



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
January 10, 2022  
Remote Teleconferencing, 6:00pm

**ARCHITECTURAL REVIEW COMMITTEE  
AGENDA**

**I. CALL TO ORDER AND ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. Approval of November 15, 2021 meeting minutes.

**III. BUSINESS**

- A. **9251 N Waverly Dr – Michael & Stacy Rauwerdink** The proposed project is the removal of a kitchen window.
- B. **9494 Fairway Cir – Ethan & Molly Brooks** Residents are seeking an extension for a dumpster beyond the 120 days.
- C. **860 E Ravine Ln – David Francis** The proposed project is replacing the existing stone with siding on the first level exterior walls on the south and west side of the house to match that of the second level addition.

**IV. ADJOURNMENT**

Amanda Gronemeyer  
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/88158836744?pwd=QWhqdWlxM0ZkQ0hmMkpRNGRwOU8vdz09>**

If using a telephone to dial in: 1-312-626-6799. The meeting ID is: 881 5883 6744, password 835530.

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](http://www.baysidewi.gov)).



**I. CALL TO ORDER**

Chairperson Roberts called the meeting to order via remote teleconferencing at 6:00pm.

**II. ROLL CALL**

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

Trustee Liaison: Mike Barth

Also Present: Assistant to the Village Manager Leah Hofer  
Deputy Clerk Amanda Gronemeyer  
There were three people in the audience.

**III. APPROVAL OF MINUTES**

**A. Approval of October 18, 2021 meeting minutes.**

Motion by John Krampf, seconded by Dan Zitzer, to approve the October 18, 2021 meeting minutes. Motion carried unanimously.

**IV. BUSINESS**

**A. 9356 N Regent Rd – Jane Novak**

Jane Novak, property owner, appeared on behalf of the project. There were no neighbors in attendance.

Ms. Novak described the project as reducing the size of an existing picture window in the master bathroom. The window would be resized to match that of the window in the master bedroom and would be a 39.5-inch wide double-hung window with a similar style to that of the existing windows on the house. The window frame and grids would be white in color. The project would also include replacing the existing front entry door and screen door with doors of the same size. The new door would be a wood framed, fiber glass door that is brown in color, replacing the existing white steel door.

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

**B. 325 W Ellsworth Ln – Simon Vayfeld and Mark Nitzke**

Simon Vayfeld, property owner, and Mark Natzke, architect appeared on behalf of the project.

Mark Natzke, neighbor and architect, described the project as a simple addition to the back of the house aligning with the existing garage. The addition would consist of an 8-foot extension to the family room, and the inclusion of new closet space. The roof would be low-pitched and connected to the existing roof by a rubber membrane. The windows would be proportionate to

the existing windows and would be horizontal in nature. There are no exterior doors on the addition. The current siding on the house will be replaced with the same vinyl siding selected for the addition to create a more seamless look. It will be similar in color to the current siding.

Motion by Tony Aiello, seconded by Dan Zitzer, to approve the project as described and presented in the application. Motion carried unanimously.

**ADJOURNMENT**

Motion by Tony Aiello, seconded by Chairperson Roberts, to adjourn the meeting at 6:11pm. Motion carried unanimously.

Respectfully submitted,

Leah Hofer  
Assistant to the Village Manager

1-262-346-4577 SAFEbuilt, Inc.	<b>WI UNIFORM PERMIT APPLICATION</b> hartfordinspections@safebuilt.com Inspections need to be called in by 4 pm for next business day inspections	PERMIT NO.  TAXKEY#
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<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>Bayside</u> COUNTY: <u>Milwaukee</u>	<b>PROJECT LOCATION</b> (Building Address) <u>9251 N. Waverly Dr. Bayside, WI</u>	<b>PROJECT DESCRIPTION</b> <u>Kitchen Remodel</u>
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Owner's Name <u>Michael &amp; Stacy Rauwerdink</u>	Mailing Address - Include City & Zip <u>9251 N. Waverly Dr. Bayside WI 53217 (414) 759-5833</u>	Telephone - Include Area Code <u>759-5833</u>
Construction Contractor (DC Lic No.) <u>Nine Square Design, LLC</u>	Mailing Address - Include City & Zip <u>12214 W. Oklahoma Ave West Allis, WI 53227 (414) 248-6476</u>	Telephone - Include Area Code <u>248-6476</u>
Dwelling Contractor Qualifier (DCQ Lic No.) <u>122001307</u>	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code <u>414-507-3619</u>
Plumbing Contractor (Lic No.) <u>Milwaukee Plumbing</u>	Mailing Address - Include City & Zip <u>11800 W. Greenfield Ave West Allis, WI 53214</u>	Telephone - Include Area Code <u>414-507-3619</u>
Electrical Contractor (Lic No.) <u>CR Electric</u>	Mailing Address - Include City & Zip <u>330 W. Drake Ave Oak Creek WI 53154 (414) 761-2990</u>	Telephone - Include Area Code <u>761-2990</u>
HVAC Contractor (Lic No.) <u>First Choice Heating &amp; Cooling</u>	Mailing Address - Include City & Zip <u>530 W 24698 Sunset Dr. Waukesha, WI 53189 (262) 547-2030</u>	Telephone - Include Area Code <u>547-2030</u>

<b>PROJECT INFORMATION</b>		Subdivision Name	Lot No.	Block No.
Zoning District	Lot Area Sq. Ft.	N.S.E.W. <b>Setbacks</b>	Front Ft.	Rear Ft.
			Left Ft.	Right Ft.

<b>1a. PROJECT</b>	<b>3. TYPE</b>	<b>6. STORIES</b>	<b>9. HVAC EQUIPMENT</b>	<b>12. ENERGY SOURCE</b>																					
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input type="checkbox"/> 1-Story <input checked="" type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																			
Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>	<b>7. FOUNDATION</b>	<b>10. PLUMBING</b>	<b>13. HEAT LOSS (Calculated)</b>																					
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No.	Total _____ BTU/HR																					
<b>2. AREA</b>	<b>5. ELECTRICAL</b>	<b>8. USE</b>	<b>11. WATER</b>	<b>14. ESTIMATED COST</b>																					
Basement <u>1321</u> Sq. Ft. Living Area <u>2788</u> Sq. Ft. Garage <u>576</u> Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size <u>100</u> amp Service: <input checked="" type="checkbox"/> New <input type="checkbox"/> Rewire <input checked="" type="checkbox"/> 2 Phase _____ Volts <input type="checkbox"/> Underground <input checked="" type="checkbox"/> Overhead Power Company: <u>WE Energies</u>	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	\$ <u>77,260.00</u>																					

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): Stacy Rauwerdink      [Signature]      12/2/2021  
 SAFEbuilt, Inc.      Signature      Date

**INSPECTIONS NEEDED** Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
 Electric  Rough  Service  Final    Plumbing  Rough  Underfloor  Final    HVAC  Rough  Final

<b>FEE:</b>	<b>PERMIT(S) ISSUED</b>	SEAL NO. _____	Municipality No. _____
Building Fee <u>936</u> Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total <u>936</u>	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<b>RECEIPT</b> CK # <u>4020</u> Amount \$ <u>936</u> Date <u>12/2/21</u> From <u>Nine Sq. Desig</u> Rec By. <u>GA</u>	<b>PERMIT EXPIRATION:</b> Permit expires two years from date issued unless municipal ordinance is more restrictive.
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>		Name _____ Date _____ Certification No. _____	

### Scope of Work

Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.

