



Village of Bayside
9075 N Regent Rd
September 22, 2022
Village Hall Conference Room, 5:00 pm

BOARD OF ZONING APPEALS AGENDA

PLEASE TAKE NOTICE the meeting of the Village of Bayside Board of Zoning Appeals will be held at Bayside Village Hall, 9075 North Regent Road, Bayside, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon.

I. CALL TO ORDER AND ROLL CALL

II. PUBLIC HEARING

A. The purpose of the public hearing is to consider the request for a special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c).

1. Public Discussion
2. Board Discussion

B. The purpose of the public hearing is to consider the request for a special exception by Colin and Jenny White for a fence at the property located at 1400 E Bay Point Rd, contrary to Section 104-125(j).

1. Public Discussion
2. Board Discussion

III. APPROVAL OF MINUTES

A. August 8, 2022, Board of Zoning Appeals Meeting.

IV. BUSINESS

A. Discussion/recommendation on the request for a special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c).

B. Discussion/recommendation on the the request for a special exception by Colin and Jenny White for a fence at the property located at 1400 E Bay Point Rd, contrary to Section 104-125(j).

C. Discussion/recommendation on the request for a special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

VI. ADJOURNMENT

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 including in particular the Board of Trustees 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)

NOTICE OF PUBLIC HEARING

In the matter of a request for special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c) and the request for a special exception by Colin and Jenny White for a fence at the property located at 1400 E Bay Point Rd, contrary to Section 104-125(j).

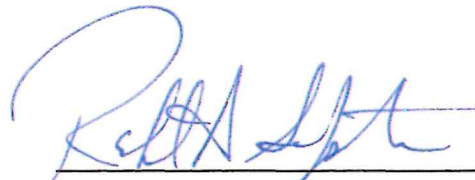
PLEASE TAKE NOTICE that a public hearing will be held before the Village Board of Zoning Appeals of the Village of Bayside on September 22, 2022, at 5:00pm at the Village Hall, 9075 N. Regent Road, Bayside, WI 53217. The purpose of the public hearing is to consider:

The request for a special exception by Katie and Derreck Rose for a fence at the property located at 824 E Hermitage Rd, contrary to Section 104-125(c).

The request for a special exception by Colin and Jenny White for a fence at the property at 1400 E Bay Point Rd, contrary to Section 104-125(j).

PLEASE TAKE FURTHER NOTICE that at such time and place, all interested parties will be heard.

DATED this sixth day of September 2022.



Rachel A. Safstrom
Administrative Services Director



Village of Bayside
9075 N Regent Rd
August 8, 2022
Village Hall Conference Room, 5:00 pm

BOARD OF ZONING APPEALS MINUTES

I. CALL TO ORDER AND ROLL CALL

Acting chairperson Chaet called the meeting to order at 5:00pm.

Chair: Max Dickman - excused
Members: Darren Fisher
Ben Minkin - excused
Amy Krier
Barry Chaet
Eido Walny – 1st Alternate
Tom Houck – 2nd Alternate

Also Present: Village Manager Andy Pederson
Assistant to Village Manager Leah Hofer
Village Attorney Chris Jaekels
Police Chief Doug Larsson
Police Captain Tom Liebenthal

II. PUBLIC HEARING

A. The purpose of the public hearing is to consider the request for a special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

1. Public Discussion

None.

2. Board Discussion

Manager Pederson stated that the Health Department and Police Department are involved in the situation regarding the property abutting 9126 N Meadowlark Lane (9121 N Tennyson Drive).

Captain Liebenthal noted that he made contact with the North Shore Health Department and provided a timeline of contact to date with the homeowner at 9121 N Tennyson Drive. A home inspection will be conducted on August 9, 2022 by the North Shore Health Department, building inspector, Bayside Police Department, and Village staff. Officers have been to the property to assess exterior code violations including severe deterioration, overgrown landscaping, and wild animals entering the home.

Darren Fisher asked the applicant if he would still be requesting the fence if the neighboring property was not unsightly. The applicant stated that he would not be requesting the fence if the neighboring property was not unsightly.

The Board discussed that if the home was repaired or razed, there would not be a hardship as required to grant permission.

III. APPROVAL OF MINUTES

A. July 21, 2022, Board of Zoning Appeals Meeting.

Motion by Tom Houck, seconded by Darren Fisher, to approve the July 21, 2022, Board of Zoning Appeals meeting minutes. Motion carried unanimously.

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Kathleen and Thomas Roozen for a fence at the property located at 9126 N Meadowlark Ln, contrary to Section 104-125(k).

None.

V. ANY OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

None.

VI. ADJOURNMENT

Motion by Tom Houck to adjourn and postpone a decision for 45 days while a process is started with the property at 9121 N Tennyson Drive to correct the property maintenance issues, seconded by Darren Fisher. Meeting adjourned at 5:34pm. Motion carried unanimously.

Respectfully submitted,

Leah Hofer
Assistant to Village Manager



APPLICATION FOR SPECIAL EXCEPTION TO ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e), and, Section 125-57(e) of the Zoning Ordinance, and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Ordinance, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

- 1. State the section of the Village of Bayside Municipal Code for which you are requesting a special exception:.

104-125C

- 2. Give a brief description of what you want to do and why.

Install a black 4 foot high Aluminum fence in backyard to act as a dog containment area.

- 3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacts the use of the property.

The municipal code is unreasonably burdensome because leaving 2% of our backyard unfenced hurts the flow and function of the space. It hinders us from enjoying our space as it is intended, creating a boundary to its

- 4. State how the Special Exception requested, including any proposed restrictions, will be consistent with the existing character of the neighborhood; will not effectively undermine the application or enforcement of the Code to other properties; and will be in harmony with the purpose and intent of the Code.

We are installing a 4 foot aluminum fence. It aligns with the aesthetic of our neighborhood and when we install it, it will actually open our yard up to our neighbors because we will remove arborvitae trees that line our backyard.

Applicant Printed Name

Applicant Signature

Date

Derreck Rose

[Signature]

8/28/22

08/31/2022

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: Katie Where Rose & Derreck Rose PROJECT ADDRESS: 824 E Hermitage</p>	<p>PROJECT SUMMARY: New four-foot aluminum open design fence 286 lineal feet</p>
--	--

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 546 feet.
2. The total linear footage of fencing is 286 feet.
3. **This is 52.38% of the perimeter of the property. This does not comply 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 not 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 7/15/2022

Property Address 824 E. Hermitage Rd

Zoning District _____

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

286 linear feet Aluminum 4' high fence in the back yard.

<ul style="list-style-type: none"> <input type="checkbox"/> ARC Agenda Date: <input type="checkbox"/> Parcel Number: <input type="checkbox"/> Color photographs showing project location, elevations, and surround views. <input type="checkbox"/> Two (2) complete digital sets of building plans (including elevations and grading). <input type="checkbox"/> Samples or brochures showing materials, colors, and designs. <input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td><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"> <input type="checkbox"/> Accessory Structures/Generators <input type="checkbox"/> Additions/Remodel <input type="checkbox"/> Commercial Signage <input type="checkbox"/> Decks/Patios <input checked="" type="checkbox"/> Fence <input type="checkbox"/> Fire Pits <input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit <input type="checkbox"/> New Construction <input type="checkbox"/> Play Structures <input type="checkbox"/> Recreational Facilities/Courts <input type="checkbox"/> Roofs <input type="checkbox"/> Solar Panels/Skylights <input type="checkbox"/> Swimming Pools <input type="checkbox"/> Windows/Doors - change exceeds 25% of opening <input 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 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																																																		



