



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
August 15, 2022  
Village Board Room, 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE AGENDA

**PLEASE TAKE NOTICE** that a meeting of the Bayside Architectural Review Committee will be held at the Village Hall of the Village of Bayside, 9075 N. Regent Road, Bayside, Wisconsin in addition to virtually. Public can access this meeting of the Architectural Review Committee by phone or by computer. The phone number is: **+646 931 3860**. The Zoom Meeting code is: **835 2902 1920** and the Passcode is: **993616**. <https://bit.ly/3bxilU1> Persons desiring to speak in the remote format on a specific agenda item should register twenty-four hours in advance by calling (414) 206-3915. The following items of business will be discussed and possibly acted upon:

### I. CALL TO ORDER AND ROLL CALL

### II. APPROVAL OF MINUTES

- A. Approval of August 1, 2022, meeting minutes.

### III. BUSINESS

- A. **911 E Buttles Pl – Alexandra & Kenneth Swenson** The proposed project is the construction of 190 lineal feet of 4-foot-high white aluminum open design fence.
- B. **333 W Brown Deer Rd – North Shore Centers Partners** The proposed project is the construction of 95 feet of 6-foot-high cedar board privacy design fence.
- C. **9140 N Regent Rd – J. Arthur Bie** The proposed project is the construction of a new 10 foot by 12 foot storage shed.
- D. **857 E Glenbrook Rd – Michael Sheppard** The proposed project is the construction of a new deck with a hot tub, fire features, and a pergola.
- E. **8963 N Tennyson Dr – Ilana Cabrera** The proposed project is the construction of a 84 lineal feet of 4-foot-high estate picket open design fence.
- F. **9095 N Rexleigh Dr – Rory & Vanessa Kurtz** The proposed project is the construction of a 10 foot by 10 foot storage shed.
- G. **Discussion/recommendation on Section 104-125 of Municipal Code Regarding Fences.**

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



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
August 1, 2022  
Village Board Room, 6:00pm

## **ARCHITECTURAL REVIEW COMMITTEE MINUTES**

### **I. CALL TO ORDER**

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

### **II. ROLL CALL**

Chair: Marisa Roberts  
Members: Dan Zitzer  
John Krampf  
Tony Aiello – Absent  
Brittany Jackson – Absent  
Kelly Marrazza – Arrived at 6:02pm  
Trustee Liaison: Mike Barth  
  
Also Present: Village Manager Andy Pederson  
Assistant to the Village Manager Leah Hofer  
Operations Assistant Emma Baumgartner

There were 8 people in the audience.

### **III. APPROVAL OF MINUTES**

A. Approval of July 11, 2022, meeting minutes.

Motion by Dan Zitzer, seconded by Trustee Barth, to approve the July 11, 2022, meeting minutes.  
Motion carried unanimously.

### **IV. BUSINESS**

#### **A. 911 E Butties Pl – Alexandra & Kenneth Swenson**

This item was tabled.

#### **B. 711 E Brown Deer – Thomas McWilliam**

Thomas McWilliam, homeowner, appeared on behalf of the project. There were no neighbors in attendance.

Mr. McWilliam described the project as the construction of a deck built of the south side of the house with a new hot tub and cable railing.

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

#### **C. 8770 N Greenvale Rd – Fadi Muna**

Fadi Muna, homeowner, appeared on behalf the project. There were no neighbors in

attendance.

Mr. Muna described the project as the reconstruction of a 25% open picket fence.

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

**D. 9035 N Fielding – Mitra Fallahi**

Mitra Fallahi, homeowner, appeared on behalf of the project. There was one neighbor in attendance.

Ms. Fallahi described the project as the construction of a solid privacy fence at the back end of the property.

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

**E. 9029 N Lake Dr – Sean Cullen**

Joyce Cullen, homeowner, appeared on behalf of the project. There were no neighbors in attendance.

Ms. Cullen described the project as the reconstruction of a fence that was damaged due to a storm.

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

**F. 311 E Ellsworth Ln – Cydney Anderson**

Cydney Anderson, homeowner, appeared on behalf of the project. There was one neighbor in attendance.

Ms. Anderson describe the project as the construction of a cedar fence.

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

**G. Discussion on Section 104- 125 of Municipal Code Regarding Fences.**

Village Manager, Andy Pederson, provided an overview of the current Municipal Code regarding fences with data from other communities and Village data from years prior.

This item was a discussion, and no action was taken.

**V. ADJOURNMENT**

Motion by John Krampf, seconded by Dan Zitzer, to adjourn the meeting at 7:43pm. Motion carried unanimously.

Leah Hofer, Assistant to Village Manager

06/21/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

| PROJECT/SITE OWNER:                     | PROJECT SUMMARY:   |
|---|--|
| Alexandra & Kenneth Swenson             | New 4 foot high white aluminum open design fence 190 lineal feet |
| PROJECT ADDRESS:<br>911 E Buttles place |  |

I have reviewed the proposed new fence for compliance with the Village's ordinances and have determined the following for consideration

1. Current fence ordinance 104-125 (C) does not allow fences to exceed 50% of the perimeter of the property. The perimeter of the property is approximately 495.5 feet. The applicant states the proposed fence is 190 feet. This is 38.35% of the perimeter of the property. This is compliant with the ordinance.
2. The height of the fence is 4 feet open design, which is compliant with the ordinance.
3. A current survey was provided.
4. Pictures were included for their neighboring fences
5. The board always considers matching fences with neighboring fences.

#### **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 6/15/22

Property Address 911 E Buttes Pl Bayside, WI 53217

Zoning \_\_\_\_\_

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

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

Fence for backyard. White Aluminum fencing that matches existing balcony and deck railings with a gate by the garage and a gate on the far end of our backyard.  
Approx 190 linear feet.

\*\*\*\*\* 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  |



# ing Style

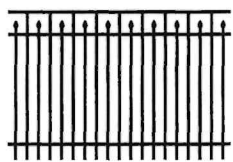


3 or 4 Rail Option

## Majestic

The elegant look of the Majestic design lends to its appeal in a wide variety of applications ranging from neighborhood residential fencing, to pool enclosures, apartment and condominium access control.

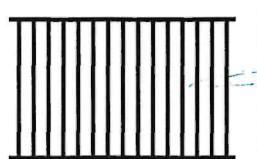
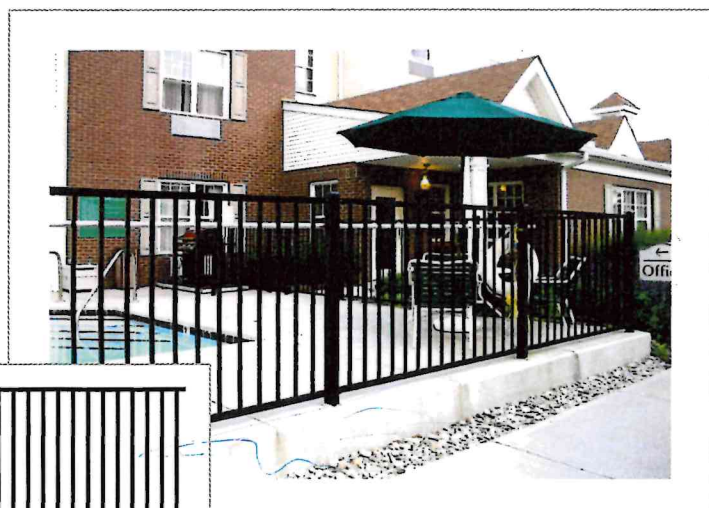
*flush bottom white no Adornments*



3 or 4 Rail Option

## Conqueror

The unique Conqueror configuration offers 'the best of both worlds' by combining the striking look of spear topped pickets with the safety of a flush top rail.



2 Rail Design

## Flush Bottom Majestic

The Flush Bottom Majestic 2-rail design offers contemporary simplicity with no protruding pickets offering safe and elegance to your pool area. Check your local pool code for compliance prior to ordering.

07/28/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

| PROJECT/SITE OWNER:  | PROJECT SUMMARY:  |
|--|---|
| North Shore Centers Partners<br><br>PROJECT ADDRESS:<br>333 W Brown Deer | New approximately 95 feet with in the Village of Bayside<br>of a 6-foot-high cedar board privacy design fence |

I have reviewed the proposed new fence for compliance with the Village's ordinances and have determined the following for consideration

1. Current fence ordinance does not allow fences to exceed 50% of the perimeter of the property. The applicant states the proposed fence is 95 feet. This is compliant with the ordinance.
2. The height of the fence is 6 feet privacy design,
3. A current survey was provided.
4. The board always considers matching fences with neighboring fences.

**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 7/18/2022

Property Address 333 W. Brown Deer Road, Bayside, WI 53217

Zoning District \_\_\_\_\_

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

INSTALLATION OF APPROX. 235' OF 6' HIGH SOLID CEDAR UNIVERSAL DESIGN FENCE WITH 4X4 PYRAMID STYLE POSTS INCLUDING THE  
REMOVAL AND DISPOSAL OF EXISTING FENCE.

