



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
March 15, 2021  
Remote Teleconferencing, 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE AGENDA

PLEASE TAKE NOTE: Due to the COVID-19 Pandemic, the Architectural Review Committee will be meeting via remote conferencing 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 AND ROLL CALL

### II. APPROVAL OF MINUTES

- A. Approval of March 1, 2021 meeting minutes.

### III. BUSINESS

- A. **290 W Fairy Chasm Road – Gina and Earl Klein** The proposed project is the installation of a 24' x 52' above ground pool with a heater. The pool will be buried halfway in the ground. The pool will be surrounded by a 6-foot fence that will be made out of cedar wood.

Please review detailed plans [here](#).

- B. **9461 N Sleepy Hollow Lane- Reid and Polly Kaplan** The proposed project is the installation of 2 skylights that will be approximately 22" x 47."

Please review detailed plans [here](#).

- C. **8520 N Fielding Road – Daniel Danner and Cory Conto** The proposed project is the installation of a 265 foot cedar fence in the backyard. The picket fence will have dog-ear tops and will be 4 feet tall.

Please review detailed plans [here](#).

- D. **9140 N Meadowlark Lane- Renee Johnson** The proposed project is a 883 square foot, 2nd story addition above the existing garage. The addition will be used as a bonus room, and the siding and roof will match the existing home.

Please review detailed plans [here](#).

### IV. ADJOURNMENT

Cassie Schmidt  
Deputy Clerk

The Architectural Review Committee will utilize Zoom video conferencing software for this meeting. To join the zoom meeting using a computer or tablet:

<https://us02web.zoom.us/j/89639892323?pwd=TTNxODZKRtFmdWt0RlhVdFhkZDVqZz09>



**I. CALL TO ORDER**

Trustee Barth called the meeting to order via remote teleconferencing at 6:01pm.

**II. ROLL CALL**

Trustee Liaison: Mike Barth

Chair: Marisa Roberts - Excused

Members: Elizabeth Levins  
Dan Zitzer – Arrived at 6:03pm  
Tony Aiello  
John Krampf

Also Present: Deputy Clerk Cassie Schmidt  
Village Manager Andy Pederson  
Village Trustee Margaret Zitzer  
Village Attorney Chris Jaekels  
There were 5 people in the audience.

**III. APPROVAL OF MINUTES**

**A. Approval of February 8, 2021 meeting minutes.**

Motion by Elizabeth Levins, seconded by Tony Aiello, to approve the February 8, 2021 meeting minutes. Motion carried unanimously.

**IV. BUSINESS**

**A. 9009 N White Oak Lane – White Oaks Apartments, LLC**

Project Architects, Jim Klett and Eric Harmann, appeared on behalf of the project. Project Manager, John Mann, property owner, Dan Katz, and property manager, Gary Schutkin were also present. There were no neighbors in attendance.

Manager Pederson outlined the meeting schedule and process for project consideration. After being reviewed by the Architectural Review Committee, the project will appear before the Board of Zoning Appeals on March 3, 2021. Then, the project will be reviewed by the Plan Commission on March 10, 2021. The last meeting will be the Village Board meeting on March 18, 2021. The building under consideration had a fire in 2019, and this proposal is to rebuild the structure. The new apartment building will be located on the southwest corner of the property, adjacent to the interstate highway.

Project Manager, John Mann, stated that the new building will utilize the existing foundation of the previous structure and will include the Katz Property offices. The proposed building will have 56 apartment units and will be 3 stories tall. The changes include larger bedrooms, additional building amenities, and increased ceiling heights.

Project Architect, Eric Harmann, presented the site plan for the proposal. The traffic pattern will stay the same, utilizing the existing foundation and the existing underground parking. The

proposed building height is 45 feet, which is 9 feet higher than the previous building. Mr. Harmann stated that the apartment market has changed, and the proposed building has been designed for the new market. This means the ceilings will be higher, at 9-10 feet tall. The new floor trusses will also add height to the building. There will be awnings that cover the outdoor space, which will include a patio and a gathering space.

Tony Aiello questioned the height comparison between the existing buildings and the proposed building. Manager Pederson stated that the Village's municipal code was developed at a different time and standards and expectations of renters have changed. Renters want higher ceilings and an open concept feel.

Dan Zitzer stated that he preferred the sign on the front of the building to have the address of the building versus the property logo. Elizabeth Levins agreed.

Motion by Tony Aiello, seconded by Dan Zitzer, to approve the project. Dan Zitzer proposed an amendment to the motion that the project is approved with the understanding that there will be no logo on the front of the building. Tony Aiello accepted the amendment. Motion carried unanimously.

## **V. ADJOURNMENT**

Motion by Tony Aiello, seconded by Elizabeth Levins, to adjourn the meeting at 6:29pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt  
Deputy Clerk



## Project Proposal

Date 1/10/21  
 Property Address 290 W. Fairy Chasm Rd.  
 Zoning \_\_\_\_\_

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

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

24'x52' Swimming Pool surrounded by a  
4 ft tall fence that will be 25% open and made  
out of cedar wood. Fence will weather naturally.

\*\*\*\*\* 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





01/26/2021

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Mr. &amp; Mrs. Klein</p> <p>PROJECT ADDRESS: 290 W. Fairy Chasm</p>	<p>PROJECT SUMMARY: Swimming pool with deck and surrounding fence</p>
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**VILLAGE CODE REVIEW**

Reviewer believes the accessory structure (pool with fence) complies with the following Village code section:  
14-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

**Note:** They must comply with Sec. 104-126 of the Municipal Ordinance.  
Need sample of the new fencing material, style and material  
Shall follow all applicable State Codes

