

Project Proposal

Date 9/25/2020

Property Address 9040 N Mohawk Rd, Bayside WI 53217

Zoning Residential

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

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

Custom shed to be erected using cedar that will be oiled to allow for a natural finish. The finish will allow it to match the natural tones of the existing home. A shed is erected on the SE corner of the property. Its finish is also similar in tone to the home. It is a steel frame with a composite siding..

***** **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

05/11/2021

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER: Maylan Thomas PROJECT ADDRESS: 9040 N Mohawk	PROJECT SUMMARY: New Cedar fence and a 7 X 7 shed
-------------------------------------------------------------------------------	------------------------------------------------------

VILLAGE CODE REVIEW

LENGTH AND FENCE TYPE:

Proposed length 82' is approximately 15% of the total property perimeter length of approximately 549'.
Per the code section copied below a 25% open fence is required.

Village code section 104-125(k) *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. A solid fence may have at least a 25 percent open design within the fence height. 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. Fences may incorporate no more than two trellises or arbors that may be no wider than four feet and no taller than eight feet and which are at least six feet from the nearest property line if located in the "A" residence district or at least three feet from the nearest property line in the "B" and "C" residence districts. The open percentage of any fence shall be the percentage of the fence which is not opaque from a perpendicular perspective.

PROPOSED FENCE LENGTHS / TYPES COMPLY

HEIGHT:

PROPOSED HEIGHT IS COMPLIANT

MATERIAL / FINISH:

Cedar

NEW SHED LOCATION DOES NOT COMPLIES WITH VILLAGE CODE.

Sec. 125-91. - "C" residence district regulations.(5)

A rear yard of not less than 20 feet shall be provided for every building, except one of not less than ten feet shall be provided for a building used for or classified as an accessory use.

The rear yard set back is only 8' 7 ¾" not confirming to the required 10' set back

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.*

(2)

