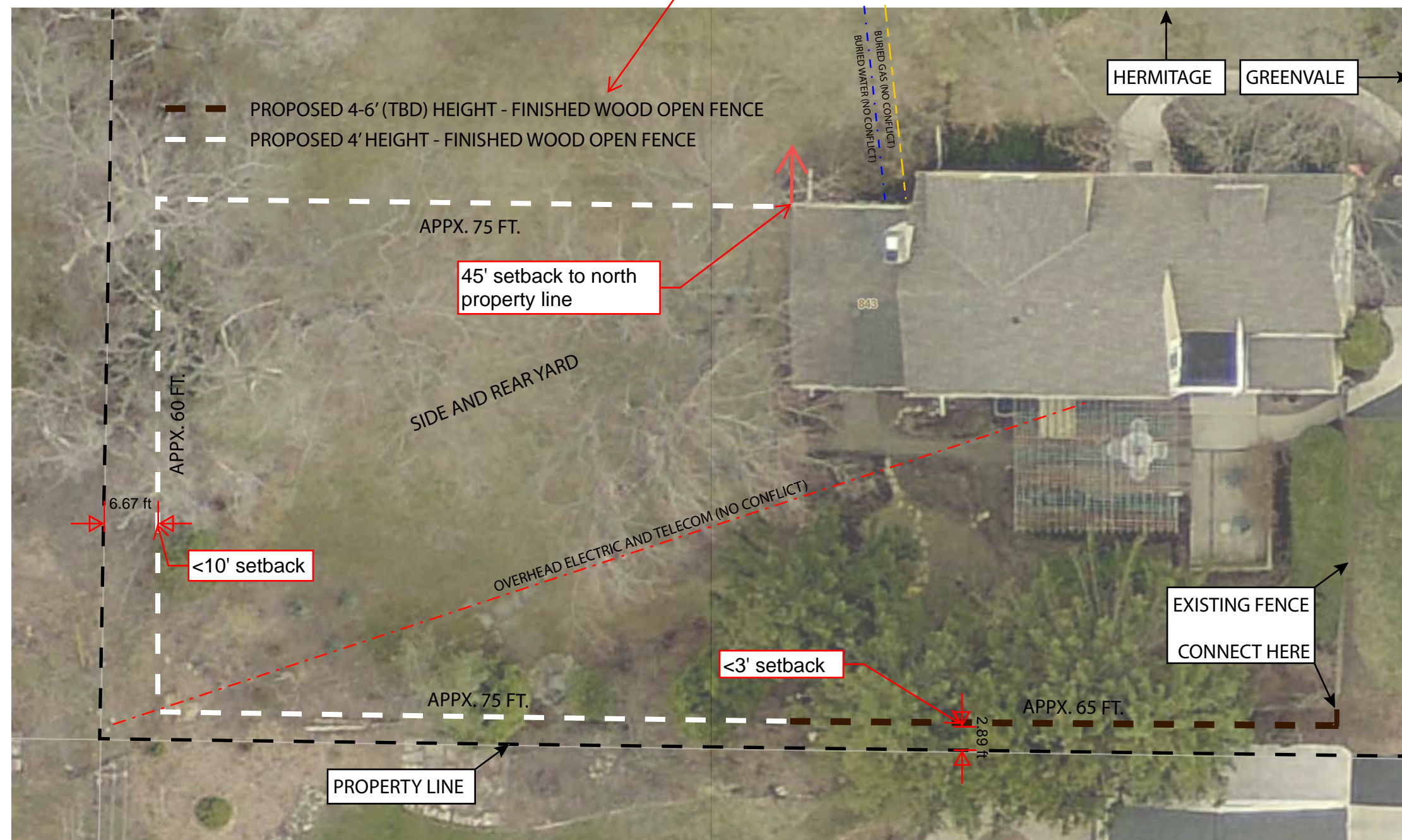
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843 E Hermitage - SW Aerial