- ☐ ARC Agenda Date:
- ☐ Parcel Number:
- ☐ Color photographs showing project location, elevations, and surround views.
- ☐ Two (2) complete digital sets of building plans (including elevations and grading).
- ☐ Samples or brochures showing materials, colors, and designs.
- ☐ Survey or Milwaukee County Land Information Officer Aerial

## PERMITS:

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                        |

- ☐ Accessory Structures/Generators
- ☐ Additions/Remodel
- ☐ Commercial Signage
- ☐ Decks/Patios
- ☒ Fence
- ☐ Fire Pits
- ☐ Landscaping requiring Impervious Surface/Fill/Excavation Permit
- ☐ New Construction
- ☐ Play Structures
- ☐ Recreational Facilities/Courts
- ☐ Roofs
- ☐ Solar Panels/Skylights
- ☐ Swimming Pools
- ☐ Windows/Doors – change exceeds 25% of opening
- ☐ Other

# Badger Fence

# Work Order

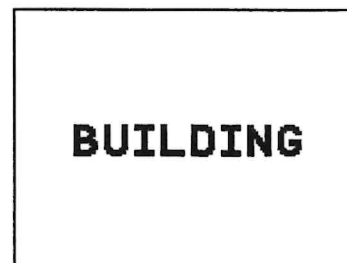
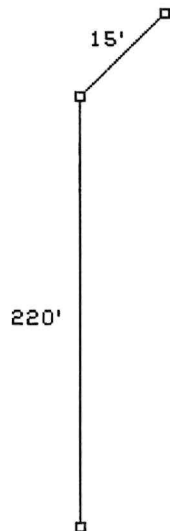
INSTALLED AT: AUDUBON  
333 W. BROWN DEER ROAD  
BAYSIDE, WI 53217  
ALISAH-414-928-3972  
am@midlandmgtilc.com

Salesmen TR

Date 6/2/2022

Proposal # 7611

| SET DATE: _____ CREW: _____                    |        |    |         | COMPLETION DATE: _____ CREW: _____ |      |       |           |                      |
|--|--------|----|---------|------------------------------------|------|-------|-----------|----------------------|
| Description                                    | Lineal | HT | Style   | Line                               | Term | Gates | Gate Post | Rails                |
| SOLID CEDAR UNIVERSAL FENCE                    | 235'   | 6' | PYRAMID | 4X4                                | 4X4  | -     | -         | TOP, MIDDLE & BOTTOM |
| REMOVE & HAUL AWAY OLD EXISTING FENCE          |        |    |         |                                    |      |       |           |                      |
| INSTALL TO BEGIN 6-8 WEEKS, WEATHER PERMITTING |        |    |         |                                    |      |       |           |                      |
| All Posts in Concrete                          | YES    |    | HOTLINE |                                    |      |       |           |                      |



**BROWN DEER ROAD**



AUDUBON  
333 W. BROWN DEER ROAD  
BAYSIDE, WI 53217

## UNIVERSAL DESIGN



07/27/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

|  |  |
|--|--|
| PROJECT/SITE OWNER:<br>J. Arthur Bie<br><br>PROJECT ADDRESS:<br>9140 N Regent Rd | PROJECT SUMMARY:<br>New 10 X 12 120 sq. Ft. storage shed |
|--|--|

I have reviewed the proposed new shed for compliance with the Village's ordinances and have determined the following for consideration

**Sec. 125-90. - "B" 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. Confirms with required setbacks
  2. Confirms with the Impervious requirements

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 7-26-22

Property Address 9140 N. Regent Rd

Zoning District \_\_\_\_\_

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

10 x 12 shed

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| <div style="margin-bottom: 10px;"> <input type="checkbox"/> ARC Agenda Date:<br/> <input type="checkbox"/> Parcel Number:<br/> <input type="checkbox"/> Color photographs showing project location, elevations, and surround views.<br/> <input type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading).<br/> <input type="checkbox"/> Samples or brochures showing materials, colors, and designs.<br/> <input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial         </div> <div> <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 10%;">Y</th> <th style="text-align: left; width: 10%;">N</th> <th style="text-align: left; width: 10%;">Payment</th> <th style="width: 80%;"></th> </tr> </thead> <tbody> <tr> <td><input checked="" 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 checked="" 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><input type="checkbox"/></td> <td></td> <td>ARC</td> </tr> </tbody> </table> </div> | Y                        | N                        | Payment                    |  | <input checked="" 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 checked="" 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 | <div> <input type="checkbox"/> Accessory Structures/Generators<br/> <input type="checkbox"/> Additions/Remodel<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<br/> <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         </div> |
|---|--------------------------|--------------------------|----------------------------|--|-------------------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|------------|--------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|------|--------------------------|--------------------------|--------------------------|------|-------------------------------------|--------------------------|--------------------------|--------------------|--------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|----------------|--------------------------|--------------------------|--------------------------|-----------------|--------------------------|--------------------------|--------------------------|-----------|--------------------------|--------------------------|--------------------------|----------------------------|--|--------------------------|--|-----|---|
| Y   | N                        | Payment                  |                            |  |                                     |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                                     |                          |                          |                    |                          |                          |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                          |                          |                          |                            |  |                          |  |     |   |
| <input checked="" 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 checked="" 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                        |  |                                     |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                                     |                          |                          |                    |                          |                          |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                          |                          |                          |                            |  |                          |  |     |   |



Navigate

Locate

Analyze

File



Tool Labels



Click or tap to draw a measurement line. Double-click/tap to finish.

I want to...

9075

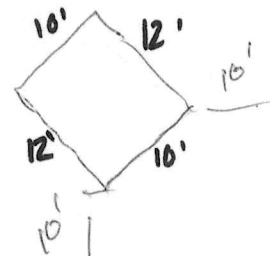
Total: 528.05 ft

144.51 ft

119.76 ft

9140

119.27 ft

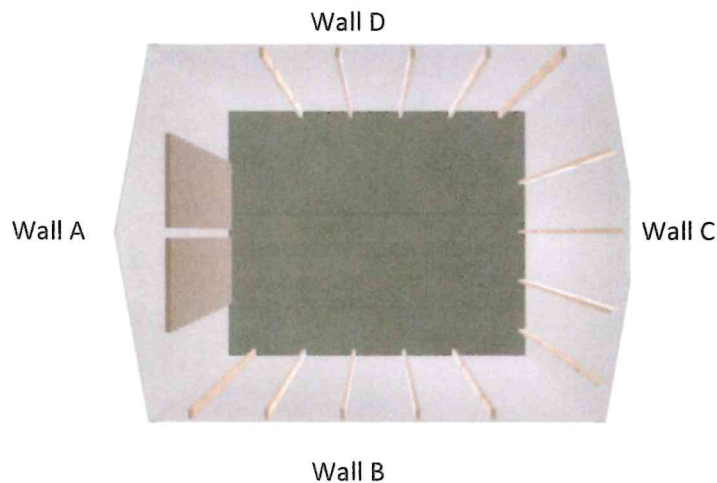
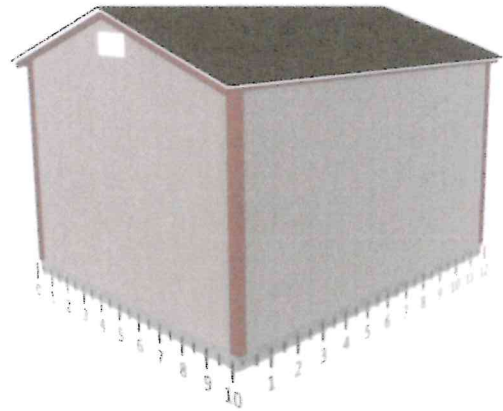
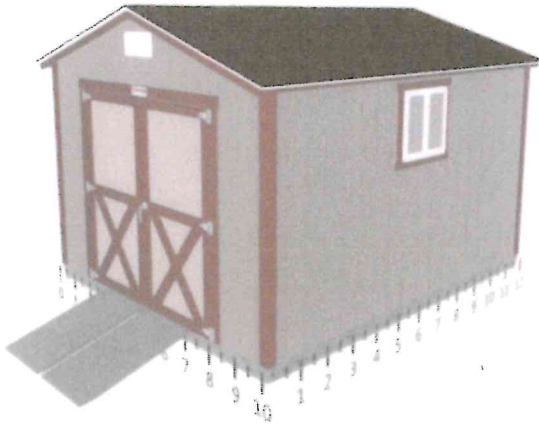


