



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
February 8, 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 December 7, 2020 meeting minutes.

III. BUSINESS

- A. **9458 N Regent Court – Ryan and Dina Bruce** The proposed project is the installation of a two level treehouse, including a cantilevered lookout platform, net and branch railings, and a roof. The structure will rest on a foundation of heliacal auger piers and traditional concrete footings. Cedar and pressure treated framing will be attached to black locust posts and rest atop exterior grade glulam beams.

Please review detailed plans [here](#).

- B. **1225 E Manor Circle – Susan Pflieger** The proposed project is the conversion of an existing balcony into an enclosed Green Room. All materials for the exterior work will match existing details. The green room will be approximately 105 square feet.

Please review detailed plans [here](#).

- C. **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 deck and a 6 foot fence that will be made out of cedar wood.

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/81308667849?pwd=SWUyMjVvQjArZWk2cWlJMWRBelJpQT09>

If using a telephone to dial in: 1-312-626-6799. The meeting id is: 813 0866 7849, password 857926.



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
Dan Zitzer
Tony Aiello
John Krampf

Also Present: Deputy Clerk Cassie Schmidt
There were 3 people in the audience.

III. APPROVAL OF MINUTES

A. Approval of November 9, 2020 meeting minutes.

Motion by Elizabeth Levins, seconded by Trustee Barth, to approve the November 9, 2020 meeting minutes. Motion carried unanimously.

IV. BUSINESS

A. 8916 N Tennyson Drive- Shantanu and Amanda Singh

Shantanu and Amanda Singh appeared on behalf of the project. Project architect, Dan Betla, was also in attendance. There were no neighbors in attendance.

Mr. Betla described the project as a 694 square foot master bedroom addition off the back of the home. There will be no front elevation change. Sliding doors and casement windows will be installed on the rear of the home, and the new roof will match the existing.

Motion by Trustee Barth, seconded by Elizabeth Levins, to approve the project as described and presented in the application. Motion carried unanimously.

V. ADJOURNMENT

Motion by Trustee Barth, seconded by Elizabeth Levins, to adjourn the meeting at 6:09pm. Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt
Deputy Clerk

Project Proposal

Date Estimated Start Date: March 15th 2021

Property Address 9458 N. Regent Ct. Bayside WI 53217

Zoning B

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" 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 type="checkbox"/> Fence
<input type="checkbox"/> Fire Pits

<input checked="" 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.):

The proposed project is a two level treehouse "accessory structure". This structure will include a cantilevered lookout platform, net and branch railings, and a roof. The total square footage of the roof is greater than 50ft2 therefore an application for impervious surface will also be submitted. The structure will rest on a foundation of heliacal auger piers and traditional concrete footings. Cedar and pressure treated framing will be attached to black locust posts and rest atop exterior grade glulam beams. Attachments will be made with hurricane clips where required. Additional attachment to existing trees done using treehouse tabs.

***** **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



01/25/2021

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Ryan Bruce</p> <p>PROJECT ADDRESS: 9458 N. Regent Ct.</p>	<p>PROJECT SUMMARY: Treehouse accessory structure</p>
------------------------------------------------------------------------------------------	-----------------------------------------------------------

VILLAGE CODE REVIEW

Reviewer believes the accessory structure (treehouse) 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: Plans submitted for review are approved

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

1700, Setlakwe Street
 Thetford Mines (QC) G6G 8B2
 CANADA
 www.technometalpost.com

CONFIDENTIAL
 THE INFORMATION CONTAINED
 IN THIS DRAWING IS THE SOLE
 PROPERTY OF TECHNO METAL POST INC.
 ANY REPRODUCTION IN PART OR
 AS A WHOLE WITHOUT THE WRITTEN
 PERMISSION OF TECHNO METAL POST INC.
 IS PROHIBITED

REVISIONS

DATE	DESCRIPTION	REV.
2013/06/27	Revised of load capacity	1
2020/10/22	Revised entire drawing.	2

Client : _____

Client address : _____

NOT FOR CONSTRUCTION

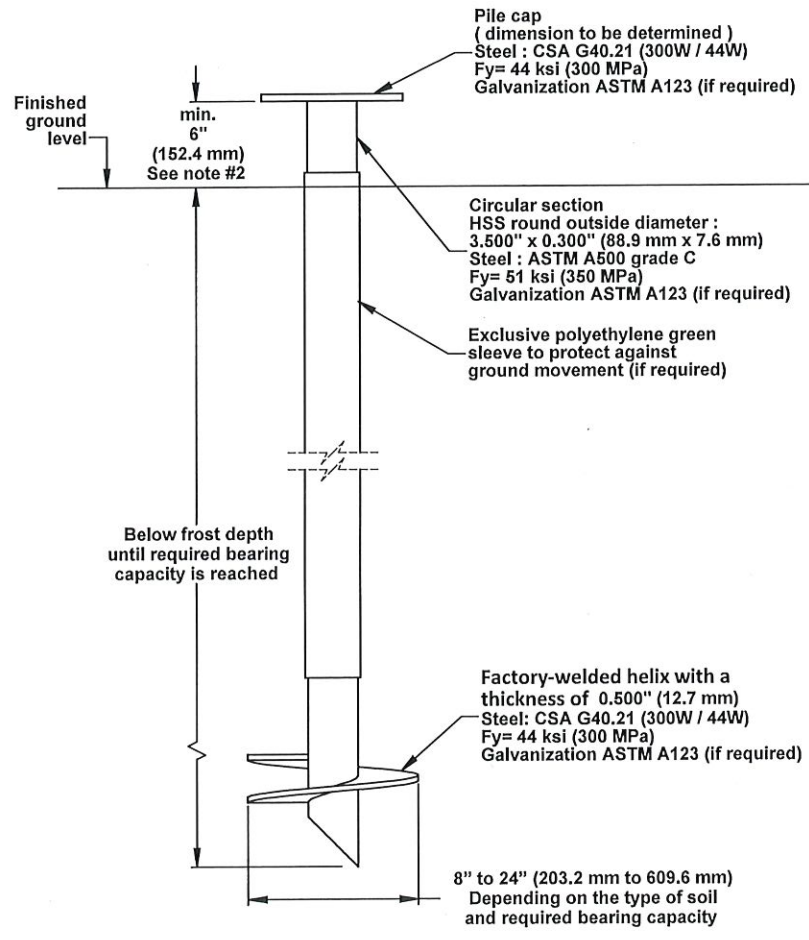
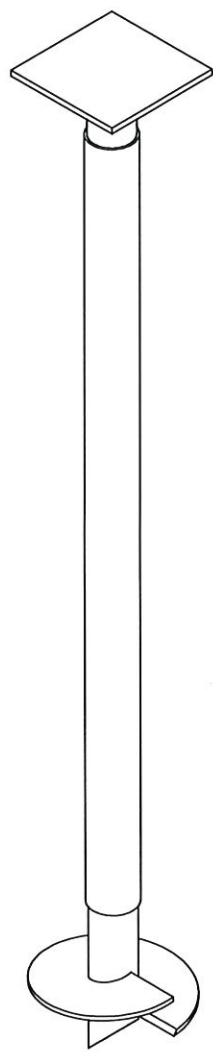
Project : _____

Drawing : **Techni Metal Post single helix Model P3HD**

Approved by : _____

Date : 2011/10/31 Scale : N/A

Drawing no : P3HD-Rev2-A-USA Page number : SHEET 1 OF 1



- NOTES:**
1. The designer must refer to the Techno Metal Post selection table regarding the bearing capacity of the piles.
 2. The minimum height shown on the plan is appropriate for aboveground applications only.

Shaft

Wall Thickness	0.216" (5.5 mm)
Round HSS Outside Diameter	3.5" (88.9 mm)
Available Standard Lengths	7'-0" (2.1 m) / 10'-6" (3.2 m)

Load Specifications

Max. Installation Torque :	
with Regular and Expanded coupling	8,509 ft-lb (11,527 N-m)
with Reinforced coupling	11,000 ft-lb (14,902 N-m)
Max. Allowable Capacity*	29.8 kips (132.4 kN) to 33 kips (146.7 kN)

* Higher load ratings could be considered with site-specific engineering.