PROPOSED BACKYARD FENCE AT 843 E. HERMITAGE RD



Legend

Parcels

Tax Parcels



Administrative

Municipal Boundaries



Notes

2022 Aerial Image - Milwaukee Co GIS



This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MILWAUKEE COUNTY GIS AND LAND INFORMATION





Photo 1: REAR YARD AREA – FACING SOUTH



Photo 2: FRONT SIDE YARD – FENCE CONNECTION POINT – FACING EAST



Photo 3: REAR YARD – EXISTING FENCE TO BE REMOVED – FACING EAST



Photo 4: REAR YARD – FACING SOUTHWEST



Photo 5: REAR SIDE YARD – FACING WEST



CONNECT AT HOUSE HERE

Photo 6: REAR SIDE YARD – FACING SOUTHEAST

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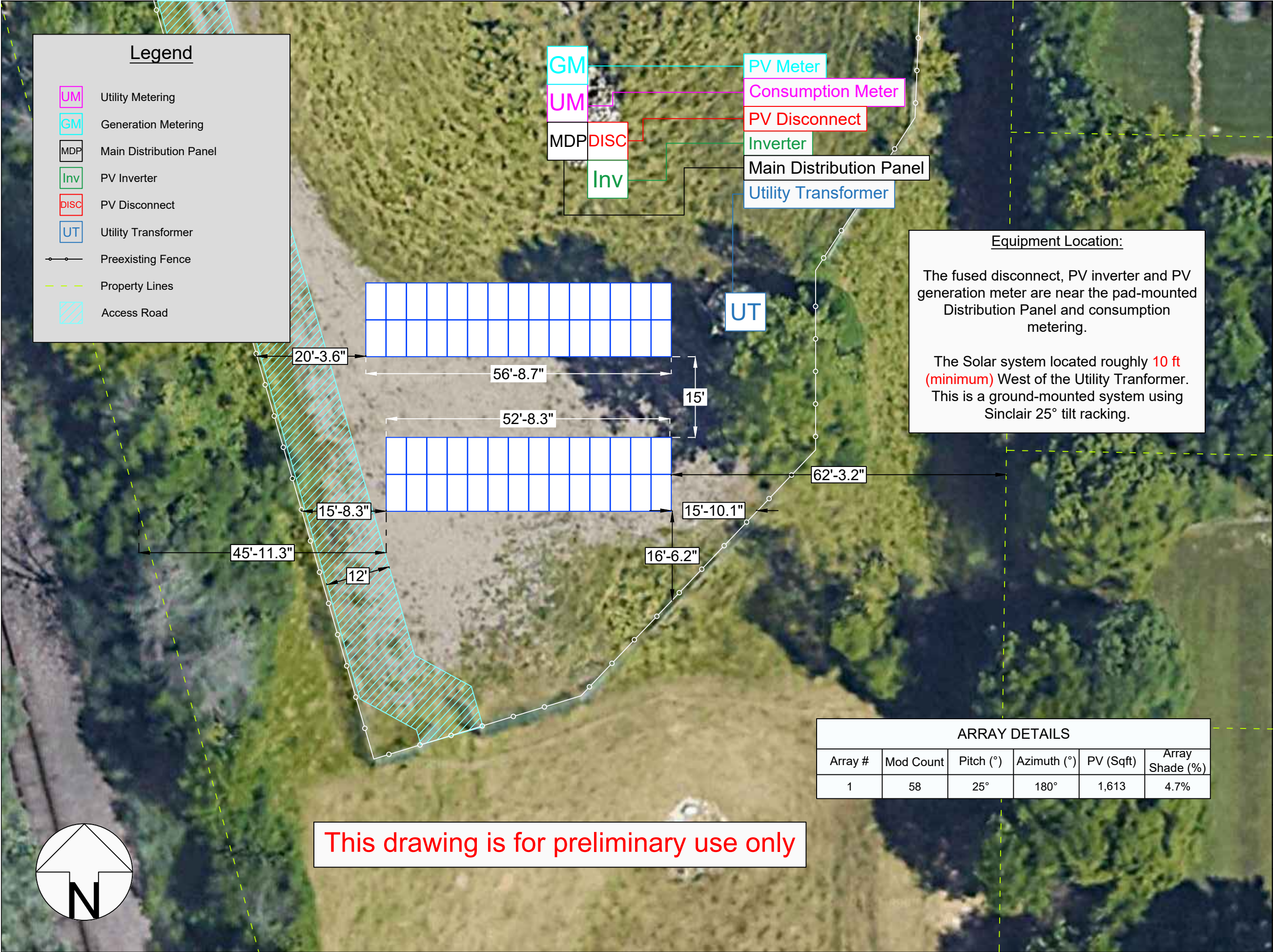
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An aerial photograph of a residential subdivision. The lots are numbered in yellow text. A red rectangle highlights lot 665, which is situated on the eastern edge of the subdivision, adjacent to a road and a large undeveloped area. The lots are arranged in a grid-like pattern, with some larger lots and some smaller ones. The surrounding area includes roads, trees, and other residential developments.



