



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
July 20, 2020
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 July 6, 2020 meeting minutes.

III. BUSINESS

- A. **540 W Manor Circle – Edgar and Brenda Riteris** The proposed project is the installation of a red cedar wood picket fence with dog ear tops. The fence will be 4 feet high and will be a total length of 350 feet. There will be two single gates and one double gate.

Please review detailed plans [here](#).

- B. **433 W Manor Circle – Dragos and Ana Popa** The proposed project is a 15.5'x 21' garage addition. The addition will include engineered panel siding and fiber cement lap siding that will be the same color and style as the rest of the house.

Please review detailed plans [here](#).

- C. **9421 N Fairway Circle- Emilio and Nicola DeTorre** The proposed project is the installation of a 8'x12' shed with an open kayak rack on the back side. The shed will have LP engineered and treated siding that will be painted to match the house.

Please review detailed plans [here](#).

IV. ADJOURNMENT

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/84217521957?pwd=Y1hDTIUycUpOMFU5dWJwUmUvSWllUT09>

If using a telephone to dial in: 312-626- 6799. The meeting id is: 849 3188 7974, password 0468231254.

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



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
July 6, 2020
Remote Teleconferencing, 6:00pm

I. CALL TO ORDER

Chairperson Marisa Roberts called the meeting to order via remote teleconferencing at 6:00pm.

II. ROLL CALL

Trustee Liaison: Mike Barth

Chair: Marisa Roberts
Members: Elizabeth Levins
Tony Aiello
Dan Zitzer
John Krampf - Excused

Also Present: Village Manger Andy Pederson
Deputy Clerk Cassie Schmidt
There were four people in the audience

III. APPROVAL OF MINUTES

A. Approval of June 15, 2020 meeting minutes.

Motion by Trustee Barth, seconded by Elizabeth Levins, to approve the June 15, 2020 minutes.
Motion carried unanimously.

IV. BUSINESS

A. 9578 N Lake Dr – Adam and Laura Peck

Adam Peck appeared on behalf of the project. There were no neighbors in attendance.

Mr. Peck described the project as a 7.5'x 7.5' storage shed made from prefabricated plastic from Costco. It will be placed on top of a rubber leveling mat and small stones. It will be painted grey and black, and it will not be visible from the street.

Chairperson Roberts questioned the location of the shed. Mr. Peck stated that it will be placed on the western edge of the lot and would like to place as close to the lot line as the committee will allow, which is 20 feet.

Motion by Trustee Barth, seconded by Elizabeth Levins, to approve the shed. Motion carried unanimously.

B. 8919 N Regent Rd -Bunny and Joel Honigman

Joel Honigman appeared on behalf of the project. There were no neighbors in attendance.

Mr. Honigman described the project as an 8'x12' storage shed that is supplied and installed by Costco. The shed will have a black shingled top roof and painted white siding to match the house. There will be no electricity in the shed.

Chairperson Roberts questioned the location of the shed. Mr. Honigman stated that it will be placed on the south side of the house, 10 feet from the property line.

Motion by Dan Zitzer, seconded by Tony Aiello, to approve the shed. Motion carried unanimously.

C. 9140 N Meadowlark Ln – Renee Johnson

There was no one in attendance for this project.

The proposed project is the installation of a black majestic style aluminum ornamental picket fence. There will be approximately 188 feet of fencing that will be 4 feet high. The fence will include one 4'x4' walk gate and one 8' double drive gate.

Chairperson Roberts questioned the plat of survey showing where the fence would go. According to the survey, the fence would only go on three sides of the property.

Motion by Trustee Barth, seconded by Elizabeth Levins, to approve the project as proposed on the condition that the homeowner verifies that it will be connecting to another fence on the fourth side. Motion carried unanimously.

D. 1505 E Standish Pl – Abbey and Mike Line

Project Architect, Kathryn Kamm, appeared on behalf of the project. There were no neighbors in attendance.

Mrs. Kamm described the project as window replacement. The owners currently have a series of French and Picture windows. The French windows will be converted to casements. The set of windows on the SW side of the house will be lengthened from 50" tall to 80" tall, to match the adjacent door wall. The set of French doors at the NE second story elevation will be converted to a pair of casement windows to eliminate the access from the children's bedroom to the existing balcony.

Motion by Chairperson Roberts, seconded by Tony Aiello, to approve the project. Motion carried unanimously.

E. 9470 N Waverly Dr-David Arble

David Arble appeared on behalf of the project. There were no neighbors in attendance.

Mr. Arble described the updated project. The shed will have white siding and a black asphalt roof to match the house. The siding and the trim will be vinyl, so there will be no painted surfaces. There will only be two doors instead of three. There will be techny and steeplechase arborvitaes planted adjacent to the property line for screening.

Chairperson Roberts questioned which direction the garage door will face. Mr. Arble stated that it will face east, and the single door will face south.

Motion by Chairperson Roberts, seconded by Tony Aiello, to approve the shed as proposed, 15 feet from the lot line, and the techny and steeplechase arborvitaes on the east side of the shed, 10 feet from the lot line. Motion carried unanimously.

