



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
April 18, 2022
Village Board Room, 6:00pm

**ARCHITECTURAL REVIEW COMMITTEE
AGENDA**

I. CALL TO ORDER AND ROLL CALL

II. BUSINESS

- A. 9040 N Iroquois Rd – Michael Graft** The proposed project is the construction of a shed in the southwest corner of the backyard.
- B. 240 W Manor Cir – Melissa Hongsermeier** The proposed project is the removal of a bay window with a flat wall and window.
- C. 1010 E Glencoe Pl – Kevin Kleinmann** The proposed project is the construction of an outdoor fireplace with two small pondless water features on both sides of the firebox.

III. ADJOURNMENT

Leah Hofer
Assistant to Village Manager

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).

04/10/2022

Attention:
Village of Bayside, WI
Architecture Review Committee

PROJECT/SITE OWNER: Michael Graft PROJECT ADDRESS: 9040 N Iroquois Rd	PROJECT SUMMARY: New 9' X 7' 63 sq. Ft. storage shed
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I have reviewed the proposed new shed for compliance with the Village's ordinances and have determined the following for consideration

Sec. 125-90. - "C" residence district regulations.

- (4) A side yard of not less than ten feet shall be provided for on each side of every building.
- (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.
- 1. **Required setbacks are not shown for the shed so am not able to determine if it is within the required setbacks., Owner states it will be ten feet off the rear lot line.**

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.*

VILLAGE CODE REVIEW

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.

Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager

Project Proposal

Date May/June 2022

Property Address 9040 N Troywood Rd

Zoning District _____

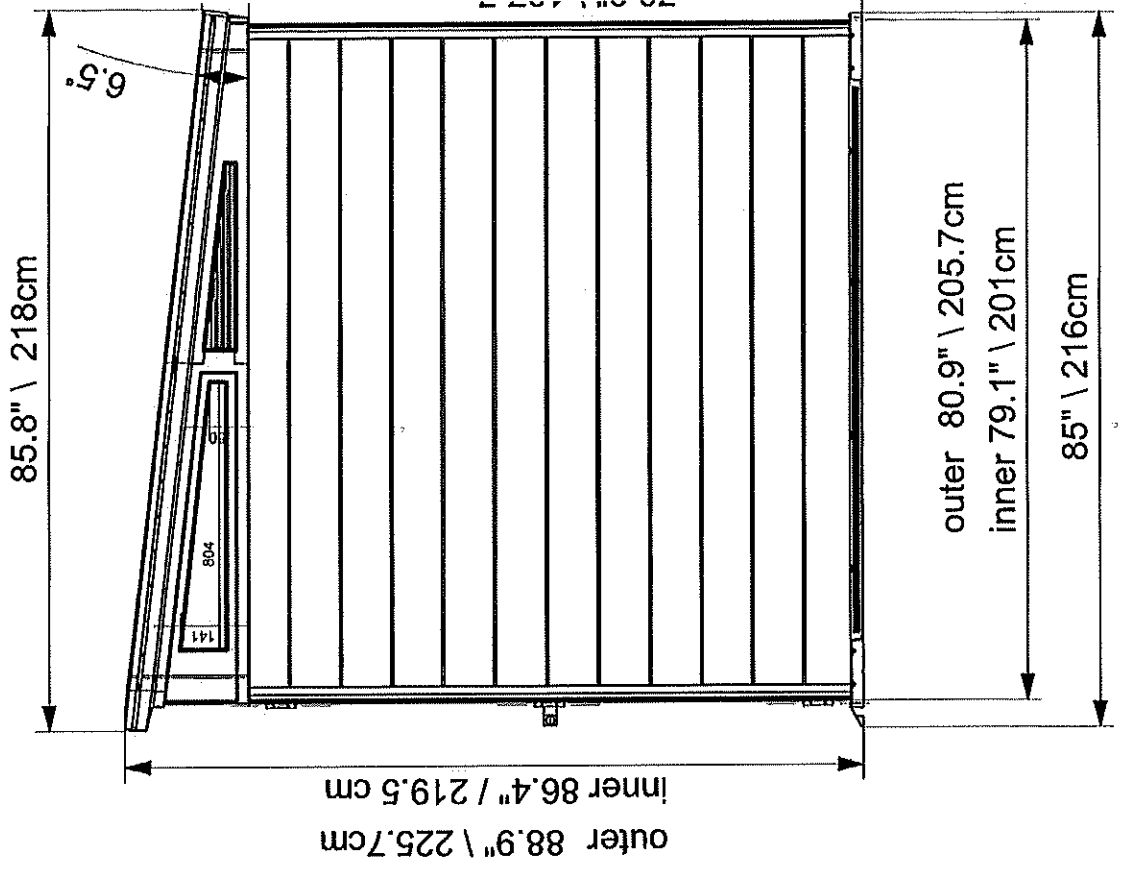
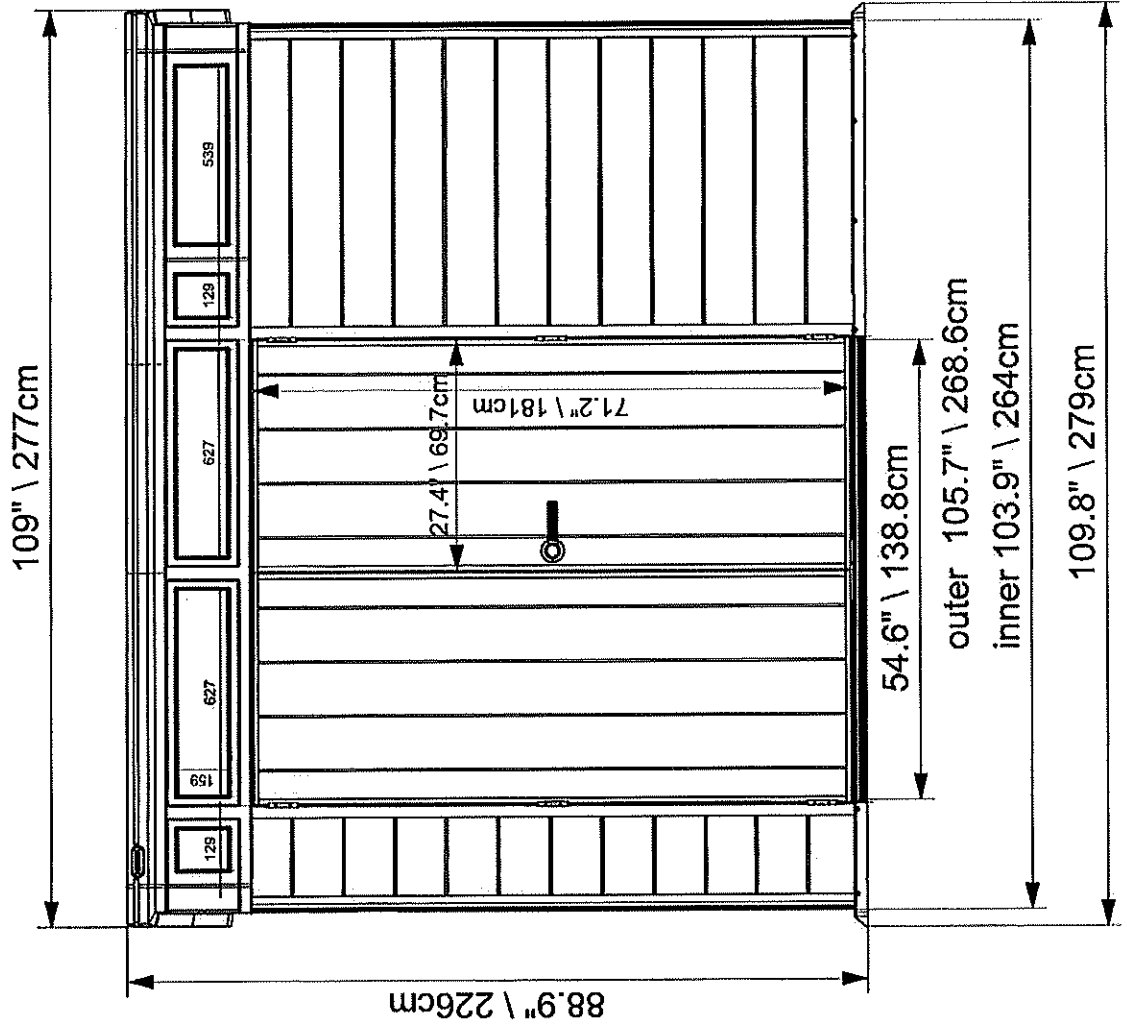
Proposed Project Details (type of work, size, materials, location, etc.):

Shed in the SW corner of backyard behind trees/orbs
for storage of garden equipment and mower.
See attached documents for type of shed and size
See attached for approx map

<ul style="list-style-type: none"> <input type="checkbox"/> ARC Agenda Date: <input type="checkbox"/> Parcel Number: <input type="checkbox"/> Color photographs showing project location, elevations, and surround views. <input type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading). <input type="checkbox"/> Samples or brochures showing materials, colors, and designs. <input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td></td><td><input type="checkbox"/></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance			<input type="checkbox"/>	ARC	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Accessory Structures/Generators <input type="checkbox"/> Additions/Remodel <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
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KETER® CORTINA 97



Date May 29, 1986

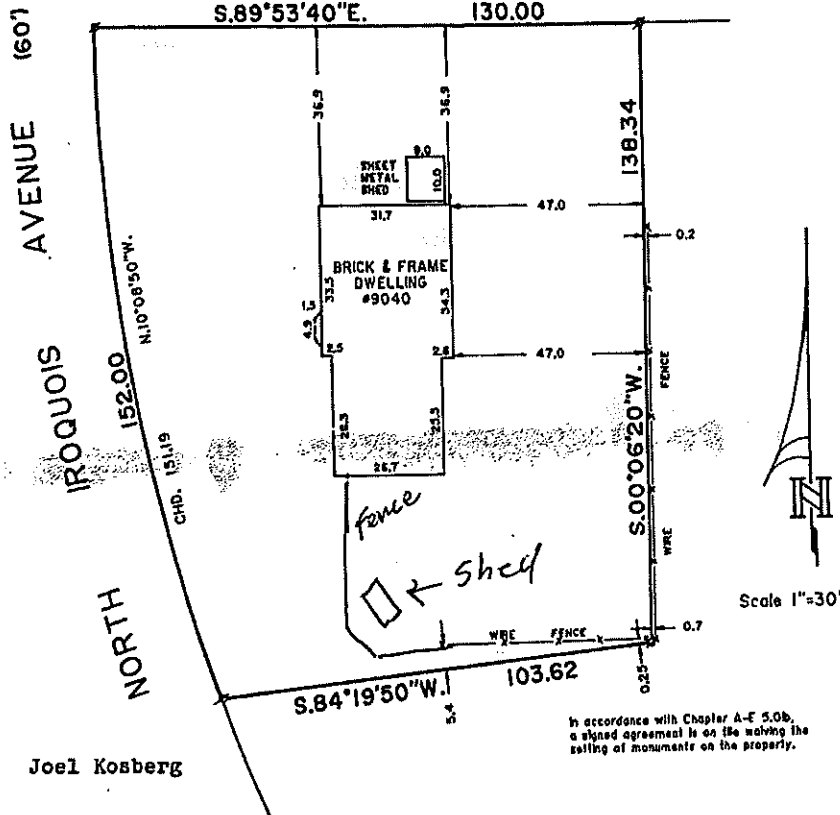
PLAT OF SURVEY

Job No. 22-34343

LOT 9 - BLOCK 2 - BAY PORT ESTATES
being a subdivision of a part of the Southeast 1/4 of Section 5, Town
8 North, Range 22 East, Village of Bayside, Milwaukee County, Wisconsin.

Located at
9040 North Iroquois Avenue

WEST ELLSWORTH AVENUE (60')
22'2" Mec. Rd'wy



22-34343-8

8-22-03-4-0013

Owners: Joel Kosberg

- x - FOUND IRON PIPE
- o - SET IRON PIPE

8522 West Lisbon Avenue
Milwaukee, Wisconsin 53222

SURVEYED FOR

North American Mortgage
3077 N. Mayfair Road
Suite 106
Milwaukee, WI 53222

LANDMARK SURVEYING CO.

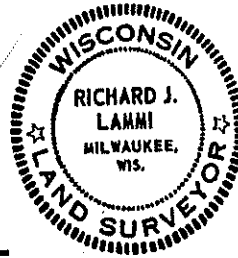
PHONE
461-3730

I, Richard J. Lammi, 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 visible structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee the title thereto, within one year from date hereof.

Richard J. Lammi

REGISTERED LAND SURVEYOR NO. 5-777 - STATE OF WISCONSIN



In accordance with Chapter A-F 5.0b, a signed agreement is on file with the listing of monuments on the property.

Scale 1"=30'



9040 N iroquois



04/10/2022

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Melissa Hongsermeier</p> <p>PROJECT ADDRESS: 240 W. Manor Circle</p>	<p>PROJECT SUMMARY:</p> <p>Changing an existing Bow window to standard windows</p>
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I have reviewed the proposed window and door change for compliance with the Village's ordinances and have determined the following for consideration

1. There are no other issues with this submittal.

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.*

VILLAGE CODE REVIEW

See comments is red
Not including future landscaping

Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager



PERMIT NO.

