



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
August 17, 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 August 3, 2020 meeting minutes.

III. BUSINESS

- A. **8601 N Lake Drive – Joanne Ceman and Troy Fredrick** The proposed project is the installation of a wood fence that will connect to the existing fence and fully enclose the yard. The proposed fence will exactly match the existing fence, which is 6ft tall, 25% open, and made from treated wood.

Please review detailed plans [here](#).

- B. **8877 N Malibu Drive – Scott Ferreira** The proposed project is the installation of a 246 foot wood picket fence with dog ear tops. The fence will be 5 feet tall, have 2 gates, and will be 25% open.

Please review detailed plans [here](#).

- C. **1400 E Bay Point Road – Colin M White Trust** The proposed project is the installation of a 150KW home backup generator. The generator will be placed on a 14'x8' concrete pad.

Please review detailed plans [here](#).

- D. **8909 N Port Washington Road – Bill La Macchia** The proposed project includes exterior façade improvements, landscape alterations, and a canopy addition to an existing 2-story commercial office building.

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/81898738187?pwd=eVpZS0EwcGQ3YkpvQ25HN1B3NFdkZz09>

If using a telephone to dial in: 312-626- 6799. The meeting id is: 818 9873 8187, password 9451742548.

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).



I. CALL TO ORDER

Chairperson Marisa Roberts called the meeting to order via remote teleconferencing at 6:04pm.

II. ROLL CALL

Trustee Liaison: Mike Barth

Chair: Marisa Roberts

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

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

III. APPROVAL OF MINUTES

A. Approval of July 20, 2020 meeting minutes.

Motion by Dan Zitzer, seconded by Trustee Barth, to approve the July 20, 2020 minutes. Motion carried unanimously.

IV. BUSINESS

A. 9095 N Rexleigh Drive- Rory and Vanessa Kurtz

Rory Kurtz appeared on behalf of the project. There were no neighbors in attendance.

Mr. Kurtz described the proposed project as the lowering of the two windows on the left side of the house to match the height of the larger window on the right side of the house.

Chairperson Roberts questioned whether the windows will be casement or double hung. Mr. Kurtz stated the windows will be slider windows.

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

B. 214 E Brown Deer Road – Igor Sorin

Igor Sorin appeared on behalf of the project. There were no neighbors in attendance.

Mr. Sorin described the proposed project as the installation of a 225 foot wooden fence enclosing the yard. He would like the fence to be 5 or 6 feet in height.

Motion by Elizabeth Levins, seconded by Trustee Barth, to approve the picket fence as pictured, 5 or 6 feet in height, with a possible third horizontal bar, meeting the 25% open requirement, and made from materials that will weather naturally. Motion carried unanimously.

V. ADJOURNMENT

Motion by Trustee Barth, seconded by Elizabeth Levins, to adjourn the meeting at 6:24pm.
Motion carried unanimously.

Respectfully submitted,

Cassie Schmidt
Deputy Clerk

Project Proposal

Date 7/20/20

Property Address 8601 N. Lake Drive, Bayside, WI 53217

Zoning _____

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

<input type="checkbox"/> Fire Pits

<input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit | <input type="checkbox"/> New Construction
<input type="checkbox"/> Play Structures
<input type="checkbox"/> Recreational Facilities/Courts
<input type="checkbox"/> Roofs
<input type="checkbox"/> Solar Panels/Skylights
<input type="checkbox"/> Swimming Pools
<input type="checkbox"/> Windows/Doors-change exceeds 25% of opening

<input type="checkbox"/> Other |
|--|--|

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

Current fence is open by 25% with treated wood at 6ft and the same materials and specifications will be used to finish the fence with this project

***** 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

8/5/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Joanne Ceman and Troy Fredrick</p> <p>PROJECT ADDRESS: 8601 N Lake Drive</p>	<p>PROJECT SUMMARY: Completion of rear yard fence. 25% open design for existing and new fence.</p>
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FENCE TYPE

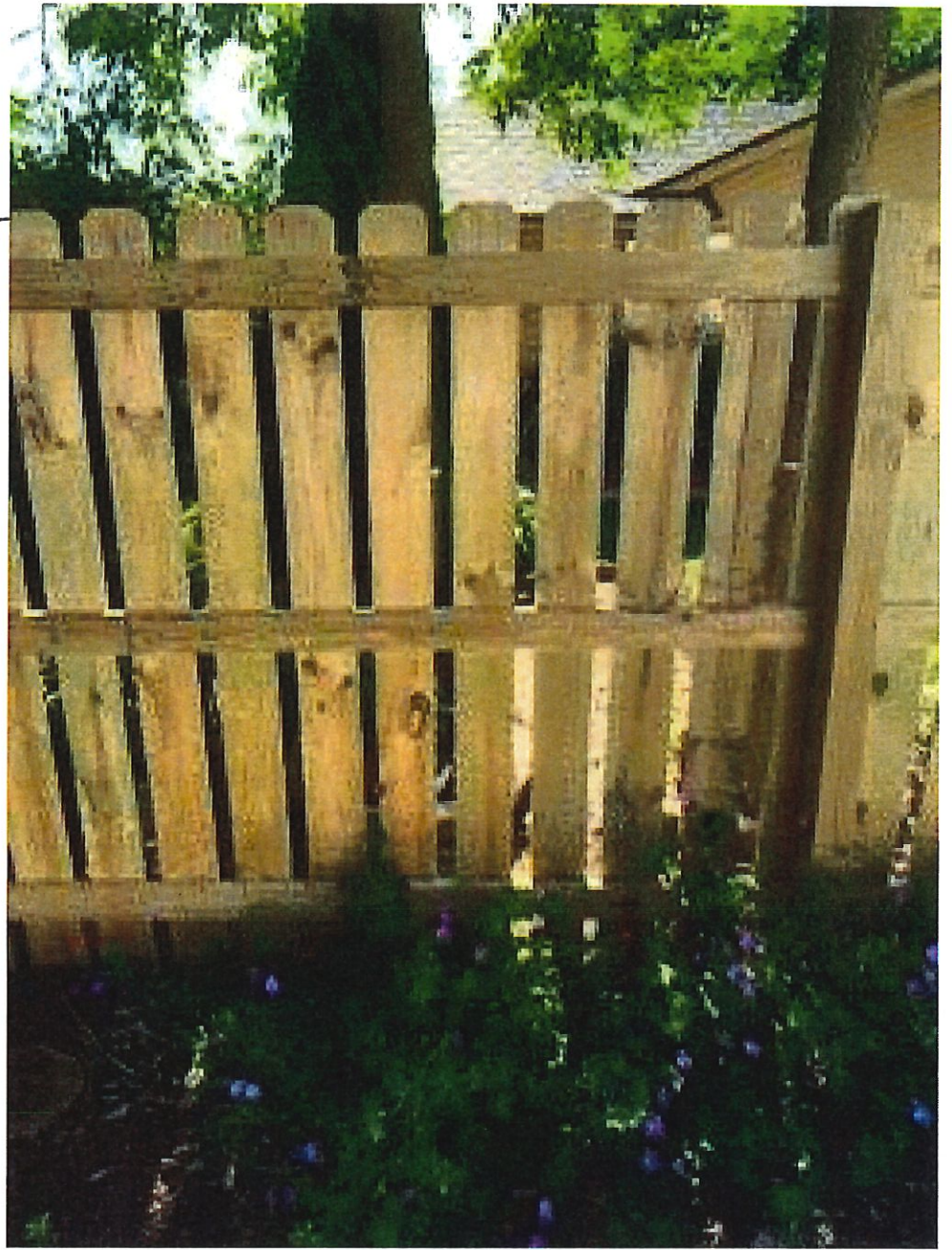
Fence is 25% open and therefore not limited in length.

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

Existing fence.
The proposed
fence will be
exactly the
same.