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



47 0 24 47 Feet

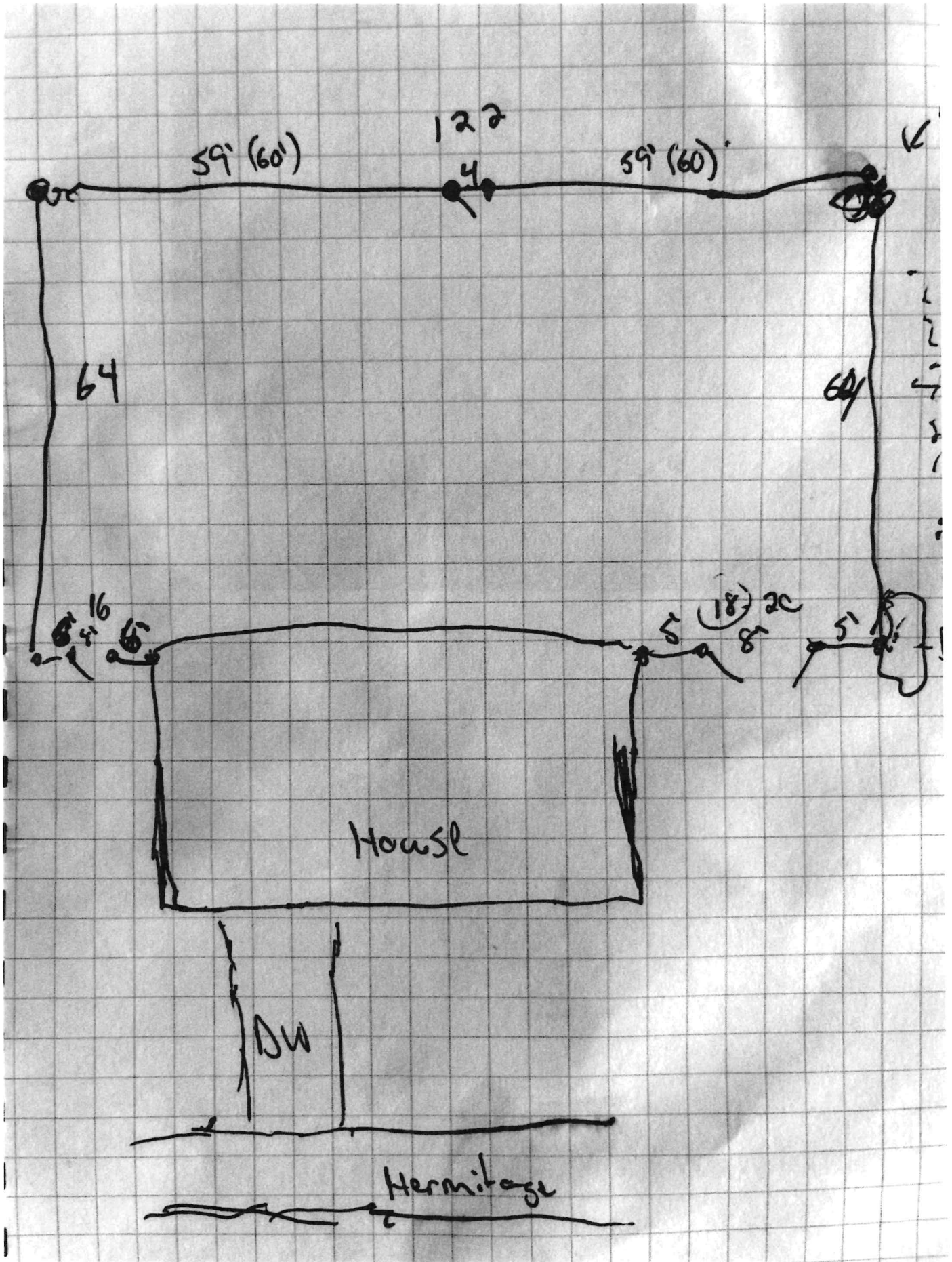


NAD_1983_2011_StatePlane_Wisconsin_South_FIPS_4803_Ft_1:282

©MCMALLIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes











APPLICATION FOR SPECIAL EXCEPTION TO ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e), and, Section 125-57(e) of the Zoning Ordinance, and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Ordinance, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

- 1. State the section of the Village of Bayside Municipal Code for which you are requesting a special exception:.

See attached Exhibit A for answers to questions 1-4

- 2. Give a brief description of what you want to do and why.

- 3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacts the use of the property.

- 4. State how the Special Exception requested, including any proposed restrictions, will be consistent with the existing character of the neighborhood; will not effectively undermine the application or enforcement of the Code to other properties; and will be in harmony with the purpose and intent of the Code.

Applicant Printed Name

Colin White

Applicant Signature

Date

8/31/2022

EXHIBIT A

1400 E Bay Point Road Special Exception Application

August 25th, 2022

Responses to questions 1-4 found on *Application for Special Exception to the Zoning Requirements*

1. State the Section of the Village of Bayside Municipal Code that you are appealing.

The applicant is appealing Sec 104-125 (j) *Fence Height*: "Fences constructed within the front yard of a home shall not exceed three feet in height. Ornamental posts protruding less than one foot above the measured average height of a fence may be permitted provided they are at least six feet apart, or are otherwise granted exception for closer proximity by the architectural review committee (which exception shall be subject to a two-thirds vote). In all other cases, fences shall be measured to their highest point (including posts) in determining compliance with height restrictions."

2. Give a brief description of what you want to do and why.

The applicant is seeking a Special Exception that would allow them to construct two masonry lamp posts and attached, curved masonry landscape walls that exceed the height limits stated in the Code. They would be located near the point where a driveway shared with one neighbor divides and enters their private property.

The lamp posts would be approximately 6'-8" tall by 2'-4" square, while the attached walls would be approximately 5'-8" tall where they connect to the lamp posts and step down to approximately 4'-8" tall at the halfway point of their 11'-0" lengths. (See attached Exhibits of plans, elevations, and 3D model views)

The lamp posts and the long faces of the landscape walls will be located more than 17'-0" from the nearest (south) property line, while the narrow end of the western wall will be almost 11'-0" from the west property line at its closest point. The lamp posts and landscape walls will be complemented by planting beds between their "public-facing" sides and the nearest property lines.

3. State why compliance with the Municipal code is unreasonably burdensome or negatively impacting upon the use of this property.

Compliance with the Municipal Code is unreasonably burdensome or negatively impacting for the following reasons:

- a. While the Village of Bayside Municipal Code treats the proposed lamp posts and landscape walls as a fence, they are not intended to function as a fence in the common sense of the word. They will not visually or physically separate the Applicants' property from neighboring properties in any significant way, nor impede any critical sightlines from the neighboring properties to desirable lake views. Given

that the combined 26'-8" length of the two lamp posts and attached walls equates to roughly 1.3% of the overall 2,066'+/- length of the property's perimeter, they will in no way serve as a practical deterrent to accessing the Applicants' property.

- b. Complying with the 3'-0" height limit of the fence ordinance and the effective 4'-0" height limit of the ornamental post portion of the fence ordinance will negatively affect the aesthetics and proportions of the proposed lamp posts and landscape walls as stand-alone, semi-monumental entities, especially with anything taller than ground cover planted in the adjacent landscape beds.
- c. Complying with the stated fence height limits will also cause the lamp posts and landscape walls to be out of scale with the house and garage they are intended to complement.

4. State how the Special Exception requested, including any proposed restrictions, will be consistent with the existing character of the neighborhood; will not effectively undermine the application or enforcement of the Code to other properties; and will be in harmony with the purpose and intent of the Code.

Allowing the Applicants to exceed the maximum fence and ornamental post heights stated in the Codes will be consistent with the existing character of the neighborhood in the following ways:

- a. The neighborhood in which the Applicants' property is located features a handful of estate-type properties of comparable size and scale to the Applicants'. Based on a windshield survey taken from public roads of those similar properties, not more than 5 feature gate/lamp posts and walls that are visible from the public roads and are similar in size to those the Applicants are seeking to build.

