

11/03/2022

PROJECT/SITE OWNER: Bayside Development Partners II, LLC PROJECT ADDRESS: 600 Block of West Glencoe Place	PROJECT SUMMARY: 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"> <input type="checkbox"/> ARC Agenda Date: 11/14/22 <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 checked="" type="checkbox"/> Samples or brochures showing materials, colors, and designs. <input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td></td><td><input type="checkbox"/></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance			<input type="checkbox"/>	ARC	<ul style="list-style-type: none"> <input type="checkbox"/> Accessory Structures/Generators <input type="checkbox"/> Additions/Remodel <input type="checkbox"/> Commercial Signage <input type="checkbox"/> Decks/Patios <input type="checkbox"/> Fence <input type="checkbox"/> Fire Pits <input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit <input type="checkbox"/> New Construction <input type="checkbox"/> Play Structures <input type="checkbox"/> Recreational Facilities/Courts <input type="checkbox"/> Roofs <input type="checkbox"/> Solar Panels/Skylights <input type="checkbox"/> Swimming Pools <input type="checkbox"/> Windows/Doors – change exceeds 25% of opening <input checked="" type="checkbox"/> Other DESIGN APPROVAL <p><u>ITEMS INCLUDED:</u></p> <ul style="list-style-type: none"> _ SITE PLAN _ FLOOR PLANS _ ELEVATIONS _ EXTERIOR MATERIAL BOARD _ DEVELOPMENT SUMMARY (PARKING& UNIT COUNTS) _ LANDSCAPE PLAN AND LANDSCAPE RATIO CALCULATOR AS DEFINED IN PUDD1 _ PARKING PLAN AND CALCS (STREET AND OFF STREET) _ BUILDING SF (OVERALL BY USE) _ EXTERIOR LIGHTING PLAN _ SIGNAGE PLAN _ SETBACKS _ SIDEWALK AND STREETSCAPING PLAN _ GREEN INFRASTRUCTURE, IF ANY _ STORMWATER MANAGEMENT PLAN _ PUBLIC IMPROVEMENT AGREEMENT/SITE IMPROVEMENT AGREEMENT _ UPDATED RENDERINGS
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VANDEWALLE & ASSOCIATES INC.

Date: November 4, 2022
To: Village of Bayside
From: Jackie Mich, AICP; Jeff Maloney; and Dean Proctor, AIA
Re: Building C – Architectural Review Committee Submittal

Introduction

Planned unit development districts are intended to allow for greater flexibility, variety of use, and design freedom in order to achieve a higher quality of development than would otherwise be possible using a standard zoning district. Specifically, PUDD 1 is intended to facilitate the development of a high-quality professional services, health/fitness, general commercial, retail, restaurant, medical office, multi-family housing, civic/recreational/public library, hospitality, and office mixed use area.

Building C is the first project to come before the Architectural Review Committee for review. All development within PUDD 1 must comply with the requirements of the Municipal Code except as otherwise specifically set forth in Section 125-109 (PUDD 1 ordinance) and the improvement agreements.

A recommendation and summary of changes suggested by Vandewalle staff is provided on the last page of this report.

Description

The Building C site is located at the center of the PUDD 1 development, with access from Glencoe Place and Brown Deer Road. Currently, surrounding uses include commercial development along Brown Deer Road to the south (partially vacant), an existing apartment building on Port Washington Road to the southeast, and an office building to the north on Glencoe Place. Surrounding uses identified in the Conceptual Site/Master Plan for the entire development include future multi-family to the north, existing office to the northeast, existing apartment building on Port Washington Road to the southeast, and mixed use/multi-family to the south.

The applicant proposes a five-story mixed use building with space reserved for a library/civic space, two other tenant spaces on the first floor, and 98 multi-family units on the four upper stories. A sizeable greenspace is provided immediately to the east of the building.

The approximately 24,000-square-foot library space includes an entry on the west side of the building and a recessed courtyard entrance on the east side of the building, facing a large greenspace area. Two additional entrances are provided on the south side of the building. The library also includes a drive-through window on the southeast side, ostensibly for book drop-off and pickup. The entrance ramp to the underground parking is located on the northwest side of the building. The north side of the building includes the multi-family entrance lobby, trash chute discharge room, and an approximately 4,000-square-foot future tenant space. An approximately 2,500-square-foot future tenant space is located on the southeast corner of the building. The four upper stories include a mix of junior one-bedroom, one-bedroom/studio, one-bedroom, two-bedroom, and three-bedroom units. Level 2 includes an amenity room and outdoor deck with fireplace. Levels 3-5 included a U-shaped floor plan, with interior units overlooking the outdoor deck and library courtyard below. The lower level includes 98 parking spaces for residents, bike storage, and a dog wash.

Land Uses

The proposed uses specified in the submittal include civic/library, multi-family residential, parks/public recreation, and parking. These are all permitted uses per the PUDD and comply the maximum area and maximum heights permitted for the PUDD 1 as a whole. No outdoor storage or outdoor dining is proposed.

A conditional use permit may be required for first-floor retail/commercial uses, depending on the use. Per PUDD 1, the building owner must notify the Village of any addition or change of tenants, in part to ensure that all Village approvals are sought and requirements met.

Site Plan, Access, Circulation, and Parking

The Conceptual Site Plan for the larger development shows linked pedestrian greenspaces connecting the different phases of development, including a pedestrian connection to a planned greenspace to the northwest. These links are not clearly reflected in the submitted site plan. A key consideration for this site and other developments in PUDD 1 will be to ensure that these pedestrian connection, linkages, and thoughtfully planned greenspaces are integrated across the distinct developments as they are developed.

The Minimum Landscape Surface Ratio of 15% is met, particularly with the inclusion of greenspace to the east of the building. Maximum Building Site Area of 70% is also met. Staff notes that the underground stormwater facility beneath the greenspace may limit the types of permanent improvements that can be placed (lighting, structures, etc.) in the greenspace.

Ample sidewalks are proposed throughout the Building C site, ensure safe pedestrian access within the site. Crosswalks are proposed at multiple through parking areas.

Vehicular and pedestrian access is provided from Glencoe Place (anticipated to become a private street) and Brown Deer Road. The site plan includes surface parking on three sides of the building and on the east side of the village green. This includes a mix of perpendicular and angle parking spaces, all accessed by private streets/drives.

PUDD 1 requires four parking spaces for every 1,000 square feet of most types of commercial uses and 1.4 spaces for each residential unit. These requirements may be met by a combination of off-street, on-street and structured parking. Per the PUDD 1 ordinance, upon approval of site plans, the Plan Commission may waive the minimum parking requirements based on, among other factors, demand for and time of usage of parking spaces.

Proposed parking is depicted clearly on the “Parking Plan and Calculations” page of the submittal. Based on the size and number of the uses proposed, a total of 260 parking spaces are required. A total of 285 parking spaces are provided in the project, and therefore the project exceeds minimum parking requirements.

A minimum of 138 parking spaces are required to serve the 98 residential units. Parking requirements are met and exceeded through 98 underground parking spaces plus 71 surface parking spaces, for a total of 169 parking stalls for residents.

Based on square footage alone and assuming a total of 30,500 square feet of general commercial, a minimum of 122 parking spaces are required to serve the first floor uses. Only 116 parking spaces are provided for the first floor uses; however, given that the majority of the first floor will likely be devoted to library space, and given that total parking requirements are met and exceeded, the Plan Commission could consider a modification to the mix of parking permitted.

Vandewalle staff recommends the addition of bike parking to accommodate at least 20 bicycles for library patrons and customers of the first floor uses.

Signage

According to the PUDD 1 ordinance, signage shall be in accordance with any signage plan submitted with the improvement agreements.

The submitted “Site Signage Plan” identifies two ground monument signs. The first, located along the proposed Glencoe Avenue will be double sided, a maximum of four feet in height, and a maximum of 24 square feet in area on each side. The second, located at the library entrance on the west side of the building, will be double sided, a maximum of six feet in height, and a maximum of 48 square feet in area on each side. Pedestrian-oriented wayfinding signage is proposed at the northwest, northeast, and southeast corners of the site. These will be double-sided and limited four feet in height and eight square feet in area. The proposed site signage is appropriate given the size of the building and surrounding context.

As for on-building signage, the submitted “Signage Elevations” identify primary and secondary signage zones on the first floor. Major entry tenant signs are to be limited to one column bay width per side. Sign permits will be reviewed and approved by the Village as tenants are finalized.

Landscaping

The PUDD 1 ordinance requires a minimum Landscape Surface Ratio (LSR) of 15% per lot. The proposed site plan meets this requirement.

Plants located on the north side of building will generally be shaded by the five-story building, which affects selection of plant species. Vandewalle staff offers the following notes on plantings located on the north side of the building:

- Quaking Aspen needs four hours of direct sunlight daily. If not provided, consider a more shade-tolerant species.
- Morning Star Sedge prefers direct sunlight. May not grow successfully in shade.
- Black Eye Susan prefers direct sunlight. May not grow successfully or flower in shade.
- Cream and Blue False Indigo may not flower in shade.
- Tufted Hair Grass may not flower/seed in shade.
- Sky Blue and New England Aster may flop in shade.
- Blue Sage prefers some direct sun daily.

A final note is that “Native Mix 1” is noted in the legend but not shown on the plan.

Architectural Design

The transparent first floor impressively reflects its function as an inviting and accessible semi-public space. Façades are well-articulated with generous glazing and recessed massing at the balconies. Corner balconies provide good visibility of activity/life in the building and articulate the building’s corners. Balconies are well integrated into the façades, creating desirable semi-private space, and offer a good balance of recess and projection. Overall, the scale of the building is nicely reduced by the different architectural treatments of the upper levels. Building entries are well located and integrated with site functions.

Vandewalle staff offers the following comments and suggestions:

- The library entry area should be adequately covered for protection from the elements and create a sense of welcoming.
- The library drive-through window should also be covered for protection from the elements.
- To maintain the clean look of the façades, all utility elements (i.e., venting) should be carefully located and well-integrated into the building design.
- Because the underside of the balconies will be very visible, its structural elements should be attractive and well-detailed. Consider upgrading materials for durability.

Changes to architectural design (such as the final design of the library entry) will be subject to future review and approval by the Village.