Building Permit Application

Village of Bayside
9075 N Regent Road
414-206-3915

Hartfordinspections@safebuilt.com
262-346-4577

Fee Totals	
Building Fee	
Electrical Fee	
Plumbing Fee	
HVAC Fee	
Total	

One & Two Family Commercial

Owner Information

Project Address: 240 W. MANOR CIRCLE
 Owner Name: MELISSA HONGSERMEIER
 Owner Address: 240 W. MANOR CIRCLE
 Owner Phone: 414 · 312 · 2156
 Owner Email (required): mhongsermeier@gmail.com

Description of Project: REMOVAL OF AN EXISTING KITCHEN BUMPOUT WALL WITH (3) EXISTING WINDOWS. BUILD NEW 2X4 STUDDED WALL, INSULATE, SHEETING, HOUSE WRAP.
Estimated Cost: \$ 3,200.00

Contractor Information

Check Here if Homeowner is the Contractor YES, the homeowner is the contractor

Construction Contractor: DYNAMIC CONTRACTORS, LLC Contractor Lic No DC - 091100028
 Dwelling Contractor: DQC Lic No DCD - 091100048
 Company Address: 8682 N. 66TH ST. City/State/Zip: BROWN DEER, WI
 Contractor Phone: 414 · 795 · 2675
 Contractor Email (required): dynamic_contractors@hotmail.com

Project Information

Project <input type="checkbox"/> New <input checked="" type="checkbox"/> Alternation <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Raze <input type="checkbox"/> Move <input type="checkbox"/> Other:	Area Basement Sq. Ft. Living Area Sq. Ft. Garage Sq. Ft. Other Sq. Ft. Total Sq. Ft.	Stories <input checked="" type="checkbox"/> 1-story <input type="checkbox"/> 2-story <input type="checkbox"/> Other	Foundation <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other
	Construction Type <input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	Dumpster Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Garage <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			

Conditions of Approval

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): MARCUS WEDDLE

Signature: *Marcus Weddle*

Date: 3 - 17 - 2022

Receipt INFO (OFFICE USE)	
Amount	
Date	
Rec. By	

Project Proposal

Date 4 . 1 - 2022

Property Address 240 W. MANNOZ CIRCLE

Zoning District _____

Proposed Project Details (type of work, size, materials, location, etc.):

WALK CONSISTS OF REMOVING AN EXISTING KITCHEN
 WALL BUMP OUT WALL BAY AREA, AREA INCLUDES (3)
 EXISTING WINDOWS 2 X4 STUDS, AND GEOR SIDING
 EXTERIOR WALL COVERING. A NEW 2X4 STUDDED WALL
 WILL BE BUILT EVEN WITH THE EXISTING NORTH WALL FRAMING.
 NEW WALL WILL INCLUDE A NEW WINDOW OPENING, WILL
 BE INSULATED AND NEW EXTERIOR SHEETING.

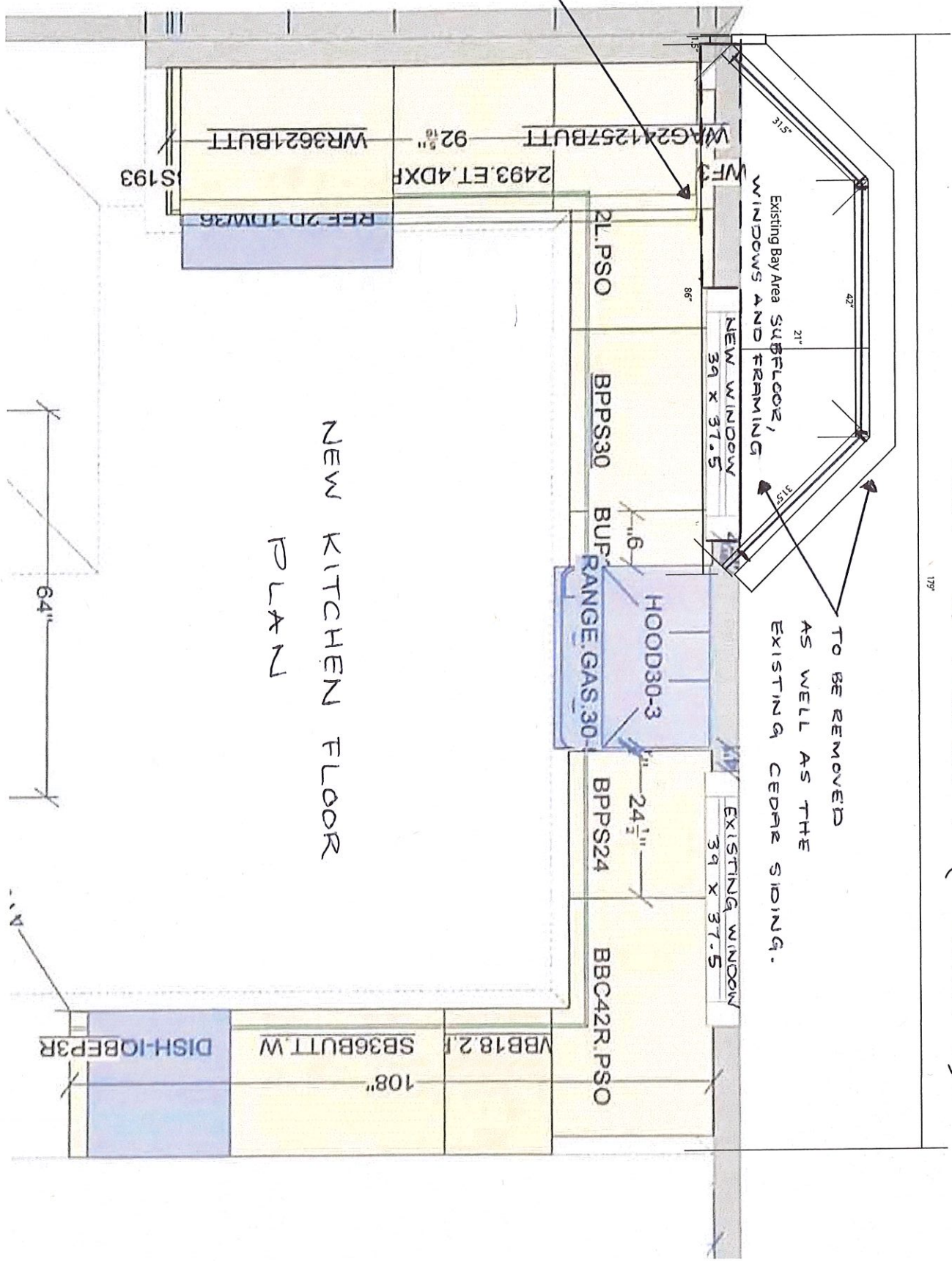
<input type="checkbox"/> ARC Agenda Date: <u>4 / 8 / 22</u> <input type="checkbox"/> Parcel Number: <input checked="" type="checkbox"/> Color photographs showing project location, elevations, and surround views. <input checked="" type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading). <input checked="" type="checkbox"/> Samples or brochures showing materials, colors, and designs. <input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial	<input type="checkbox"/> Accessory Structures/Generators <input checked="" type="checkbox"/> Additions/Remodel <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 checked="" type="checkbox"/> Other
PERMITS: Y N Payment <input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Fill <input type="checkbox"/> Impervious Surface <input type="checkbox"/> Dumpster <input type="checkbox"/> ROW/Excavation <input type="checkbox"/> Conditional Use <input type="checkbox"/> Occupancy <input type="checkbox"/> Special Exception/Variance <input type="checkbox"/> ARC	







REAR OF PROPERTY (NORTHSIDE)



NEW KITCHEN FLOOR PLAN

240 W. MANOR CIRCLE

CONTRACT

Customer Information
Melissa Hongsermeier 240 W. Manor Circle Bayside, WI

DATE	INVOICE #
04-01-2022	WALL REMOV.

Work Description

The following work will be completed:

- Obtain building permit City of Bayside
- Remove bump out wall in kitchen which includes various items listed below:
- Remove (3) existing windows, wood framing, drywall and R-13 faced insulation
- Disconnect and remove existing heat duct
- Remove all exterior wood siding or paneling
- Build new 2x4 studded wall with rough opening for new window 39" x 37.5
- Install new R-13 faced insulation in new wall
- Install 3/4" OSB sheathing on exterior wall and install Tyvek house wrap on this area

Total Cost - \$2,800.00

*Price includes permit, labor and materials.

Acceptance of Contract Agreement

DYNAMIC Contractors & Consulting, LLC

Marcus Weddle

Marcus Weddle - President

Client

Melissa Hongsermeier
Melissa Hongsermeier

*All work shall be completed in a professional manner and in compliance with all building codes and other applicable laws. To the extent required by law, all work shall be completed by individuals duly licensed and authorized by law to perform this work. Contractor may at its discretion utilize subcontractors to perform work hereunder. The contractor shall fully pay the subcontractor and in all instances remain responsible for the proper completion of this Contract.
Contractor warrants all work for a period of 90 days following completion.



Close 



Hover Image to Zoom

0.594 in. x 48 in. x 96 in.
Wood Primed Siding
(Common: 19/32 in. x 4 ft.
x 8 ft.)

by **Unbranded**

Product Images



Live Chat

Feedback

04/10/2022

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Kevin Kleinmann</p> <p>PROJECT ADDRESS: 1010 E Glencoe Pl</p>	<p>PROJECT SUMMARY: New gas fireplace with 2 pondless water features.</p>
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I have reviewed the proposed new gas fireplace and 2 pondless water features for compliance with the Village's ordinances and have determined the following for consideration

Sec. 125-90. - "C" residence district regulations.

- (4) A side yard of not less than ten feet shall be provided for on each side of every building.
- (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.

- 1. Required setbacks are not shown for the gas fireplace and pondless water features, so am not able to determine if it is within the required setbacks.
- 2. Have been informed by the Village that this application will be going to the Board of Zoning Appeals for a variance.

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.*

VILLAGE CODE REVIEW

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.

Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager

Project Proposal

Date 4/1/2022

Property Address 1010 E. Glencoe Pl., Bayside, WI 53217

Zoning _____

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

This project will be a DIY construction of the outdoor gas fireplace with 2 pondless waterfalls on either side of the firebox. Construction will be completed with concrete block and faced with natural Fond Du Lac stone sourced from The Rock Stone & Landscape Supply, Sussex (see pics attached).

***** 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"/>	Varlance Required

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
DIY Outdoor Fireplace w/ pondless waterfall features	\$1,950
Stone Veener rock facing	\$2,000

Total Cost \$3,950

Signature *Kevin Klein*

Date 4/4/2022

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

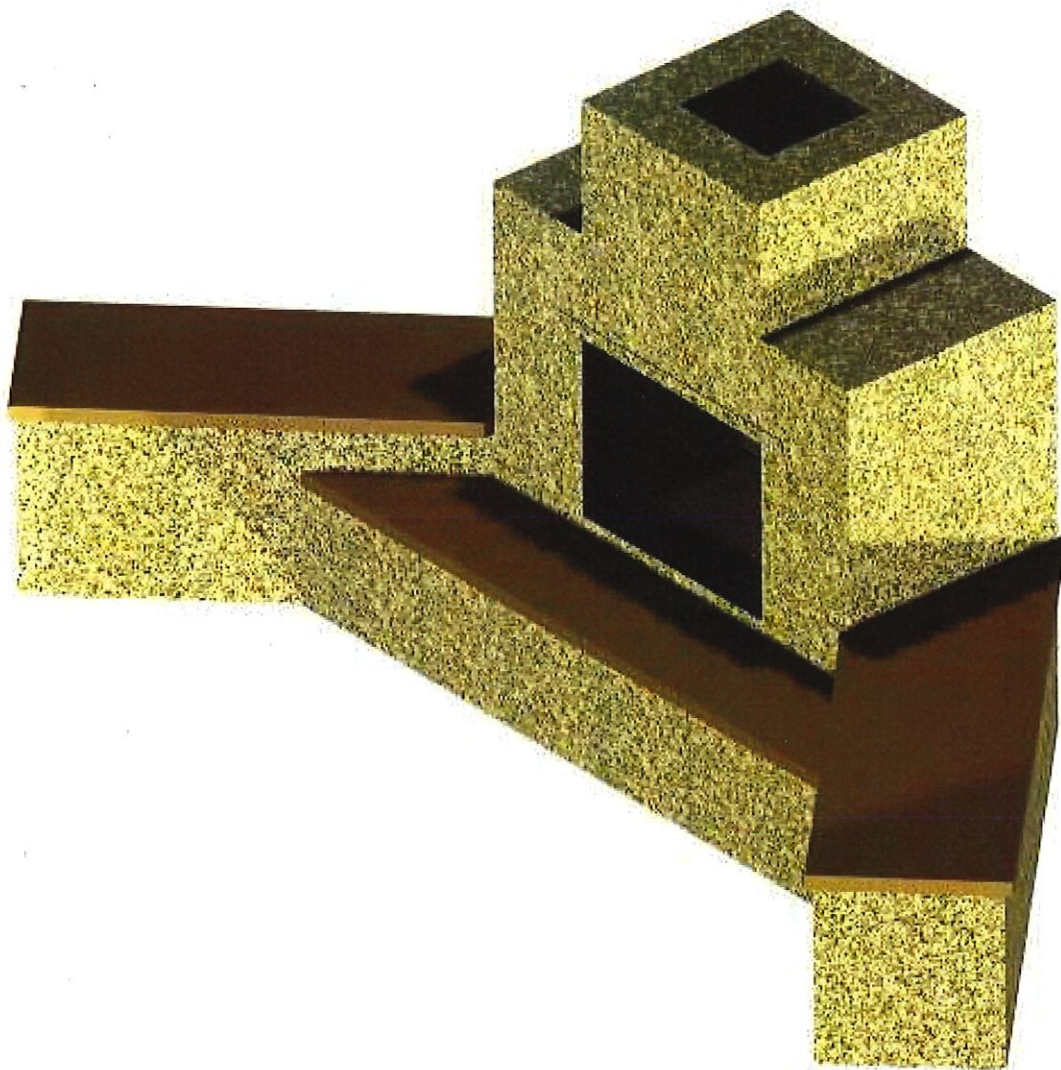
Total Cost _____

Signature _____

Date _____

BACKYARD FLARE, LLC

OUTDOOR FIREPLACE PLANS



*Our mission is to provide every customer
with a confident path to outdoor comfort.*

Dear Valued Customer,

Thank you very much for your business. It is very exciting to step into a construction project with a specific vision in mind, and you have done just that. Backyard Flare hopes that your finished project will be the talk of the town and a place you will enjoy for years to come. We also wish you a rewarding and enjoyable experience.

Your purchase of this build plan will guide you step-by-step through the process of constructing your outdoor fireplace and will lead you to some possibilities for finishing the project whether it is stucco, tile, faux stone, flagstone, etc... The possibilities are endless and by adding your own taste and ideas, your fireplace will be a one of a kind. We hope that you will take photos along the way and email them to us, as we love to see the progress our customers are making.

Again, thank you for your business and happy building!