144.51 ft

9124



Basemap



### Base Details

#### **Building Size & Style**

Premier Ranch - 10' wide by 12' long

#### **Paint Selection**

Base: Ghost Writer, Trim: Brick Dust

#### **Roof Selection**

Autumn Brown 3 Tab

#### **Drip Edge**

White

#### **Is a permit required for this job?**

Yes, Engineering fees still apply

#### **Who is pulling the permit?**

Customer

### Options Details

#### **Doors**

3' x 6'2" Double Door (6'), LowerX,  
Heavy Duty Ramp Pair

#### **Windows**

2'x2' Insulated Horizontal Sliding  
Window

#### **Roof**

20 Lin Ft 4" Gable EW Eave Upgrade

#### **Vents**

2 Ea 16"x8" Wall Vent - White

### Jobsite/Installer Details

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

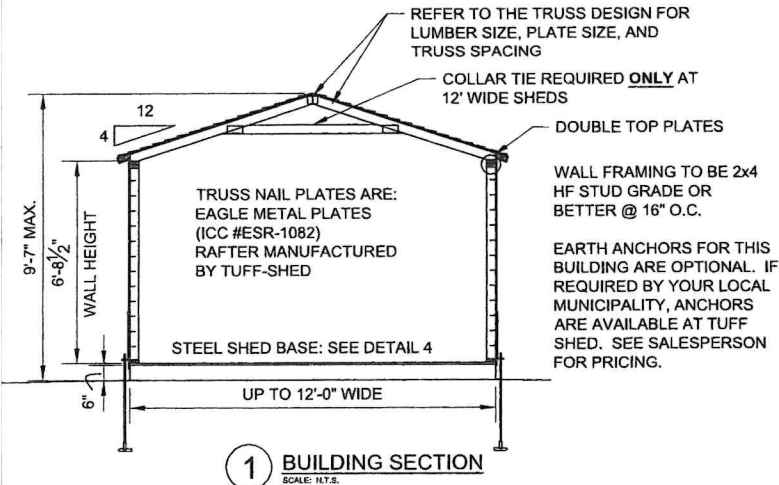
Yes

**Substrate Shed will be installed on?**

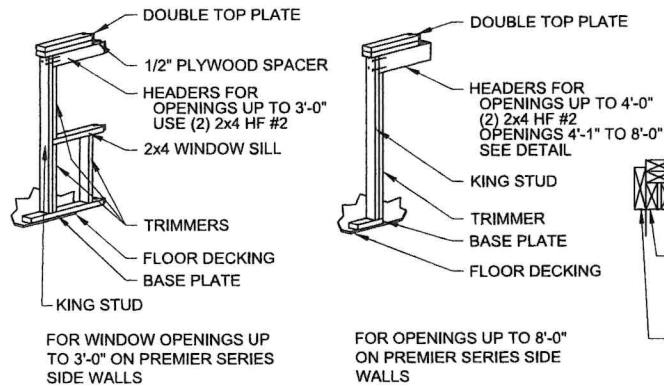
Dirt/Gravel

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

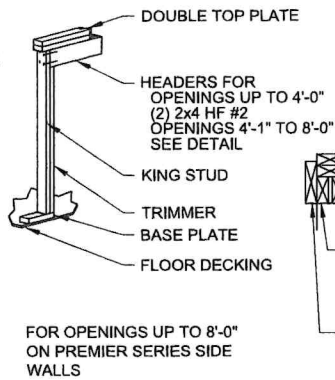
# PR SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER SERIES



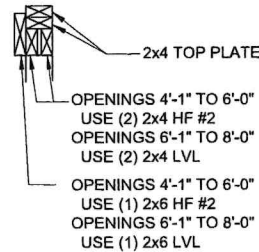
**1 BUILDING SECTION**  
SCALE: N.T.S.



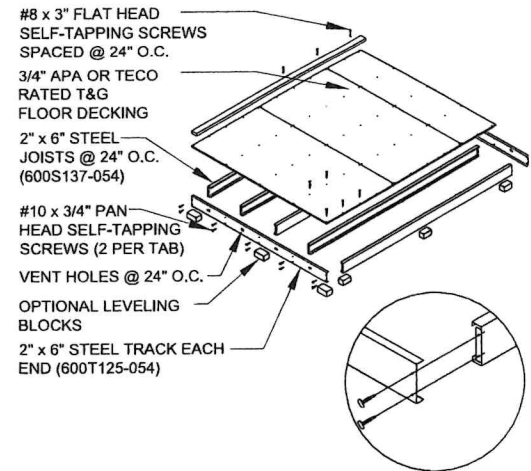
**2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.



**2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.



**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: N.T.S.



**4 SHED BASE DETAIL**  
SCALE: N.T.S.

## NOTES:

- BUILDING CODE:** 2019 CBC AND 2019 CRC
- DESIGN LOADING:**  
WIND SPEED & EXPOSURE: 100C  
ROOF LIVE LOAD: 30 PSF NO REDUCTION  
ROOF DEAD LOAD: 10 PSF
- FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2019 CBC AND 2019 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

## NAILING:

- ROOF:**  
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:  
8d NAILS @ 6" O.C. AT EDGES  
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**  
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:  
8d NAILS @ 6" O.C. AT EDGES.  
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

- STEEL SHED FOUNDATION:**  
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED  
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.  
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".  
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.  
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



Order # \_\_\_\_\_  
Customer: \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA \_\_\_\_\_

P.O. # \_\_\_\_\_  
Drawn By: SJ  
Date: 8/14/20  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:  
**TUFF SHED, INC.**  
IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF  
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE  
BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
2019 CBC & CRC - 100C

DRAWING NO.  
PR-01  
REV. LEVEL 01  
SHEET **1**  
PAGE 1 OF 1

07/26/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

|   |  |
|---|--|
| PROJECT/SITE OWNER:<br>Michael Sheppard<br><br>PROJECT ADDRESS:<br>857 E Glenbrook Rd | PROJECT SUMMARY:<br>New deck with hot tub, fire features and a pergola |
|---|--|

I have reviewed the proposed deck, hot tub, and pergola for compliance with the Village's ordinances and have determined the following for consideration

There are no issues with this application.

This review is for ARC only and not for permitting

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**

This review does not constitute a building plan review. The plan review for proper code compliance will be done at time of building permit application.

**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 07/25/2022

Property Address 857 E Glenbrook Rd

Zoning District

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

The existing deck did not pass inspection as it was not to code we recieved seller credits to replace. The supports were 2x8 and needed to be 2x10.

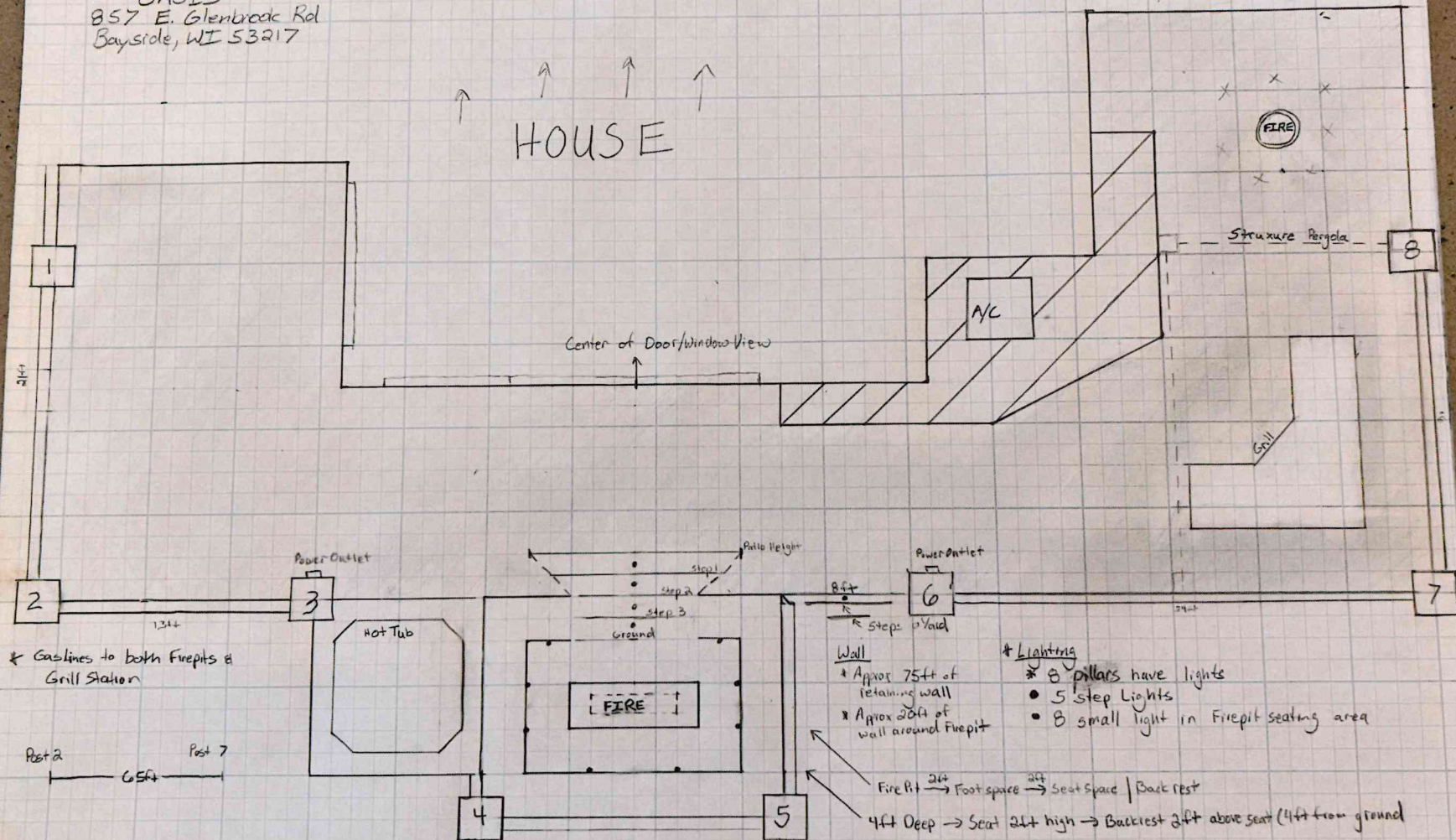
In addition, there were several boards warped and not properly connected. The entire deck is removed and will be expanded with proper supports.

The project will resemble the deck that was in place but will expanded to the east along that house and connected to the other sliding door.

