

# Project Proposal

Date 04/27/2020

Property Address 8909 N PORT WASHINGTON RD.

Zoning F

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

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

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>
--	---

## **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

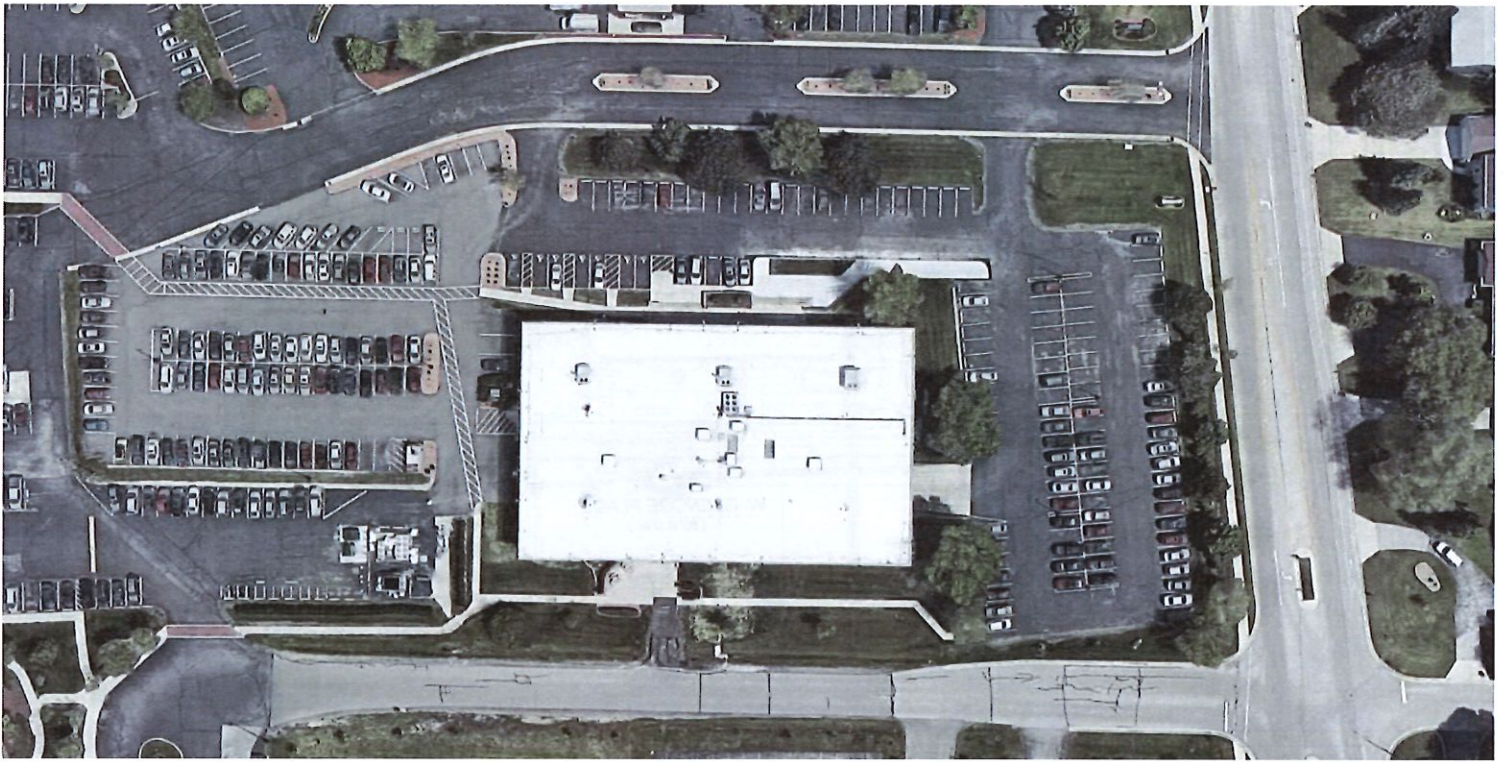


RINKA+

LA MACCHIA  
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION  
JULY 03, 2020





EXISTING SITE AERIAL

RINKA+

LA MACCHIA  
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION  
JULY 08, 2020



