



Village of Bayside
9075 N Regent Rd
Board of Zoning Appeals Public Hearing & Meeting
May 11, 2020
Zoom Teleconferencing, 5:00 pm

BOARD OF ZONING APPEALS AGENDA

PLEASE TAKE NOTICE Due to the Covid 19 Pandemic, the meeting of the Village of Bayside Board of Zoning Appeals will be held via remote teleconferencing at the above noted time and date, at which the following items of business will be discussed and possibly acted upon.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

A. The purpose of the public hearing is to consider the request for a special exception by Jeff and Elizabeth Billings, for the property located at 9377 N Regent Road to replace existing fence with a 760 foot linear fence that is 15% open, contrary to section 104-125 (1).

1. Public Discussion
2. Board Discussion

B. The purpose of the public hearing is to consider the request for a special exception by Steve Cramey, for the property located at 8635 N Pelham Pkwy to place a shed less than 10 feet from the south property line contrary to section 125-91 (c).

1. Public Discussion
2. Board Discussion

IV. APPROVAL OF MINUTES

A. April 27, 2020 Board of Zoning Appeals Public Hearing and Meeting.

V. BUSINESS

A. Discussion/recommendation on the request for a special exception by Jeff and Elizabeth Billings, for the property located at 9377 N Regent Road to replace existing fence with a 760 foot linear fence that is 15% open, contrary to section 104-125 (1).

B. Discussion/recommendation on the request for a special exception by Steve Cramey, for the property located at 8635 N Pelham Pkwy to place a shed less than 10 feet from the south property line contrary to section 125-91(c).

VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VII. ADJOURNMENT

The Board of Zoning Appeals will utilize Zoom video conferencing software for this meeting. To join the Zoom meeting using a computer or tablet:

<https://us02web.zoom.us/j/89739197743?pwd=WnJoRnE1Tm43OWQ5M1lZY3JjdHBTdz09>

Meeting ID: 897 3919 774 Password: 0013471236 Phone - 312 626 6799

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 including in particular the Board of Trustees 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.bayside-wi.gov)

STATE OF WISCONSIN - VILLAGE OF BAYSIDE - MILWAUKEE & OZAUKEE COUNTIES

NOTICE OF PUBLIC HEARING

In the matter of a request for a special exception by Jeff and Elizabeth Billings, for the property located at 9377 N Regent Road to replace existing fence with a 760 foot linear fence that is 15% open, contrary to section 104-125 (1); and

In the matter of a request for a special exception by Steve Cramey, for the property located at 8635 N Pelham Pkwy to place a shed less than 10 feet from the south property line contrary to section 125-91(c)

PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on May 11, 2020 at 5:00 pm via remote teleconferencing (see agenda for details). The purpose of the public hearing is to consider:

The request for a request for a special exception by Jeff and Elizabeth Billings, for the property located at 9377 N Regent Road to replace existing fence with a 760 foot linear fence that is 15% open, contrary to section 104-125 (1); and

In the matter of a request for a special exception by Steve Cramey, for the property located at 8635 N Pelham Pkwy to place a shed less than 10 feet from the south property line contrary to section 125-91(c).

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties must appear in person, or by attorney or agent, and be heard on this matter.

DATED this first day of May, 2020.



Lynn Galyardt
Administrative Services Director



APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e) and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Code, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. State the section of the Village of Bayside Municipal Code that you are appealing.

Village Code Sec. 104-125(a) and Village Code Sec. 104-125(k)

2. Give a brief description of what you want to do and why.

We wish to replace our roughly 700 feet of existing, rusted, chain link fence and move the fence 6 inches within our existing lot line, properly secure our swimming pool with a code compliant, pool safe fence with self-locking gates, and allow for some additional privacy from our six adjacent neighbors whose back yard look into our back yard given our unique lot shape, size, and location.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacting upon the use of the property.

See attached statement

Applicant Printed Name

Jeff Billings

Elizabeth Billings

Applicant Signature

A handwritten signature in black ink that reads "Elizabeth Billings". The signature is written in a cursive style and is positioned over a horizontal line.

Statement for Question 3 of Billings Application for Appearance before the Board of Zoning Committee:

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacting on the use of the property.

We have selected the only fence from Bufftech that is certified as both pool and wind safe; but the fence has 7/16th inch openings between 3-inch pickets, which means the fence is roughly 15% open. Village Code Sec. 104-125(k) requires the fence to be 25% open, or it is considered to be a solid or privacy fence that is then subject to Village Code Sec. 104-125(a) (requiring no more than 15% of the horizontal linear feet of the lot line to be fenced). Our current fence is roughly 700 linear feet, and our proposed new fence is roughly 760 linear feet. Our total lot is 1,025.87 horizontal feet because of the unique shape of our lot and our deep back yard. The existing chain link fence is not subject to Village Code Sec. 104-125(a) because it is not a solid or privacy fence. As we seek to replace and upgrade the existing fence, we are seeking a special exception from both Village Code Sec. 104-125(k) and Village Code Sec. 104-125(a) to allow us to build the fence discussed in our permit and application materials submitted to the Village and Architectural Review Committee.

To make our proposed fence code compliant (25% open), the openings between pickets would need to be 3/4th inch. We contacted our fence contractor to see if we could add an additional 5/16th inch to the openings to be code compliant, but the pickets and rails are hand placed and pre-drilled to ensure the fence is on square (we are not using pre-built fence sections). Although there are other fence styles available from Bufftech that would meet the 25% open requirement, none of them are certified both pool and wind safe. A more open fence style is easier to climb, which would make our pool and tennis court easier to access as attractive nuisances (and one day we hope to also add a play structure). The difference between complying with Village Code Sec. 104-125(k) and not complying is only 5/16th of an inch in the spacing, which we do not believe is significant in overall aesthetic.

Furthermore, we have a pool, two dogs, six adjacent properties whose backyards look into our back yard, a 15 month old son whose safety is paramount (hopefully more kids down the road), a tennis court, a future play structure, and we are also trying to block the unexpectedly high number of car headlights from where N Fairway Circle meets North Fairway Drive. Our lot shape and size is truly unique in the depth of our backyard, its square footage, and the fact that it is flat usable land. We also recently discovered that over 12% of our lot in the back yard is contained outside of the current fence line. Given that there are no safely operable gates along the back fence line, the lot space outside of the fence is almost unusable to us, and we are concerned about the liability of neighbors using these portion of our yard unknowingly and being injured on our property.

We have also shared our plans with all of our neighbors. Four of the neighbors have indicated that they approve and like the fence we have chosen, one neighbor is under contract for sale and the buyer/seller have been notified but have not commented positively or negatively about the proposed fence style, and the last neighbor has not commented positively or negatively about the proposed fence style. The old fence is an eye soar, is damaged, is over the lot line in some places, and is significantly inside our lot line in other places. The new fence is a top of line fence that is not 100% private, but 15% open, pool and wind safe, and has self-closing and locking gates, allowing us to maintain yard and pool safety.

We respectfully request a special exception from the requirements of Village Code Sec. 104-125(k) and (a) in light of the above factors and the factors cited in our permit and application materials submitted to the Village and Architectural Review Committee.

22228564.1

Jeff and Elizabeth Billings
9377 N. Regent Road, Bayside, WI 53217
Fence Project – Table of Contents

<u>Tab Number</u>	<u>Document</u>
1.	Letter from Jeff and Elizabeth Billings Discussing Fence Project
2.	Project Proposal and Scope of Work (Village of Bayside Forms)
3.	Application for Appearance before the Architectural Review Committee (Village of Bayside Form)
4.	WI Uniform Permit Application (Form)
5.	Letters to Neighbors regarding our Yard Projects A – August 2019 B – April 9, 2020
6.	Pictures of Existing Non-Conforming Chain Link Fence
7.	Certified Survey Map completed by Phillip J. Landry
8.	Certified Survey Map with New Proposed Fence Line in Red
9.	Certified Survey Map with Temporary Fence Location in Red
10.	Statewide Fencing, Inc. Fence Proposal (accepted by Jeff and Billings on April 21, 2020, subject to permit and ARC review)
11.	Materials from Bufftech Showing Proposed Fence (Imperial Select Cedar Texture – Brazilian Blend), Why Choose Bufftech Vinyl Products, and Why Choose Vinyl over Wood
12.	Sydney Landscaping Company LLC West Line Property Improvements Proposal, including Grading Schematic
13.	Application for Special Exception to the Zoning Code Requirements

Dear Village of Bayside Permit and Architectural Review Committee,

Thank you for taking the time to review all of our materials.

Like many people in Bayside, we live on a unique lot. Unlike many people in Bayside, we share our lot line with six different neighbors: three to the north, two to the west, and one to the south. We moved to Bayside in June 2018. We bought this house for its large fenced yard – even though the yard had clearly been long neglected and was in need of significant work. We knew we had the skills to enhance the yard as Elizabeth’s parents are both Master Gardeners, which helps a lot. We like having a fence for many reasons including: two dogs, a toddler (hopefully more kids in the future), a pool, and six neighbors. Our neighbors, four of whom have lived in their homes for decades, have been looking at the rusted chain link fence for as long as they have owned their properties. Through conversations with our neighbors over the past two years we know that the chain link fence predates all six of our neighbors (we believe it was built in the 1970s) and it is acknowledged to be an eyesore (please see Exhibit 6 which has pictures of some of the trouble spots).

We have tried to be good neighbors over the last two years, and have made every effort to keep our neighbors informed of our plans for the yard through in person visits, phone calls, letters, and texts. Over the past two years we have worked hard to enhance our yard by removing massive amounts of invasive buckthorn and dead/diseased specimens (17 truckloads to date mainly from the west and north sides of the lot). Last summer, we wrote a letter to each of our neighbors to let them know that we would be hosting a family reunion, and to discuss our efforts to eradicate the buckthorn on our fence line (please see Exhibit 5A). We introduced our neighbors to our long-standing landscaper, Steve Staab of Sydney Landscaping, and offered to coordinate buckthorn removal along that fence line. We also spent considerable time and expense taking down diseased trees and clearing the yard of many weed infested and overgrown areas. We have put down hundreds of feet of edging, created new beds, mulched those beds, and planted perennials and new specimen trees throughout much of the yard.

As we worked on the yard, we began to notice many problems with the chain link fence. Buckthorn had been allowed to run rampant along the fence line, perhaps for decades, causing significant damage to the fence. As you can see from the pictures in Exhibit 6, there are trees growing through the fence, holes where previous trees grew through the fence, and portions of dead rotting trees intermingled into the fence panels. Trees and tree trunks have also wrenched the fence from its original placement significantly in the southwest corner, expanded the gate on the west side of the fence line so that it is inoperable and unable to be properly secured, and twisted the metal on many other sections of the fence making it quite unattractive. Confronted with these eyesores and safety hazards, our initial plan was to try to patch and mend the existing chain link fence so that we would not have to incur the cost of replacing the entire fence and bringing it up to code.