**Tod Doebler**  
Plan Reviewer  
262-957-7414  
tdoebler@safebuilt.com





Pool - right outside  
the fence













Plat of Survey

16-0162

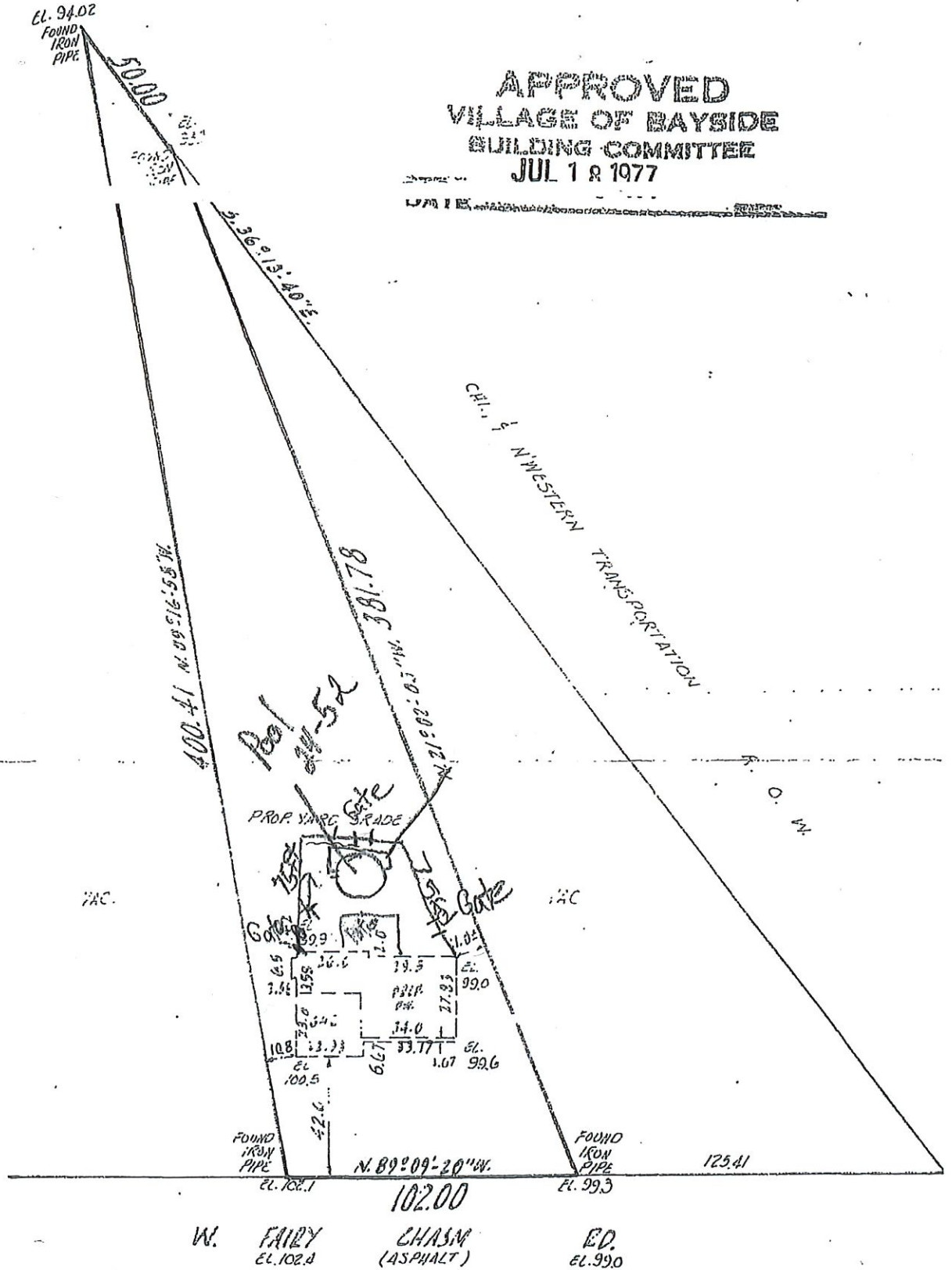
Known as West Fairy Chasm Road, in the Village of Bayside, Wisconsin  
Lot 2 in Block 5 in NORTH SHORE EAST ADDITION NO. 1, being a Subdivision of a part of the  
NE 1/4 of Section 5, T 3 N, R 22 E, in the Village of Bayside, Milwaukee County, Wisconsin

JUNE 29, 1977

MAY AND STU HIRSCHBEIN-OWNER  
(REVISED 3206. DIMS.)

SURVEY NO. 141027-S  
REVISION No. 1

APPROVED  
VILLAGE OF BAYSIDE  
BUILDING COMMITTEE  
JUL 18 1977



SCALE: 1" = 50'

W. FAIRY CHASM ED.  
EL. 102.4 (ASPHALT) EL. 99.0

and the above map is a true repre-



## Project Proposal

Date 2-26-21

Property Address 9461 N. Sleepy Hollow Lane

Zoning \_\_\_\_\_

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

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

Install (2) 22' x 47" Skylights

\*\*\*\*\* 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

03/02/2021

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: ????????????????</p> <p>PROJECT ADDRESS: 9461 N Sleepy Hollow Ln</p>	<p>PROJECT SUMMARY: Install two skylights</p>
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**VILLAGE CODE REVIEW**

Reviewer believes the addition complies with the following Village code section:

14-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

**Note:** On the submittal there was no indication of the color of the trim on the skylights. That should be verified at the board meeting.

**Tod Doebler**  
Plan Reviewer  
262-957-7414  
tdoebler@safebuilt.com



Homeowner ▾

# VELUX Fixed Skylight

FS/FCM/QPF/EF

## All Skylights

The VELUX Fixed Skylight allows you to have natural light in areas of your home you'd never thought possible! Whether your space is set up as a work area, game room, man cave, or an art studio, you can add natural light and a sky view with fixed skylights.

## Go Solar, Save 26%, and receive a FREE VELUX ACTIVE with NETATMO Gateway\* + App

When you purchase a VELUX Fixed Skylight with a factory-installed solar-powered blind, not only are eligible for a 26% federal tax credit on product and installation but we are giving you a FREE VELUX ACTIVE Gateway\* + App. The VELUX ACTIVE Gateway\* + App allows you to control your blinds from your smartphone manually.

\*One VELUX ACTIVE Gateway per home.

\*VELUX ACTIVE Gateway is not included with the Go Solar option for the VELUX Solar Powered "Fresh Air" Skylight.

### Reviews for Fixed Skylight

★★★★★ 4.8 | 309 Reviews

293 out of 298 (98%) reviewers

recommend this product

Write a review for FS - Deck Mounted ▾

Find an installer near you



## Download the Visualizer App

Use VELUX Visualizer to see how skylights will look in your home!