6ft



Existing Fence

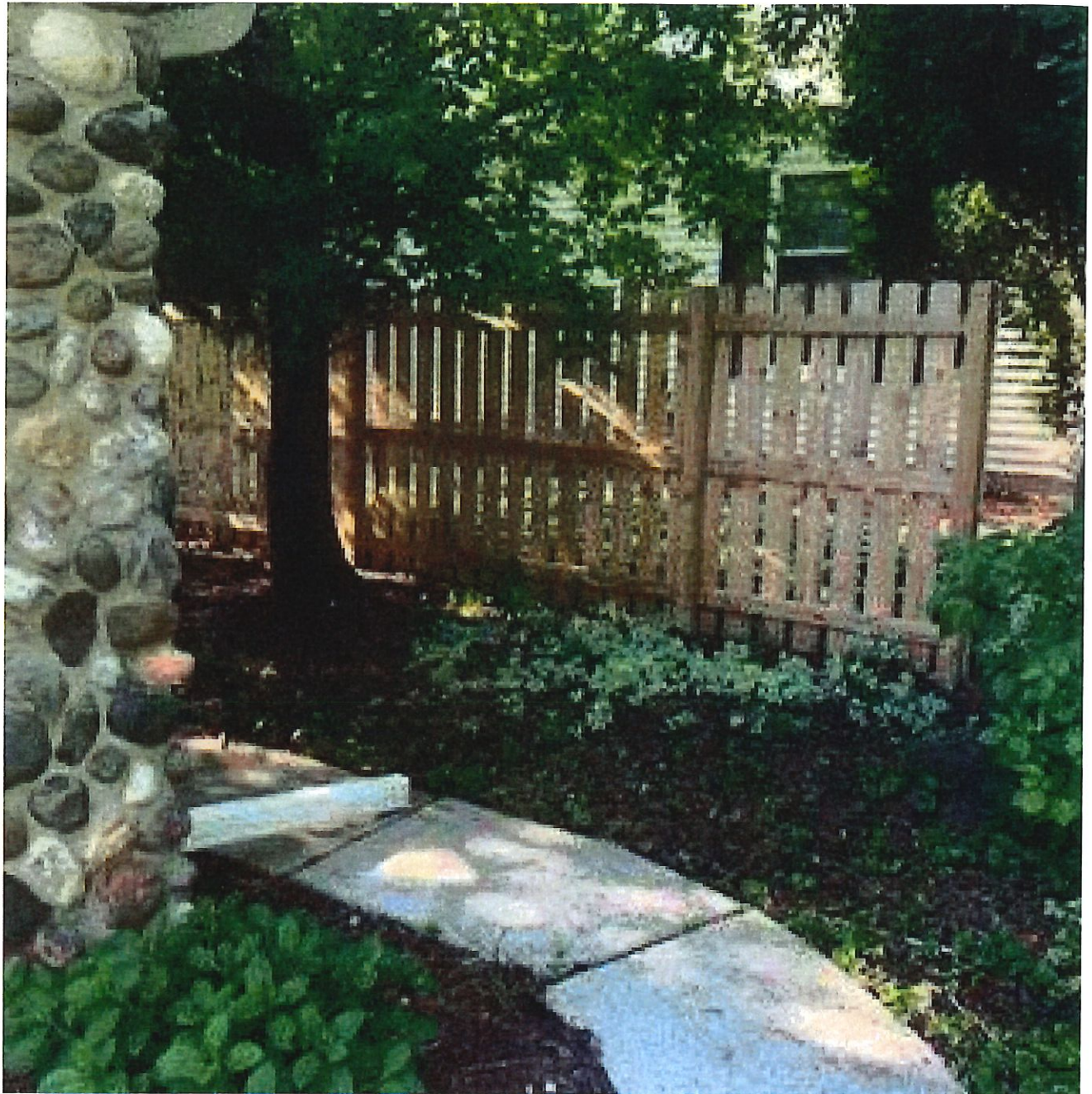


Picture of house
with existing
fence



Existing Fence

6 ft tall



Existing
Fence



Project Proposal

Date 7/21/20

Property Address 8877 W Mahle Dr.

Zoning _____

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

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

246 ft long Fence with 2 gates
5 ft high Dog Ear Picket

***** 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Survey
<input checked="" 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: <u>Aug 17th</u>
<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

8/5/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Scott Ferreira</p> <p>PROJECT ADDRESS: 8877 N Malibu Dr</p>	<p>PROJECT SUMMARY: 246 ft of 5 feet high, 25% open, wooden fence in rear yard</p>
--	--

FENCE TYPE

Fence is 25% open and therefore 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

Picture of
Proposed
Fence

5 ft tall





SUBURBAN SURVEYS, INC.



17420 W. National Ave.
New Berlin, Wisconsin 53151
414-784-7971

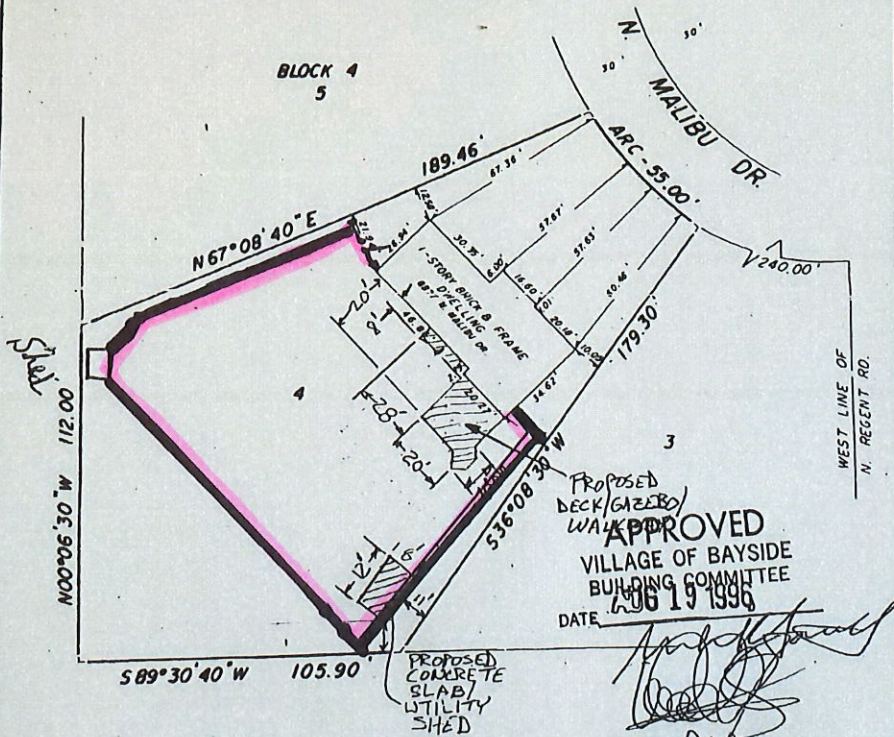
PLAT OF SURVEY



SCALE 1" = 40'

FOR: **MICHAEL & JODY GARBER**
AGENT: **MILWAUKEE MORTGAGE FUNDING, INC.**

Lot 4, Block 4, Vista Del Mar, being a subdivision of a part of the South-east one-quarter of Section 5, Town 8 North, Range 22 East, Village of Bayside, Milwaukee County, Wisconsin.



Note: Waiver of iron placement agreed to by Milwaukee Mortgage Funding, Inc.

CERTIFICATION

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, 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 DATE HEREOF, AND AS TO THEM, I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED THEREON IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF A TRUE AND ACCURATE REPRESENTATION THEREOF."

DATED THIS 21st DAY OF January, 19 87

REGISTERED LAND SURVEYOR



DRAFTED BY G. L. B.

JOB NO. 87-012

Project Proposal

Date 7.08.2020

Property Address 1400 E. Baypoint RD

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.):

Concrete pad for generator, gas meter + electrical pedestal.