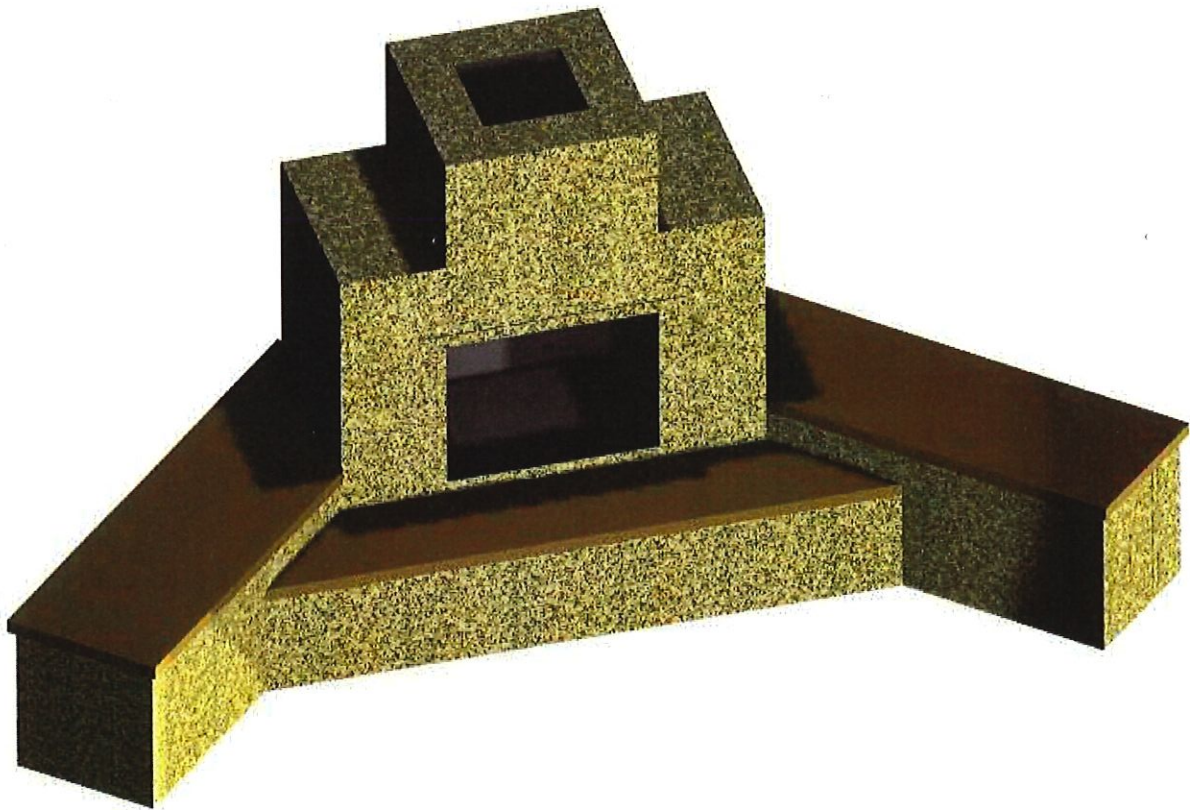
Sincerely,

Dan Heston
Backyard Flare, LLC

'DOUGLAS' OUTDOOR FIREPLACE PLAN

NOTE: PLEASE READ THROUGH THESE INSTRUCTIONS PRIOR TO STARTING CONSTRUCTION.

This fireplace is a massive structure that will surely be the focal point of your outdoor space. This design is perfect for building in a corner and with the raised extensions on both sides, plenty of seating space is available for many to sit around the fire. The front seating is 16 inches deep. To the sides of the chimney, there are 16" shelves, which are big enough for candles or other decoration and adornment. The overall dimensions of this fireplace are 175" wide, 72" deep, and 76" high. The firebox opening measures 32" wide, 24" deep, and 24" high.



This animated rendered view of the fireplace shows what it may look like after covered with a stucco finish. This is just an idea of what is possible.

The approximate build cost for this do-it-yourself project was calculated by Backyard Flare using an average price of building materials from well known home improvement stores and from specialty masonry supply vendors in our area. Having mentioned this, it's possible that your rough build cost for the same materials will be different depending on your geographic area. Note that this do-it-yourself cost does not reflect the total price you will pay for your project, as the finishing of your fireplace will result in a wide array of decisions and costs. This cost also does not include the concrete slab, lighting, or other miscellaneous costs you may accrue.

8x8x16 - \$1.25 each @ 168 =	\$210.00
8x8x8 - \$1.00 each @ 2 =	\$2.00
8x4x16 solid - \$1.30 @ 10 =	\$13.00
Cap block - \$1.00 @ 30 =	\$30.00
Angle Iron - \$3/foot @16ft. =	\$48.00
Mortar - \$9.00 each @ 6 bags =	\$54.00
Firebrick - \$1.35 @ 85 =	<u>\$114.75</u>
Rough build total =	\$471.75

TOOLS

You will be building a beautiful fireplace soon, and in order to do this, you need to make sure that you have the proper tools. Although not all of the listed tools are a necessity, we have found that they assist in making the building process much smoother. Some of the tools we have used to build these same fireplaces are as follows:

Measuring tape

Level, 4-footer

Circular saw or masonry saw with diamond blade.

Extension cord

Bucket or mixing bin

Plug-in drill / mortar mixer, (cordless drills may not have enough torque)

Hand trowels

Sharpie markers

Chalk line

Masonry drill bit

Gloves

Grinder with masonry attachment

Eye and ear protection

Wheelbarrow

Garden hose

Framing square

Rubber mallet

Dust mask

Hoe

You may want or need to use more than these tools to complete your project. This is just a reminder of the tools you may consider using.

If you don't own many of these tools, don't worry. Many of them can be borrowed from friends or rented from local tool rent shops or home improvement stores.

BUILDING MATERIALS

The block count and other building materials needed to complete this project are listed below. It is not a bad idea to purchase a few more of each block just in case you run into some cracked or broken ones. It does happen on occasion. It should be noted that this list of materials for the rough in build does NOT include any extras.

Concrete block

8x8x16 – (168)

8x8x8 – (2)

8x4x16 solids – (10)

Cap block – (30)

Other materials

Mortar – 6 bags

Angle Iron 1 ½"

40" – (2)

24" – (2)

Firebrick

STEP-BY-STEP INSTRUCTIONS FOR YOUR BEAUTIFUL NEW FIREPLACE

Each row of your fireplace build plan is broken down individually and two diagrams are shown for each row. These diagrams show the construction progress from the front right and front left views of each row. Each row's instructions list the materials you will need to complete it and tell you whether any blocks will need cutting during that phase of construction. Remember to step back once in a while to admire your progress and to make sure you are building level and straight.

Don't worry if there are small gaps or broken off corners of blocks which many times will create holes. These imperfections will be covered up during the finishing stages of your project.

The first step is making sure you have a concrete slab capable of sustaining the weight of your fireplace as these brick and mortar projects are extremely heavy. One more thing to consider is whether there are any overhead obstructions that may create fire hazards. Embers will exit your chimney and could potentially ignite an unwanted fire. Use common sense when assessing your fireplace location. If you are satisfied with the area to build your fireplace, begin by laying out the first row "dry" (no mortar). By doing this, you will see how much leveling needs to be done. The overall dimension of the fireplace will become evident and you will be able to center the blocks perfectly.

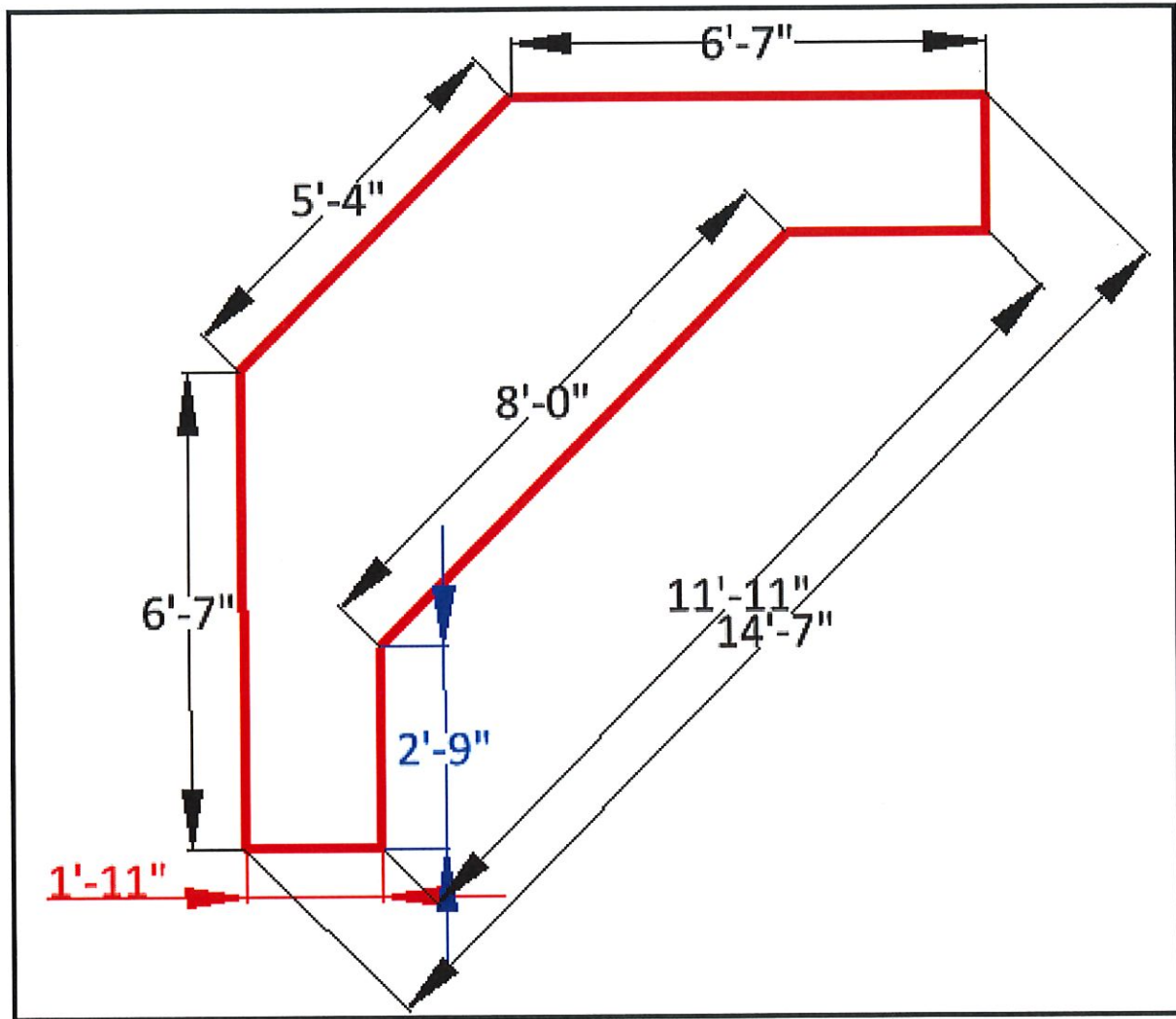
8x8x16 blocks are not exactly 8" deep, 8" tall, and 16" wide. The actual measurement of these blocks is 7 5/8" deep, 7 5/8" tall, and 15 5/8" wide. The blocks are manufactured with these measurements to take into account mortar applied to the sides of blocks.

It is a good idea to use a sharpie marker, pencil, chalk line, or tape to mark the outside edges of your structure. This will make your first row a bit easier. Spend some time on this to insure you have the correct angles and measurements.

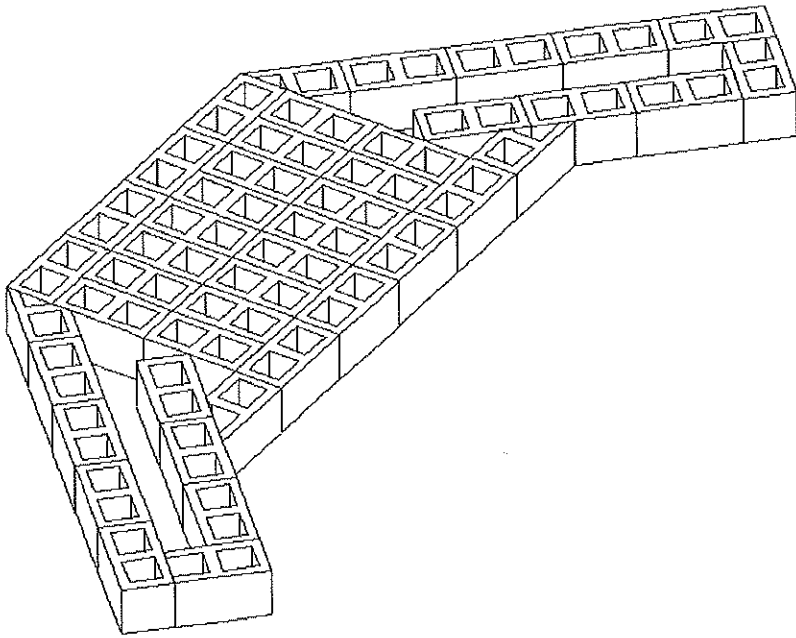
Remember to use personal protection equipment (eye and ear protection, mask) while operating the cutting equipment.

If you are ready to begin your project, let's move to the mortar phase.

The following is a footprint diagram showing the space needed for this fireplace as drawn.



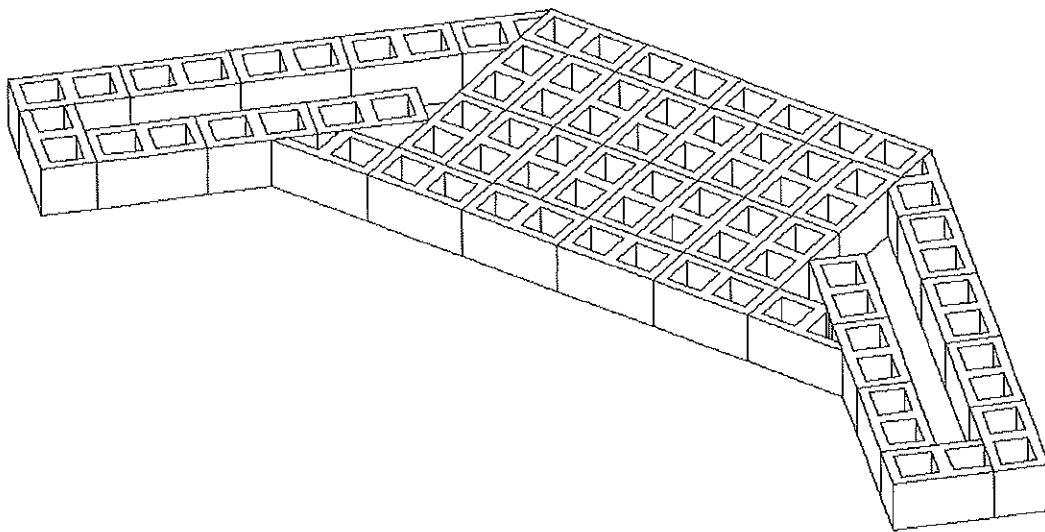
ROW 1



You will be using forty four (44) 8x8x16 blocks to complete this row and block cutting is necessary. Lay blocks out as shown. Pay close attention to this row and keep it level. The first row generally takes the longest if the slab has a slope to it. Start on the high end of the slope and work your way down. Some blocks may have considerably more mortar

under them than others, especially at the low end of the slab. When ready to begin mortaring, lay a bead of mortar on the slab and place each block down. Lightly tap the block with your rubber mallet and use your trowel to scrape away any excess mortar.