When we bought this house, it was listed as 1.8 acres (Elizabeth grew up on 25 acres and Jeff grew up on 10 acres, so usable land was important to us). We noticed on our taxes this year that our lot is listed at 1.3 acres for tax assessment purposes. Confused by this significant discrepancy, we decided to have a certified survey map prepared for our lot (please see Exhibit 7). The survey revealed a number of surprising results. First, to our great disappointment, we

actually only own 1.23 acres. Second, we also saw that our fence is over our lot line on the northwest side of the lot line (with the largest encroachment measuring 6.7 feet). Finally, we discovered that on the west and south lot lines, the fence was significantly short of our lot line (up to 20 to 22.7 feet short on the western lot line, and up to 10 feet short on the southern lot line). All told, almost 12% of our 1.23 acres is currently outside of the fence line.

We received the certified survey of our lot on March 18, and it took us awhile to process the information and consider our options. Although a new fence was never an expense we expected, in light of all of the factors above, we made the decision that it would be in the best interests of our lot, and all of our neighbors, to address these issues head on. We immediately began to discuss the topic of the fence with our neighbors, as we knew that many of them shared our concerns about the fence. We contacted the Village, Village manager, and the Department of Public Works to discuss our options and learn about the process if we wanted to seek approval to replace the existing fence. We discussed the fence project with three separate fence contractors, our landscaper, a grading expert, and several tree removal companies. Finally, on April 9, 2020, we hand delivered a letter to each of our neighbors discussing our thoughts and rationale behind replacing the fence, and included copies of the certified survey and information regarding the fence that we wanted to use (please see Exhibit 5B for a copy of the letter and enclosures).

Our next step was to begin work on the permit and materials that would need to be submitted to and reviewed by the Architectural Review Committee (ARC) (please see Exhibits 2-4). As we understand it, this is our proposed timeline:

- submit the permit (we are submitting the permit and our materials on April 24 so that it can be considered at the ARC's meeting scheduled for May 11, which we understand will be a virtual meeting and as such have provided all of our materials in PDF format so that they can easily be distributed to everyone)
- get approval from the ARC
- at the request of one of our neighbors, the Forces, who live to the west of us, allow time for the removal of several large dead willow trees very close to the property line so that the tree removal company does not have to work around the new proposed fence or be concerned about damaging the fence (currently scheduled for May or June)
- set up a temporary chain link fence to maintain pool safety, dog safety, toddler safety, expedite this process, and slightly reduce costs (please see Exhibit 9 for the proposed placement of the temporary fence). Given the state of our current chain-link fence, the temporary fence will be much smaller, will be further from our neighbors yards, and although it will be chain link, it will look better than our existing fence. We also anticipate that the temporary fence will be in place for no more than 60 days, but hopefully less than that. Per Village Code Sec. 104-125(h), the temporary fencing requires permission from the village manager/designee.
- have nearly all of the existing fence removed to allow easier access for the remaining tree removal and installation of the new fence (note that we will have to leave a portion of the fence in place to contain our two dogs along our garage)
- remove the remaining trees that had been impacting the existing fence and clear any smaller brush that is in the way of the new fence

- regrade the area (please see Exhibit 12 for the grading proposal that will occur along the western portion of our lot)
- remove the small amount of original remaining chain-link fence (again, please see Exhibit 9)
- put in the new fence (please see Exhibit 8 for the new fence location, which will move the fence to within 6 inches of our lot line, and also remove the encroaching fence on our neighbors lots on the north west of our lot line)

We are especially thankful to our two neighbors to the north, the Nourzads and the Wallaces, where our fence is over the lot line for their understanding and patience while we work through this process.

As you can imagine, the scope and the size of this project is large. We have worked diligently over the last month to try and make decisions, review and line up the appropriate contractors, prepare plans, and work with the Village to make sure that this application is as complete as possible. All of this while the world deals with the COVID-19 pandemic, which has uprooted many peoples way of life, including our own. Since this was a project we did not anticipate, we were not in a situation where we thought we could afford to do this project in 2020. Our plan had been to seek the permit now, save funds, and then hopefully complete the project in 2021. As we thought more about this, however, we decided that if the project was going to go forward, we needed to make every effort to get it completed this summer for a variety of reasons. First, we are concerned about our liability and maintenance for the portions of our yard that are outside the current fence line. Second, we are concerned about our fence's encroachment into our neighbor's yards. Third, we recognize that some of the privacy that the buckthorn and diseased trees provided has been lost, and we are anxious to start to reclaim that privacy for ourselves and all of our neighbors. Finally, the sooner the fence goes in, the sooner everyone can move forward with any desired landscaping that they may wish to do in their own yards, which can now be defined properly by the actual lots lines. In an effort to complete the project in 2020, we have submitted an application to refinance our home and are also working to put a HELOC in place to fund the costs of the project.

The proposed cost of the project is \$80,000 to \$90,000. Why is the cost so high? In conversations with our neighbors, several hours of research, and meetings with various vendors and contractors, it has become clear that we would like a no maintenance fence, that looks like real wood, that is pool safe, that conforms to current Village code, that has self-closing and key locking gates, that will not rot, splinter, or need staining or painting (the product is guaranteed to maintain its color over time), and that is sited within six inches of our lot line. We have reviewed a variety of fencing options, including an all wood cedar fence and many vinyl and PVC based options. We have been told that the fence that we have chosen is the "Cadillac" of fences, and instead of building a complete privacy fence, we have settled on the "thru-picket good neighbor design" fence. We want to live here for 40+ years, we want to do this once, and we want to do it right. Removal of the old fence and the new fence will cost \$66,500 (Exhibit 11). We also have to pay the tree people (pending: we approximate \$5,000-\$7,500), and the landscaper (pending: we approximate \$10,000-\$15,000).

For Village Code Sec. 104-125(a) purposes, the total horizontal footage of the proposed fence is 760 feet, and the linear horizontal footage on the lot is 1,025.87 feet. The "thru-picket" design of

the proposed fence has 7/16th inch spacing between all 3 inch pickets, which means that for Village Code Sec. 104-125(k) purposes, the proposed fence has at least a 14.58% open design. In order for our fence to achieve the 25% open design as required by Village Code Sec. 104-125(k), the spacing between the three inch pickets would need to be 3/4th inch spacing ($.75/3 = 25\%$). We spoke with Statewide Fencing, Inc., our chosen contractor, about whether or not we could simply increase the picket spacing to 3/4th of an inch, but they informed us that although our chosen fence requires individual placement of each picket, Bufftech pre-drills the pickets and the rails to make sure that the fence is constructed exactly on square. We recognize that the proposed fence is more than fifteen percent of the total linear feet of the perimeter of the lot and less than the 25% open design requirement of Village Code Sec. 104-125(k) for all other permitted fences (other than solid fences), but we believe that our circumstances warrant a special exception for these aspects of the project. Attached as Exhibit 13 please find our application for special exception to the zoning code requirements.

In discussions with our three fence contractors, all three contractors have indicated that they have never seen a requirement for four-foot footings in residential neighborhoods. Statewide Fencing, Inc., our chosen contractor, has indicated that industry standard is two and one half foot footings, but they use three-foot footings into cemented belled footings. Per Village Code Sec. 104-125(m), all new fences are required to have four-foot footings. We have discussed this with Statewide Fencing, Inc. and they have indicated that although the cost will increase, they will be able to comply.

As you examine the survey in Exhibit 7, our yard contains two drainage easements for an underground culvert system to the south and west. Since March 31st, we have been working with Andy Pederson (Village Manager) in regard to the fence project and Shane Albers (Operations Superintendent of the Department of Public Works) on issues related to the drainage easements. Shane Albers came to the property and marked the approximate location and depth of the underground culvert system, and informed us where hand digging will be required. We have communicated that information to Statewide Fencing, Inc., our fence contractor. We will of course work with the Village should they ever need above ground access to the buried drainage culvert in the future. Our proposal leaves the field inlet in the southwest corner outside of our fence for easier access for whatever sort of maintenance the Village does with the field inlet access point. The field inlet in the northwest corner is not on or near our property line.

We know that our regrading plan is not part of the fence permit or ARC approval process; however, we are including it as Exhibit 12. We are taking what we are told are extreme measures to be make sure our project does not negatively impact existing drainage for our neighbors, including the installation of a six inch perforated tile along the drainage easement to the west with 4-6 inch fractured lannon stone above the tile per our landscaper's recommendation. Another advantage of the semi-private fence is that in extreme water conditions water can flow under and through this fence along the existing drainage grades on the lots lines, which are being maintained under the grading plan.

We believe that the new fence will increase the value of all six of our neighbor's lots. As mentioned before, they agree that the current chain-link fence has been an eyesore – for four of them it has been an eyesore for decades (the three neighbors to the north and the one to the south).

- To the south, or Lot 9 on the survey in Exhibit 7, we have Patty and Paul Gondek, who right when we moved in and we told them we wanted to beautify the yard, they asked when we would remove the tangle of long neglected and mostly dead vines on the chain-link fence. They have for decades been looking at the rusty chain-link fence that on part of it has the previously mentioned neglected and partially dead vines. When we sent them a text of the proposed new fence they responded with “Ohhh, that would look nice!”. We will provide a copy of the text correspondence upon request.
- To our west we have two neighbors: Stacy and Ken Force (lot 16 in Exhibit 7), plus a remodeling company that is in the process of selling their investment property (lot 17 in Exhibit 7).
 - Stacy and Ken Force, lot 16, are the neighbors with the dead willows we previous mentioned who asked us not to install a new fence until after their dead willows are removed for fear of damaging the new fence. They are understandably disappointed to learn that their lot line is not as deep as they thought when they bought their house a couple of years ago. We know their disappointment matches our own disappointment at discovering that our yard is 0.6 acres less than we believed we when bought our house and that we even have to do this fence project. The damaged corner of the existing chain-link fence is visible from their backyard. We have been talking and texting with the Forces on and off since April 3rd about the survey and our plans. We will provide a copy of the text correspondence upon request.
 - With respect to the remodeling company, lot 17, who do not live at the property, we emailed their relator on April 7th about our discovery about our lot line, plans, etc. The relator responded via email on April 8th and wrote “Thank you for bringing this to our attention. We just accepted an offer today so I will need to share that with both my seller and the new buyers. I hope you don’t mind if I reach out again if I have any questions. Thanks!” To which we responded on April 8th that they could reach out with any questions and offered to provide a copy of our April 9 letter to our neighbors. To date, we have not received any additional communications from the realtor, seller, or buyer. We will provide a copy of this email correspondence upon request.
 - Thankfully neither of the neighbors to the west have done any landscaping in what they now know to be our lot (other than maintaining the lawn) and the movement of the fence to our lot line does not disrupt any existing plantings.
- To our north we have three neighbors: Mak and Farro Nourzad (lot 13 in Exhibit 7), Mary and Mike Wallace (lot 12 in Exhibit 7), Ruth and Shel Resnick (lot 11 in Exhibit 7).
 - Mak and Farro Nourzad, lot 13, have the lot where we discovered the fence is significantly over our lot line. As previously mentioned, they are being very gracious in understanding that we want to bring the fence back onto our lot;

however, it will take time. They are already planning some new landscaping. We will provide the text correspondence upon request.