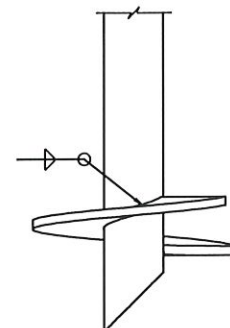
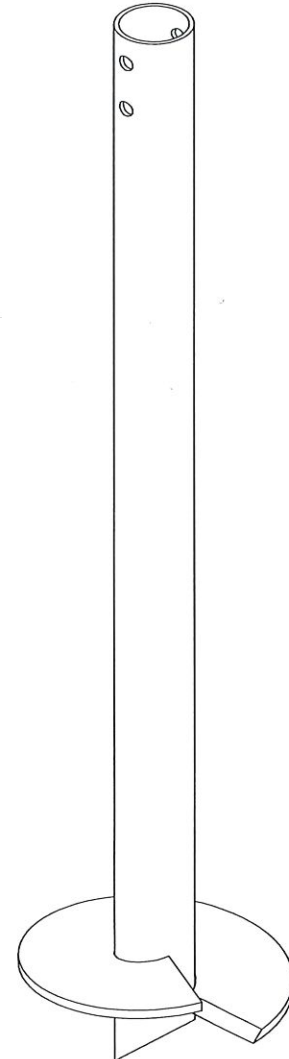
Technical Specifications

Commonly Used Structure	Heavy Residential Light to Medium Commercial Industrial
Code Evaluation	Listed per ICC-ES (ESR-3418) / IAPMO-UES (ER-481)
Standard Steel	ASTM A500 Grade C Fy=51 ksi min (350 MPa)
Black Steel Design Life	50 years per AC308
Coating	Galvanized or Black Steel
Galvanization Compliance	ASTM A123/A123M
Additional Corrosion Protection	Cathodic Protection System available

Helix

Pitch	3" (76.2 mm) / 5" (127 mm)
Thickness	0.5" (12.7 mm)
Standard Steel	CSA G40.21-44W Fy=44 ksi min (300 MPa)
Coating	Galvanized or Black Steel
Multiple Welded Helix	Available
Helix Size*	8" (203 mm) to 24" (610 mm)

* Other sizes available upon request.

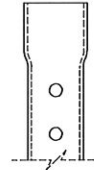
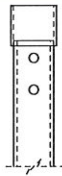


Sleeve (Available)

Function Utility	Protection against soil movements
Wall Thickness	1/16" (1.6 mm)
Round HSS Outside Diameter	± 3.75" (± 95.2 mm)
Length	± 66" (± 1.67 m)
Weight	± 1.5 lb (± 0.68 kg)
Material	HDPE
Color	Green

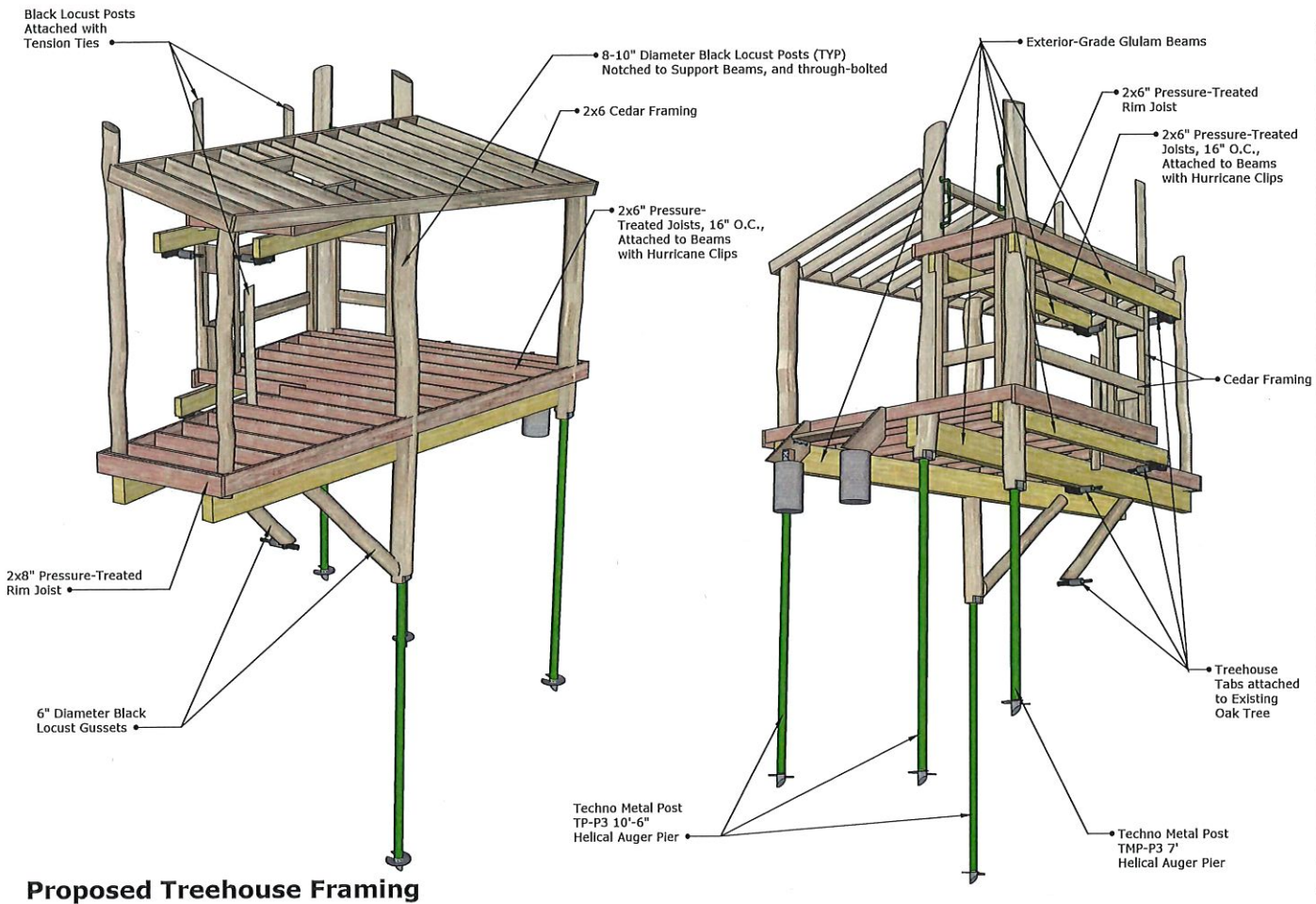


Outside Couplings



	Regular	Reinforced	Expanded
Assembly	Welded	Welded	-
Wall Thickness	0.226" (6 mm)	0.226" (6 mm)	0.188" (4.8 mm)
Round HSS Outside Diameter	4" (102 mm)	4" (102 mm)	4" (102 mm)
Standard Steel	ASTM A500 Grade C Fy=51 ksi min (350 MPa)	ASTM A500 Grade C Fy=51 ksi min (350 MPa)	ASTM A500 Grade C Fy=51 ksi min (350 MPa)
Length*	3.5" (88.9 mm)	8.75" (222.3 mm)	2.5" (63.5 mm)

* Length of outside coupling welded on-site.



GRG
PLAYSCAPES
PROSPECTORS

GRG Playscapes
414.219.5007
www.grgplayscapes.com
4121 S. 6th St.
Milwaukee, WI 53221