SITE PLAN SCOPE OF WORK



EXISTING EXTERIOR ENTRY

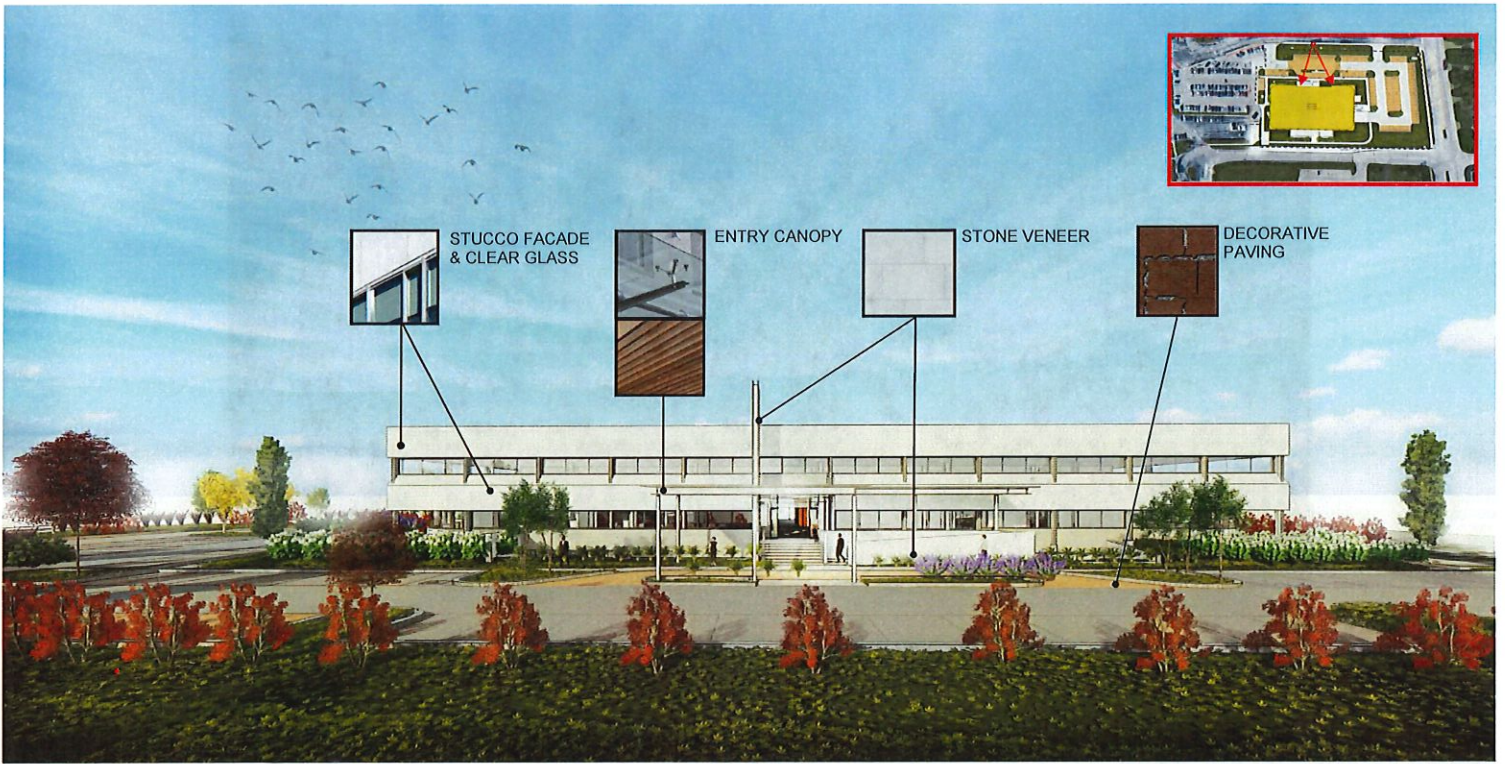




CONCEPTUAL RENDERING DROP OFF AREA



CONCEPTUAL RENDERING DROP OFF AREA



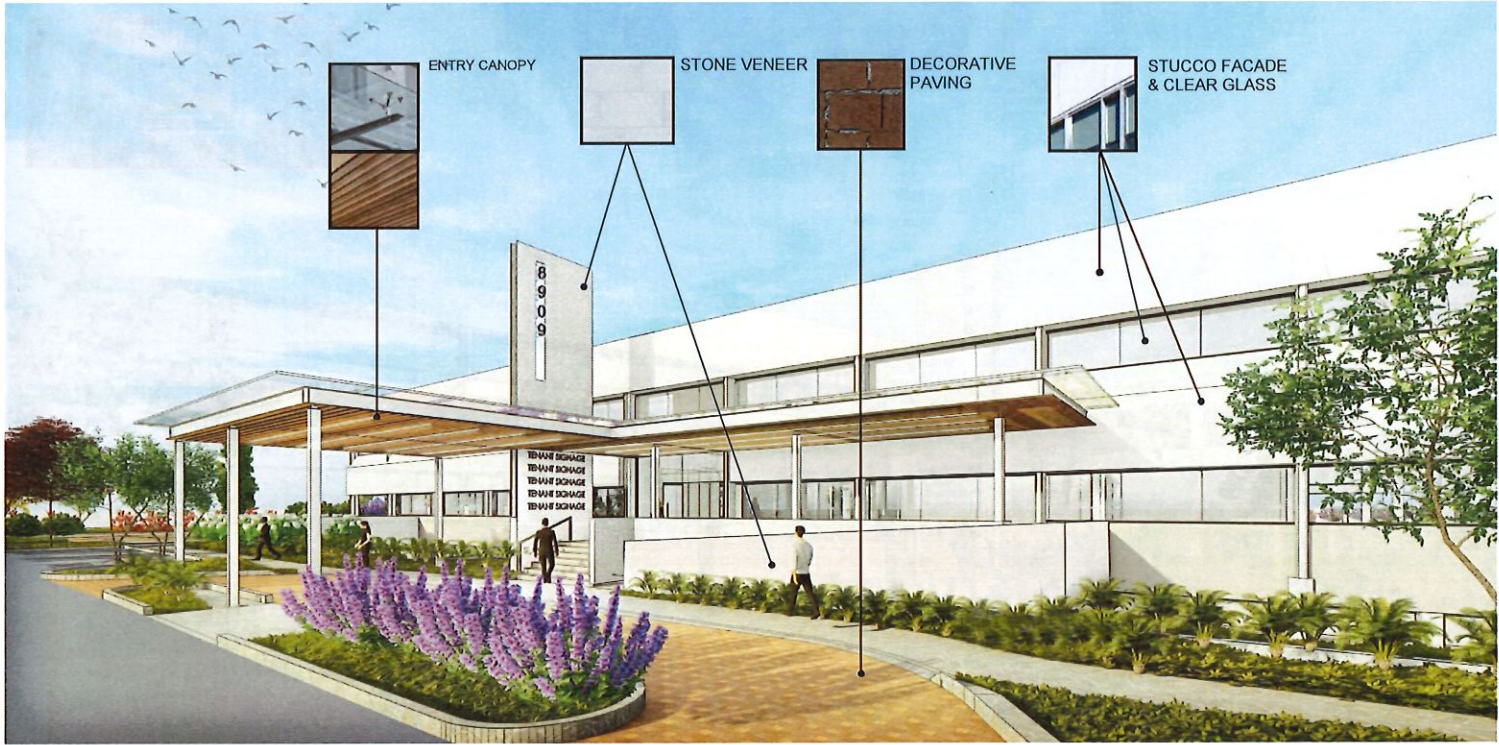
CONCEPTUAL RENDERING DROP OFF AREA