\*Available in iOS only



Download now



Free 30-minute (or less) Consultation

# We're here to help design your space, virtually!

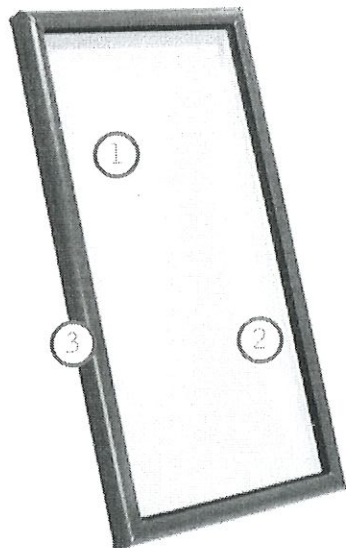
Request a Virtual Meeting

Benefits

Price Range

Installation Options

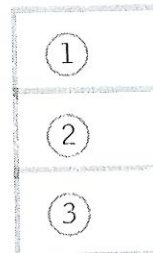
## Benefits of a Fixed Skylight



## Download the Visualizer App

Use VELUX Visualizer to see how skylights will look in your home!

\*Available in iOS only



Download now

No Leak Promise

## The Logical Choice: Go Solar and Save Big!

When you purchase a VELUX Fixed Skylight with a factory-installed solar-powered blind, you are eligible for a 26% federal tax credit on product and installation under the ESA and ARRA as "Solar Electric Property" expenditures.

[Learn more about the Go Solar Initiative](#)

# Example of Go Solar Cost Savings for New Fixed Skylight Installation



## Budget Friendly Fixed skylight

Estimated price/savings	
\$450	Fixed Skylight & Flashing
+ \$1,500	Installation
<b>\$1,950</b>	<b>Final Cost</b>

**\$1,950**



## Go Solar Savings Fixed skylight

Estimated price/savings	
\$850	Fixed Skylight, Blind & Flashing
FREE	VELUX ACTIVE Gateway + App
+ \$1,500	Installation
- \$611	Federal Solar Tax Credit*
<b>\$1,739</b>	<b>Final Cost</b>

**\$1,739\*** **Go Solar and save**

\*Based on tax credit eligibility, for more information visit [veluxusa.com/taxcredit](http://veluxusa.com/taxcredit). VELUX ACTIVE Gateway is not included with the Go Solar option for the VELUX Solar Powered "Fresh Air" Skylight. Actual installation costs will vary from these estimates based on new installation or replacement and common variables in roof construction and shaft construction. Local delivery costs and applicable sales tax not considered for these estimates. These numbers are provided as estimates only.

## Download the Visualizer App

Use VELUX Visualizer to see how skylights will look in your home!

\*Available in iOS only



[Download now](#)

provided as estimates only.



# Everything you need to know about the Go Solar Initiative

We often ask, "Why skylights?" But with endless reasons to install them, the question becomes more "Why not skylights?"



## Price Range for a Single Fixed Skylight Installation

With a small investment, you can dramatically transform any room in your home with daylight and fresh air. In the long run, installing skylights will help you save on your utility bills.

### Installation Costs

Installation costs will vary according to the skylight model, number of skylights and your ceiling type. Listed below are price ranges for installation of a new, single skylight, including labor for interior and exterior finish work and for replacing an old skylight.

\*All calculations are based on the estimated costs for both the product and installation. These estimates were generated assuming a typical installation and use national averages. Actual installation costs will vary from these estimates based on common variables in roof construction and shaft construction. Local delivery costs and applicable sales tax not considered for these estimates. These numbers are provided as estimates only. You must consult your contractor for validation of the actual price paid for your product and installation costs. These numbers are not intended to be used in your tax process for claiming your tax credit.

## Download the Visualizer App

Use VELUX Visualizer to see how skylights will look in your home!

\*Available in iOS only

New



\$1,700



[Download now](#)

## Replacement Skylight



\$800 - \$1,200

[View all price ranges](#)



FS Size Code	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Outside frame (W"xH")	15 <sup>1</sup> / <sub>4</sub> 46 <sup>1</sup> / <sub>4</sub>	21 <sup>1</sup> / <sub>2</sub> 27 <sup>3</sup> / <sub>8</sub>	21 <sup>1</sup> / <sub>2</sub> 38 <sup>3</sup> / <sub>8</sub>	21 <sup>1</sup> / <sub>2</sub> 46 <sup>1</sup> / <sub>4</sub>	21 <sup>1</sup> / <sub>2</sub> 54 <sup>15</sup> / <sub>16</sub>	21 <sup>1</sup> / <sub>2</sub> 70 <sup>3</sup> / <sub>4</sub>	23 <sup>1</sup> / <sub>4</sub> 23 <sup>7</sup> / <sub>16</sub>	23 <sup>1</sup> / <sub>4</sub> 46 <sup>1</sup> / <sub>4</sub>	30 <sup>9</sup> / <sub>16</sub> 30 <sup>1</sup> / <sub>2</sub>	30 <sup>9</sup> / <sub>16</sub> 38 <sup>3</sup> / <sub>8</sub>	30 <sup>9</sup> / <sub>16</sub> 46 <sup>1</sup> / <sub>4</sub>	30 <sup>9</sup> / <sub>16</sub> 54 <sup>15</sup> / <sub>16</sub>	44 <sup>3</sup> / <sub>4</sub> 27 <sup>3</sup> / <sub>8</sub>	44 <sup>3</sup> / <sub>4</sub> 46 <sup>1</sup> / <sub>4</sub>
Rough opening/ Finished frame (W"xH")	14 <sup>1</sup> / <sub>2</sub> 45 <sup>3</sup> / <sub>4</sub>	21 26 <sup>7</sup> / <sub>8</sub>	21 37 <sup>7</sup> / <sub>8</sub>	21 45 <sup>3</sup> / <sub>4</sub>	21 54 <sup>7</sup> / <sub>16</sub>	21 70 <sup>1</sup> / <sub>4</sub>	22 <sup>1</sup> / <sub>2</sub> 22 <sup>15</sup> / <sub>16</sub>	22 <sup>1</sup> / <sub>2</sub> 45 <sup>3</sup> / <sub>4</sub>	30 <sup>1</sup> / <sub>16</sub> 30	30 <sup>1</sup> / <sub>16</sub> 37 <sup>7</sup> / <sub>8</sub>	30 <sup>1</sup> / <sub>16</sub> 45 <sup>3</sup> / <sub>4</sub>	30 <sup>1</sup> / <sub>16</sub> 54 <sup>7</sup> / <sub>16</sub>	44 <sup>1</sup> / <sub>4</sub> 26 <sup>7</sup> / <sub>8</sub>	44 <sup>1</sup> / <sub>4</sub> 45 <sup>3</sup> / <sub>4</sub>