Item	Cost
Kitchen/Dining RM Remodel per plan	Electrician EST 4000.00
	Plumbing EST 4000.00
	HVAC EST \$2000.00

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### Requested Changes at time of work

Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.

Item	Cost

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_

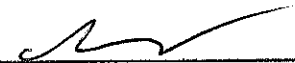
Date \_\_\_\_\_

### Scope of Work

Only items listed are part of this permit. If work is done on items not listed on this permit they will be considered to have been completed without a permit and are subject to double fees.

Item	Cost
Kitchen Remodel	\$ 87,260.00

Total Cost \$ 87,260.00

Signature 

Date 12-21-2021

### Requested Changes at time of work

Must be submitted to the Village prior to or same day work is completed. Failure to return the same day will result in double permit fees.

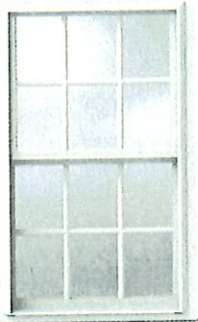
Item	Cost

Total Cost \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_





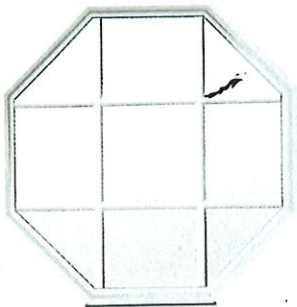
Double-Hung Window

\*No  
Grilles

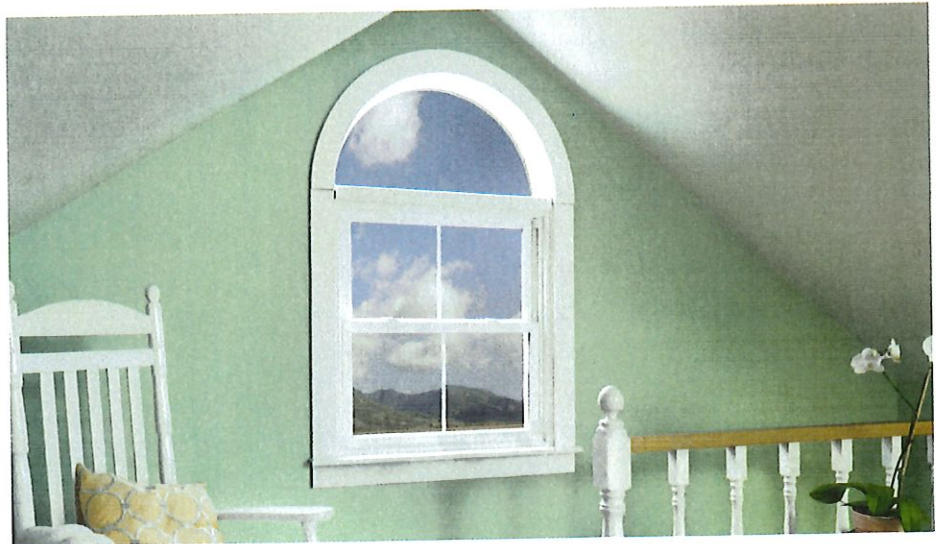


## DOUBLE-HUNG WINDOWS

These windows are best suited to traditional architectural styles. Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning.



Geometric Window



## RADIUS & GEOMETRIC WINDOWS

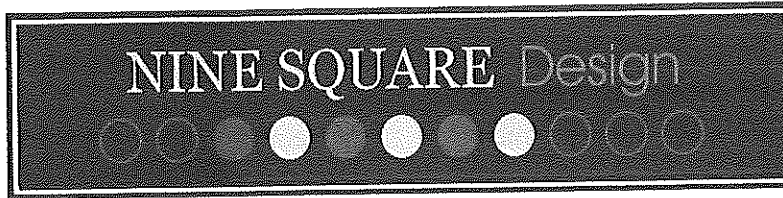
Our Premium™ vinyl windows and patio doors are available in custom sizes and shapes to meet your design specifications. Select a geometric and radius window when you want to frame a beautiful exterior view. They can be used as free-standing units or in combination with other styles. They are our highest rated window in preventing air and water infiltration.

### Frame Options

See Page 5

The windows on this spread are available with nailing flange, without nailing flange or as block frame.





November 15<sup>th</sup>, 2021 (Updated)

**ESTIMATION FOR:**

Michael and Stacy Rauwerdink  
9251 N. Waverly Dr.  
Bayside, WI 53217

**SCOPE OF WORK:**

To renovate and improve to the kitchen area of the first floor- The creation of a new open concept design in accordance with the architectural plan, and the homeowner's wishes. The work will include the demolition of the space, the removal of the partition wall between the kitchen and dining rooms, the opening of the load bearing wall (with a header) between the kitchen and living rooms. The removal of one window and the expansion of another window (including the reframing of these areas, as well as, the replacement and repair of the brickwork on the exterior of the home). The Kitchen and dining areas will be finished with all materials installed (Cabinets, countertops, windows, trim, drywall, paint, etc). The homeowners expressed the option to have their contractor install the new floor for the remodel.

**COSTS:**

The total costs for the job are outlined as follows:

Total cost of work (minus flooring):	\$87,260.00
Minus cabinet allowance:	-\$12,500.00
Minus Brickwork Estimate:	-\$7,500.00
Adjusted Job Total:	\$67,260.00

Payment schedule:

Down payment (due prior to work commencing):	\$33,630.00
2 <sup>nd</sup> payment (due after project is painted):	\$16,815.00
Final payment (due upon completion of project):	\$16,815.00

**ITEMS NOT INCLUDED:**

The not to exceed no longer applies if the scope of the work is changed, or if any more work is added. Any engineering costs are not included in this estimate. The installation of the flooring is not included with this quote, as the homeowners have someone for that work. The opening of the wall from the kitchen to the living room may be somewhat limited, if there is found to be heating runs through that wall that cannot be relocated- we will know more when the drywall is removed. The customer has agreed to pay for the Cabinet material and the brickwork and repair for the job- therefore I have removed them from this estimate/contract.

**TIMEFRAME OF WORK:**

The design and architectural work can begin once the estimate is signed and returned. I estimate the work to take 7-10 business days

**TIMELINE:**

Contract signing and down payment:	November 15 <sup>th</sup>
Pull Permits:	December 20 <sup>th</sup>
Start job date (tentative due to cabinets):	January 25 <sup>th</sup>
Cabinet due date:	February 7 <sup>th</sup>
Projected completion date (estimated):	March 22 <sup>nd</sup>

**PROJECT START TIME COMPLETION:**

Although the start time of the project is negotiable and can vary due to product shipment times, we can tentatively plan to start the job on Monday, January 25<sup>th</sup>, 2022. I project that the project will take 8 to 12 weeks. I will due my best to expedite the project, understanding how valuable a kitchen is to a family. The project completion can be affected by a few factors- Sub-contractor availability, permits, inspections and material availability. Please be as patient as possible, while understanding that your project will be my only one during its duration, and I will due everything within my power to finish as early as possible. My main goal is always precision and quality. I take great pride in being on site every day, and providing a quality product!