It should be noted that the Applicants' proposed lamp posts and landscape walls are not visible from the adjacent public road, and will only be of concern to their adjacent neighbors. Those neighbors have indicated their support of the Applicants' request to build the proposed lamp posts and landscape walls.

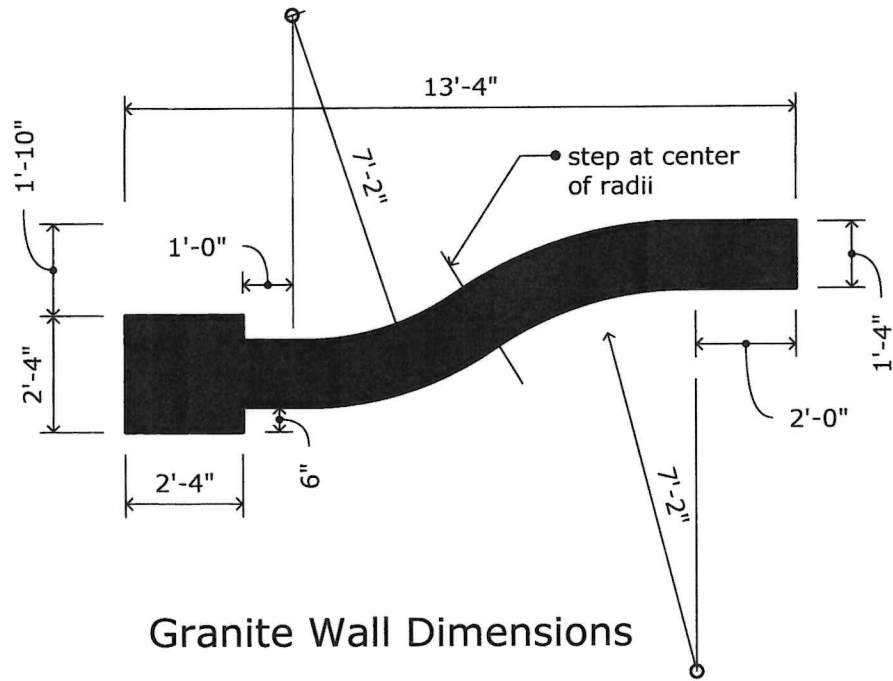
- b. *The* defining feature of the neighborhood in which the Applicants' property is located are the beloved monumental Donges Bay Lion Walls at the intersection of Lake Drive and Fairy Chasm Road.

Allowing the Applicants to exceed the maximum fence and ornamental post heights stated in the Codes will not effectively undermine the application or enforcement of the Code to other properties for the following reasons:

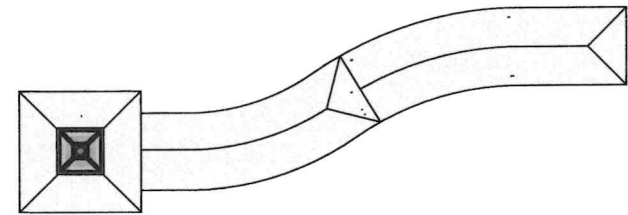
- a. The number of properties upon which such lamp posts and landscape walls would fit is limited to a small percentage of all the properties in the Village. Of those few properties, many already have similar landscape features.
- b. The considerable cost of constructing lamp posts and landscape walls like the Applicants seek to build renders it highly unlikely that many home owners in the village will be interested in adding similar features of similar scale to their properties.

Allowing the Applicants to exceed the maximum fence and ornamental post heights stated in the Codes will be in harmony with the purpose and intent of the Code for the following reasons:

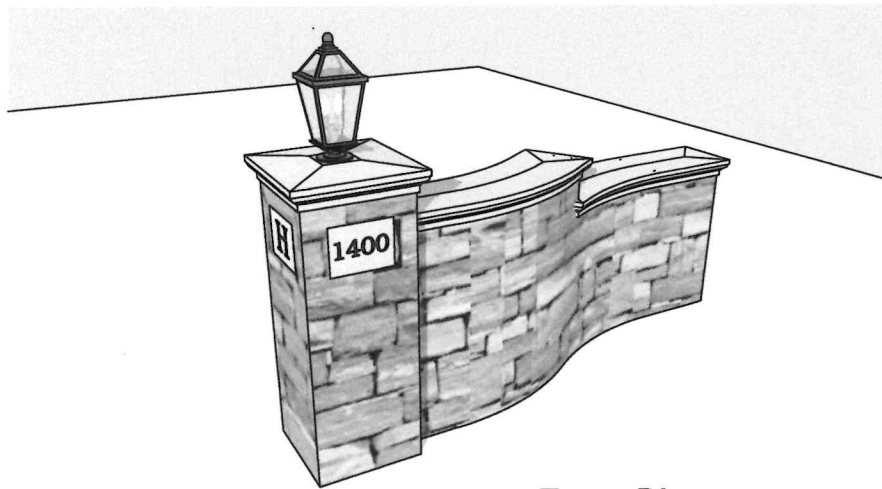
- a. As stated in the Preamble to Sec. 104-125 the general purpose of the fence code is to encourage the maintenance of a sense of open space that makes the village a desirable place to live. As noted above, the proposed lamp posts and landscape walls cover only about 1.3% of the Applicants' property perimeter, a percentage that is well short of the 50% allowed in the Code. Based on that, it can be argued that these proposed landscape features are in more harmony with the Fence Codes general purpose, despite being somewhat taller than allowed in that Code, than a fence at the maximum allowed length that meets the Code height limit would be.
- b. If it can be assumed that one of the overall goals of Chapter 104 in the Village Municipal Code is to encourage an aesthetically harmonious community, it follows that well-proportioned landscape features such as the one being proposed by the Applicants are in line with that goal, whereas poorly-proportioned landscape features that would result from complying with the Codes' height restrictions would be opposition to that overall goal.