Remember to check each time you lay a block down, whether it's level in relation to previous blocks. If you need to, it may be necessary to lift the block to add more mortar under it. This is normal especially if your mortar is too wet, causing it to ooze out.

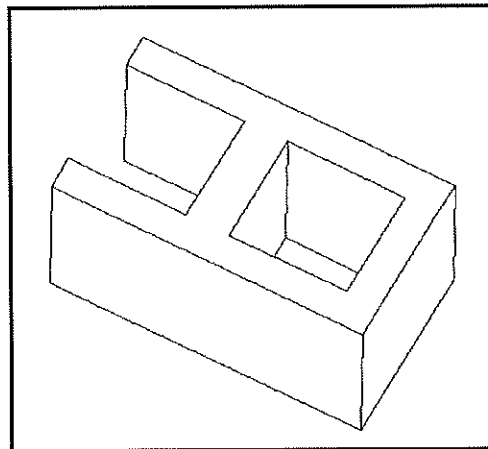
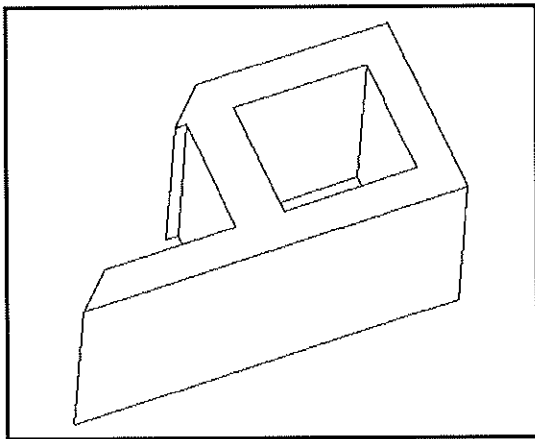


ROW 1 – Continued

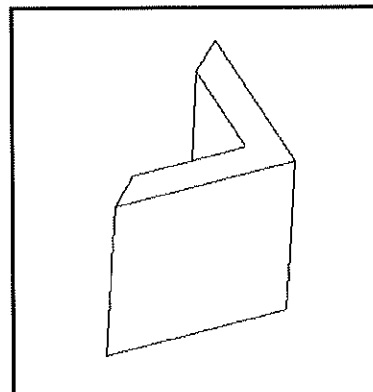
Make sure you pay attention to the front blocks on the side seating. Two of these 8x8x16 blocks will be cut to a measurement of 15". Cut approximately 1" off of the ends before mortaring them in place. This will insure you have a parallel front and back side to this seating.

The 15" blocks will be used during the first three rows. Corners of other blocks will be cut off as seen in the diagrams. This is also done during the construction of the first three (3) rows which deal with 45 degree angles. If your cut blocks are a bit small don't worry, mortar is your friend. These blocks are only weight bearing for your seating surface.

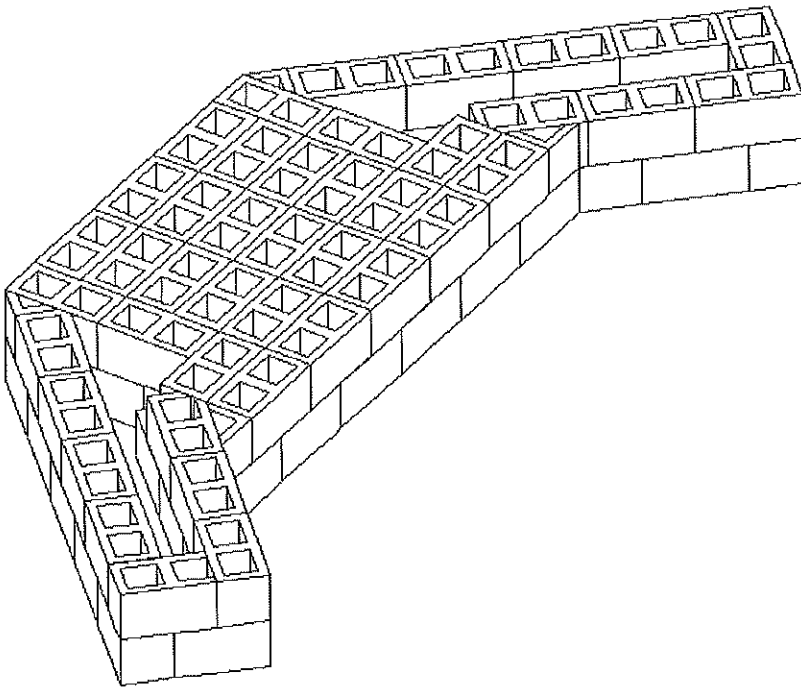
Make sure you are building on a 45 degree angle. It is a good idea to build the side seating and the front seating together and pay attention to symmetry as this is a major focal point.



Pour and mix your mortar and stucco in one place. It's messy stuff that ultimately will stain an area.



ROW 2

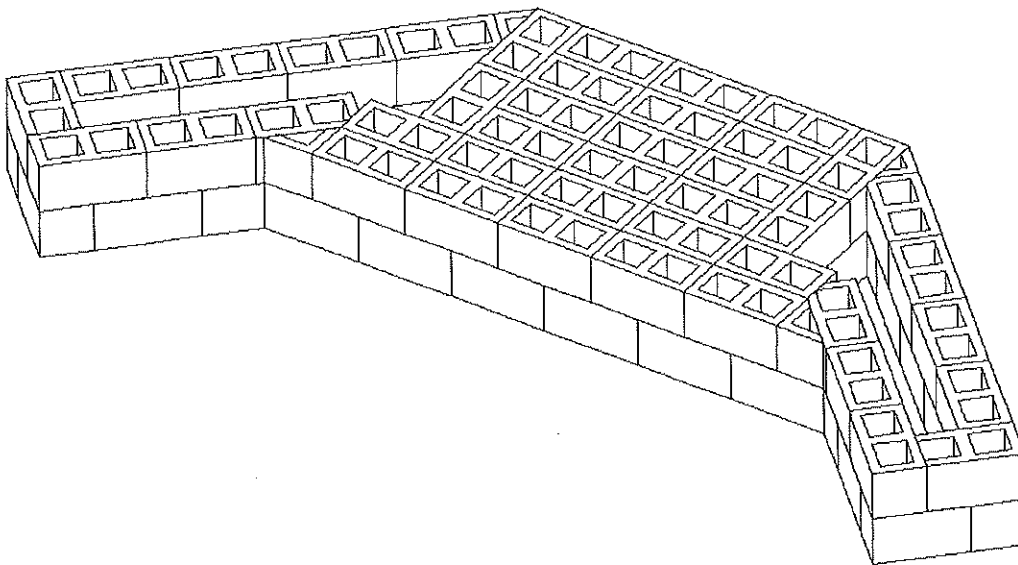


You will be using forty four (44) 8x8x16 blocks to complete this row and block cutting is necessary.

In this row, the staggering of the blocks begins. This is done for strength. Row 2 will complete the base for the fireplace and will be the approximate height of your seating in front of the firebox opening.

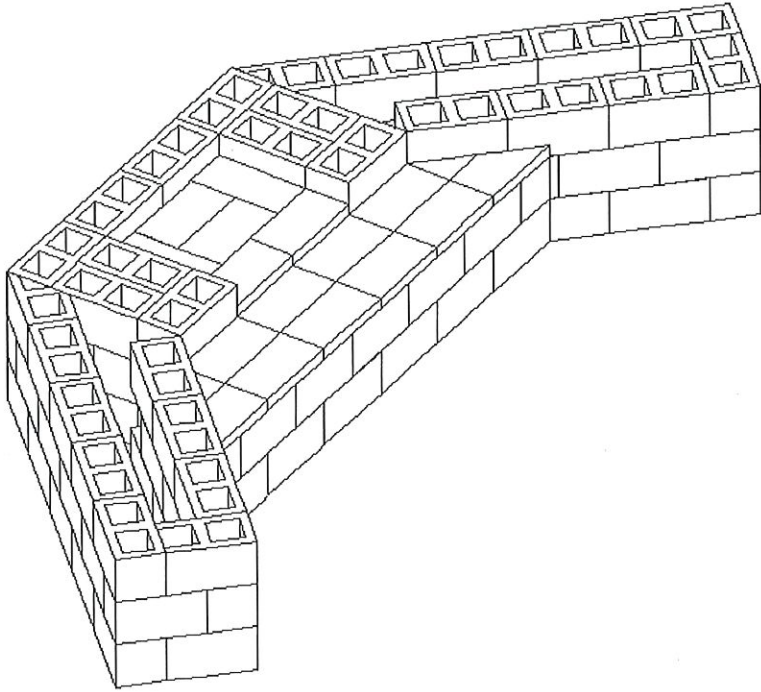
Apply mortar to the blocks already in place. Any mortar that squeezes out from between blocks can simply be scraped away with your trowel and reused. Make sure that you pay close attention to the dimensions of this row in that they need to be the same as that of row 1.

Again, pay attention to the 15" cut blocks and the angled cuts necessary for the side seating.



Let the whole family get involved in the project building. The kids enjoy helping in any way.

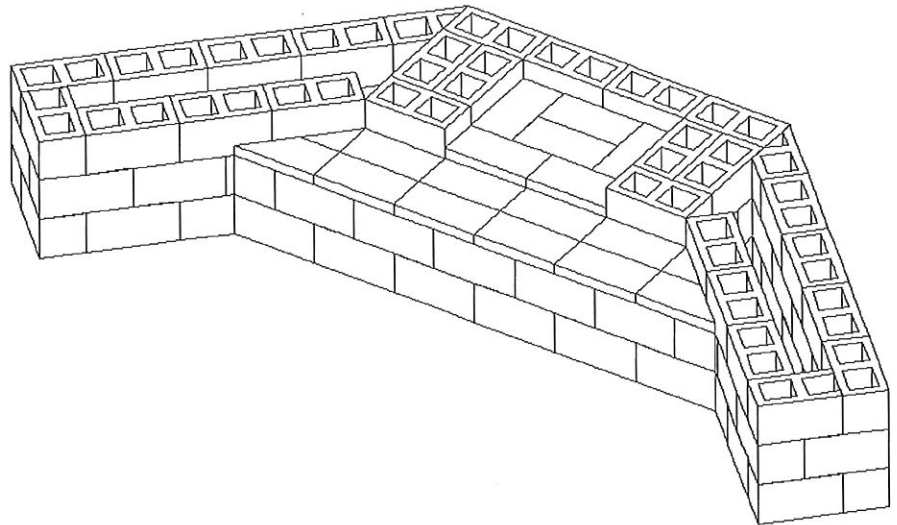
ROW 3 – Beginning the Firebox



This row begins what will take shape as your firebox. You will be using twenty eight (28) 8x8x16 blocks, ten (10) cap blocks, and six (6) 8x4x16 solid blocks to complete this row. Again, block cutting is necessary.

You can opt to not cover your seating area with the cap block. If you're planning on using stucco to finish the seating however, it provides a nice solid surface.

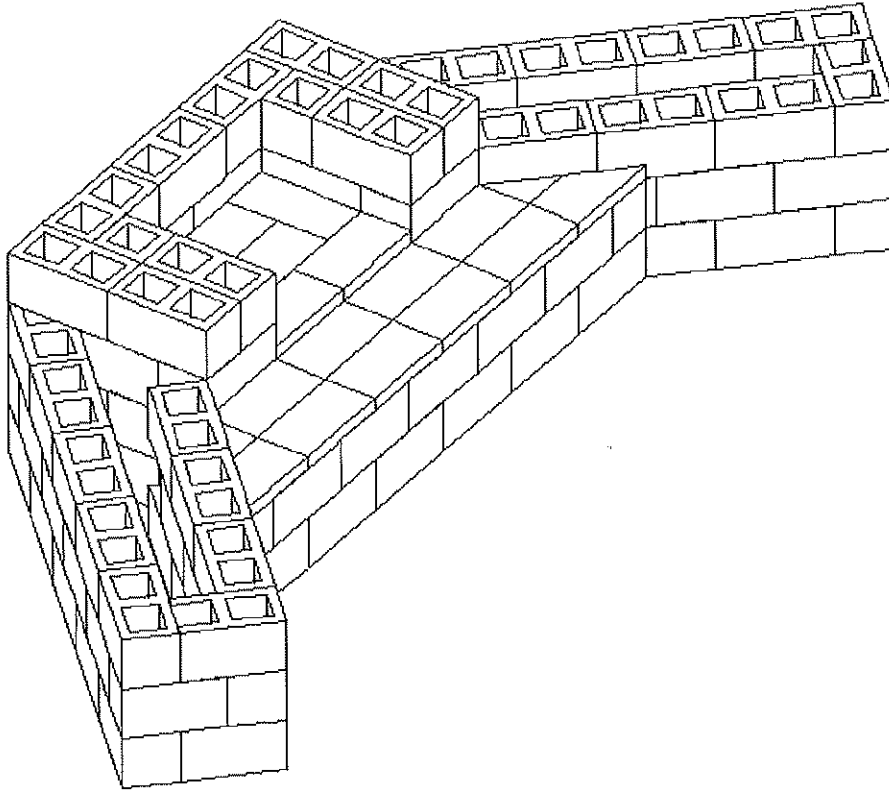
Lay the 8x8x16 blocks first insuring a solid back side to your fireplace, and then work you way forward with the 8x4x16 solid blocks inside your firebox. Finish off by mortaring the cap block on your seating area. The 8x4x16 block mortared in the firebox will give you a good solid and flat surface for adhering your firebrick later.