This is simply a remodel. We are adding a above ground stand alone hot tub and the only structural addition will be a pergola to cover the grill

|  |                                     |                          |                            |  |                          |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                          |                          |                          |                    |                          |                                     |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                          |                          |                          |                            |  |  |                          |     |   |
|--|-------------------------------------|--------------------------|----------------------------|--|--------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|------------|--------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|------|--------------------------|--------------------------|--------------------------|------|--------------------------|--------------------------|--------------------------|--------------------|--------------------------|-------------------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|----------------|--------------------------|--------------------------|--------------------------|-----------------|--------------------------|--------------------------|--------------------------|-----------|--------------------------|--------------------------|--------------------------|----------------------------|--|--|--------------------------|-----|---|
| <input type="checkbox"/> ARC Agenda Date: August<br><input type="checkbox"/> Parcel Number: 017-0157-005<br><input type="checkbox"/> Color photographs showing project location, elevations, and surround views.<br><input type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading).<br><input type="checkbox"/> Samples or brochures showing materials, colors, and designs.<br><input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial<br><br><b>PERMITS:</b><br><table border="0"> <tr> <td>Y</td> <td>N</td> <td>Payment</td> <td></td> </tr> <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 checked="" 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> </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 checked="" 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 | <input type="checkbox"/> Accessory Structures/Generators<br><input checked="" type="checkbox"/> Additions/Remodel<br><input type="checkbox"/> Commercial Signage<br><input checked="" type="checkbox"/> Decks/Patios<br><input type="checkbox"/> Fence<br><input checked="" type="checkbox"/> Fire Pits<br><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit<br><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 |
| 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 checked="" 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                        |  |                          |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                          |                          |                          |                    |                          |                                     |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                          |                          |                          |                            |  |  |                          |     |   |

7-10-22



# Plat of Survey

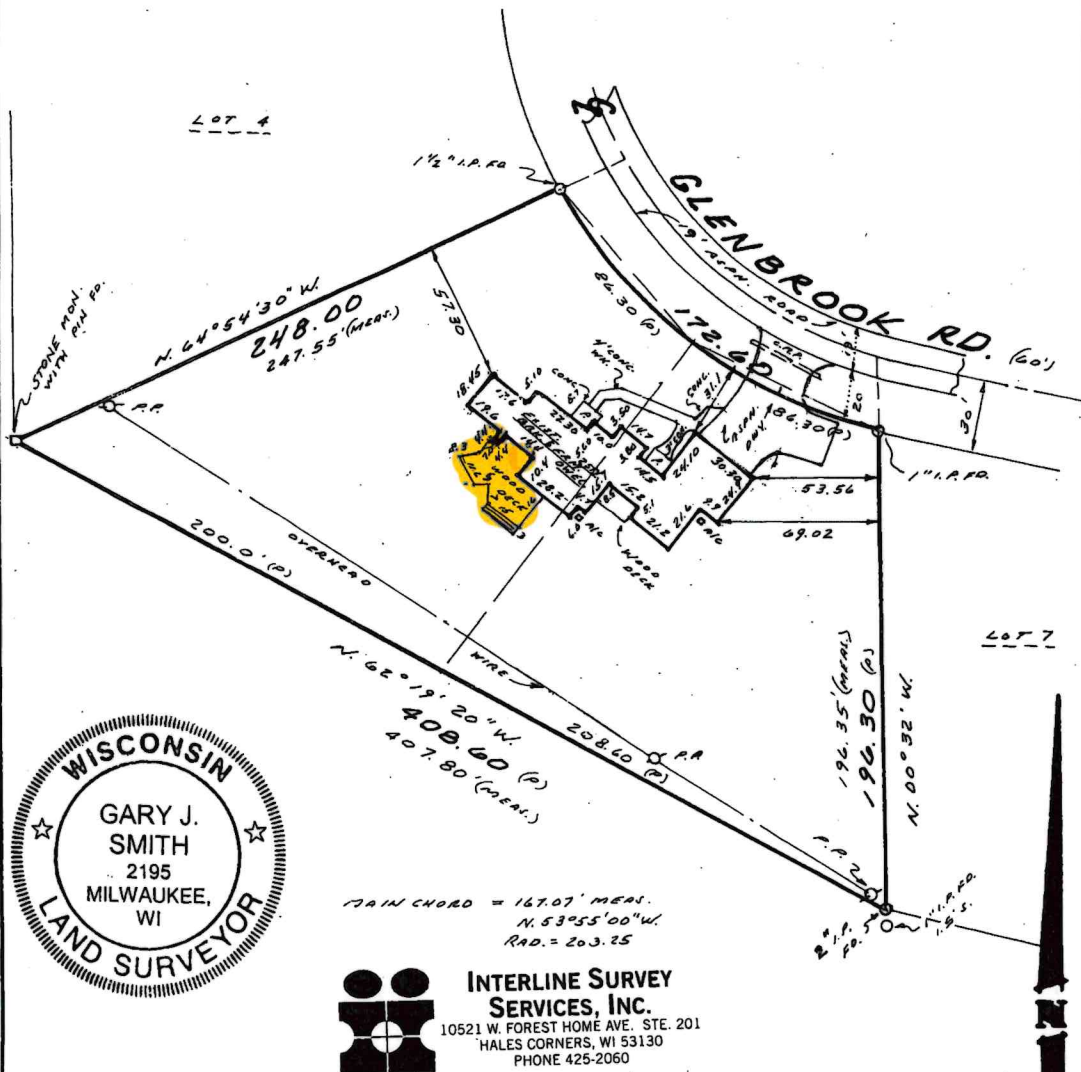
Survey For: David Francis  
Location: 857 E. Glenbrook Road

Description: LOTS 5 and 6 in BLOCK 3 BEXELL-DESWARTE SUBDIVISION being a subdivision of a part of the N.W. 1/4 of Section 4 and part of ASSESSMENT SUBDIVISION NO. 276, Town 3 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

## CURVE DATA

CHD. = 85.65  
 $\Delta = 12^{\circ}09'50''$   
RAD. = 203.25

CHD. = 85.65  
 $\Delta = 12^{\circ}09'50''$   
RAD. = 203.25



**INTERLINE SURVEY  
SERVICES, INC.**

10521 W. FOREST HOME AVE. STE. 201  
HALES CORNERS, WI 53130  
PHONE 425-2060

**SURVEY CERTIFICATE**

Scale: 1" = 60'

State of Wisconsin) ss  
Milwaukee County

We, Interline Survey Services, Inc., certify that we have 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 and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

*Gary J. Smith*  
Wisconsin Registered Land Surveyor

Date: 9-11-02  
Job No.: 29034

1:02

LTE

Wau...tosa

+4



Search

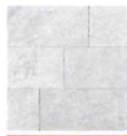
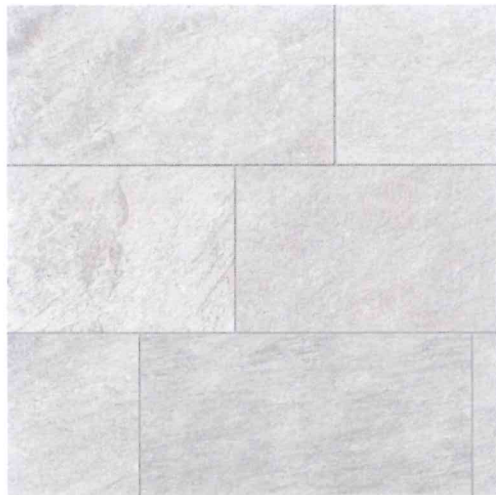


Flooring > Tile > Porcelain Tile > Product Details

**Corso Italia** Alpe Graphite 12 in.  
x 24 in. Porcelain Floor and Wall  
Tile (1.94 sq. ft./Each)



★★★★★ (9)



Find it at Wauwatosa #4923



9 in stock

See an Associate



Check Nearby Stores



Home



Shop



Michael



Store Mode



Cart





## BALANCE 8

|                       |   |
|-----------------------|---|
| Dimensions:           | 94" x 94" x 36" (239 cm x 239 cm x 92 cm)   |
| Weight (Dry/Full):    | 900 lbs (408 kg) / 5,890 lbs (2,672 kg)   |
| Gallons:              | 465 (1,760 L)   |
| Power Requirements:   | 240 V / 50 Amp  |
| Seating Capacity:     | 6   |
| Stainless Steel Jets: | 48  |
| Pumps:                | 2   |
| Water Features:       | 1   |
| Filtration:           | EcoPur® Charge  |
| LED Lighting:         | Interior LED Lighting<br>Backlit Cupholders   |
| Exclusive Features:   | StressRelief Neck and Shoulder Seat™<br>Master Force™ Bio-Magnetic Therapy System       |
| Premium Options:      | Fusion Air Sound System<br>Dream Lighting<br>Wi-Fi Module*<br>Vac-Formed ABS Pan Bottom |
| Listing Number:       | 1610  |

DreamCast

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ZEN 34

AUTHORITATIVELY SIMPLE

# DreamCast

Call Now:  
888-814-2792



Hot Summer Sale!  
**Contact Us** For Details





08/01/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

| PROJECT/SITE OWNER:                    | PROJECT SUMMARY:                                   |
|--|--|
| Ilana Cabrera                          | New estate picket open design fence 84 lineal feet |
| PROJECT ADDRESS:<br>8963 N Tennyson Dr |  |

I have reviewed the proposed new fence for compliance with the Village's ordinances and have determined the following for consideration

1. Current fence ordinance 104-125 (C) does not allow fences to exceed 50% of the perimeter of the property. The perimeter of the property is approximately 560.5 feet. The applicant states the proposed additional fencing is as follows.
2. The previous fence approved on 7/11/2022 is 72 feet, new proposed section will be 84 feet, the existing section is 81 feet. This brings the total linear footage of fencing to 237 feet.
3. This is 42.24% of the perimeter of the property. This is compliant with the ordinance.
4. The height of the fence is 4 feet open design, which is compliant with the ordinance.
5. A current survey was provided.
6. Pictures were included for their neighboring fences
7. The board always considers matching fences with neighboring fences.