**ALLOWANCES:**

Primer	\$15.00per gallon
Paint	\$30.00per gallon
Cabinets	\$12,500.00 (Homeowner's are paying for)
Counter tops	\$80/sq.ft. or \$8,200.00 total
Windows (x2)	\$300.00ea
Kitchen faucet	\$250.00
Range vent hood	\$600.00
Can lights (8)	\$20.00ea
Pendants (6)	\$150.00ea
Chandelier (1)	\$400.00ea
Base trim	\$1.50per lin ft.
Casing trim	\$1.50per lin ft
Backsplash tile	\$12.00per sq. ft. (figured at 60sq.ft.)
Brickwork and repair	\$7,500 (For all) (Homeowner's are paying for)

BY SIGNING BELOW YOU AGREE TO THE TERMS AND THIS BECOMES A WORKING CONTRACT.

Homeowner: \_\_\_\_\_

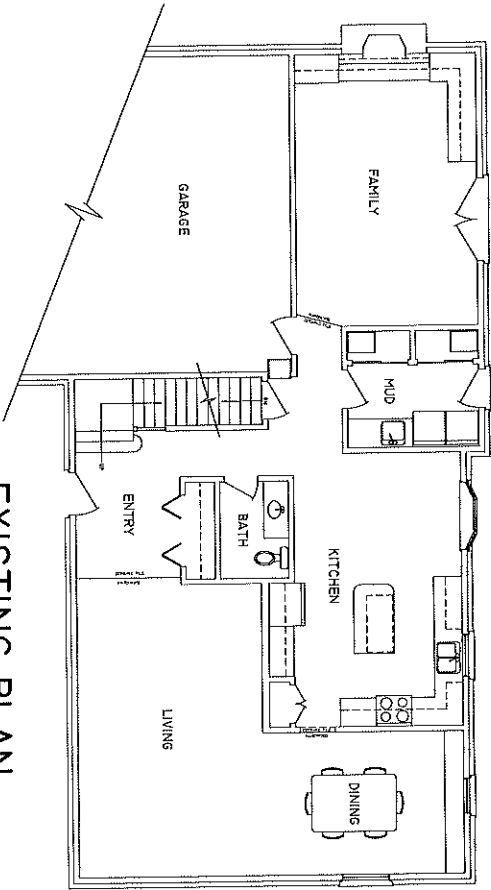
Contractor: \_\_\_\_\_

If you have any questions please call: Lance Johnson (414)248-6476

# RAUWERDINK RESIDENCE

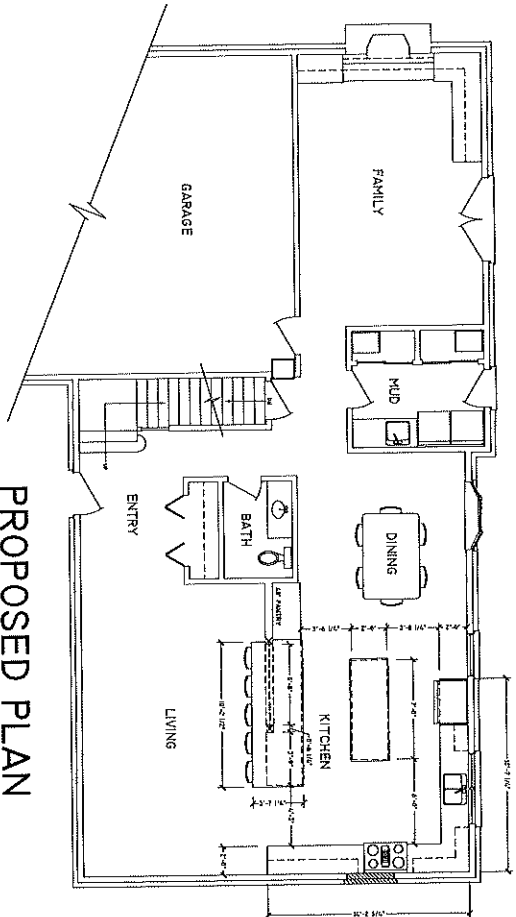
9251 N. WAVERLY DR.  
BAYSIDE, WI  
9-28-2021

SCALE OF PLOTTING:  
1" REPRESENTS 10'-0" UNLESS OTHERWISE NOTED  
DATE: 9-28-2021

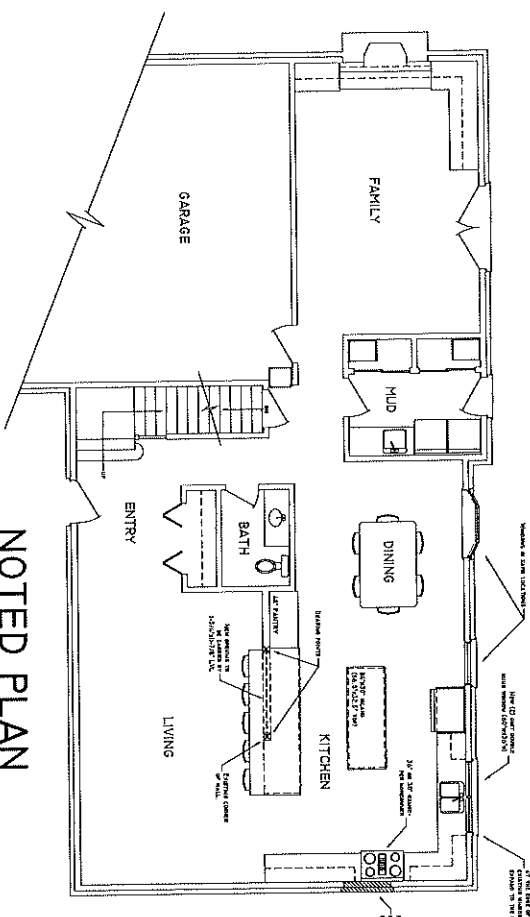


**EXISTING PLAN**  
SCALE: 1/4" = 1'-0"

**NOTES:**  
1. EXISTING ROOMS SHOWN.  
2. THE EXISTING WALLS, INCLUDING THE ATTACHED GARAGE, ARE SHOWN AS THEY EXIST.  
3. THE EXISTING DOORS AND WINDOWS ARE SHOWN AS THEY EXIST.  
4. THE EXISTING STAIRS ARE SHOWN AS THEY EXIST.  
5. THE EXISTING LIGHT FIXTURES ARE SHOWN AS THEY EXIST.  
6. THE EXISTING ELECTRICAL PANEL IS SHOWN AS IT EXIST.  
7. THE EXISTING HEATING SYSTEM IS SHOWN AS IT EXIST.  
8. THE EXISTING COOLING SYSTEM IS SHOWN AS IT EXIST.  
9. THE EXISTING ROOFING IS SHOWN AS IT EXIST.  
10. THE EXISTING FLOORING IS SHOWN AS IT EXIST.  
11. THE EXISTING WALLS ARE SHOWN AS THEY EXIST.  
12. THE EXISTING CEILING IS SHOWN AS IT EXIST.  
13. THE EXISTING FLOOR IS SHOWN AS IT EXIST.  
14. THE EXISTING STAIRS ARE SHOWN AS THEY EXIST.  
15. THE EXISTING LIGHT FIXTURES ARE SHOWN AS THEY EXIST.  
16. THE EXISTING ELECTRICAL PANEL IS SHOWN AS IT EXIST.  
17. THE EXISTING HEATING SYSTEM IS SHOWN AS IT EXIST.  
18. THE EXISTING COOLING SYSTEM IS SHOWN AS IT EXIST.  
19. THE EXISTING ROOFING IS SHOWN AS IT EXIST.  
20. THE EXISTING FLOORING IS SHOWN AS IT EXIST.