***** 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

8/5/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Colin M White Trust Via the Michael H White 2012 Irrevocable Trust</p> <p>PROJECT ADDRESS: 1400 E Baypoint Road</p>	<p>PROJECT SUMMARY: New concrete pad for exterior backup generator, gas meter and electrical panel.</p>
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VILLAGE CODE REVIEW

Concrete pad and generator are considered accessory structures and are limited to being located within the rear yard per Village Code Sec 104-4. Section 104-4(f) states:
Except as provided herein, the construction or placement of all accessory structures must comply with the rear and side yard setbacks provided by the zoning ordinances as applicable to structures. All accessory structures shall be located to the rear of the extended rear line of the residence located upon the lot, and with respect to corner residences, shall be located behind the extended rear line and the extended side line adjacent to the street of the residence located on the lot.

Generator installation shall comply with Wisconsin Electrical Code SPS 316, Wisconsin Fuel Gas Code SPS 365 and NFPA 54 National Fuel Gas Code.

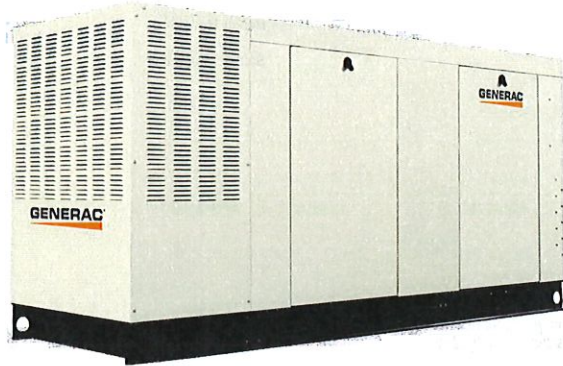
Generator location does not comply with zoning code.

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FIND A DEALER:

GENERAC®

 SEARCH



QT SERIES 150KW HOME BACKUP GENERATOR

Model #QT150

★★★★★ [Write a review](#)

STARTING AT
\$30,699.00 MSRP

GENERAC QT SERIES 150KW STANDBY GENERATOR

Capable of providing full power protection for large homes and the most demanding power needs.

Higher power nodes for large applications.

Single and three phase output in a variety of voltages.

Liquid cooled engines available in low and high-speed options.

Aluminum, all-weather enclosure option provides substantial protection from the elements. Aluminum's corrosion resistance prolongs the life of your generator. Recommended for salt-air, coastal communities. Sturdy galvanized steel enclosures are coated with a durable powder-coat finish for added weather protection.

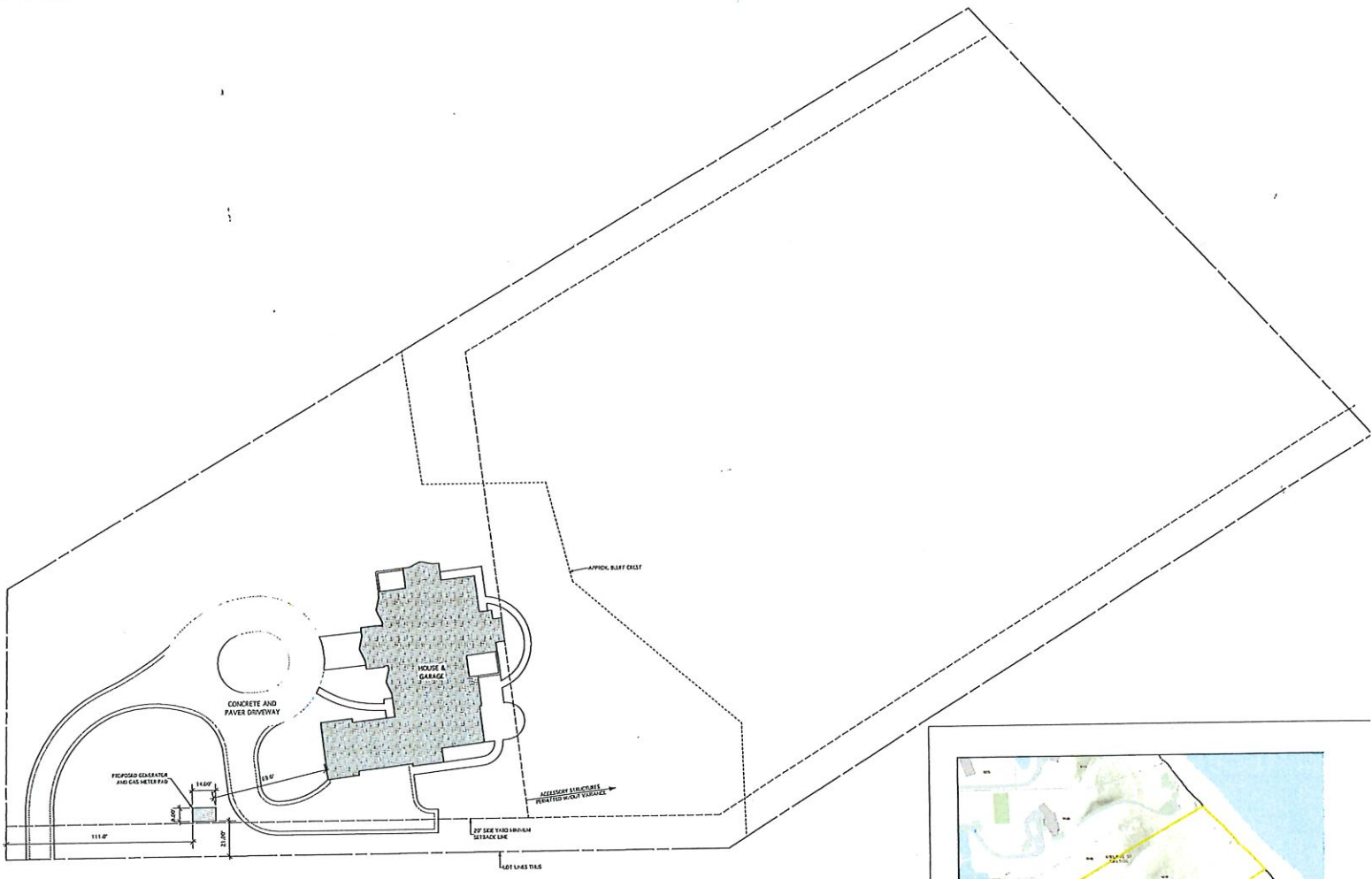
Continuous fuel choice of LP or natural gas.

Nexus Digital Controller with two lines, trilingual text, easily shows generator status, run time and history.

Quiet-Test™ Mode

Thanks to Quiet-Test, your Commercial Series home standby generator runs its weekly self-test at a lower RPM.

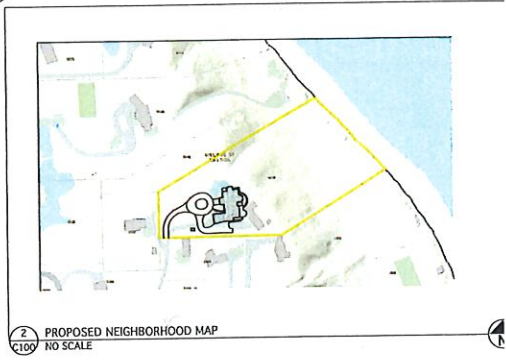
Wireless remote monitoring is an available option.



1 PROPOSED GENERATOR PAD SITE PLAN
 Scale: 1" = 30' ft

LOT COVERAGE DATA

LOT AREA:	223,845 sq. ft.
PROPOSED HOUSE & GARAGE:	7,200 sq. ft.
PROPOSED DRIVEWAY:	11,300 sq. ft.
TOTAL PROPOSED SURFACES:	18,500 sq. ft.
PERCENT LOT COVERAGE:	8.5%



Project Proposal

Date 04/27/2020

Property Address 8909 N PORT WASHINGTON RD.