#### 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 7-20-22  
 Property Address 8963 N Tennyson Dr  
 Zoning \_\_\_\_\_

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

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

---



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\*\*\*\*\* **For Office Use Only** \*\*\*\*\*

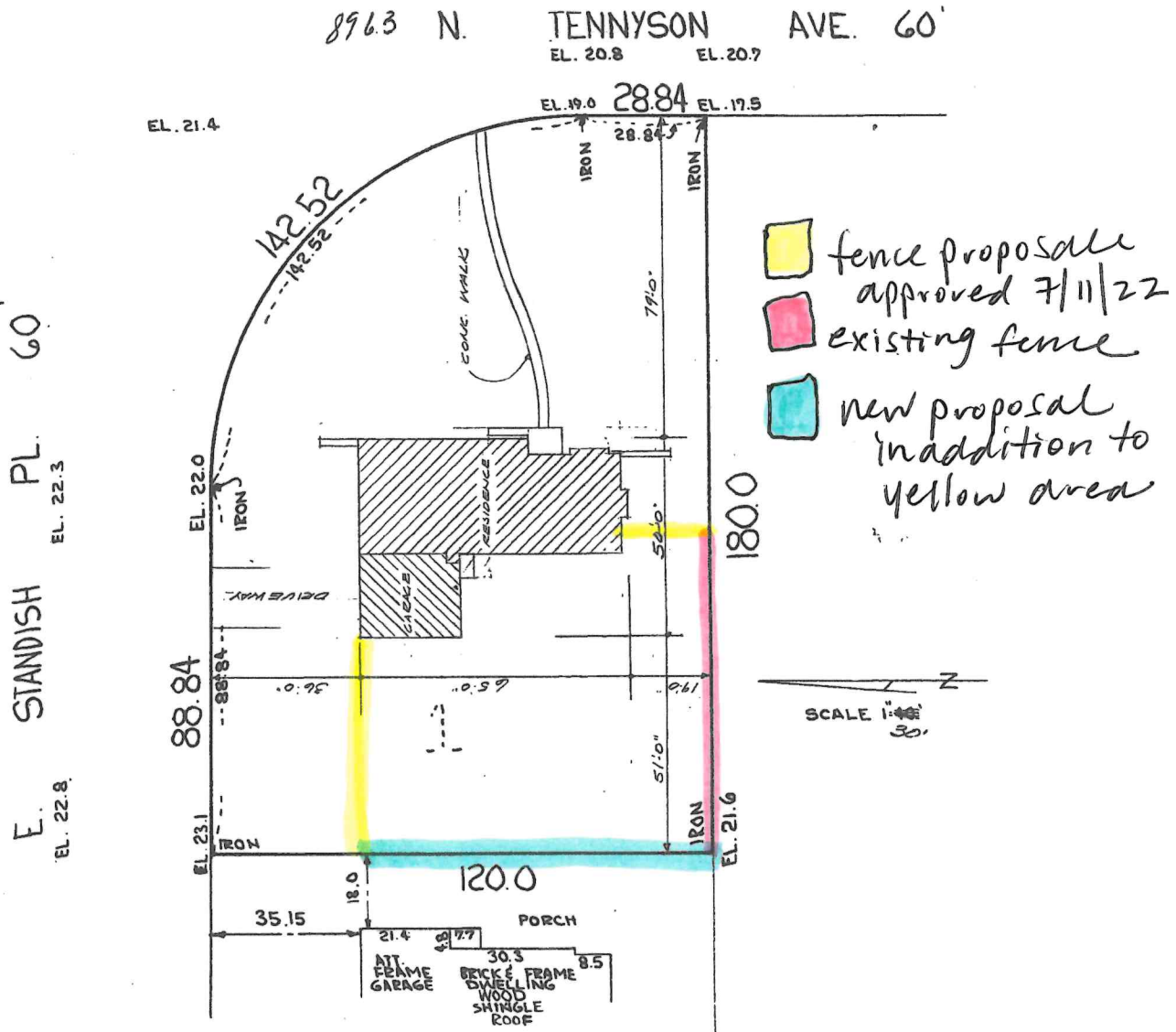
| Yes                      | No                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Color photographs showing project location, elevations and surrounding views       |
| <input type="checkbox"/> | <input type="checkbox"/> | Two (2) complete digital 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  |

193

# Plat of Survey

Known as East Standish Place, Village of Bayside, Wis  
Lot 1 in Block 1 in Breeze Terrace, being a Subdivision of a part of the S. W. 1/4  
of the S. E. 1/4 of Section 4, T 8 N, R 22 E, in the Village of Bayside, Milwaukee  
County, Wisconsin.  
September 1, 1954

Survey No. 63187-S



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

NATIONAL SURVEY SERVICE  
CIVIL ENGINEERS AND SURVEYORS  
5729 W. VLIET ST. BLUEMOUND 8-9830  
MILWAUKEE 8, WISCONSIN

Kenneth E. Burke  
SURVEYOR



# Picket/Open Fencing



**Contemporary  
Picket with Double Gate**



**Contemporary Picket Dog Eared**



**Estate Picket**



**Arrowhead Picket with  
3 Picket Sweep**



**2 x 2 Picket**



**Horizontal Fence**

View from Driveway on Standish (Corr house and tree line to the right):



View from side near Tennyson (Wible house and fence to the left):



**From:** Corr Family corr\_4@att.net  
**Subject:** Re: Fence  
**Date:** July 20, 2022 at 5:19 PM  
**To:** Ilanalee Cabrera ilanalee@mac.com  
**Cc:** Matt Corr, Sr. mec@boylefred.com

KC

Hi Ilana!

Thanks for reaching out. We had a fenced -in back yard at our previous house and I'm not gonna lie.. I loved it! It was quite a change to move here and pretty much only have a front yard - so from a practical stand point, I totally get the perspective of having an enclosed backyard for a number of reasons.

Firstly, you're undoubtedly paying a pretty penny for your fence. It makes sense for you to have it installed thoroughly from the start. Not that dealing with the architectural review process is convenient, but doubling back now sure beats adding to the fence at a later date.

Secondly, regardless of your reasons why you want the fence which isn't our business quite frankly, it makes sense simply from a convenience standpoint as a pet owner. As I mentioned, at our first house I loved having the ability to simply open our back door and let Chewie and Rocket out. You can see Leo from your kitchen window too. Believe me. I get it!

Thank you for being thoughtful about our tree line. You've always been a wonderful neighbor and we absolutely think the world of you. We're happy to support you any way we can.  
Don't hesitate to let us know if you need anything,  
Kim

On Jul 20, 2022, at 4:29 PM, Ilanalee Cabrera <ilanalee@mac.com> wrote:

Hi Kim and Matt,

I wanted to touch base about the fence project. I was initially having second thoughts about getting a fence altogether, so I only requested approval for the two pieces I mentioned in a previous text message. But several people have suggested getting the full fence so that our backyard area is enclosed. So I think I'm going to go back to the architectural review committee to ask for approval for the third side. So I'm asking for your support to put fencing along your tree line between our properties. The fence would of course be placed on my property to allow for your tree growth. Happy to hear your thoughts.

Thanks team,  
Ilana

08/02/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

|   |  |
|---|--|
| PROJECT/SITE OWNER:<br>Rory & Vanessa Kurtz<br><br>PROJECT ADDRESS:<br>9095 N. Rexleigh Dr. | PROJECT SUMMARY:<br>New 10 X 10 100 sq. Ft. storage shed |
|---|--|

I have reviewed the proposed new shed for compliance with the Village's ordinances and have determined the following for consideration

**Sec. 125-90. - "B" 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. Does not Confirms with required setbacks. Per Village staff **"Approved by Board of Zoning Appeals for setback and Board of Trustees pending ARC approval"**

2. Confirms with the Impervious requirements

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 July 26th, 2022

Property Address 9095 N Rexleigh Dr

Zoning District \_\_\_\_\_

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

The project consists of removal of the property's current shed, as well as construction of a replacement shed in the existing location on the existing concrete foundation. The newly constructed shed will be built by Tuff Shed, and include treated wood, plywood, wood framing, housewrap, vinyl siding, roofing and shingles. This project will also require the temporary use of a dumpster, to facilitate the removal of the existing shed materials. The appearance of the shed will mirror the property's home in color and materials.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

|   |                          |                          |                            |  |                                     |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                          |                          |                          |                    |                                     |                          |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                                     |                          |                          |                            |  |  |                          |     |   |
|---|--------------------------|--------------------------|----------------------------|--|-------------------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|------------|--------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|------|--------------------------|--------------------------|--------------------------|------|--------------------------|--------------------------|--------------------------|--------------------|-------------------------------------|--------------------------|--------------------------|----------|--------------------------|--------------------------|--------------------------|----------------|--------------------------|--------------------------|--------------------------|-----------------|--------------------------|--------------------------|--------------------------|-----------|-------------------------------------|--------------------------|--------------------------|----------------------------|--|--|--------------------------|-----|---|
| <input checked="" type="checkbox"/> ARC Agenda Date:<br><input type="checkbox"/> Parcel Number:<br><input type="checkbox"/> Color photographs showing project location, elevations, and surround views.<br><input type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading).<br><input type="checkbox"/> Samples or brochures showing materials, colors, and designs.<br><input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial<br><br><b>PERMITS:</b><br><table border="0"> <tr> <td>Y</td> <td>N</td> <td>Payment</td> <td></td> </tr> <tr> <td><input checked="" 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 checked="" 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 checked="" 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> </table> | Y                        | N                        | Payment                    |  | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Special Exception/Variance |  |  | <input type="checkbox"/> | ARC | <input checked="" type="checkbox"/> Accessory Structures/Generators<br><input type="checkbox"/> Additions/Remodel<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<br><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 |
| Y   | N                        | Payment                  |                            |  |                                     |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                          |                          |                          |                    |                                     |                          |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                                     |                          |                          |                            |  |  |                          |     |   |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | Special Exception/Variance |  |                                     |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                          |                          |                          |                    |                                     |                          |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                                     |                          |                          |                            |  |  |                          |     |   |
|   |                          | <input type="checkbox"/> | ARC                        |  |                                     |                          |                          |          |                          |                          |                          |            |                          |                          |                          |          |                          |                          |                          |      |                          |                          |                          |      |                          |                          |                          |                    |                                     |                          |                          |          |                          |                          |                          |                |                          |                          |                          |                 |                          |                          |                          |           |                                     |                          |                          |                            |  |  |                          |     |   |