1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 893-8388
www.archelec.com

Engineering Seal Stamp

Equipment Location:

The fused disconnect, PV inverter and PV generation meter are near the pad-mounted Distribution Panel and consumption metering.

The Solar system located roughly **10 ft (minimum)** West of the Utility Transformer. This is a ground-mounted system using Sinclair 25° tilt racking.

Village of Bayside - Brown
Deer Pumping Station
31.61 kWdc
- Preliminary Use Only -

Customer: Village of Bayside
Address: 601 E Brown Deer Rd
City: Bayside
State: WI
Zip Code: 53217
Contact:
Phone:
Email:

Project Number: 24C.042
System Size: 30 kWac
Designer: 920.838.5980

Dexter Peirce

Site Plan

Revision: 3 Date: 12.05.24

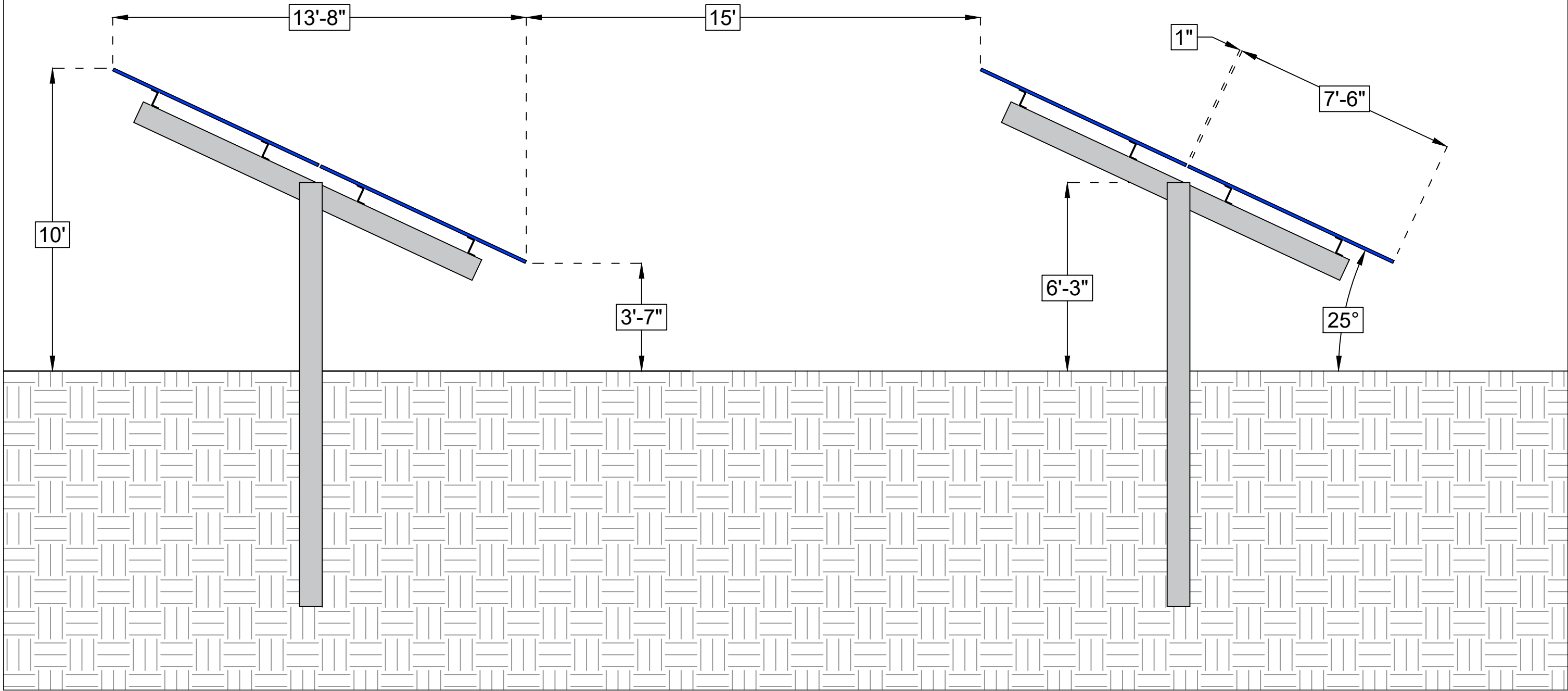
Page A.2

ARRAY DETAILS

Array #	Mod Count	Pitch (°)	Azimuth (°)	PV (Sqft)	Array Shade (%)
1	58	25°	180°	1,613	4.7%

Village of Bayside
Brown Deer Pumping Station - Side View
31.61 kWdc

Mods: (58) x ZnShine 545 Wbf
Racking: Sinclair 25° tilt



621 E Brown Deer Road

Solar Array Location



View from Wahner Place facing west

D
VI
V
PR



1237 Pilgrim Road
Plymouth WI, 53073

Phone: (920) 893-8388
www.archelec.com

Engineering Seal Stamp

Village of Bayside -
Village Hall
144.97 kWdc
- Preliminary Use Only -

Customer: Village of Bayside
Address: 9075 N Regent Rd
City: Bayside
State: WI
Zip Code: 53217
Contact:
Phone:
Email:

Project Number: 24C.041
System Size: 117.3 kWac
Designer: 920.838.5980

Dexter Peirce

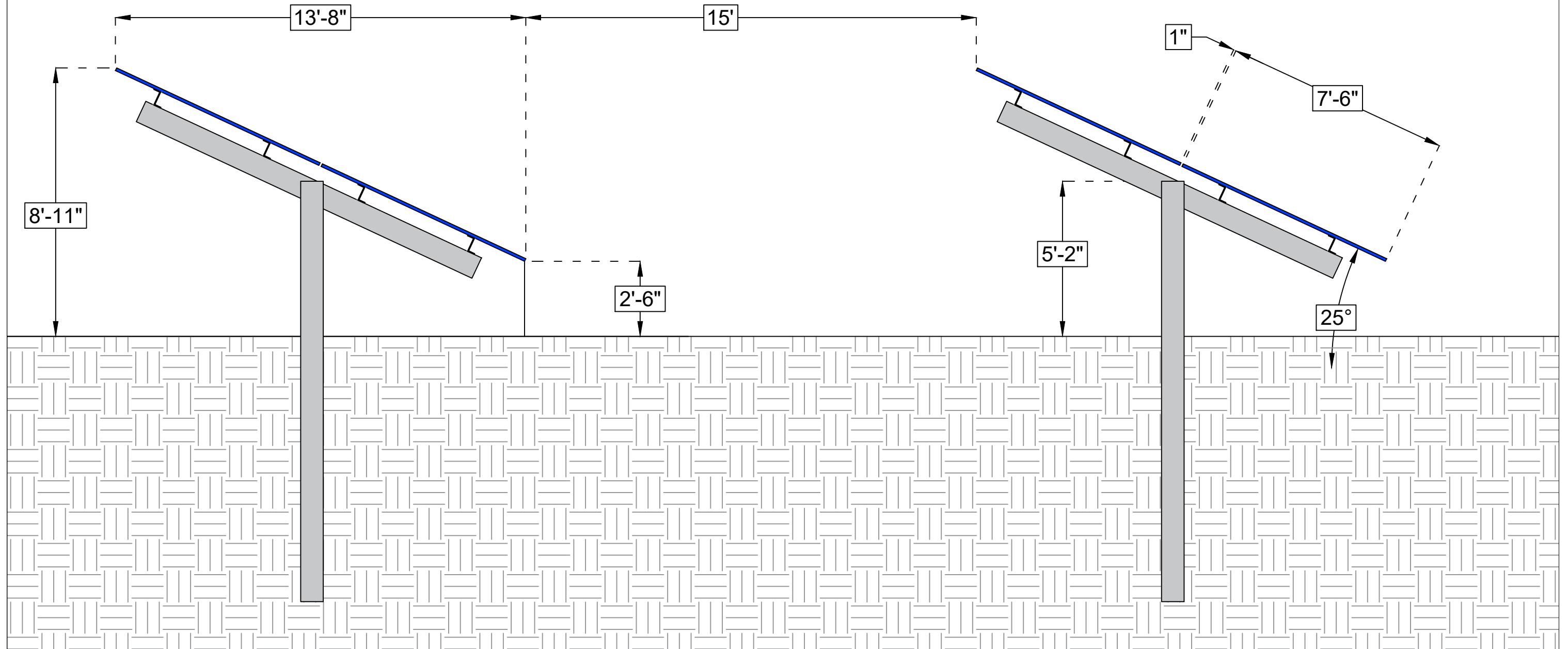
Site Plan

Revision: 5 Date: 12.05.24

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Village Hall (ground mount only) - Side View
68.67 kWdc

Mods: (126) x ZnShine 545 Wbf
Racking: Sinclair 25° tilt





Green Giant Arborvitae

Thuja 'Green Giant'

Height: 30 feet

Spread: 10 feet

Sunlight: ☉ ●

Hardiness Zone: 4

Other Names: Green Giant Cedar

Description:

A stately looking upright evergreen that grows uniformly and is perfect for privacy or wind screening; very resilient and resists ice and snow damage, grows in almost any soil type

Ornamental Features

Green Giant Arborvitae is primarily valued in the landscape for its distinctively pyramidal habit of growth. It has rich green evergreen foliage. The scale-like sprays of foliage remain green throughout the winter. The shaggy brown bark adds an interesting dimension to the landscape.

Landscape Attributes

Green Giant Arborvitae is a dense multi-stemmed evergreen tree with a distinctive and refined pyramidal form. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance tree. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

Green Giant Arborvitae is recommended for the following landscape applications:

- Vertical Accent
- Hedges/Screening

Planting & Growing

Green Giant Arborvitae will grow to be about 30 feet tall at maturity, with a spread of 10 feet. It has a low canopy, and should not be planted underneath power lines. It grows at a fast rate, and under ideal conditions can be expected to live for 50 years or more.