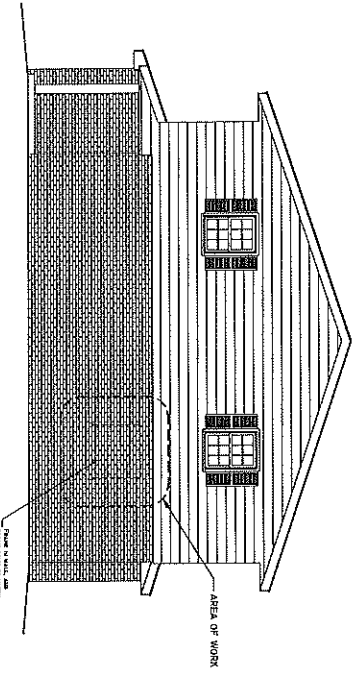


**PROPOSED PLAN**  
SCALE: 1/4" = 1'-0"



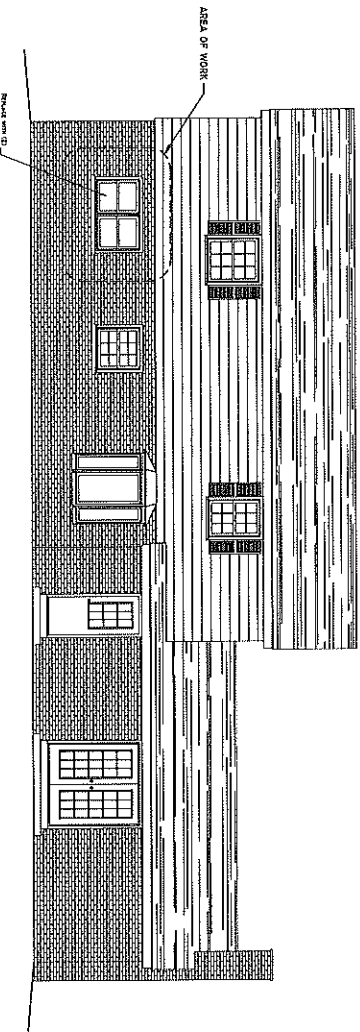
**NOTED PLAN**  
SCALE: 1/4" = 1'-0"

ELEVATIONS



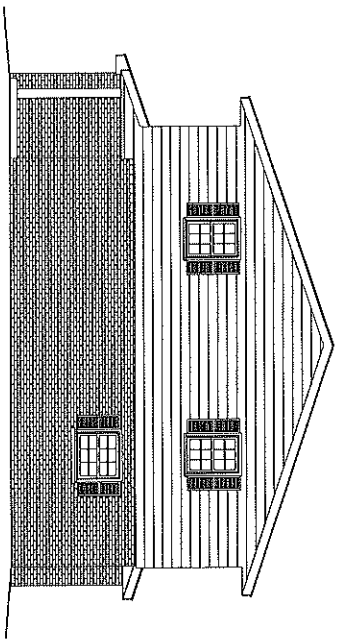
PROPOSED RIGHT ELEVATION

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



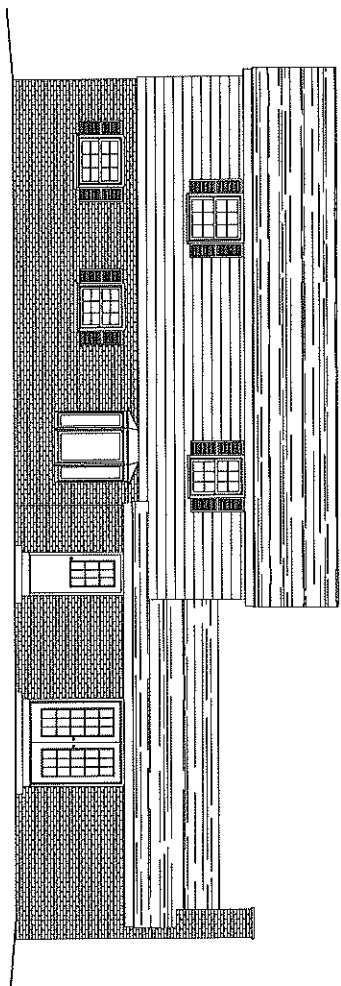
PROPOSED REAR ELEVATION

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



EXISTING RIGHT ELEVATION

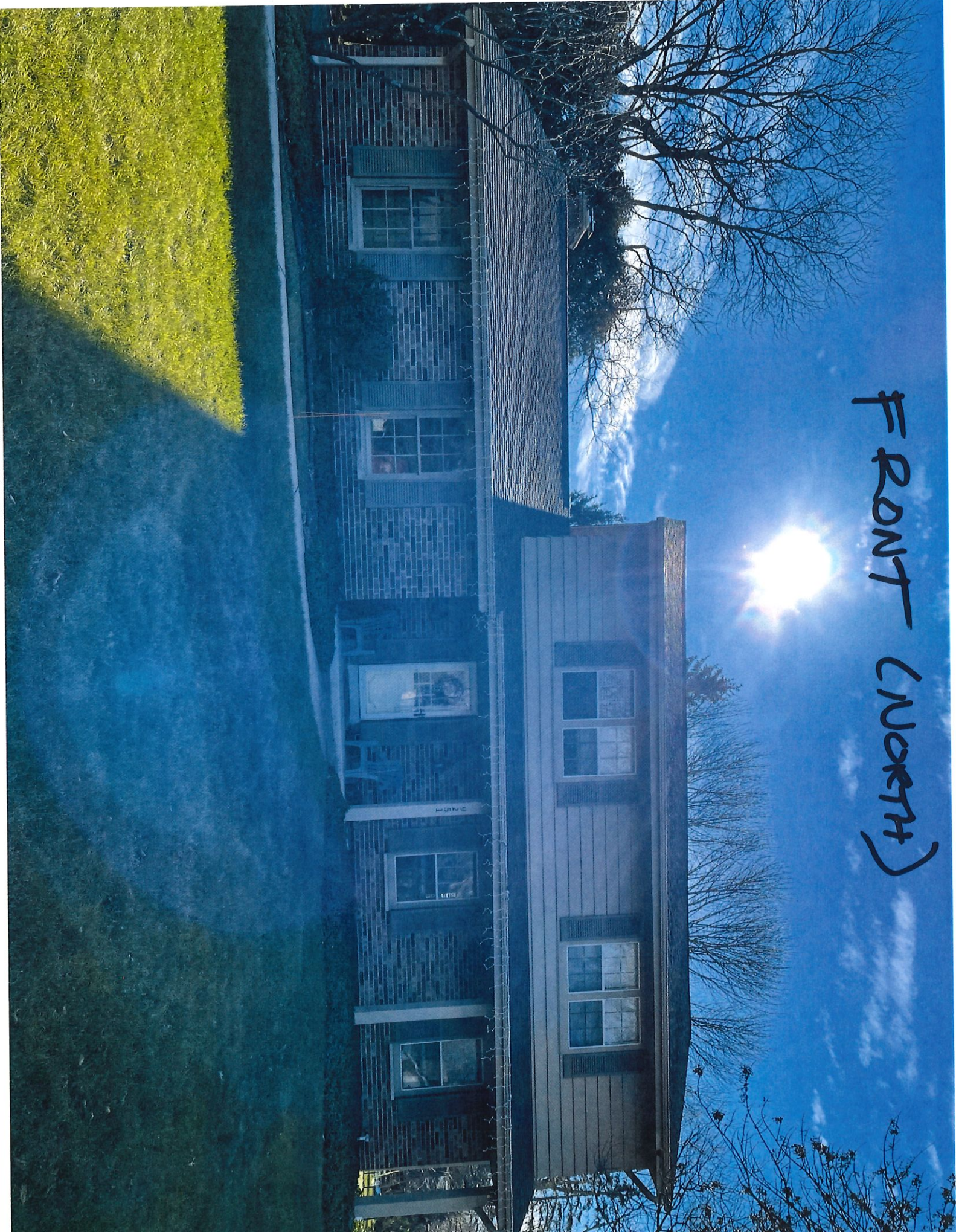
SCALE: 1/4" = 1'-0"