CLIENT
Bruce Residence
5458 N. Regent Court
Bayside, WI 53217

DATE
10.21
11.21
1.13.21

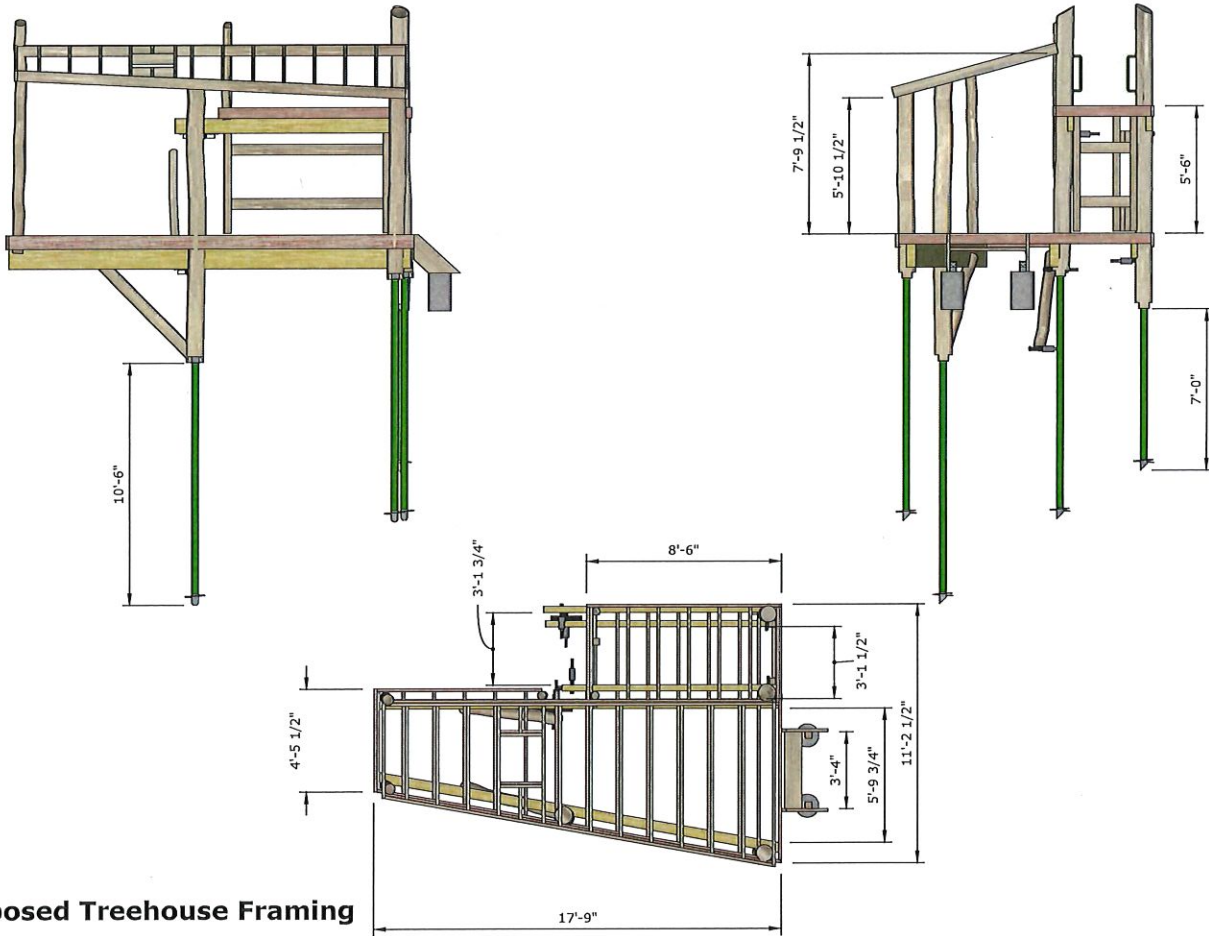
PRODUCT
Treehouse

DRAWN BY
Aaron Holder
11/17
Scale: NTS

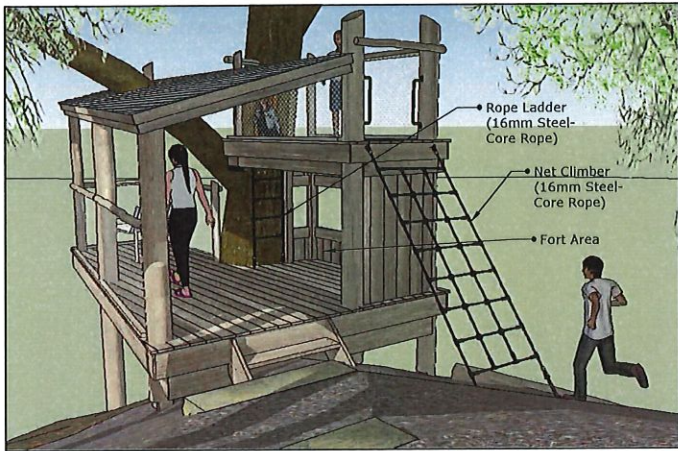
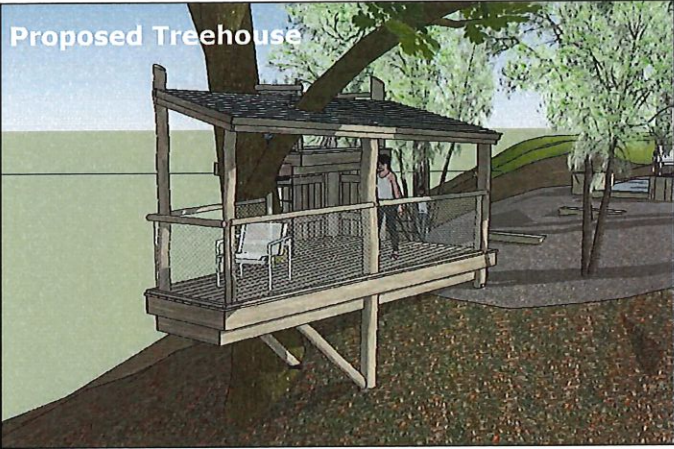
a

6

Proposed Treehouse Framing



 GRG PLAYSCAPES <small>DESIGN • BUILD • MAINTAIN</small>	CLIENT Bruce Residence 9458 N. Regent Court Bayshore, WI 53217	ISSUE 14-21 11/17 11/3/21
	PROJECT Treehouse	DRAWN BY Aaron Rolden 11x17 Scale: 1/4"=1'



GRG Playscapes
414.219.9007
www.grgplayscapes.com
4121 S. 6th St.,
Milwaukee, WI 53221

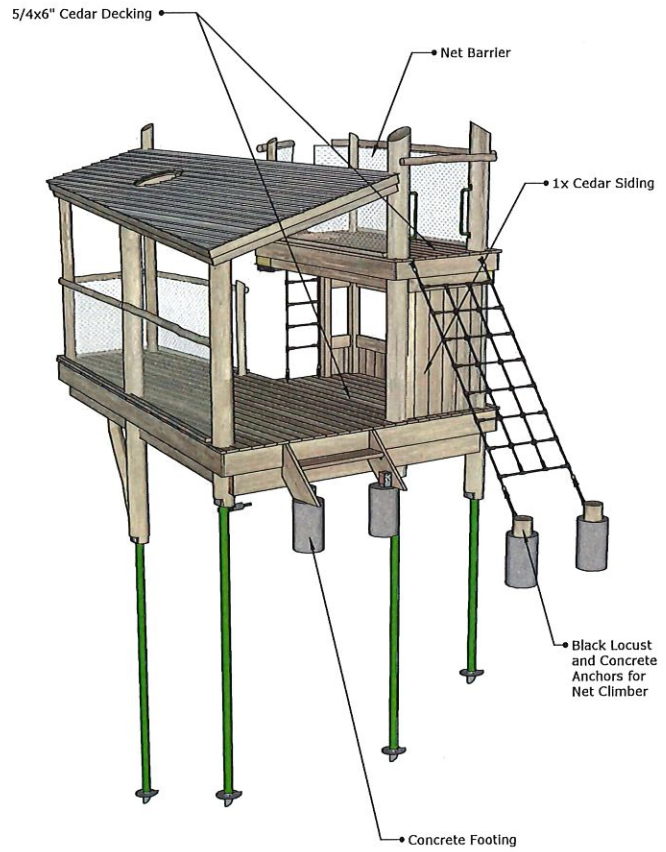
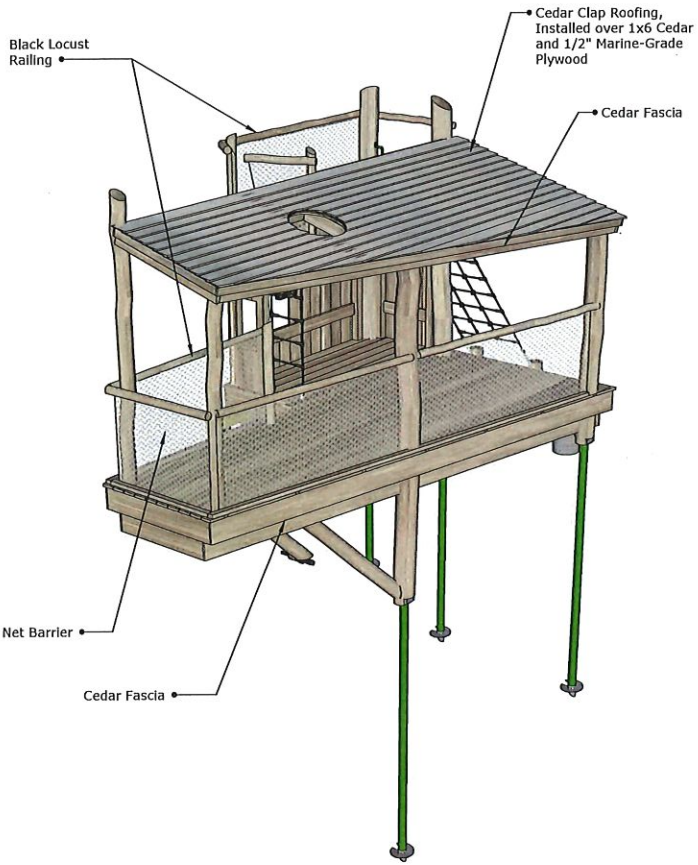
CLIENT
Bruce Residence
9458 N. Resent Court
Bayside, WI 53217

ISSUE
1.4.21
REVISED
11/2021

PROJECT
Treehouse

DRAWN BY
Aaron Holder
discuss@grg.com
11/18/21
Scale: NTS





Proposed Treehouse

GRG
PLAYSCAPES

GRG Playscapes
414.219.9007
www.grplayscapes.com
4121 S. 6th St.,
Milwaukee, WI 53221