Recommendation

Overall, this is an excellent project that reflects thoughtful site planning, and which includes good architecture, landscaping, and stormwater management practices. Vandewalle staff recommends

approval and offers the following recommendations/modifications, in addition to any other recommendations or modifications suggested by the Architectural Review Committee:

1. Add a pedestrian linkage to future greenspace associated with the future multi-family to the northwest of Building C.
2. Update the Conceptual Site Plan as buildings are approved to ensure that the Village has a comprehensive master plan reflects both planned and approved development. This will help ensure that PUDD 1 requirements are met sitewide, support careful planning of uses as plans evolve, and ensure that interconnectivity between buildings/sites is achieved.
3. Approve 116 parking spaces for the first floor tenants rather than the 122 required, as the total minimum parking requirements for Building C as a whole are met and exceeded. (Requires approval by Plan Commission)
4. Add bicycle parking for at least 20 bicycles for library patrons and customers of the first floor uses.
5. Submit applications for sign permits for review and approval as tenants are finalized.
6. Use shade-tolerant plant species on the north side of the building, as described on page 4 of this report.
7. Add a canopy over the library entry area and drive-through window.
8. Conceal vents and other utility elements to the extent possible; locate vents in balconies perpendicular to the building façade.



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

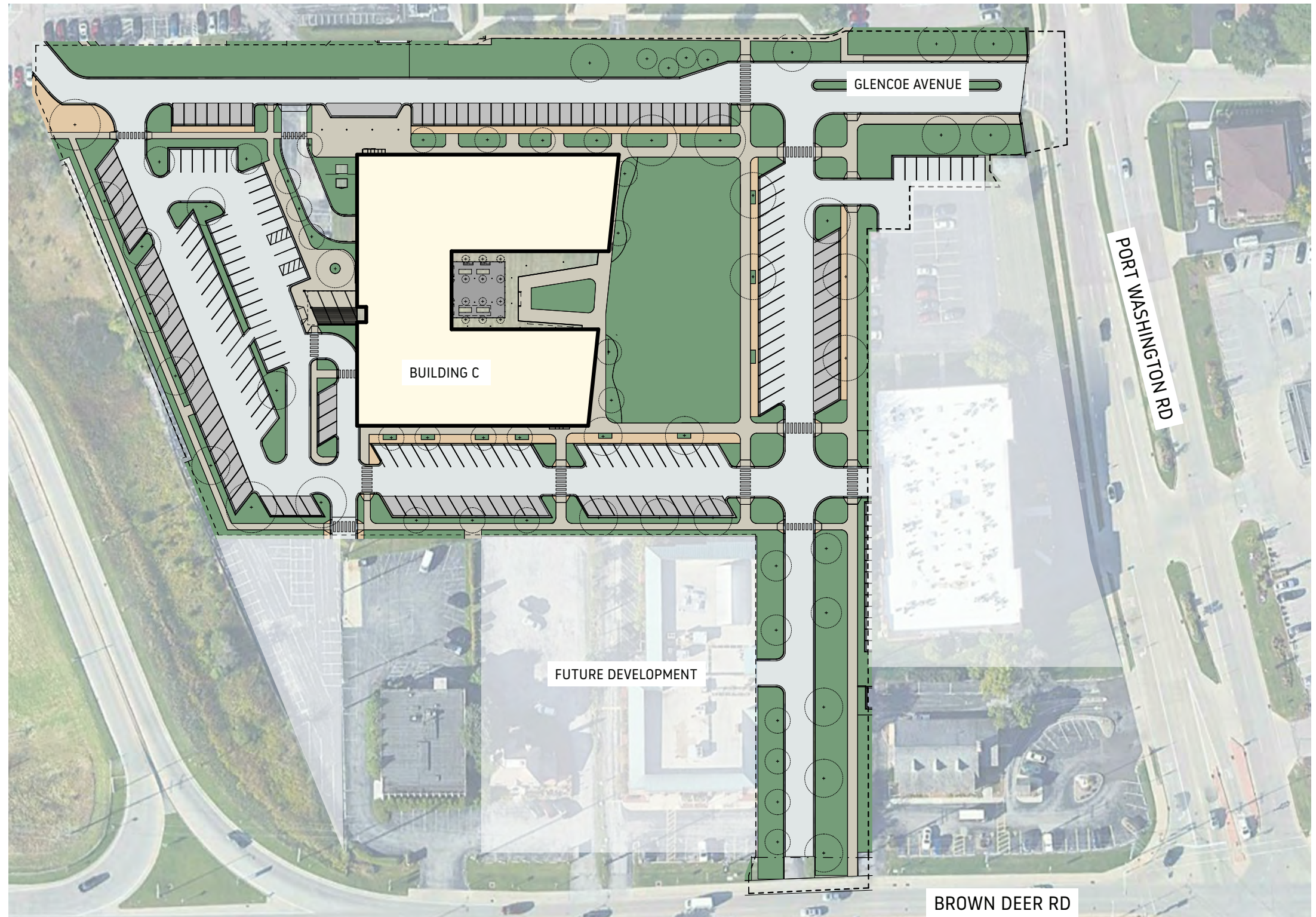
-TENANT B

13 STALLS

TOTAL PARKING SPACES

187 SURFACE

98 UNDERGROUND

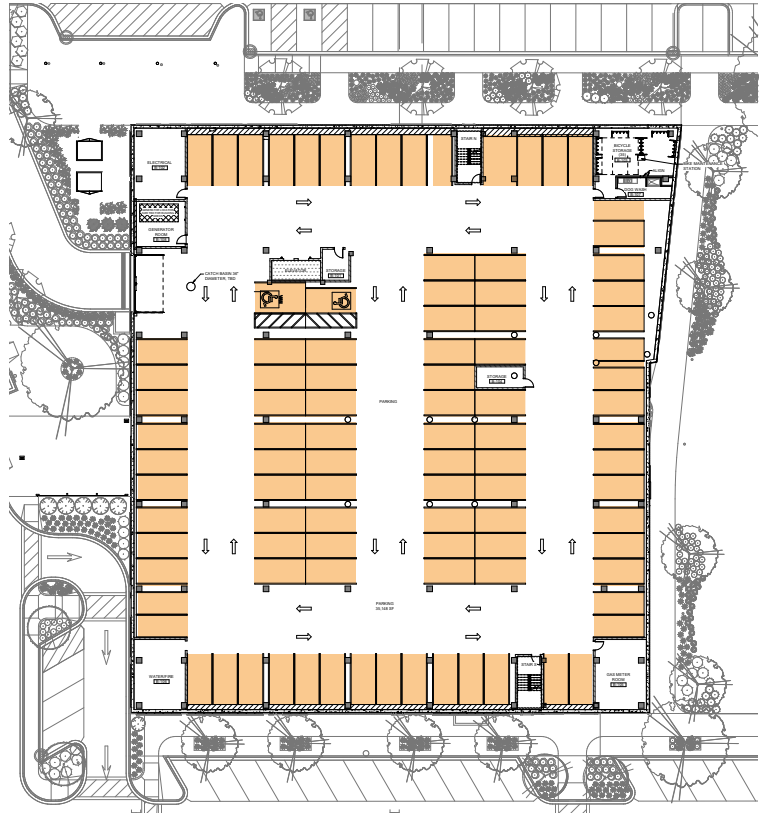


SCALE:NTS (A)

