

11/03/2022

<b>PROJECT/SITE OWNER:</b> Bayside Development Partners II, LLC <b>PROJECT ADDRESS:</b> 600 Block of West Glencoe Place	<b>PROJECT SUMMARY:</b> New mixed occupancy 5 story building
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I have reviewed the proposed single-story addition for compliance with the Village's ordinances and have determined the following for consideration

**Sec. 125-109. - Planned unit development district number one**

1. Meets current setbacks
2. Meets the required height restrictions
3. A current survey was provided
4. The applicant had supplied coloring renderings with materials
5. The submittal appears to comply with the above ordinance section
6. The board always considers the aesthetics of the project
7. **This review is only for ARC and not for a building permit.**

**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 10/24/22

Property Address 600 Block of West Glencoe Place

Zoning District APPROVED PUD

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

This building is located at the heart of the Bayside Mixed-Use Development, and is perfectly situated to serve as a signature building and community destination. With a central courtyard and amenity deck, the building will have activated outdoor connections to greenspace, which will activate the site for both residents and visitors alike. The design will set the tone for the remaining building on site and therefore will have a highlighted presence representing its significance to the overall development and community. The building design will feature quality materials, a contemporary aesthetic with traditional elements, specifically masonry cladding. The building is to be constructed as 4 stories of wood framed construction above a 2-story concrete podium. 1 story of the concrete podium is fully below grade. The residential units are to be supplemented with amenity spaces such as clubroom, outdoor patios, and three separate tenants on the first floor.

<ul style="list-style-type: none"> <li><input type="checkbox"/> ARC Agenda Date: 11/14/22</li> <li><input type="checkbox"/> Parcel Number:</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 checked="" 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></td><td><input type="checkbox"/></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance			<input type="checkbox"/>	ARC	<ul style="list-style-type: none"> <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 DESIGN APPROVAL</li> </ul> <p><u>ITEMS INCLUDED:</u></p> <ul style="list-style-type: none"> <li>- SITE PLAN</li> <li>- FLOOR PLANS</li> <li>- ELEVATIONS</li> <li>- EXTERIOR MATERIAL BOARD</li> <li>- DEVELOPMENT SUMMARY (PARKING&amp; UNIT COUNTS)</li> <li>- LANDSCAPE PLAN AND LANDSCAPE RATIO CALCULATOR AS DEFINED IN PUDD1</li> <li>- PARKING PLAN AND CALCS (STREET AND OFF STREET)</li> <li>- BUILDING SF (OVERALL, BY USE)</li> <li>- EXTERIOR LIGHTING PLAN</li> <li>- SIGNAGE PLAN</li> <li>- SETBACKS</li> <li>- SIDEWALK AND STREETSCAPING PLAN</li> <li>- GREEN INFRASTRUCTURE, IF ANY</li> <li>- STORMWATER MANAGEMENT PLAN</li> <li>- PUBLIC IMPROVEMENT AGREEMENT/SITE IMPROVEMENT AGREEMENT</li> <li>- UPDATED RENDERINGS</li> </ul>
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# ONE NORTH - MULTIFAMILY BUILDING C