This is the last row you will need to pay attention to the 15" cut blocks and the angled cuts necessary for the side seating.

It should be noted that tools have a tendency to fall down the cinder block holes and into the voids. They are almost always reachable and retrievable at this point, however, be very careful in later rows.

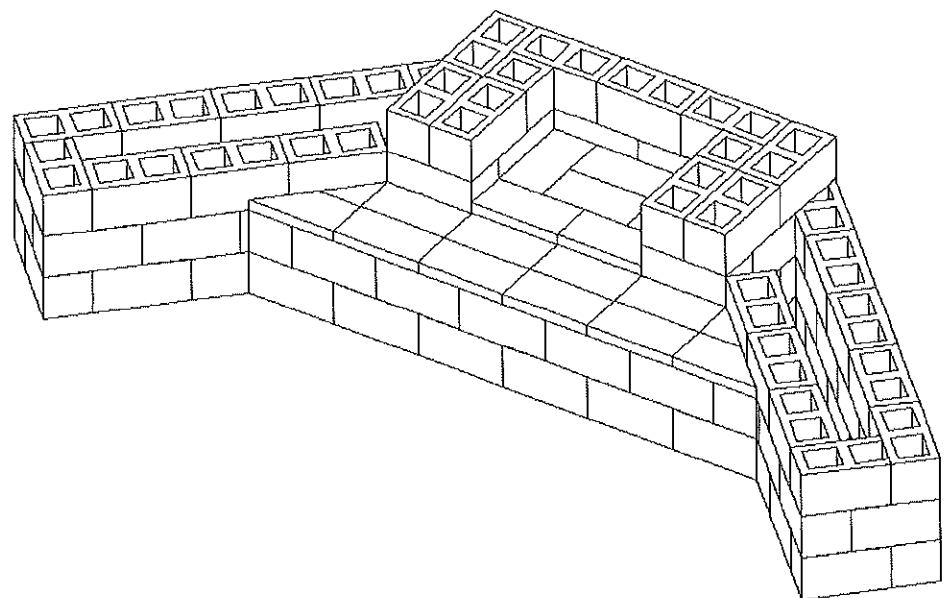
ROW 4



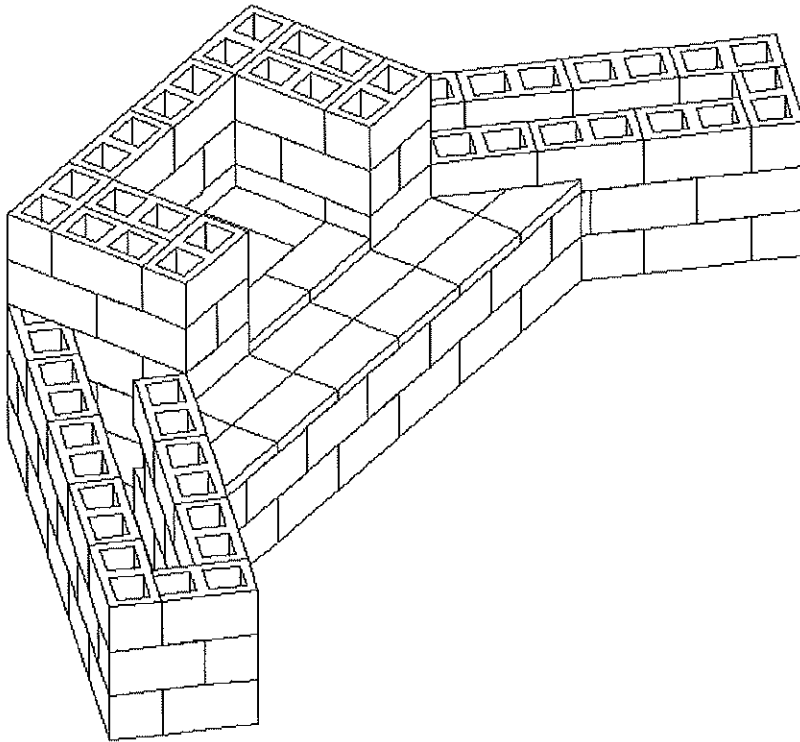
You will be using nine (9) 8x8x16 blocks and two (2) 8x8x8 blocks to complete this row. Mortar in the blocks on the front sides first to insure a flush wall where most visible; then work your way to the back. The 8x8x8 blocks are located at the back inside corners of the

firebox. You will really be able to see your firebox taking shape at the completion of this row.

Stop and stand back to see your building progress every once in a while. Make sure it's what you want before you keep going. Admire your hard work and

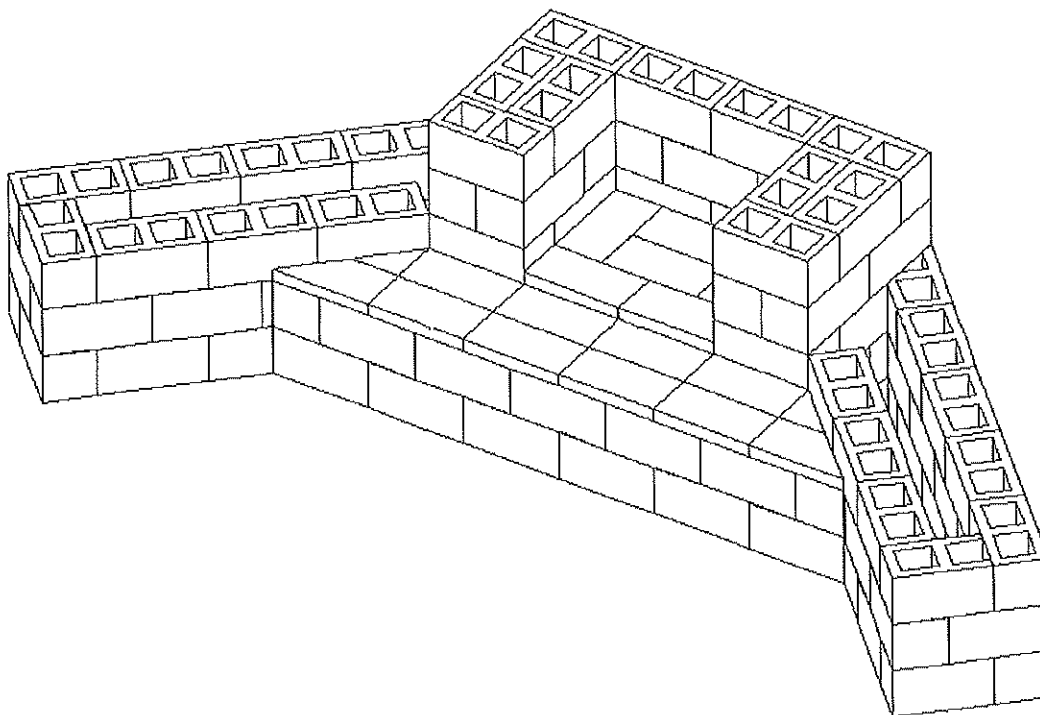


ROW 5



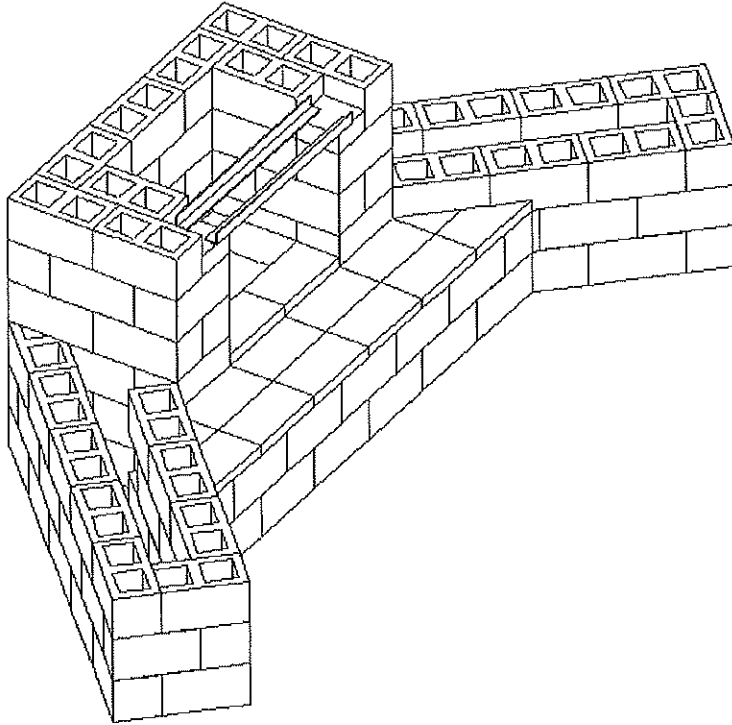
This row is an exact copy of row 3 with respect to the firebox portion. You will be using ten (10) 8x8x16 blocks to complete this row. The blocks are staggered to add strength to your structure. Mortar the blocks in as shown in the diagrams. Pay close attention to the level and vertical

correctness of the structure as any variations in this could be visible even after the finishing of your fireplace.



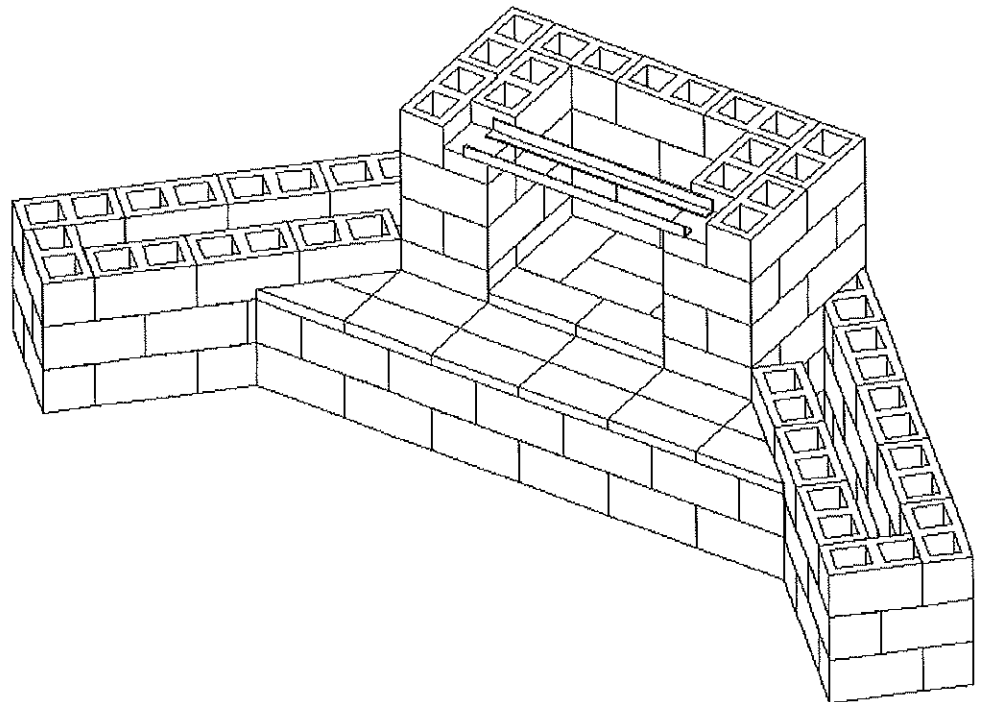
You will now be able to see the shape and dimension of your firebox.

ROW 6.1



You will be using nine (9) 8x8x16 blocks, one (1) 8x4x16 solid block, and two 40" long pieces of angle iron to complete this row. The blocks in this row will set up the base for the angle iron, which will assist in supporting the remainder of your structure. First, mortar the 8x8x16 blocks centered on the back row and then work your way towards the

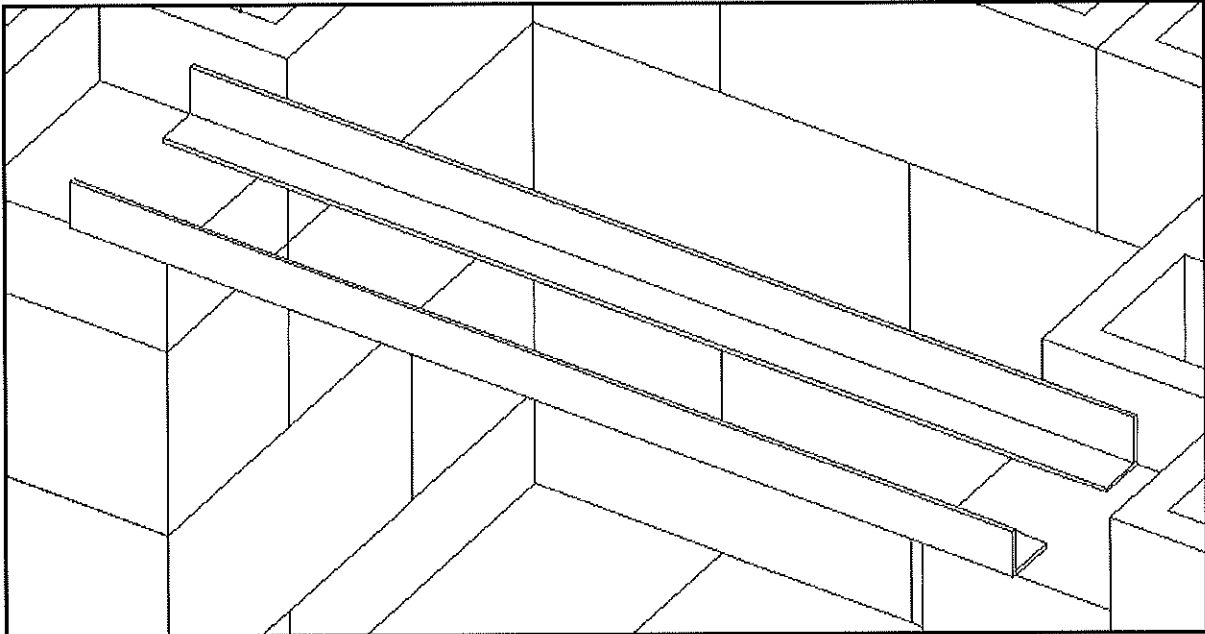
front. Next, you will begin block cutting. The 8x4x16 solid block needs to be cut in half. You will end up with two (2) 8x4x8 blocks. Mortar each of the 8x4x8 blocks in place while keeping the front facing, uncut, vertical surfaces of the blocks flush with the blocks in row 5.