PARKING PLAN AND CALCULATIONS

■ MULTI-FAMILY
 ■ LIBRARY TENANT
 ■ TENANT A
 ■ TENANT B

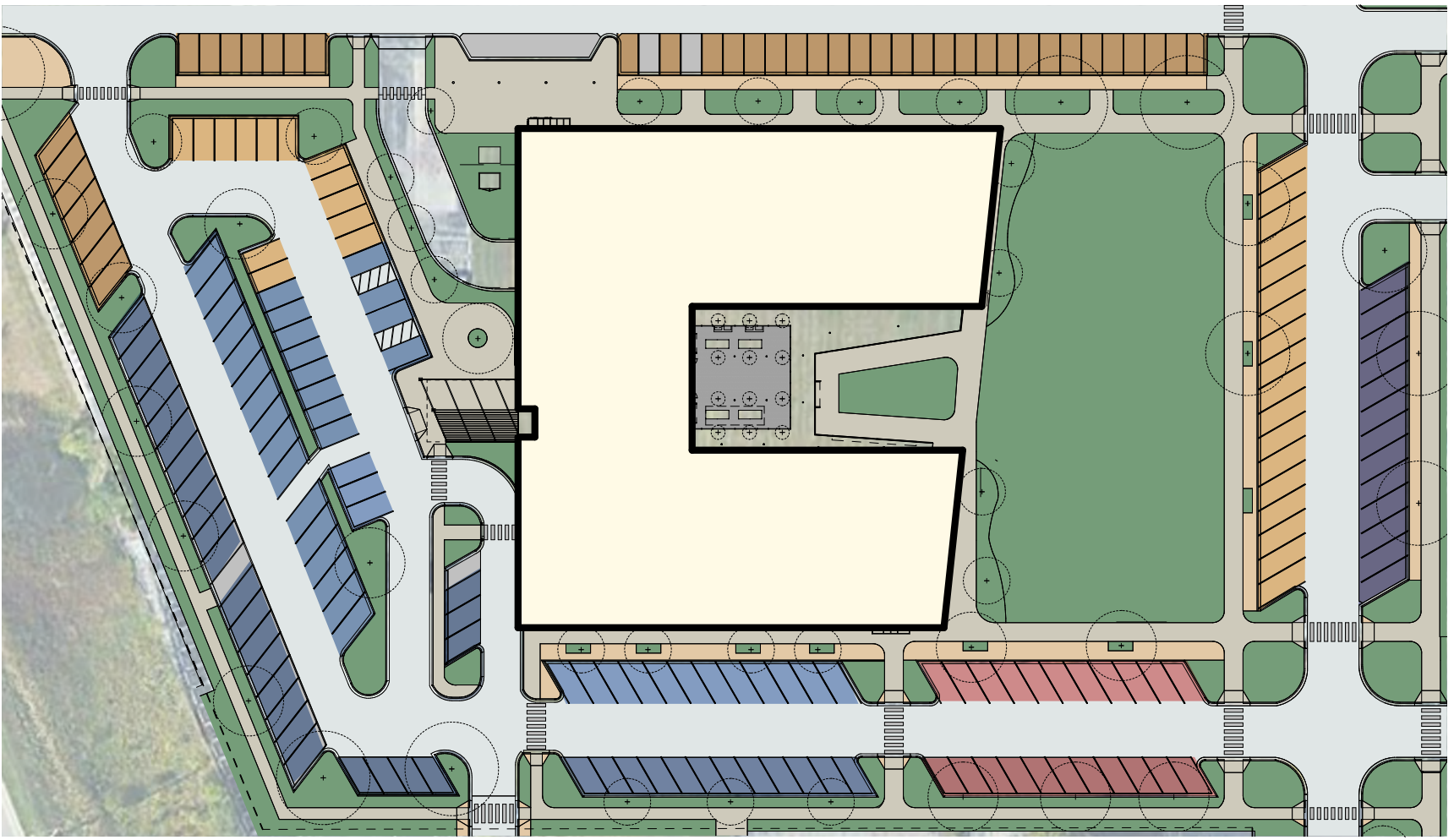
B1



UNDERGROUND PARKING

■ 98 SPACES
 TOTAL: 98 SPACES

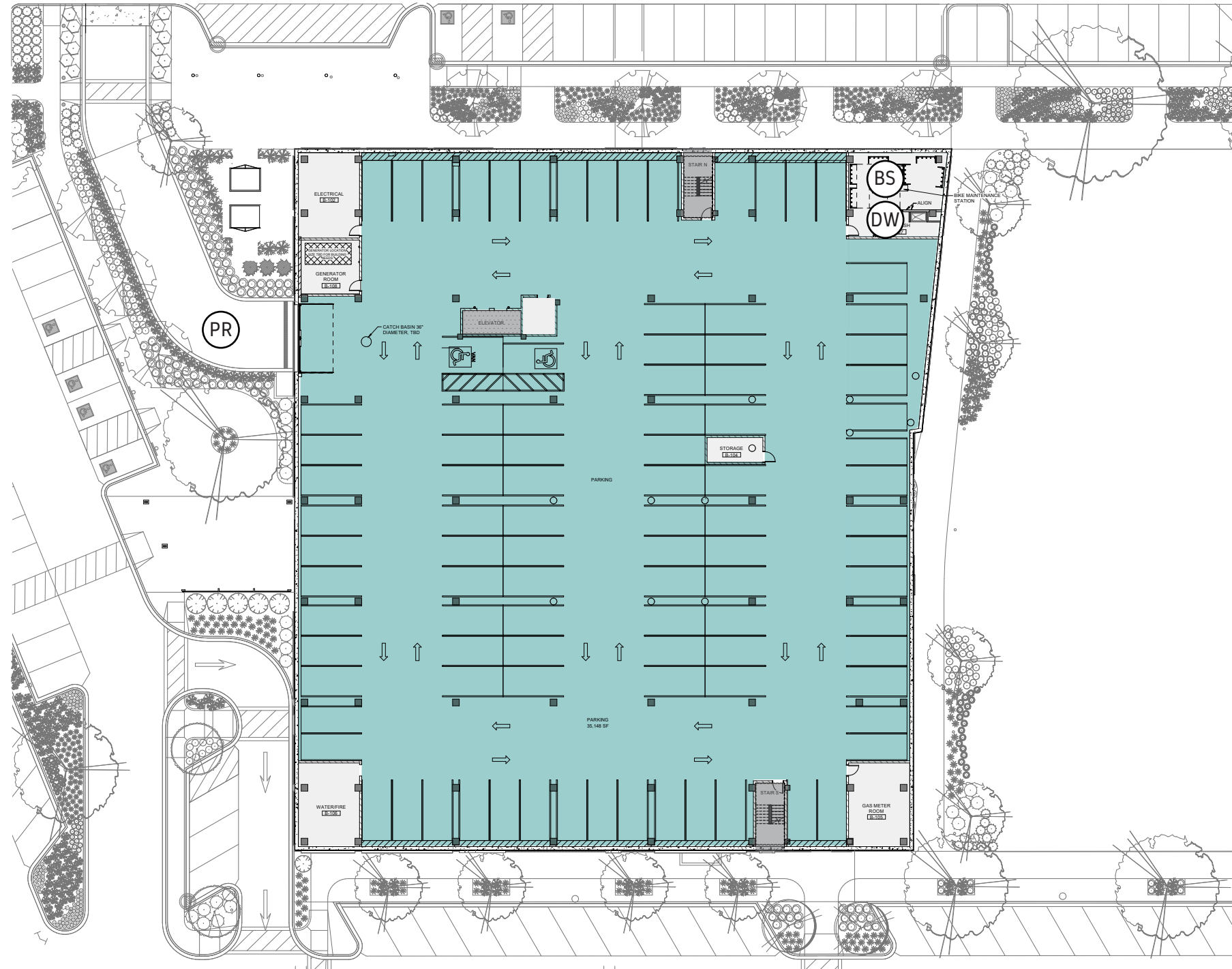
SITE PLAN



SURFACE PARKING

■ 71 SPACES
 ■ 81 SPACES
 ■ 22 SPACES
 ■ 13 SPACES
 TOTAL: 187 SPACES

BUILDING FLOOR PLANS | LEVEL B1

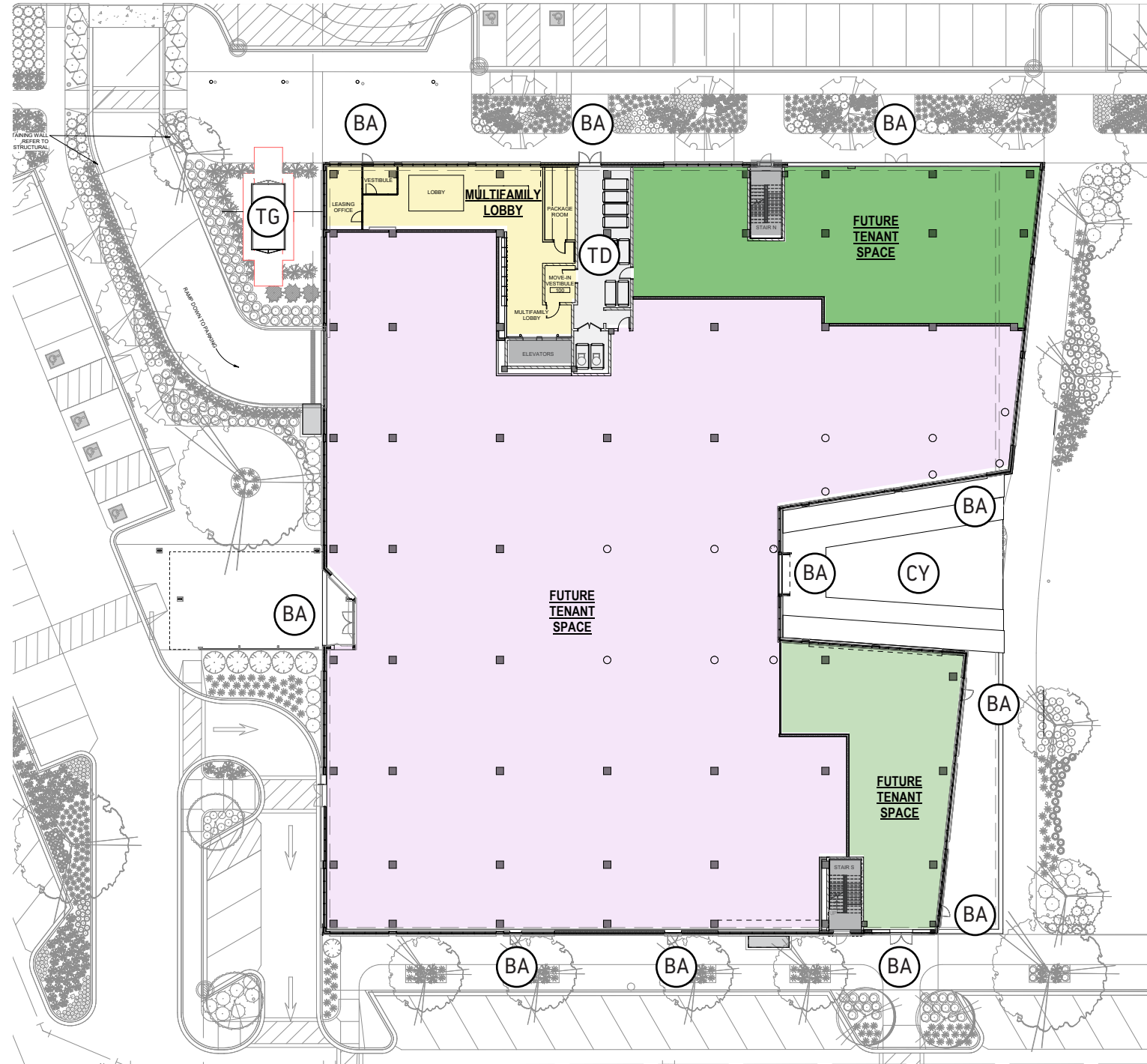


KEY PLAN

- 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

(TA) - TRASH CHUTE ACCESS ROOM

(ST) - STORAGE

[Light Red Box] - JR ONE BED UNIT

[Red Box] - ONE BED UNIT

[Yellow Box] - TWO BED UNIT

[Blue Box] - THREE BED UNIT

SCALE:NTS (A)

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

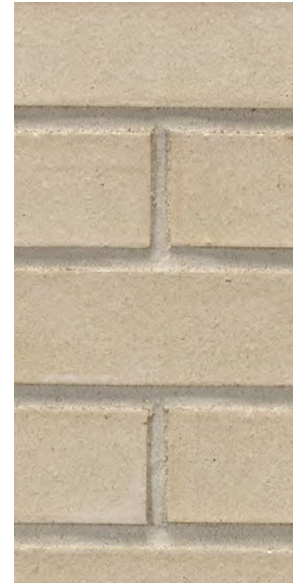
B. MV-2 MASONRY VENEER 2

C. FCS-1 FIBER CEMENT 1

D. FCS-2 WOOD LOOK FIBER CEMENT 2

E. MP-4 METAL PANEL

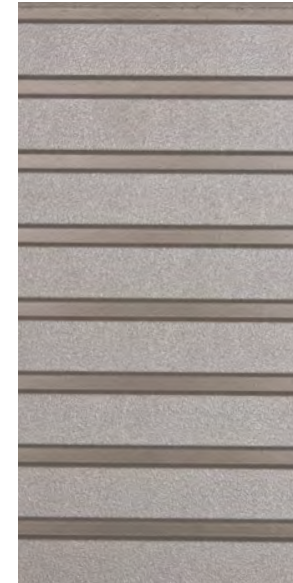
F. DCMU-1 BURNISHED BLOCK



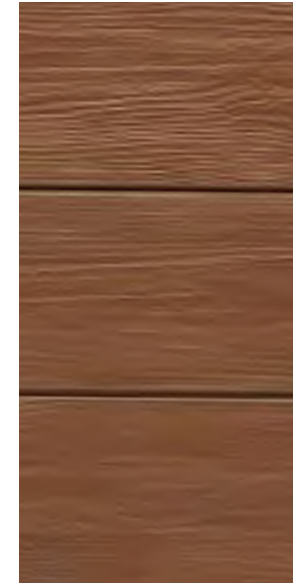
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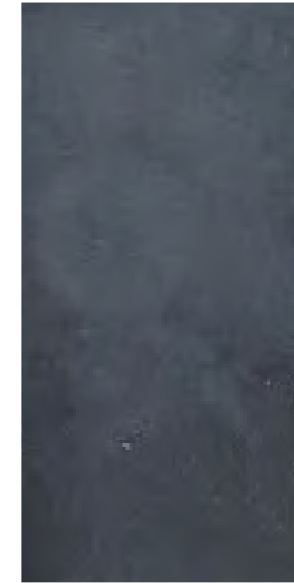
B.