10.24.2022

RINKA+

**VILLAGE OF BAYSIDE ARC REVIEW**

# SITE PLAN

## DEVELOPMENT SUMMARY

### MIXED USES

- + 24K TENANT SPACE
- + 4K TENANT SPACE
- + 2.5K TENANT SPACE
- + 98 MULTIFAMILY UNITS

### PARKING

#### -MULTIFAMILY

- 98 UNDERGROUND STALLS
- 71 SURFACE PARKING STALLS
- 169 TOTAL PARKING STALLS
- 1.7 STALL PER 1 UNIT**

#### -LIBRARY

81 STALLS

#### -TENANT A

22 STALLS

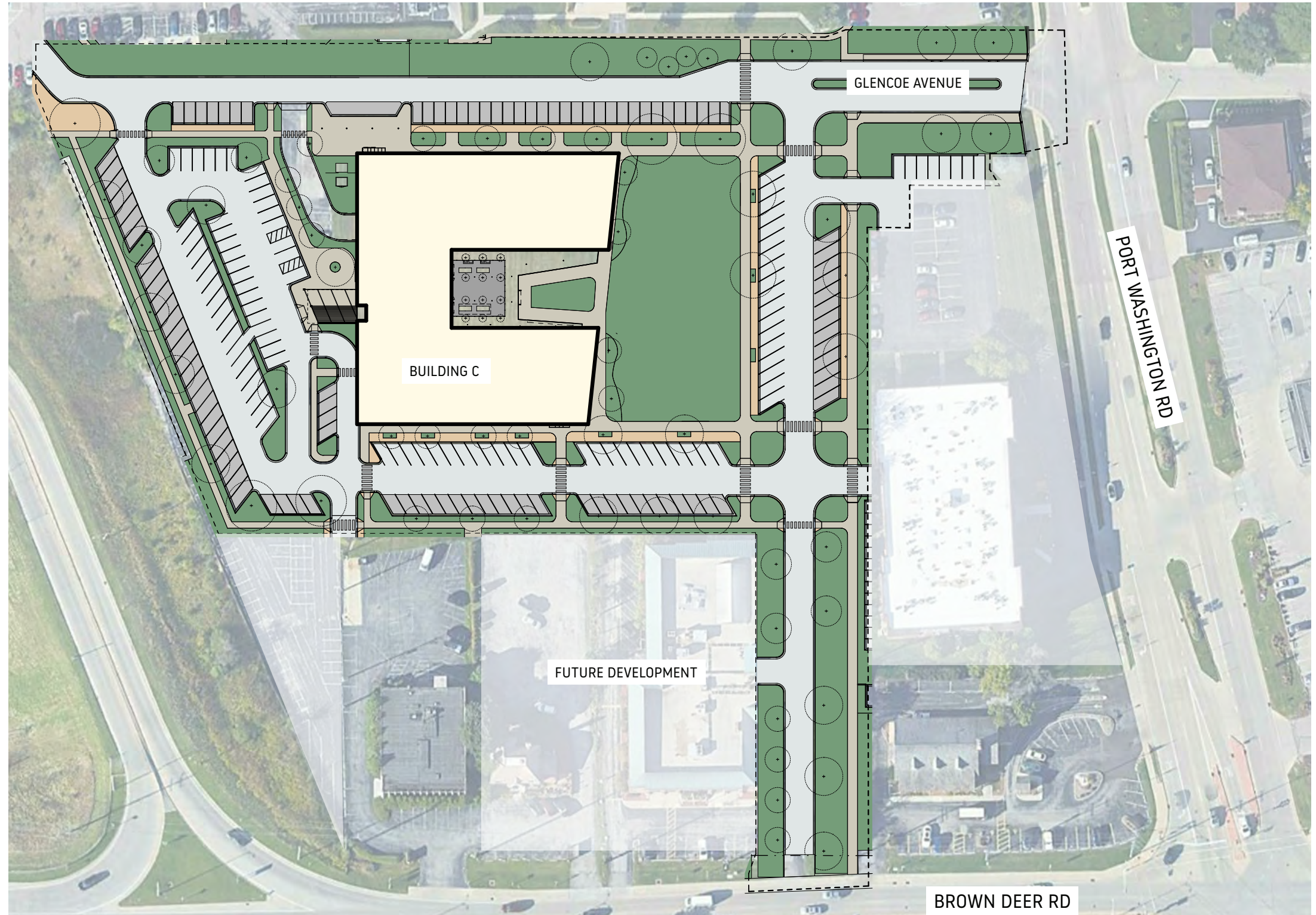
#### -TENANT B

13 STALLS

### TOTAL PARKING SPACES

187 SURFACE

98 UNDERGROUND

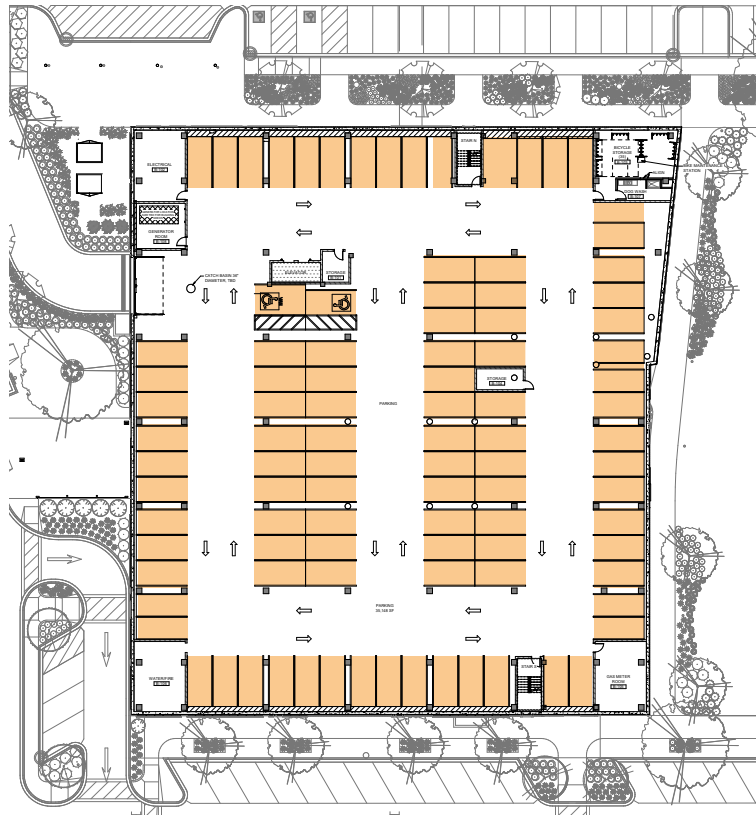


SCALE:NTS (A)