CLIENT
Bruce Residence
9458 N. Resient Court
Bayside, WI 53217

ISSUE
1.4.21
Revisions:
1.13.21

PRODUCT
Treehouse

DRAWN BY
Aaron Holder
11/17/20
Scale: NTS

a

5







710 N. ELM GROVE ROAD
 ELM GROVE, WISCONSIN
 53122-4100 TEL: 414-1107

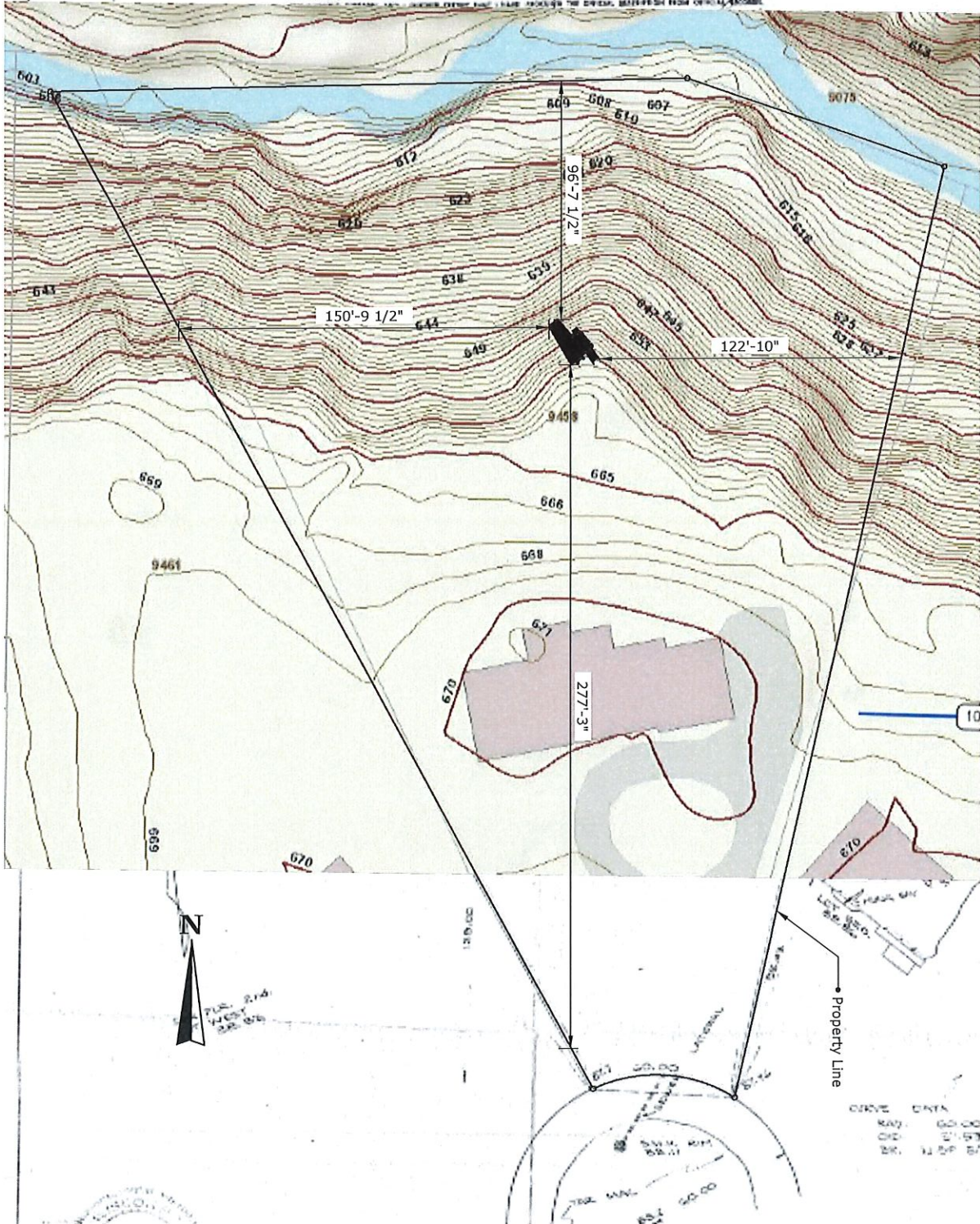
Owner: Mr. Dave Rice
 Location: No. Regent Court

DESCRIPTION OF PROPERTY
 Lot 16, Block 1, of Bayside Terrace Park, being a subdivision of a part of the Assessment
 945818, No. 336 and a part of the Sections 1/4 of Section 4, Township 8 North,
 Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

NOTES:
 1. GENERAL 1/8" = 40' PLOT 1:0" GUT
 2. SETBACKS 1:0" = 40' GUT, OTHER TRACKS AT 1:0" = 40' GUT
 3. PROPOSED LOT SEAT

LINE OF WATERWAY
 SOUTH OF NEWARK

I HEREBY CERTIFY THAT THE ABOVE SURVEY IS A TRUE REPRESENTATION OF THE LOT LINES, DIMENSIONS AND OF THE PROPOSED LINES OF
 THE PROPERTY LINES, AS SHOWN ON THIS PLAN, ACCORDING TO THE ORIGINAL SURVEY FROM OFFICIAL RECORDS.



11-0016

LANDRY SURVEY SERVICE

910 N. ELN GROVE ROAD

ELM GROVE, WISCONSIN

PH. 414.481.1100 FAX 414.410.1107

PROFESSIONAL
SURVEYOR
STATE OF WISCONSIN

PLANS, MAPS, SURVEYS
PERSONAL AND OTHER
SURVEYING INSTRUMENTS

OWNER: Mr. Bruce Bice

LOCATION: 9458 N. Regent Court

DESCRIPTION OF PROPERTY

Lot 16, Block 1, of Bayside Marina Park, being a Subdivision of a part of the Assessment Subdivision No. 275 and a part of the Sections 1, 2 of Section 4, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

NOTES:

- 1. 4 SIDINGS 1.0" 2004 PPS
- 2. INTERMITTENT SIDING 1.0" 2004 PPS, OTHER STAGES AT APPROXIMATELY
- 3. PROPOSED LOT STAIRS

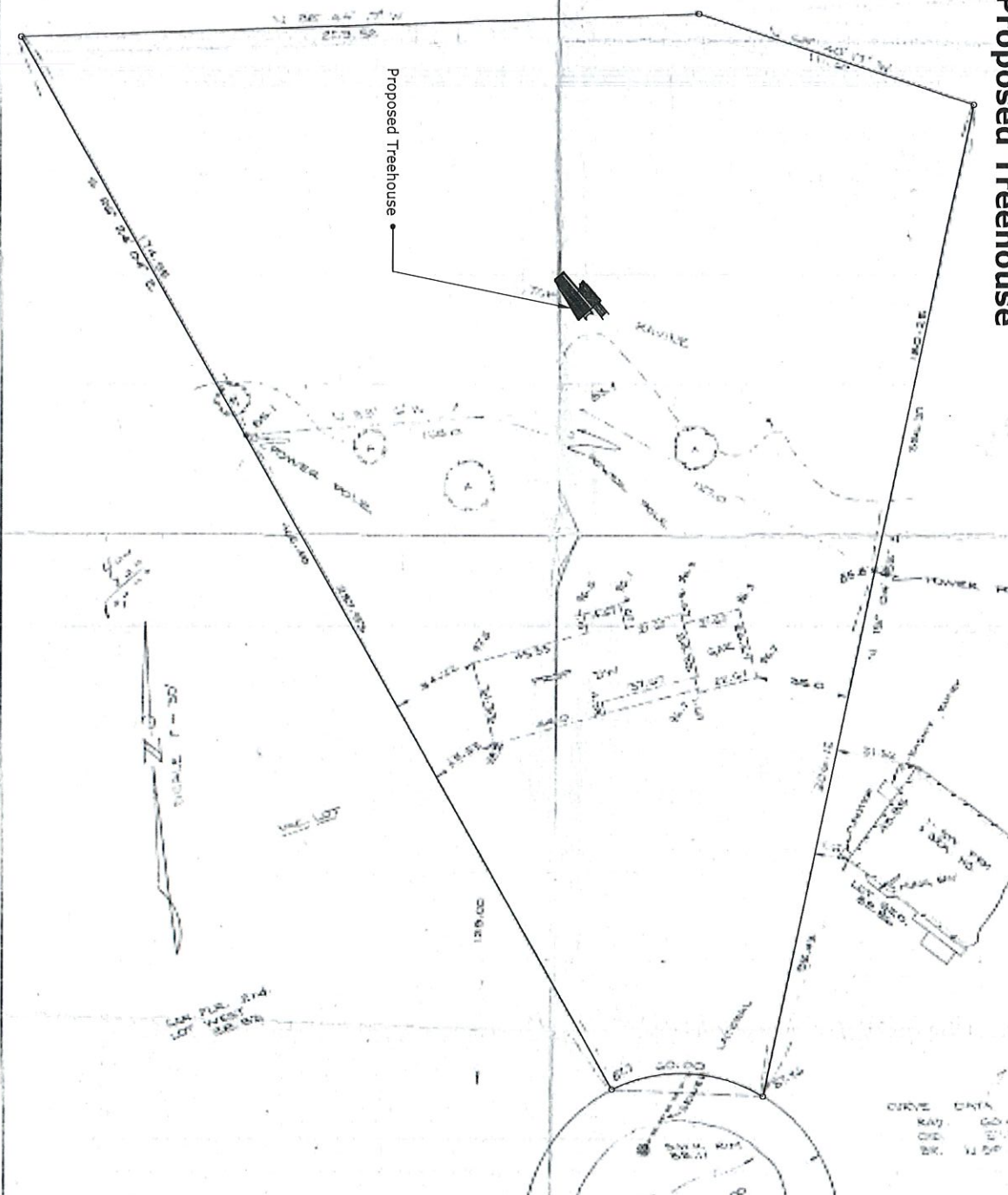
1.0" 2004 PPS

DATE OF SURVEY: May 17, 1993

I HEREBY CERTIFY THAT THE ABOVE SURVEY IS A TRUE REPRESENTATION OF THE LOT LINES SHOWN AND OF THE PROVISIONAL LINES OF THE BUILDING FOOTPRINTS AND I FURTHER CERTIFY THAT I HAVE APPROVED THE DESIGN, MEASUREMENT FROM ORIGINAL RECORDS

DATE OF ISSUE: May 17, 1993

Signature and Stamp: [Signature]



Plat of Survey with Proposed Treehouse

2	<p>9</p> <p>DRAWN BY Aaron Holder</p> <p>DESCRIPTION 11x17</p> <p>Scale: 1"=40'</p>	<p>PROJECT Treehouse</p>	<p>ISSUE 1.4.21</p> <p>RE-ISSUE 1.13.21</p>	<p>CLIENT Bruce Residence 9458 N. Regent Court Bayside, WI 53217</p>	<p>GRG Playscapes 414.219.9007 www.grgplayscapes.com 4121 S. 6th St., Milwaukee, WI 53221</p>	
---	----------------------------------------------------------------------------------------------------	------------------------------	-----------------------------------------------------	----------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	--

Project Proposal

Date 1.22.21

Property Address 1225 E. Manor Circle

Zoning _____

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Accessory Structures/Generators
<input checked="" type="checkbox"/> Additions/Remodel
<input type="checkbox"/> Bluff Management
<input type="checkbox"/> Commercial Signage
<input type="checkbox"/> Decks/Patios
<input 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.):

Converting an existing balcony into an enclosed Green Room. All materials for the exterior work - roof/trim/siding/etc. to match existing details. Project is about 105 SQ.FT.