- Mary and Mike Wallace, lot 12, also have the current fence slightly on a portion of their lot and are extending the same graciousness. We have written approval of the project and texts from them that we can provide upon request.
- Ruth and Shel Resnick, lot 11, see where our garbage can, recycling can, etc. are stored as well as where our dogs use the facilities (see pictures in Exhibit 6). They will have a much better view once the chain-link fence is gone and the new semi-private fence is installed. They have graciously said it is our property and we can do whatever we want. We have written approval of the project from them that we can provide upon request.

We hope to have the entire project completed prior to the fall of 2020. However, COVID 19 is causing and may continue to cause delays and uncertainties. We are working with five different tree companies to try to obtain quotes and reasonable timelines for the remaining specimens that need to be removed. One company we have been in contact with since the fall of 2019. Emerald ash bore has left most tree companies with enough work to do for many summers to come; but we are hopeful that one of them will agree to put us on their list of pending projects this summer and that we will have a more solid update by the time the ARC meeting is held on May 11th.

Thank you for your time and work for the Village of Bayside.

Your neighbors,

/s/ Jeff and Elizabeth Billings

Elizabeth and Jeff Billings

22210364.1

Project Proposal

Date April 24, 2020

Property Address 9377 N. Regent Road

Zoning Residential - G1

- | | |
|--|--|
| <input type="checkbox"/> Accessory Structures/Generators
<input type="checkbox"/> Additions/Remodel
<input type="checkbox"/> Bluff Management
<input type="checkbox"/> Commercial Signage
<input type="checkbox"/> Decks/Patios
<input checked="" type="checkbox"/> Fence
<input type="checkbox"/> Fire Pits
<input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction
<input type="checkbox"/> Play Structures
<input type="checkbox"/> Recreational Facilities/Courts
<input type="checkbox"/> Roofs
<input type="checkbox"/> Solar Panels/Skylights
<input type="checkbox"/> Swimming Pools
<input type="checkbox"/> Windows/Doors-change exceeds 25% of opening
<input type="checkbox"/> Other |
|--|--|

Proposed project details (type of work, size, materials, etc.):

See attached letter with exhibits

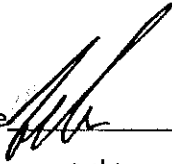
***** For Office Use Only *****

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
<input type="checkbox"/>	<input type="checkbox"/>	Two (2) complete sets of building plans (including elevations and grading)
<input type="checkbox"/>	<input type="checkbox"/>	Survey
<input type="checkbox"/>	<input type="checkbox"/>	Samples or brochures showing materials, colors and designs
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee
<input type="checkbox"/>	<input type="checkbox"/>	Parcel Number
<input type="checkbox"/>	<input type="checkbox"/>	ARC Agenda Date:
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit
<input type="checkbox"/>	<input type="checkbox"/>	Fill Permit
<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface Permit
<input type="checkbox"/>	<input type="checkbox"/>	Plan Commission/Conditional Use Permit
<input type="checkbox"/>	<input type="checkbox"/>	Tax Key Number
<input type="checkbox"/>	<input type="checkbox"/>	Right-of-Way/Excavation Permit
<input type="checkbox"/>	<input type="checkbox"/>	Variance Required

Scope of Work

Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.

Item	Cost
Replace existing fence and move to lot line	\$ 70,000
Re-grade per plan along western fence line	\$ 10-15,000

Signature  Elizabeth Bellings Total Cost \$ 80-85,000
Date 4/24/2020
Jeff Bellings Requested Changes at time of work

Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.

Item	Cost

Total Cost _____
Signature _____ Date _____

August 2019

Dear Neighbors,

Jeff, Jackson, and I hope you are doing well! Sorry for the mass letter, and I hope I get to talk to you in person, but we have six neighbor yards that touch ours. Just wanted to tell you all about two things:

1. We are hosting a family reunion starting this Friday to Sunday. I am honored to be the third of four generations attending—approximately 35 people. Most of my family will be staying at local hotels, but one of my cousins is going to tent camp in the backyard. The Village Police will be putting up 'no parking signs' on half of Regent Road for Friday to Sunday. Hopefully, if the weather is nice, we plan to play yard games, swim, and roast s'mores. The noise level will understandably be up from how quiet Jeff, Jackson, and I try to be by ourselves! The average age of the crowd is probably 58 so it shouldn't be too loud 😊
2. We have been working really hard over the last 14 months to try to reclaim our long neglected yard. The battle against the buckthorn is also in summer number two. We have hired Steve Staab of Sydney Landscaping (cell: 414-322-4154) to continue to remove buckthorn from our property. This fall he will be focusing on the fence area again. We have agreed to pay him to remove buckthorn that is growing within 12 to 18 inches of the fence line; especially, the buckthorn that is threatening to push the fence. If you want me to call/text you on the days he will be working (probably in November), please call/text me and let me know.
 - a. If you any of you are interested in having him remove buckthorn further into your yards, please contact Steve directly: 414-322-4154.
 - b. FYI, eventually we plan to address the bigger specimens that are interfering with the fence.
 - c. We really love to flower, fruit, and vegetable garden. Bit by bit we hope to get the yard to a whole new level.

Hope you are all doing well!!!!



Elizabeth Billings

Cell: 414-755-9638

Exhibit 5 B
Page 1 of 6
Elizabeth and Jeff Billings
9377 N. Regent Road
Bayside, WI 53217

April 9, 2020

Dear *Patty & Paul,*

The Billings Family hopes you are doing well! As you know over the last nearly two years, we have been working diligently to remove buckthorn growing within 12 to 18 inches of the fence as well as the rest of our yard. To date, we have removed 17 truckloads of buckthorn and other weed/diseased trees. We have not yet tackled the bigger specimens that are interfering with the fence. We are on the list to be quoted still from last summer when we talked and we wrote to you about Elizabeth's family reunion (thank you all again for being so wonderful while we hosted Elizabeth's extended family!).

Why am I writing again now? As you know, we are looking into replacing and upgrading our fence. For those of you who do not remember, we moved in June of 2018 to what we thought was 1.81 acres (check out the property listing online). In looking at our taxes this year we noticed that the Village had our lot listed at 1.3 acres. We figured the Village probably had the more accurate assessment of our yard, so we decided to pay for a certified survey to get to the bottom of this. It turns out we actually own 1.23 acres, and our fence is over the lot line in some places and short of it in others. We have enclosed a copy of the survey.

Why do we want to replace the ancient chain-link fence?

- The buckthorn project revealed that it is an ancient chain-link fence that has many trees growing through it, holes in it, is rusting, and it is heaving in many places
- We would like to replace some of the privacy that has been lost by the eradication of the buckthorn and removal of other weed/diseased trees on our property. The fence would provide an immediate privacy element, but it would also allow us to define our yard and plant new privacy trees along the west side of our property for additional privacy
- We want to put the fence six inches within our property lot lines (seems only fair) and use our entire property
- We are required to have a "pool safe" fence
- We have two dogs, as well as a toddler (and hopefully more kids down the road)
- We want to create a botanical walk worthy backyard which means keeping rabbits/deer away

We have done our research and have settled on a Bufftech fence made by CertainTeed. We encourage you to look at their website (<https://bufftech.com/>). We are thinking of the Imperial Select Cedar Texture in Brazilian Blend (which is a dark brown). We have selected a vinyl product because it is very low maintenance, has passed wind tests, is pool safe, and will not rot. Please check out the attached page from the website for all the additional reasons we picked it. We are certainly not picking it to save money; it is twice the cost of a cedar fence, but we are planning to live here for 40+ years and never want to have to do this project again.

We have been talking to the Village about the project and here are the steps that they have shared with us:

- We have already talked/texted/emailed with all of you and are also writing this letter so that we can answer any questions you may have and provide you with information about the project
- We get a permit
- We get approved by the architectural committee
- We get the remaining buckthorn and other weed/diseased trees out of and off of the existing fence
- Fence is removed and replaced

We would appreciate you supporting us in this endeavor. Although not required by the Village to move forward with the project, if you do choose to support the project we would submit that with our required paperwork. If you are willing to support the project, please sign, date, and print your name on the next page, and drop a copy in our mailbox (postage paid return envelope provided).

Timeline: honestly, we have no idea but we would be surprised if the entire project is completed in 2020. Tree removal companies are swamped with emerald ash borer and COVID-19 has uprooted all of our lives.

Thanks for being great neighbors.


Elizabeth and Jeff Billings

Fence Project located at 9377 N. Regent Road, Bayside, WI 53217

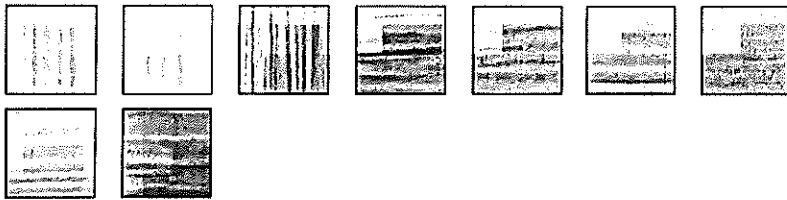
Yes! As a neighbor of the Billings family, I/we support the fence project:

By: _____

By: _____

Print Name(s): _____

Date: _____



IMPERIAL SELECT CEDAR

[OVERVIEW](#)

[TECHNICAL](#)

THE PERFECT BLEND OF FUNCTIONALITY AND STYLE

- Thru-picket "good neighbor" design
- 7/8" x 3" picket size
- 4', 5' & 6' heights (5' & 6' include midrail)
- Steel reinforced bottom rail
- Seven colors: Almond, Arbor Blend, Arctic Blend, Clay, Sierra Blend, Weathered Blend and White
- ColorLast™ dark color fade protection
- WindZone™ performance - Miami-Dade County approved NOA #18-0920.04 for exceptional performance in high wind conditions (expires 3-13-2024)
- Meets most building codes for pool fencing

Vinyl fence is a type of plastic fence made with PVC (polyvinyl chloride). The PVC resin is combined with special ingredients that give vinyl fence exceptional impact strength, durability and weatherability.

Vinyl is an easy-care alternative to other fence materials. A vinyl fence won't warp, rot, split or blister like a wood fence, or rust, chip, peel or corrode like aluminum. Vinyl never needs sanding, staining or painting. Surface dirt and debris wash away easily with a periodic spraying from a garden hose.

