

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

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

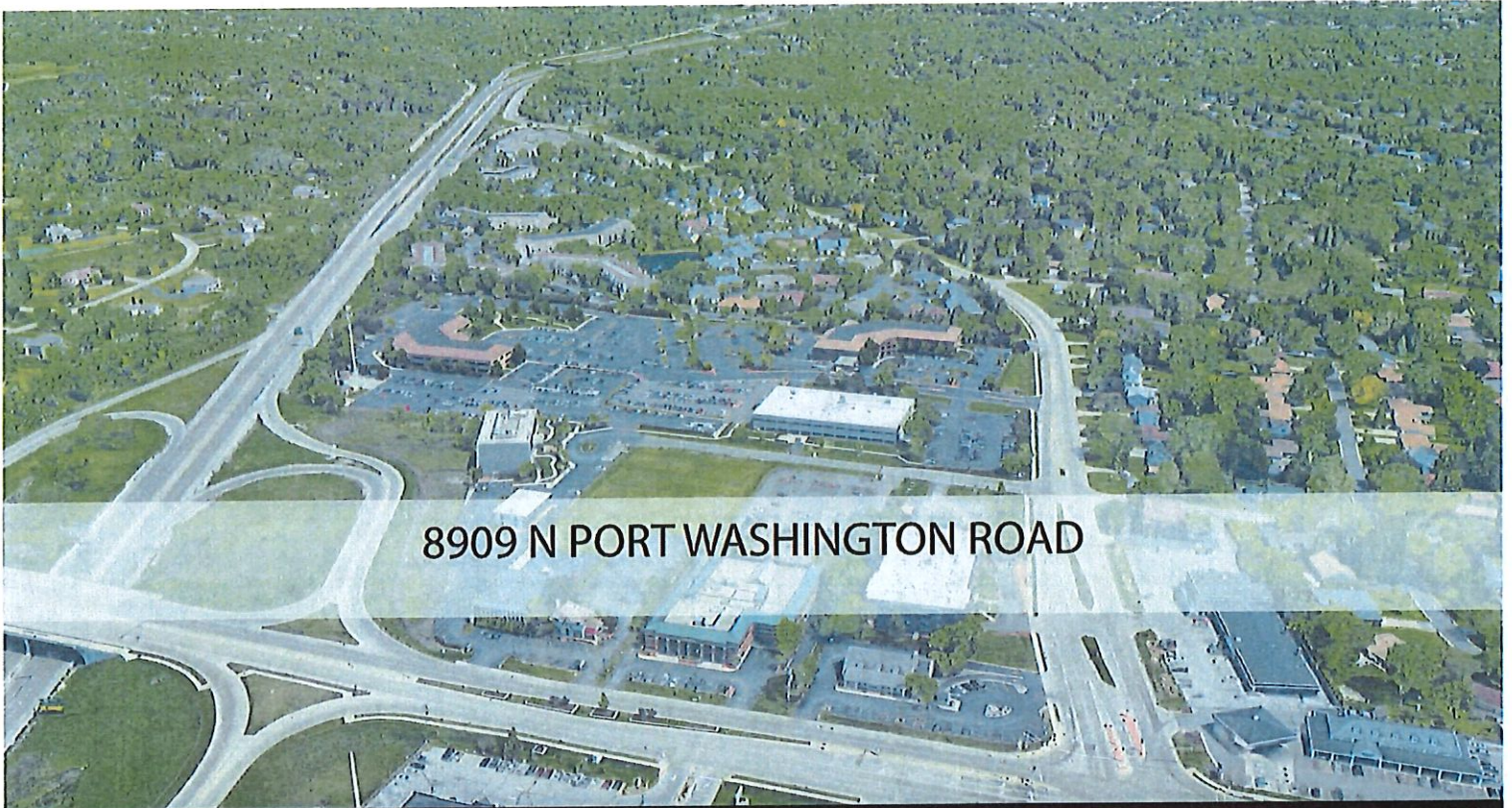
The addition complies with all Bayside zoning setback requirements and 35' maximum height restriction per zoning district D, Municipal Code Section 125-94.