V. ADJOURNMENT

Motion by Chairperson Roberts, seconded by Tony Aiello, to adjourn the meeting at 6:28pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt
Deputy Village Clerk

Project Proposal

Date 6/30/20

Property Address 540 W Manor Cir

Zoning _____

☐ Accessory Structures/Generators

☐ Additions/Remodel

☐ Bluff Management

☐ Commercial Signage

☐ Decks/Patios

☒ Fence

☐ Fire Pits

☐ New Construction

☐ Play Structures

☐ Recreational Facilities/Courts

☐ Roofs

☐ Solar Panels/Skylights

☐ Swimming Pools

☐ Windows/Doors-change exceeds 25% of opening

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

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

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

7/8/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER: Edgar and Brenda Riteris PROJECT ADDRESS: 540 Manor Circle	PROJECT SUMMARY: New 350' long, 4' tall, open picket fence
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VILLAGE CODE REVIEW

LENGTH AND FENCE TYPE:

Proposed fence is more than 25 percent open and therefore is not limited in length.

Village code section 14-182 (L): *Fence type. Solid fences may be constructed with a total horizontal linear length not to exceed 15 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. All other permitted fences shall be constructed with at least a 25 percent open design. When proposing a new fence adjacent to a property that already has a fence, the applicant should consider (and the architectural review committee may encourage) matching that fence to achieve a harmonious look. Wood fences shall be unfinished, stained, or oiled and allowed to weather naturally to help them blend into the landscape. Other finishes may be acceptable but are subject to review and approval. The side of the fence facing neighboring properties shall always be a finished and not structural side of the fence. If a fence style contains posts on one side and a more finished side on the other, the more finished side shall face the neighboring property.*

PROPOSED FENCE TYPE AND LENGTH COMPLY

HEIGHT:

PROPOSED HEIGHT COMPLIES

MATERIAL / FINISH:

PROPOSED MATERIAL / FINISH COMPLIES

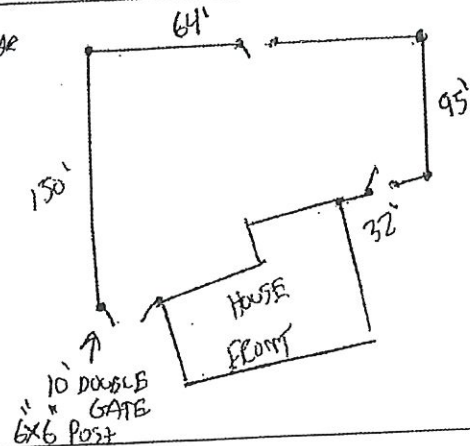
Nimmer Co., LLC
YOUR FENCE SOLUTION
chris@nimmerfencing.com
414-698-4614

☐ Hotline Needed _____ Time _____ Control Number _____ Date ☐ Spotted ☐ Not Spotted
☐ Nimmer Co., LLC to get permit ☒ Customer to get permit ☐ Permit Not Needed

<p style="text-align: center;">Submitted to</p> <p>Name <u>Edgar Riteris</u></p> <p>Street <u>540 W Manor Ct.</u></p> <p>City <u>Milwaukee, WI</u> Zip <u>53217</u></p> <p>Telephone _____</p>	<p style="text-align: center;">Work to be performed at</p> <p>Name _____</p> <p>Street _____</p> <p>City _____ Zip _____</p> <p><input checked="" type="checkbox"/> Same address as submitted to</p>
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We propose to furnish all labor and material for the erection of fence as described below:

Fabric WOOD Wire Only _____ 4" DOG EAR
RED CEDAR Total System 4" high picket Picket Backs
Footage 351' O.D. of Line Posts in inches 4"
Gauge _____ Line Posts spaced apart in feet 8 inches
Mesh _____ End and Corner Posts in inches 4"
Height 4' Gate Posts in inches 4" Quantity 4
Top Rail 2x4x8 Walk Gate Size (2) 4' wide
Tension Wire _____ Gate Posts in inches 6" Quantity 2
Top _____ Double Drive Gate Size 10'
Bottom _____ Gate Posts in inches _____ Quantity _____
Barb Wire _____ Cantilever Gate Size _____



(3 YEAR GUARANTEE)

Attention: Customer responsible for lot lines, dirt removal and permits.

Cost of Transaction \$ _____ Down Payment \$ _____ Balance Due on Completion \$ _____

Balance of payment is due upon completion. Late payments subject to interest charges as the rate of 1.5% per month on unpaid balance. Customer to pay all actual and reasonable attorney fees for contractor's attorney and costs of collections in the event of a contractual dispute that ultimately results in judgement of any amount being taken by contractor against customer. I have read and understand this contract. The price, specifications, and conditions are satisfactory and I hereby accept. You are authorized to do the work as specified.