Plastic fence is a safe choice for families and pet owners. Unlike wood fences, which are often treated with chemicals to protect the fence from weathering, vinyl is non-toxic. It doesn't splinter and contains no nails or sharp edges that can harm children or animals. Plastic is also an environmentally friendly fence material, since it is fully recyclable and offers an eco-conscious alternative to the dwindling supply of trees harvested for wood fencing.

When choosing a vinyl fence brand, there's no better choice than Bufftech®. Bufftech fence is manufactured by CertainTeed, a leading North American supplier of vinyl building products. CertainTeed vinyl products continually earn high marks for quality and performance from homeowners and building professionals alike. All Bufftech plastic fence styles are backed by CertainTeed's lifetime limited transferable warranty and SureStart™ protection that covers warranted repair and replacement costs, including labor, for five years after installation.

Bufftech vinyl fence offers outstanding durability. It's up to five times stronger and four times more flexible than wood fencing, allowing it to handle the impact from lawn mowers and tree limbs. The steel reinforced bottom rail provides a stronger, more rigid fence that's less likely to sag or bow.

No other vinyl fence manufacturer offers more style, color and texture options than Bufftech. Our CertaGrain® and Select Cedar authentic woodgrain textures deliver the look of natural wood fencing without the maintenance. Bufftech's CertaStucco™ fence is a unique twist on traditional stucco walls. Bufftech fence comes in a choice of 9 solid colors and 4 blended colors. Our darker shades feature Bufftech's exclusive ColorLast™ formulation that protects the fence from fading and discoloration when exposed to the sun. The Bufftech vinyl fence line includes popular styles such as privacy, semi-private, picket and post & rail.

Plat of Survey

Property Description:

Lot 10, in Block 1, in Bayside Ravine Park, being a Subdivision of a part of the Northwest 1/4 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.



BEARING AND DISTANCE TO
ADJACENT PARCELS MEASURED TO
10' IN BLACK PLANS & 25' IN RED

PREPARED FOR:
Elliott, Belong
9377 N. Regent Road
Barraboo, WI 53217

- Notes:**
- 1 Building dimensions and associated offset distances were measured along the outside of the structure wall.
 - 2 A title commitment has not been provided and this parcel may be subject to or benefit from easements or agreements, written or otherwise, not shown hereon.
 - 3 Field work completed on 03-04-20

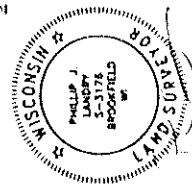
LEGEND

- ☐ TRANSFORMER
- ☐ UTILITY PEDESTALS
- ☐ POWER POLE
- ☐ WELL
- 2 1/2" x 18" IRON ROD SET
- 3" SOLID METAL FOOT
- MONUMENT FOUND AS NOTED (Measured Outside Burn)
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

SURVEYOR'S CERTIFICATE

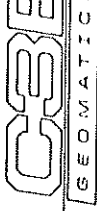
I hereby certify that we surveyed the property described herein and that the map is a true and correct representation of the same. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (AC 11) and the map person is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 16th Day of March, 2020. Phillip J. Landry S-3176

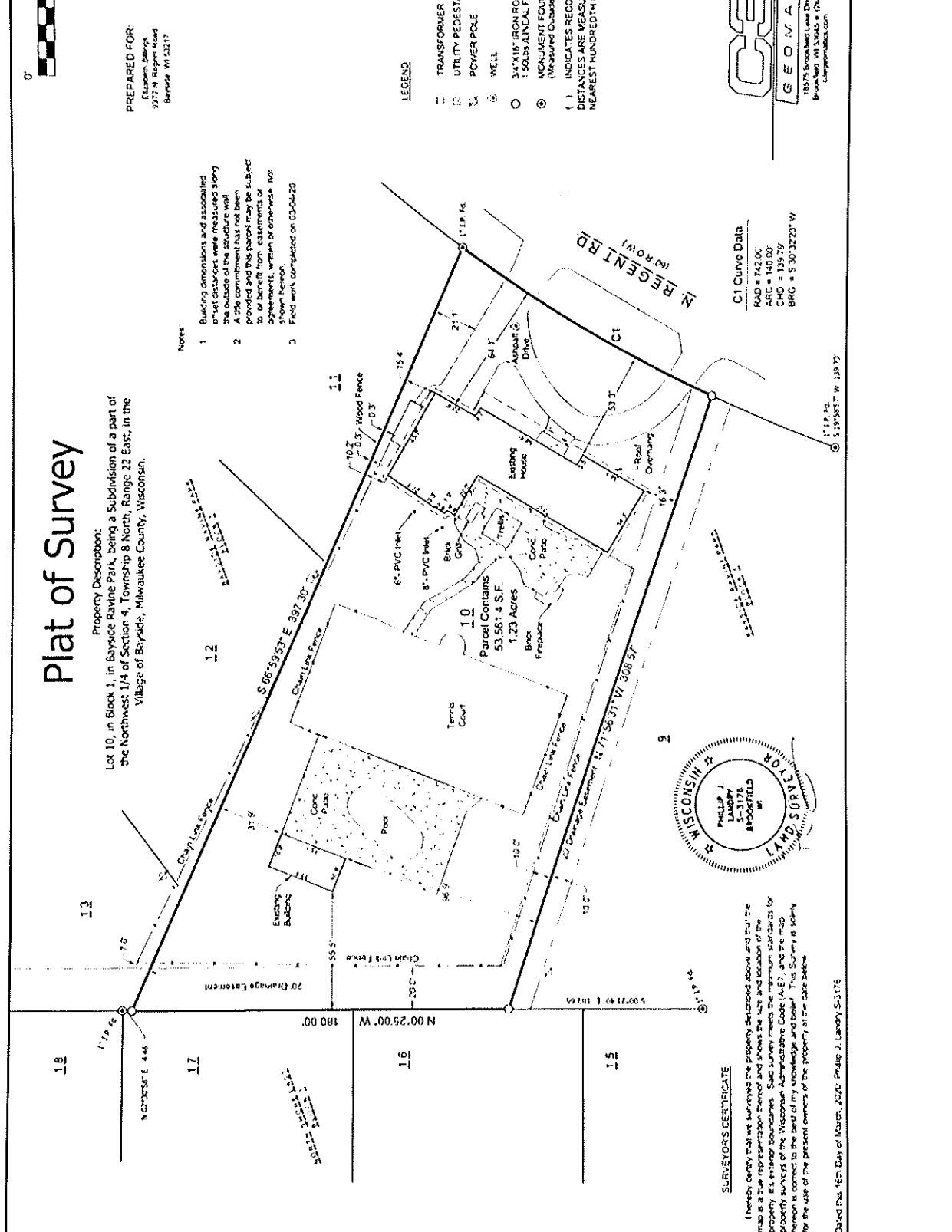


C1 Curve Data

RAD = 742.00
ARC = 149.00
CHD = 139.79
BRC = S 30°32'23" W



April 2021



















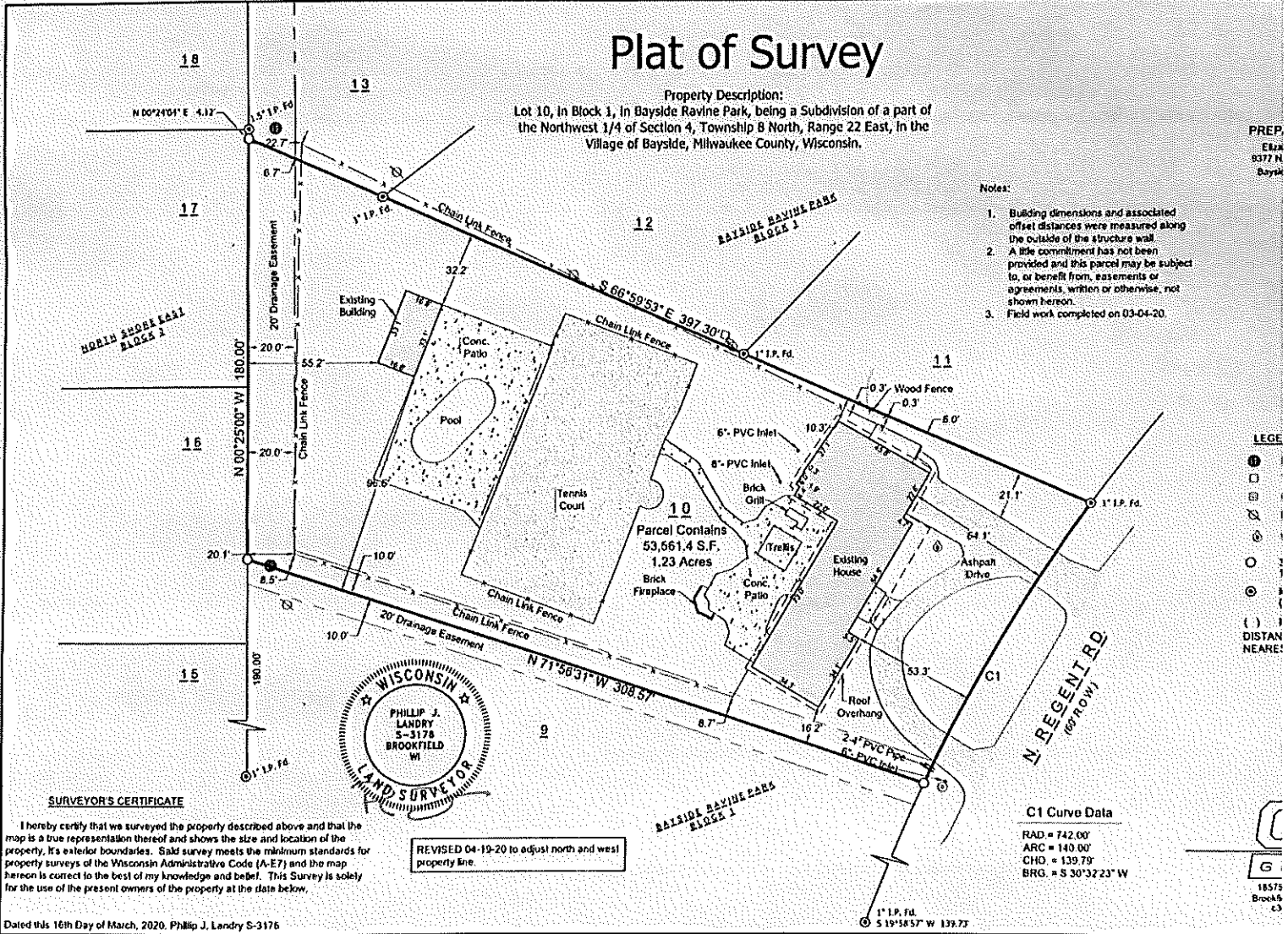


Plat of Survey

Property Description:
Lot 10, in Block 1, in Bayside Ravine Park, being a Subdivision of a part of the Northwest 1/4 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

Notes:

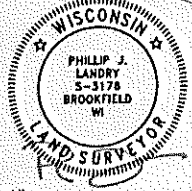
1. Building dimensions and associated offset distances were measured along the outside of the structure walls.
2. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
3. Field work completed on 03-04-20.