## Plat of Survey

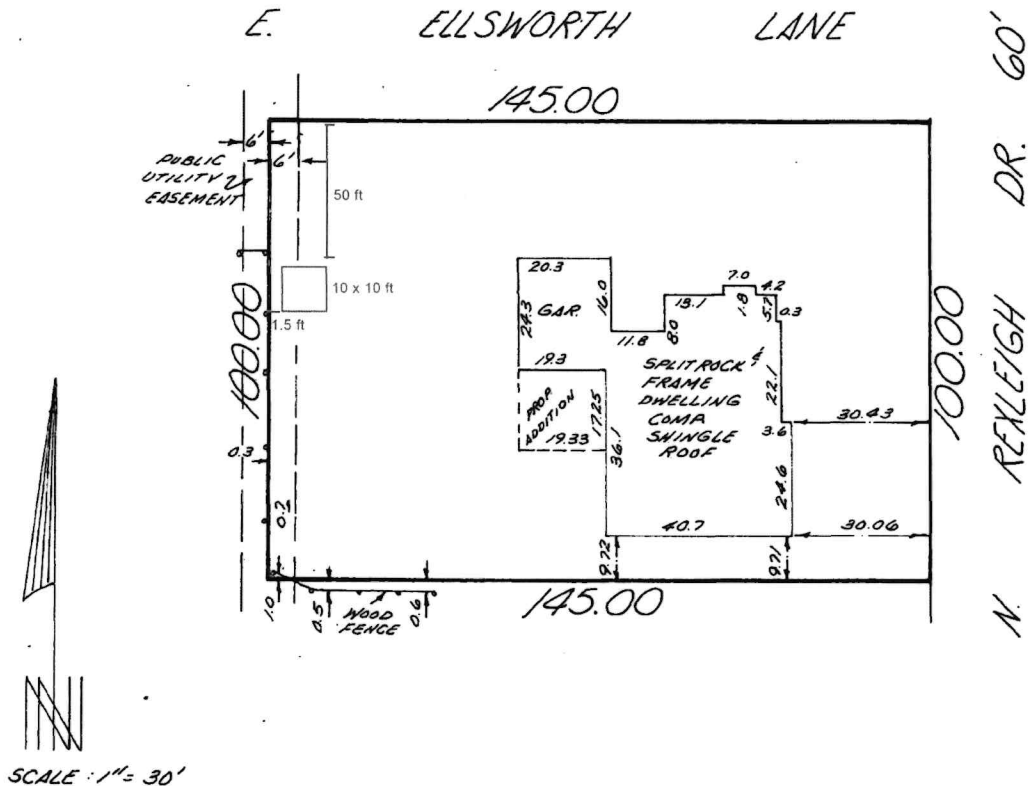
Known as 9095 North Rexleigh Drive, in Village of Bayside, Wisconsin  
 Lot 1 in Block 1 in BRANDA ESTATES, being a Subdivision of a part, of the  
 S W 1/4 of Section 4, T 8 N, R 22 E, in the Village of Bayside, Milwaukee  
 County, Wisconsin

AUGUST 1, 1972

SURVEY NO. 77024-M

APPROVED  
VILLAGE OF BAYSIDE  
BUILDING COMMITTEE

DATE AUG 7 1972



We Certify that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

**NATIONAL SURVEY SERVICE INC.**  
**CIVIL ENGINEERS AND SURVEYORS**  
3470 NORTH 127TH STREET (414) 781-3010  
BROOKFIELD, WIS. 53005



Kenneth E Burke  
SURVEYOR  
S-107



BEFORE



AFTER



BEFORE



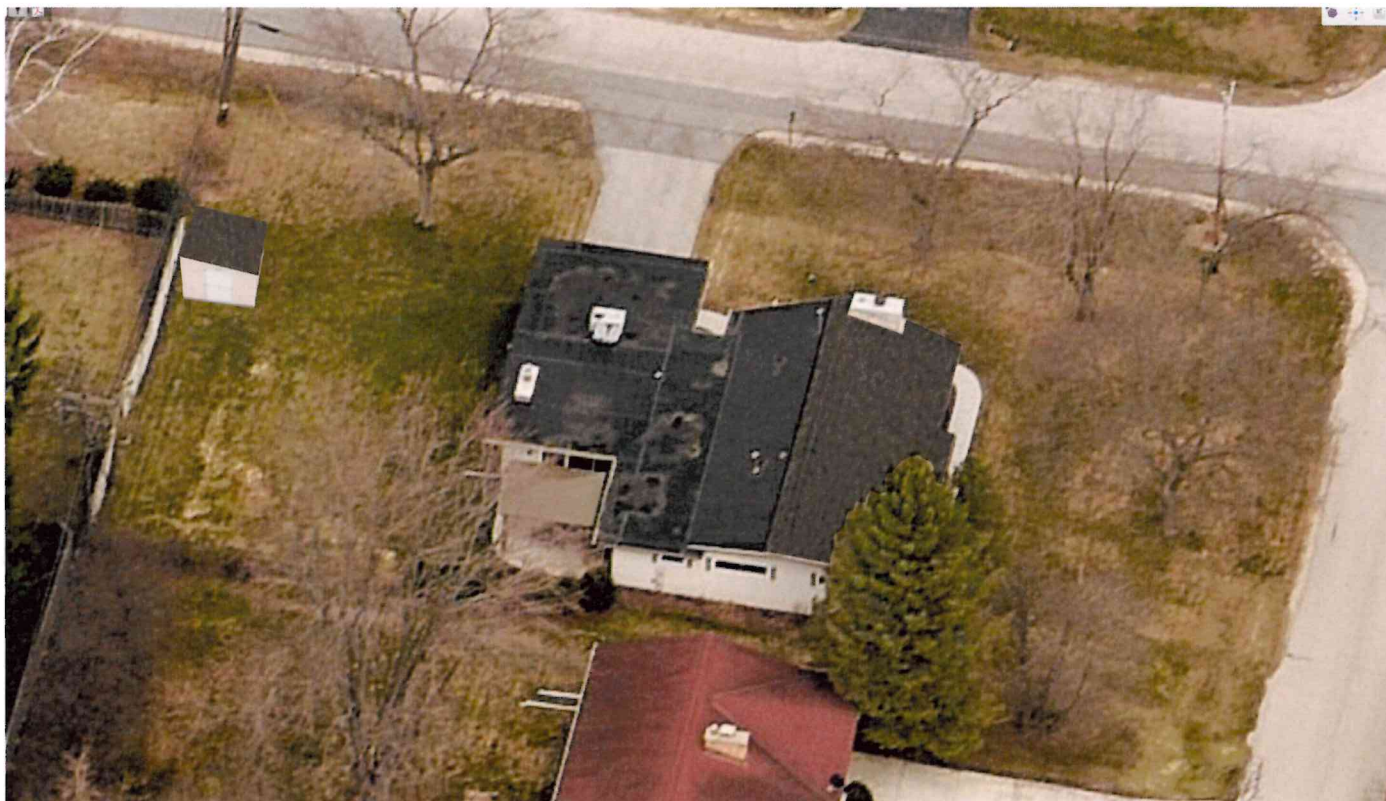
AFTER



BEFORE (existing shed with existing 10x10ft concrete foundation)

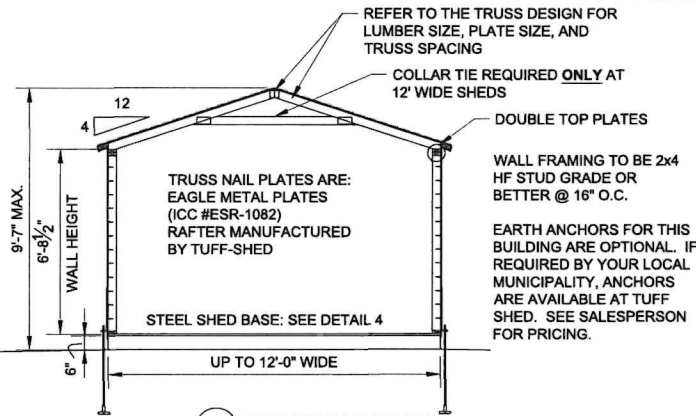


AFTER (new shed with existing 10x10ft concrete foundation)