Although sturdy stuff, steel angle iron can easily be cut with a hack saw.

ROW 6.1 – Continued

Keep the cut ends to the inside to hide any imperfections the blocks may have after they were cut. If the block extends further out than the row 5 blocks, simply cut off more of the 8x4x8 block. Use more mortar on the cut side of this block to make up for any gap that is created. A smaller block is better than a block that is cut too big and doesn't fit correctly.

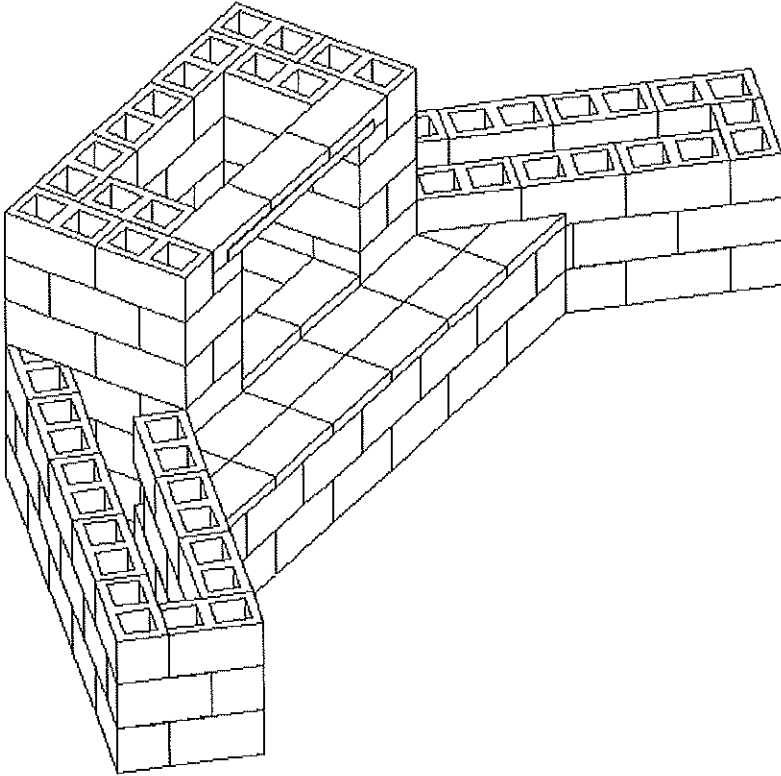


After mortaring all blocks in row 6.1, it's time to install the angle iron. Paying close attention to the diagrams, install the angle iron in an upward position. There should be an equal amount of angle iron resting on each 8x4x8 cut block. Once you have installed the angle iron, it's time to move on to the next step.

After using any mortar products, it is a good practice to use lotion. This puts the moisture back into your skin.

Conserve your supplies and don't mix more than you can use in a reasonable amount of time. Mortar dries quickly in some climates.

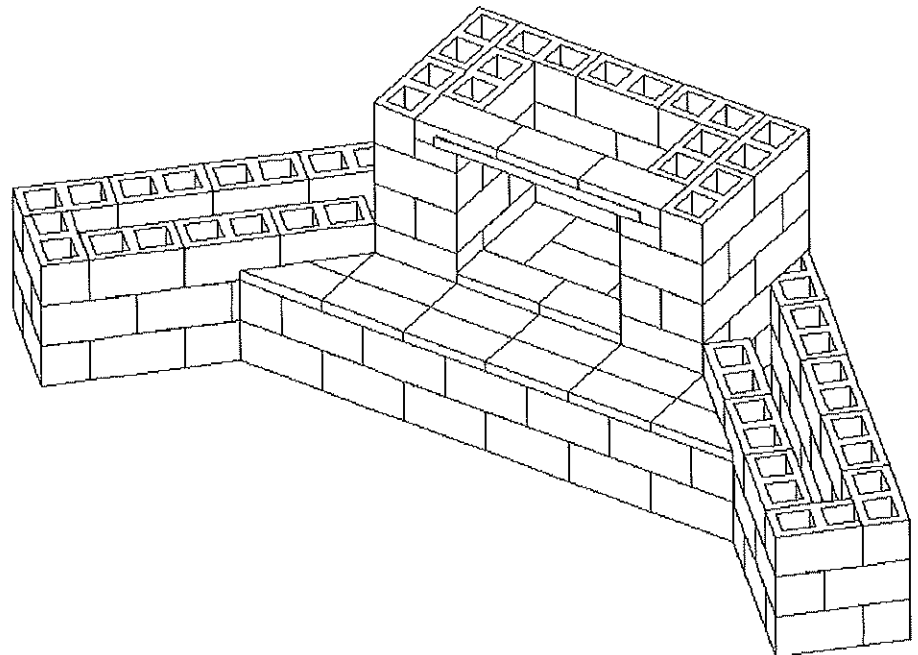
ROW 6.2 – Closing the Firebox



Only three (3) 8x4x16 solid blocks are used to complete this row. After a dry fit (no mortar) to insure the correct placement of the angle iron, remove each one and mortar them in place. Apply mortar directly to the angle iron. Although mortar doesn't adhere well to the angle iron, the mortar gives you the base for leveling your blocks in relation to the top of the 8x8x16 blocks mortared in row 6.1. Once you have completed row 6.2, you will have a finished firebox

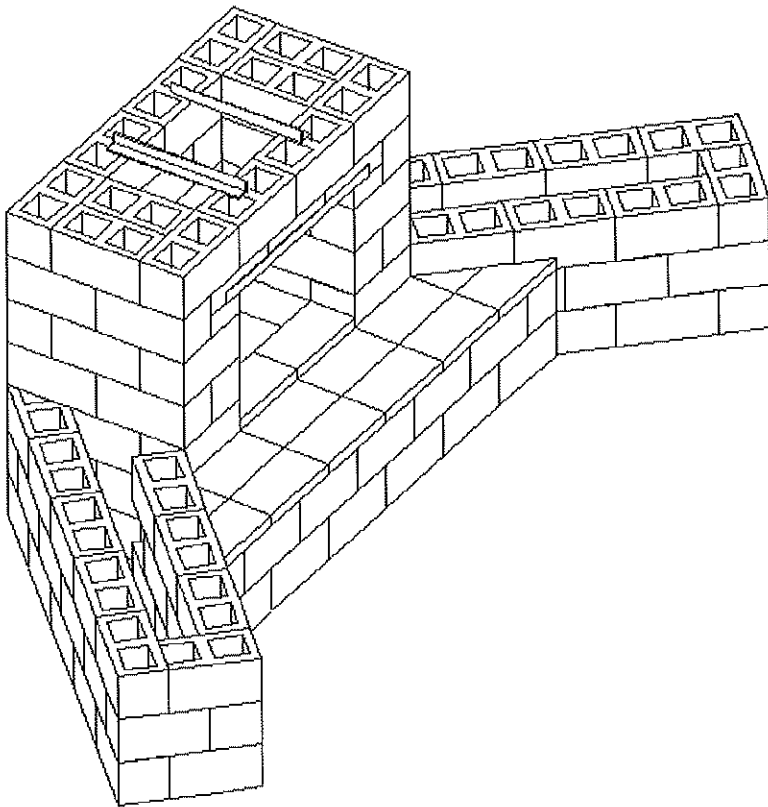
opening. Step back and admire your progress.

Don't worry about the exposed angle iron on the front of your fireplace. It will all be covered during the finishing of the structure.

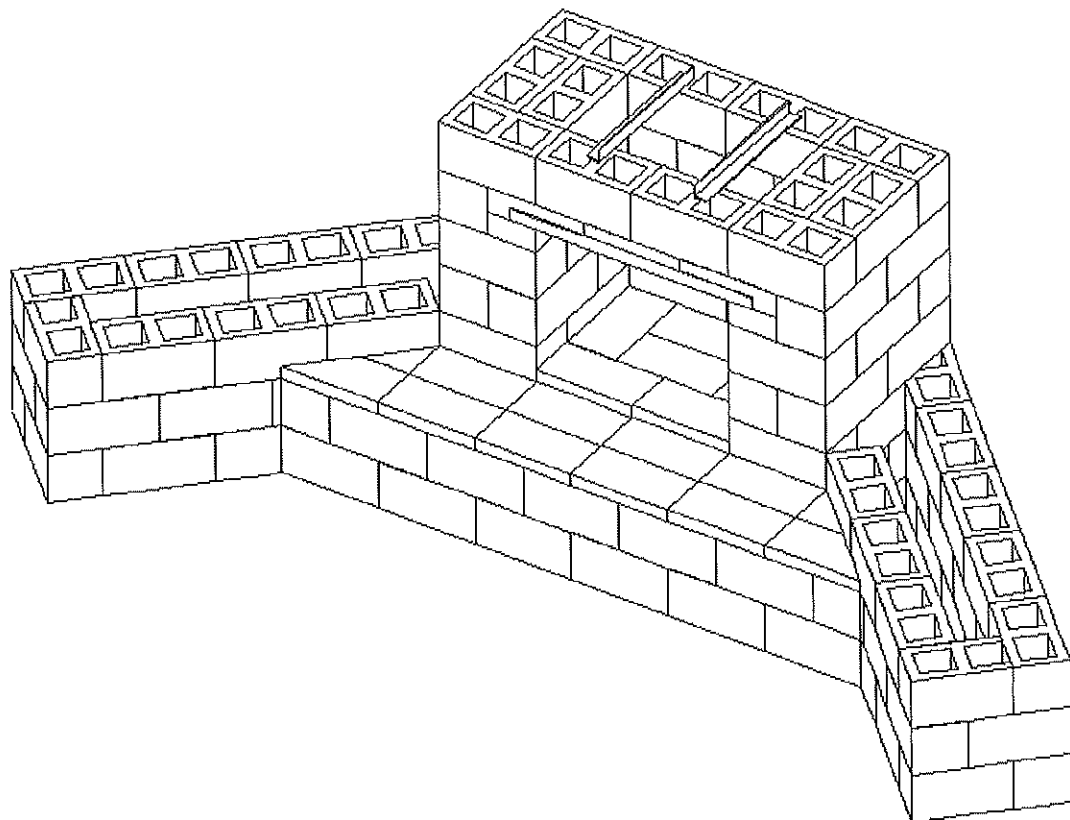


Remember that mortar, stucco, paint, grout, etc... are your friends. If used in the right spot, many if not all imperfections can be hidden. You'll end up with a professional looking result.

ROW 7

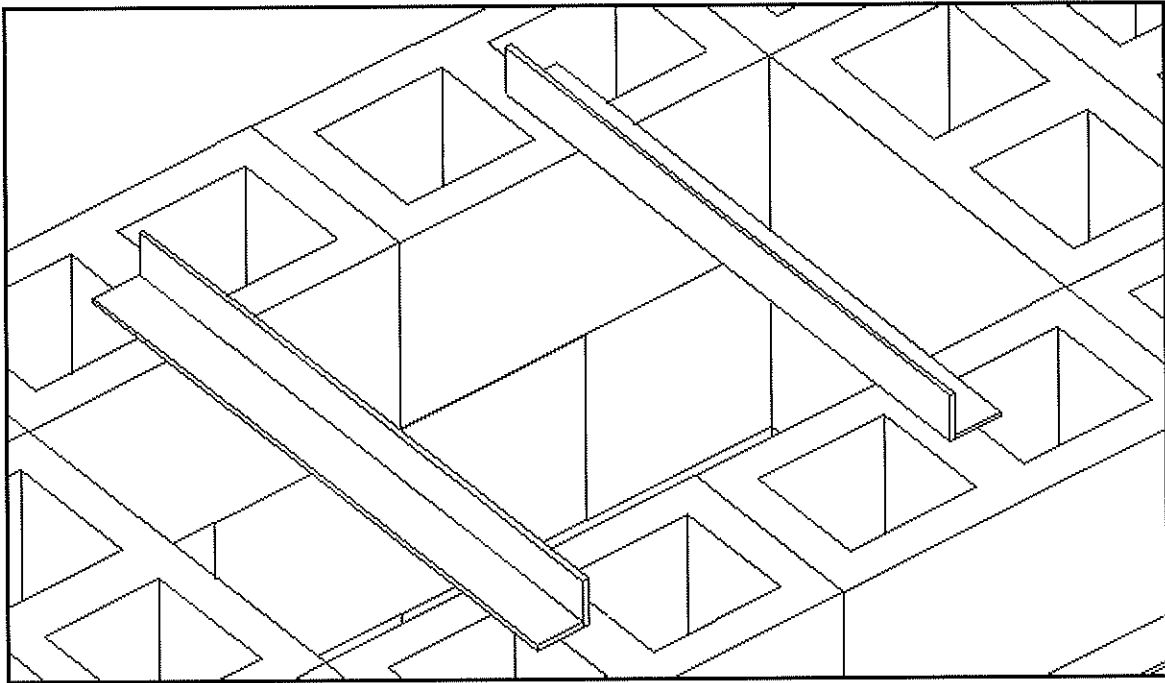


You will be using twelve (12) 8x8x16 blocks, and two 24" long pieces of angle iron to complete this row. This row begins the front face of the fireplace above the firebox. Starting on this row, it may start to get difficult to lift the blocks up to mortar them in place. Be careful if you climb on the structure to gain height as the mortar may still be wet and the blocks may shift under your weight.