CUSTOMER'S SIGNATURE _____ DATE _____

ACCEPTED BY _____ DATE _____

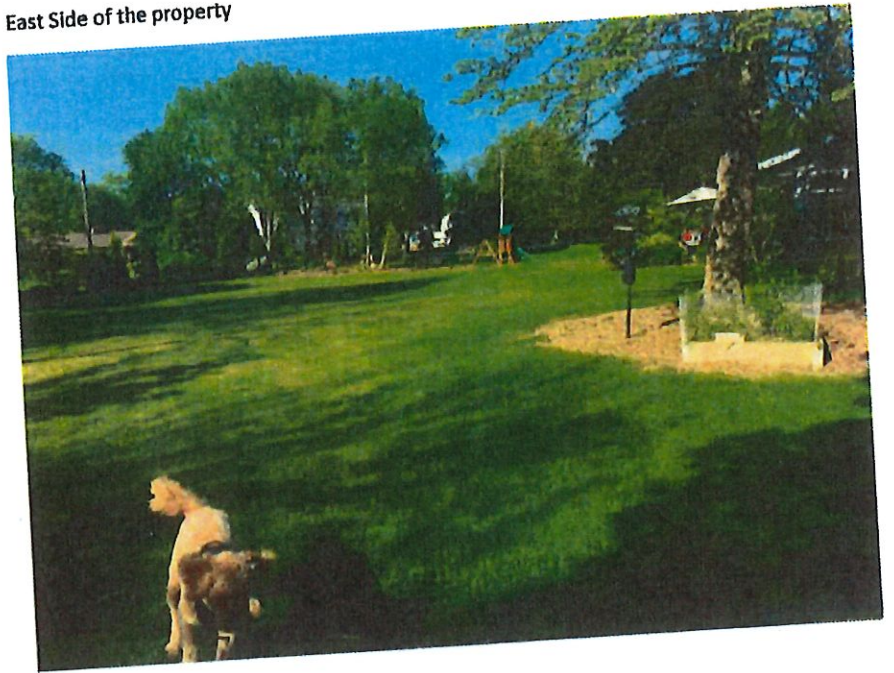
West Side of Property to the North End



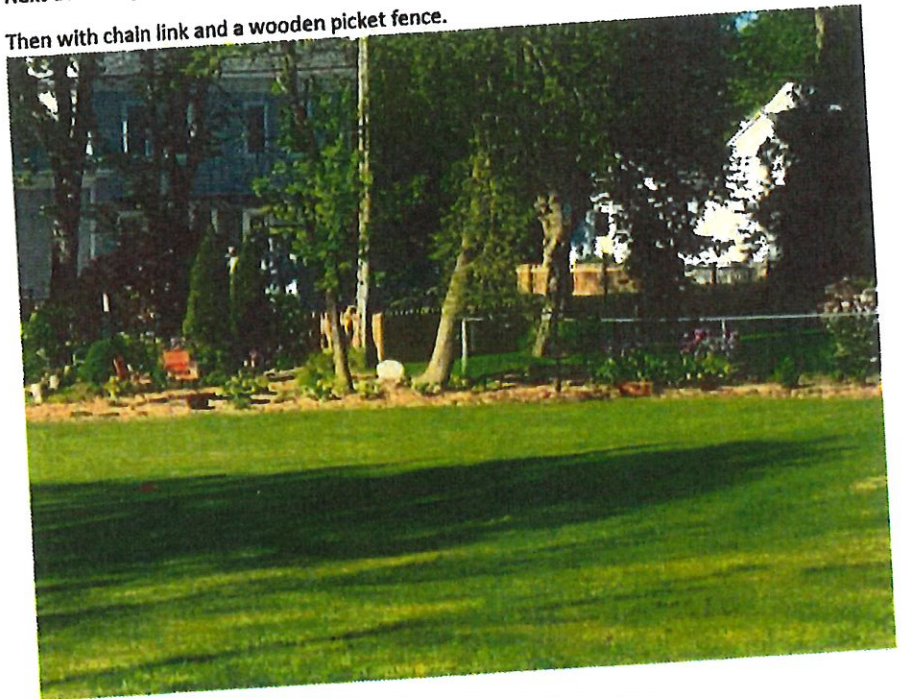
Full View of the property



East Side of the property



Next door neighbor's property without fencing and then the adjacent properties to
Then with chain link and a wooden picket fence.