***** 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. & Mrs. Gruendyke</p> <p>PROJECT ADDRESS: 1225 E. Manor Circle</p>	<p>PROJECT SUMMARY: Enclose existing balcony to a green house</p>
----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

VILLAGE CODE REVIEW

Reviewer believes the accessory structure (green house) 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: Need structural analysis before issuance of building permit
Shall follow all applicable State Codes

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

SHEET INDEX:

SHEET 1	SHEET INDEX, PROPOSED EXTERIOR PERSPECTIVES, NOTES
SHEET 2	DETD PLAN, PROPOSED FLOOR PLAN, ELECTRICAL PLAN, NOTES
SHEET 3	EXTERIOR & PROPOSED REAR & SIDE ELEVATIONS, NOTES
SHEET 4	INTERIOR ELEVATION & PERSPECTIVES PROPOSED BUILDING SECTION, NOTES

NOTICE:

TO ALL CONTRACTORS BIDDING THIS PROJECT

INDIVIDUAL ATTENTION AND EXERCISE HAVE GONE INTO THE ARCHITECTURAL DESIGN OF THESE DRAWINGS. FOR THIS REASON, FEN DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO DEFICIENT WORKMANSHIP BY ANY CONTRACTORS AND / OR SUPPLIERS. CONTRACTORS TO NOTIFY FEN DESIGN IMMEDIATELY IF ANY ERRORS ARE FOUND IN THE PRINTS THEMSELVES.

CONTRACTORS TO VERIFY ALL PARTS OF THESE PRINTS PERTAINING TO THEM. UNDERSIENERS TO REVIEW STRUCTURAL LAYOUTS AND CALCULATIONS BASED ON PROPOSED DESIGN AND CONFIRM FOR APPLICATION. ALL RELEVANT CONTRACTORS INVOLVED WITH THIS PROJECT TO PROVIDE PERMISSION WITH ONE (1) COPY OF CANADIAN CLUB - HIBERNY ONLY. IF THEY DO NOT RESPOND ABOUT THIS NOTE EACH IS INTENDED TO MAKE SURE THAT THE CONTRACTOR HAS REVIEWED THESE DOCUMENTS AND BRING THEM TO THE DESIGNER'S ATTENTION ANY FORESEENABLE CONCERNS SO THAT THESE CONCERNS MAY BE DEALT WITH PRIOR TO CONSTRUCTION.

PROJECT DATA:

WINDOWS

SUPPLIER TO VERIFY ALL WINDOWS AND SUBMIT A LIST TO THE DESIGNER AND OWNER PRIOR TO ORDERING - FOR VERIFICATION PURPOSES. ALL HARDWARE TO BE DETERMINED BY OWNER. WINDOWS TO BE GLASS EXTERIOR - COLOR VERIFIED BY OWNER. WINDOWS TO BE WOOD INTERIOR - STAIN & PAINT GRADE (PREFED) - VERIFY LOCATIONS. SUPPLIER TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS. WINDOWS ARE LABELED WITH MARVIN'S SIZES.

WALL TEXTURE

DRYBELL WORK TO BE 1/2" ON WALLS AND 1/2" ON CEILING. DRYBELL TEXTURE TO BE SMOOTH FINISH. (DRYBELL CONTRACTOR TO VERIFY EXACT TEXTURE & MATERIAL W/ OWNER / BUILDER)

TRIM

ALL FOLDINGS - FINISH CARPENTER & LUMBERYARD TO VERIFY WITH OWNER/DESIGNER. STAIN GRADE MATERIAL TO BE INSTALLED - VERIFY WITH OWNER/DESIGNER.

BASE - TO MATCH EXISTING - VERIFY W/ OWNER

CASING - TO MATCH EXISTING - VERIFY W/ OWNER

FINISH CARPENTER TO CONFIRM ALL DETAILS WITH DESIGNER PRIOR TO INSTALLATION

INSULATION

CORNBOND FOAM - PER CODE REQUIREMENTS

-BID AS ALTERNATE-

BATT INSULATION - PER CODE REQUIREMENTS

HVAC SYSTEM

HVAC CONTRACTOR TO REVIEW EXISTING SYSTEM - FORCED AIR & OTHER SOLUTIONS IF A USER IS APPLICABLE. VERIFY EXISTING / PROPOSED LAYOUTS W/ NEW DESIGN.

ELECTRICAL

ELECTRICAL CONTRACTOR TO VERIFY EXISTING & PROPOSED CONDITIONS. VERIFY EXISTING SERVICE PANEL. ELECTRICAL LAYOUT TO BE REVIEWED WITH THE OWNER / BUILDER. SEE ATTACHED ELECTRICAL PLAN FOR GUIDELINE - CONFIRM W/ OWNER / BUILDER.

PLUMBING

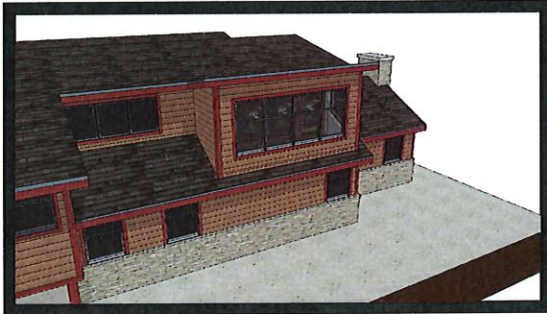
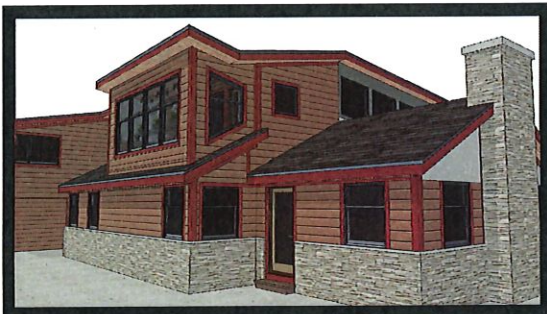
PLUMBING CONTRACTOR TO VERIFY EXISTING PLUMBING CONDITIONS & VERIFY THAT THE MECHANICALS CAN WORK W/ THE STRUCTURE. PLUMBER TO REVEAL / COORDINATE ACCESSORS IF & WHERE REQUIRED. ALL FIXTURES TO BE APPROVED BY OWNER.

CABINETRY

ALL CABINETRY TO BE APPROVED BY OWNER. VERIFY HARDWARE, MATERIALS AND STAIN FINISH WITH OWNER. CABINETRY TO BE APPROVED BY OWNER. CABINET SHOP TO PROVIDE PROPER SHOP DRAWINGS. CABINET MAKER TO REVIEW ALL DETAILS WITH OWNER / BUILDER.

EXTERIOR & INTERIOR VENEERS

ALL EXTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER. ALL NEW EXTERIOR MATERIALS TO MATCH EXISTING DETAILS IF POSSIBLE. ALL INTERIOR MATERIALS & COLORS TO BE VERIFIED AND APPROVED BY OWNER.



EXTERIOR PERSPECTIVES

NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY

NOTE: ALL ROCKLAY BEAMS SHOULD BEAR ON TO FOUNDATION OR BEAR BEAM CARPENTERS TO PROVIDE BLOCKS WHERE NEEDED

NOTE: PROPOSED WINDOW DRAINS HAVE TO BE INSTALLED AS SHOWN OR ONLY SETBACK SUPPLIER TO VERIFY ALL DRAIN WITH DESIGNER PRIOR TO HARDWARE. WINDOW DRAINS SHALL BE USABLE FOR EXISTING WALLS ONLY.

NOTE: IT IS UNDERSTOOD THAT THE PLAN AND SPECIFICATIONS COULD BE MODIFIED HEREIN BASED ON THE COMMENTS AND FEN DESIGN, LLC. THESE DOCUMENTS ARE FOR THE SOLE USE OF FEN DESIGN, LLC FOR THE CONSTRUCTION OF THIS PROJECT AND USE OF THESE DRAWINGS BY ANY OTHER PARTY VIOLATES RESPONSIBILITY OF FEN DESIGN, LLC OF GENERAL REPRESENTATION.