Zoning F

- | | |
|--|--|
| <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.):

Exterior facade improvements, landscape alterations, and canopy addition to an existing 2-story commercial office building

***** 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

4/30/2020

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Bill La Macchia</p> <p>PROJECT ADDRESS: 8909 N Port Washington Road</p>	<p>PROJECT SUMMARY: Exterior façade improvements, landscape alterations, and exterior canopy addition to an existing 2 story commercial office building</p>
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VILLAGE CODE REVIEW

Design proposal includes a new drop off zone, covered by an architectural canopy, which leads to a landscaped entry stair that is adjacent to a vertical architectural element. All these items are additions to the existing commercial building and will be regulated under the Wisconsin Commercial Building Code.

Please note, the new vertical element should not be construed as a commercial building sign as regulated by Bayside Village Municipal Code Section 116-6.

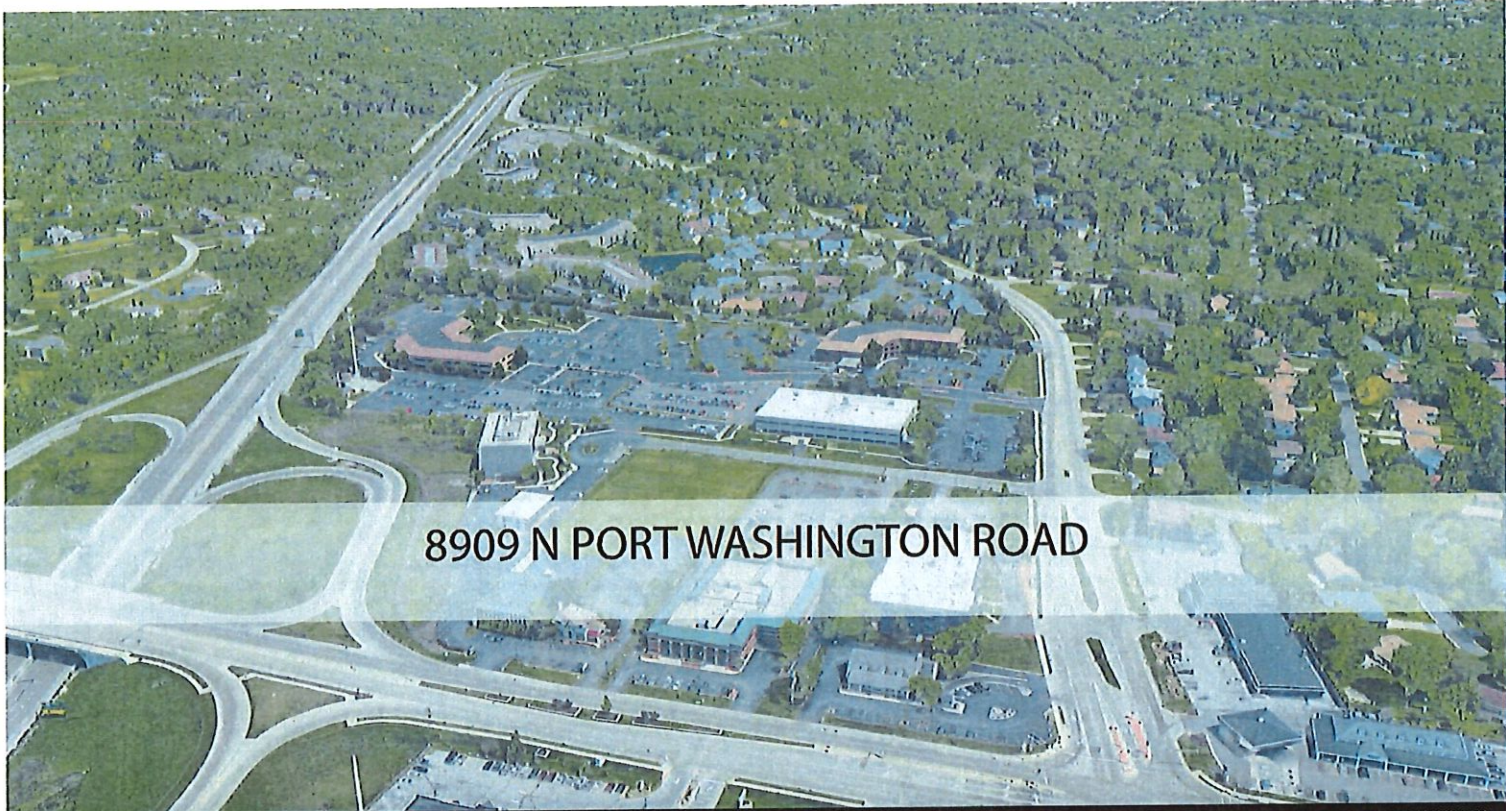
The addition complies with all Bayside zoning setback requirements and 35' maximum height restriction per zoning district D, Municipal Code Section 125-94.

Reviewer believes the exterior improvements proposed for this project significantly improve the existing appearance of the commercial building and provide a more pleasing exterior aesthetic. Reviewer believes this project complies with the following Village Code section:

Sec. 104-2(a)(2) Architectural Review Committee: *The purpose of the architectural review committee is to ensure that all construction and structures within the village comply with this Code, and to ensure that all structures within the village meet minimum standards of architectural quality, consistency, aesthetic design, and finish. The architectural review committee shall maintain as its goal the perpetuation of the village's character and atmosphere, preservation of existing property values, and enhancement of the desirability of the village as a residential community. 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.*

SAFEbuilt recommends ARC approval.

SAFEbuilt Wisconsin provides ARC reviews as recommendations based on the Village of Bayside's municipal code requirements for exterior aesthetics, zoning, etc. Projects have not been reviewed for compliance with the Wisconsin UDC or commercial building code. Construction documents and appropriate fees shall be submitted for plan review as required for the scope of work proposed.