Reviewer Tod Doebler



Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager

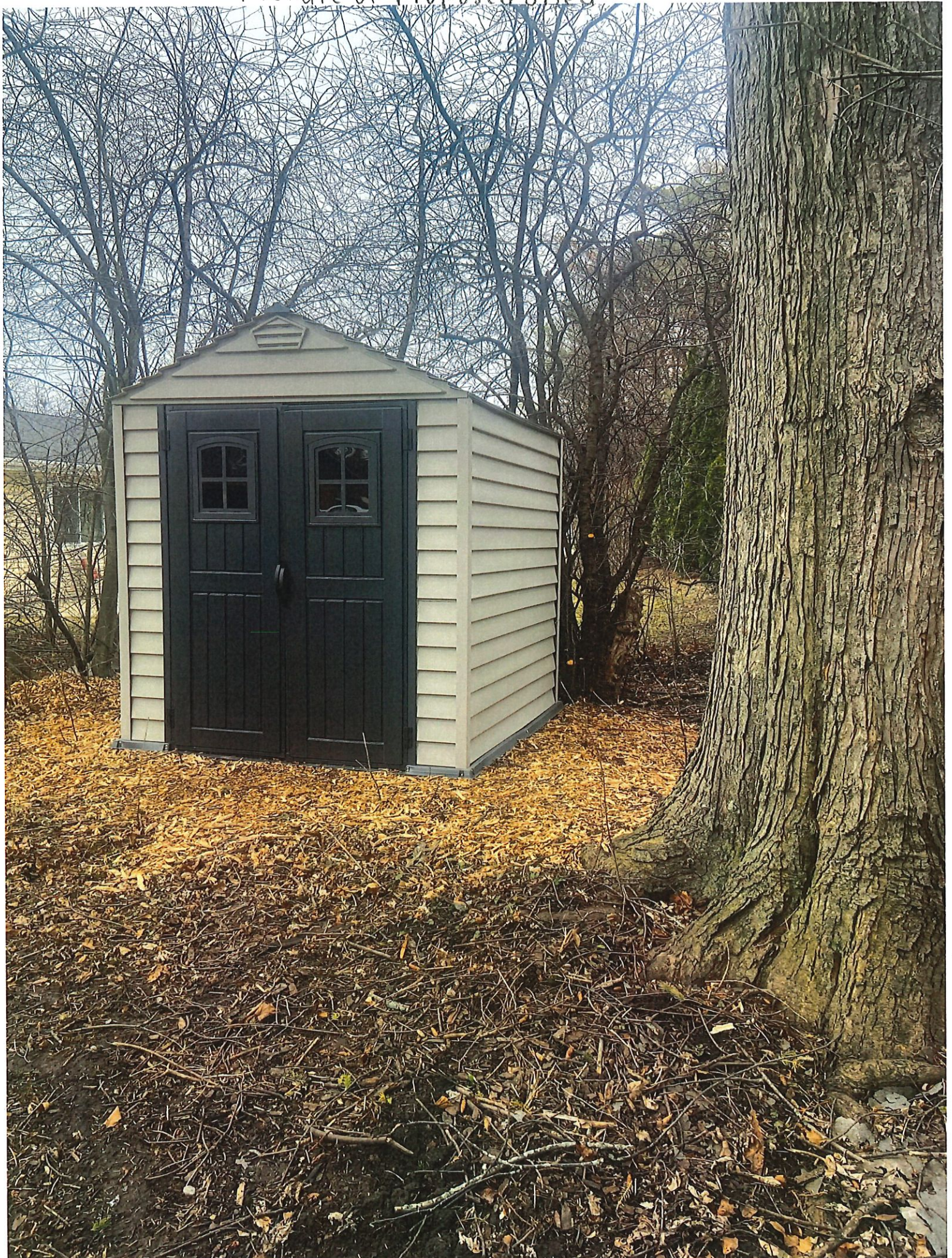
Picture of the Proposed
Shed



Picture of Proposed Shed



Picture of Proposed Shed



Picture of proposed shed



9040 N Mohawk Fence Installation

319-594-0510 | maylanthomas@gmail.com | Maylan Thomas

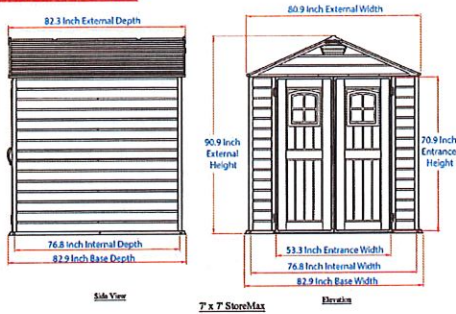


A
1 View of shed from street
NTS

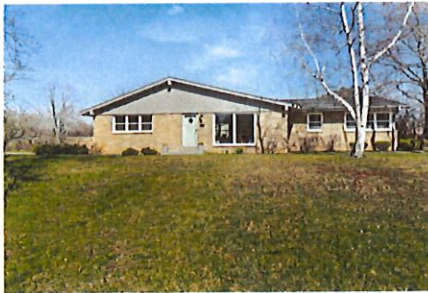


A
2 View of shed facing adjacent property
NTS

Note:
 -Shed is similar in color leveraging earth tones to match with the home
 -Gable of shed is similar to home
 -Roofing of shed is a similar color tone to home