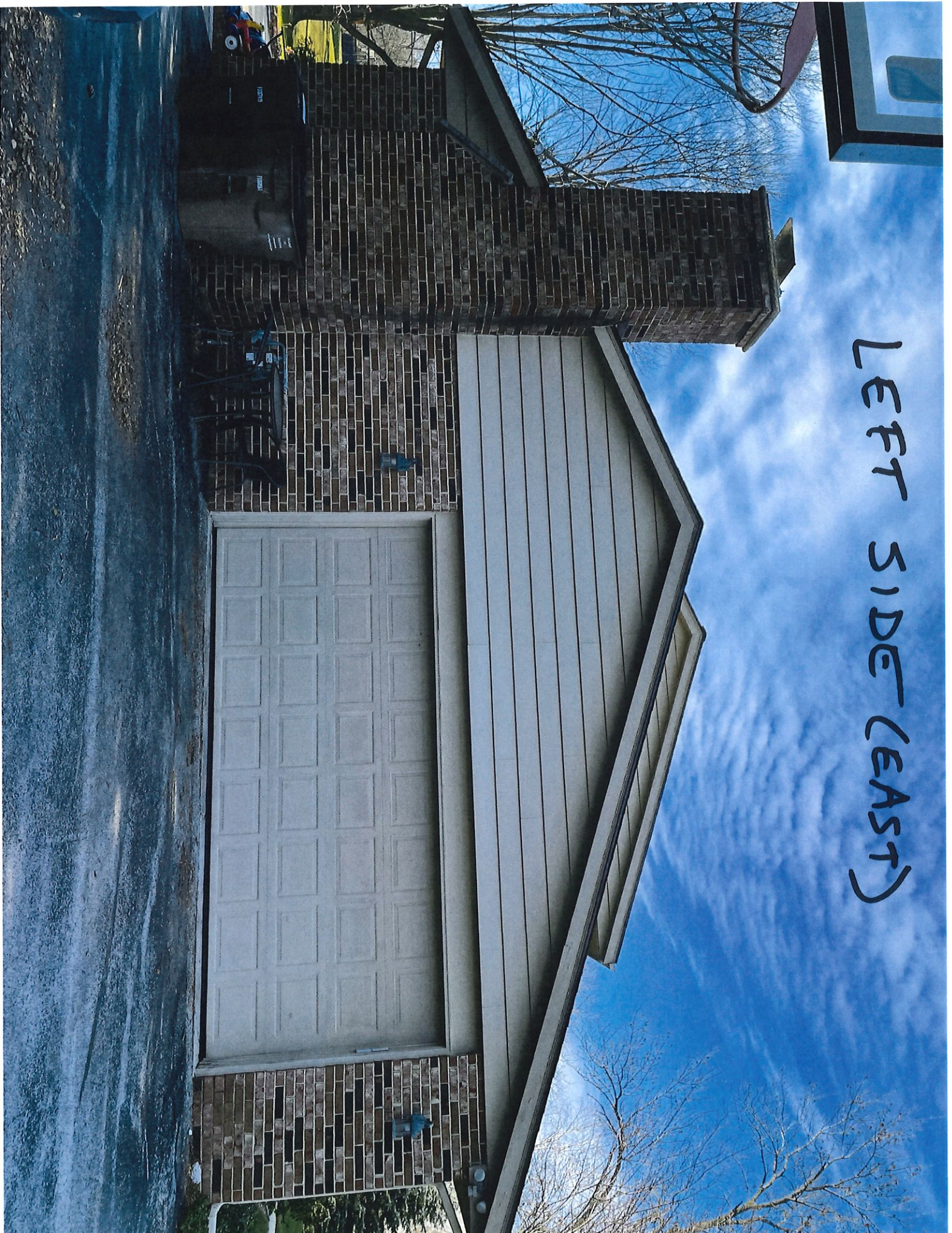
EXISTING REAR ELEVATION

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

FRONT (NORTH)



LEFT SIDE (EAST)



RIGHT SIDE (WEST)





REAR (SOUTH)





Rd

W Fairy Chasm Rd W Fairy Chasm Rd

E Fairy Chasm Rd

E Fairy Chasm Rd

N Santa Monica Blvd



Rauwer dink



## Project Proposal

Date 12-20-2021

Property Address 9494 Fairway Circle

Zoning \_\_\_\_\_

- |  |  |
|--|--|
| <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><input type="checkbox"/> Fire Pits<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.):

Interior Remodel. Building permits have already been issued. We would like permission to keep a dumpster on-site until the completion on the 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

# Project Proposal

Date 12/27/2021

Property Address 860 E Ravine Ln, Bayside

Zoning Residential

- |  |  |
|--|--|
| <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><input type="checkbox"/> Fire Pits<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.):

Change to project previously approved by Bayside ARC on 9/13/21 submittal. 1st level exterior walls on south and west facing being changed from stone to siding to match the 2nd level addition.