Example 4' high open picket fence with dog ear tops



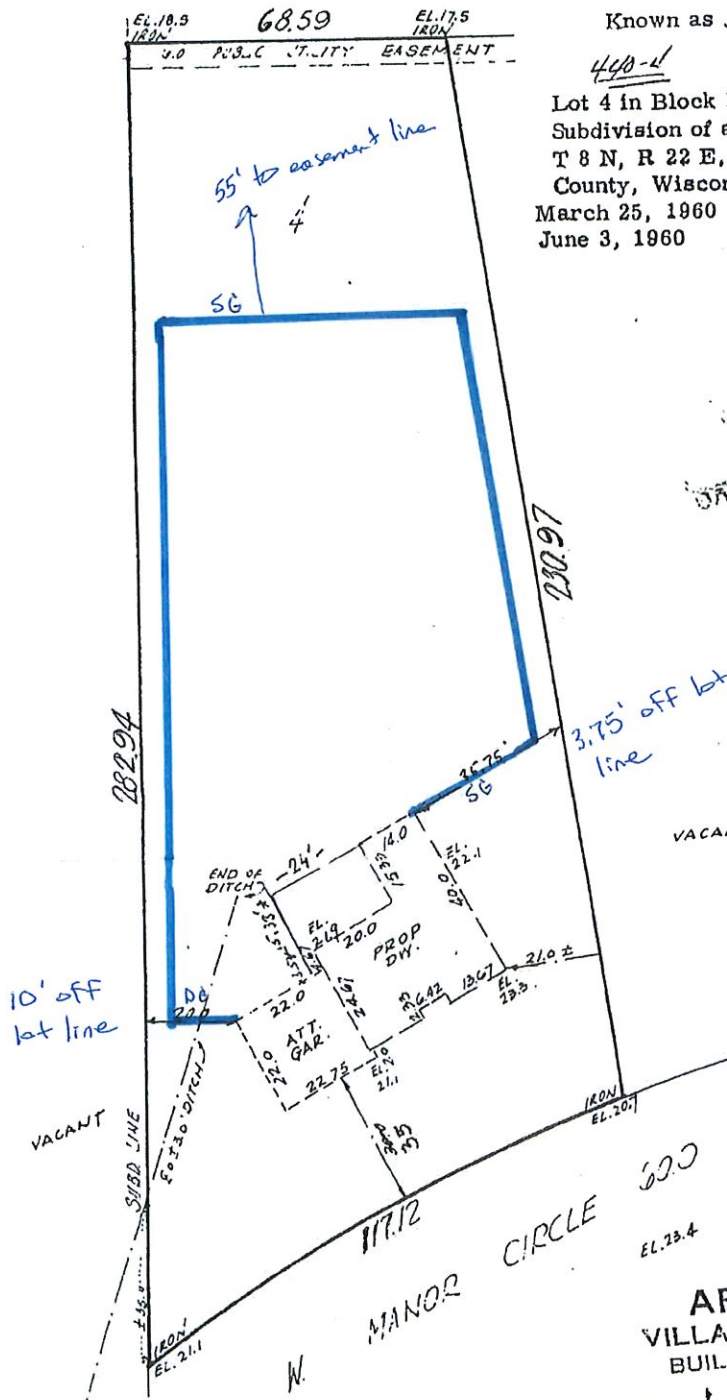
Plat of Survey

Known as 540 West Manor Circle, in
V of Bayside, Wisconsin

440-1
Lot 4 in Block 1 in MERTZ SUBDIVISION, being a
Subdivision of a part of the SE 1/4 of Section 5,
T 8 N, R 22 E, in the Village of Bayside, Milwaukee
County, Wisconsin.

March 25, 1960
June 3, 1960

Survey No. 93160-1
Revision No. 1



DATE 7-22-94

*For Coll
Due Strait
Mills
Dusty*

APPROVED
VILLAGE OF BAYSIDE
BUILDING COMMITTEE

DATE JUN 3 1960

We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE
CIVIL ENGINEERS AND SURVEYORS
3720 W. VLIET ST. BLUEMOUND 6-9830
MILWAUKEE 8, WISCONSIN



Kenneth E Burke
SURVEYOR



699.62' TOTAL
104.44' Privacy
25' open

Project Proposal

Date 6/23/2020

Property Address 433 W Manor Cir

Zoning _____

☒ Accessory Structures/Generators

☐ Additions/Remodel

☐ Bluff Management

☐ Commercial Signage

☒ Decks/Patios

☐ Fence

☐ Fire Pits

☐ Landscaping requiring Impervious Surface/Fill/Excavation Permit

☐ New Construction

☐ Play Structures

☐ Recreational Facilities/Courts

☐ Roofs

☐ Solar Panels/Skylights

☐ Swimming Pools

☐ Windows/Doors-change exceeds 25% of opening

☐ Other

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

15'6" x 21' garage addition and replacing the existing 12' x 14' wood deck with paver patio

***** 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

7/8/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER: Dragos Popa PROJECT ADDRESS: 433 W Manor Circle	PROJECT SUMMARY: Garage addition and replace wood deck with paver patio.
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VILLAGE CODE REVIEW

Reviewer believes this project complies with the following Village Code sections:

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

Proposed garage addition appears to be attached to the existing dwelling unit. This review does not include reviewing for compliance with the Wisconsin Uniform Dwelling Code. This review is only for Bayside Architecture Review Committee and Bayside zoning compliance. Additional review for the UDC is required. Contact your local building inspector for review requirements.

Garage complies with setback requirements.

Garage Addition & Patio

433 W Manor Cir

15'6" x 21' garage addition

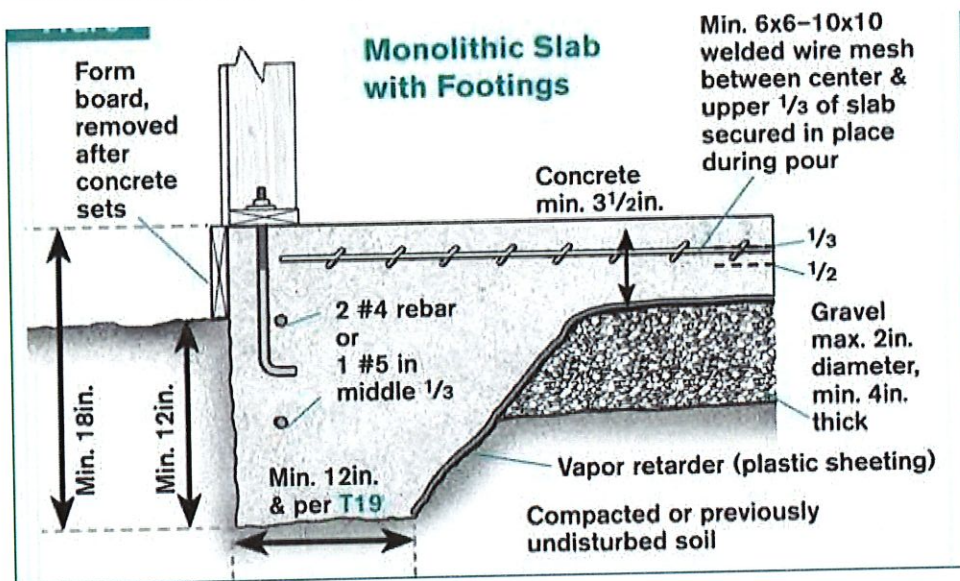
and replacing the existing wood deck with paver patio

Demolition

- The existing garage siding and South wall
- The existing wood deck

Garage Foundation

- Monolithic Slab with Footings



- The garage floor will be 4" thick concrete with reinforcement.