A
3 Shed Elevation
NTS

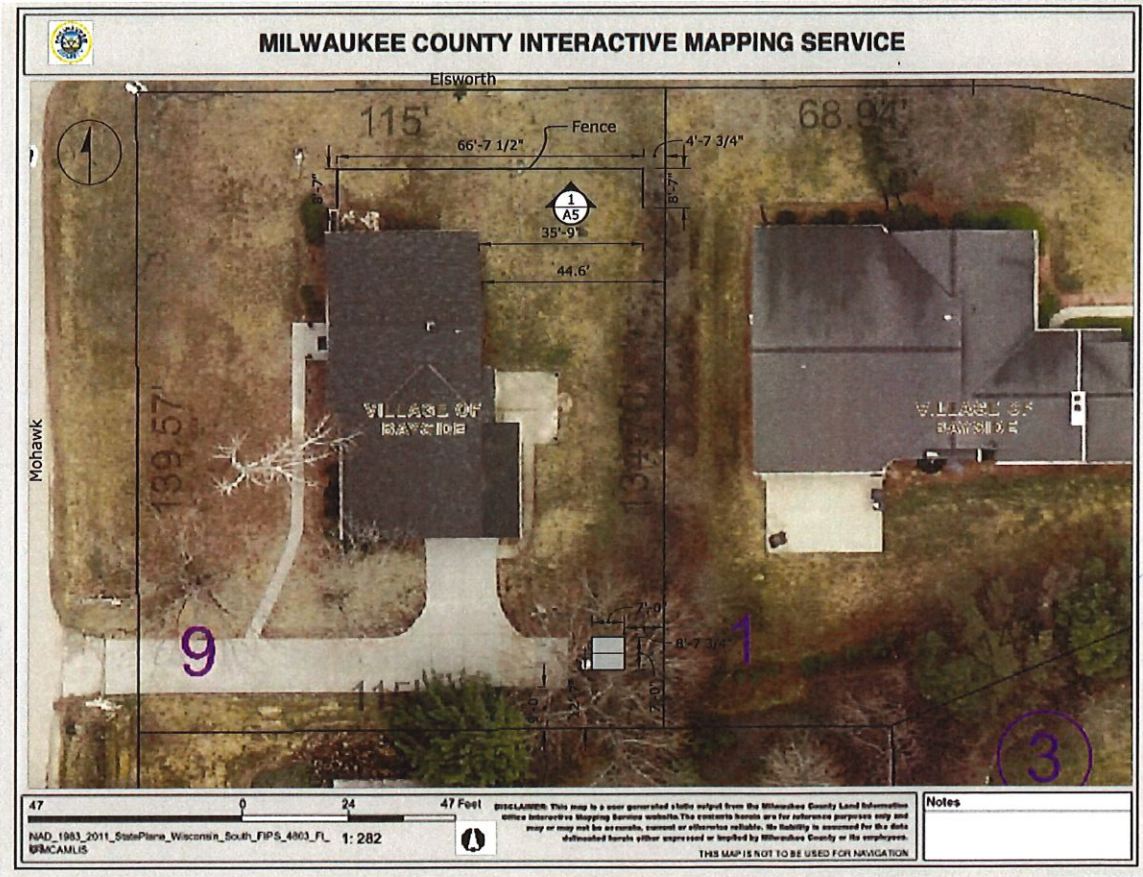


A
4 View of 9040 N Mohawk from Mohawk Rd
NTS

Drawing Name:
Shed Details
 Date:
April 19, 2021
 Scale:
1/2" = 1'-0"
 Page Number:
5

9040 N Mohawk Fence Installation

319-594-0510 | maylanthomas@gmail.com | **Maylan Thomas**



General Note:
 -Edge of fence on East side comes with in 4'-7 3/4" of property line.
 -It will not encroach onto adjacent parcel.

Drawing Name:
Plan View

Date:
April 19, 2021

Scale:
1/2" = 1'-0"

Page Number:
1

A Plot Study
1 1'=20'

BADGER SURVEYING CO., INC.

REGISTERED LAND SURVEYORS
 MILTON H. SCHMIDT, Pres.
 CLARENCE H. PIEPENBURG, Vice-Pres.
 JAMES A. EIDE, Sec.-Treas.

PHONE CONCORD 4-3782
 823 W. ATKINSON AVE.
 MILWAUKEE 6, WIS.

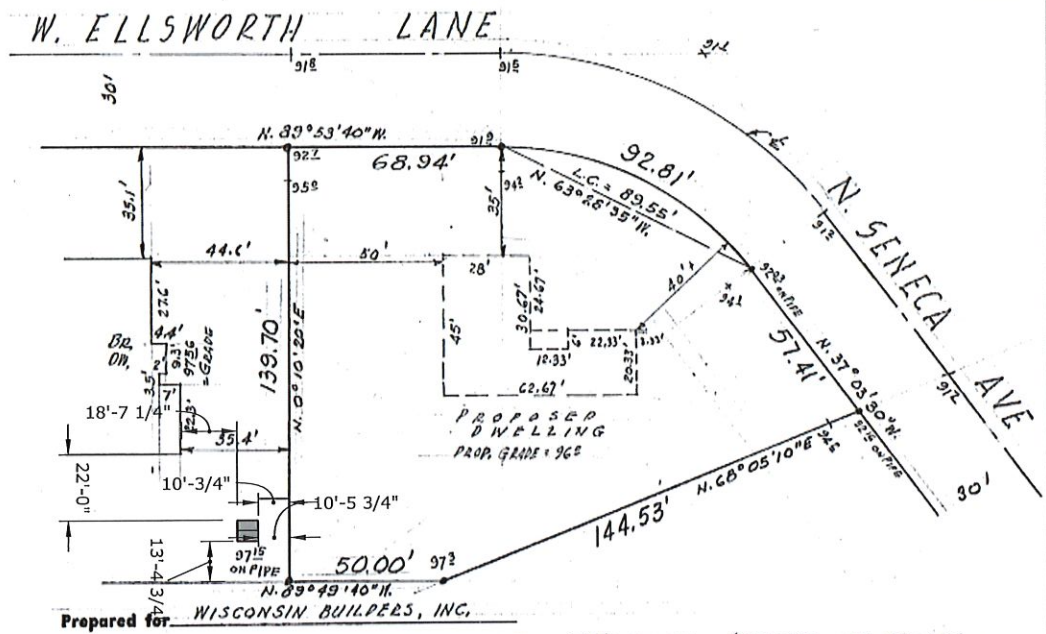
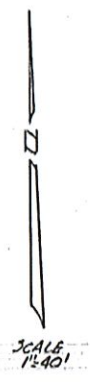
8-22-54-0060