\*\*\*\*\* 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

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**JOSEPH DOUGLAS**  
 DESIGN • BUILD • REMODEL  
 1815 W. 13700 Driving Street, Suite D  
 Minneapolis, MN 55425  
 Tel: (612) 793-4916  
 Fax: (612) 793-4916

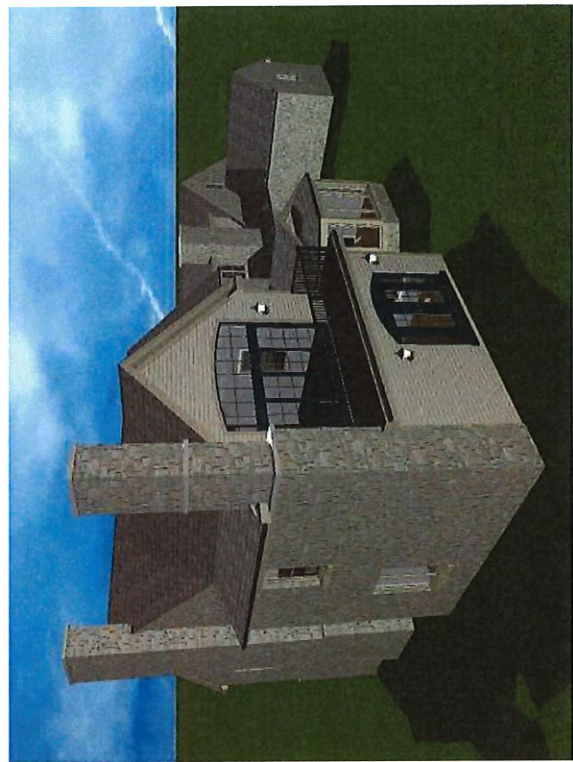
ADDITION - MASTER BEDROOM, 359 SF  
 REMODEL  
 1ST FLOOR AFFECTED AREA 401 SF  
 2ND FLOOR AFFECTED AREA 532 SF  
 TOTAL AFFECTED AREA, 939 SF

**FRANCIS RESIDENCE**  
 MASTER BEDROOM ADDITION / REMODEL  
 860 E. RAVINE LN  
 BAYSIDE, WI, 53211

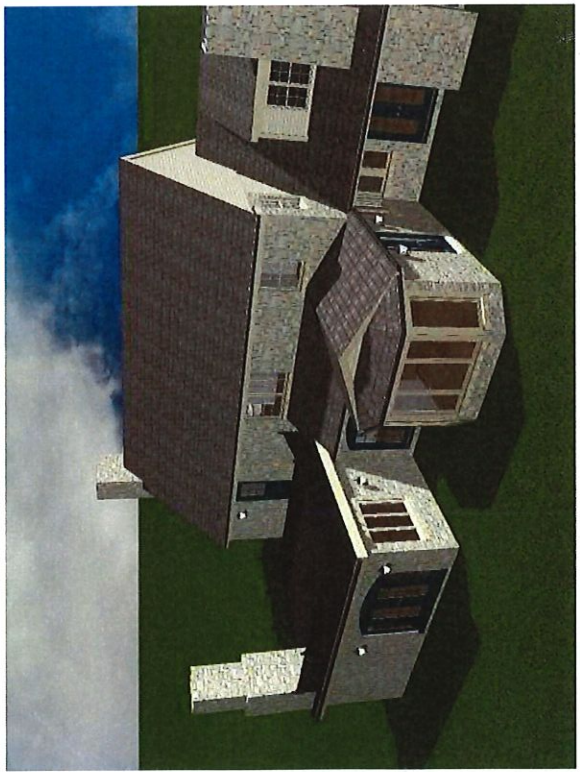
APPROVALS  
 21224  
 1 of 5



PROPOSED REAR ELEVATION



PROPOSED REAR/RIGHT ELEVATION



EXISTING REAR ELEVATION



EXISTING REAR/RIGHT ELEVATION

RELEASE DATE: 11/1/21 ■ REVISION 2 (CONSTRUCTION DRAWINGS) RELEASE DATE: 00/00/00

RELEASE DATE: 8/1/21 ■ REVISION 1 (PRIMARY BIDDING)

■ REVISION 0 (PRELIMINARY BIDDING)

SCALE: 1" = 16'-0"  
 DRAWN BY: DJB  
 DATE PLANNED: 10/20/21

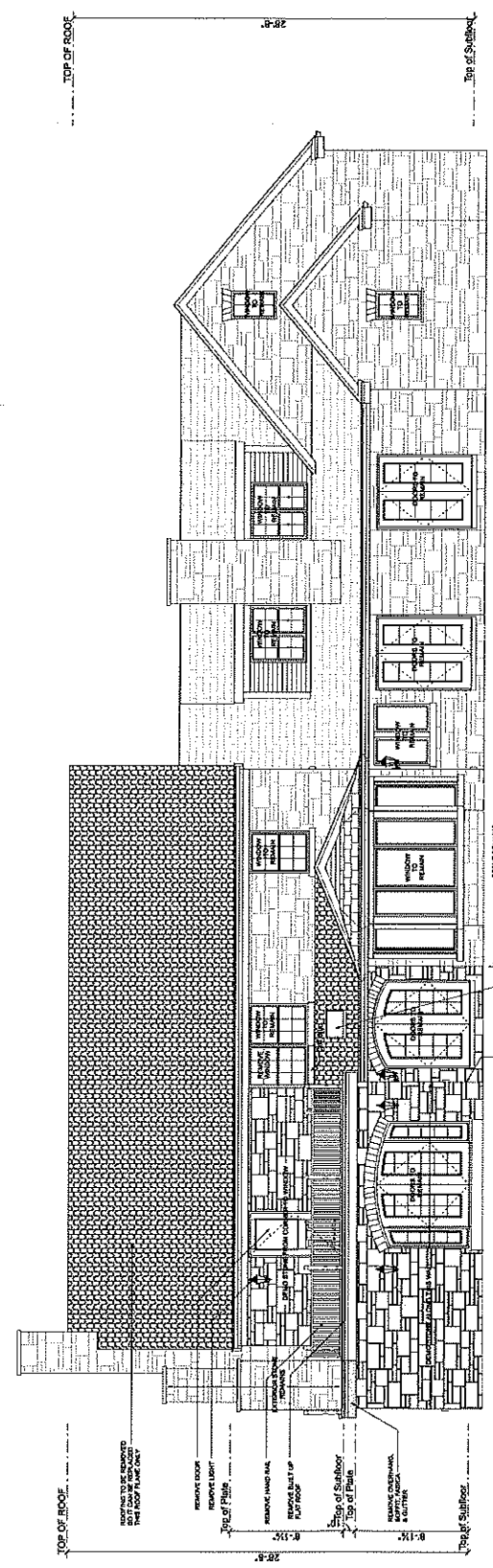
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 10011 137th Avenue, Suite 200  
 Minneapolis, MN 55438  
 Phone: (612) 933-4700  
 Fax: (612) 933-4710