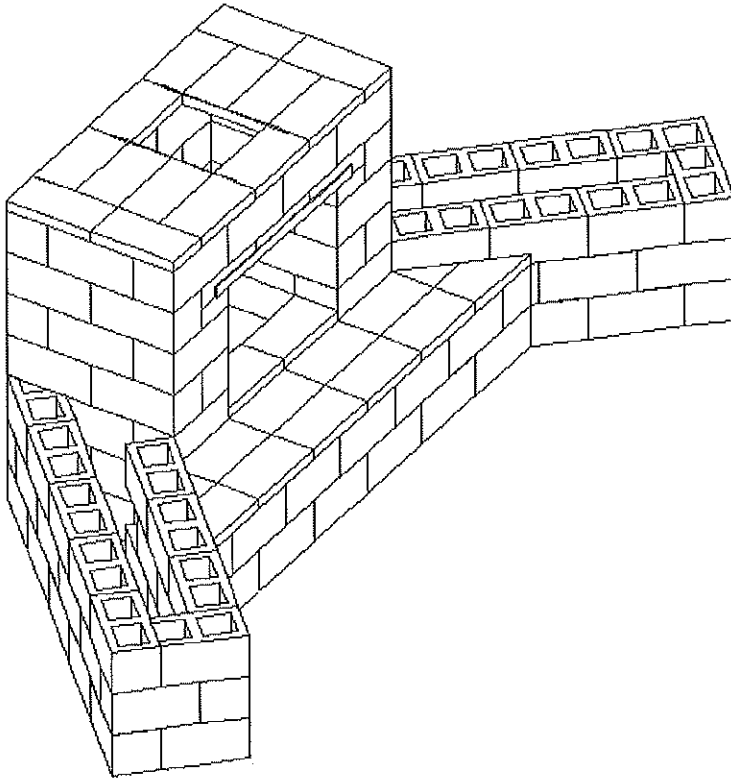
ROW 7 - Continued

After you mortar the blocks in place as per the diagrams, it's time to install angle iron. This angle iron will support the chimney portion of your fireplace. Install the angle iron in an upward position as seen in the diagram below. The open face of the angle iron needs to be facing to the outside of your fireplace. The measurement between the angle iron should be approximately 16".



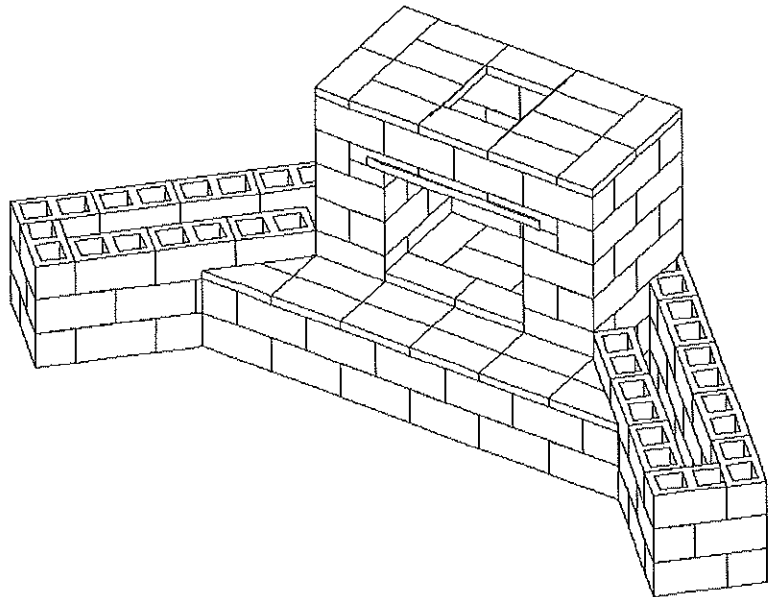
Any mortar on the surfaces of brick can be scraped off with your trowel. Don't worry about mortar stains, as they will be covered later.

ROW 8 – Creating the chimney opening



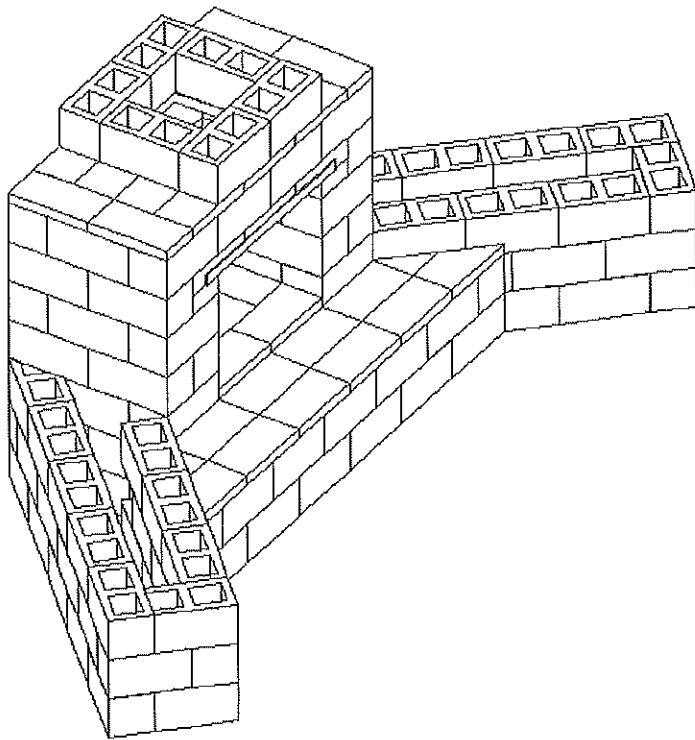
You will be using fourteen (14) cap blocks to complete this row. Four of the blocks are supported by the angle iron installed on top of row 7. Before mortaring any blocks in place, lay out the blocks dry (no mortar) to verify the placement of the angle iron. When you are satisfied, begin by mortaring the blocks supported by the angle iron. This will insure that you have an approximate measurement of 16" between the angle iron. Use your tape measure and level to make sure you're building

straight and square. Apply your mortar directly to the angle iron to lay the blocks supported by it. Again, mortar doesn't adhere well to the angle iron, but it will give you the base you need to be able to level your blocks. Make sure that the entire surface of the angle iron is being used to support the blocks. If needed, lightly tap the angle iron with a mallet or the handle of your trowel to move it into place. Mortar the remaining blocks to finish this row as per the diagrams.



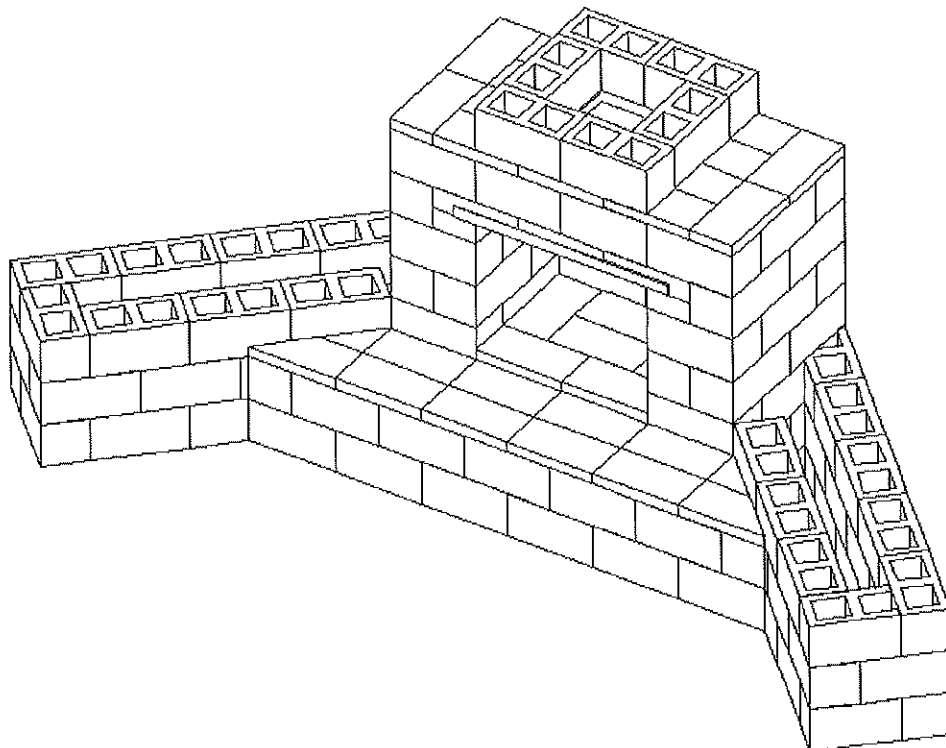
Your chimney opening should measure approximately 16"x16".

ROW 9 – Beginning the chimney

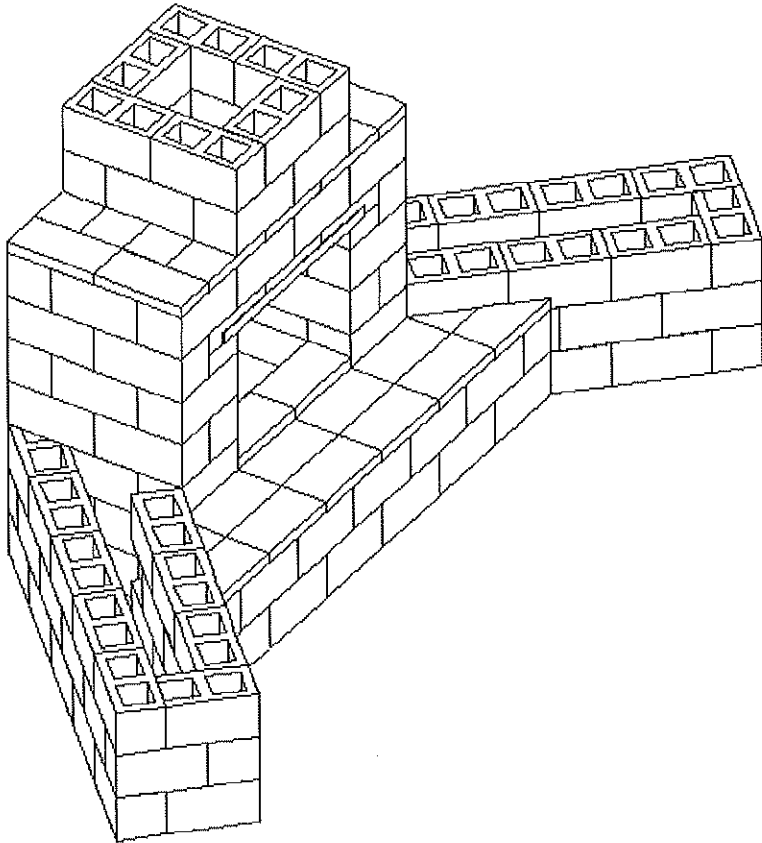


You will be using six (6) 8x8x16 blocks to complete this row. This row starts what will take shape as your chimney. Again, stagger the blocks as shown in the diagrams. The back and front faces of this row will be flush with the back and front faces of the main structure. You need to make sure that you maintain your 16" x 16" opening in your chimney as you construct this row.

Keep any extra supplies and paint that you have left over from the project. If repairs are needed, you already have what you need to get started.

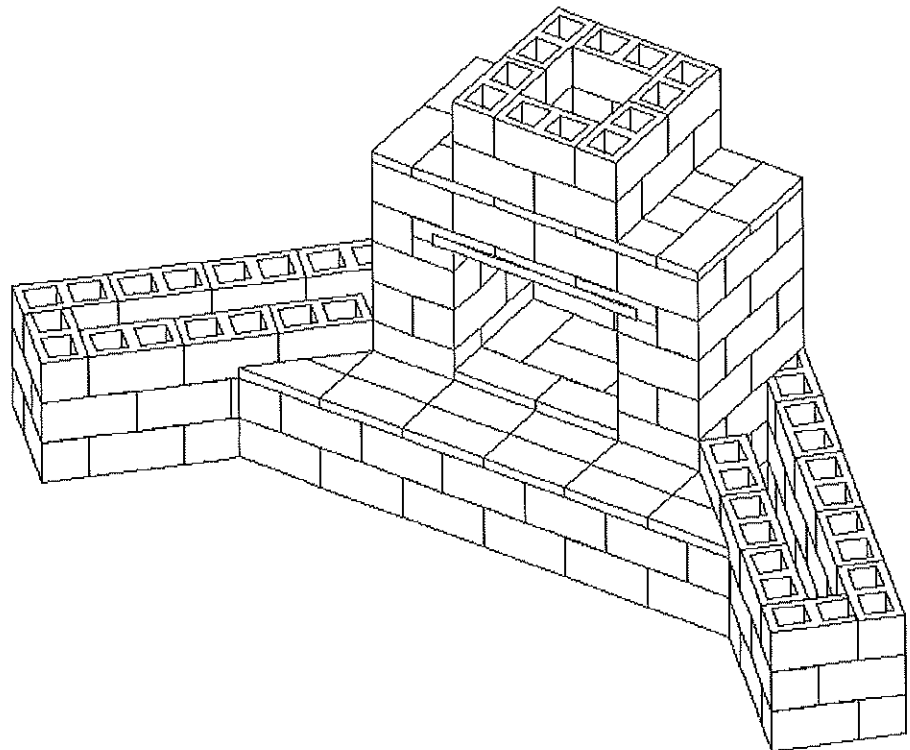


ROW 10



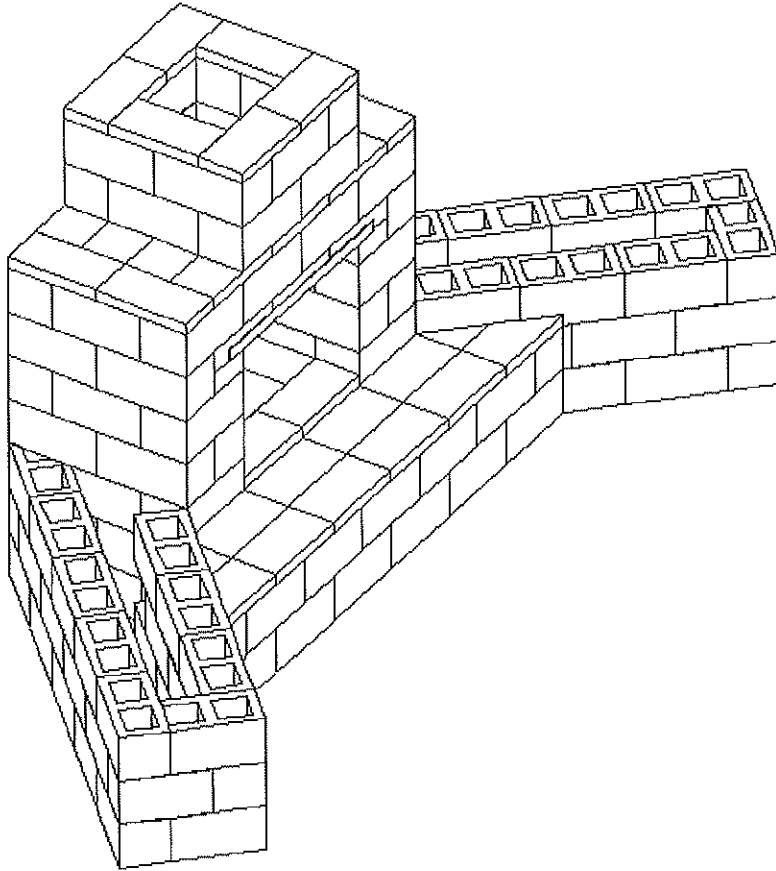
You will be using six (6) 8x8x16 blocks to complete this row. This row increases the height of your chimney. Again, stagger the blocks as shown in the diagrams. Again, make sure that you maintain your 16"x16" opening in your chimney as you construct this row.