C.



D.



E.



F.













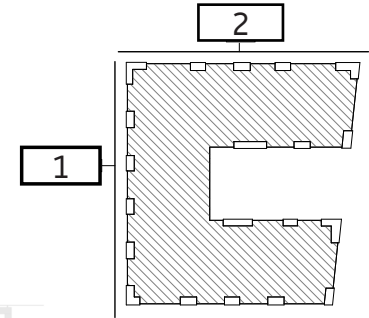




BUILDING ELEVATIONS

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

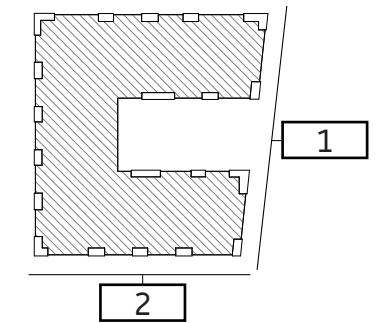
BUILDING ELEVATIONS

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 SOUTH









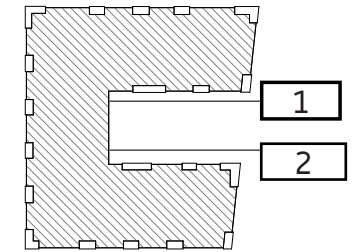
1 ELEVATION EAST

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

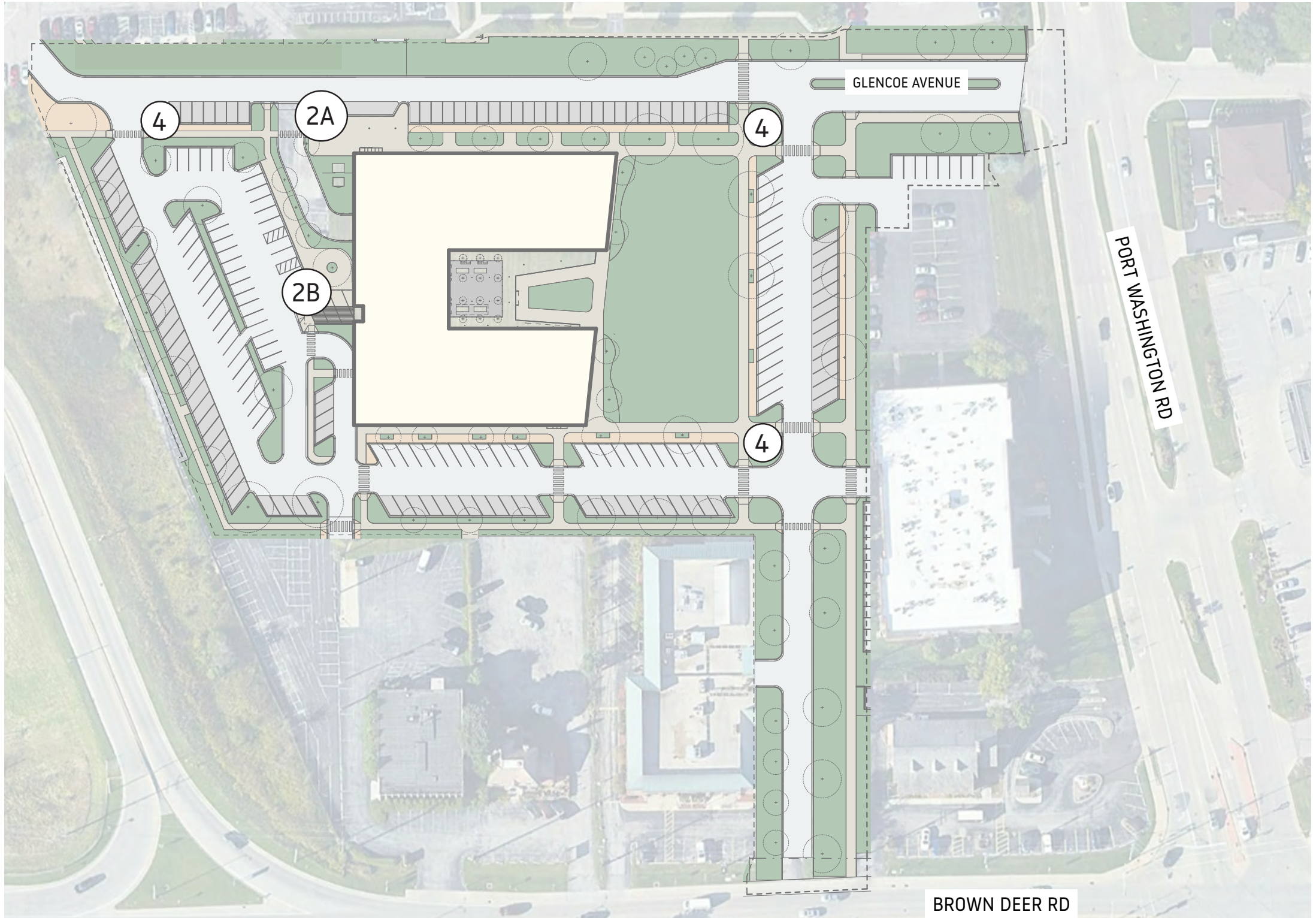
Site signage locations shown indicate potential sign locations, subject to change.

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 (A)

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

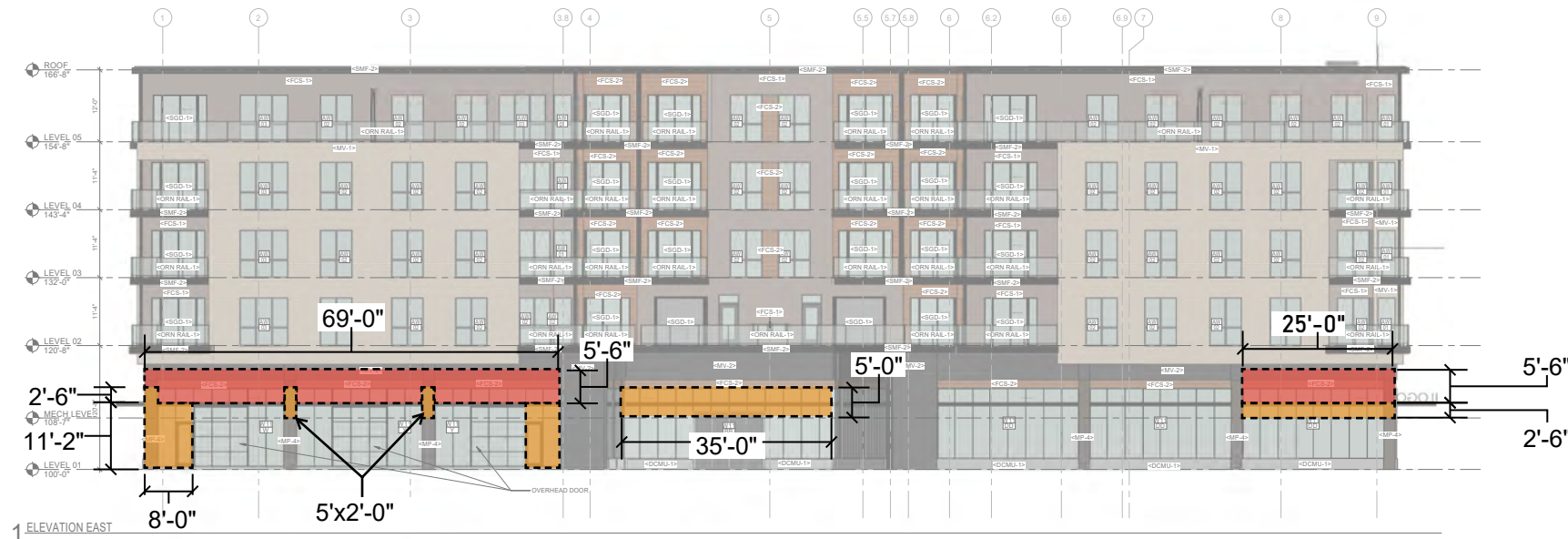
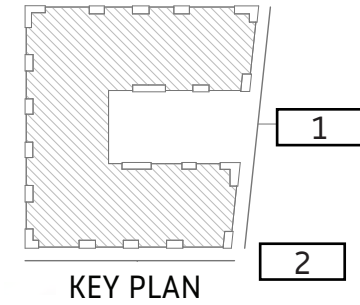
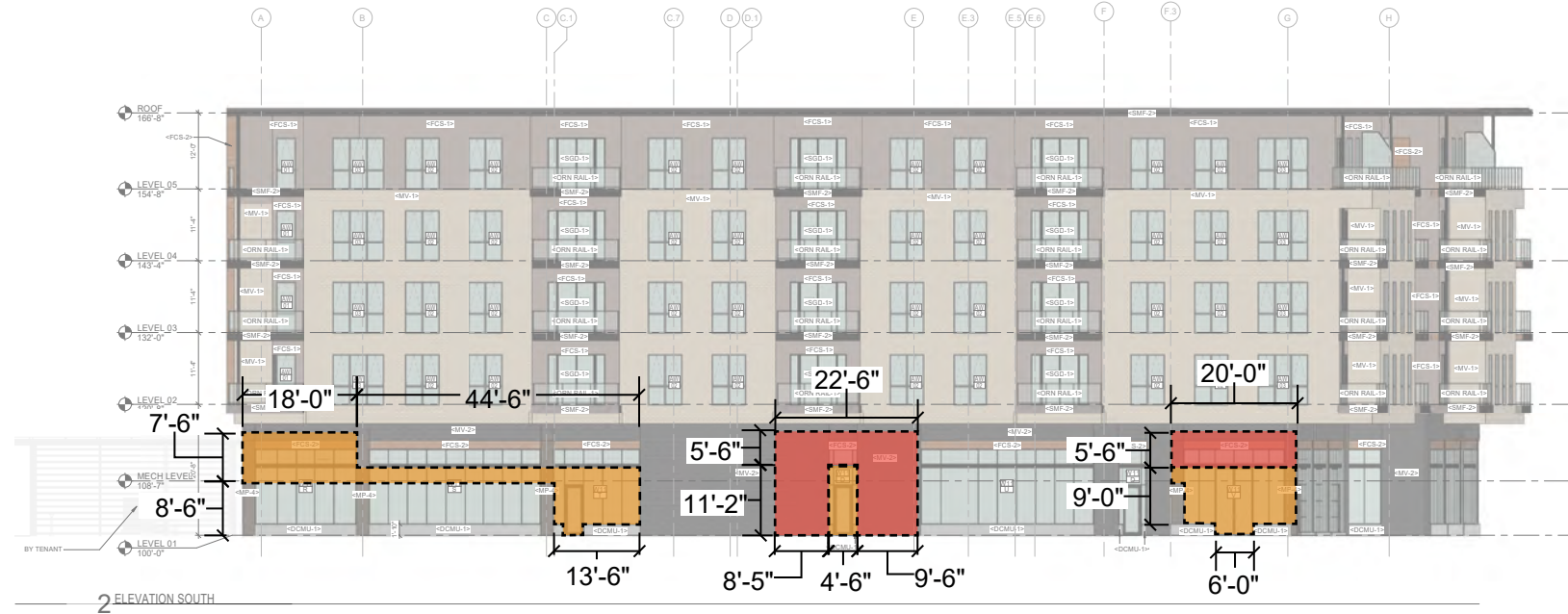
 PRIMARY SIGNAGE ZONE