## Fixed Skylight (FCM) - Curb Mounted

x

FCM Size Code	1430	1446	2222	2230	2234	2246	2270	3030
Inside curb (W"xH")	14 <sup>1</sup> / <sub>2</sub> 30 <sup>1</sup> / <sub>2</sub>	14 <sup>1</sup> / <sub>2</sub> 46 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> 22 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> 30 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> 34 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> 46 <sup>1</sup> / <sub>2</sub>	22 <sup>1</sup> / <sub>2</sub> 70 <sup>1</sup> / <sub>2</sub>	30 <sup>1</sup> / <sub>2</sub> 30 <sup>1</sup> / <sub>2</sub>
Outside curb (W"xH")	17 <sup>1</sup> / <sub>2</sub> 33 <sup>1</sup> / <sub>2</sub>	17 <sup>1</sup> / <sub>2</sub> 49 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> 25 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> 33 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> 37 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> 49 <sup>1</sup> / <sub>2</sub>	25 <sup>1</sup> / <sub>2</sub> 73 <sup>1</sup> / <sub>2</sub>	33 <sup>1</sup> / <sub>2</sub> 33 <sup>1</sup> / <sub>2</sub>
Maximum skylight clearance (W"xH")	18 <sup>5</sup> / <sub>8</sub> 34 <sup>5</sup> / <sub>8</sub>	18 <sup>5</sup> / <sub>8</sub> 50 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> 26 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> 34 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> 38 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> 50 <sup>5</sup> / <sub>8</sub>	26 <sup>5</sup> / <sub>8</sub> 74 <sup>5</sup> / <sub>8</sub>	34 <sup>5</sup> / <sub>8</sub> 34 <sup>5</sup> / <sub>8</sub>

### Download the Visualizer App

Use VELUX Visualizer to see how skylights will look in your home!

\*Available in iOS only



Download now

# Everything you need to know about the Fixed Skylight

We often ask, "Why skylights?" But with endless reasons to install them, the question becomes more "Why not skylights?"

x

## Installation Options

When it comes to installing a skylight in your home, you have the option to do-it-yourself or find an installer near you. If you opt to do-it-yourself, [installation instructions and videos](#) are available on our website to help you along the way.

[Find installation videos](#)

**Installing your own skylights is no easy task so unless you are an expert, VELUX recommends requesting a consultation with an installer near you. You will end up with less hassle. [Learn more on why you should choose a VELUX certified installer.](#)**

## What should you expect during a consultation?

During a consultation, an installer will come and assess the room the skylights will be placed in. The installer will be able to tell you what size skylights and how many would be best for that room and what installation style would be most efficient (e.g. deck mounted or a curb mounted). The installer would also be able to review

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\*Available in iOS only



[Download now](#)

It takes about a half-day to install the interior portion of the skylight and painting (unless an installer is used). Installers will make even the interior from dust and dirt. They will construct a curb around the space in your ceiling and install the skylight to contain dust.

## What if I have a flat ceiling?

Flat ceilings require more drywall work than vaulted ceilings. If you have a flat ceiling, your installer will use drywall to build a shaft from the skylight to direct the daylight into the room. Your installer will paint the light shaft to match the surrounding ceiling area.

Watch our short video to see how a simple skylight light shaft can dramatically change your indoor environment.



**VELUX Flat Ceiling Animation**

from VELUX USA



blind options with you to complete the look of your skylight.

00:51

## What should you expect during installation?

A skylight installation happens in two phases: rooftop and interior. Depending on the circumstances, such as roof pitch, interior light shaft depth and shape, and weather, installations can take between a half-day and three days. The rooftop portion of the installation includes cutting the hole and fastening the skylight to the roof with the three layers of protection found in VELUX No Leak Skylights.

## Ready to install



### 26% Federal Tax Credit

Find out how to be eligible for a 26% federal tax credit on both product and installation.

[Learn more about Federal Tax Credit](#)



### Blind Shop

Our new skylight blind collection can help turn an ordinary room into something special.

[Browse blinds](#)



### VELUX Brochures & Catalog

VELUX skylights make it easy to transform your home into a bright and healthy environment.

[Download our catalog for inspirations](#)

## Skylight Sizes

### Fixed Skylight (FS) - Deck Mounted

Find an installer near you



GS

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snc

### Download the Visualizer App

Use VELUX Visualizer to see how skylights will look in your home!

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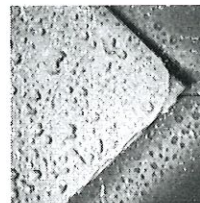
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\*Available in iOS only

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No



[Download now](#)

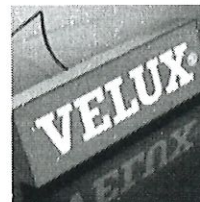


[Learn more about No Leak Promise](#)

### VELUX Warranty

We have one of the best warranties covering skylights, sun tunnels, and blinds!

[Learn more about VELUX Warranty](#)





Picture of where skylights will be installed





Picture of where skylights will be installed





# Project Proposal

Date 2-26-21  
 Property Address 8520 N. Fielding Rd  
 Zoning \_\_\_\_\_

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

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

265' of Cedar Fence 4' tall Back yard  
The fence is a 50% open design

\*\*\*\*\* 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

3/02/2021

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER:</p> <p>PROJECT ADDRESS: 8520 N. Fielding Rd</p>	<p>PROJECT SUMMARY: Fence 4 foot tall by 265 feet</p>
---	---

**VILLAGE CODE REVIEW**

**LENGTH AND FENCE TYPE:**

Proposed fence is 50% open design and therefore the length is not limited by Village code section 14-182(L) copied below.

Village code section 14-182 (L): *No solid fence may be constructed with a total horizontal linear length in excess of ten percent of the total linear feet of the perimeter of the property except as screening along an adjacent railroad, state highway, interstate highway, county highway, or commercial parking lot property. No fence shall be constructed with a total horizontal linear length in excess of ten percent of the linear feet of the perimeter of the property without at least a 25 percent open design. No fence shall be constructed with a total horizontal linear length in excess of 25 percent of the linear feet of the perimeter of the property without at least a 50 percent open design.*

**PROPOSED FENCE LENGTH / TYPE COMPLIES**

**HEIGHT:**

Proposed 4ft fence is in the side yard and rear of house, behind the forward most point of the house.