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
REV 03, 2020



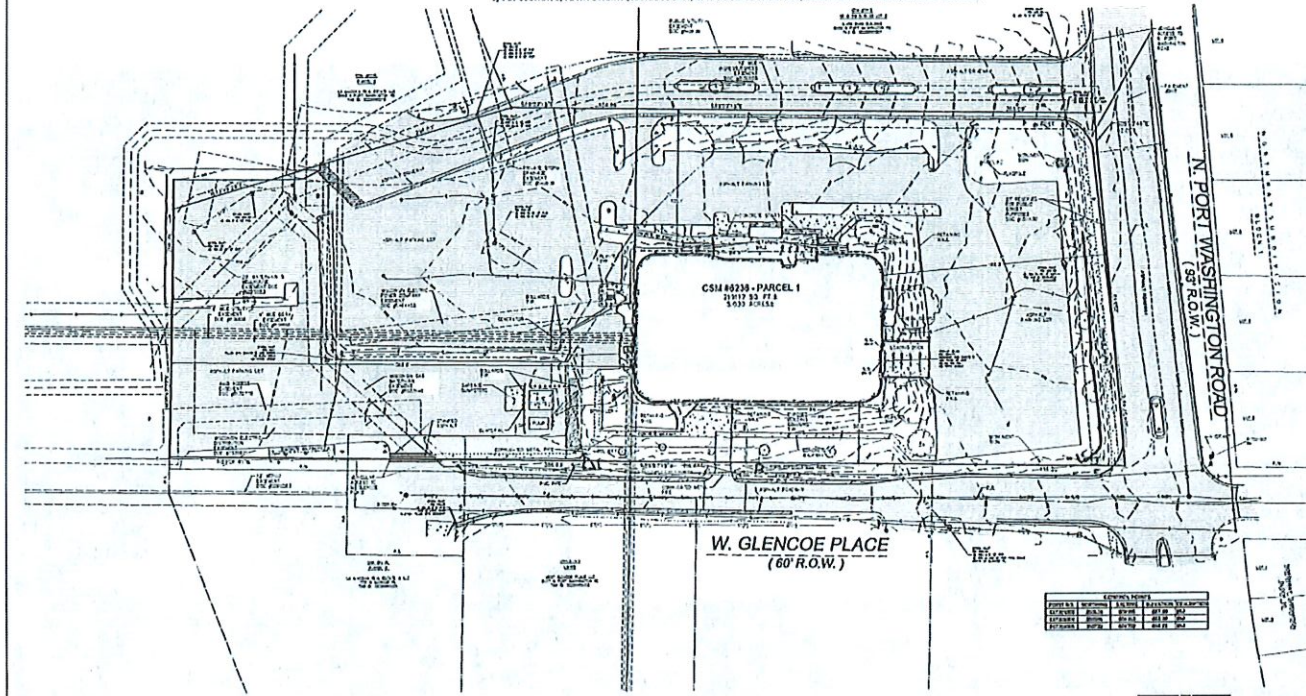
RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2023

PLAT OF SURVEY WITH TOPOGRAPHY

BEING A REVISION OF LOT 1, LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 3917, PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3917 AND LANDS ALL BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN



W. GLENCOE PLACE
(60' R.O.W.)

N. PORT WASHINGTON ROAD
(60' R.O.W.)

ADJACENT	OWNER	DATE	REMARKS
TO THE NORTH			
TO THE SOUTH			
TO THE EAST			
TO THE WEST			

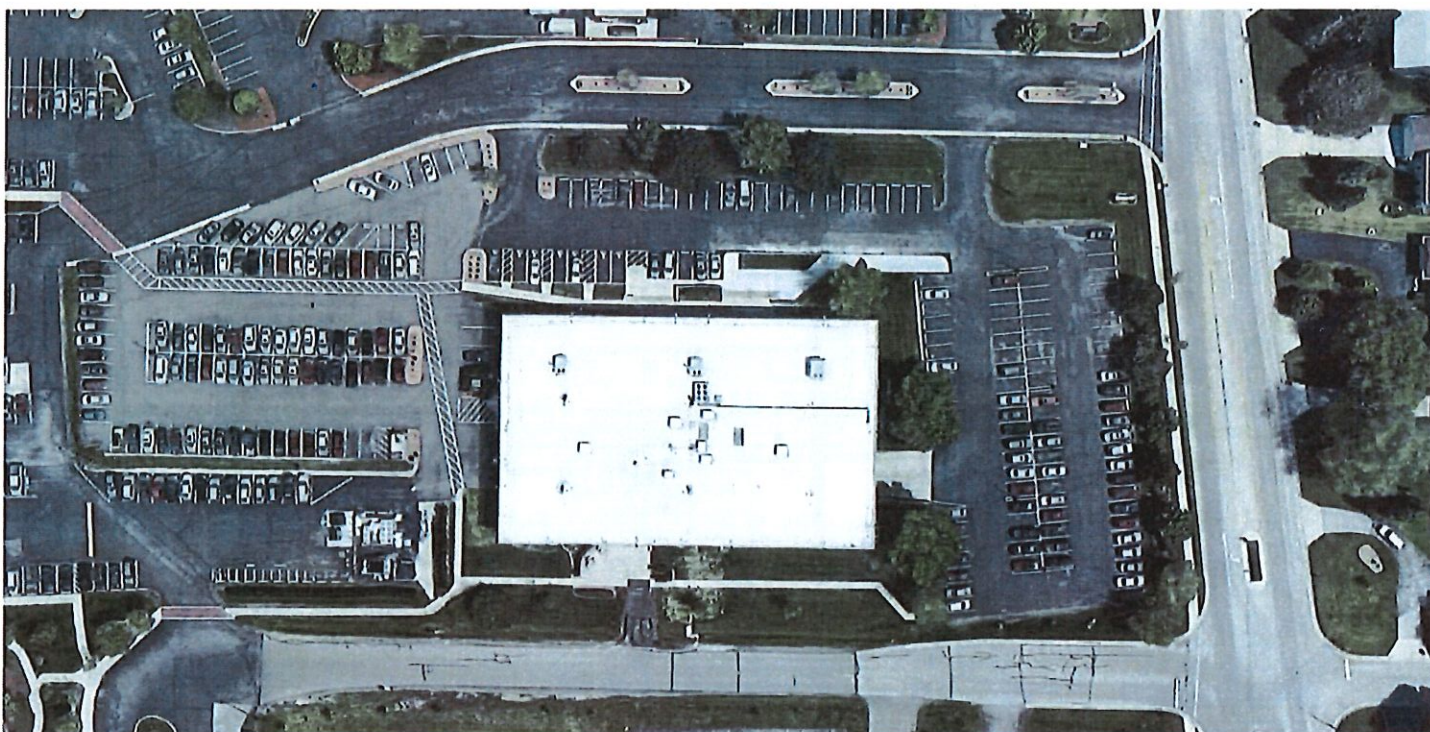
NOTICE TO THE PUBLIC

BEFORE ANY CONSTRUCTION OR OTHER WORK IS DONE ON THE LANDS SHOWN ON THIS MAP, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT OWNERS. THE OWNER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE ADJACENT OWNERS.

DATE OF SURVEY: 7/25/2010
PLAT DATE: 7/25/2010 2:21 PM
PLATTED BY: BAY-SIDE ENGINEERS, P.C.