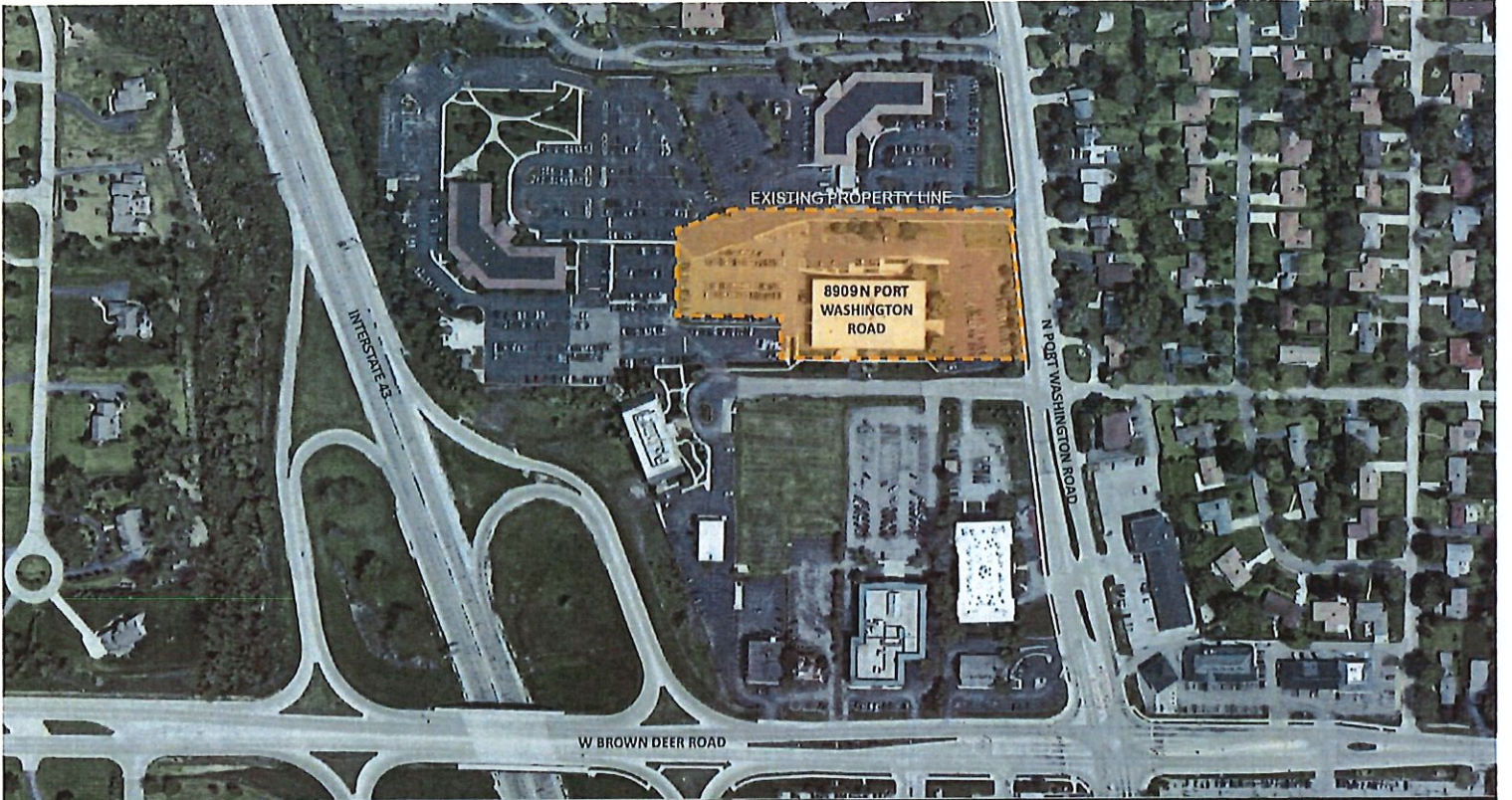


8909 N PORT WASHINGTON ROAD

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2020



RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2023

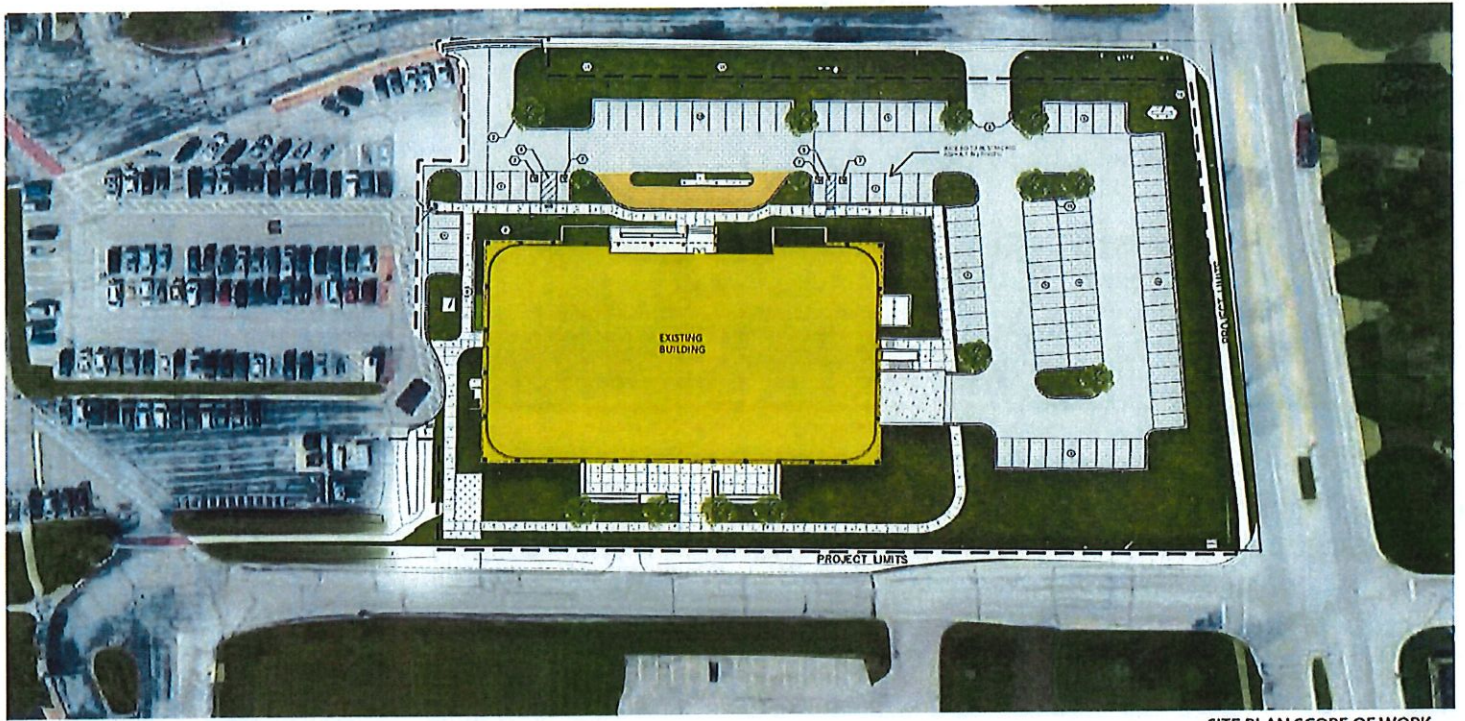


EXISTING SITE AERIAL

RINKA+

LA MACCHIA
HOLDINGS, LLC

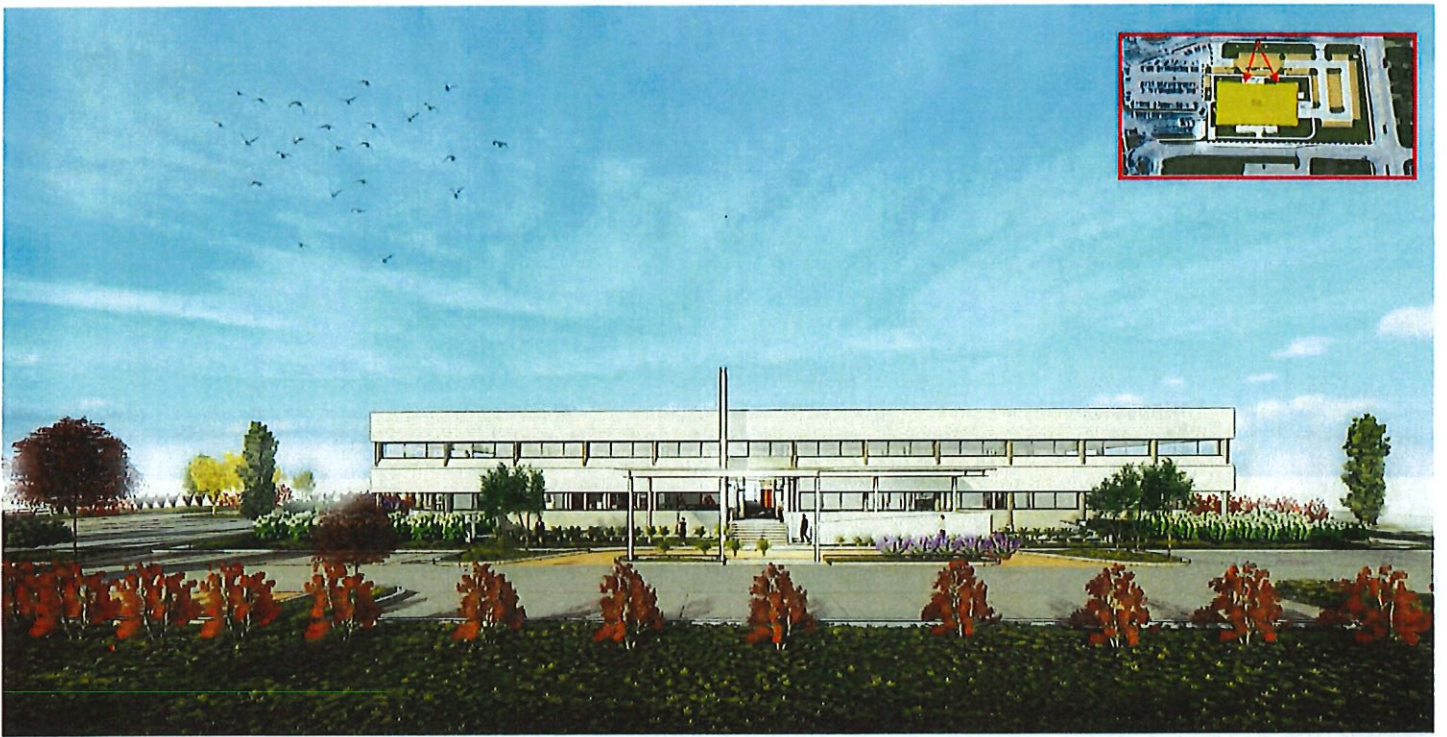
BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020