Framing

- New garage to be constructed with treated bottom plates, 2x4 Studs at 16" o.c., 7/16" OSB wall sheathing, Tyvek® house wrap, roof trusses match existing roof 4/12 +/- pitch roof trusses at 24" o.c., site determined overhangs at eaves and gable, 1/2" OSB roof sheathing.

Siding

- Installation of aluminum soffit and fascia system, engineered panel siding and fiber cement lap siding same style and color as the siding being replaced (rest of the house)

Gutters & Downspouts

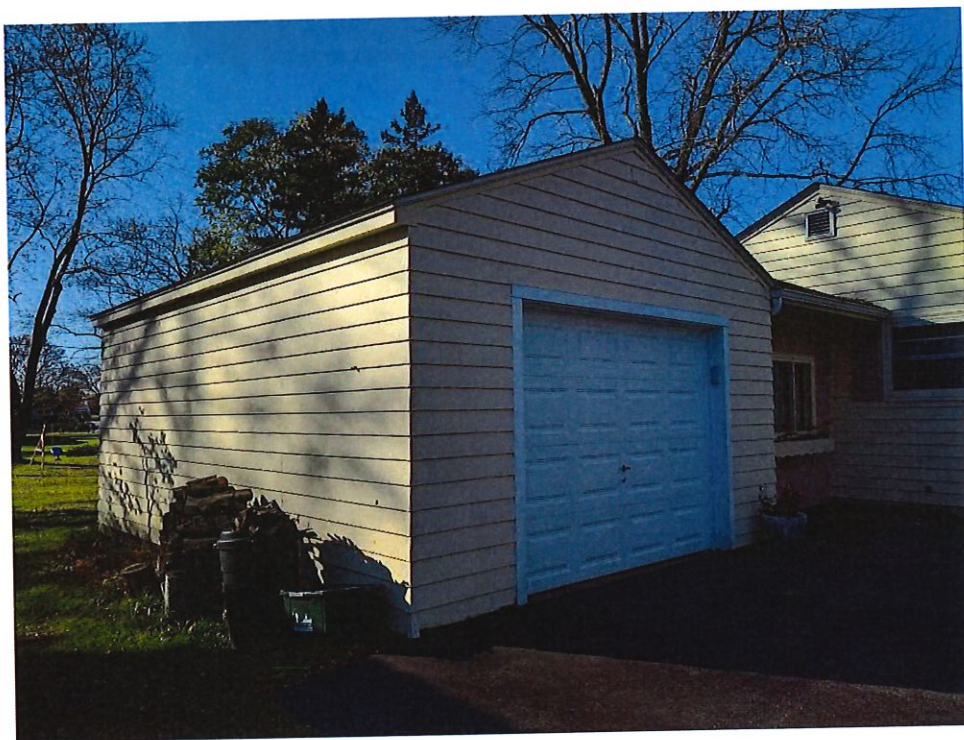
Paver Patio

- Replace existing 12'x14' wood deck with paver patio. 6" gravel base, landscape fabric, 1" leveling sand, 1" drop every 4 feet slope away from the house