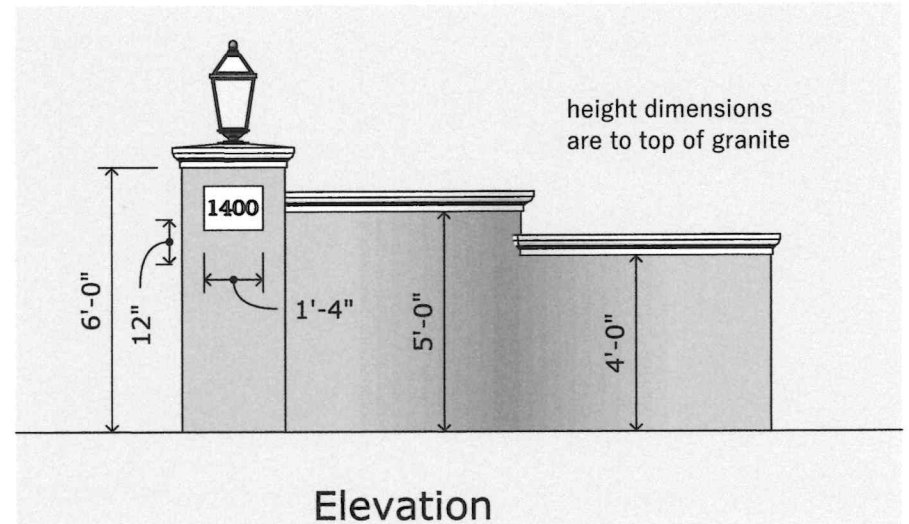
Granite Wall Dimensions



Limestone Cap

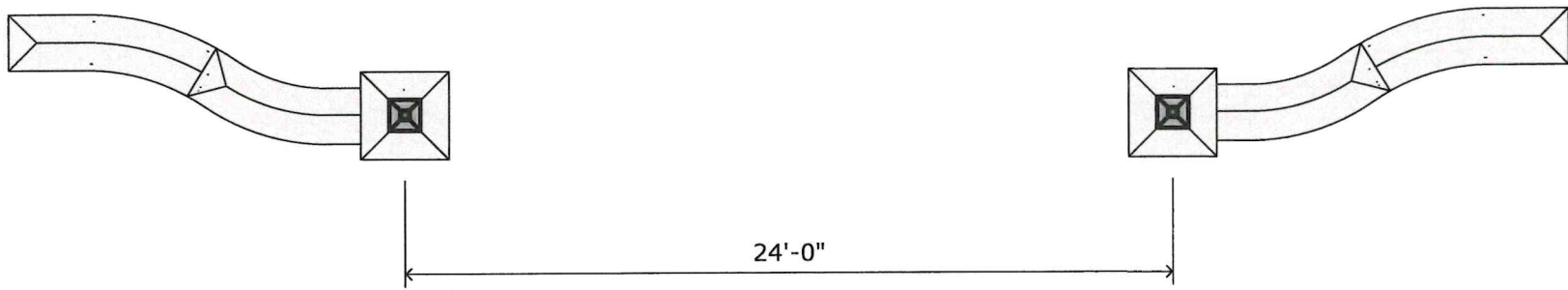


East Pier

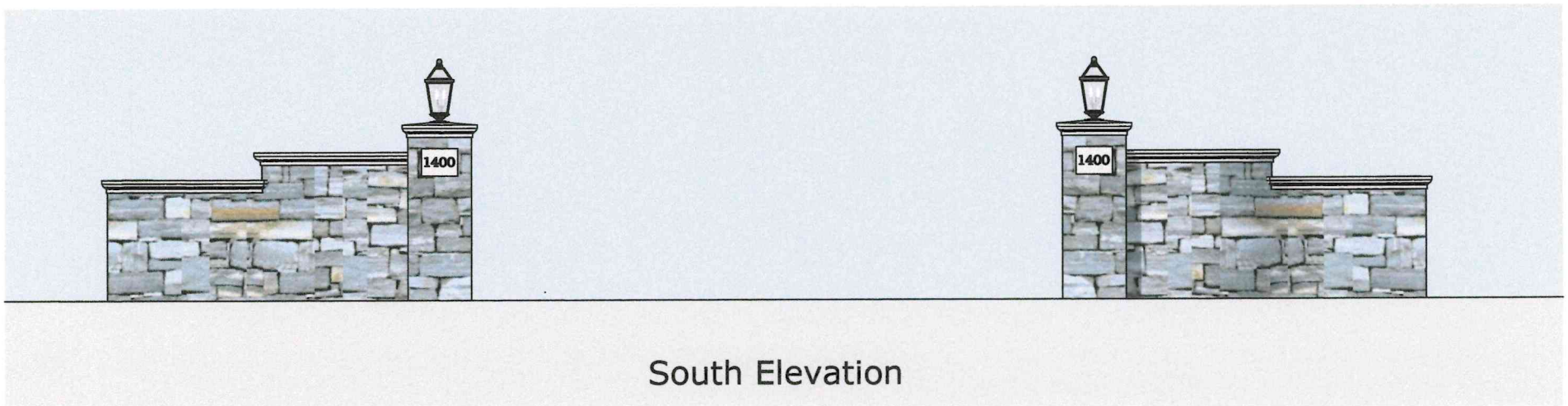


Elevation

1400 BAY POINT LAMP POSTS AND WALLS
EXHIBIT B1

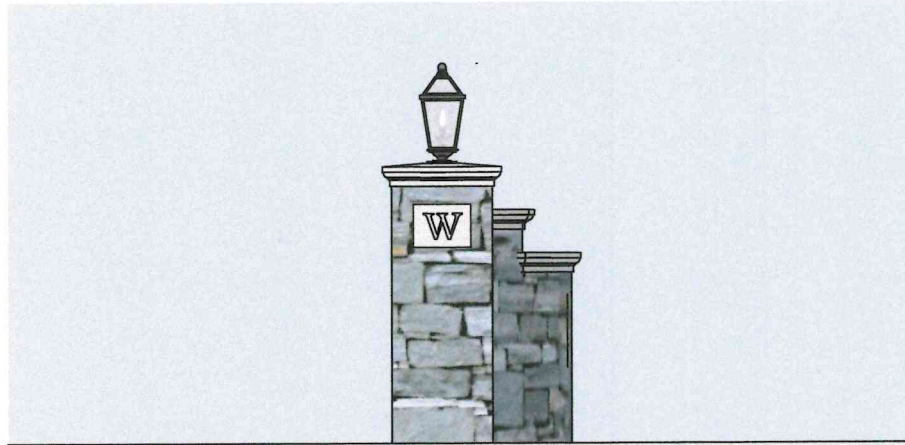


Plan

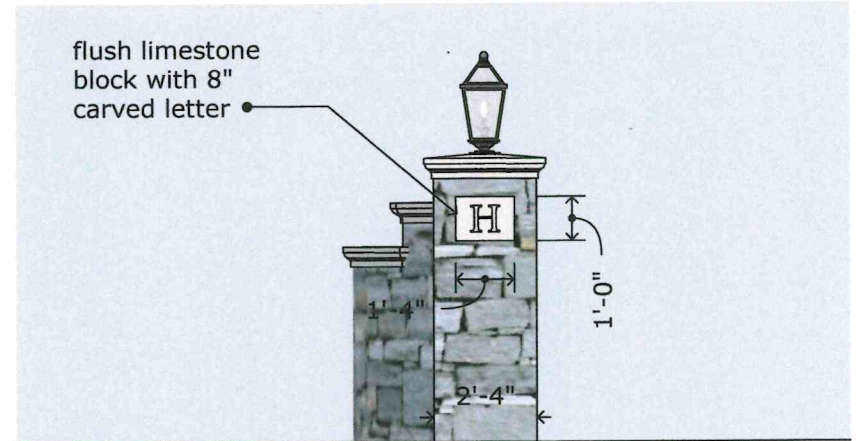


South Elevation

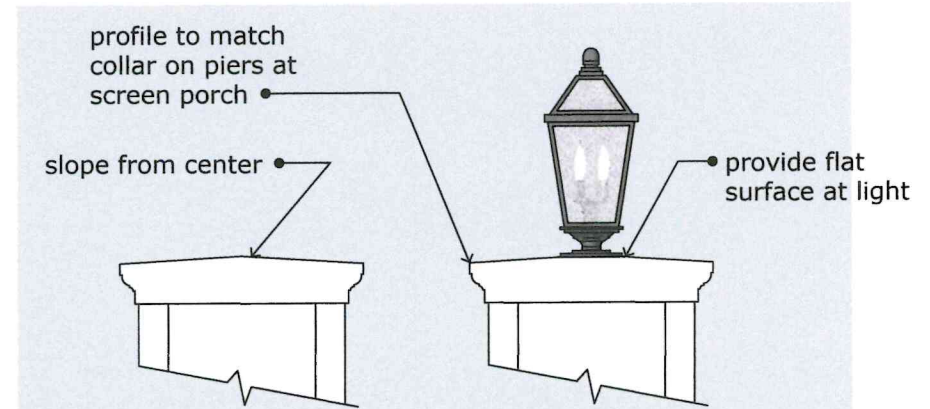
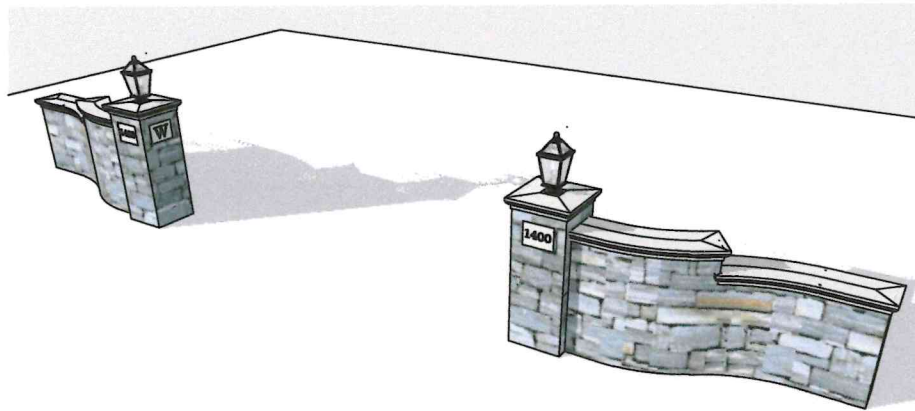
1400 BAY POINT LAMP POSTS AND WALLS
EXHIBIT B1



