



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
December 12, 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: **868 5178 1633** and the Passcode is: **346460**. <https://bit.ly/3TqJKd6> 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 November 14, 2022, meeting minutes.

**III. BUSINESS**

A. **9344 N Regent Rd – Thomas Schmidtkunz & Virginia Antoine** The proposed project is a 42-inch-high open black aluminum railing.

**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  
November  
14, 2022, Village  
Board Room, 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE MINUTES

### I. CALL TO ORDER AND ROLL CALL

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

### II. ROLL CALL

Chair Interim: John Krampf  
Members: Dan Zitzer  
Marisa Roberts - Excused  
Tony Aiello - Excused  
Brittany Jackson  
Kelly Marrazza  
Trustee Liaison: Mike Barth - Excused

Also Present: Village Manager Andy Pederson  
Assistant to the Village Manager Leah Hofer  
Operations Assistant Emma Baumgartner  
Village Attorney Chris Jaekels  
Village Engineer Mustafa Emir  
Village Planner Jackie Mich

There were 17 people in the audience and 2 attendees virtually.

### III. APPROVAL OF MINUTES

A. Approval of October 24, 2022, meeting minutes.

Motion by Chairperson Krampf, seconded by Committee Member Brittany Jackson, to approve the October 24, 2022 meeting minutes. Motion carried unanimously.

### IV. BUSINESS

A. **800 E Donges Ln – Bill & Michelle Buerger**

Douglas Moore, contractor with Design Group Three, appeared on behalf of the project. There were no neighbors in attendance.

Mr. Moore described the project as a one-story addition to the house. The addition will be adding a new kitchen space off the back of the house. The addition will match the original house style and color.

Motion by Committee Member Dan Zitzer, seconded by Committee Member Brittany Jackson, to approve the project as described and presented in the application. Motion carried unanimously.

**B. 600 Block of W Glencoe PI – “One North Mixed Use Building C”**

Steve Morales, partner with RINKA Architecture, appeared on behalf of the project.

Mr. Morales presented an overview of the project's architectural appearance. Mr. Morales went into detail on the materials being used for the design, the landscaping, the overall appearance of the design, and the site layout.

Committee Member Dan Zitzer asked how the buildings architectural design fits in with the aesthetics of the Village. Mr. Morales described the design as fitting the aesthetics of the Village through good masonry work and added character of a multi-dimensional appearance.

Chairperson Krampf asked Mr. Morales to describe what the wood product is that will be used. Mr. Morales explained the wood as large panels of weather resistant material that is cut and molded to give off the appearance of wood. A finished material is given to it so that it gives off a warm look. The material will give off the real wood effect without the real wood maintenance.

Committee Member Dan Zitzer asked Mr. Morales to show the six different materials that will be used and to specifically indicate where on the building they will go. Mr. Morales explained that Material A, Masonry Veneer 1, would be the main material seen for the second, third, and fourth floor. Material B, Masonry Veneer 2, would be mainly on the bottom at the first floor as accent pieces. Material C, Wood Look Fiber Cement, would be on the fifth floor. Material D, Metal Panel, would be at the top of the building between the roof and Material C, to split up the look as well as in some inserts of the building for added dimension. Material E, Metal Panel, would be around windows and encapsulating the columns on the ground floor. Material F, Burnished Block, would be on the ground floor as a base and helps raise up the glass.

Jackie Mich, Village Planner with Vandewall and Associates, presented a few comments and questions for the project contained within her plan review. The first being, to make sure that shade tolerant plants are used on the north side of the building. Ms. Mich also made a note to consider that the material being used on the balconies is high quality as they will be visible to the public. Mr. Morales explained the material will be high quality lumber. Ms. Mich wanted to make sure RINKA is carefully considering the placement of vents in order to keep the aesthetics of the building up. Mr. Morales responded by saying they already had a plan to hide the vents while still ensuring proper working conditions of the vents. Ms. Mich questioned the use of overhangs for the entrance of the library as well as the book drop off area. Mr. Morales stated that the plan is to use overhangs and are working with the library to determine what will work and appear best.