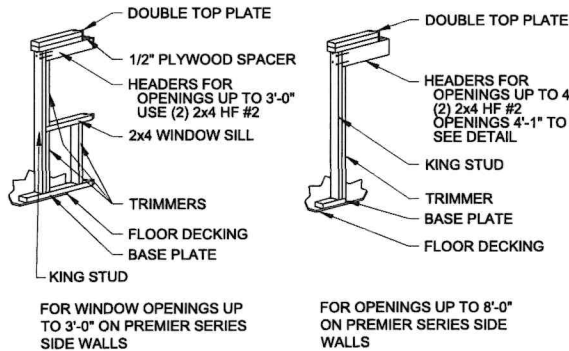


# PR SHED UP TO 12' WIDE x UP TO 24' LONG

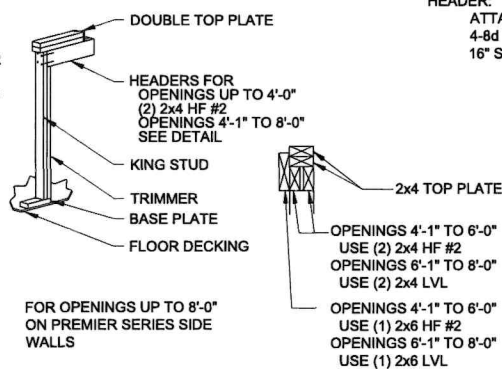
## PREMIER SERIES



**1 BUILDING SECTION**  
SCALE: N.T.S.

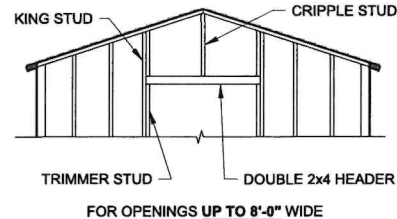


**2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

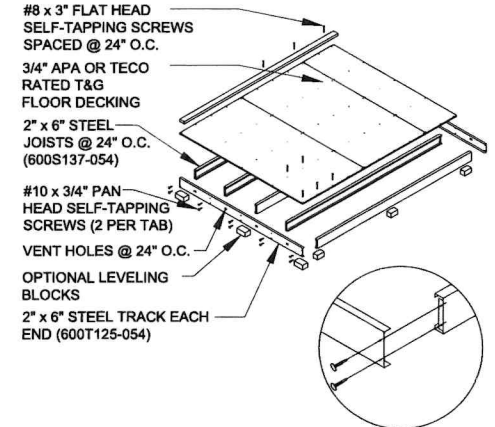


**2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE:** 2018 IBC AND 2018 IRC
  - DESIGN LOADING:**  
WIND SPEED & EXPOSURE: 115C  
ROOF LIVE LOAD: 30 PSF NO REDUCTION  
ROOF DEAD LOAD: 10 PSF
  - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- NAILING:**
- ROOF:**  
ATTACH 7/16\"
- WALLS:**  
ATTACH 3/8\"
- HEADER:**  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16\"



**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: N.T.S.



- STEEL SHED FOUNDATION:**  
2\"
- 3/4\"
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8\"
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3\"
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2\"

**4 SHED BASE DETAIL**  
SCALE: N.T.S.



Order # \_\_\_\_\_  
Customer: \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA \_\_\_\_\_

P.O. # \_\_\_\_\_  
Drawn By: SJ  
Date: 1/2/19  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC. & THE ENGINEER OF RECORD.

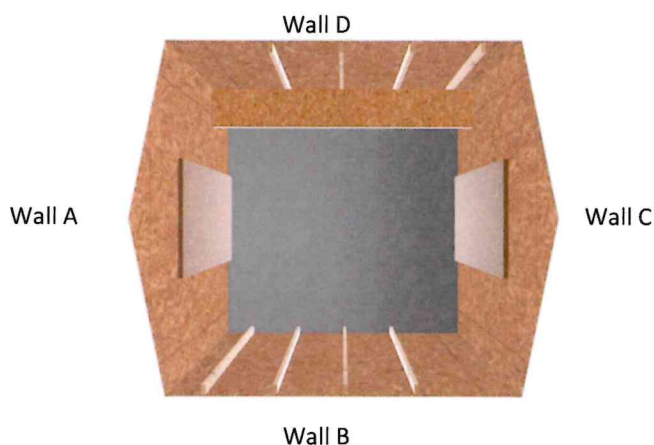
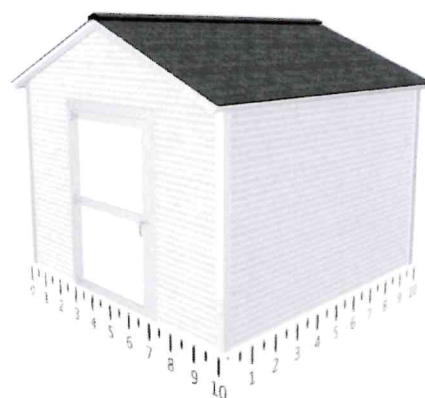
DRAWINGS BY:  
**TUFF SHED, INC.**  
IN HOUSE DRAFTING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-TUFF  
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDING SHOWN HEREIN.

TITLE  
BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
NOTES - 2018 IBC & IRC - 115C

DRAWING NO.  
PR-01  
REV. LEVEL 01  
SHEET 1  
PAGE 1 OF 1



Rory Kurtz  
9095 N Rexleigh Dr  
Bayside WI 53217  
Q-1784017



### Base Details

#### Building Size & Style

Premier Ranch - 10' wide by 10' long

#### Door

4' x 6'2" Single Shed Door, Left Hinge Placement

#### Siding Colors

Base: Vinyl Gray, Trim: Nantucket White, Accent (Doors): Nantucket White

#### Roof Selection

Nickel Gray 3 Tab

#### Drip Edge

White

#### Is a permit required for this job?

No, If local jurisdiction requires a permit, fees will be added before installation can take place

### Options Details

#### Special Instructions

There is a 10' by 10' existing concrete slab

#### Doors

4' x 6'2" Single Shed Door, Left Hinge Placement

#### Windows

3'x2' Insulated Horizontal Sliding Window

#### Walls

289 Sq Ft House Wrap  
289 Sq Ft Vinyl Siding with OSB

#### Roof

124 Sq Ft Roof - 5/12 Roof Pitch Upgrade  
20 Lin Ft 4" Gable EW Eave Upgrade  
10.67 Lin Ft Ridge Vent

#### Floor and Foundation

100 Sq Ft No Floor

#### Interior

10 Lin Ft Shelving - 16" deep

#### Shelving Locations

Shelving on Side D at 39".

### Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor



# TUFF SHED<sup>®</sup>

## Quote

Location: Milwaukee | #420 | 414-208-4941

Scheduled Date:

Factory Location: FRANKLIN PARK | #420 | 847-768-1505

Cr eated Date: 07/28/2022

Prepared by: Darren Wenger | 4142695242 | dwenger@tuffshed.com

Customer: Rory Kurtz  
p. (414) 364-0165 | c. rory@wi.rr.com

Special Instructions: There is a 10' by 10' existing concrete slab

JDE SO  
SF Quote Q-1784017

Ship to Address: 9095 N Rexleigh Dr  
Bayside, WI 53217

| Line Item Description                     | Sales Price | Quantity | Promo      | Add'l Disc | Total Price |
|---|-------------|----------|------------|------------|-------------|
| Premier Ranch 10 x 10                     | \$4,163.00  | 1.00     | (\$0.00)   | \$0.00     | \$4,163.00  |
| Vinyl Siding with OSB                     | \$3.39      | 289.00   | (\$0.00)   | \$0.00     | \$979.71    |
| 4" Gable EW Eave Upgrade                  | \$12.50     | 20.00    | (\$0.00)   | \$0.00     | \$250.00    |
| 3'x2' Insulated Horizontal Sliding Window | \$229.00    | 1.00     | (\$0.00)   | \$0.00     | \$229.00    |
| Roof - 5/12 Roof Pitch Upgrade            | \$1.75      | 124.00   | (\$0.00)   | \$0.00     | \$217.00    |
| Ridge Vent                                | \$11.00     | 10.67    | (\$0.00)   | \$0.00     | \$117.37    |
| House Wrap                                | \$0.40      | 289.00   | (\$0.00)   | \$0.00     | \$115.60    |
| Upgrade - 4' x 6'2" Single Shed Door      | \$299.00    | 1.00     | (\$200.00) | \$0.00     | \$99.00     |
| Shelving - 16" deep                       | \$5.00      | 10.00    | (\$0.00)   | \$0.00     | \$50.00     |
| Fuel Surcharge                            | \$20.00     | 1.00     | (\$0.00)   | \$0.00     | \$20.00     |
| 4' x 6'2" Single Shed Door                | \$0.00      | 1.00     | (\$0.00)   | \$0.00     | \$0.00      |
| Vinyl Siding - Gray                       | \$0.00      | 289.00   | (\$0.00)   | \$0.00     | \$0.00      |
| Door, Trim & Eave Paint - Nantucket White | \$0.00      | 2.00     | (\$0.00)   | \$0.00     | \$0.00      |
| Nickel Gray 3 Tab                         | \$0.00      | 124.00   | (\$0.00)   | \$0.00     | \$0.00      |
| No Floor                                  | \$0.00      | 100.00   | (\$0.00)   | \$0.00     | \$0.00      |
| Delivery Fee                              | \$99.00     | 1.00     | ()         | \$0.00     | \$99.00     |

|                    |                   |
|--------------------|-------------------|
| Gross Total        | \$6,539.68        |
| Discount           | (\$200.00)        |
| <b>Net Total</b>   | <b>\$6,339.68</b> |
| Estimated Tax      | \$0.00            |
| <b>Grand Total</b> | <b>\$6,339.68</b> |

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any

The background of the slide is a light gray gradient. It is decorated with several realistic water droplets of various sizes. Some droplets are at the top left, some are in the middle right, and others are at the bottom right. They have highlights and shadows, giving them a three-dimensional appearance.