LEGEND

- 1 = 1" = 100' SCALE
- 2 = 1" = 200' SCALE
- 3 = 1" = 400' SCALE
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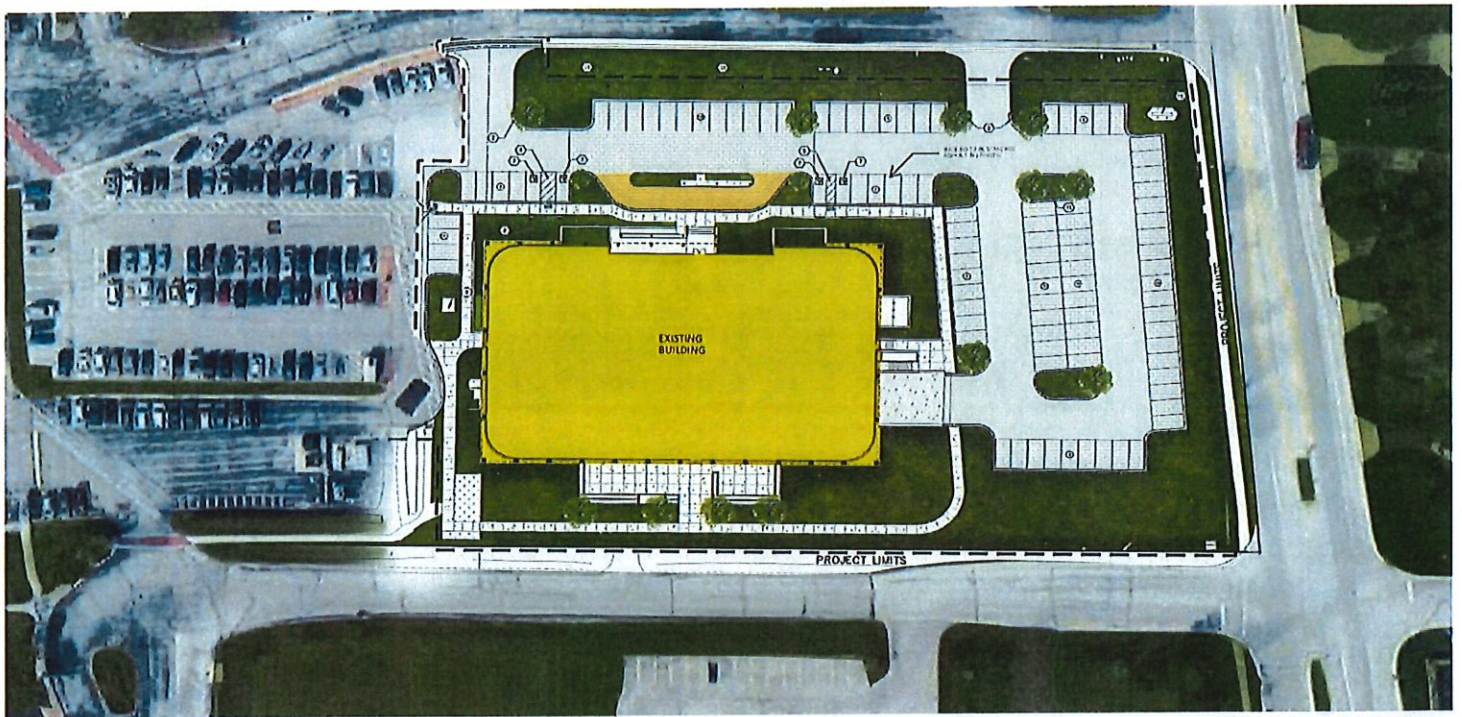