3-hour fire logs are a great way to enjoy the fireplace uninterrupted.

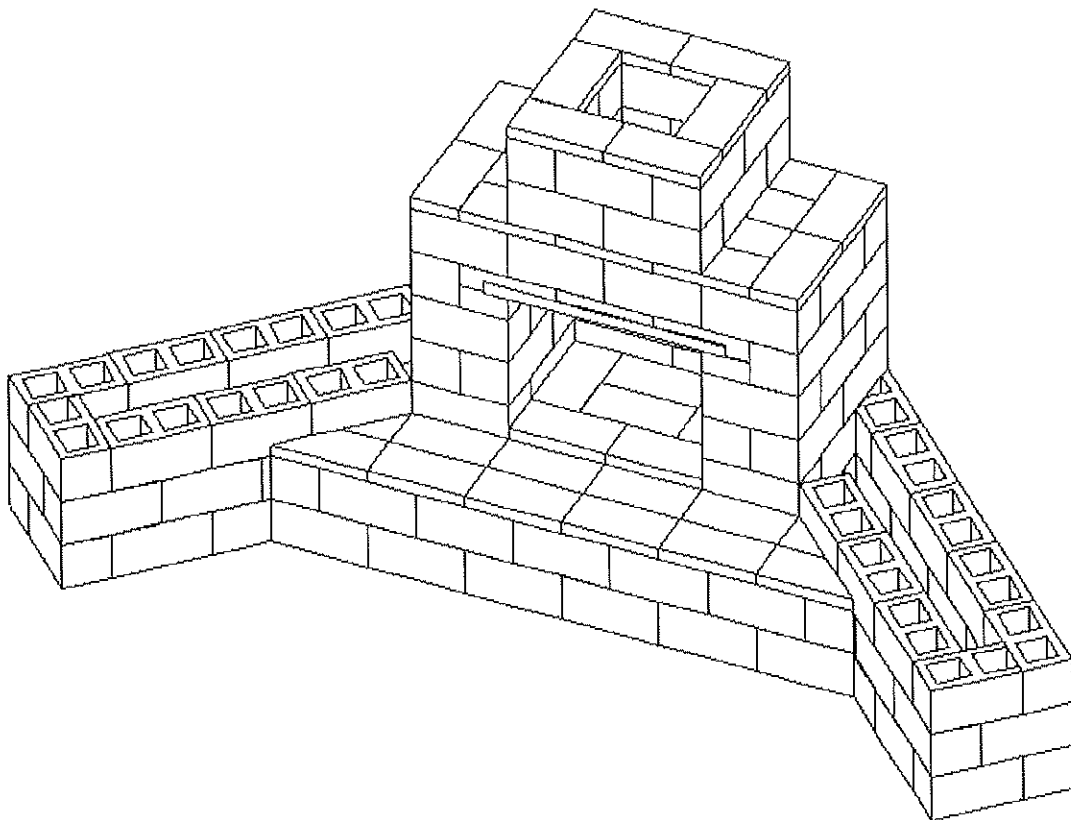


Don't be too worried about small gaps from block to block. They will all be covered during the finish coat.

ROW 11 – The last row



You will be using six (6) cap blocks to complete this row. This row “caps” the top of the chimney and provides a solid surface to do any finish work. Mortar the blocks as shown in the diagrams. Once completed, you will have completed the rough build of your fireplace.



Upon completion of row 11, you will need to install firebrick. Most of the major home improvement stores do not carry firebrick. Instead, call some of your locally owned brick and masonry dealers. As this brick varies in size, have the store calculate the number of bricks you will need. For this size firebox, you will install firebrick 24" high on the back and sidewalls, and on the floor. The interior surface area of this firebox measures approximately 2688 square inches or 18.6 square feet.

Check with the firebrick vendor for any special mortar and/or application considerations, but generally you don't need any mortar between blocks. You can just use liquid nails or similar construction adhesive to glue them in place.

Firebrick can be cut using the same saw and blade you used to cut the cinder blocks. Dry fit the bricks in the box fitting them in as tightly as possible. There is no right or wrong way to install firebrick as far as pattern is concerned. Try a few options and see what you like. Just don't cut any of the bricks until you're sure of the pattern you want.

Do not start a fire on bare cinder block as the cinder block can crack due to excessive heat. Once the firebrick is installed, you can enjoy the fireplace while the finishing touches are being made.

FINISHING YOUR FIREPLACE

There are numerous ways to give your fireplace an elegant and sophisticated look. This finished stage is also what everybody will see every time they look at your finished product. Take your time on this and give it some thought as to what you will want the fireplace to look like. Many fireplaces are covered with stucco and can be accented with tile, flagstone, faux stone and color.

Stucco application is considered an art form for many and the look can vary drastically depending on the application technique. You can choose to pay to have this done or you can attempt to do it yourself. If you've never applied stucco before but still want to dive into this part of your fireplace construction anyway, check out some online links and instructional material first. You may get some good ideas.

Stucco is usually applied in two stages and can be applied directly to the cinder block surface. If tile will be applied in conjunction with stucco, adhere the tile first, which gives it a smoother final appearance once the stucco is applied around it. You can apply the tile directly to the block surface using construction adhesive from a caulking gun or you can consult with your local home improvement store for other application techniques.

If the smooth stucco look is what you are going for, bags of finish coat stucco can be purchased at your local home improvement store as well. If you mix the finish coat stucco to a consistency of toothpaste, you will find that it spreads very easily with your hand trowel. The consistency of the finish coat upon application is very important, as this is the final stucco coat that will be painted.

For the front and side seating surfaces, you will need to figure out whether you want to stucco it as well or cover it with a material such as flagstone. Flagstone does give it a nice look but involves some additional work and cutting. If you choose flagstone, it is a good idea to use large pieces of cardboard to make a template for each piece of flagstone you intend to cut. You can grind the edges of the flagstone smooth using a grinder and a masonry wheel.

If you decide to stucco the horizontal seating surface, you may wish to cover this area beforehand with the 8x2x16 block (cap block) to achieve a flat surface. This option will provide a solid surface for the adhering of a stucco coat. Keep in mind that the application of the cap block will cost less than purchasing enough mortar to fill the voids.

Now it's time to think about the color of your finished fireplace. Will the color of your house or its trim color look good on the fireplace? Do you have any decorations or color themes you want to try to match?

Or do you wish to go the rustic route and stay with earth tones? An idea would be to go to your home improvement store and return with a couple dozen different colors. Odds are that you will pick one that will look fantastic. We are sure that you will do a great job building your fireplace and that you'll get many years of enjoyment from it. Happy outdoor heating!!!

Please contact us with any questions concerning your project. We will assist you and answer any questions you have to the best of our ability.



JAMES A. EIDE
MILTON H. SCHMIDT
CLARENCE H. PIEPENBURG

BADGER SURVEYING CO.

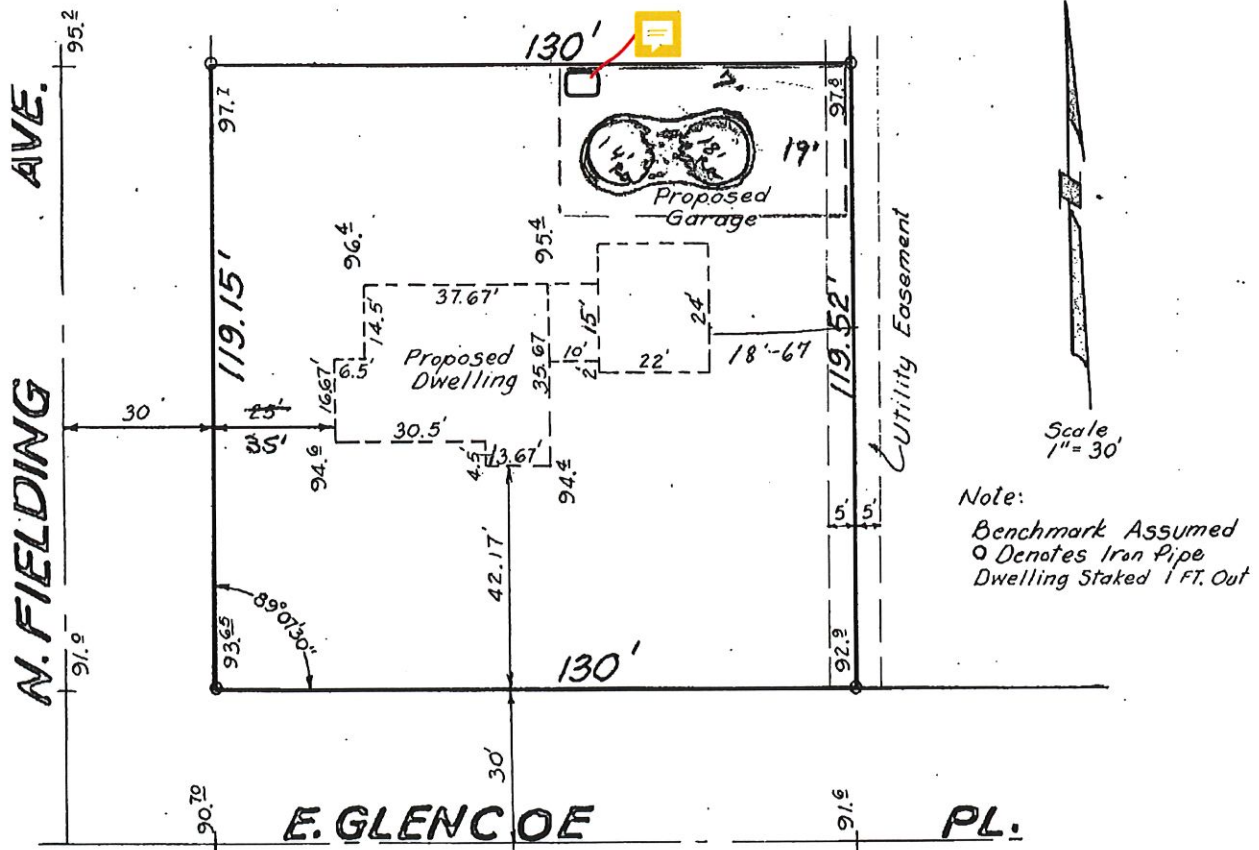
PHONE CONCORD 4-3782
823 W. ATKINSON AVE.
MILWAUKEE 6, WIS.

PLAT OF SURVEY

PROPERTY AT E. GLENCOE PL. (OWNER)

LEGAL DESCRIPTION LOT 7, BLOCK 1, FLOWER SUBD., BEING A SUBD. OF A PART OF THE S. W. 1/4 OF SEC. 4, T. 8 N., R. 22 E., IN THE TOWN OF MILWAUKEE, MILWAUKEE COUNTY, WIS.

Key No 378



Prepared for Gary T. Chapman

State of Wisconsin, }
County of Milwaukee } ss.

I hereby certify that on the 3rd day of March, 1953, I have surveyed the property described above according to the official records and that the above plat is a correct representation of the boundary lines and measurements of all buildings and other structures thereon.

Plat No. 53-176

Signed Milton N. Schmidt
Surveyor



Outdoor Fireplace

My List ID 127768655
Last Updated 04/04/22

Budget \$0.00
Subtotal \$1,950.71
You Save \$213.72
Est. Total \$1,736.99
Rebates Ending On 04/09/22

Show All (14) | Products at Store: MILWAUKEE, WI (14)



Pleasant Hearth Fillmore Glass Fireplace Door

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\$391.59

You Save \$48.40 with Mail-In Rebate

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Tetra® Pond 1" x 20' Pond Tubing

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\$17.77 each

You Save \$2.20 each with Mail-In Rebate

✓ Shipping & Delivery
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Qty Desired
Qty Purchased

Stone Mortar Mix - 60 lb

SKU # 1891070

\$5.66 each

You Save \$0.70 each with Mail-In Rebate

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Qty Desired
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8 x 8 x 8 Two Quarter/Half Block

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Variation: Gray

\$1.23

You Save \$0.15 with Mail-In Rebate

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Pleasant Hearth Mountain Oak Series Vent-Free Dual Fuel Gas Log Set

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Pond Boss® 8" Waterfall Weir

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✓ Pick Up at Store

Qty Desired
Qty Purchased

Hillman® Steel Angle - 14 Gauge

SKU # 2279101

Variation: 1" x 1" x 36"

\$8.89 each

You Save \$1.10 each with Mail-In Rebate

✓ Shipping & Delivery
✓ Pick Up at Store

Qty Desired
Qty Purchased

8 x 8 x 16 Standard Concrete Block

SKU # 1794360

Variation: Gray

\$1.42

You Save \$0.17 with Mail-In Rebate

✓ Delivery
✓ Pick Up at Store

Qty Desired
Qty Purchased



24 x 24 Gray Concrete Pillar Cap

SKU # 1795800

Variation: Gray

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You Save \$3.30 with Mail-In Rebate

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Vogelzang Universal Firebrick (6-Pack)

SKU # 6381150

\$15.92 /pack

You Save \$1.97 /pack with Mail-In Rebate

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✓ Pick Up at Store

Qty Desired
Qty Purchased

2 x 8 x 16 Solid Construction Block

SKU # 1796200

\$1.14 each

You Save \$0.14 each with Mail-In Rebate

✓ Delivery
✓ Ship To Store - Free!
✓ Pick Up at Plant

Qty Desired
Qty Purchased



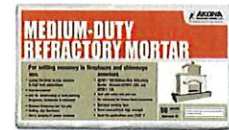
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Akona® Medium-Duty Refractory Mortar - 50lb

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✓ Pick Up at Store

Qty Desired
Qty Purchased

4 x 8 x 16 Solid Construction Block

SKU # 1794344

Variation: Gray

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You Save \$0.19 with Mail-In Rebate

✓ Delivery
✓ Pick Up at Store
✓ Pick Up at Plant

Qty Desired
Qty Purchased