SITE PLAN SCOPE OF WORK



EXISTING EXTERIOR ENTRY



CONCEPTUAL RENDERING DROP OFF AREA

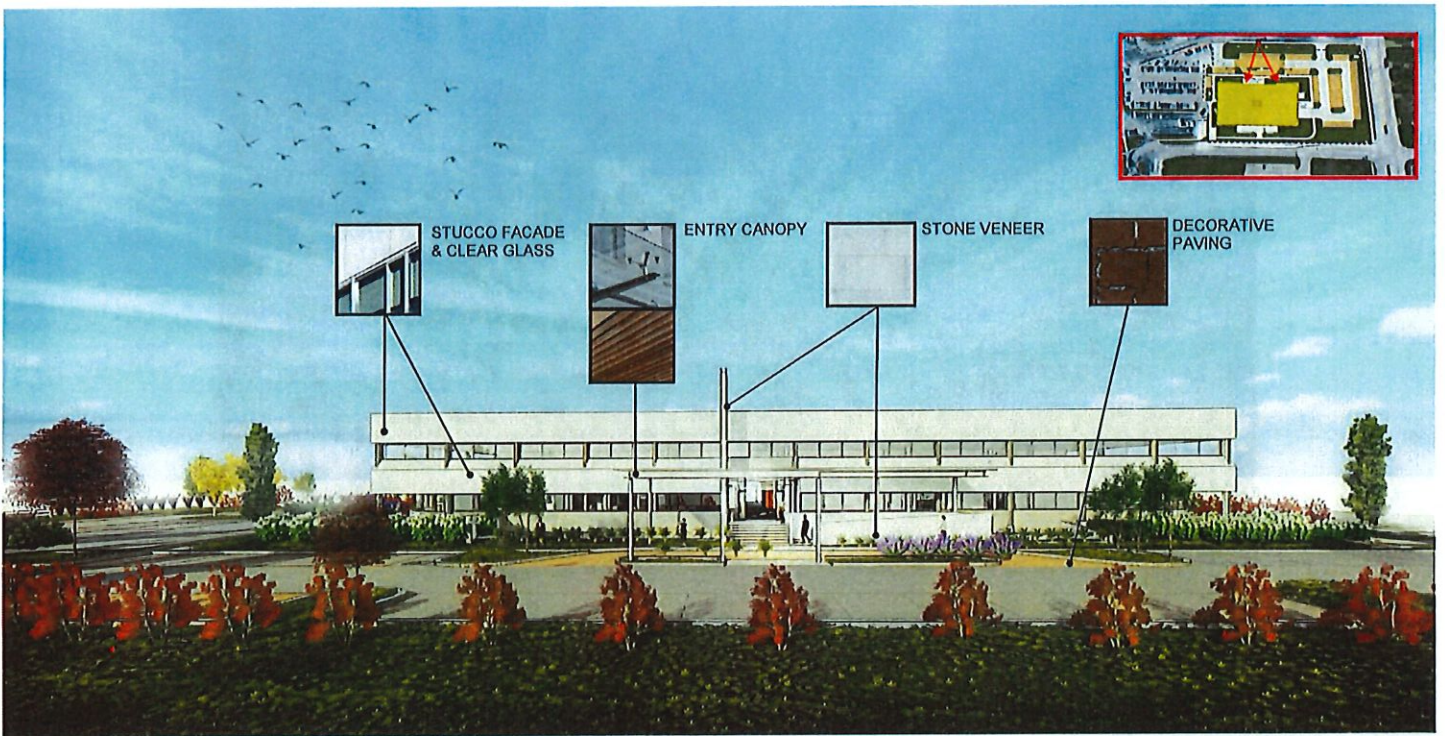
RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020