EXISTING SITE AERIAL

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
REV 01, 2020



SITE PLAN SCOPE OF WORK

RINKA+

LA MACCHIA
HOLDINGS, LLC

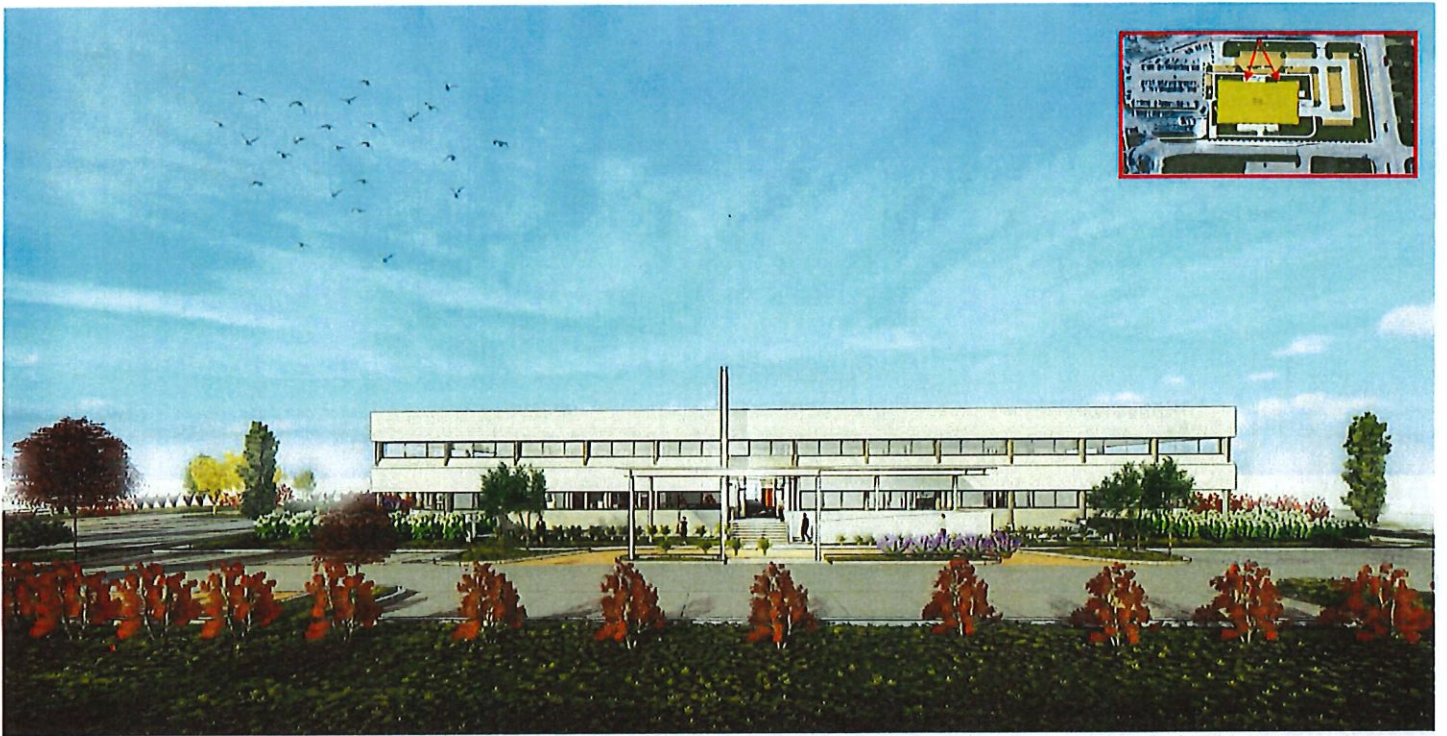
DAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2023



RINKA+

LA MACCHIA
HOLDINGS, LLC

EXISTING EXTERIOR ENTRY
BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2023



CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2020

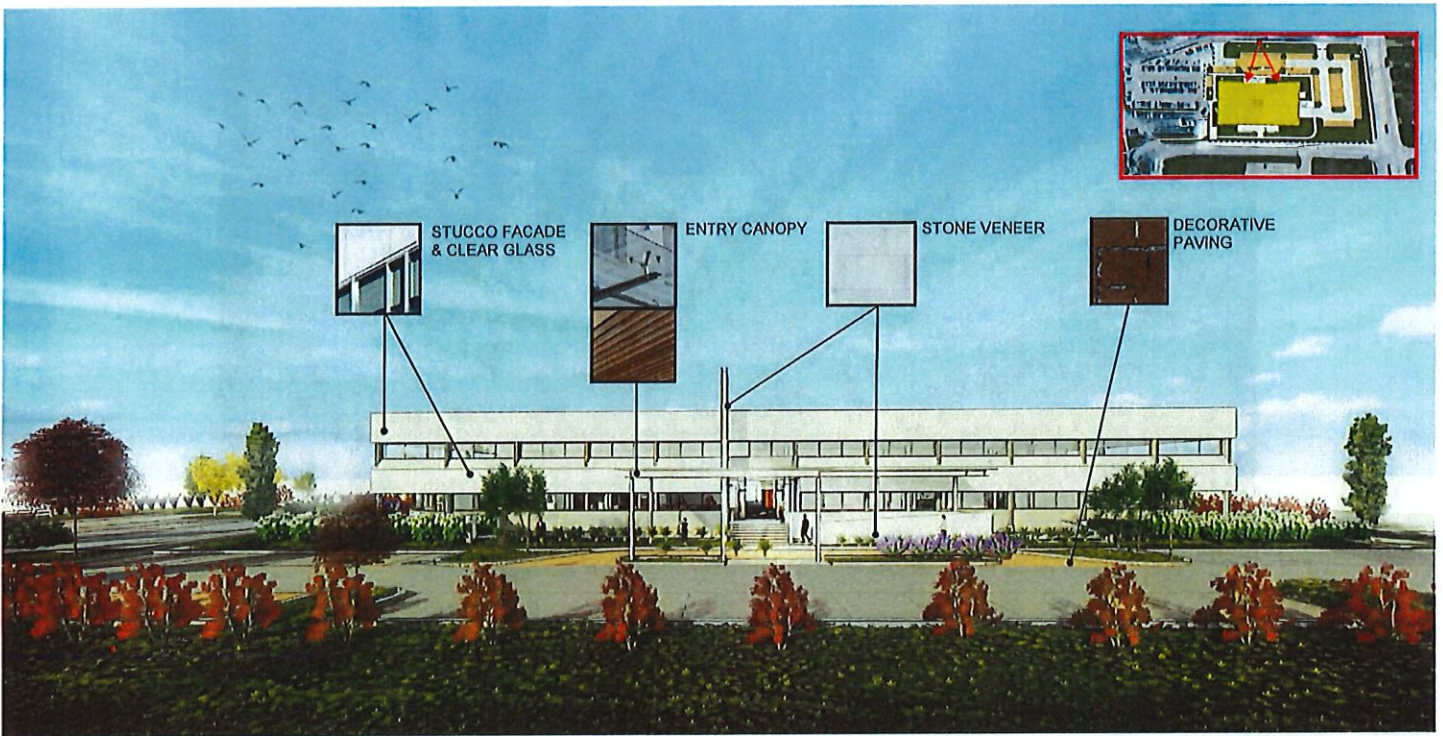


CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020



CONCEPTUAL RENDERING DROP OFF AREA



EXISTING EXTERIOR ENTRY

RINKA⁺

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020

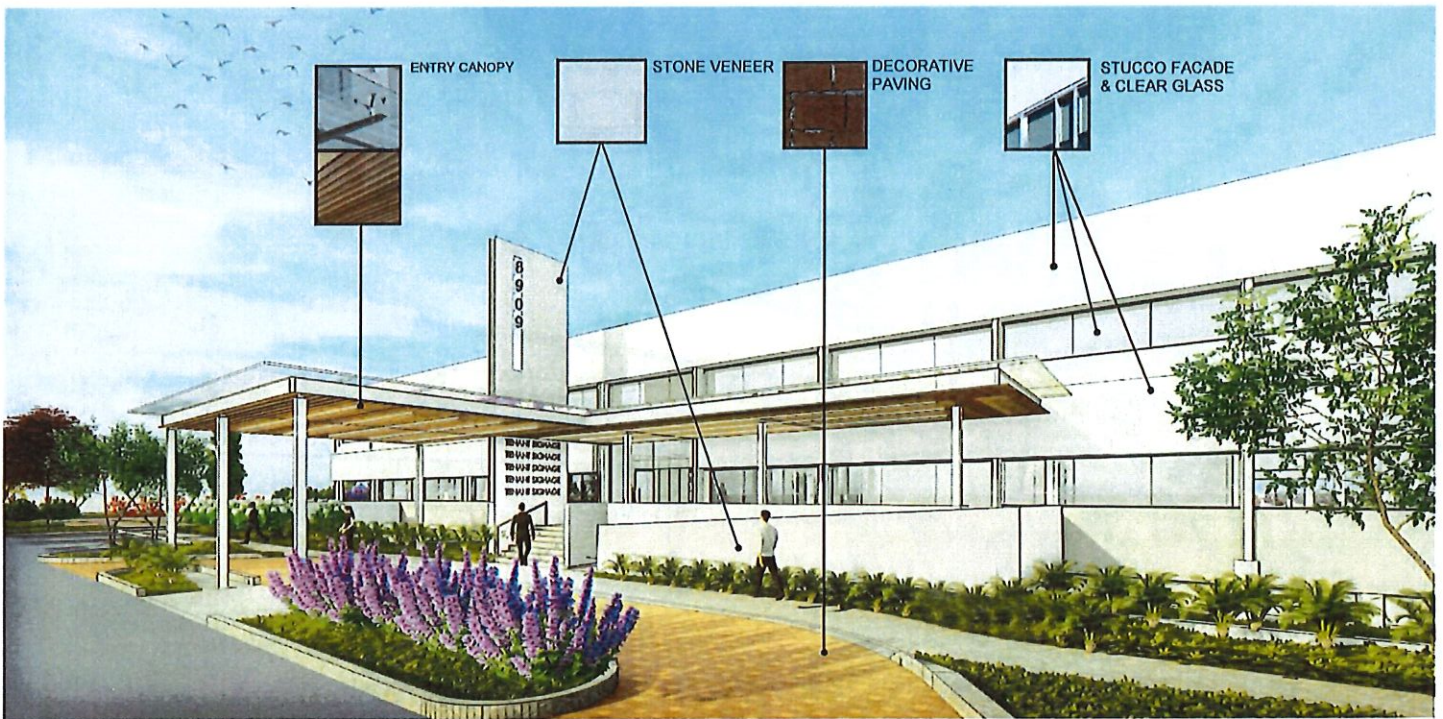


CONCEPTUAL RENDERING DROP OFF AREA

RINKA⁺

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 03, 2020



CONCEPTUAL RENDERING DROP OFF AREA

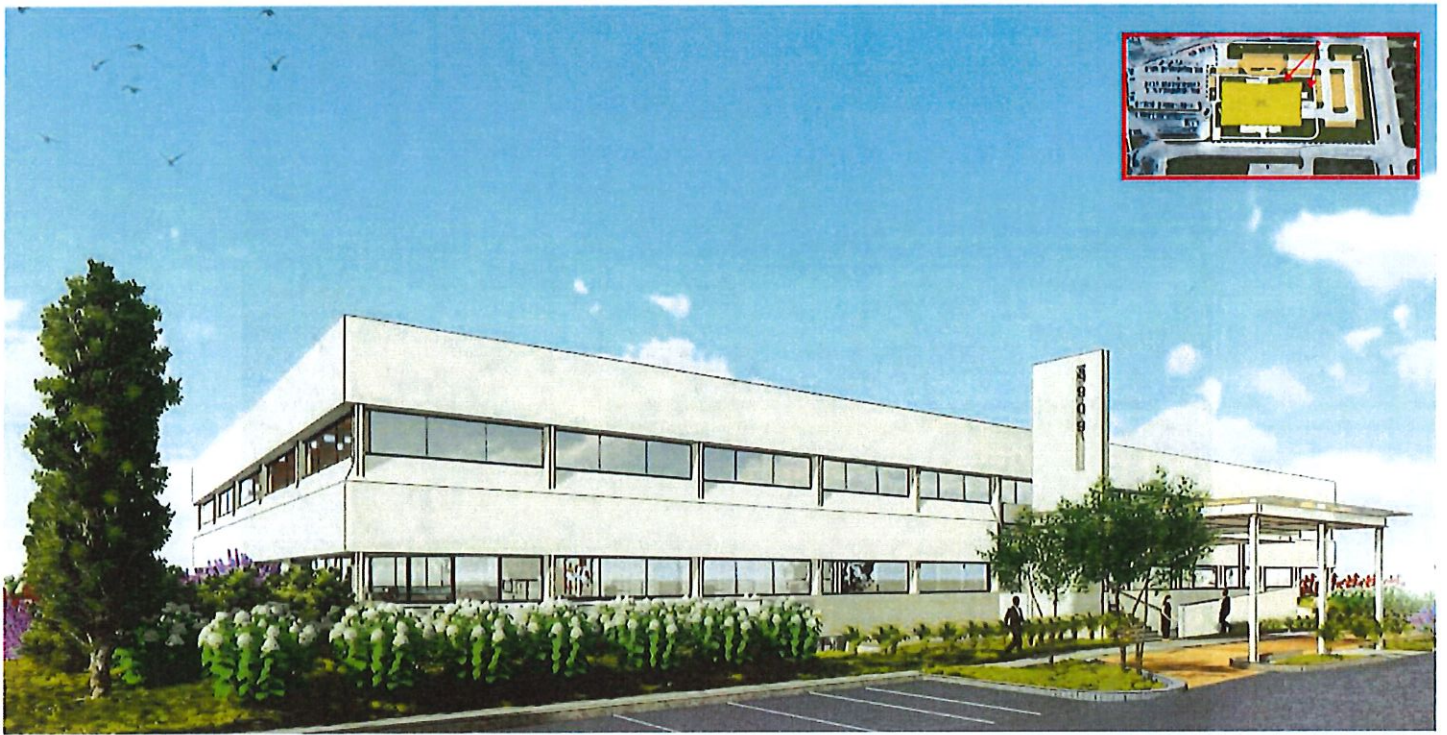


EXISTING NORTH EAST ENTRY

RINKA⁺

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020



CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY/OCT. 2013



EXISTING SOUTH ENTRY

RINKA+

LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 08, 2020



CONCEPTUAL RENDERING SOUTH AREA

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 08, 2020

THANK YOU



CONCEPTUAL RENDERING DROP OFF AREA

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LA MACCHIA
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION
JULY 01, 2020