EXISTING EXTERIOR ENTRY



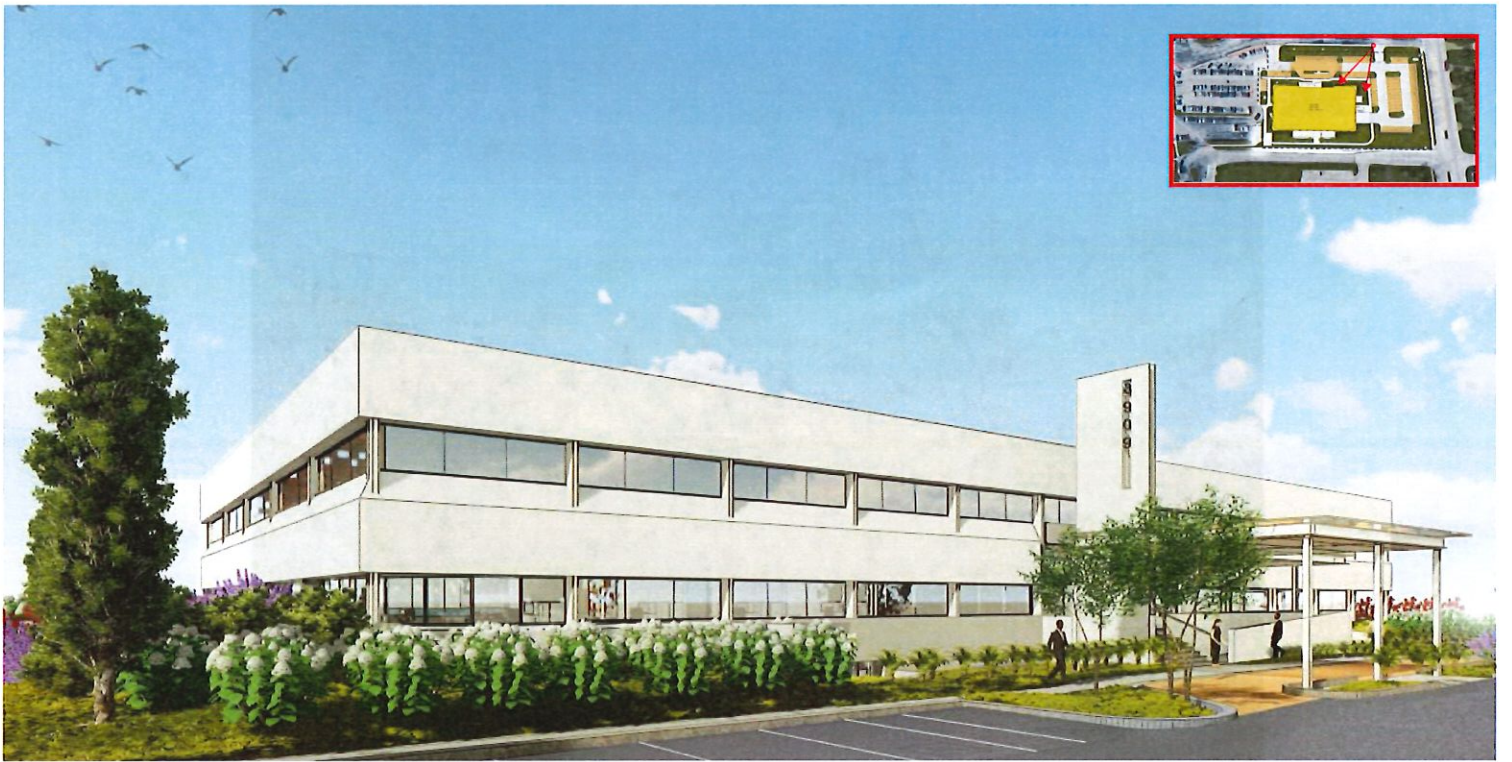
CONCEPTUAL RENDERING DROP OFF AREA



CONCEPTUAL RENDERING DROP OFF AREA



EXISTING NORTH EAST ENTRY



CONCEPTUAL RENDERING DROP OFF AREA

RINKA+

LA MACCHIA  
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION  
JULY 03, 2020





EXISTING SOUTH ENTRY



CONCEPTUAL RENDERING SOUTH AREA

RINKA+

LA MACCHIA  
HOLDINGS, LLC

BAYSIDE OFFICE BUILDING RENOVATION  
JULY 03, 2020



CONCEPTUAL RENDERING SOUTH AREA

THANK YOU



CONCEPTUAL RENDERING DROP OFF AREA