PREP
ELEN
9377 M
Baysi

LEGE
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z
()
DISTAN
NEARER

18575
Block
C3



SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

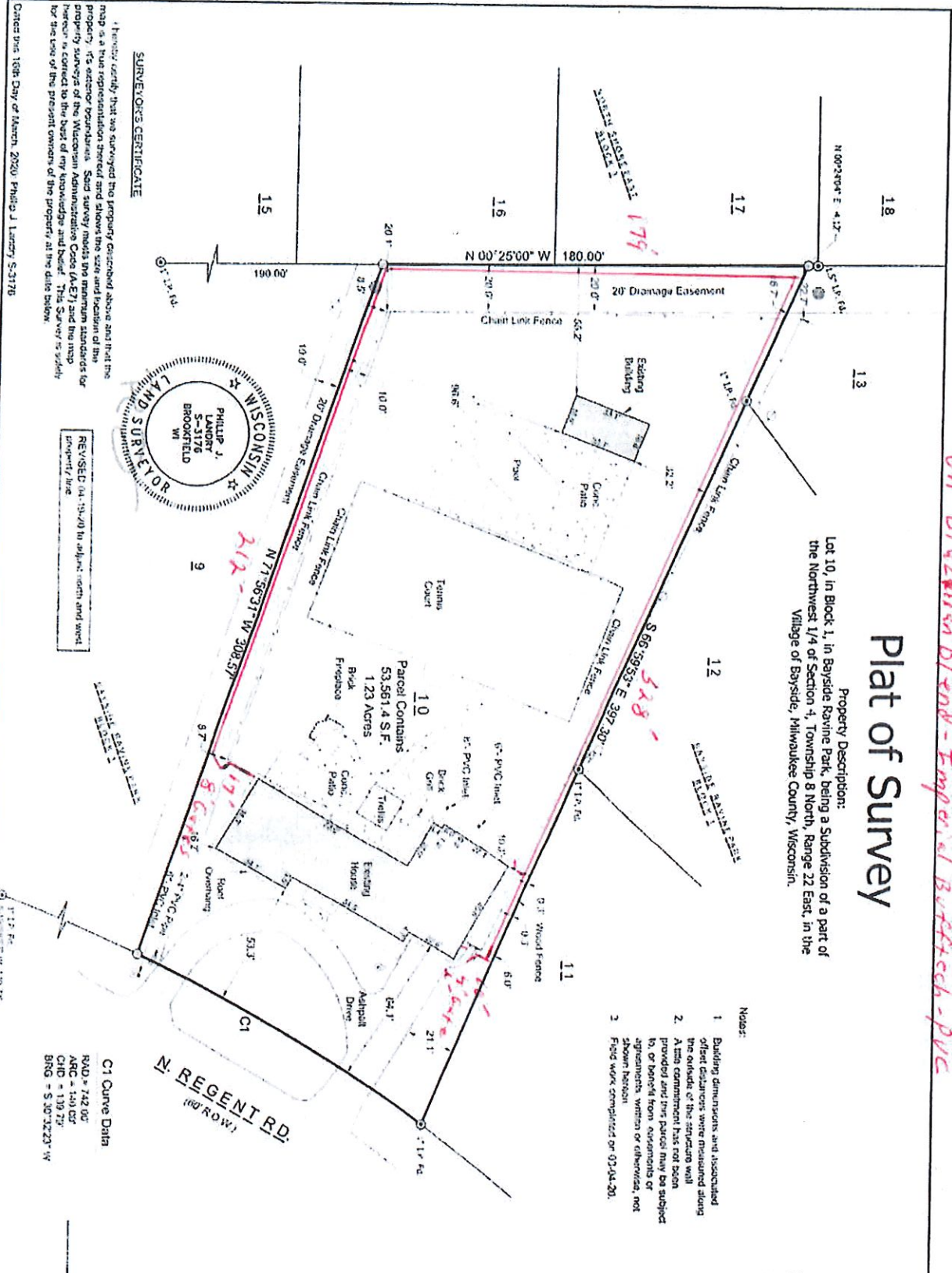
REVISED 04-19-20 to adjust north and west property line

Dated this 16th Day of March, 2020. Phillip J. Landry S-3176

Ch Brazilian Blend - Imperial Butterchick - PVC

Plat of Survey

Property Description:
 Lot 10, in Block 1, in Bayside Ravine Park, being a Subdivision of a part of
 the Northwest 1/4 of Section 4, Township 8 North, Range 22 East, in the
 Village of Bayside, Milwaukee County, Wisconsin.



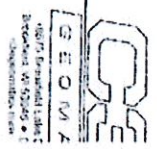
- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the structure wall.
 2. A 10% commission has not been provided and this parcel may be a subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
 3. Field work completed on 02/04/20.

PREPARED FOR:
 Elizabeth Lumb
 3377 E. Regent Road
 Brookfield, WI 53005



- LEGEND
- ⊕ 1/4\"/>
- () INDICATES RE DISTANCES ARE MEASURED NEAREST KENDREDT

C1 Curve Data
 R10 = 742.00'
 R11 = 120.00'
 R12 = 119.17'
 R13 = 530.3223' W



SURVEYOR'S CERTIFICATE

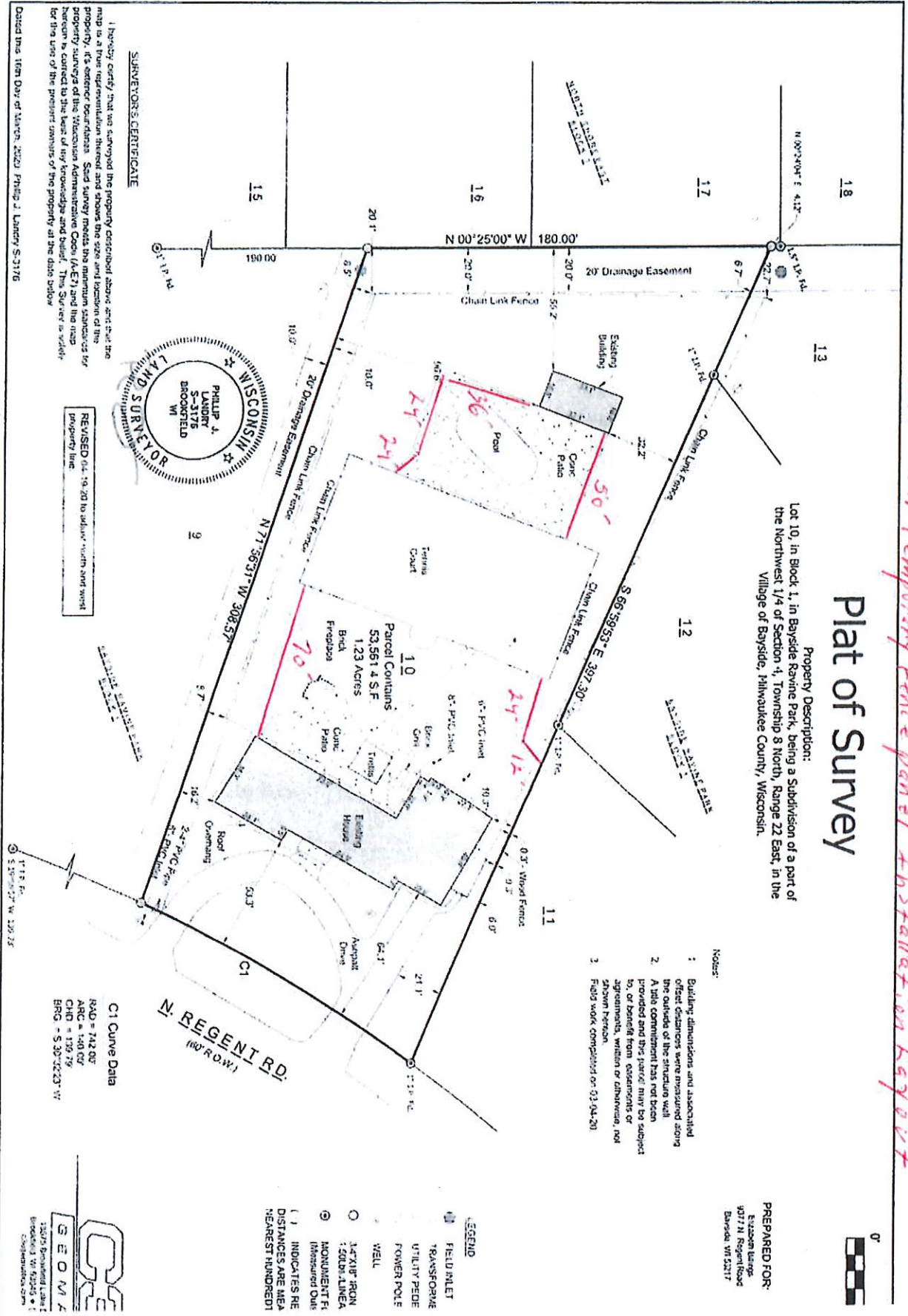
I, Phillip J. Lantry, that was employed by the person described above and that the map is a true representation thereof and shows the size and location of the property. It is exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (AC 102.17) and the map hereon is correct to the best of my knowledge and belief. This Survey is valid by the laws of the present version of the property at the date shown.

Dated this 16th Day of March, 2020. Phillip J. Lantry, S. 3178

240' - 6 1/2" Temporary Fence Panel Installation Request

Plat of Survey

Property Description:
 Lot 10, in Block 1, in Bayside Ravine Park, being a Subdivision of a part of the Northwest 1/4 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.



SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map or plan hereon shown thereof and shows the size and location of the property, its extent, location, and shows the minimum standards for property surveys of the Wisconsin Administrative Code (ACR) and the rules hereunder to the best of my knowledge and belief. This Survey is valid for the use of the present owner of the property at the date below.

Dated this 15th Day of March, 2024, Phillip J. Laney, S-1716



REVISED Oct. 19, 2010 to add a north arrow and property line

- Notes:
1. Building dimensions and associated offset distances were measured along the outside of the structure wall.
 2. A title commitment has not been provided and the parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
 3. Field work completed on 03-04-20.