# PARKING PLAN AND CALCULATIONS

MULTI-FAMILY LIBRARY TENANT TENANT A TENANT B

B1

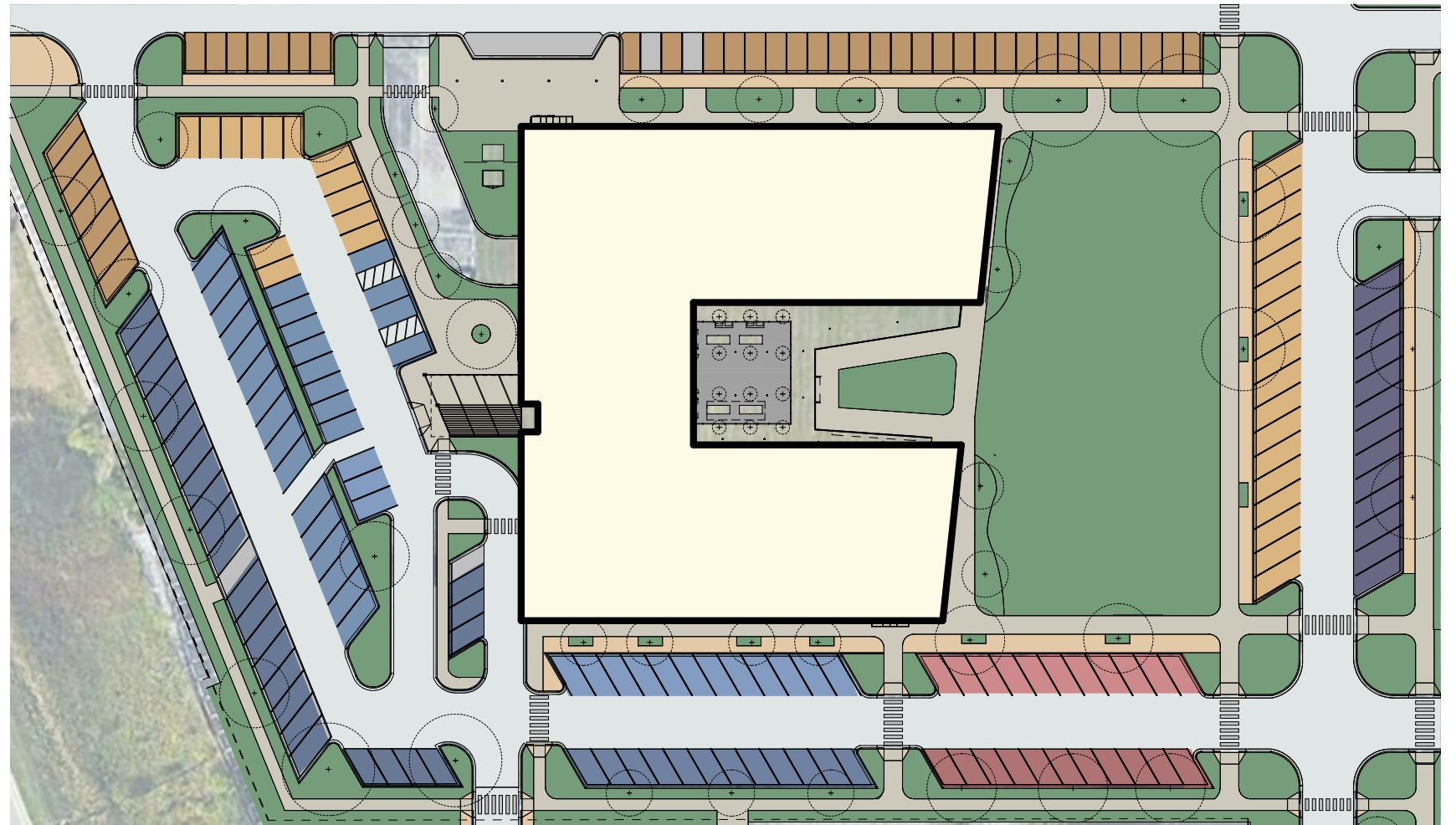


## UNDERGROUND PARKING

98 SPACES

TOTAL: 98 SPACES

SITE PLAN



## SURFACE PARKING

71 SPACES

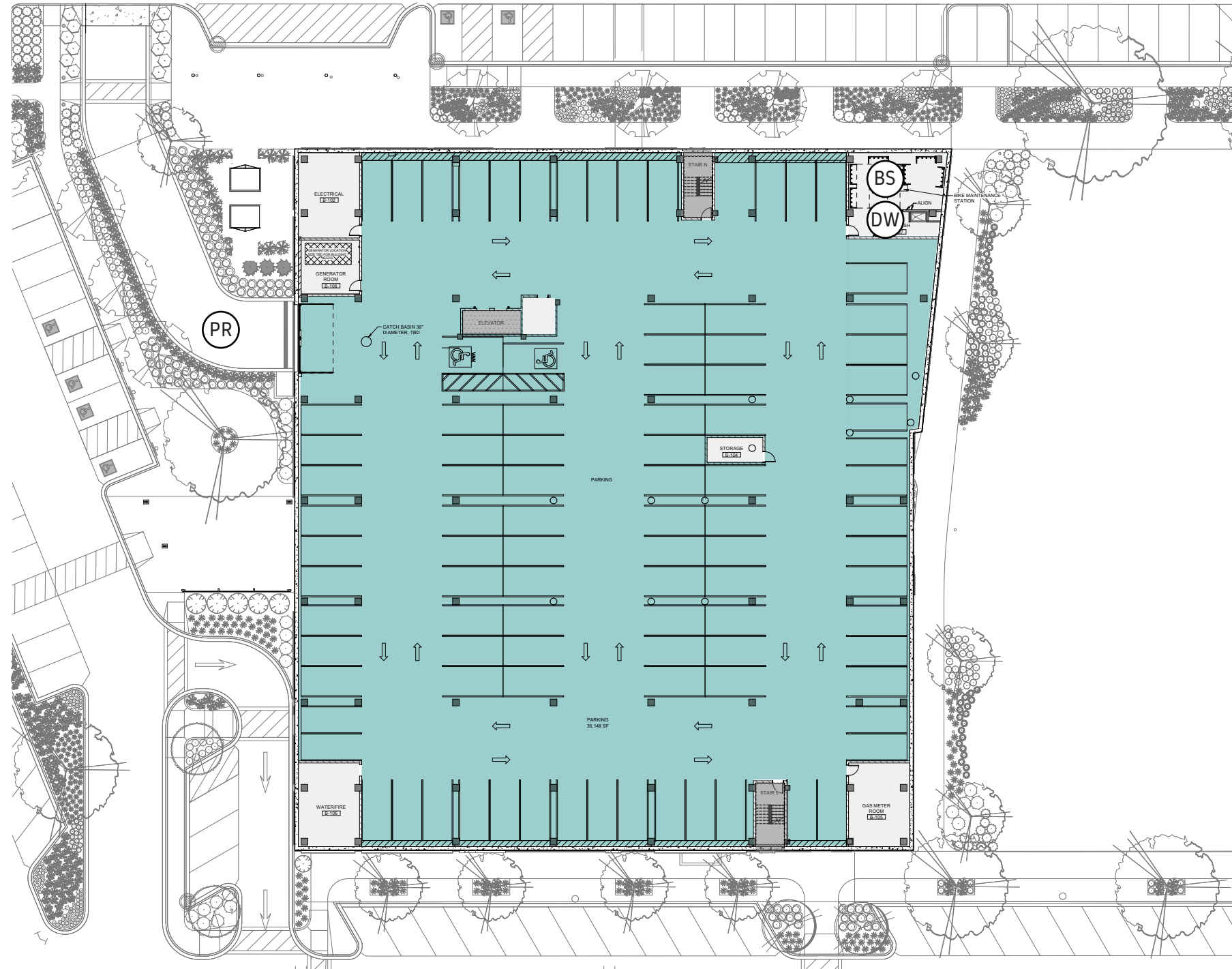
81 SPACES

22 SPACES

13 SPACES

TOTAL: 187 SPACES

# BUILDING FLOOR PLANS | LEVEL B1



### KEY PLAN

- BS - BIKE STORAGE
- DW - DOG WASH
- PR - PARKING RAMP
- [Blue Shaded Area] - UNDERGROUND PARKING

SCALE:NTS Ⓐ

# BUILDING FLOOR PLANS | LEVEL 1



**KEY PLAN**

- (BA) - BUILDING ACCESS (ENTRY/EXIT)
- (TD) - TRASH CHUTE DISCHARGE ROOM
- (TG) - TRANSFORMER/GENERATOR PAD
- (CY) - COURTYARD
- [Purple Box] - LIBRARY TENANT
- [Yellow Box] - MULTIFAMILY
- [Light Green Box] - TENANT A
- [Dark Green Box] - TENANT B

SCALE:NTS (A)

# BUILDING FLOOR PLANS | LEVEL 2



## KEY PLAN

- (BA) - BUILDING ACCESS (ENTRY/EXIT)
- (TA) - TRASH CHUTE ACCESS ROOM
- (OD) - OUTDOOR DECK
- (FP) - FIREPLACE
- (ST) - STORAGE
- JR ONE BED UNIT
- ONE BED STUDIO UNIT
- ONE BED UNIT
- TWO BED UNIT
- THREE BED UNIT







SCALE:NTS (A)