West Pier Elevation



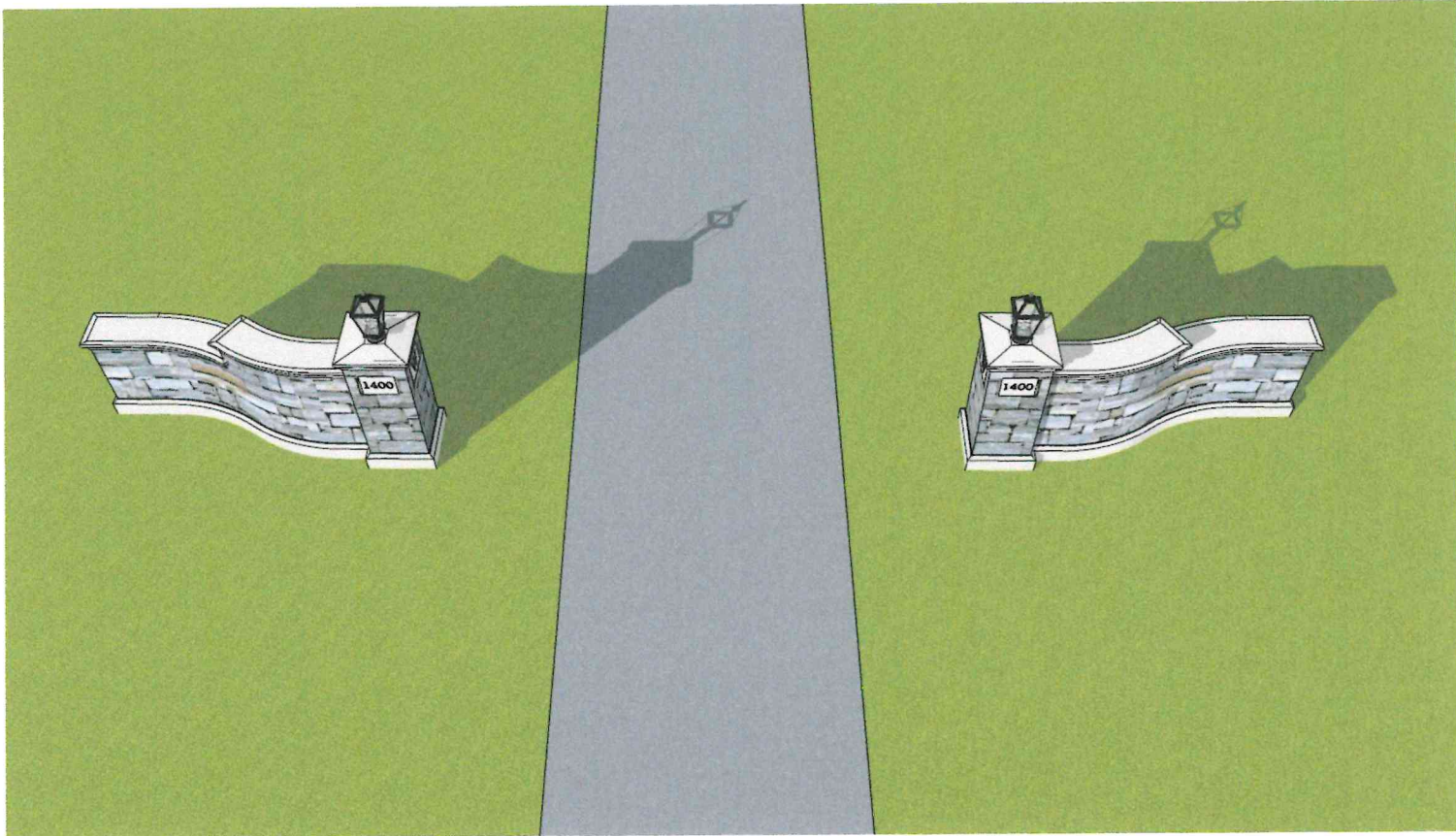
East Pier Elevation



Section at Cap

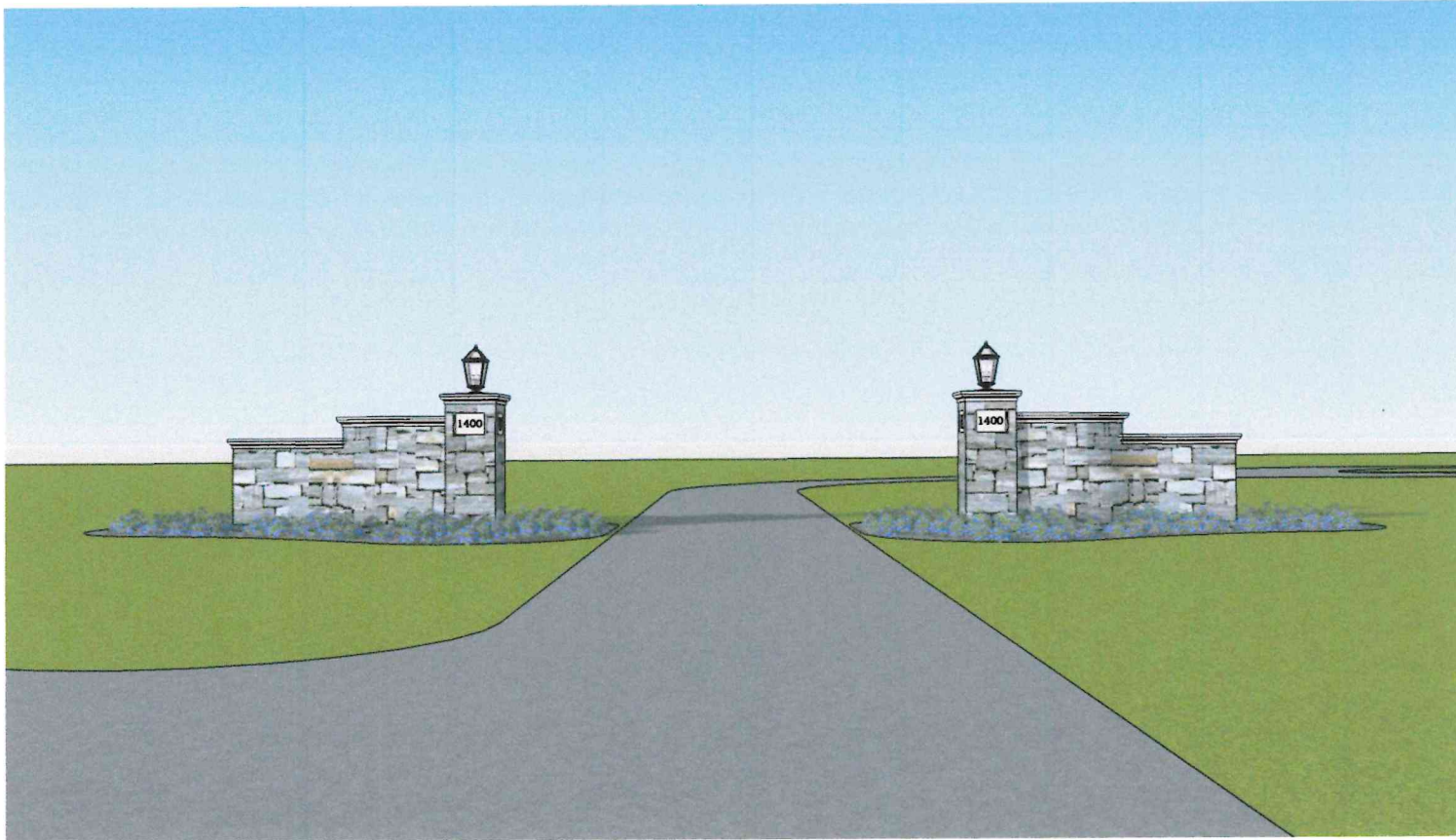
Section at Light

1400 BAY POINT LAMP POSTS AND WALLS
EXHIBIT B1



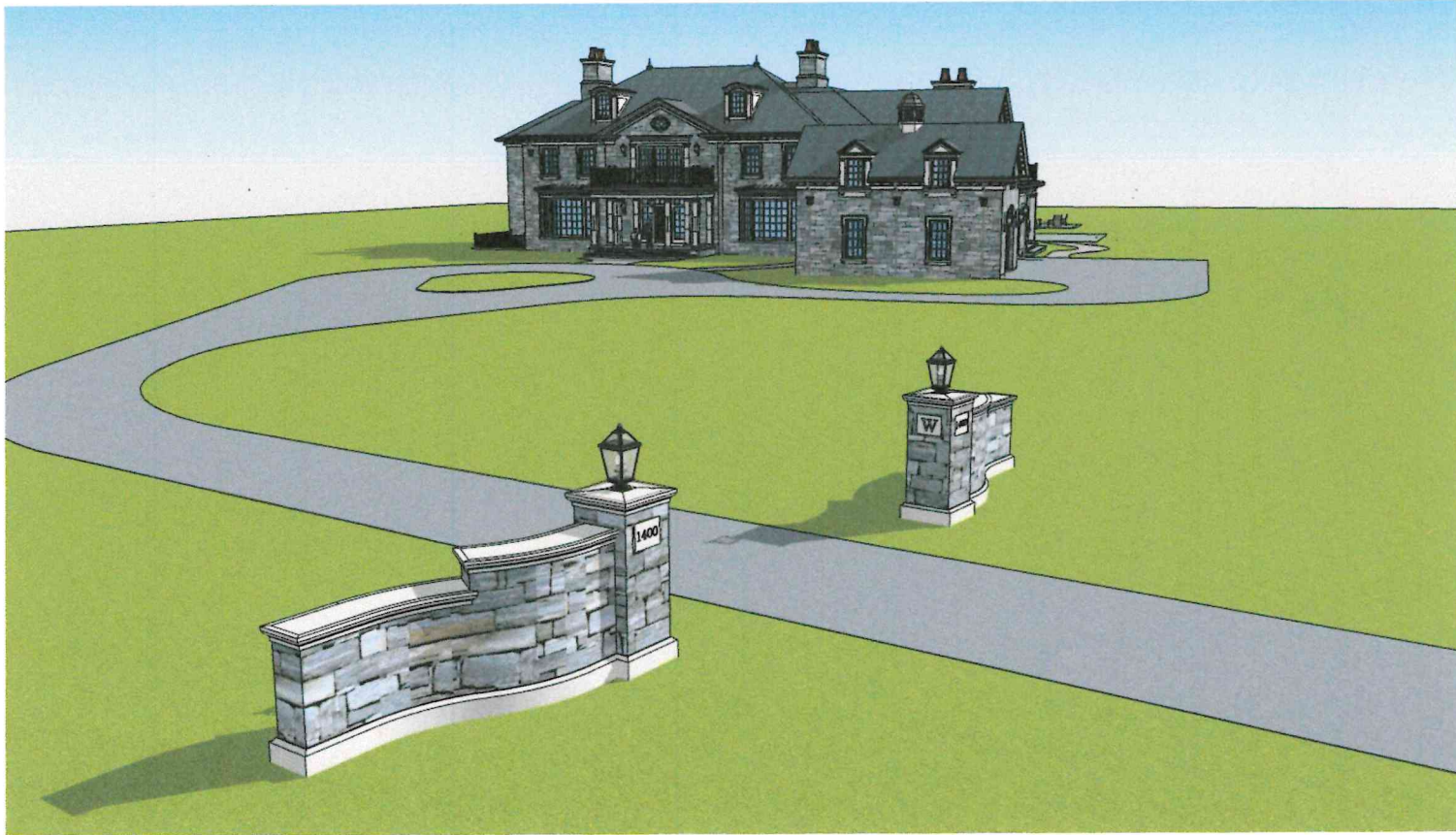
Close-up Aerial View From South

1400 E BAY POINT LAMP POSTS AND WALLS
EXHIBIT B2



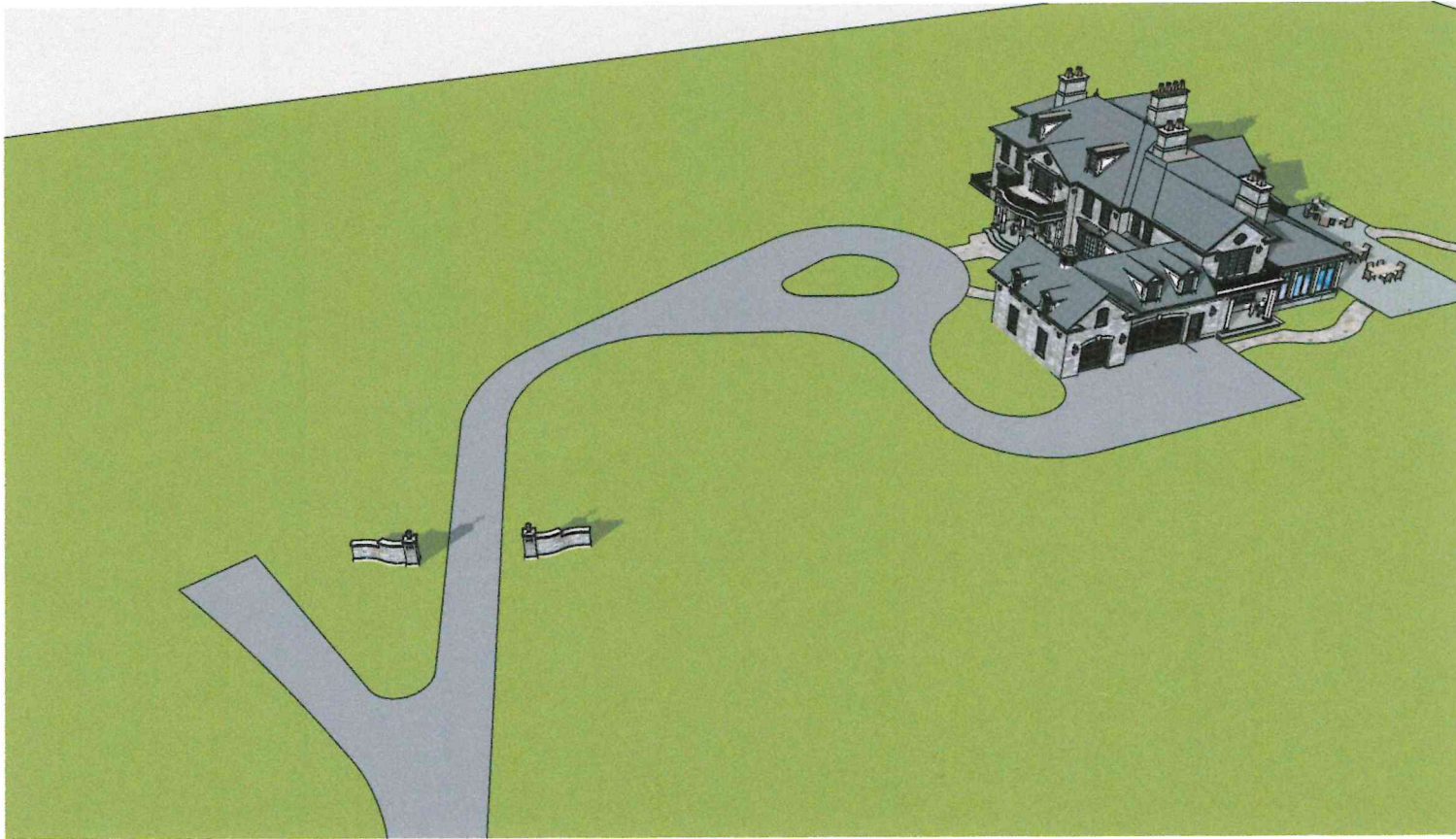
Close-up Eye-Level View Fom South

1400 E BAY POINT LAMP POSTS AND WALLS
EXHIBIT B2



Wide-Angle View From Southwest

1400 E BAY POINT LAMP POSTS AND WALLS
EXHIBIT B2



Wide-Angle Aerial View From South

1400 E BAY POINT LAMP POSTS AND WALLS
EXHIBIT B2



APPLICATION FOR SPECIAL EXCEPTION TO ZONING CODE REQUIREMENTS

The Board of Appeals, pursuant to Wis. Stats. 62.23(7)(e), and, Section 125-57(e) of the Zoning Ordinance, and after appropriate notice and hearing, may, with regard to any requirement imposed by the Zoning Ordinance, or any other section of the Municipal Code which specifically allows for special exceptions, recommend