Committee Member Kelly Marrazza asked what the entrances were for the building. Ms. Marrazza wanted clarification on whether residents and library goers use the same entrance or a different one. Mr. Morales explained the entrance for residents is different than library goers. Apartment residents will have access on the north side of the building and library goers will have a main access point on the west side of the building. Mr. Morales explained that there is more than one access point for both residents and library goers.

Chris Jaekels, Village Attorney, asked if there was going to be any EFIS application on the building. Mr. Morales answered no.

Chris Jaekels asked what RINKA was proposing for garage clearance for underground parking. Mr. Morales explained it is still being considered. Mr. Morales explains it will meet standard clearance guidelines. Mr. Jaekels stated that it would be best to be higher than the clearance standard for large vehicles or vehicles with cargo boxes on top.

Motion by Committee Member Dan Zitzer, seconded by Committee Member Kelly Marrazza, to recommend the project to the Plan Commission.

## **V. ADJOURNMENT**

Motion by Committee Member Kelly Marrazza, seconded by Committee Member Brittany Jackson, to adjourn meeting at 6:32pm.  
Motion carried unanimously.

Emma Baumgartner  
Operations Assistant

11/27/2022

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Thomas Schmidtkunz &amp; Virginia Antoine</p> <p>PROJECT ADDRESS: 9344 N Regent Rd.</p>	<p>PROJECT SUMMARY: New 42-inch-high open black aluminum railing</p>
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I have reviewed the proposed new railing for compliance with the Village's ordinances and have determined the following for consideration

1. There are no issues with the proposed railing.
2. The new railing must meet the guard rail code.
3. This review is only for ARC review and not for permitting.

**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 Undetermined  
 Property Address 9344 North Regent Road  
 Zoning District residential

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

The project is the installation of Regal extruded aluminum railing, 42 inches in height with two corner posts. The railing will be attached to the existing residence in two places. The railing is to be installed on the second floor of the residence on a flat rubber roof above the kitchen on the east side of the residence, facing the back yard.

<ul style="list-style-type: none"> <li><input type="checkbox"/> ARC Agenda Date: <u>Dec. 12, 2022</u></li> <li><input type="checkbox"/> Parcel Number: <u>017-0050-000</u></li> <li><input type="checkbox"/> Color photographs showing project location, elevations, and surround views.</li> <li><input type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading).</li> <li><input type="checkbox"/> Samples or brochures showing materials, colors, and designs.</li> <li><input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial</li> </ul> <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td><input type="checkbox"/></td><td></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance		<input type="checkbox"/>		ARC	<ul style="list-style-type: none"> <li><input type="checkbox"/> Accessory Structures/Generators</li> <li><input type="checkbox"/> Additions/Remodel</li> <li><input type="checkbox"/> Commercial Signage</li> <li><input type="checkbox"/> Decks/Patios</li> <li><input type="checkbox"/> Fence</li> <li><input type="checkbox"/> Fire Pits</li> <li><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit</li> <li><input type="checkbox"/> New Construction</li> <li><input type="checkbox"/> Play Structures</li> <li><input type="checkbox"/> Recreational Facilities/Courts</li> <li><input type="checkbox"/> Roofs</li> <li><input type="checkbox"/> Solar Panels/Skylights</li> <li><input type="checkbox"/> Swimming Pools</li> <li><input type="checkbox"/> Windows/Doors – change exceeds 25% of opening</li> <li><input checked="" type="checkbox"/> Other</li> </ul>
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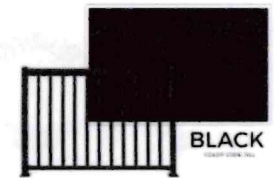
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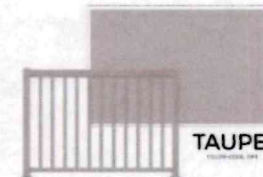
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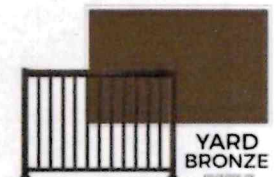
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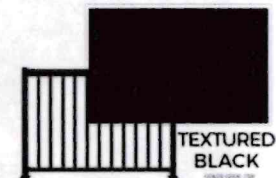
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Our Patented Locking System allows our pickets to be quickly installed without the use of bottom rail supports and fasteners. Homeowners appreciate the ease of installation, while contractors value the reduced amount of time it takes to complete the job.