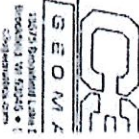
PREPARED FOR:
 Susan Lange
 92711 Regent Road
 Bayside, WI 53217



LEGEND

- FIELD INLET
- TRANSFORME
- UTILITY PIPE
- POWER POLE
- WELL
- 1/4" x 1/4" IRON MONUMENT
- 1" x 1" x 1" LINEA
- INDICATES RE DISTANCES ARE MEASUREMENTS TO NEAREST HUNDRED

C1 Curve Data
 RAD = 742.00'
 ARC = 140.00'
 CHD = 130.79'
 BRG = S 30° 22' 23" W





TO: Elizabeth and Jeff Billings
9377 N. Regent Rd.
Bayside, WI. 53217

DATE: April 21, 2020

414-755-9638
zafreeman@yahoo.com

ATTN: RE: Imperial-PVC-
Brazilian Blend
Semi-Privacy fence

We propose to furnish the necessary labor, material, equipment and supervision to install the following as listed below:

SCOPE: TEAROUT 690' OF EXISTING 6'H CHAIN LINK FENCE AND INSTALL 8' OF 4'H AND 748' OF 6'H PVC SEMI-PRIVACY FENCE

- Set 103-5" x 5" PVC posts, 8' or less on center, into cemented belled footings (minimum of four feet per footing)
- Install bottom PVC rail, with steel insert, into routed holes in End, Corner and Line posts
- Install mid rail, into routed holes in all End, Corner and Line posts
- Install individual pickets, into bottom rail, through mid rail
- Install top rail over all individual pickets and lock into place
- Attach 5" x 5" flat caps, onto each End, Corner, Line and Gate posts
- Construct and hang 1-4' x 4'h gate with Black Ornamental self-closing hardware and latch
- Construct and hang 1-4'w x 6'h gate with Black Ornamental self-closing hardware and key lockable latch
- Construct and hang 1-8'w x 6'h Double Drive gates with Black Ornamental self-closing hardware and key lockable latch
- Remove 690' of existing chain link, pull posts, haul and discard old fence material

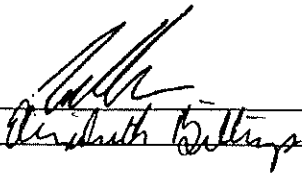
Total amount of this proposal.....\$66,500.00

Prices are valid for a period of 10 days. Terms for payment are as follows: Payment in full upon completion. Any alteration or deviation from the above specifications involving extra cost of material or labor will only be completed upon written orders for same and will become an extra charge over the sum mentioned in this proposal. All agreements must be made in writing.

RESPECTFULLY SUBMITTED: _____
Mark Oliver

Phone 262.833-0200 • Fax 262-833-0203
Toll Free 888-805-1847
8310 Industrial Drive • Franksville, WI 53126

ACCEPTED BY


Elizabeth Billings

DATE

4/21/2020

DATE

4-21-2020

Please read back for terms and conditions

Page 1 of 2

Statewide Fencing, Inc.

Page 2

TERMS AND CONDITIONS

The acceptance of this contract by Jeff and Elizabeth Billings is conditional on the issuance of a permit for the project by the Village of Bayside, review and approval by the architectural review board for the Village, and the arrangement of financing by Jeff and Elizabeth Billings (hereinafter referred to collectively as the "Approval"). No down payment will be made on the Project until the Approval is completed. If Approval is not completed, this contract shall be null and void.

Statewide Fencing, Inc. shall advise the customer as to local zoning regulations, but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Statewide Fencing, Inc. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Statewide Fencing, Inc. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed.

CUSTOMER IS RESPONSIBLE FOR LOT LINES, DIRT REMOVAL AND PERMITS.

Statewide Fencing, Inc. will assume the responsibility for having underground public utilities located and marked. However, Statewide Fencing, Inc. assumes no responsibility for unmarked sprinkler lines or any other buried lines or objects. The customer will assume all liability for any damage caused by directing Statewide Fencing, Inc. to dig in the immediate vicinity of known utilities.

Any alteration or deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this proposal. All agreements must be made in writing.

HOME / FENCE / PRODUCTS / IMPERIAL SELECT CEDAR



=this one is Brazilian Brown and the color we would like to use

IMPERIAL SELECT CEDAR

[OVERVIEW](#)

[TECHNICAL](#)

THE PERFECT BLEND OF FUNCTIONALITY AND STYLE

- Thru-picket "good neighbor" design
- 7/8" x 3" picket size
- 4', 5' & 6' heights (5' & 6' include midrail)
- Steel reinforced bottom rail
- Seven colors: Almond, Arbor Blend, Arctic Blend, Clay, Sierra Blend, Weathered Blend and White
- ColorLast™ dark color fade protection

- WindZone™ performance - Miami-Dade County approved NOA #18-0920.04 for exceptional performance in high wind conditions (expires 3-13-2024)
- Meets most building codes for pool fencing
- Lifetime limited warranty with SureStart™ parts and labor protection

PRODUCT OVERVIEW

- [Bufftech Homeowner Brochure](#)
- [Bufftech Textures Sell Sheet](#)
- [Bufftech Full Line Brochure](#)
- [Bufftech HOA Brochure](#)

TECHNICAL SPECS

- [Bufftech® Fence Calculator](#)
- [Vinyl Fence Care & Maintenance](#)
- [CADdetails - Fence Specs](#)
- [Miami-Dade NOA Code Approval](#)
[\(More Info\)](#)

INSTALLATION

- [Bufftech Installation Manual](#)
- [Bufftech Vinyl Installation Videos](#)
[\(More Info\)](#)

WARRANTY

- [Bufftech Fence Limited Lifetime Warranty](#)
[\(More Info\)](#)



Sweets ProductTAG

GET INSPIRED AND LEARN MORE

[VISIT THE FENCE LEARNING CENTER](#)
[VISIT THE FENCE INSPIRATION GALLERY](#)





PHOTOS



ARTICLES



ARTICLES

IMPERIAL
FENCE

CASE STUDY:

UPSCALE
SUBURBAN
COMMUNITY
TRANSFORMS
WITH
REALISTIC
WOODGRAIN
TEXTURE
VINYL
PRIVACY
FENCE

MILLER
FENCE
DYNAMICALLY
ACCENTS
NEW POOL
AND
RECREATION
COMPLEX AT
WORCESTER
COUNTRY
CLUB

WHAT TYPE
OF FENCE DO
I NEED FOR A
SWIMMING
POOL
APPLICATION?

TECHNICAL INFORMATION

We offer our professional audience drawings and specifications in a standard CSI format through CADdetails.com. Login required (free).

SPECS

- [Bufftech® Fence Calculator](#)
- [Vinyl Fence Care & Maintenance](#)
- [Safety Data Sheet - Vinyl Fence, Decking, Railing and Composite Railing](#)
- [CADdetails - Fence Specs](#)

[Miami Dade NOA Code Approval](#)

*CertainTeed uses cookies on our website in order to improve site performance, offer you a better browsing experience and enable you to easily share content. Cookies are pieces of information stored on your computer in simple text files which our server can read and record. These files do not contain any sensitive information. By continuing to browse our site, you agree to the use of cookies. For further information or help configuring cookies, [Click here](#).



INSTALLATION

Step-by-step fence Installation instructions

INSTALLATION

- [Bufftech Installation Manual](#)
- [Bufftech Vinyl Installation Videos](#)

WARRANTY DETAILS

The Bufftech® Limited Lifetime warranty protects your investment and includes our exclusive 5 year SureStart™ parts and labor protection.

WARRANTY

- [Bufftech Fence Limited Lifetime Warranty](#)

SUSTAINABILITY INFORMATION

CertainTeed respects the environment through the responsible development of sustainable building products and systems. CertainTeed's Bufftech vinyl fence products give building professionals and homeowners confidence that the homes they design, build, maintain and occupy are made with sustainable materials that enhance every project's performance and beauty.

*CertainTeed uses cookies on our website in order to improve site performance, offer you a better browsing experience and enable you to easily share content. Cookies are pieces of information stored on your computer in simple text files which our server can read and record. These files do not contain any sensitive information. By continuing to browse our site, you agree to the use of cookies. For further information or help configuring cookies, [Click here](#).



CertainTeed
Bufftech[®]
Vinyl Fence Products

Why choose Bufftech[®] over other vinyl products?



*Bufftech vinyl fence
outperforms other vinyl fences.*

A vinyl fence is one of the largest investments you'll make to enhance the beauty and value of your home. While you may find a less expensive option, consider what you're really getting for your money.

Take a closer look at what sets Bufftech[®] apart from other vinyl fences.

High-quality raw materials

When you purchase a Bufftech fence, you can be assured you're getting a high-quality product that's consistent from panel to panel, picket to picket. Bufftech vinyl fence is made with carefully selected ingredients designed to increase durability and long-term performance. Bufftech uses a high percentage of titanium dioxide, a critical additive that protects vinyl from potentially harmful UV rays, in all of its vinyl fence products. Lower-cost vinyl products often use less TiO₂ because of the added expense. Without it, vinyl fence can become cracked and brittle due to weathering.

Steel reinforced railings

Bufftech vinyl fence products feature a steel reinforced bottom rail for a stronger, more rigid fence, which reduces the chances of sagging or bowing.

Heavyweight pickets

Bufftech's heavyweight pickets provide superior impact strength and resist the warping and oil canning found in flat panel fence.

Routed rails and fence posts

Bufftech vinyl fence systems feature precision-routed rails for safe, secure picket attachment and easy assembly. Bufftech's routed fence posts provide a secure connection that allows for thermal expansion season after season.

Concealed fasteners

All Bufftech vinyl fence systems feature concealed fasteners for a sleek, clean finish. Pickets are installed without unsightly brackets, screws or glue that can compromise the safety and security of the fence.



Building code compliant

Bufftech vinyl fence is tested to the highest standards for performance. The Bufftech line includes styles approved for use around swimming pools and in high wind conditions (Miami-Dade County approved NOA#12-1106.11, expires 3-13-2018).



Meets ASTM standards

Bufftech vinyl fence also meets the strict standards of the ASTM. Some vinyl fences do not comply with these specifications.



Innovative styles, colors and textures

Bufftech leads the vinyl fence industry with the widest array of styles, colors and textures. Our CertaGrain® and Select Cedar authentic woodgrain textures recreate the look of natural wood fence, while our CertaStucco™ fence offers an innovative alternative to traditional stucco walls. The Bufftech color palette includes 4 solid colors and 9 blended colors.



ColorLast® fade protection

Bufftech is the only vinyl fence manufacturer to offer ColorLast® dark color fade protection, an acrylic formulation that provides superior protection from the harsh rays of the sun.



Lifetime limited warranty protection

Bufftech vinyl fence products are backed by an outstanding lifetime limited transferable warranty, which includes our exclusive SureStart™ protection. SureStart covers warranted repair and replacement costs – including labor – for five years after installation.