a special exception to the Village Board for approval. Notice of application for special exception shall be provided to all property owners adjoining or abutting the property proposed for a special exception. Denials of special exceptions shall not be appeal able to the Village Board.

1. State the section of the Village of Bayside Municipal Code for which you are requesting a special exception:.

Sec 104-125(K)

2. Give a brief description of what you want to do and why.

BUILD AN BACK YARD EXTERIOR FENCE WOOD WITH LATTICE TOP FOR PRIVACY FROM DEJAYING PROPERTY.

3. State why compliance with Municipal Code is unreasonably burdensome or negatively impacts the use of the property.

THE EASTERN PROPERTY WOULD NOT BE HIDDEN, NOR WOULD IT BE FLUID IF IT WERE TO STAND ALONE.

4. State how the Special Exception requested, including any proposed restrictions, will be consistent with the existing character of the neighborhood; will not effectively undermine the application or enforcement of the Code to other properties; and will be in harmony with the purpose and intent of the Code.

BUCK THORN AND OTHER FENCES ARE IN AREA DOGS WANDER INTO BACK YARD. DEJAYING PROPERTY HAS RACOONS.

Applicant Printed Name

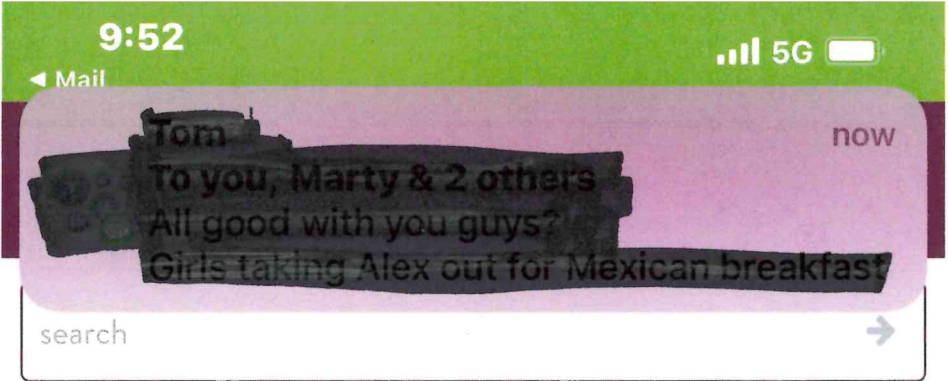
RATHEEN Thomas E. Rozen

Applicant Signature

Thomas E. Rozen

Date

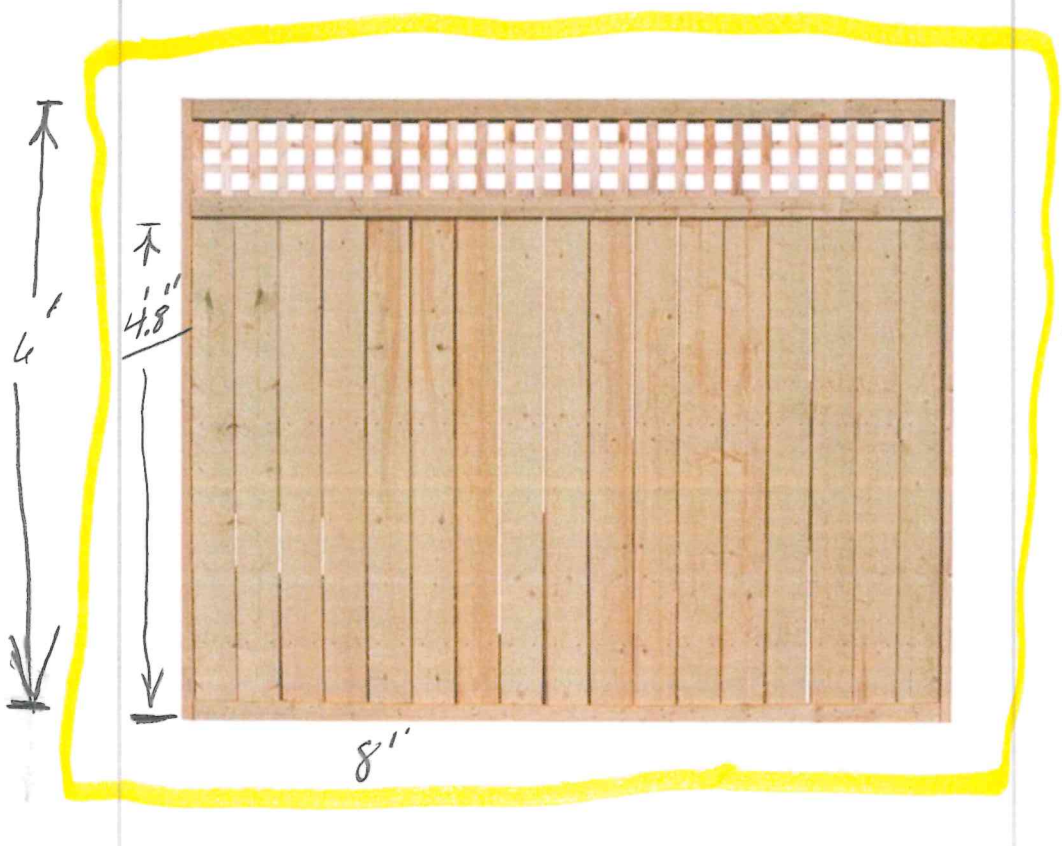
7-14-22



PREASSEMBLED FENCE PANELS

Home > Products > Wood Fence > Preassembled Fence Panels > Semi-Privacy Fence Panels

DOUBLE CLICK IMAGE TO ZOOM. [Click here to open in a new window.](#)



NEW AND REPLACEMENT FENCE - THIS FENCE [redacted]





ON BACK



Services Offered
 Commercial Site Development
 Subdivision Design and Platting
 Planning
 Streets and Highway Design
 Drainage Studies
 Water Distribution Systems
 Sewer Collection Systems
 Construction Surveying and Stake out Services



Nienow Engineering Assoc.
 Consulting Engineers and Surveyors
 5555 N. Port Washington Road
 Milwaukee, WI 53217
 414-963-4022
 (Fax) 414-963-4028