# BUILDING FLOOR PLANS | LEVEL 3-4



## KEY PLAN

-  - TRASH CHUTE ACCESS ROOM
-  - STORAGE
-  - JR ONE BED UNIT
-  - ONE BED UNIT
-  - TWO BED UNIT
-  - THREE BED UNIT

SCALE:NTS 

# BUILDING FLOOR PLANS | LEVEL 5



## KEY PLAN

ⓐ - TRASH CHUTE ACCESS ROOM

Ⓢ - STORAGE

■ - JR ONE BED UNIT

■ - ONE BED UNIT

■ - TWO BED UNIT

■ - THREE BED UNIT

SCALE:NTS ⓐ

# EXTERIOR MATERIAL BOARD

A. MV-1 MASONRY VENEER 1

B. MV-2 MASONRY VENEER 2

C. FCS-1 FIBER CEMENT 1

D. FCS-2 WOOD LOOK FIBER CEMENT 2

E. MP-4 METAL PANEL

F. DCMU-1 BURNISHED BLOCK



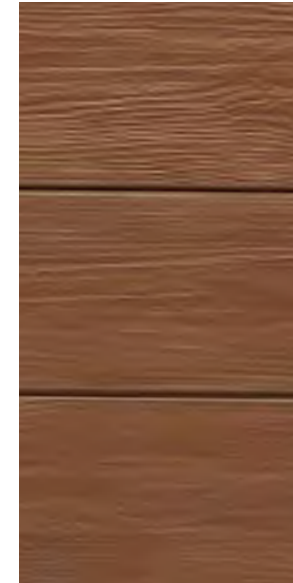
A.



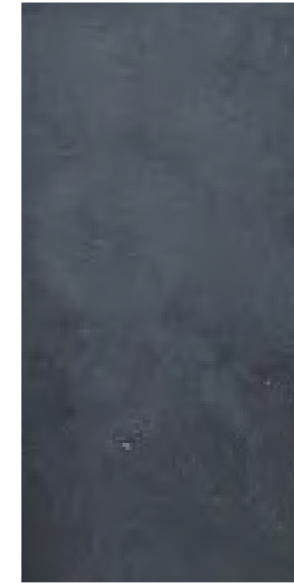
B.



C.



D.



E.



F.













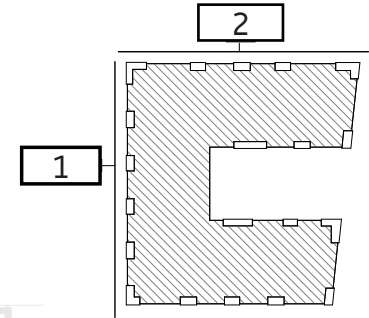




# BUILDING ELEVATIONS

## EXTERIOR MATERIAL KEY

	MV-1 MASONRY VENEER 1		FCS-1 FIBER CEMENT 1
	MV-2 MASONRY VENEER 2		FCS-2 WOOD LOOK FIBER CEMENT 2
	MP-4 METAL PANEL		DCMU-1 BURNISHED BLOCK









SCALE:NTS



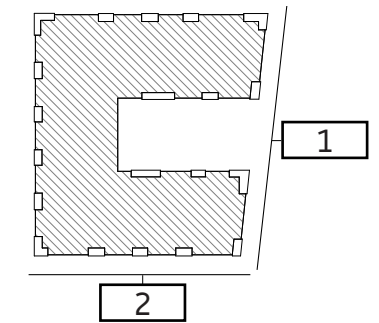
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2 ELEVATION SOUTH









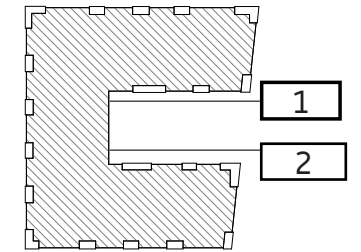
1 ELEVATION EAST

SCALE:NTS

# BUILDING ELEVATIONS

## EXTERIOR MATERIAL KEY

	MV-1 MASONRY VENEER 1		FCS-1 FIBER CEMENT 1
	MV-2 MASONRY VENEER 2		FCS-2 WOOD LOOK FIBER CEMENT 2
	MP-4 METAL PANEL		DCMU-1 BURNISHED BLOCK