PLAT OF SURVEY

Property at West Ellsworth Lane Owner
 Legal Description: Lot 1, in Block 3, in Bayport Estates, being a subdivision of part of the South East 1/4 of Section 5, Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin.

A Shed Detail
 1 1"=40'

NOTE
 • DENOTES IRON PIPE
 BENCHMARK ASSUMED
 DWELLING STAKED 1' OUT



Prepared for WISCONSIN BUILDERS, INC.

State of Wisconsin, } ss.
 County of Milwaukee }

I hereby certify that on the 31st day of AUGUST, 1959, I have surveyed the above described property and that the above plat is a correct representation of the exterior boundary lines thereof.

Plat No. 59-948

Signed *James A. Eide*
 Surveyor

Reg. No. 5-3

9040 N Mohawk Fence Installation
 319-594-0510 | maylathomas@gmail.com | Maylan Thomas

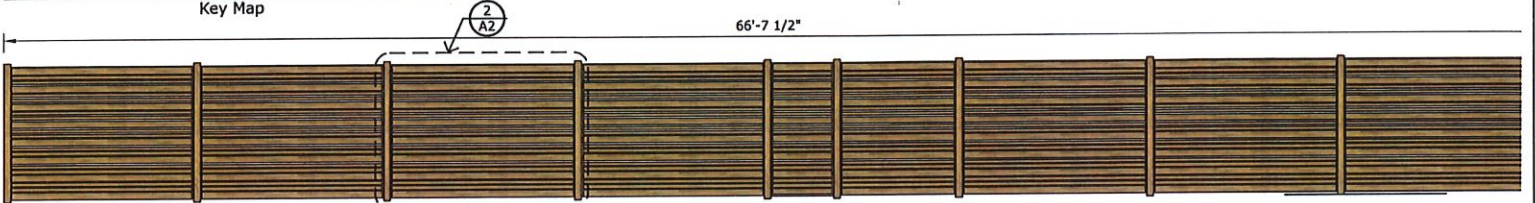
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 Drawing Name: Shed on Survey
 Scale: 1/2" = 1'-0"
 Page Number: 6



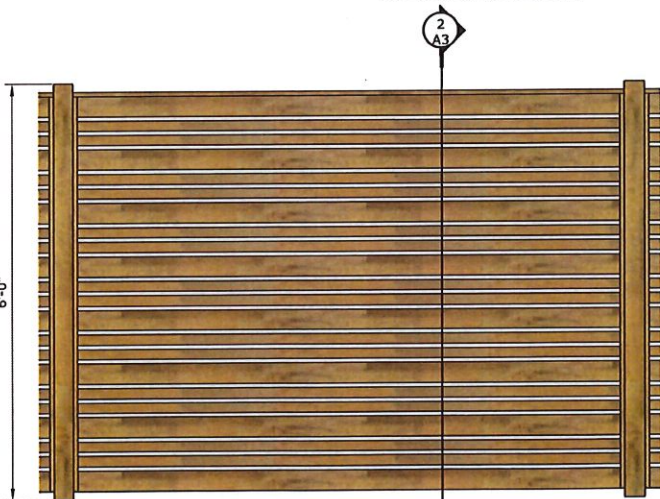
Key Map

9040 N Mohawk Fence Installation

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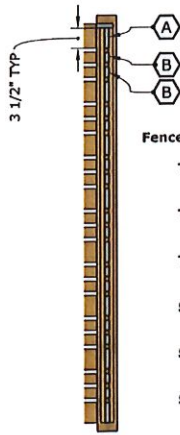
66'-7 1/2"