IMAGES



West Side with measurements



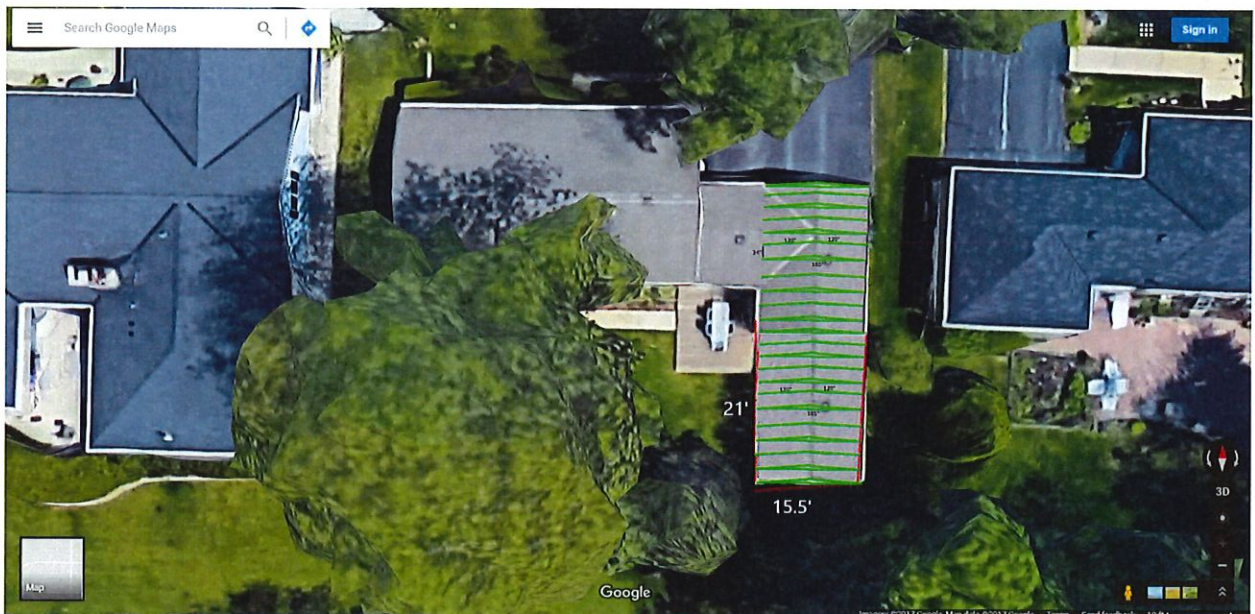
3/4 Front East Side



Existing Garage Roof Trusses



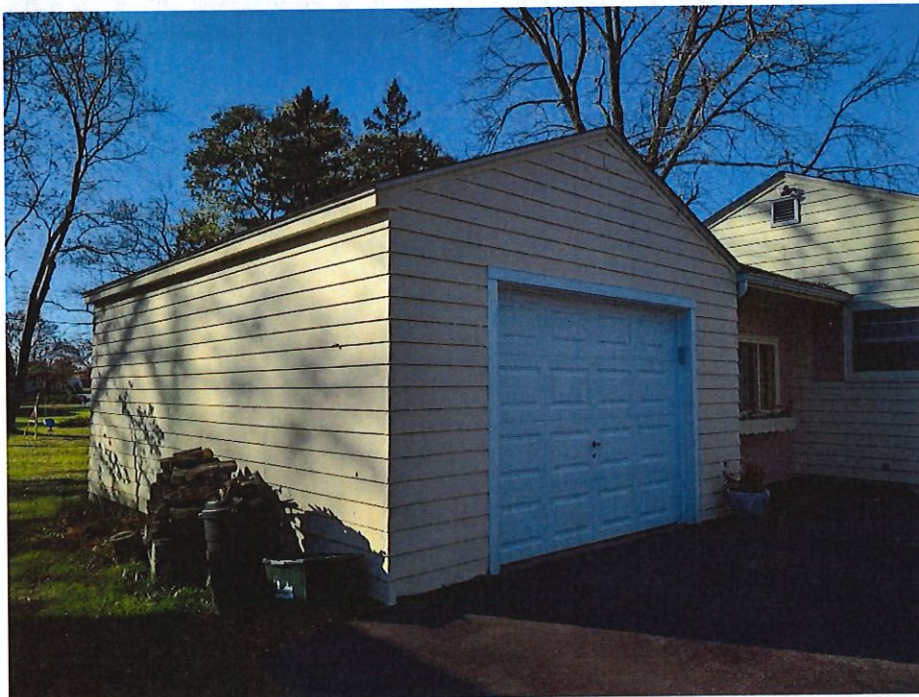
Proposed West Side Garage



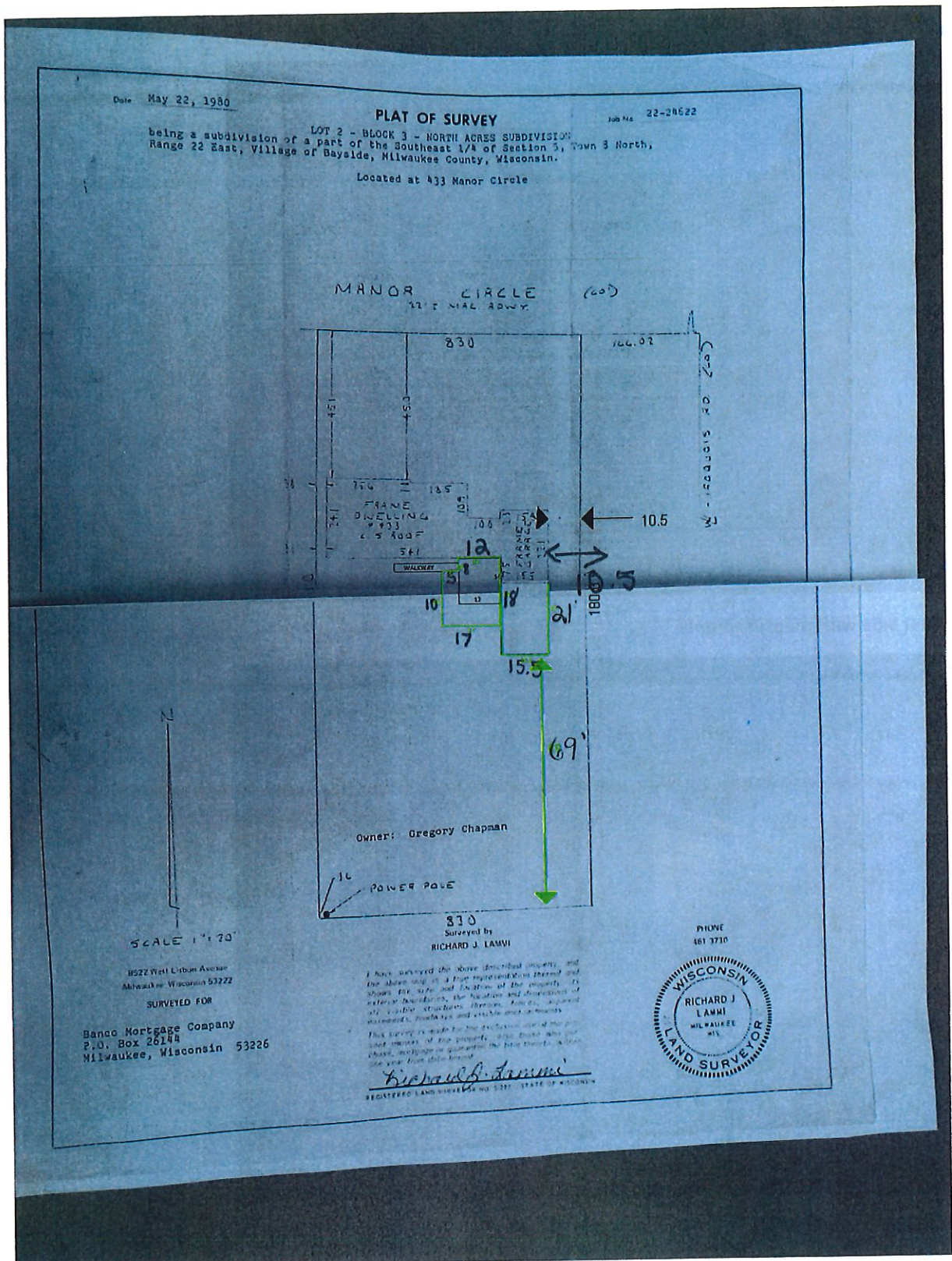
Proposed Top View Garage with trusses measurement