**PROPOSED HEIGHT COMPLIES**

**MATERIAL / FINISH:**

Proposed fence is unfinished lumber.

**PROPOSED MATERIAL / FINISH COMPLIES**

**Tod Doebler**

Plan Reviewer

262-957-7414

tdoebler@safebuilt.com



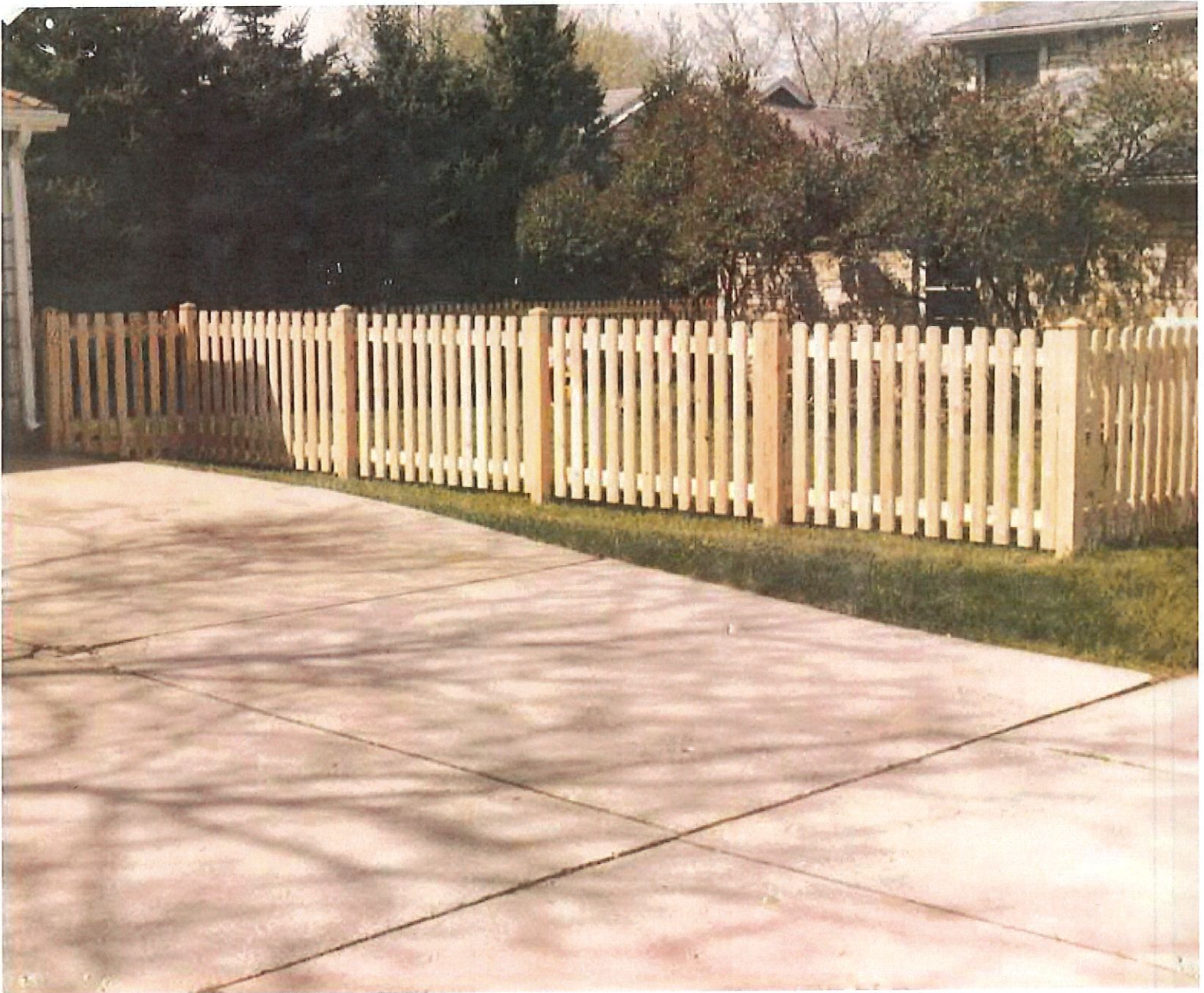


Image 18 of 46 ([play slideshow](#))

CLOSE

Picture of proposed fence.  
Will be 4 feet tall.



Building cedar fences in and around the Milwaukee area is our specialty. All of our cedar fences are custom made in-house from Northern White Cedar. We also mill our own wood a quarter inch thicker than most competitors. The end result is you get a fence that will be the envy of your neighbors.

## **Our Unique Milling Process for Cedar Fences**

Every cedar fence we install starts with procuring the best lumber we can find. Each piece of lumber we handle receives a visual inspection before it even makes it to a job site. We carefully search for warps and flaws and reject any piece of lumber that doesn't meet our standards.

We plane each piece of rough-stock wood ourselves, and cut it to match our specifications, resulting in a solid, one-inch-thick fence that homeowners such as yours will appreciate. All of this is done on a per-project basis. We don't believe in prefabricating anything!

You tell us all your fence ideas, and we're happy to make it. We'll talk to you until we're sure our understanding matches what you want.

We build each fence with pride and with care, because we want you to be beyond thrilled with the end results. Here is just a few of the [positive reviews](#) we receive:

*"Great Quality, professional service and reasonable price." - Larry S., Milwaukee, WI*

## **What's So Special about Northern White Cedar?**

We use Northern White Cedar on all our fences. There's a lot to love about this beautiful softwood including:

- It's cost effective.
- It contains natural oils which resist mold, moisture, rot and insects.
- It's warp-resistant.
- It doesn't need additional chemical treatments.
- It doesn't require kiln drying, which means it's a carbon-neutral choice.
- All the materials used are 100% biodegradable and won't end up in a landfill.
- It decays much slower than other fence materials, which means it can last 15 to 30 years. Lower-quality fence materials must be replaced.

We source all our wood locally, which means when you hire us to build your fence, you're helping to support Wisconsin's local economy.

Investing in Northern White Cedar is a fantastic investment!