CONCEPTUAL RENDERING DROP OFF AREA



CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2023



RINKA+

LA MACCHIA
HOLDINGS, LLC

EXISTING EXTERIOR ENTRY

BAYSIDE OFFICE BUILDING RENOVATION
JULY 04, 2023

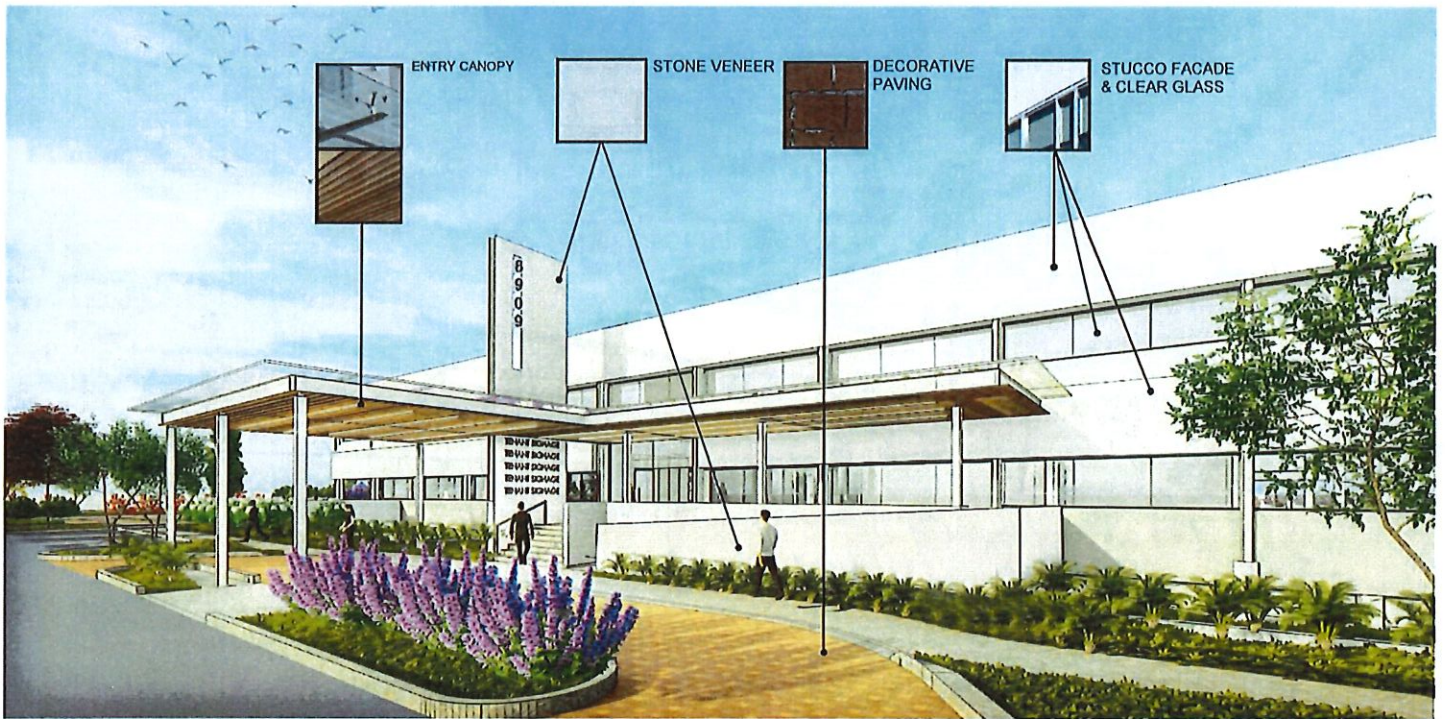


CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 08, 2020



CONCEPTUAL RENDERING DROP OFF AREA

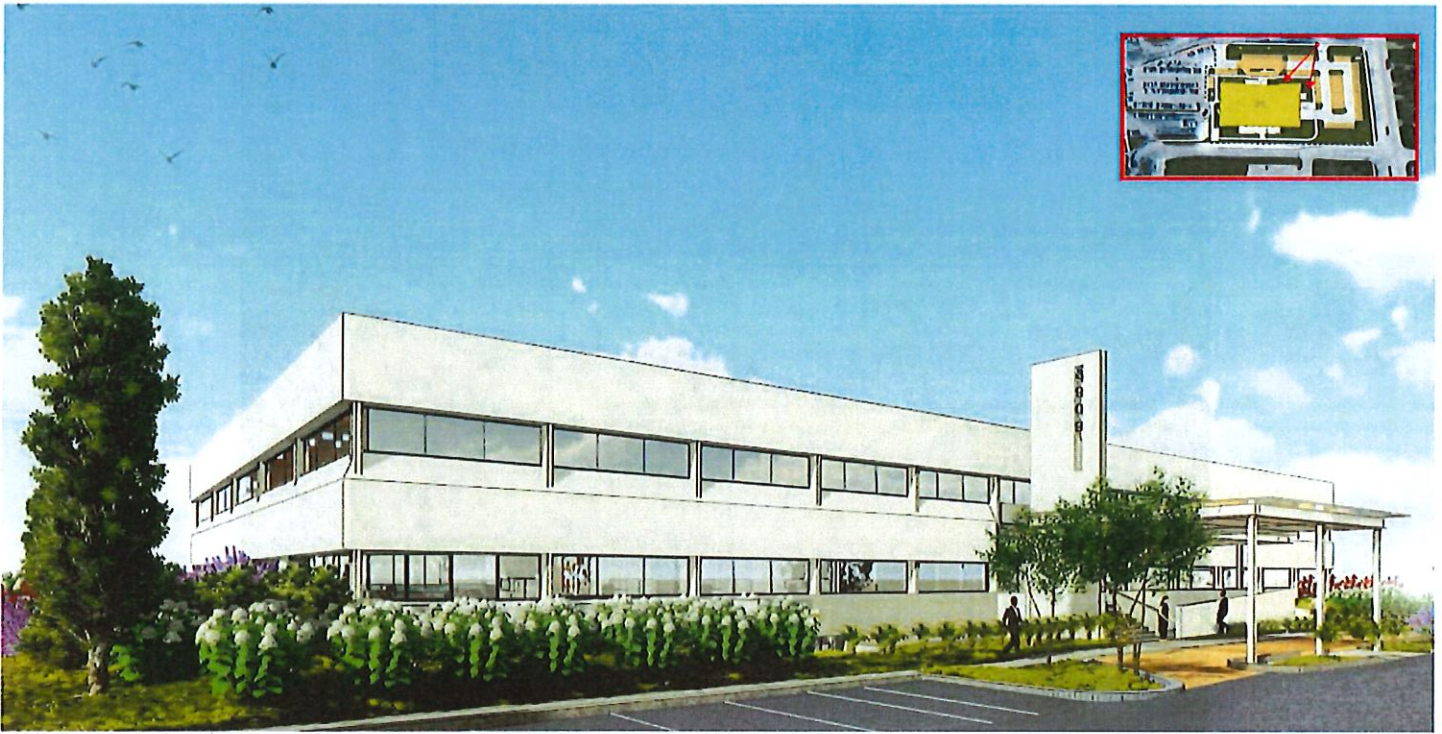


EXISTING NORTH EAST ENTRY

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2020



CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION

JULY 03, 2023



EXISTING SOUTH ENTRY

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020

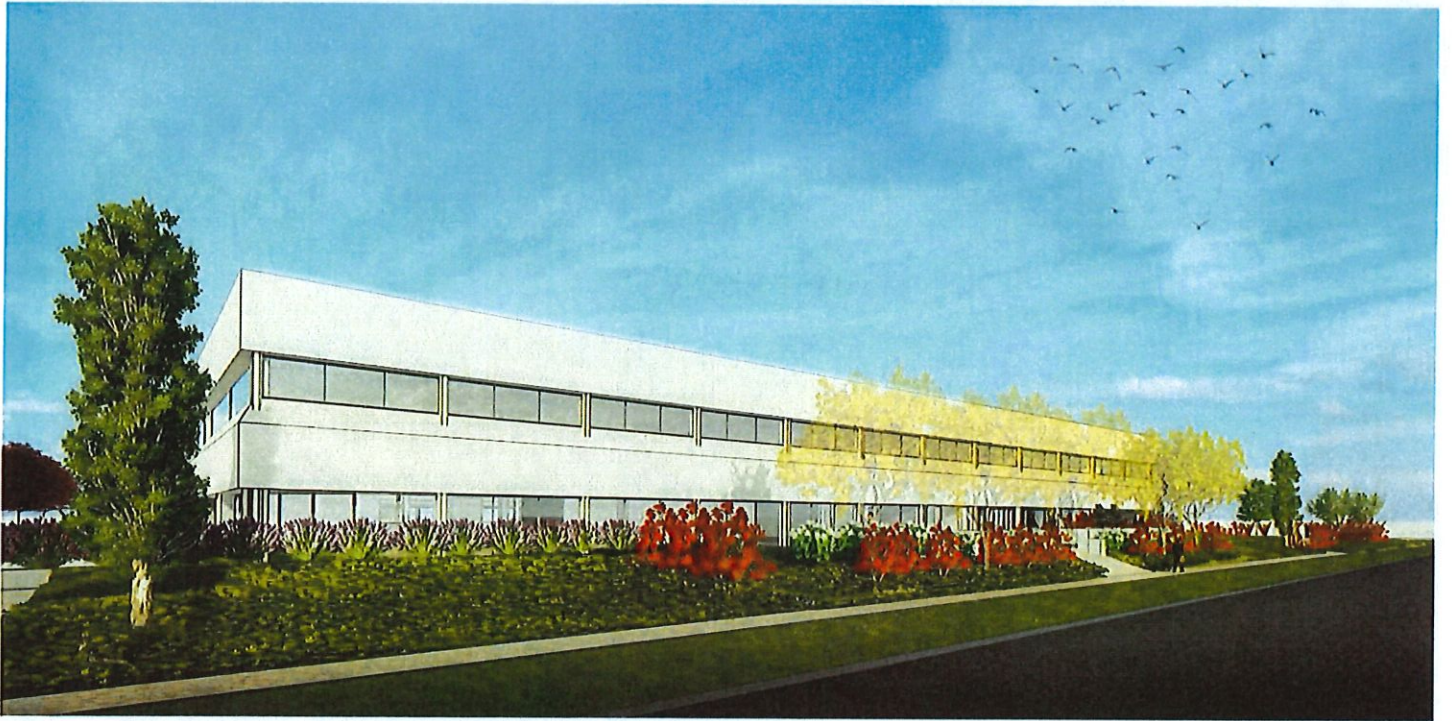


CONCEPTUAL RENDERING SOUTH AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2020



CONCEPTUAL RENDERING SOUTH AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2020