 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 (A)

SIGNAGE ELEVATIONS

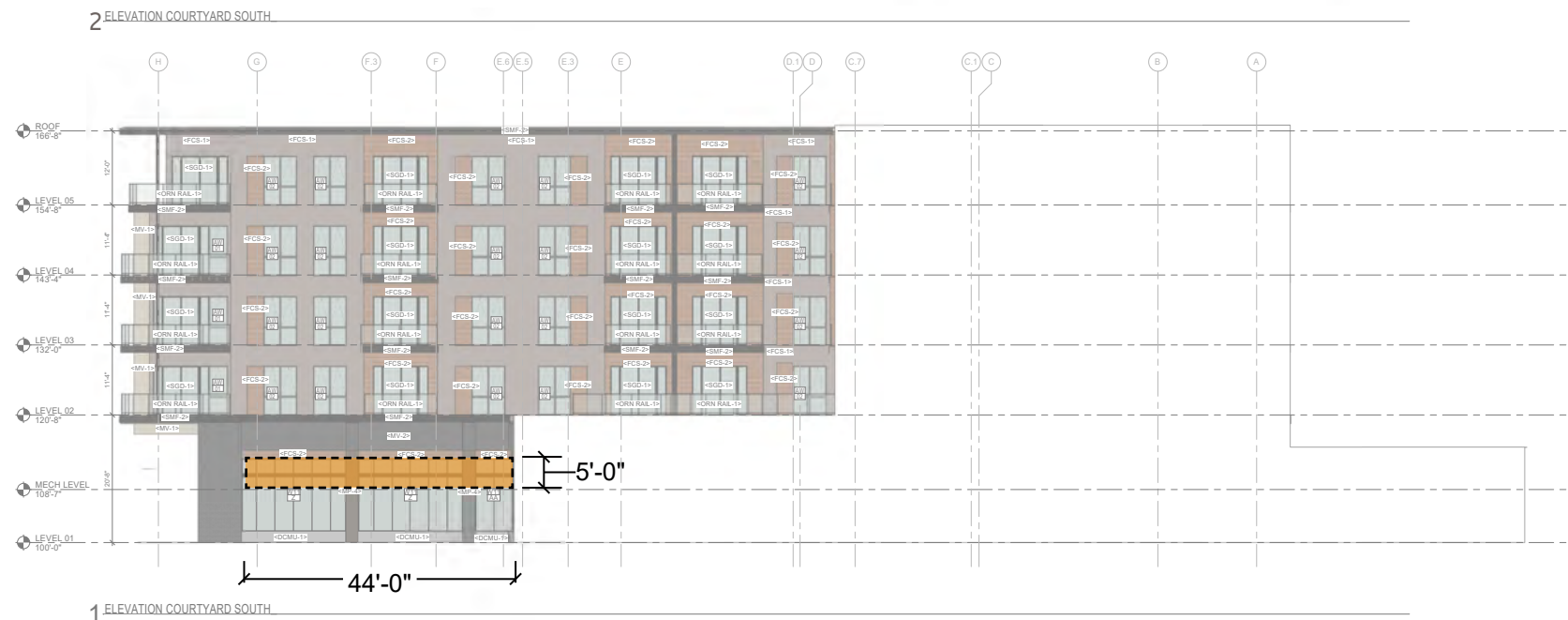
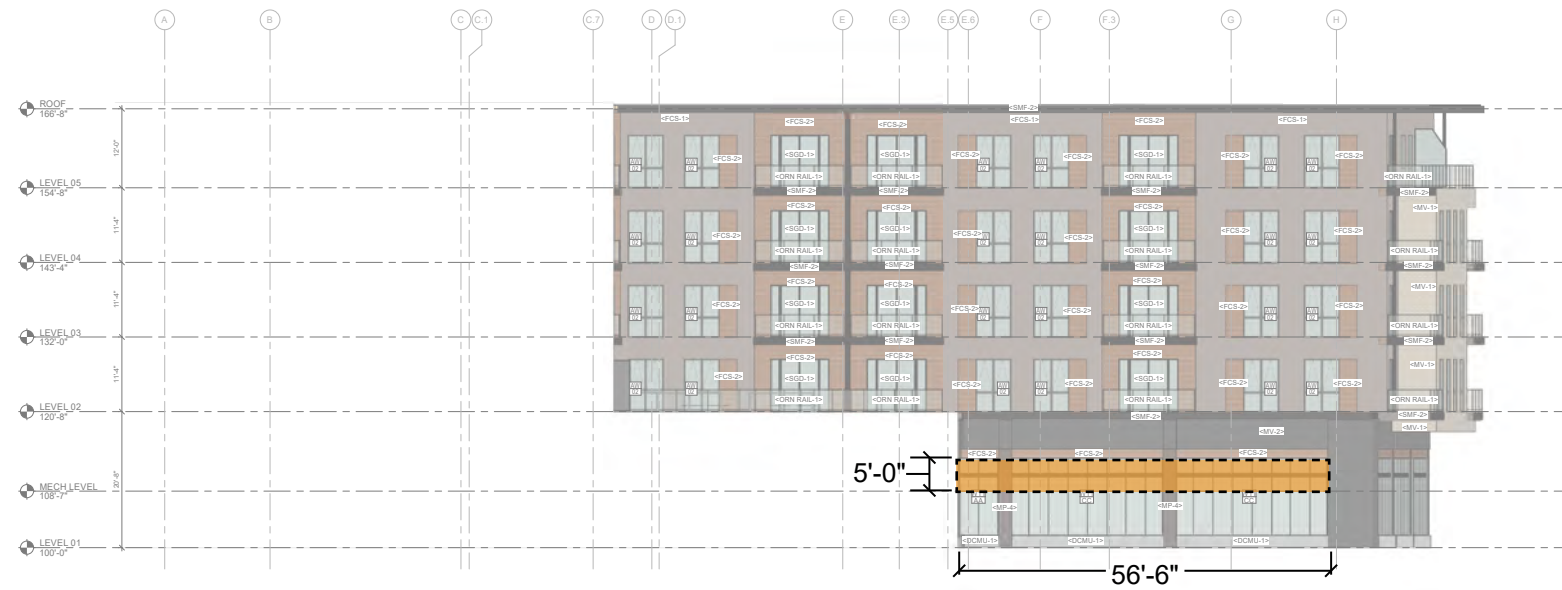
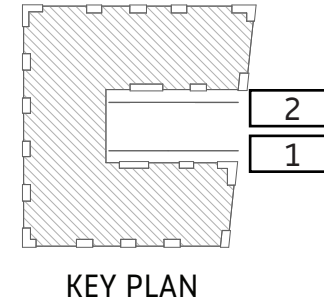
 PRIMARY SIGNAGE ZONE

 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 

PROJECT:
BAYSIDE DEVELOPMENT - MULTI-FAMILY BUILDING C

LOCATION:

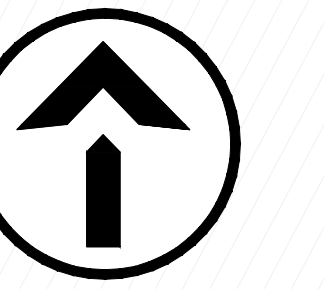
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RELEASE:
SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SEAL:

all in

SHEET:
OVERALL SITE LAYOUT PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 210709.01
DATE: 10.10.2022

SHEET NUMBER:
C102

SETBACK REQUIREMENTS

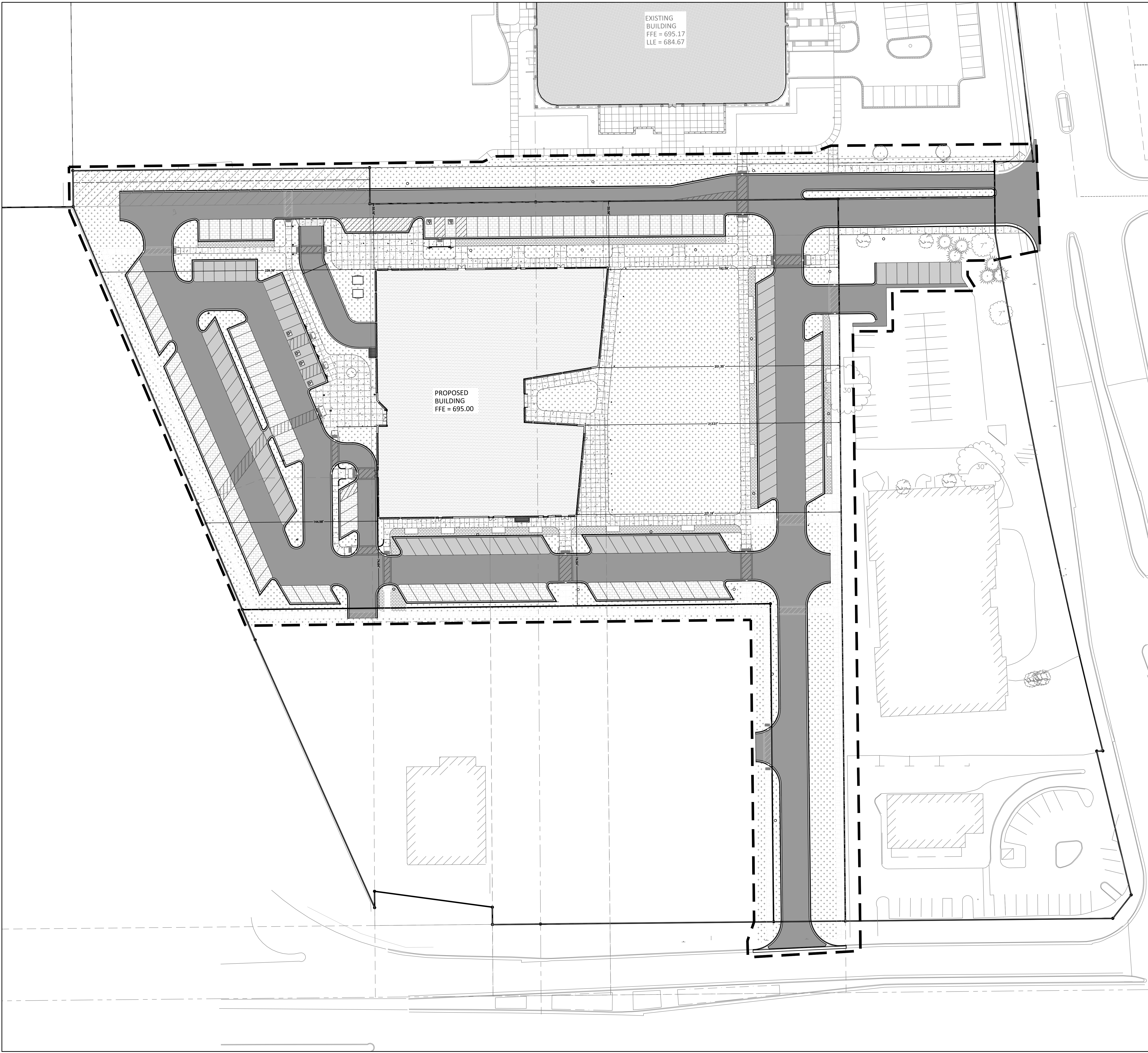
ZONING: PUD
FRONT YARD SETBACK: 0 FEET
SIDE YARD SETBACK: 0 FEET
REAR YARD SETBACK: 0 FEET



Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY)
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- PERMEABLE PAVERS
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- PROPOSED AREA WELLS W/ SIDEWALK GRATES
- NEW CONCRETE SECURITY BOLLARD



PROJECT:
**BAYSIDE
DEVELOPMENT -
MULTI-FAMILY
BUILDING C**

LOCATION:

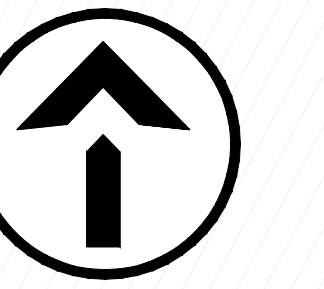
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RELEASE:
**SCHEMATIC
DESIGN**

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



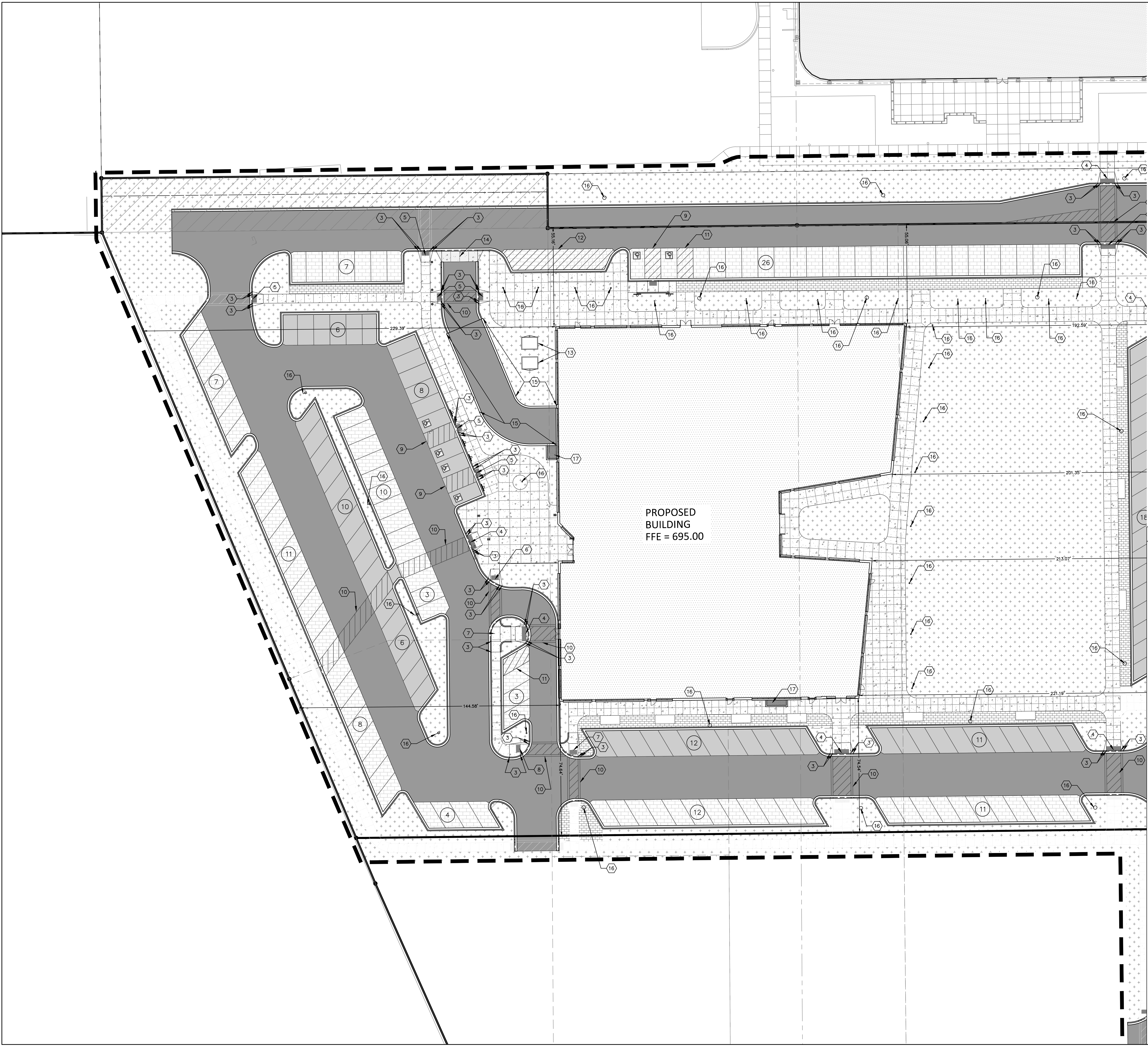
SEAL:

all in

SHEET:
SITE LAYOUT PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 210709.01
DATE: 10.10.2022

SHEET NUMBER:
C102A



Scale: 0 10 20 40
Scale: 1" = 20'

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www.DiggersHotline.com

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PROJECT:
BAYSIDE DEVELOPMENT - MULTI-FAMILY BUILDING C

LOCATION:

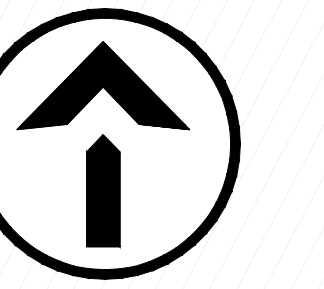
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RELEASE:
SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



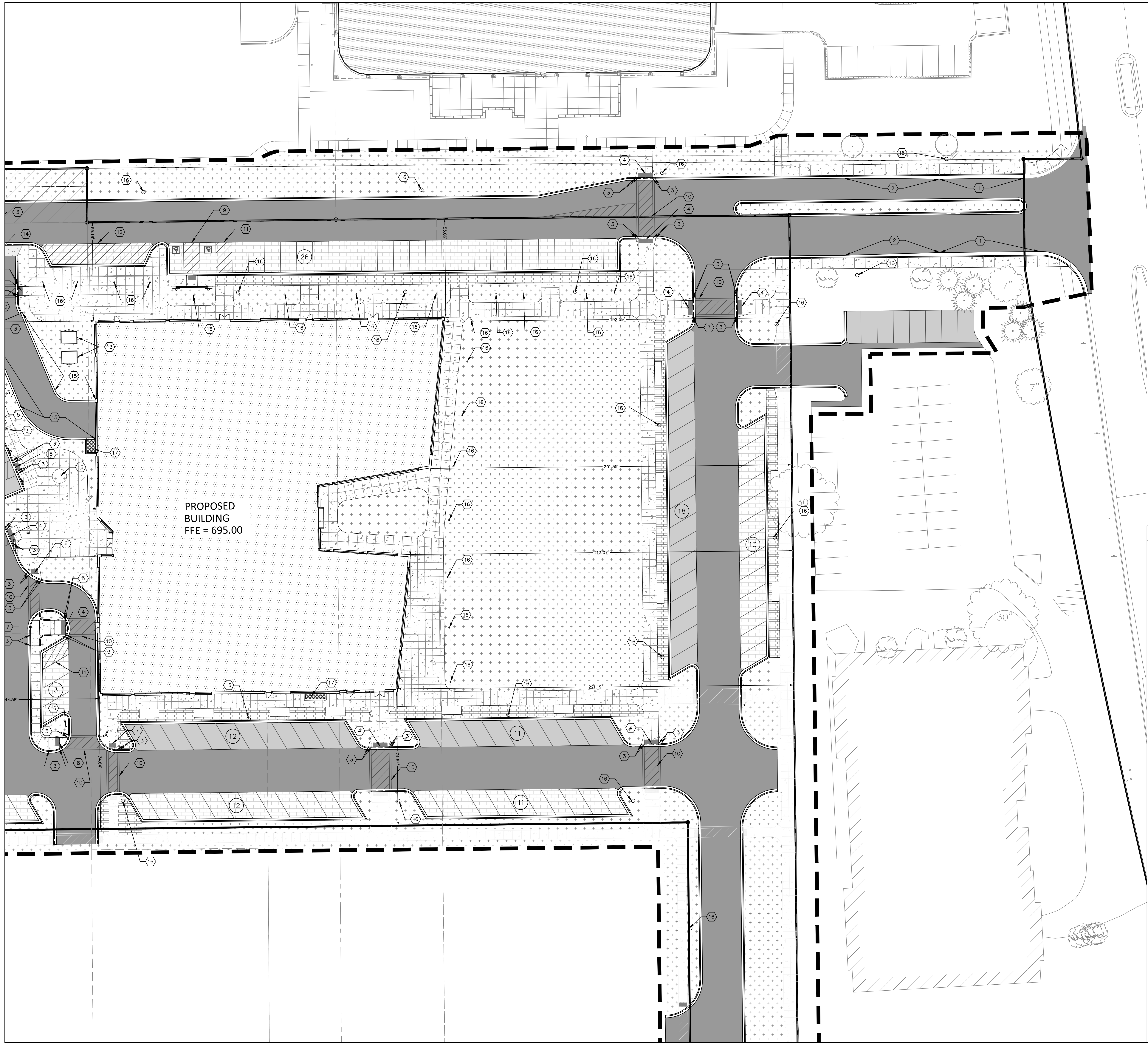
SEAL:

all in

SHEET:
SITE LAYOUT PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 210709.01
DATE: 10.10.2022