## **Picket**

The traditional option! If you want to give the impression that you've got a warm, happy home, then this is the fence for you. It leaves gaps between the boards, which means partial privacy.

When you want to remain friendly with your neighbors and just want to protect kids and dogs, this can be a great thing.



Picture of Proposed  
Location





Picture of Proposed  
Location





Picture of Proposed  
Location





8520 N. Siebling Rd  
Bayside WI  
53217  
Danner / Co. to

Neighbors Fence

Lot Line

Proposed Fence  
265' long  
4' tall  
Cedar

111'

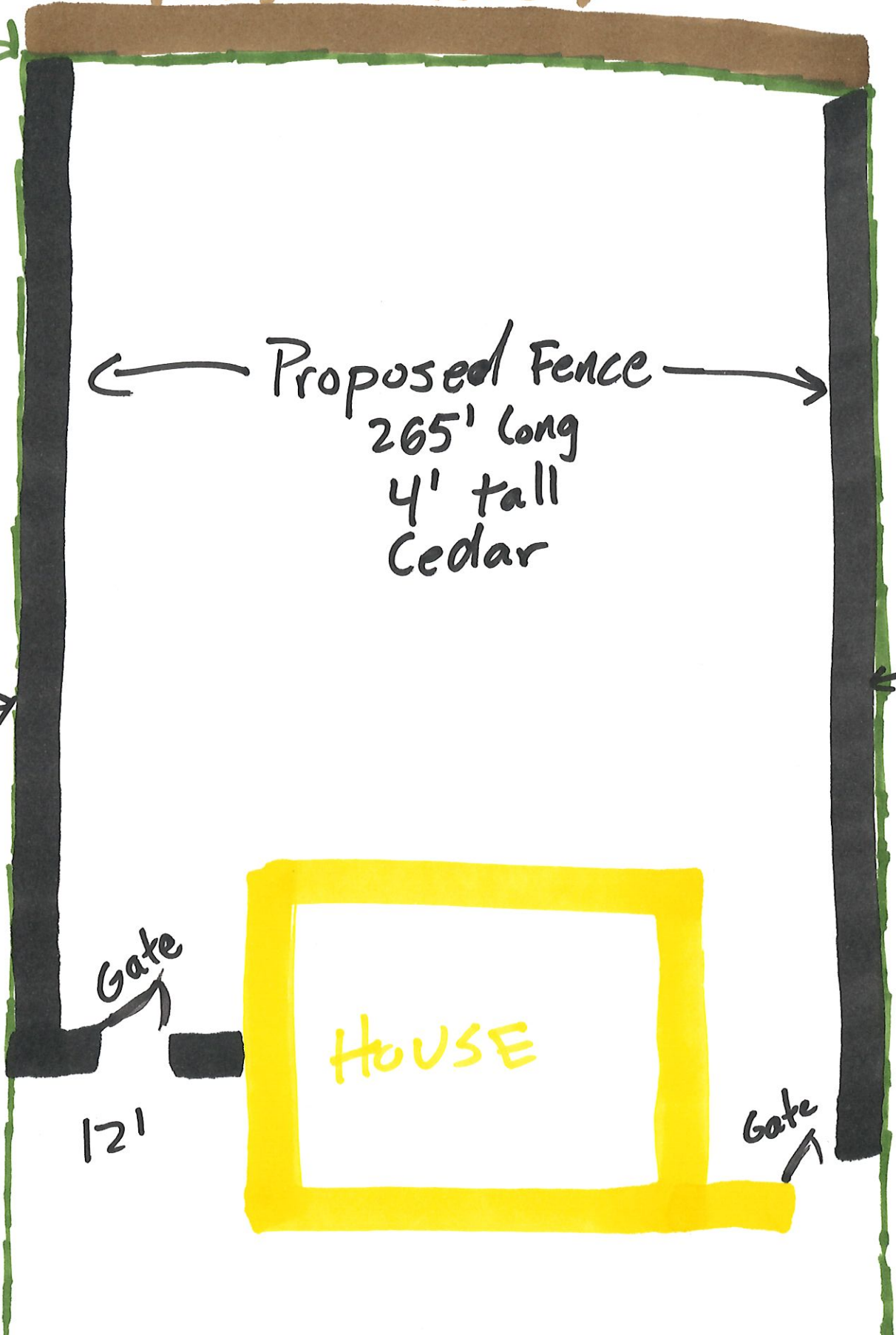
120'