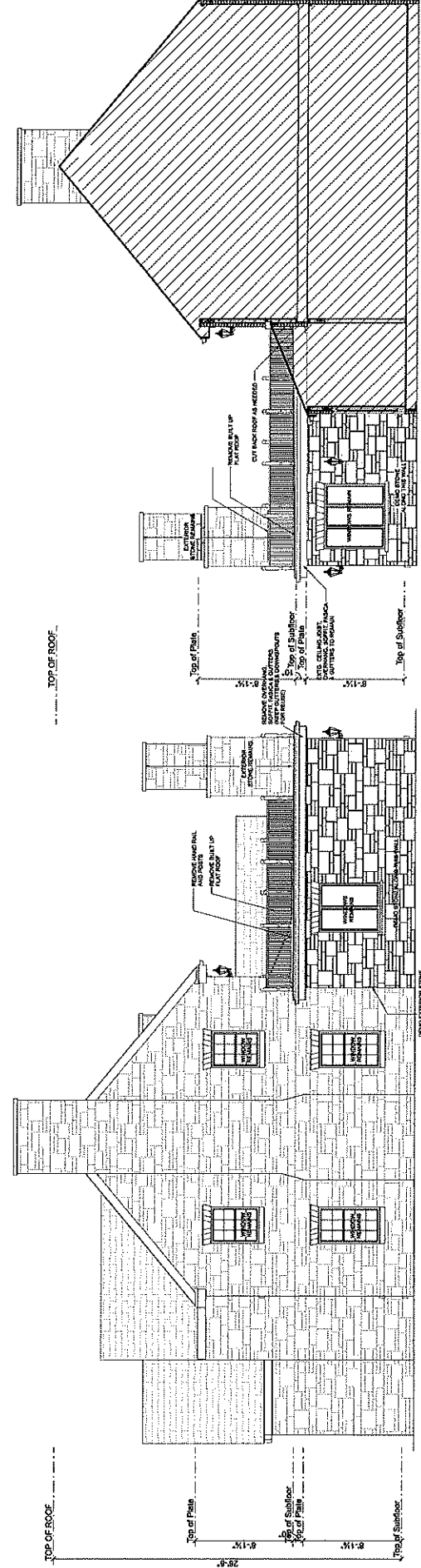
ADDITION - MASTER BEDROOM, 359 SF  
 REMODEL -  
 1ST FLOOR AFFECTED AREA 401 SF  
 2ND FLOOR AFFECTED AREA 939 SF  
 TOTAL AFFECTED AREA 1348 SF

**FRANCIS RESIDENCE**  
 MASTER BEDROOM ADDITION / REMODEL  
 1460 E. RAYNIE LN  
 BAYSIDE EIL, 55217

21224  
 2 of 5



**REAR ELEVATION - EXISTING/DEMO**



**RIGHT ELEVATION - EXISTING/DEMO**

**LEFT ELEVATION - EXISTING/DEMO**

APPROVALS	RELEASE DATE: 08/17/21	REVISION 1 (PRIMARY BIDDING)	RELEASE DATE: 11/17/21	REVISION 2 (CONSTRUCTION DRAWINGS)	RELEASE DATE: 02/09/22
SCALE: 1/4" = 1'-0" DATE: 02/09/22 FILE: 21224.DWG	■ REVISION 0 (PRELIMINARY BIDDING)	■ REVISION 1 (PRIMARY BIDDING)	■ REVISION 2 (CONSTRUCTION DRAWINGS)	■ REVISION 2 (CONSTRUCTION DRAWINGS)	■ REVISION 2 (CONSTRUCTION DRAWINGS)





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JOSEPH DOUGLAS  
 DESIGN • BUILD • REMODEL  
 1500 W. 1200 S. SUITE 100  
 WEST VALLEY CITY, UT 84115  
 (801) 223-7218

APPROVALS

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

REVISION 0 (PRELIMINARY BIDDING)

REVISION 1 (PRIMARY BIDDING)

REVISION 2 (CONSTRUCTION DRAWINGS)

RELEASE DATE: 08/06/2021

APPROVALS

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

REVISION 0 (PRELIMINARY BIDDING)

REVISION 1 (PRIMARY BIDDING)

REVISION 2 (CONSTRUCTION DRAWINGS)

RELEASE DATE: 08/06/2021

APPROVALS

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

REVISION 0 (PRELIMINARY BIDDING)

REVISION 1 (PRIMARY BIDDING)

REVISION 2 (CONSTRUCTION DRAWINGS)

RELEASE DATE: 08/06/2021

APPROVALS

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

REVISION 0 (PRELIMINARY BIDDING)

REVISION 1 (PRIMARY BIDDING)

REVISION 2 (CONSTRUCTION DRAWINGS)

RELEASE DATE: 08/06/2021

APPROVALS

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

REVISION 0 (PRELIMINARY BIDDING)

REVISION 1 (PRIMARY BIDDING)

REVISION 2 (CONSTRUCTION DRAWINGS)

RELEASE DATE: 08/06/2021

APPROVALS

SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

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APPROVALS

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

DATE: 08/11/2021

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REVISION 1 (PRIMARY BIDDING)

REVISION 2 (CONSTRUCTION DRAWINGS)

RELEASE DATE: 08/06/2021

APPROVALS

SCALE: 1/8" = 1'-0"

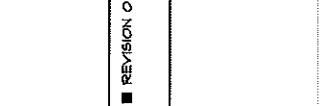
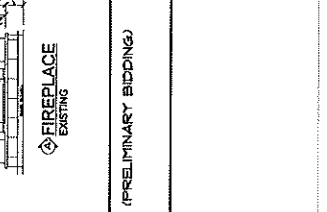
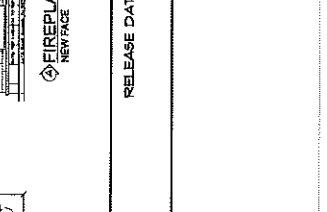
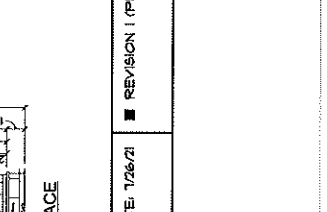
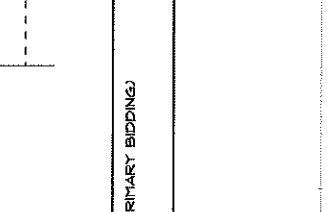
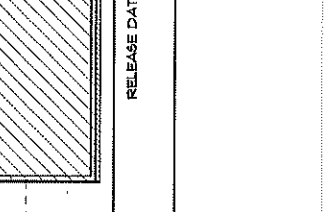
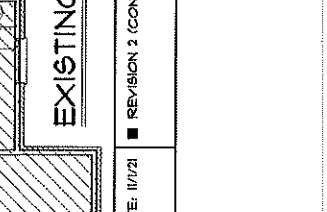
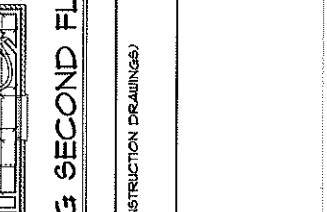
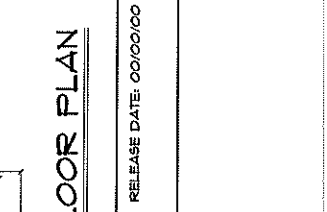
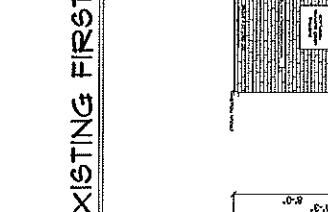
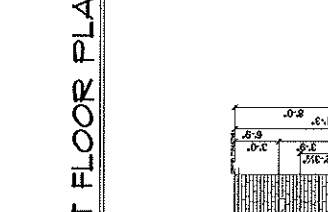
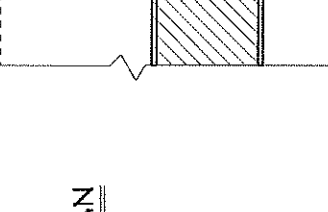
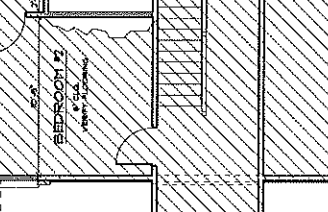
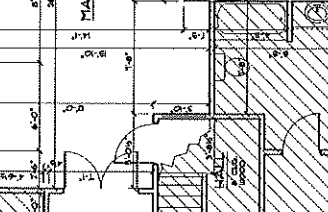
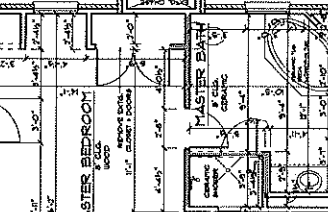
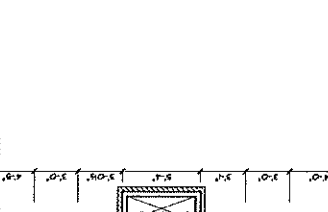
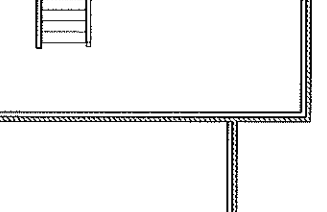
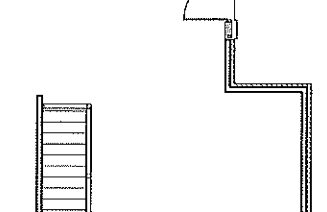
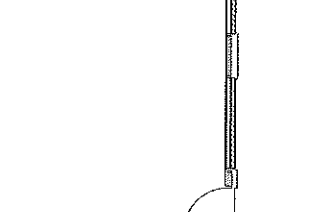
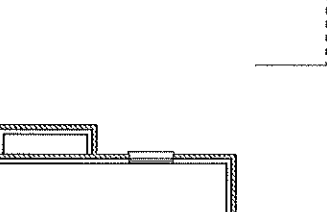
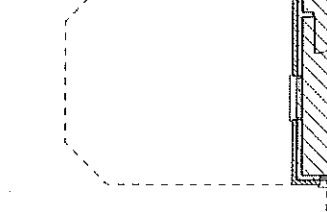
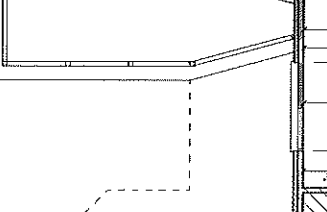
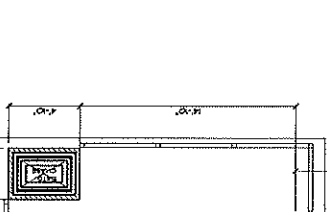
DATE: 08/11/2021