2 ELEVATION COURTYARD NORTH



1 ELEVATION COURTYARD SOUTH

SCALE:NTS

# SITE SIGNAGE PLAN

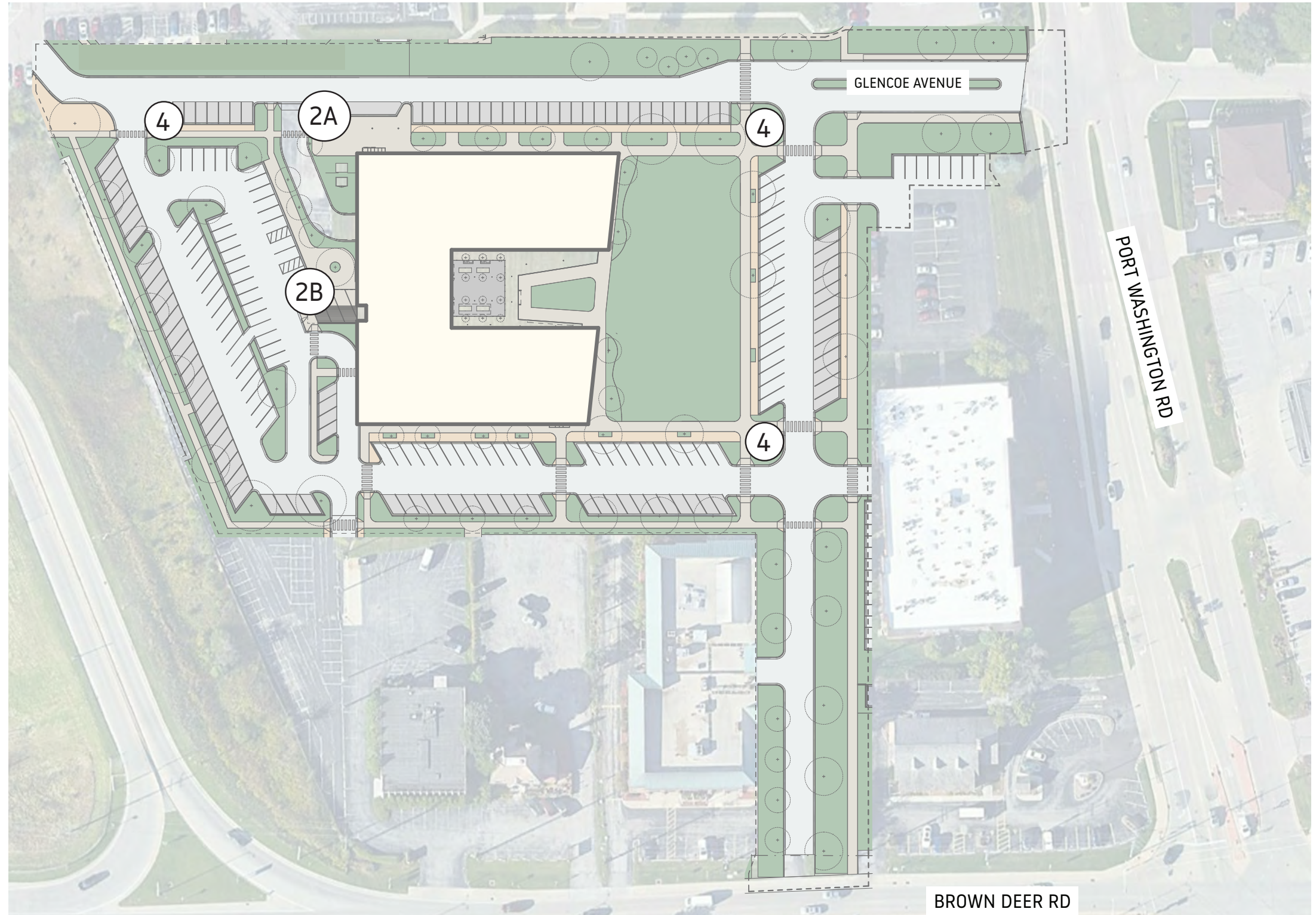
Site signage locations shown indicate potential sign locations, subject to change.

## 2 Ground Monument Sign

- 2A
  - Double Sided
  - 4' Tall Max
  - 24 SF max (each side)
- 2B
  - Double Sided (Optional)
  - 6' Tall Max
  - 48 SF Max (each side)

## 4 Pedestrian Wayfinding Signs

- Directional sign for tenant & visitor parking
- 48" Tall Max
- 8 SF Max
- Double Sided



SCALE:NTS Ⓐ

# SIGNAGE ELEVATIONS

 PRIMARY SIGNAGE ZONE

 SECONDARY SIGNAGE ZONE

SIGNAGE TYPES AS INDICATED BY LOCATION ARE INTENDED TO ABIDE BY DESIGN GUIDELINES OUTLINED IN OVERALL MASTERPLAN SIGNAGE GUIDELINES.