100 years of quality products, made in the USA

Bufftech vinyl fence is proudly made in the USA by CertainTeed Corporation, a trusted name in building products for more than a century. Since 1904, CertainTeed has earned a reputation among homeowners and building professionals alike as a respected manufacturer of high-quality building materials.

A better value over time

While a Bufftech vinyl fence may cost slightly more than other vinyl fence products, over time you'll find that Bufftech outlasts and outperforms its cheaper counterparts.

How does the competition stack up?

Bufftech premium vinyl fence provides performance features that far surpass other vinyl fences. Before choosing a fence, compare the features most important to you with what other vinyl fences offer.

Performance Features	Bufftech Vinyl Fence
Lifetime limited warranty	✓
Transferable warranty	✓
Parts and 5-year labor warranty	✓
Dark color fade warranty	✓
Made in the USA	✓
Never needs painting or staining	✓
Won't chip, peel, crack or splinter	✓
Won't rot or support mold growth	✓
Impervious to termites/wood-boring insects	✓
Lead free	✓
No harmful chemicals	✓
High-quality raw materials	✓
Concealed fasteners	✓
Heavyweight pickets	✓
Wide choice of colors	✓
Woodgrain and stucco textures	✓
Steel reinforced rails	✓
Routed rails and posts	✓
Class A rating for flame spread	✓
Self-extinguishing	✓
Easy to assemble	✓
Building code compliant	✓
Meets ASTM standards	✓

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE
GYPSUM • CEILINGS • INSULATION

www.certainteed.com <http://blog.certainteed.com>

CertainTeed Corporation
P.O. Box 860
Valley Forge, PA 19482

Professional: 800-233-8990
Consumer: 800-782-8777

© 02/15 CertainTeed Corporation, Printed in U.S.A.
Code No. 40-40-70621



CertainTeed
Bufftech[®]
Vinyl Fence Products

Why choose vinyl over wood?



Bufftech vinyl fence outperforms wood fence.

Out of all types of fence materials, wood fences demand the most maintenance and can end up being the most costly. Wood fences must be treated, painted or stained on a regular basis; in fact, the average wood fence owner can expect to spend time and money painting or staining every few years to maintain the fence's appearance and to protect the wood from weathering. Wood that is exposed to the elements will eventually rot over time, resulting in a less stable fence with a shorter life span.

Bufftech[®] vinyl fence is an easy-care alternative to wood fence. Beautiful, durable, and built to last, a Bufftech fence is designed to provide years of worry-free enjoyment. Bufftech's industry-leading styles, colors and textures include a realistic woodgrain finish and rich, authentic shades that replicate the look of natural wood.

Take a closer look at why a Bufftech vinyl fence is a smarter investment than wood.

Virtually maintenance free

A Bufftech vinyl fence requires far less maintenance than a wood fence. Vinyl won't warp, rot, splinter, peel or blister like wood. Vinyl fence never needs sanding, staining or painting. All it needs is an occasional washing with a garden hose to keep it looking its best.

Innovative styles, colors and textures

Bufftech leads the vinyl fence industry with the widest array of styles, colors and textures. Our CertaGrain[®] and Select Cedar authentic woodgrain textures recreate the look of natural wood fences, while our CertaStucco[™] fence offers an innovative alternative to traditional stucco walls. The Bufftech color palette includes 4 solid colors and 9 blended colors.

Consistent color and fade protection

Stained and painted wood fences will peel and chip, and the color will fade over time. With Bufftech vinyl fence, the color is engineered to last. Bufftech is the only vinyl fence manufacturer to offer ColorLast[®] dark color fade protection, an acrylic formulation that provides superior protection from the harsh rays of the sun.



Greater strength and flexibility

Bufftech vinyl fence is up to five times stronger and four times more flexible than wood, allowing it to absorb the impact from everyday run-ins with lawn mowers and tree limbs. Bufftech fence products feature a steel reinforced bottom rail for a stronger, more rigid fence, which reduces the chances of sagging or bowing.



Concealed fasteners

All Bufftech vinyl fence systems feature concealed fasteners for a sleek, clean finish. Wood fences are installed with unsightly nails, which, when exposed to the elements, will weather, come loose and cause the fence to deteriorate over time. Loose nails are also a safety issue.



Routed rails and fence posts

Bufftech's precision-routed rails ensure a safe, secure picket attachment and easy assembly. The routed fence posts provide a more secure connection than wood, allowing for thermal expansion season after season.



Building code compliant

Bufftech vinyl fence is tested to the highest standards for performance. The Bufftech line includes styles approved for use around swimming pools and in high wind conditions (Miami-Dade County approved NOA#12-1106.11, expires 3-13-2018).



Lifetime limited warranty protection

Unlike wood fences, which generally carry no warranty, Bufftech vinyl fence products are backed by an outstanding lifetime limited transferable warranty, which includes our exclusive SureStart™ protection. SureStart covers warranted repair and replacement costs – including labor – for five years after installation.



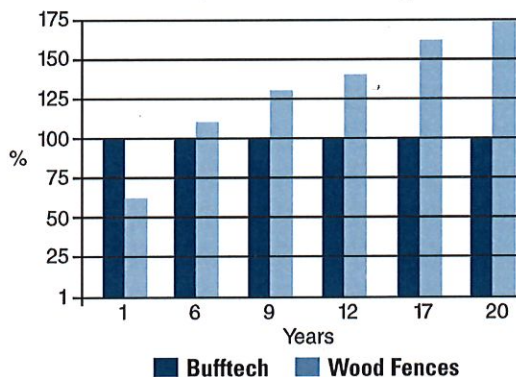
100 years of quality products, made in the USA

Bufftech vinyl fence is proudly made in the USA by CertainTeed Corporation, a trusted name in building products for more than a century. Since 1904, CertainTeed has earned a reputation among homeowners and building professionals alike as a respected manufacturer of high-quality building materials.

A better value over time

While a vinyl fence may cost slightly more initially, vinyl will end up costing less than wood over the life of the fence.

Cost includes fence price averaged over 20 years plus maintenance and repair costs. Cost is expressed as a percentage.



How does wood stack up?

Bufftech premium vinyl fence provides performance features that far surpass wood. Before choosing a fence, compare the features most important to you with what a wood fence offers.

Performance Features	Bufftech Vinyl Fence
Lifetime limited warranty	✓
Transferable warranty	✓
Parts and 5-year labor warranty	✓
Dark color fade warranty	✓
Made in the USA	✓
Never needs painting or staining	✓
Won't chip, peel, crack or splinter	✓
Won't rot or support mold growth	✓
Impervious to termites/wood-boring insects	✓
Lead free	✓
No harmful chemicals	✓
High-quality raw materials	✓
Concealed fasteners	✓
Heavyweight pickets	✓
Wide choice of colors	✓
Woodgrain and stucco textures	✓
Steel reinforced rails	✓
Routed rails and posts	✓
Class A rating for flame spread	✓
Self-extinguishing	✓
Easy to assemble	✓
Building code compliant	✓
Meets ASTM standards	✓

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE
GYPSUM • CEILINGS • INSULATION

www.certainteed.com <http://blog.certainteed.com>

CertainTeed Corporation
P.O. Box 860
Valley Forge, PA 19482

Professional: 800-233-8990
Consumer: 800-782-8777



SYDNEY LANDSCAPE COMPANY LLC

West Property Line Proposed Improvements

Pursuant to the newly discovered property line, Sydney Landscape Company proposes the following improvements for 9377 N Regent Road.

The installation of a code compliant vinyl privacy fence, set equidistant off actual property line, to replace existing misplaced cyclone metal fence. This will improve aesthetics and provide superior screening for pool area. Fencing will be set above current property line grade to allow for continued sufficient drainage.

Improve the grading in the easement area. The current easement grading, south basin to north basin, is relatively flat for the first 70 feet, before sloping to the north basin approximately 10.5" in the final one hundred feet. Improved water flow can be achieved by grading swale at 1% slope (see schematic). To facilitate better water permeation into soil, a six inch perforated tile will be installed (see detail). Fractured lannon stone, 4-6" will be installed over pipe.

Improve ornamental landscape in easement area. Extensive buckthorn removal was completed last year. Removal of invasive and unsightly honeysuckle will be completed. Ornamental plantings will be installed between swale and vinyl fence. Varieties and timing will be determined. Trees currently entangled in cyclone fence or impeding grading will be removed. The area from swale to pool will be graded smooth and seeded to establish turf.

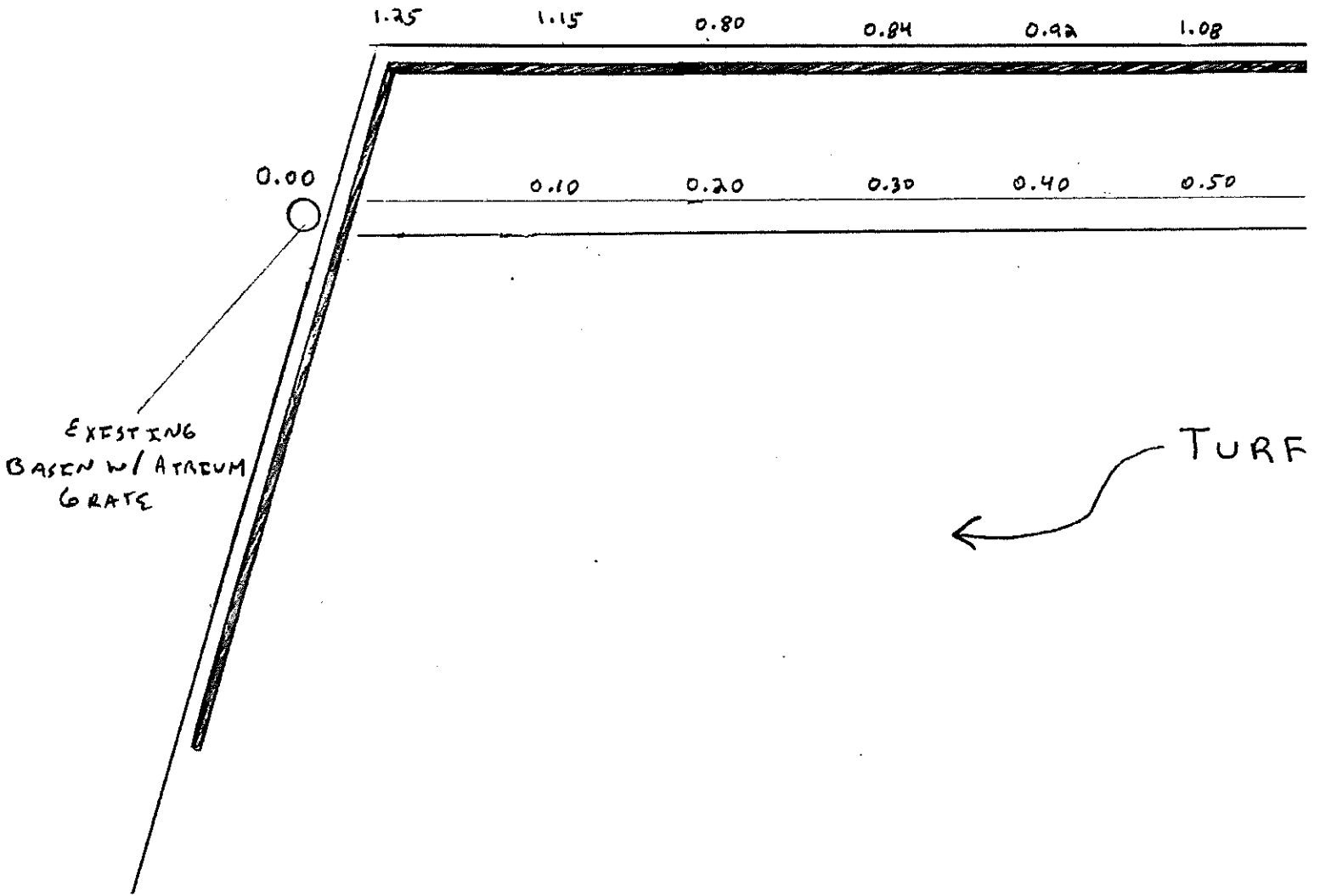
These proposed improvements, for this long neglected area, will provide improved water management and aesthetics, bring fencing up to current standards, and increase useable yard space.