PROJ. NO. 95294
 W95294S1

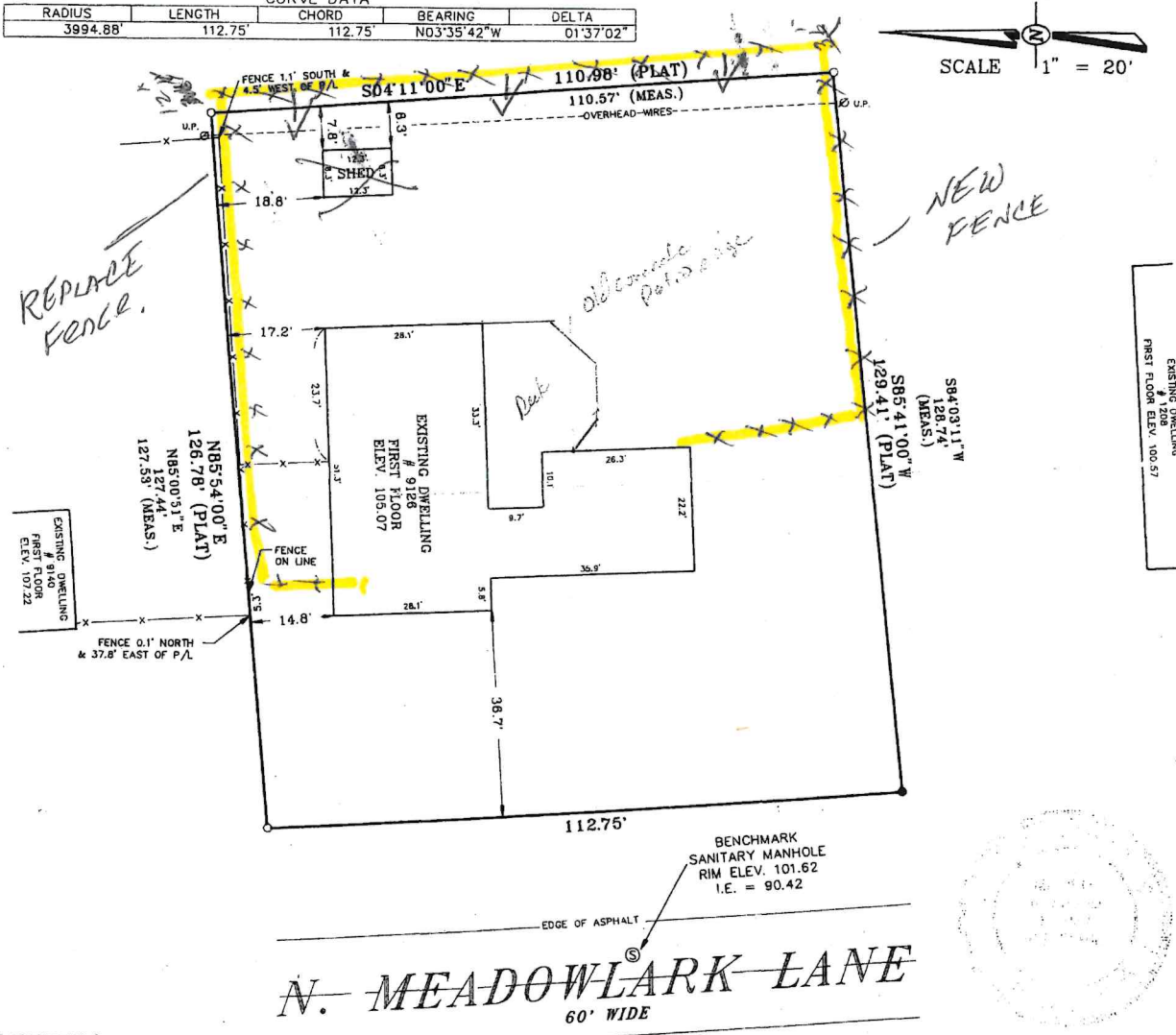
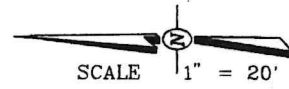
PLAT OF SURVEY

PREPARED FOR: **PENN**

LEGAL DESCRIPTION:
 LOT 3, BLOCK 5, BAYSIDE, BEING A SUBDIVISION OF 39 ACRES LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4,
 TOWN 8 NORTH, RANGE 22 EAST, MILWAUKEE COUNTY, WISCONSIN.

CURVE DATA

RADIUS	LENGTH	CHORD	BEARING	DELTA
3994.88'	112.75'	112.75'	N03°35'42"W	01°37'02"



REPLACE FENCE.

NEW FENCE

BENCHMARK
 SANITARY MANHOLE
 RIM ELEV. 101.62
 I.E. = 90.42

N. MEADOWLARK LANE
 60' WIDE

STATE OF WISCONSIN)
 MILWAUKEE COUNTY)

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and show the site and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any.

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

Dated at MILWAUKEE, WI this 23RD day of JUNE, 1995.

Recertified _____
M.D. Pungol
 Surveyor

- LEGEND -

- - DENOTES IRON PIPE - SET
- - DENOTES IRON PIPE - FOUND
- X-X- DENOTES WIRE FENCE
- ⊙ U.P. - DENOTES UTILITY POLE
- Ⓢ - DENOTES SANITARY MANHOLE

APPROVED
 VILLAGE OF BAYVIEW
 BUILDING COMMITTEE

DATE _____

*Officer
 Sue Strick
 Jim Moore
 Michael...*

7-19-22

- BAYSIDE TRUSTEE'S -

MY NAME IS THOMAS/KATHLEEN ROOZEN
9126 N. MEADOWLARK LN. LONG TIME
(22) YRS RESIDENTS OF THE VILLAGE.

FOR OVER 10 YEARS WE HAVE ENDURED
BULK THORN, DECAYING PROPERTY
TO OUR EAST (NOTE PICTURE)
NOW INFESTED. WE WOULD NOW
LIKE TO ENJOY OUR RETIREMENT
GARDENING, ENTERTAINING AND
WITH FAMILY IN PRIVACY AND
BEAUTY OF OUR HOME. WE CHOSE
A LATHICE TOP FENCE TO HAVE
CLIMBING VINES AS WELL AS
NOT HAVE A SOLID FENCE STRUCTURE.

ALL THREE OF MY NEIGHBORS
INCLUDING DAVID ROLL (EAST)
(DECAYING HOME) AGREED TO THE
FENCE. I HAVE SAMPLE IN PACKET
AND IN MY BACKYARD. LETTERS

THEY HAVE ALL HAVE SIGNED
ARE IN THE INFORMATION AS
WELL. - MR ROSENFELD AND MR
WALDNY BOTH KNOW ME AND
KNOW MY INTEREST IN OUR
COMMUNITY. IT IS OUR HOPE
THE VILLAGE WILL APPROVE
MY REQUEST.

KIND REGARDS,

Tom Rozen & KATHEN ROZEN-

7-19-22

To whom this may concern:

Tom and Katie Roozen, my neighbors, have informed me about their plans to construct a 6' privacy fence around the north, east and south elevations around the back of their home. I agree with this plan and have no objections.

Neighbor Name:

ANDREW + JAMIE CARLSON
Andrew D Carlson Jamie Ah

Address:

1208 E. MANOR CIR

Date:

July 11, 2022

To whom this may concern:

Tom and Katie Roozen, my neighbors, have informed me about their plans to construct a 6' privacy fence around the north, east and south elevations around the back of their home. I agree with this plan and have no objections.

Neighbor Name: DAVID L. ROLL

Address: 9121 N. TENNYSON DR.
MILWAUKEE, WI 53217

Date: 7/12/22

David L. Roll

To whom this may concern:

Tom and Katie Roozen, my neighbors, have informed me about their plans to construct a 6' privacy fence around the north, east and south elevations around the back of their home. I agree with this plan and have no objections.

Neighbor Name: Mike Gielow & Renee Johnson

Address: 9140 N Meadowlark Ln
Bayside 53217

Date: 07/16/2022

A handwritten signature in black ink, appearing to read "Mike Gielow". The signature is stylized with large, sweeping loops and is positioned below the date.