West Side with measurements



3/4 Front East Side



Plat of Survey with proposed garage and deck

Project Proposal

Date June 29, 2020

Property Address 9421 N Fairway Circle

Zoning _____

☒ Accessory Structures/Generators

☐ Additions/Remodel

☐ Bluff Management

☐ Commercial Signage

☐ Decks/Patios

☐ Fence

☐ Fire Pits

☐ Landscaping requiring Impervious Surface/Fill/Excavation Permit

☒ New Construction

☐ Play Structures

☐ Recreational Facilities/Courts

☐ Roofs

☐ Solar Panels/Skylights

☐ Swimming Pools

☐ Windows/Doors-change exceeds 25% of opening

☐ Other

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

Install shed with Kayak rack. Installation planned for 8-5-20.
shed: 8'x12' plus Kayak rack. (If the proposal is rejected because of the Kayak rack, please consider the proposal excluding the rack)
roof color: light brown siding color: tan to match the house
 ***** For Office Use Only *****

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Color photographs showing project location, elevations and surrounding views
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<input type="checkbox"/>	<input type="checkbox"/>	Building Permit
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<input checked="" 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

7/8/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER:
Emilio and Nicola DeTorre

PROJECT ADDRESS:
9421 N Fairway Circle

PROJECT SUMMARY:
New 8'x12' shed with kayak rack, light
brown with siding to match existing house

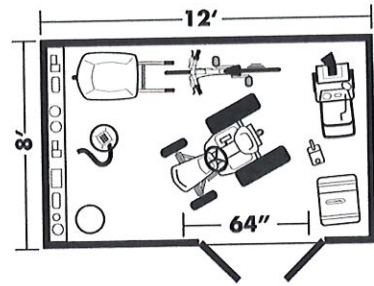
VILLAGE CODE REVIEW

Reviewer believes this project complies with the following Village Code sections:

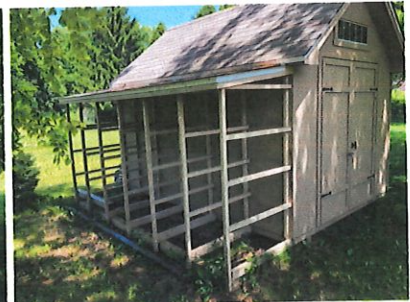
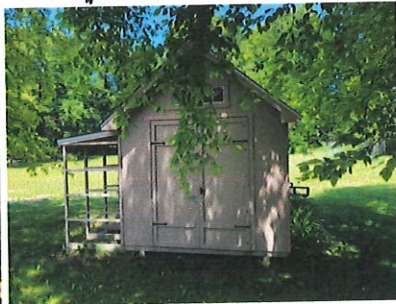
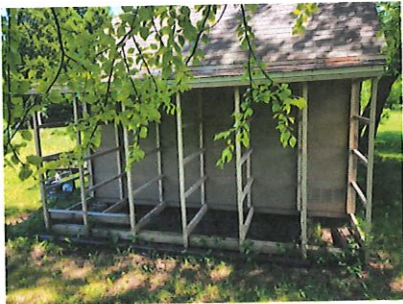
104-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

Shed complies with district 'B' setback requirements.

BASIC SHED:



ADDITIONAL KAYAK RACK ON ~~FRONT~~ BACK:



Kayak rack is open but has a roof. The shed in the picture is 8'x10' in size.