SHEET NUMBER:
C102B



Scale: 0 10 20 40
Scale: 1" = 20'

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- NEW CONCRETE SECURITY BOLLARD

PROJECT:
BAYSIDE DEVELOPMENT - MULTI-FAMILY BUILDING C

LOCATION:

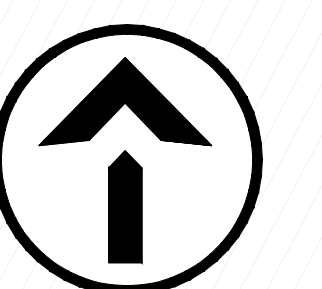
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RELEASE:
SCHEMATIC DESIGN

REVISIONS:

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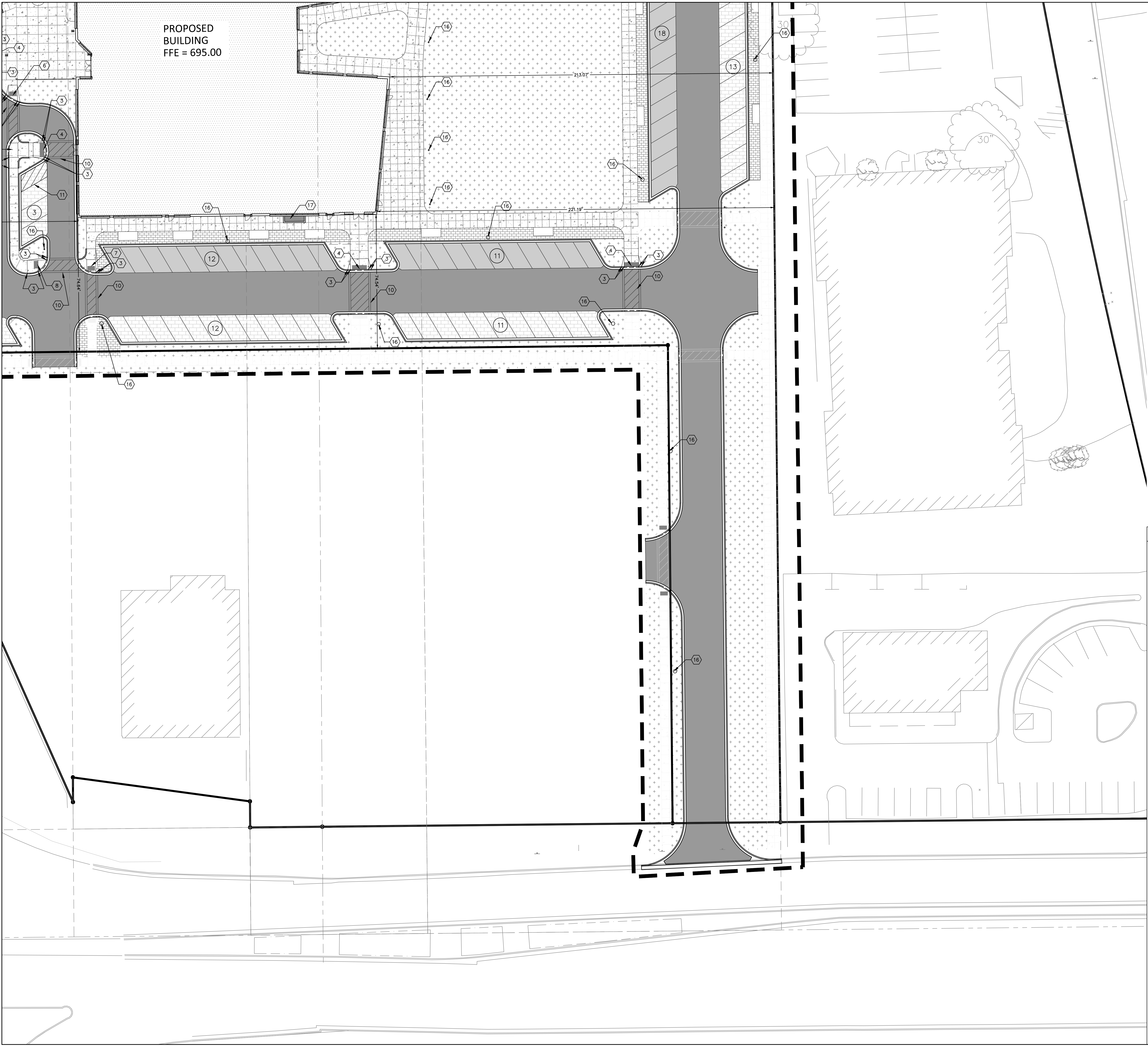
SEAL:

all in

SHEET:
SITE LAYOUT PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 210709.01
DATE: 10.10.2022

SHEET NUMBER:
C102C



Scale: 0 10 20 40
Scale: 1" = 20'

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PROJECT:
BAYSIDE DEVELOPMENT - MULTI-FAMILY BUILDING C

LOCATION:

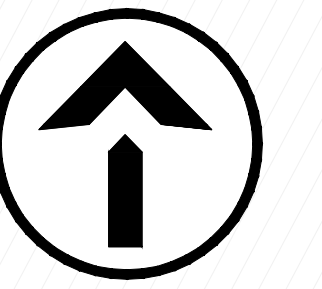
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RELEASE:
SCHEMATIC DESIGN

REVISIONS:

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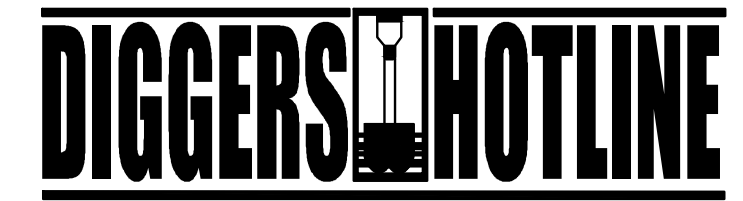
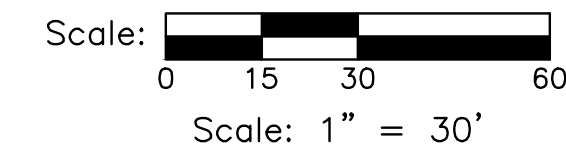
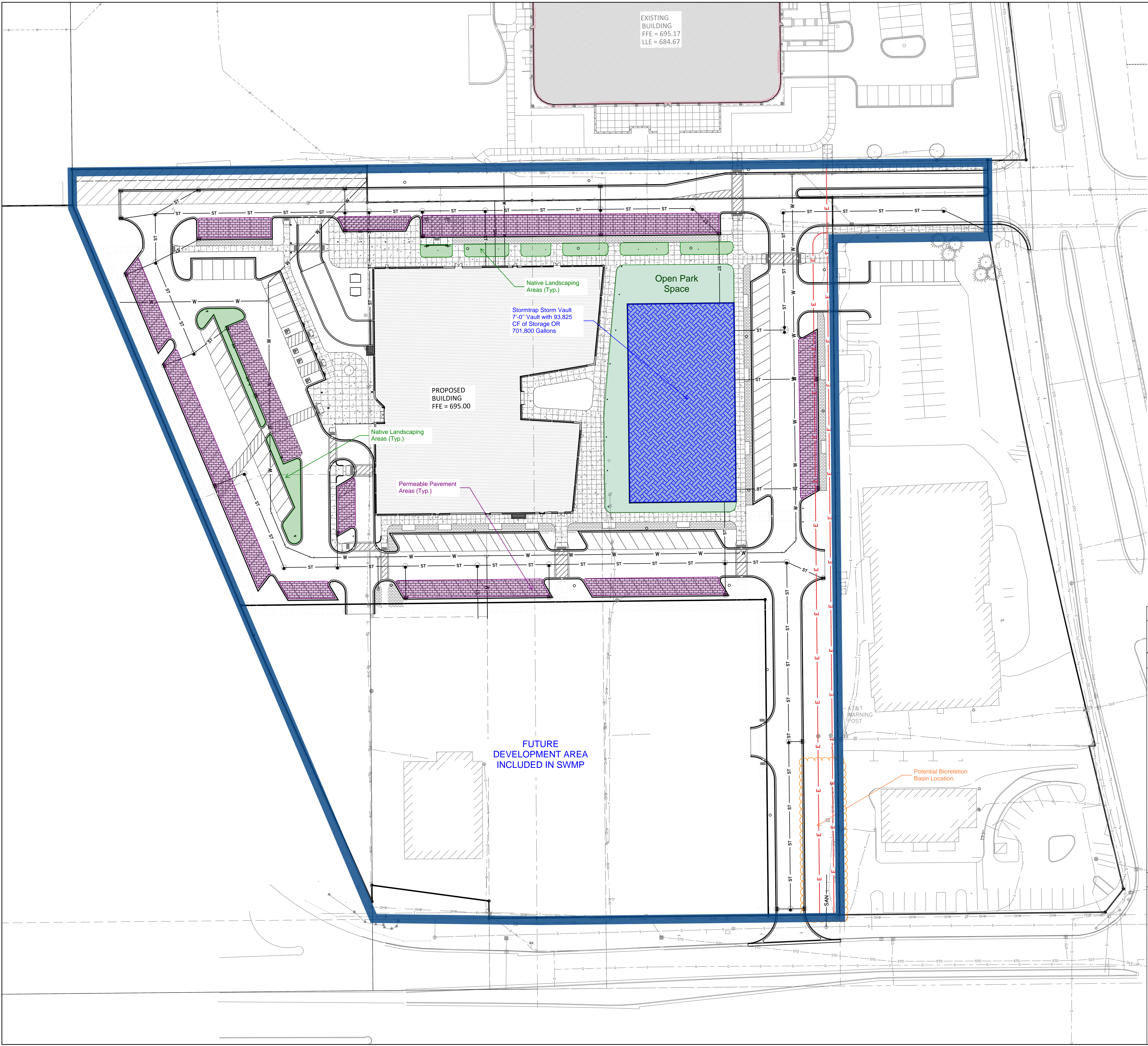
SEAL:

all in

SHEET:
OVERALL STORM WATER PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 210709.01
DATE: 10.10.2022

SHEET NUMBER:
SWMP



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UTILITY NOTES

- PROJECT LIMITS**
KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.
- CAUTION**
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAD WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE. FRONTING UPGRADE: WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
 - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WORK, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGERS' HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
 - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
 - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