REF ID: A13541-7

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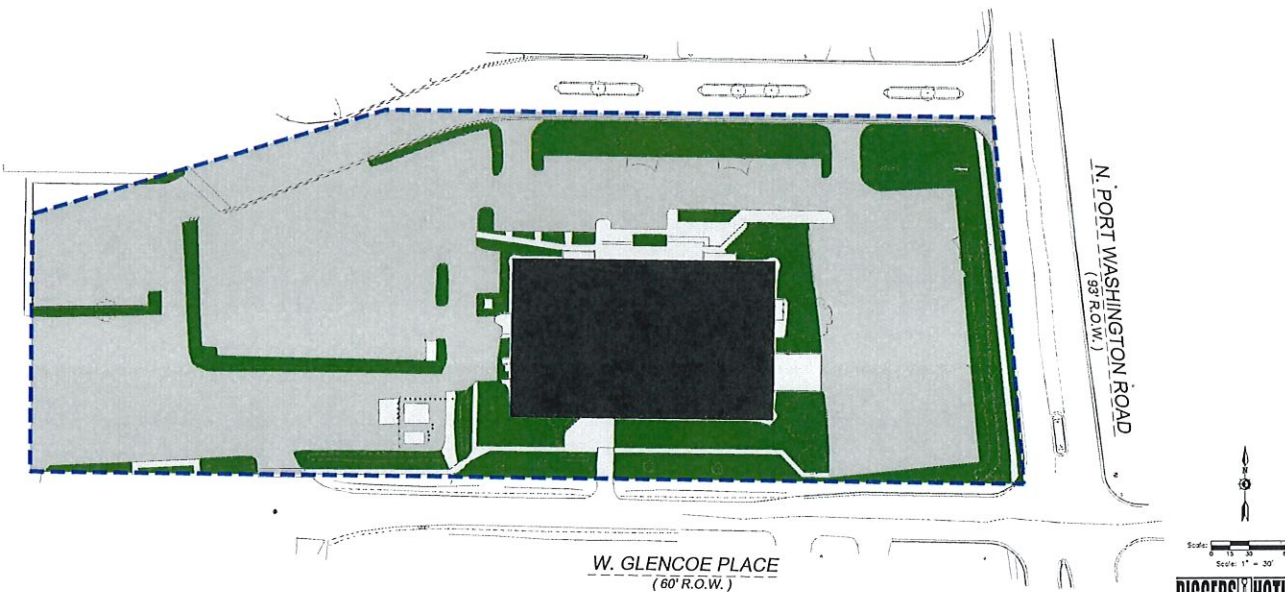
INDICATES PROPOSED SURFACE OF SUBSIDENTAL
AREAS. REFINISHED.

THE TRAVWAY BUILDING 8909 N. PORT WASHINGTON RD. VILLAGE OF BAYSIDE N.Y. 11583 8909 N. PORT WASHINGTON RD. KALWAKEE, WIS. 53117

NOV 3 1960

SITE SURVEY

78116 SITE: 1



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LEGEND
 - - - - - SWMP LIMITS

EXISTING PERVIOUS VS. IMPERVIOUS AREAS		
	SQ. FT.	ACRES
AREA OF SUBJECT SITE (SWMP LIMITS)	214,832 SQUARE FEET	4.92 ACRES
IMPERVIOUS AREAS		
BUILDINGS / ADJACENT BUILDING AREA	27,113 SQUARE FEET	0.62 ACRES
DRIVEWAY / ROADWAY AREA	124,279 SQUARE FEET	2.84 ACRES
SIDEWALK / PEDESTRIAN AREAS	12,494 SQUARE FEET	0.29 ACRES
TOTAL EXISTING IMPERVIOUS AREA	163,886 SQUARE FEET	3.75 ACRES
PERVIOUS AREAS		
TOTAL EXISTING PERVIOUS AREA	48,946 SQUARE FEET	1.17 ACRES