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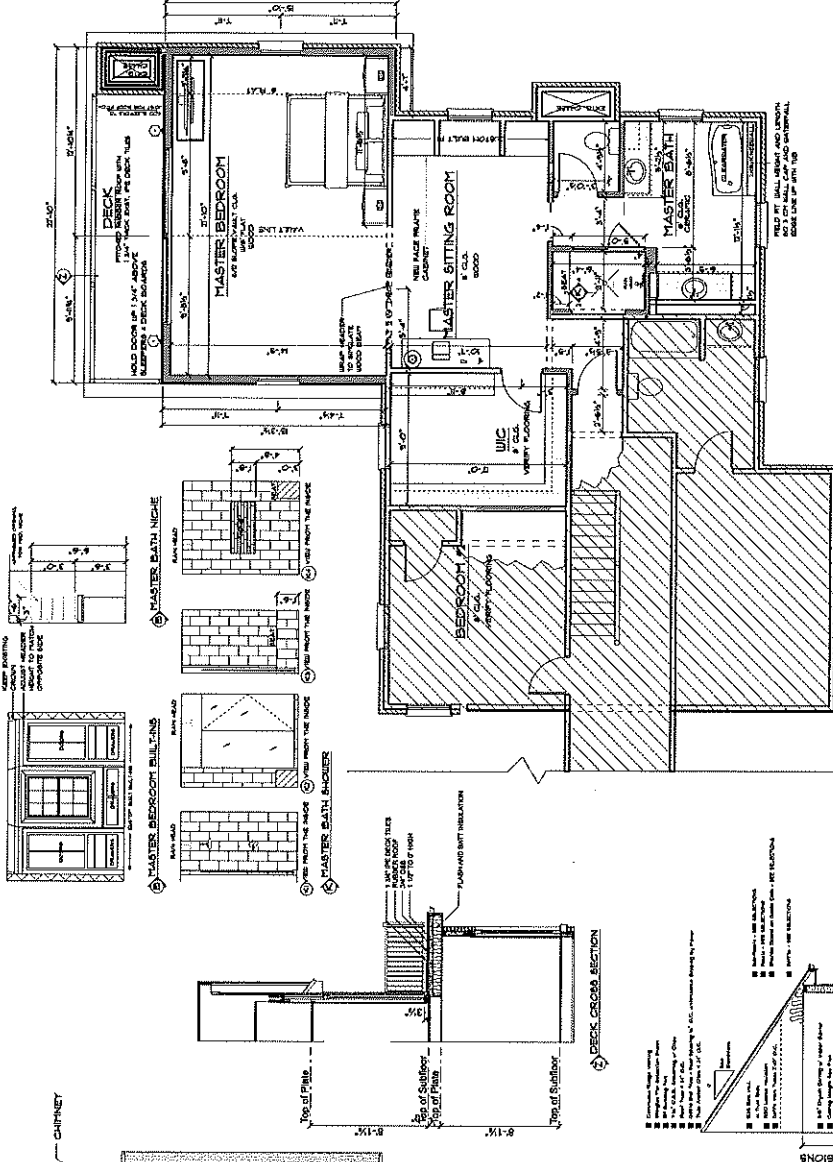
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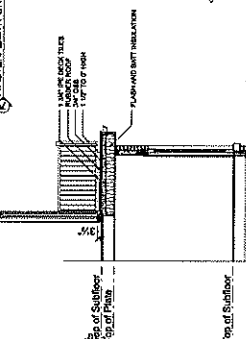
RELEASE DATE: 08/06/2021



NOTE: FRAMING DIMENSION ARE FROM OUTSIDE OF SHEATHING TO FACE OF DRYWALL



PROPOSED SECOND FLOOR PLAN



- SEE FRONT ELEVATION FOR WALL AND WINDOW HEIGHT DIMENSIONS
- 1. 2x12 Joist
  - 2. 2x12 Joist
  - 3. 2x12 Joist
  - 4. 2x12 Joist
  - 5. 2x12 Joist
  - 6. 2x12 Joist
  - 7. 2x12 Joist
  - 8. 2x12 Joist
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  - 95. 2x12 Joist
  - 96. 2x12 Joist
  - 97. 2x12 Joist
  - 98. 2x12 Joist
  - 99. 2x12 Joist
  - 100. 2x12 Joist

ROOF PLAN  
SCALE 1" = 1/4"  
ROOF PITCHES AS SHOWN  
NEED HEIGHTS TO MATCH EXISTING

Typical Cross Section