—	PROJECT LIMITS	
●	STORM MANHOLE	21 (2204)
■	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE	24 (2204)
▭	RCP APRON ENDWALL	27 (2205) 28 (2205)
▭	RIP RAP	27 (2205) 28 (2205)
⊥	WATER MAIN TEE	
⊗	WATER MAIN VALVE	
—	STORM SEWER	
—	SANITARY SEWER	
—	WATER MAIN	

PROJECT:
**BAYSIDE DEVELOPMENT -
MULTI-FAMILY
BUILDING C**

LOCATION:

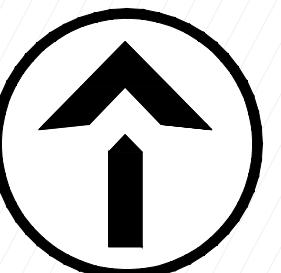
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RELEASE:
**SCHEMATIC
DESIGN**

REVISIONS:

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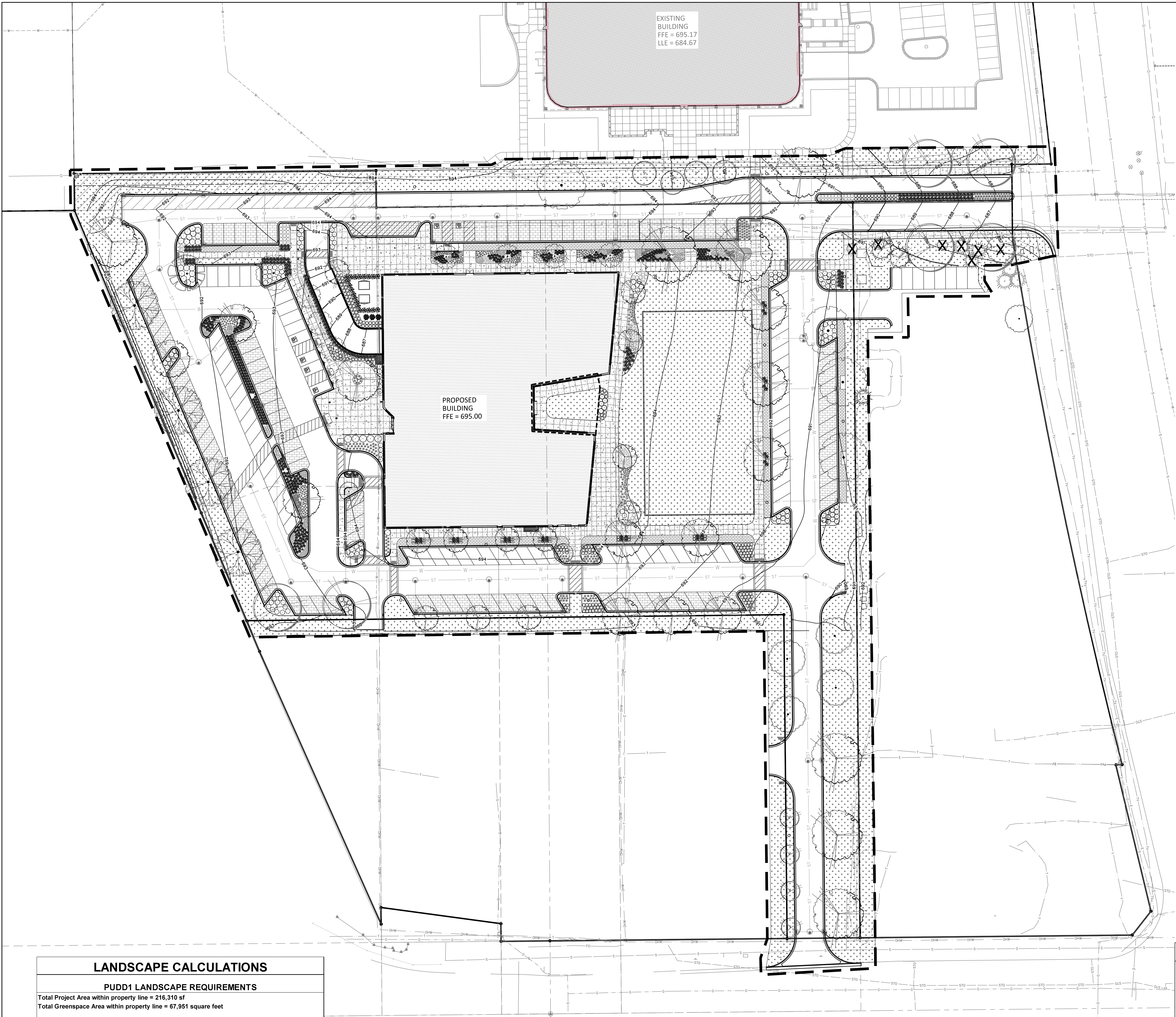
SEAL:

all in

SHEET:
**OVERALL SITE
LANDSCAPE PLAN**

PROJECT MANAGER: DMJ
PROJECT NUMBER: 210709.01
DATE: 10.10.2022

SHEET NUMBER:
L101



EXISTING BUILDING
FFE = 695.17
LLE = 684.67

PROPOSED BUILDING
FFE = 695.00

Scale: 0 15 30 60
Scale: 1" = 30'

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HATCH LEGEND

- PROJECT LIMITS
- EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS/PERENNIAL RYEGRASS/CREeping RED FESCUE SEED BLEND, FERTILIZER, AND STRAW ERICSON BLANKET (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
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- (10)HEPM
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

LANDSCAPE CALCULATIONS

PUDD1 LANDSCAPE REQUIREMENTS

Total Project Area within property line = 216,310 sf
Total Greenspace Area within property line = 67,951 square feet

Landscape Surface Ratio	Required	Provided
	Minimum Landscape Surface Ratio (LSR) per lot = 15% minimum 67,951 sq. ft. / 216,310 sq. ft. = 0.3013 (30.1%)	15% minimum

PROJECT:
**BAYSIDE DEVELOPMENT -
MULTI-FAMILY
BUILDING C**

LOCATION:

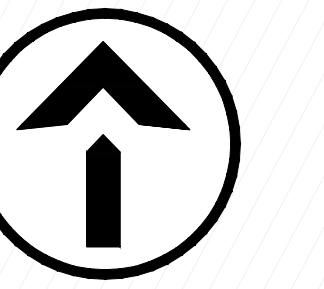
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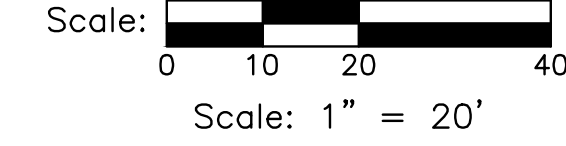
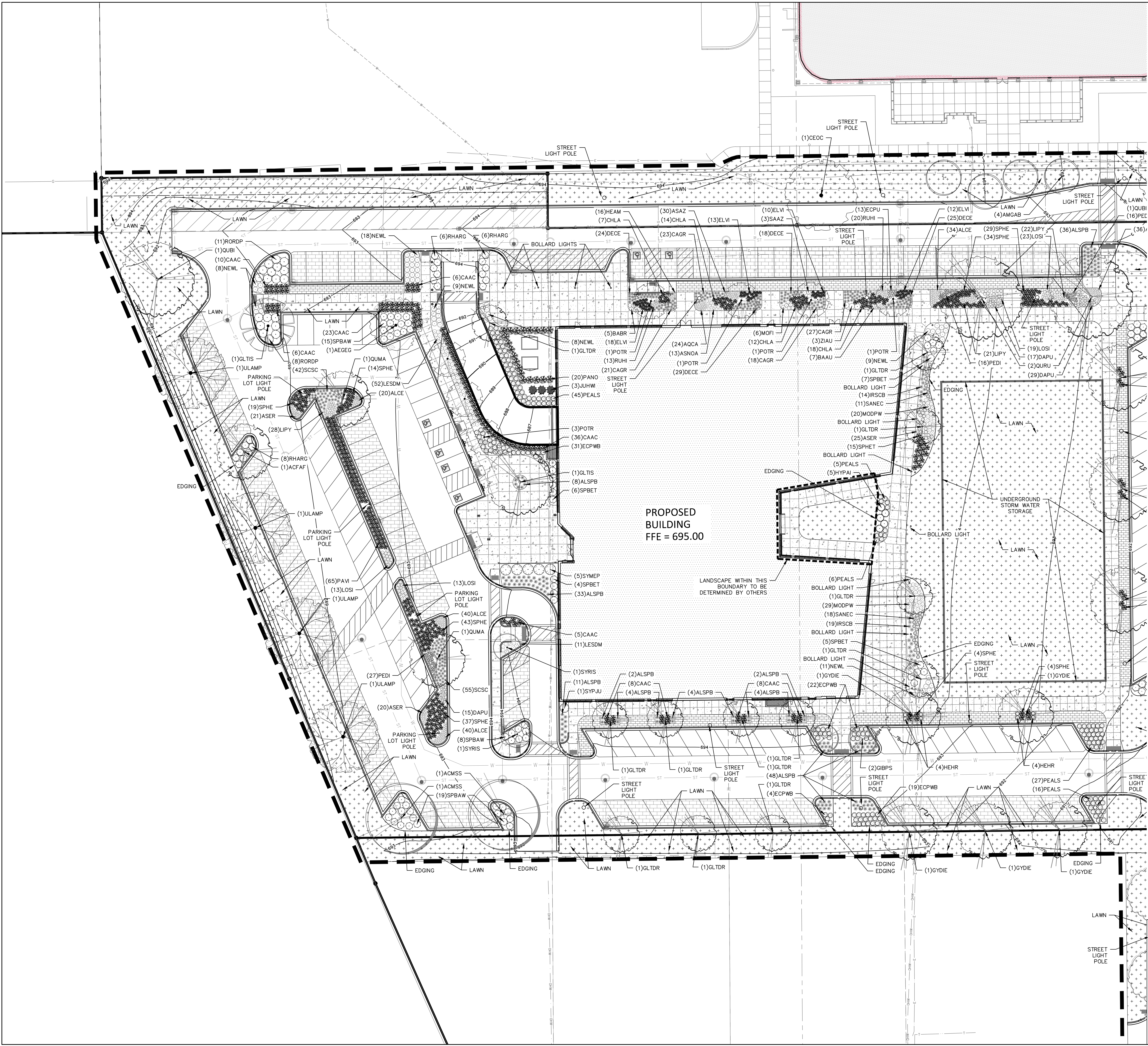
SEAL:

all in

SHEET:
**SITE LANDSCAPE
PLAN**

PROJECT MANAGER: DMJ
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DATE: 10.10.2022

SHEET NUMBER:
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