- PRIMARY SIGNAGE
  - ARCHITECTURAL
  - EXTRUDED
  - CUT-OUT
  - AWNING SIGNS
- SECONDARY SIGNAGE
  - FLAG SIGNS
  - FLAG SIGN (SUSPENDED)
  - VINYL (ON GLAZING)

NOTE: MAJOR ENTRY TENANT SIGNS TO BE LIMITED TO ONE COLUMN BAY WIDTH PER SIDE



SCALE:NTS 

# SIGNAGE ELEVATIONS

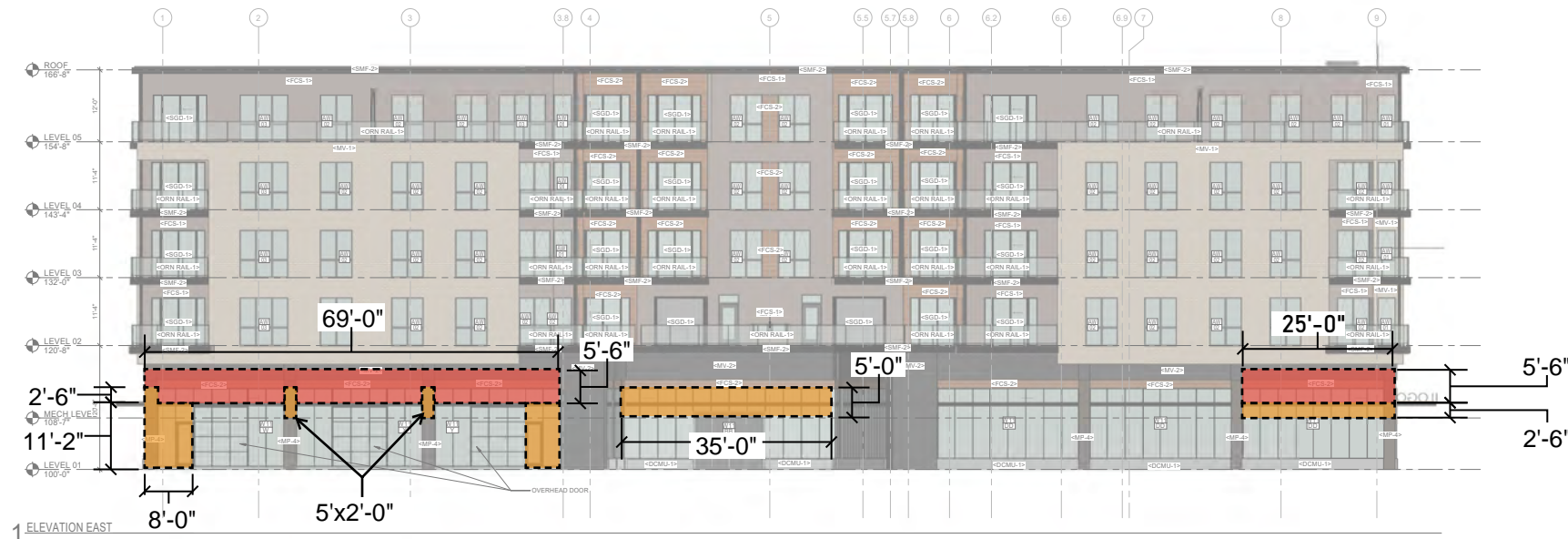
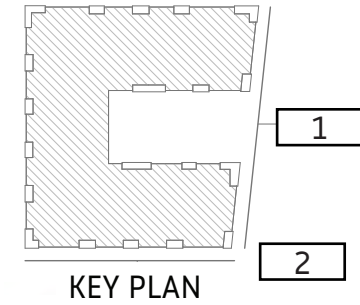
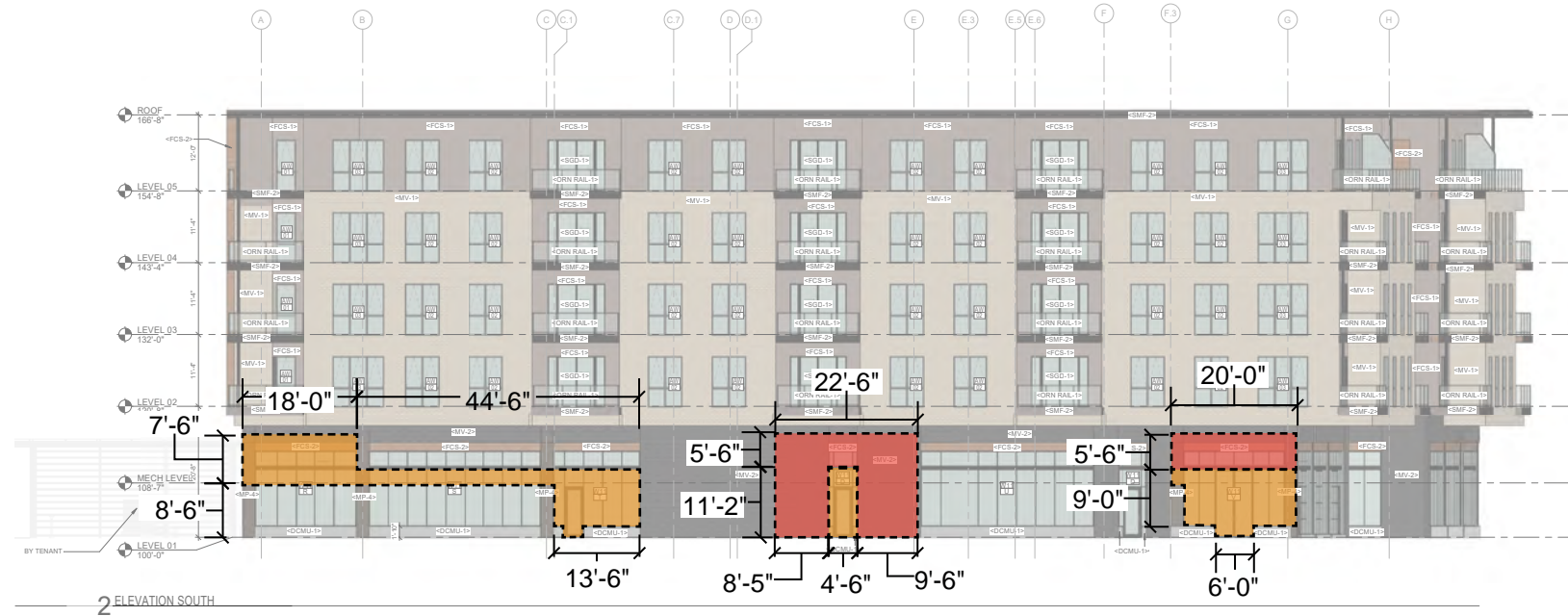
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SCALE:NTS (A)