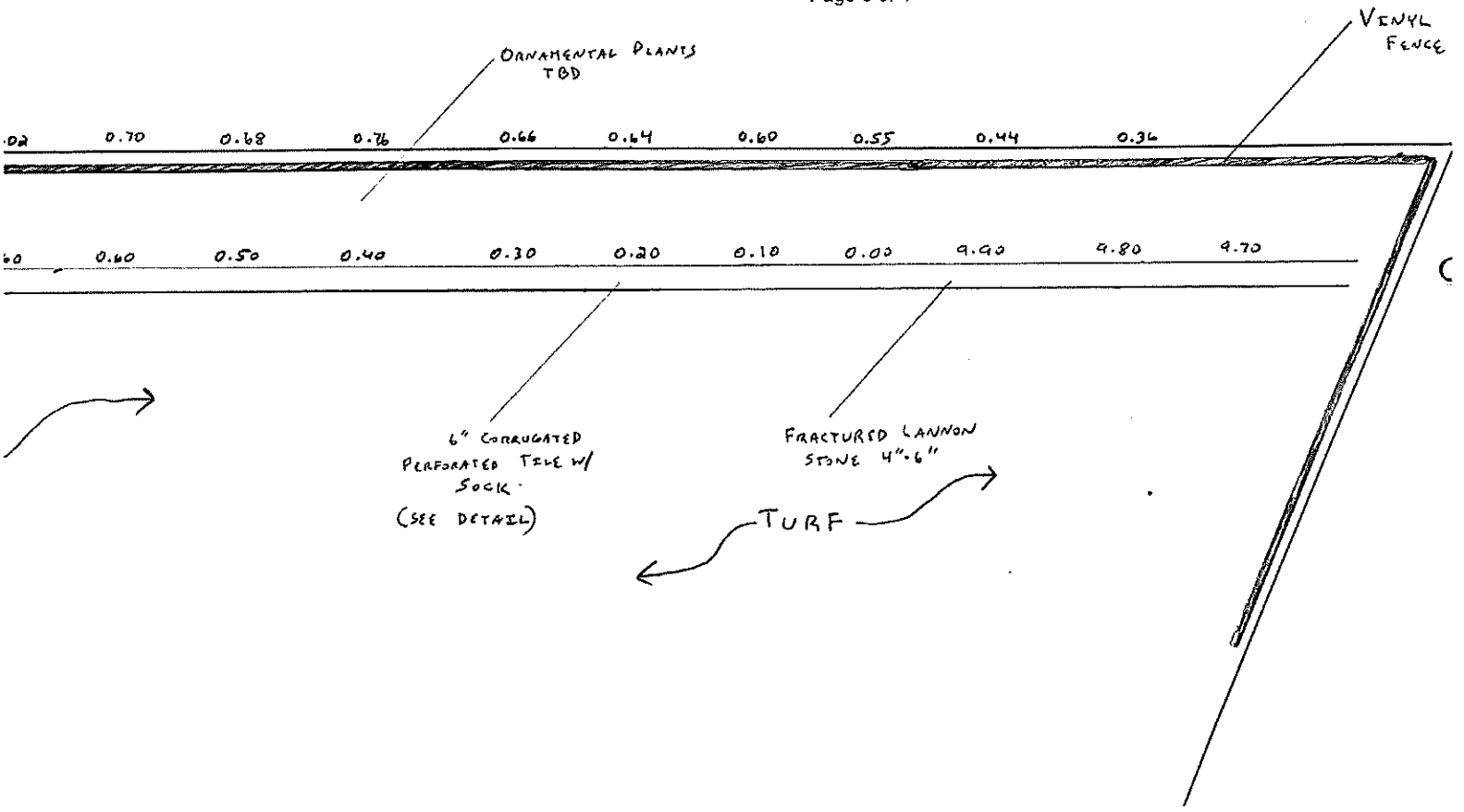
Sydney Landscape Company LLC

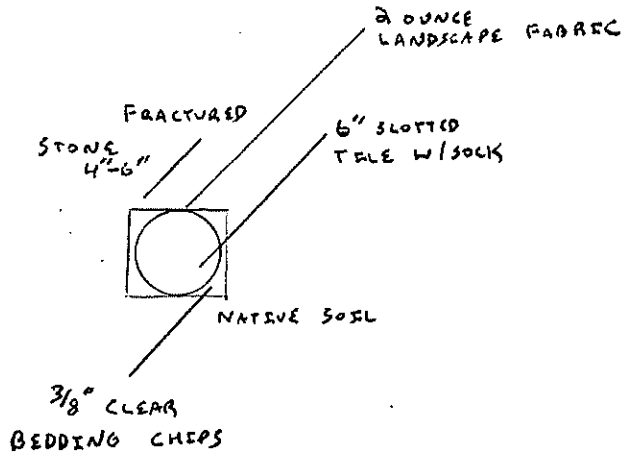
N115 W15116 Potomac Circle

Germantown, WI 53022-3514

414-322-4154







N



APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e) and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Code, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. State the section of the Village of Bayside Municipal Code that you are appealing.

125-91 "C" - current setback from S^{outh} property line is less than 10 ft, however, it is further set back than an existing shed currently on the property to the south.

2. Give a brief description of what you want to do and why.

I would request to keep the shed where it is. It is set on the property to allow access for riding mower + storage due to the slope of the property. I cannot move it further back due to telephone support wires and moving it behind would impede access due to both slope of land and existing trees.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacting upon the use of the property.

Four horizontal lines for providing additional details for question 3.

Applicant Printed Name

Steve Cramey

Applicant Signature

Handwritten signature of Steve Cramey

Response to Question #3 on municipal code compliance

We are restricted by telephone pole support cables on our property that limited our ability to place the shed. Strict compliance with the code and the current set of factors would be unreasonably burdensome and have a negative impact on the property as the shed, if moved, would:

1. Be much more visible to multiple neighbors as opposed to the restrictive current positioning. The current placement blocks the line of sight for our neighbor to the south.
2. Be an unsightly blemish to our neighbors that would without question have an impact on our property value due to having a shed much more in the "middle" of a yard. We have invested in extensive landscaping and restoration of the land prior to building this shed.
3. Would limit the area used for enjoyment by our 3 children and neighborhood children which would limit our quality of life due to restrictions on open land for sports, play, etc.
4. Be a risk to structural integrity by moving it back towards Indian creek due flood and water management. The removal of trees which could increase the potential for erosion as the land may become unstable during heavy rains and potentially cause the structure to become unsettled and/or slide into the creek area.
5. Be potentially at risk or impact the ability to do land management by the village (i.e. controlled burn)
6. Create undue hardship of access due to the slope of the land towards the creek and making ingress to structure, especially for equipment storage, unduly burdensome.



I. CALL TO ORDER

Chairperson Dickman called the meeting to order at 5:00pm.

II. ROLL CALL

Chair: Max Dickman
Members: Dan Rosenfeld Barry Chaet
Amy Krier
Ben Minkin

Also Present: Village Manager Andy Pederson
Administrative Services Director Lynn Galyardt
Attorney Christopher Jaekels
There was no one in the audience

III. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Kathryn and Matt Kamm, for the property located at 1434 E Brown Deer Rd to install a wire mesh fence, contrary to section 104-125 (c).**

Chairperson Dickman provided an update on the procedures for the meeting process, read the above meeting notice, and called for public discussion at 5:01pm.

1. Public Discussion

Ms. Kamm stated they were requesting to put up a cedar fence with black mesh to contain their dog. The black mesh type of fencing would allow the fence to appear to disappear into the landscaping and they would be able grow things on it to cover the mesh. Ms. Kamm noted electric fences do not work well with their breed of dog. Chairperson Dickman questioned if this request was to only to substitute a more attractive type of fence and all other aspects of the fence comply with the Municipal Code. Ms. Kamm stated all other aspects complied.

2. Board Discussion

Barry Chaet noted the fence mesh would be black with a cedar frame and questioned how the Board could determine if this was a necessary appeal reason. Chairperson Dickman stated the Architectural Review Committee would be taking up this item at the meeting at 6:00pm regarding aesthetics. Attorney Jaekels stated per section 125-57 the fence is not the type of fence the code is intending to prohibit.

Chairperson Dickman closed the public hearing at 5:06pm.

IV. APPROVAL OF MINUTES

- A. May 16, 2019 Board of Zoning Appeals Public Hearing and Meeting.**

Motion by Barry Chaet, seconded by Dan Rosenfeld to approve the May 16, 2019 Board of Zoning Appeals Public Hearing and Meeting. Motion carried unanimously by roll call vote.

V. BUSINESS

- A. Discussion/recommendation on request for a special exception by Kathryn and Matt Kamm, for the property located at 1434 E Brown Deer Rd to install a wire mesh fence, contrary to section 104-125 (c).**

Motion by Barry Chaet, seconded by Amy Krier, to grant approval of the Special Exception by the Board of Zoning Appeals contingent on Architectural Review Committee Approval for the request for a special exception by Kathryn and Matt Kamm, for the property located at 1434 E Brown Deer Rd to install a wire mesh fence, contrary to section 104-125 (c). Motion carried unanimously by roll call vote.

VI. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VII. ADJOURNMENT

Motion by Barry Chaet, seconded by Dan Rosenfeld, to adjourn the meeting at 5:15pm. Motion carried unanimously.

Respectfully submitted,

Lynn Galyardt, Administrative Services Director