Green Giant Arborvitae
Photo courtesy of NetPS Plant Finder

Village Hall - 9075 N Regent Rd



4 ft. at full
maturity

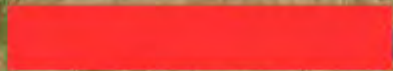
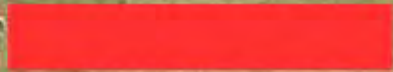
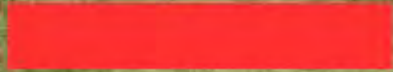
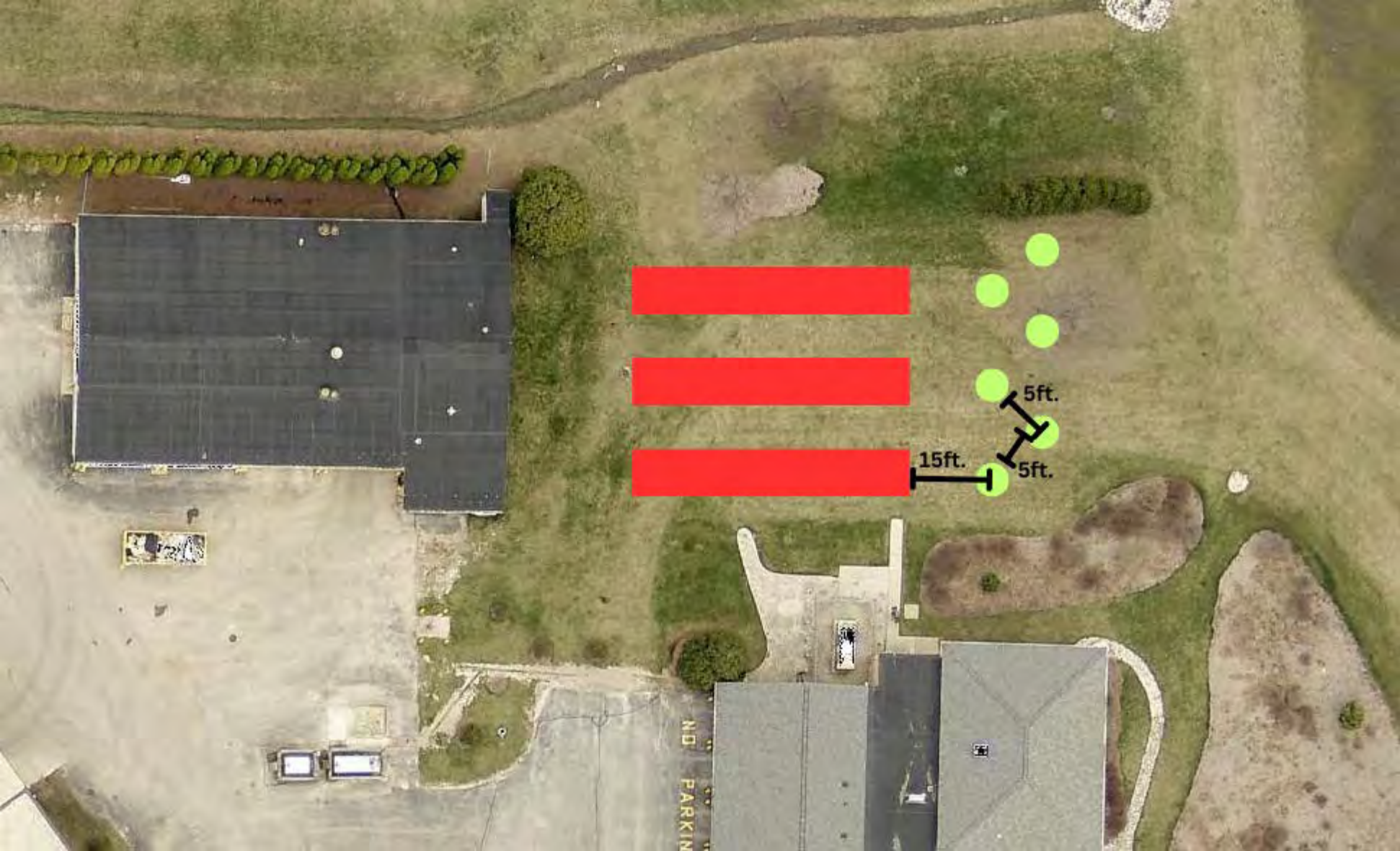


15 ft. at full
maturity



40 feet of panels covered by 24 feet of tree cover

View from Regent Road facing west
with tree installation



15ft.

5ft.

5ft.

NO PARKING



Sample Photo of Solar Array