NOTE: ROOM CARPENTER TO PROVIDE M' OF FINISH FOR ALL ROOMS AS POSSIBLE OVER 4' OF FINISH TO BE DOOR OPENING. REFER TO ADJACENT WALL.

NOTE: THE WALLS TO BE COATED TO ALL APPLICABLE CODES ACCORDING TO THE "WISCONSIN UNIFORM DRAINAGE CODE". ALL CONTRACTORS ARE RESPONSIBLE FOR KNOWING THE CODES - GOVT OR MUNICIPAL.

NOTE: ALL MECHANICAL LOCATIONS WILL BE VERIFIED. ALL MECHANICAL LOCATIONS WILL BE VERIFIED. ALL MECHANICAL LOCATIONS WILL BE VERIFIED. ALL MECHANICAL LOCATIONS WILL BE VERIFIED.

NOTE: ALL EXTERIOR WALLS TO BE FACE OF THE CONSTRUCTION. DESIGN OVERLAYS NOTED - FROM EXIST WALL. EXTERIOR WALLS SCALE OUT AT 8'-0" / 0'-7" + 8'-0" + 1'-0"

NOTE: VERIFY CONCEPT AND BACKUP PLAN DETAILS. REVIEW WITH OWNER.

NOTE: CABINET MAKER TO PROVIDE SHOP DRAWINGS.

NOTE: CONTRACTOR FABRICATOR TO PROVIDE SHOP DRAWINGS.

NOTE: LUMBERYARD AND / OR STRUCTURAL ENGINEER TO VERIFY AND PROVIDE PROPER WALL BRACKS SPECIFICATIONS PER LOCAL UNIFORM DRAINAGE CODE 2018.

NOTE: DIMENSIONS MAY NOT BE EXACT. ALL CONTRACTORS AND BUILDERS TO FIELD VERIFY ANY AND ALL MEASUREMENTS FROM TO CONSTRUCTION AND / OR HARDWARE AND FINISH TO MATCH DESIGN INTENT.

NOTE: UNDERSIENERS ADVISE BIDDING SUPPLIER TO VERIFY ALL BEAMS AND TRUSSES AT THESE LOCATIONS BEFORE ANY TRUSSES BEAM AND BRACKETS.



fein design

residential design-build

11124 north eastlawn road
suite #350
mequon, wisconsin 53092
(414) 258-0774
www.feindesign.com

contacts
RORY
call : (414) 881 - 1936
CATTIE
call : (262) 483 - 4342

proposed construction drawings for:
THE PFLEGER RESIDENCE
1218 E HAWK CIRCLE
BAYSHORE, WISCONSIN

PROPOSED REMODEL

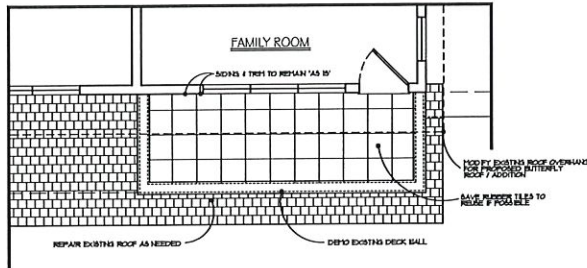
date:
01.25.2021

revisions:

project number
2106

sheet number
1 of 4

© DRAWINGS COPYRIGHT TO FEN DESIGN, LLC



NOTE:
CABINET MAKER TO REVIEW ELECTRICAL PLAN & MODIFY CABINETS AS NECESSARY FOR SWITCHES & OUTLETS

NOTE:
OUTLETS SHOWN ON PLAN ARE FOR REFERENCE ONLY. ELECTRICAL TO PROVIDE OUTLETS PER CODE & DISCUSS ADDITIONAL OUTLET LOCATIONS WITH OWNER.
SWITCHES LABELED TO SWITCHED OUTLETS TO BE DISCUSSED w/ OWNER AS TO WHICH OUTLETS ARE TO BE SWITCHED

NOTE:
ELECTRICAL CONTRACTOR TO VERIFY WITH BUILDER THE LOCATION OF ELECTRICAL FIXTURES AND THE HEIGHTS ABOVE THE FINISH FLOOR, etc.

NOTE:
OWNER TO VERIFY WITH ELECTRICAL CONTRACTOR FOR PROPER SWITCHING & LIGHTING FOR ALL LIGHT FIXTURES - CONFIRM WITH DESIGNER

NOTE:
ALL DIMMABLE LIGHT FIXTURES SWITCHES TO ACCOMMODATE DIMMERS (OWNER TO VERIFY EXACT SWITCH LOCATIONS)

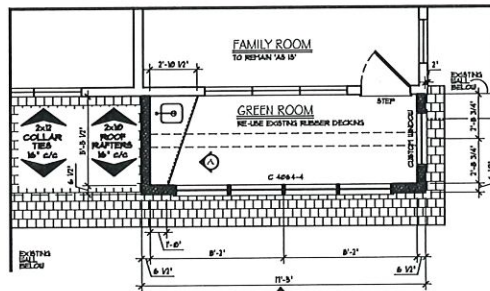
NOTE:
ELECTRICAL CONTRACTOR TO REVIEW EXISTING ELECTRICAL LAYOUT WITH PROPOSED DESIGN. REVIEW w/ OWNER / DESIGNER

NOTE:
SMOKE & CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER CODES 709.3 & 709.3.1 & 709.3.2 (FIELD VERIFY LOCATIONS) AND AS NOTED NEEDED

PROPOSED DEMO PLAN

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

NOTE:
BUILDER TO VERIFY ANY DISCREPANCIES WITH DEMO PLAN & FLOOR PLAN WITH DESIGNER / OWNER

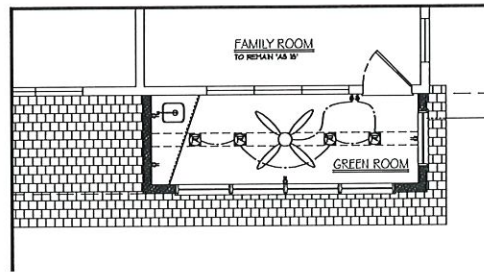


PROPOSED FLOOR PLAN

105 SQ.FT. REMODELED SPACE

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

LEGEND	
	RECESSED CAN
	OUTLET (verify GFI / switched)
	SWITCH (verify dimmer)



PROPOSED ELECTRICAL PLAN

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

© DRAWINGS COPYRIGHT TO FEIN DESIGN, LLC



fein design

residential design-build

11124 north eastberg road
suite #300
mequon, wisconsin 53092
(262) 238-0774
www.feindesign.com

contacts
RORY
call : (414) 881 - 1936
CATTIE
call : (262) 483 - 4342

proposed construction drawings for:
THE PLEGER RESIDENCE
105 S. HAWK CIRCLE
MAYFIELD WISCONSIN
SHEET CONTENTS:
PROPOSED REMODEL

date:
01.25.2021
revisions:

project number
2106

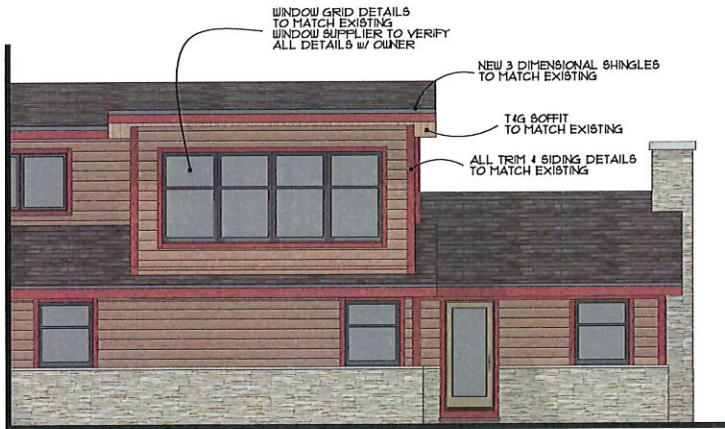
sheet number
2 of 4



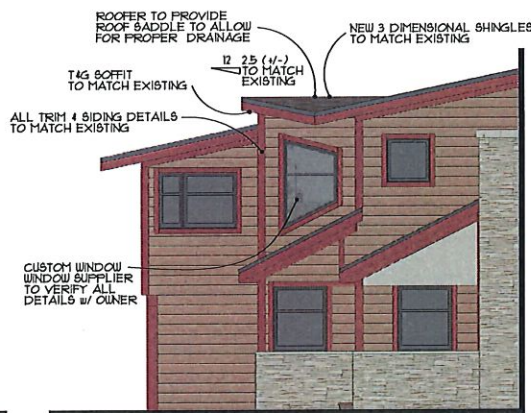
Y EXISTING REAR ELEVATION
SOUTHWESTERN FACING SCALE - 1/8" = 1'-0"



Z EXISTING SIDE ELEVATION
SOUTHEASTERN FACING SCALE - 1/8" = 1'-0"



Y PROPOSED REAR ELEVATION
SOUTHWESTERN FACING SCALE - 1/4" = 1'-0"