# SIGNAGE ELEVATIONS

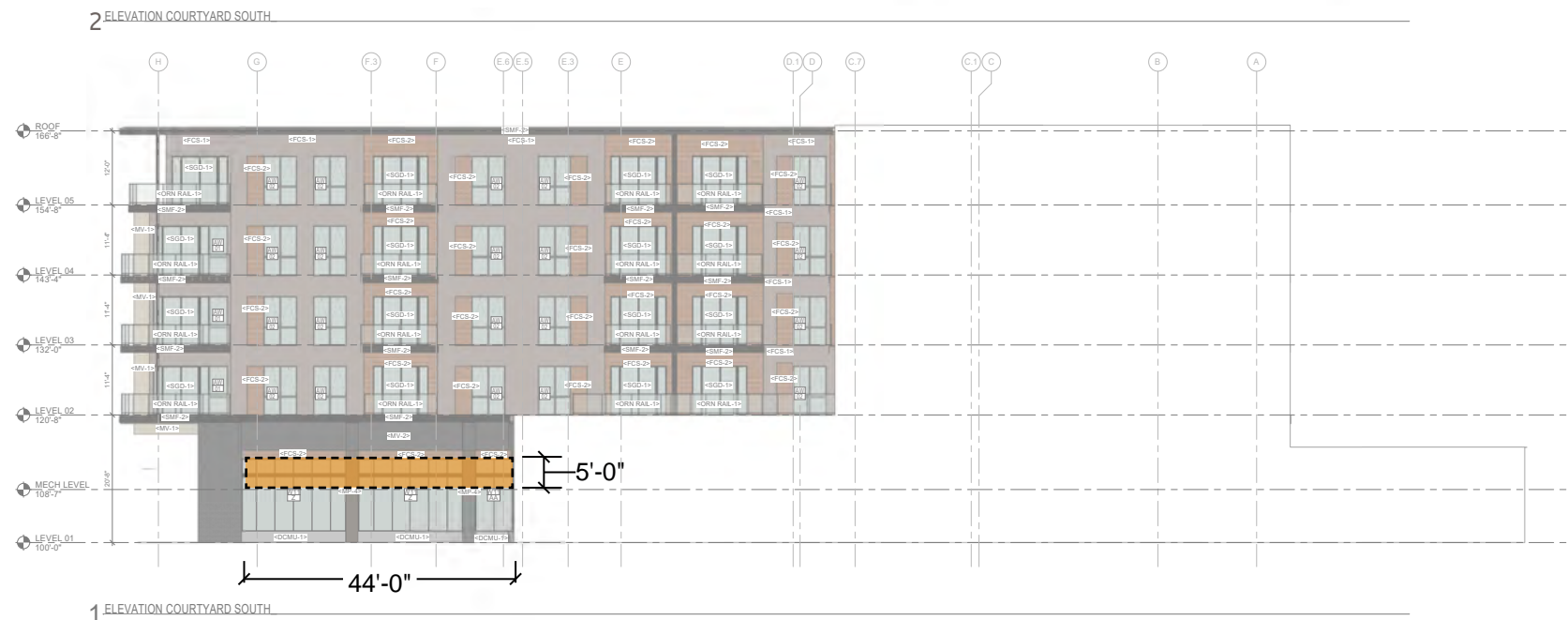
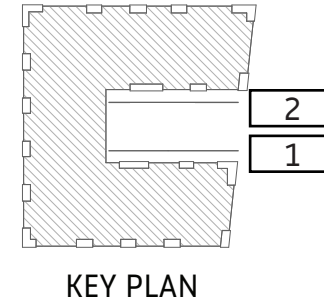
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SCALE:NTS 