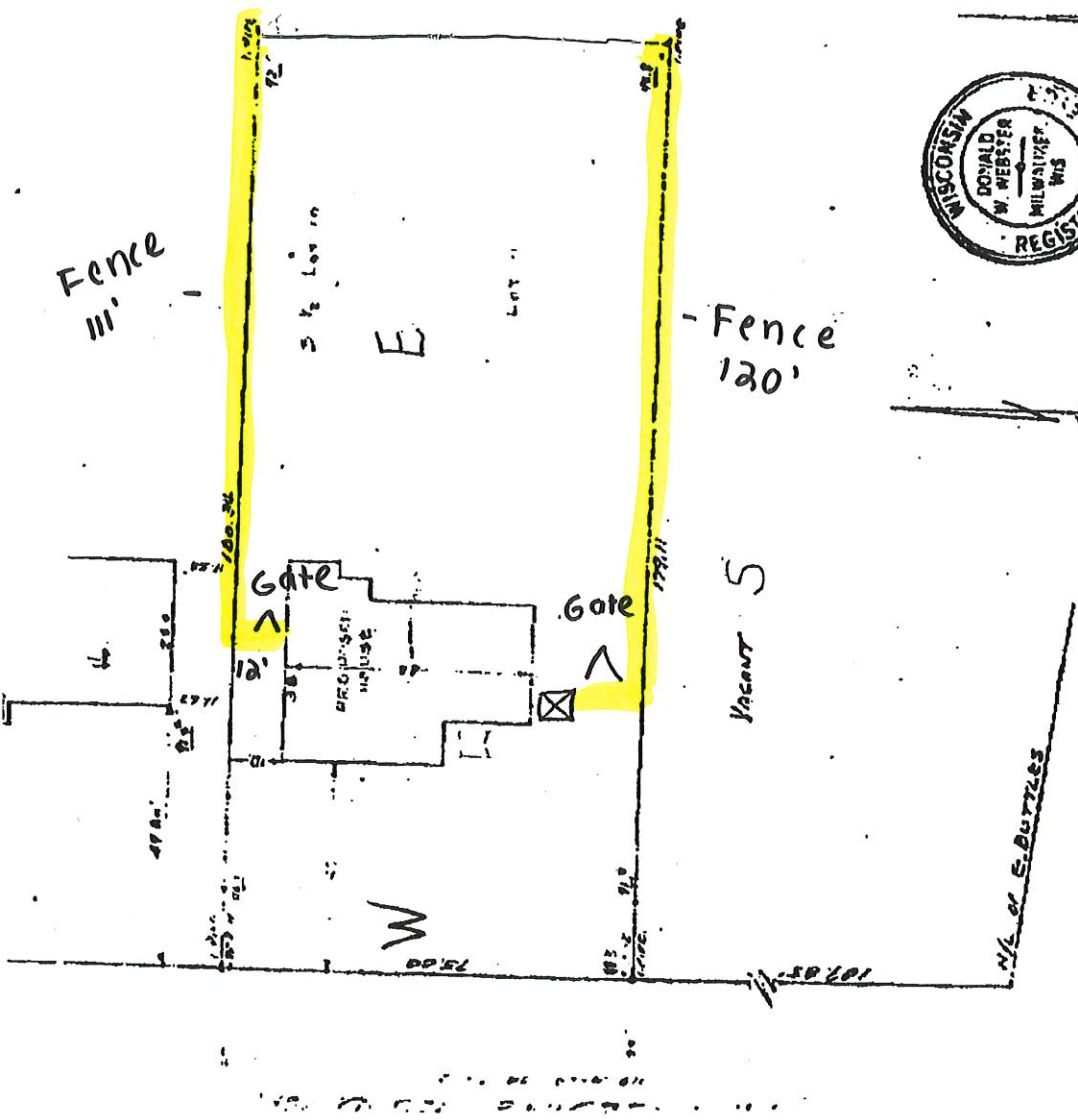
Gate

121

HOUSE

Gate





WEASER as indicated  
 COUNTY OF MILWAUKEE  
 I, D. W. WEBSTER, Surveyor, do hereby certify that I  
 have made a survey of the above described property and that  
 the above plan is a true representation of said survey.  
 Witness my hand and seal of office this 1st day of  
 January, 1918.

APPROVED:  
 I hereby certify that I have made a survey of  
 the above described property and that the above  
 plan is a true representation of said survey.  
 Property is correctly shown on the above plan.

**WEBSTER & SON**  
 Surveyors  
 DONALD W. WEBSTER  
 Associate  
 ROY J. CHARNICK



# Project Proposal

Date 2-25-2021

Property Address 9140 N. Meadow Lake Ln

Zoning \_\_\_\_\_

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

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

Addition Above Garage  
Contractor will use same siding and roof  
color and materials as existing home

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

Yes	No	
✓	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
✓	<input type="checkbox"/>	Two (2) complete sets of building plans (including elevations and grading)
✓	<input type="checkbox"/>	Survey
<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



03/02/2021

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Rene Johnson</p> <p>PROJECT ADDRESS: 9140 N. Meadowlark Ln.</p>	<p>PROJECT SUMMARY: Addition above garage to match existing materials and style.</p>
--	--

**VILLAGE CODE REVIEW**

Reviewer believes the addition complies with the following Village code section:

14-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

**Note:** We will need a full set of construction plans in order to be reviewed for code compliance per SPS 321

**Tod Doebler**  
Plan Reviewer  
262-957-7414  
tdoebler@safebuilt.com

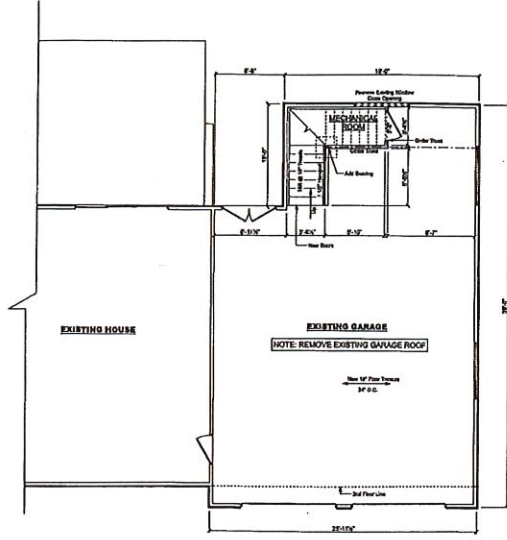


Picture of existing home

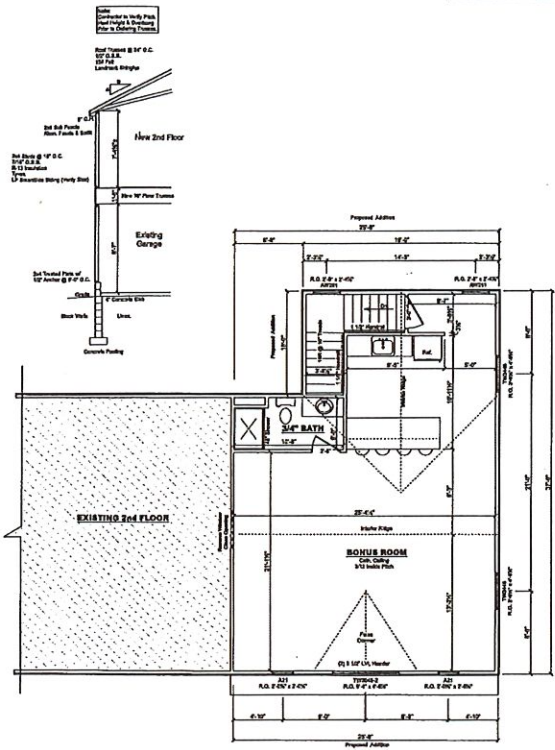


NOTICE: This drawing is the property of Oostburg Lumber Company, Inc. and is not to be used for any other project without the written consent of Oostburg Lumber Company, Inc. All dimensions are in feet and inches unless otherwise noted.