BUILDING SPECS:

- **Common Size:** 12'W x 8'D x 8'10"H
- **Actual Interior Dimensions:** 12'W x 8'D
- **Cubic Feet Storage:** 716
- **Floor size:** 12'W x 8'D
- **Recommended Concrete Slab Size:** 12'W x 8'D
- **Type of Floor:** Treated Frame & OSB Decking
- **Floor weight capacity:** 40 lb/square foot
- **Peak Height:** 9'3"
- **Sidewall Height:** 6'4"
- **Double Door Opening Width:** 64"
- **Double Door Opening Height:** 70"
- **Wall Framing:** 2 x 4
- **Joist Spacing:** 16" o.c.
- **Stud Spacing:** 24" o.c.
- **Number of Rafters:** 5 sets
- **Rafter Spacing:** 24" o.c.
- **Shelf:** 8'W x 12"D
- **Loft:** 8'W x 21"D
- **Overhang Length (Front):** 4.25"
- **Overhang Length (sides):** 1.75"
- **Assembled Weight:** 1,832 lbs.
- **Type of Vent:** Wall vents (2)
- **Aluminum Threshold:** Included
- **Continuous Piano Hinges:** Included
- **Type of Handle:** Locking T handle
- **Warranty:** Limited 15-year warranty
- **Roof Style:** Ranch
- **Roof Pitch:** 6.5/12
- **Maximum Roof Load (lb./ sq. ft.) :** 30 lb.
- **Maximum Wind Resistance (mph) :** 90 mph



SPECIAL FEATURES:

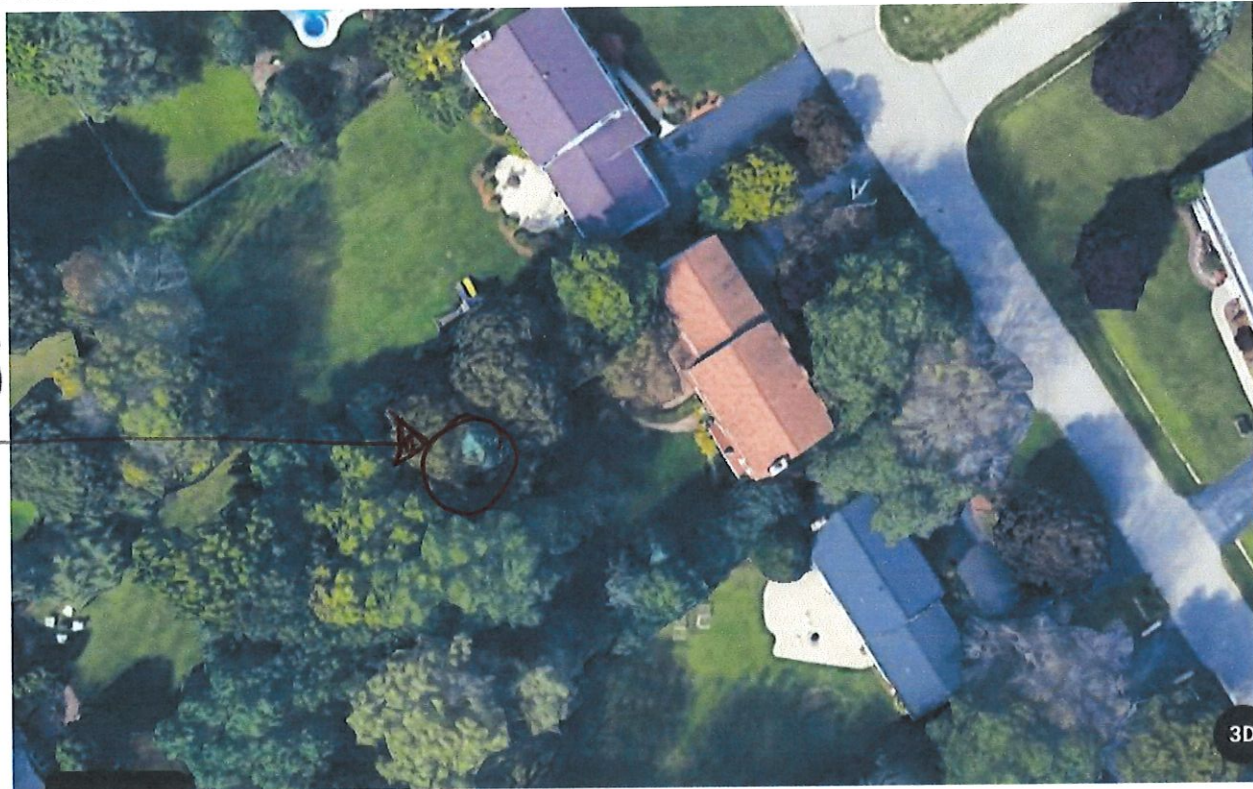
- 25-year shingles included with 5 colors to choose from
- Extra-wide 64" double doors accommodate ATV's, wheelbarrows, tractors, lawnmowers and more
- 8'W x 12"D shelf
- 2' deep storage loft
- Large operable window with shutters
- 6'4 tall sidewall height | 9'3" peak height
- Two wall vents provide ventilation
- LP® engineered & treated siding resists rot, decay & insects
 - Siding primed and ready for paint
 - Optional professional paint upgrade is available
- Heavy-duty locking handle provides easy access
- Premium 2x4 construction
- Roofing felt for added protection from moisture
- Complete floor system - treated 2x4 joists, 4x4 runners and engineered wood decking
- Aluminum threshold protects your entryway
- Decorative door hinges show off a classic look
- Professional installation included with purchase
- 15-year limited warranty

LOCATION VIEW:



Proposed
location
of shed

AERIAL VIEW AND LOCATION:



Proposed
location
of shed