THANK YOU



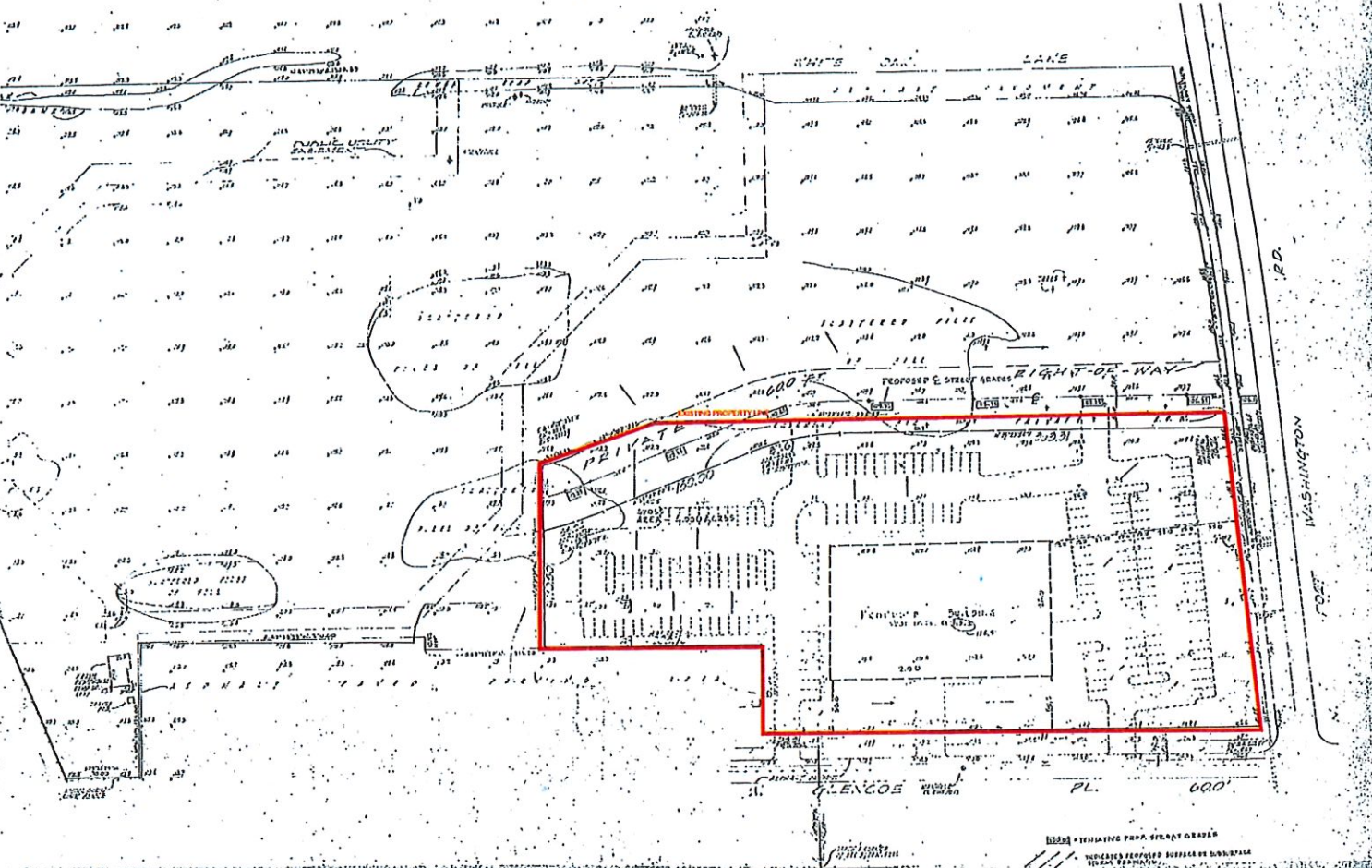
CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

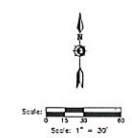
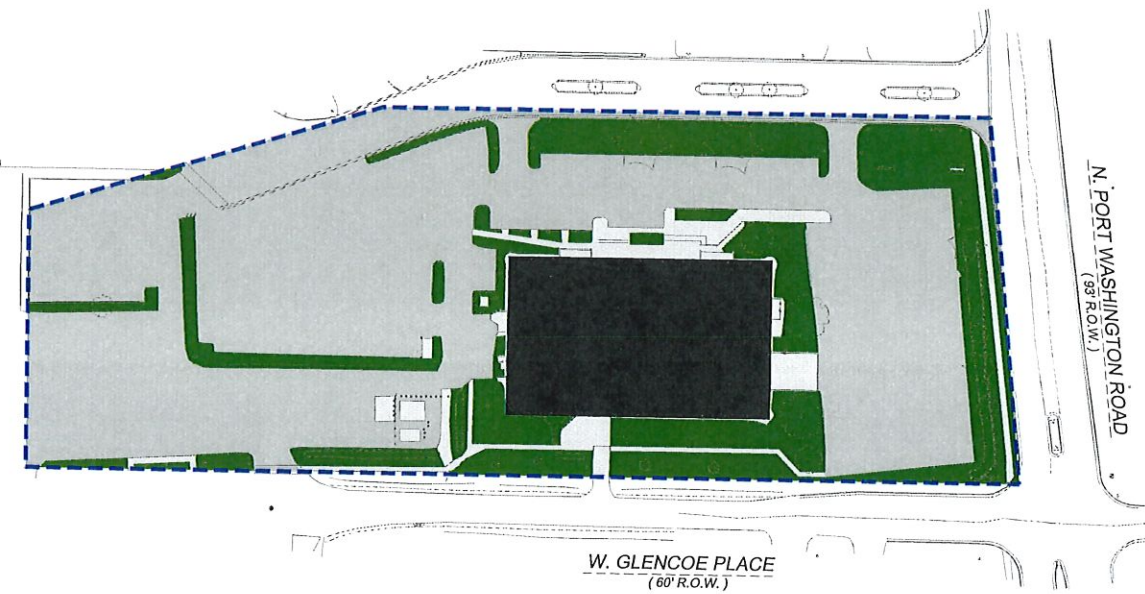
LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2023

1. ALL LINES, UNLESS
 2. INDICATED OTHERWISE, SHALL BE
 3. BASED ON THE SURFACE OF THE
 4. EARTH AS SHOWN ON THIS PLAN.
 5. THE DISTANCE BETWEEN THE
 6. CENTER OF THE RAILROAD TRACKS
 7. SHALL BE 40 FEET.
 8. THE DISTANCE BETWEEN THE
 9. CENTER OF THE RAILROAD TRACKS
 10. AND THE CENTER OF THE
 11. RAILROAD TRACKS SHALL BE
 12. 40 FEET.
 13. THE DISTANCE BETWEEN THE
 14. CENTER OF THE RAILROAD TRACKS
 15. AND THE CENTER OF THE
 16. RAILROAD TRACKS SHALL BE
 17. 40 FEET.
 18. THE DISTANCE BETWEEN THE
 19. CENTER OF THE RAILROAD TRACKS
 20. AND THE CENTER OF THE
 21. RAILROAD TRACKS SHALL BE
 22. 40 FEET.



THE TRAWAY BUILDING, 1800 N. PORT WASHINGTON RD., VILLAGE OF BAYSIDE, N.Y.



DIGGERS HOTLINE
 Dial 800 or (800)242-8511
 www.DiggerHotline.com

LEGEND
 - - - - - SWMP LIMITS

EXISTING PERVIOUS VS. IMPERVIOUS AREAS		
	SQ. FT.	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	214,532 SQUARE FEET	4.92 ACRES
PERVIOUS AREAS		
BUILDING/ALTERNATE BUILDING AREA	27,513 SQUARE FEET	0.62 ACRES
DRIVEWAY / ROADWAY AREA	124,229 SQUARE FEET	2.84 ACRES
SIDEWALK / PEDESTRIAN AREAS	15,000 SQUARE FEET	0.34 ACRES
TOTAL EXISTING IMPERVIOUS AREA	166,742 SQUARE FEET	3.80 ACRES
PERVIOUS AREAS		
TOTAL EXISTING PERVIOUS AREA	47,790 SQUARE FEET	1.12 ACRES

PRINKA+
 2025
 16 East Washington Street, Suite 202
 Milwaukee, Wisconsin 53212
 prinka.com

kapur
 7311 N. Port Washington Road
 Milwaukee, Wisconsin 53212
 kapur.com

Revisions

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION
 BAYSIDE OFFICE BUILDING

800 N. PORT WASHINGTON ROAD
 MILWAUKEE, WI 53212
 ERM No. 27-08-2025
 FEMA Project # 1302-S
 Sheet 1 of 1

PRE-DEVELOPED SITE CONDITIONS

Sheet 1 of 1 **SWMP-2**