6'-0"

A
2 Detail: 1 Panel Front Elevation
3/4" = 1'-0"

A
1 Front Elevation
1/4" = 1'-0"



3 1/2" TYP

A
3 Section A3: Fence Open Study
3/4" = 1'-0"

Fence Open Face Study

Total Height of fence is:	72"
Total Height of A:	28"
Total Height of B:	24.5"
Sum of A + B =	52.5"
Sum / Total Fence Height =	72%
Sum % less 100% =	28% total open space design of fence

Drawing Name:
Fence Detail

Date:
April 19, 2021

Scale:
1/2" = 1'-0"

Page Number:
3

9040 N Mohawk Fence Installation

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A
1 NTS View From Street: North looking South West



A
2 NTS View From Street: North looking South East



Key Map



A
3 NTS View From Street: South Looking North



A
4 NTS View From Street: South Looking North West

Drawing Name:
Property Images

Date:
April 19, 2021

Scale:
1/2" = 1'-0"

Page Number:
4

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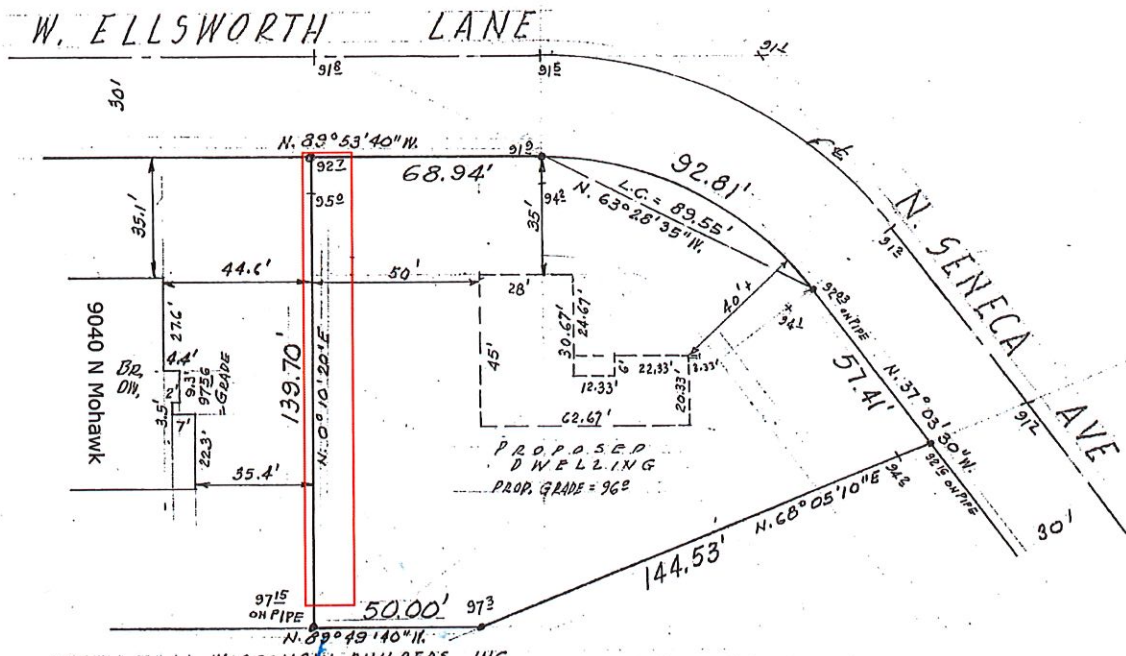
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 DWELLING STAKED 1' OUT

SCALE
 1"=40'



Prepared for: **WISCONSIN BUILDERS, INC.**

I hereby certify that on the 31ST day of AUGUST, 1959, I have surveyed the above described property and that the above plat is a correct representation of the exterior boundary lines thereof.

State of Wisconsin, }
 County of Milwaukee } ss.
 Plat No. 59-948 Signed James A. Eide Reg. No. 5-3
 Surveyor

Date: April 19, 2021
 Drawing Name: Survey
 Scale: 1/2" = 1'-0"
 Page Number: 2

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