Z PROPOSED SIDE ELEVATION
SOUTHEASTERN FACING SCALE - 1/4" = 1'-0"



fein design
residential design-build
11124 north eastlburg road
suite #350
medford, wisconsin 53099
608.238.0774
www.feindesigns.com

contacts
RORY
cell : (414) 881 - 1936
CATTIE
cell : (262) 483 - 4342

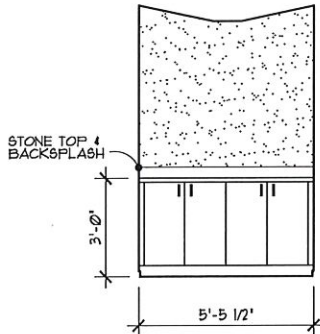
proposed construction drawings for:
THE PFLIGER RESIDENCE
FOR BILLY AND CHERIE
BARABE, WISCONSIN

PROPOSED REMODEL

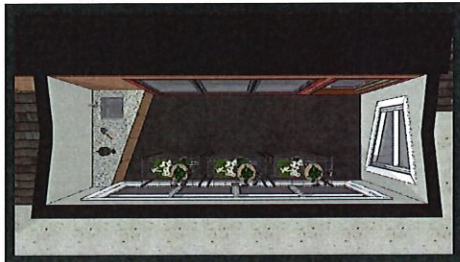
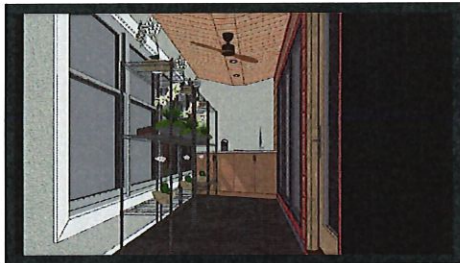
date :
01.25.2021
revisions :

project number
2106

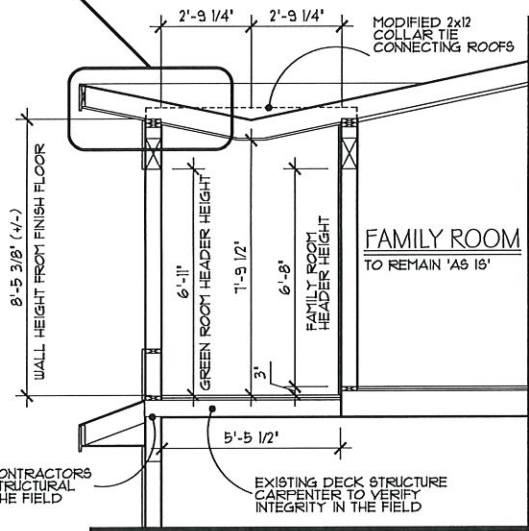
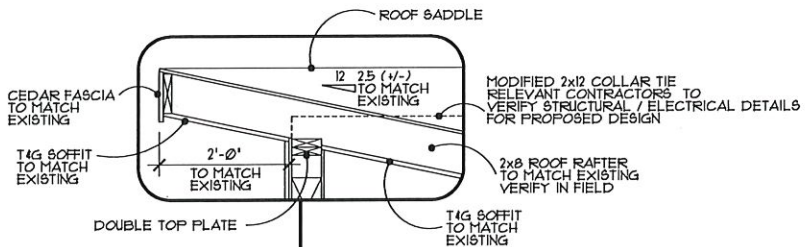
sheet number
3 of 4



A CABINET ELEVATION
SCALE - 1/2" = 1'-0"



INTERIOR PERSPECTIVES
NOT TO SCALE - FOR CONCEPTUAL DESIGN PURPOSES ONLY



SECTION
SCALE - 1/2" = 1'-0"



fein design
residential
design-build
11124 north cedarburg road
suite #350
mesquite, wisconsin 53092
(262) 236-0774
www.feindesign.com

contacts
KORJJ
cell: (414) 881 - 1936
CATTIE
cell: (262) 483 - 4342

proposed construction drawings for:
THE PFLEGER RESIDENCE
120 E HAYDEN CIRCLE
BAYSHIRE, WISCONSIN
sheet contents:
PROPOSED REMODEL

date:
01.25.2021
revisions:

project number
2106

sheet number
4 of 4



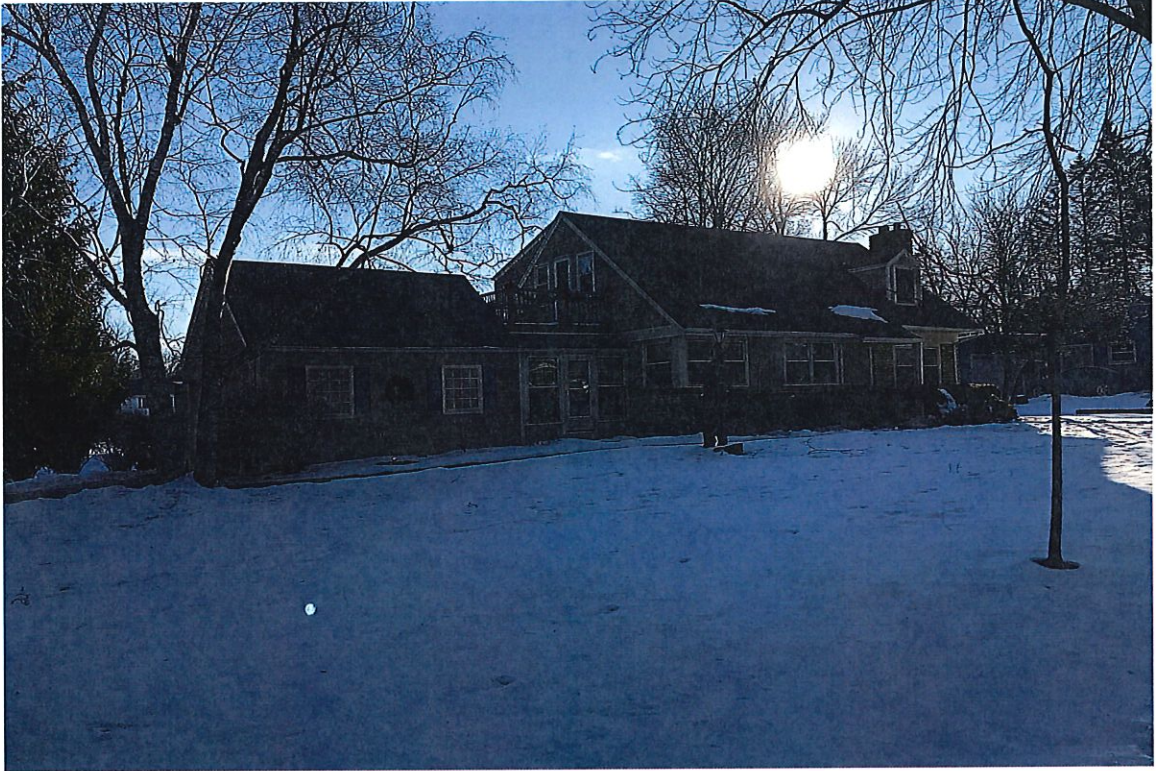


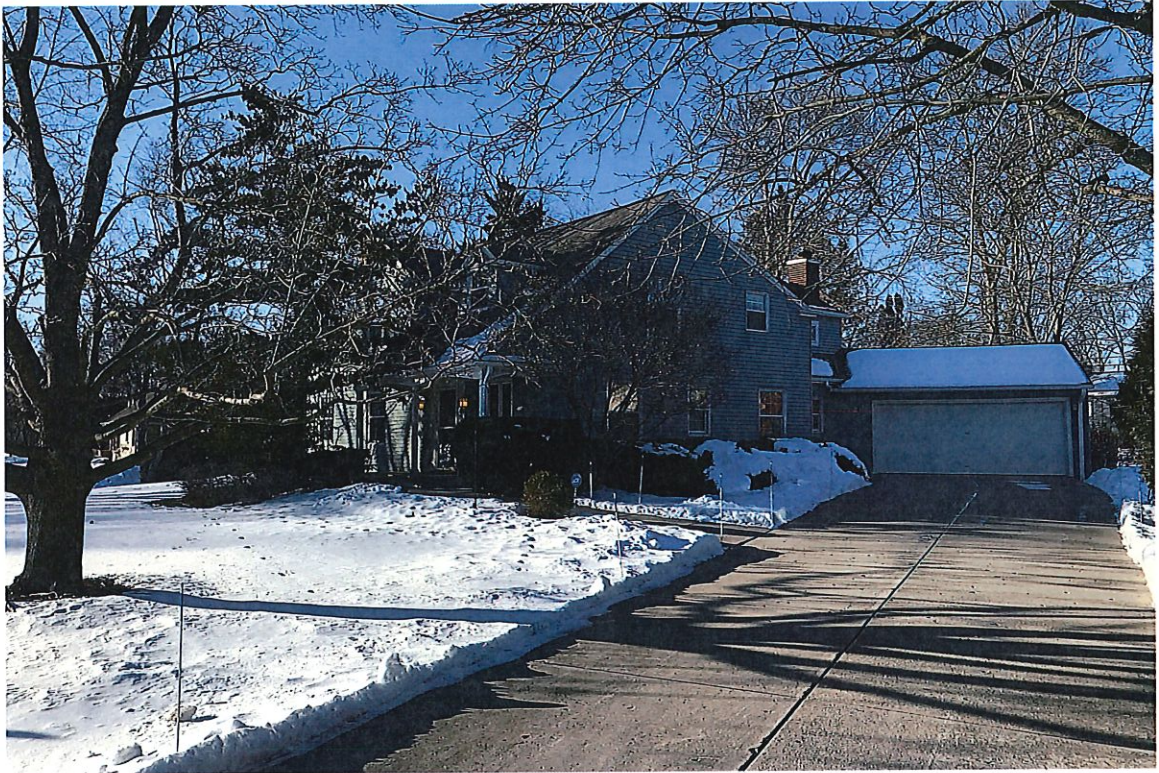
✓

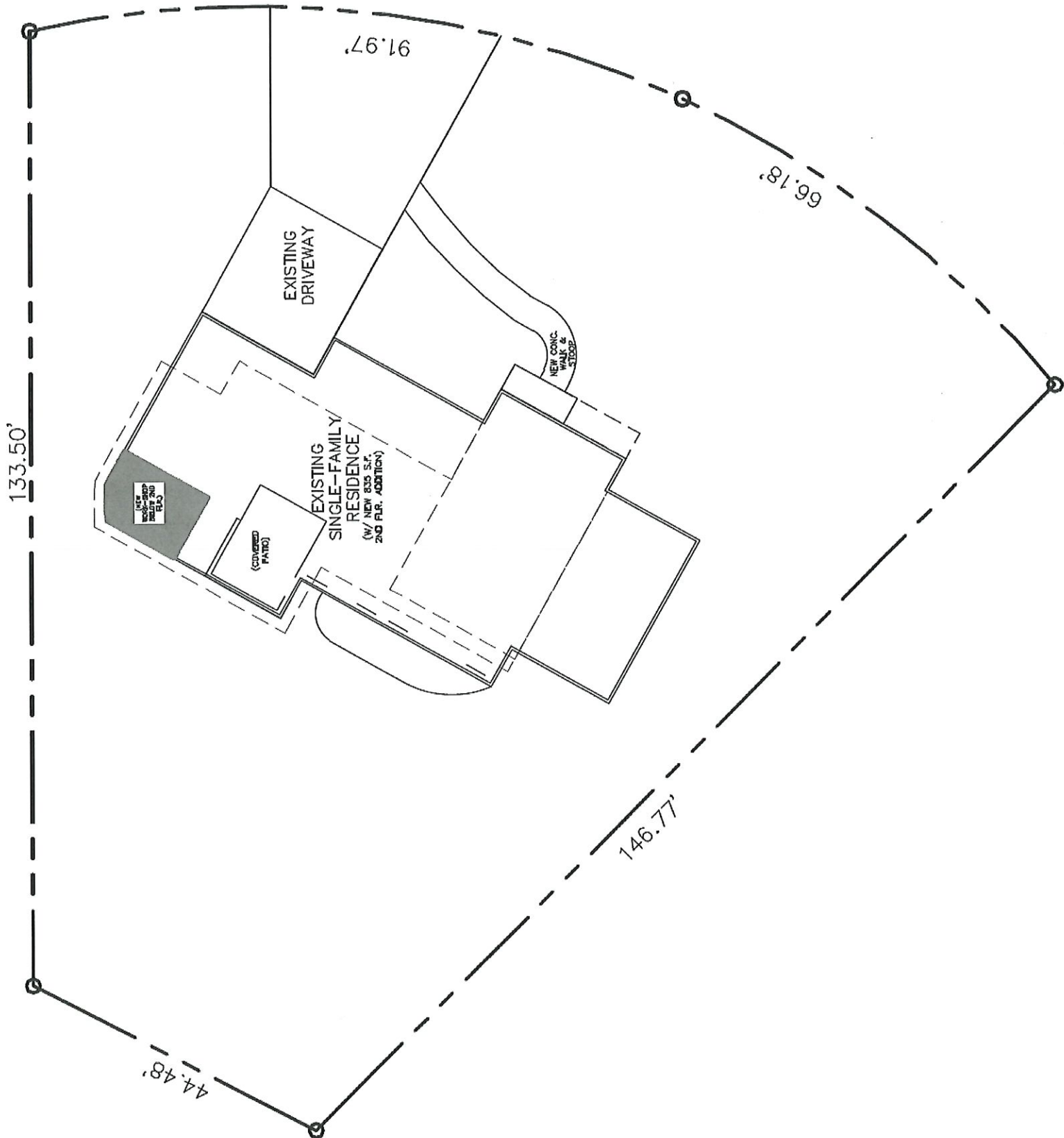












Project Proposal

Date 11/10/21

Property Address 290 W. Fairy Chasm Rd,

Zoning _____

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Accessory Structures/Generators
<input type="checkbox"/> Additions/Remodel
<input type="checkbox"/> Bluff Management
<input type="checkbox"/> Commercial Signage
<input checked="" 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 checked="" 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.):

***** 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. & Mrs. Klein</p> <p>PROJECT ADDRESS: 290 W. Fairy Chasm</p>	<p>PROJECT SUMMARY: Swimming pool with deck and surrounding fence</p>
----------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------

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

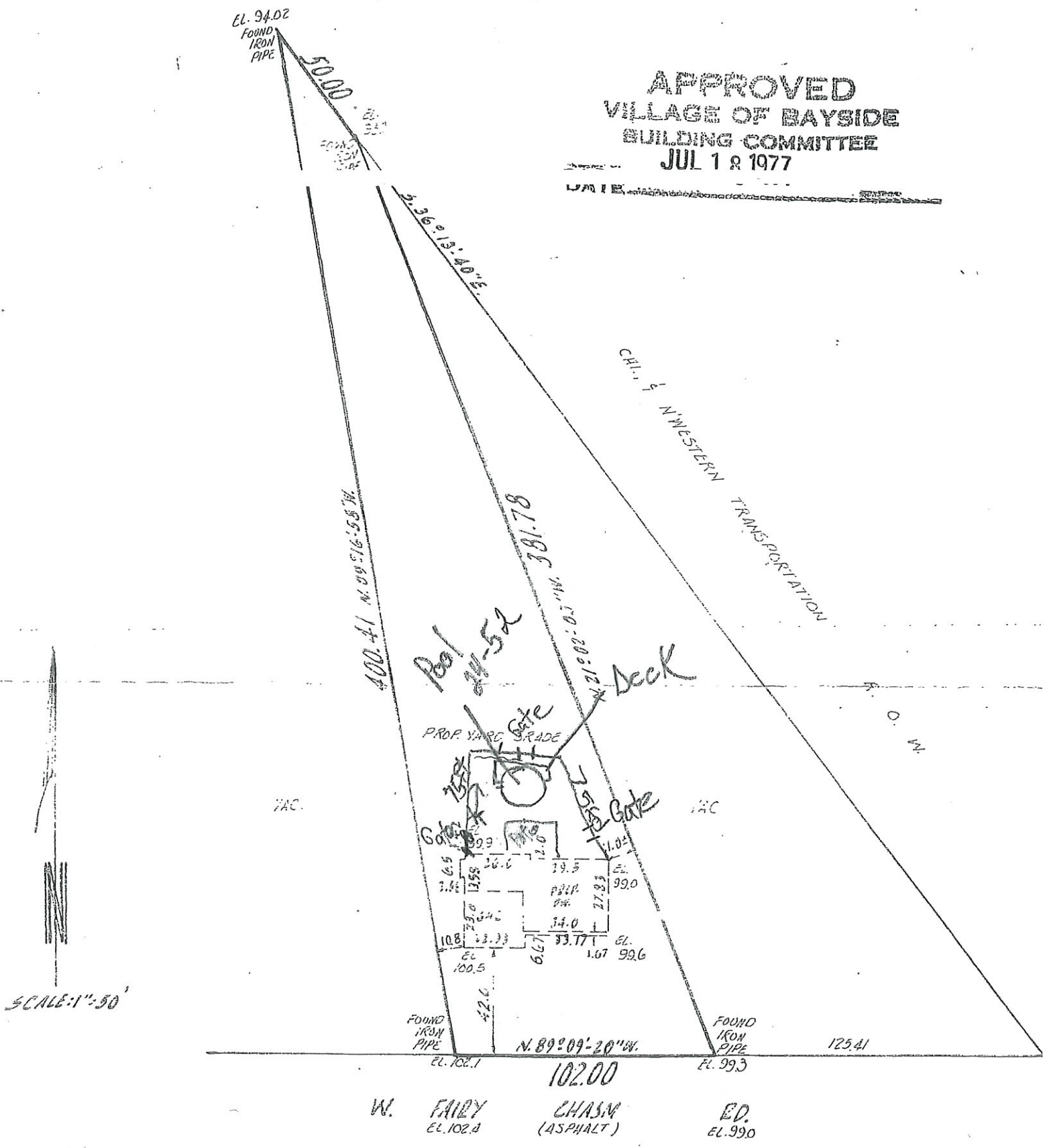
JUNE 29, 1977

MAY AND STU HIRSCHBEIN-OWNER
 (REVISED 9606 DIMS.)

SURVEY NO. 141027-S
 REVISION NO. 1

APPROVED
VILLAGE OF BAYSIDE
BUILDING COMMITTEE
JUL 1 8 1977

DATE _____



SCALE: 1" = 50'