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**FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**2ND FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**IMPORTANT!**  
PRODUCTION PLANS ONLY  
NOT FOR CONSTRUCTION USE

NOTICE:

**OOSTBURG LUMBER COMPANY, Inc.**

SALESMAN: CONSTRUCTION  
SALES: 2000  
SALES: 2000  
SALES: 2000  
SALES: 2000

DATE	NO.	BY	CHKD.
10/1/00	2	JL	JL
10/1/00	2	JL	JL
10/1/00	2	JL	JL
10/1/00	2	JL	JL



NOTICE: This drawing is for informational purposes only. It is not intended to be used for construction. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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**FRONT (WEST) ELEVATION**  
SCALE 1/4" = 1'-0"  
**NOTE: REMOVE EXISTING GARAGE ROOF**  
Top of Finished 2nd Floor Surface



**REAR (EAST) ELEVATION**  
SCALE 1/4" = 1'-0"



**RIGHT (SOUTH) ELEVATION**  
SCALE 1/4" = 1'-0"

**IMPORTANT**  
FOR INFORMATIONAL PURPOSES ONLY  
NOT FOR CONSTRUCTION USE

**NOTICE:**  
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**OOSTBURG LUMBER COMPANY, Inc.**

PROJECT: **CONSTRUCTION**  
**STATE JOHNSON**  
**MANITOWISH LAKE, WI**

DATE	1/1/2024
BY	J. JOHNSON
CHECKED BY	J. JOHNSON
SCALE	1/4" = 1'-0"
PROJECT	CONSTRUCTION
DATE	1/1/2024

**PLAT OF SURVEY**

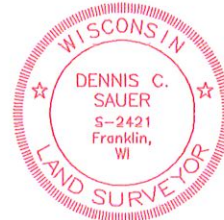
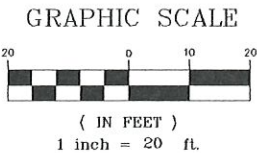
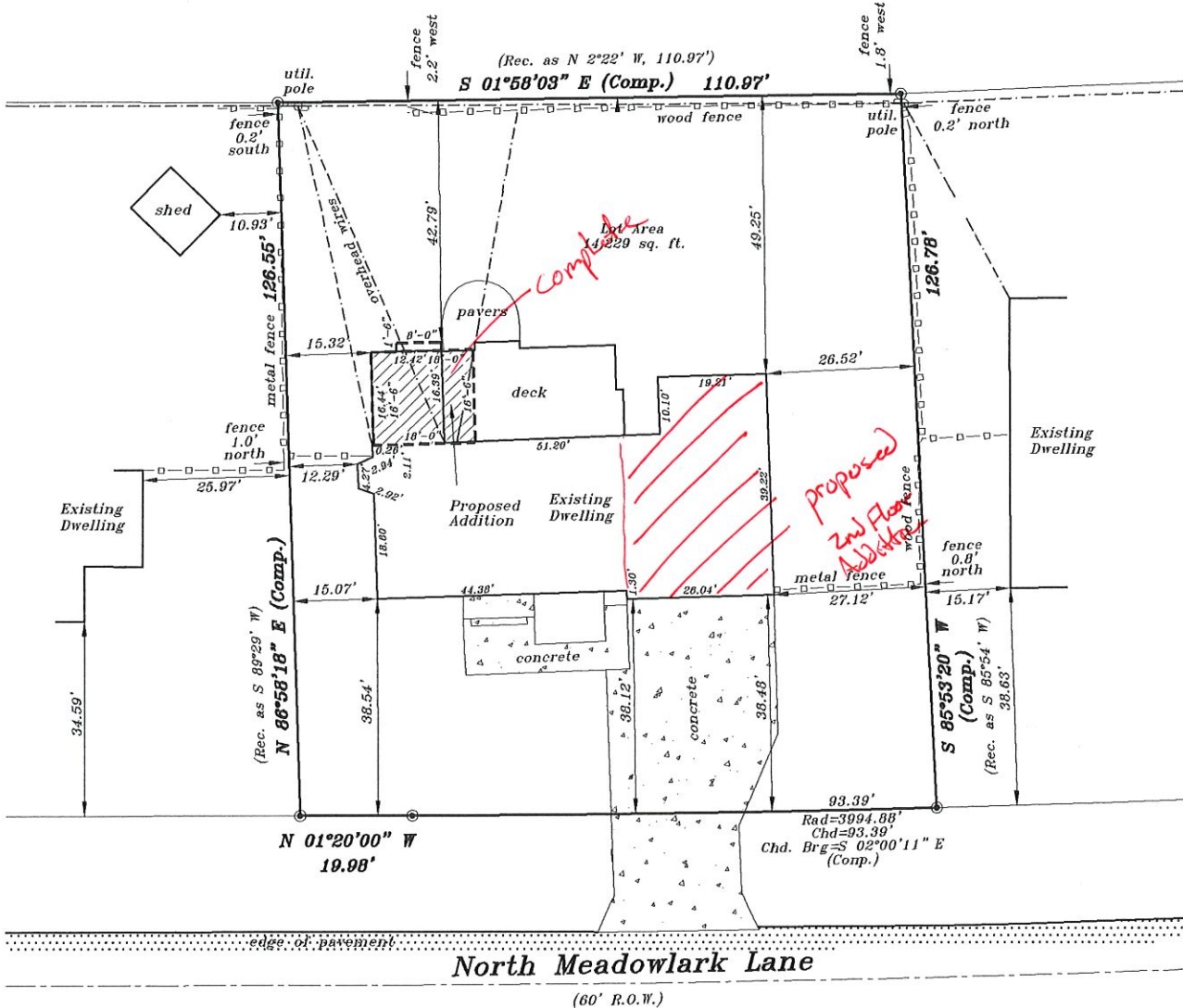
**LOCATION:** 9140 North Meadowlark Lane, Bayside, Wisconsin

**LEGAL DESCRIPTION:**

Lot 2, in Block 5, in **BAY SIDE**, a subdivision of 39 acres located in the Southeast 1/4 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee, Wisconsin.

November 28, 2017

Survey No. 108869



**METROPOLITAN SURVEY SERVICE, INC.**  
 PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS  
 9415 West Forest Home Avenue, Suite 202  
 Hales Corners, Wisconsin 53130  
 PH. (414) 529-5380 FAX (414) 529-9787  
 email address: survey@metropolitansurvey.com  
 ● — Denotes Iron Pipe Found  
 ○ — Denotes Iron Pipe Set

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

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED \_\_\_\_\_  
  
**Dennis C. Sauer**  
 Professional Land Surveyor S-2421