# FENCE CODE DISCUSSION

VILLAGE OF BAYSIDE

# DISCUSSION

- ADMINISTRATION OF CODE IS CUMBERSOME AND CONFUSING
- HISTORICAL INCREASE REQUEST FOR FENCES
- INCREASED BOARD OF ZONING APPEALS CASES FOR FENCE CODE
- PERIODIC REVIEW OF FENCE STANDARDS
- REPETITIVE CONCERNS BEING RAISED
  - FENCE PERIMETER OF PROPERTY
  - FENCE HEIGHT AND LOCATION
  - TIERED (SOLID VERSUS 25%) OPENNESS

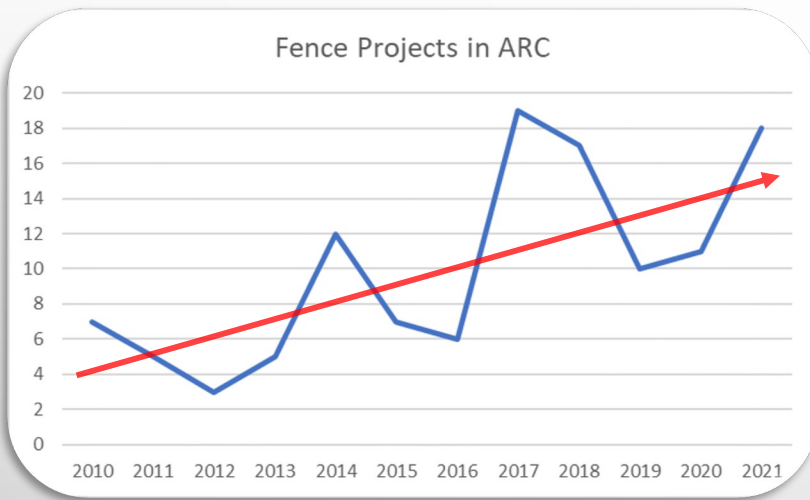
# DISCUSSION

- DISCUSS THE CURRENT VILLAGE CODE REGARDING FENCES. SECTION 104-125.
  - C) CERTAIN FENCES PROHIBITED
  - D) EXISTING FENCES
  - J) FENCE HEIGHT
  - K) FENCE TYPE
- WILL COMPARE/ CONTRAST BAYSIDE'S CODE TO OTHER COMMUNITY'S CODES
- COMMUNITIES SURVEYED FOR THIS DISCUSSION:
  - CITY OF MEQUON, ELM GROVE, FRANKLIN, GREENDALE, HALES CORNERS, PEWAUKEE, SHOREWOOD, WAUWATOSA, WEST MILWAUKEE, BROWN DEER, CITY OF CEDARBURG, CUDAHY, FOX POINT, GERMANTOWN, GLENDALE, GREENFIELD, OAK CREEK, RIVER HILLS, SOUTH MILWAUKEE, WEST ALLIS, WHITEFISH BAY

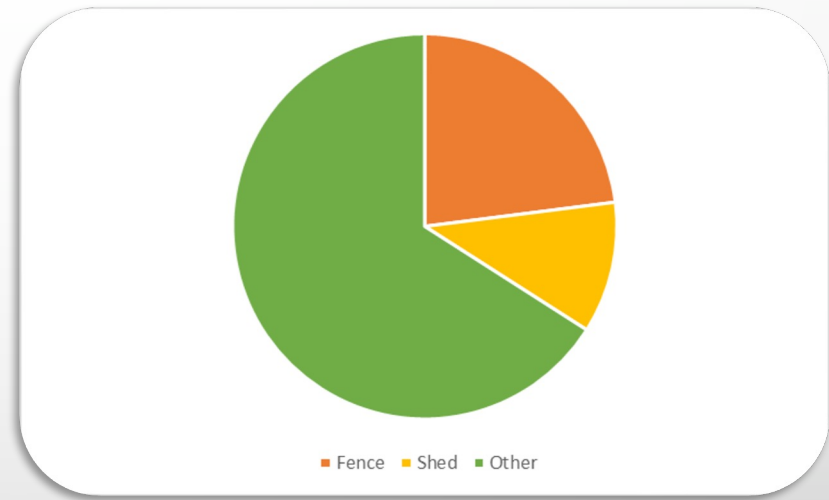
# BACKGROUND INFORMATION

- SINCE 2006,
  - ARC HAS MET 266 TIMES
  - HEARD 713 PROJECTS AND DENIED 6 PROJECTS
    - APPROVED 99.16% OF PROJECTS
  - ARC HAS APPROVED 161 FENCING PROJECTS SINCE 2006, APPROXIMATELY 10% OF PROPERTIES IN THE VILLAGE
    - 46% (75 OF 161) OF FENCE PROJECT SUBMITTALS IN LAST 5 YEARS
  - BOARD OF ZONING APPEALS HAS HEARD 15 FENCE PROJECT APPEALS

# HISTORICAL FENCE PROJECTS



The amount of fence projects brought to ARC has been increasing since 2010



Since 2006, 23% of projects that have come before ARC are fences. 11% are sheds

# FENCE PERIMETER

## BAYSIDE

- CURRENT CODE ALLOWS NO MORE THAN 50% OF THE TOTAL LINEAR FOOTAGE OF THE PERIMETER OF THE PROPERTY

## SURVEYED COMMUNITIES

- NO OTHER SURVEYED COMMUNITY LIMITS FENCE PERIMETER OTHER THAN FULL BACKYARD

## ISSUES – FENCE HEIGHT

### BAYSIDE

- REAR = 6 FEET
- EXCEPT WHEN ADJACENT TO RAILROAD, HIGHWAY, OR PARKING LOT = 8 FEET
- FRONT YARD = 3 FEET

### SURVEYED COMMUNITIES

- MOST COMMON IS 6 FEET HIGH FOR REAR
- SOME VARIATION BETWEEN 4 TO 6.5 FEET TALL

# FENCE LOCATION

## BAYSIDE

- FRONT: CANNOT BE CLOSER THAN THE MOST FORWARD POINT OF THE HOUSE
- SIDES AND BACK: AT PROPERTY LINE

## SURVEYED COMMUNITIES

- MOST ALLOW AT PROPERTY LINE
- SOME COMMUNITIES ALLOW:
  - IF AT PROPERTY LINE, 50% OPEN;
  - 10 FEET FROM PROPERTY LINE, SOLID FENCE ALLOWED

# FENCE OPENNESS

## BAYSIDE

- SOLID FENCES ARE NOT TO EXCEED 15% OF THE TOTAL LINEAR FEET OF THE PERIMETER OF THE PROPERTY; ALL OTHER FENCES MUST BE AT LEAST 25% OPEN
  - I.E. PROPERTY HAS 442 FEET OF PERMITTER
    - 66.3 FEET OF SOLID ALLOWED
    - 221 FEET ALLOWED – 66.3 FEET OF SOLID = 154.7 FEET OF 25% OPEN ALLOWED

## SURVEYED COMMUNITIES

- 11 COMMUNITIES HAVE NO REQUIREMENT
- SIX COMMUNITIES– 40% OPENNESS OR MORE

# DISCUSSION

- REMOVE 50% LINEAR FOOTAGE REQUIREMENT
  - ALLOW PERIMETER OF BACKYARD UP TO MOST FORWARD POINT OF HOUSE
- REMOVE REQUIREMENT OF SURVEY
  - REQUIRE SUFFICIENT DOCUMENTATION (MCAMLIS, GIS, SURVEY, ETC.)

# DISCUSSION

- ELIMINATE 50% DAMAGE/DETERIORATION CLAUSE.
  - UPDATE TO ALLOW FOR CURRENT APPLICABLE LAW OF 100%
- FENCE HEIGHT
  - MAINTAIN 6-FOOT HEIGHT REQUIREMENT?

# DISCUSSION

- FENCE TYPE AND LOCATION
  - BALANCE COMPETING INTERESTS OF HOMEOWNER VERSUS NEIGHBORING PROPERTIES
  - MOST COMMUNITIES ALLOW FENCE TO BE INSTALLED AT PROPERTY LINE

# FENCE TYPE OPTIONS

- AT PROPERTY LINE WITH SPECIFIED OPENNESS (SOLID, 25%, 50%, ETC. )
- SETBACK FROM PROPERTY LINE WITH SPECIFIED OPENNESS (SOLID, 25%, 50%, ETC. )
- ALLOW UP TO XX (I.E. 40 FEET) OF SOLID, PRIVACY SCREENING PER PROPERTY
- TIERED SIDE YARD SETBACK /COULD UTILIZE FOR REAR SETBACK AS WELL.
- EXAMPLE
  - FENCE AT PROPERTY LINE 50% OPEN
  - FENCE SETBACK 5 FEET FROM PROPERTY LINE 25% OPEN
  - FENCE SETBACK 10 FEET FROM PROPERTY LINE ALLOW FOR SOLID
- OTHER ALTERNATIVES
- ANY OPENNESS REQUIREMENTS
  - BOARDS EVENLY SPACED
  - EVALUATED BASED ON FENCE CONSTRUCTED
  - EVALUATED BASED ON LOOKING DIRECTLY AT FENCE
- ENCOURAGE LANDSCAPE WITH OPENNESS REQUIREMENTS TO ACHIEVE SOLID