

01/30/2023

Attention:
Village of Bayside, WI
Architecture Review Committee

<p>PROJECT/SITE OWNER: John Otis & Joanne Birtwistle</p> <p>PROJECT ADDRESS: 225 E Ravine Baye Rd</p>	<p>PROJECT SUMMARY: New Landscaping, decks, hot tub, fire pit</p>
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I have reviewed the proposed new landscaping, decks, hot tub, two fence sections and fire pit for compliance with the Village's ordinances and have determined the following for consideration.

4 Foot cedar fence on both sides of the arbor, meet the village requirements

Building Inspection has no issues with this application.

This review is for ARC only and not for permitting.

104-2(a)(2) Architectural Review Committee: *Construction and renovation should be made so that exterior architectural appearance shall be substantially consistent with structures already constructed in the immediate neighborhood, or with the character of the applicable district.*

VILLAGE CODE REVIEW

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

Supporting documentation or testimony must be provide at the meeting to verify code compliance with the above observations in red.

Dave Hendrix
SAFEbuilt
Wisconsin Operations Manager

Project Proposal

Date 1/26/2023

Property Address 225 E. Ravine Bayle Dr.

Zoning District B-District

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

LANDSCAPE RENOVATION PROJECT: TO INCLUDE NEW WALKWAYS & PATIOS, 2
SMALL COMPOSITE DECKS, SPENDUSE GRASS PATHWAYS, PVC DRAINAGE FROM DOWNSPOUTS,
LIMESTONE CUT CROPPING, GET BENCH LOOKING SEATING, HOT TUB, NATURAL FIRE PIT,
LIME STONE RETAINING WALLS & STEPS, CEDAR BOLLARD & FENCE, NEW PLANTINGS
LEAVY LANDSCAPE LIGHTS, MULCH PLAY AREA, & LAWN REPAIRS.

<ul style="list-style-type: none"> <input type="checkbox"/> ARC Agenda Date: <u>FEB. 13, 2023.</u> <input type="checkbox"/> Parcel Number: <input checked="" type="checkbox"/> Color photographs showing project location, elevations, and surround views. <input checked="" type="checkbox"/> Complete digital set of building plans (including elevations and grading). <input checked="" type="checkbox"/> Samples or brochures showing materials, colors, and designs. <input checked="" 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 checked="" type="checkbox"/> Decks/Patios <input checked="" type="checkbox"/> Fence <input checked="" type="checkbox"/> Fire Pits <input checked="" 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
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LANDCRAFTERS

7001 W. Center Street
Wauwatosa, WI 53213

P: 414-897-8232

F: 414-897-8539

1.31.22

Dear Architectural Review Committee,

Our clients are requesting us to design and build a landscape renovation project for the property located at 225 E. Ravine Baye Road, Bayside WI 53217. (Tax Key / Parcel Number 016-018-1000). Our schedule would allow us to start as early as March 21, 2022, with the completion approximately June 15, 2022. This is subject to weather and supply chain constraints.

The landscape renovation will take place mainly in the front and backyard areas. The side yard areas will have only minor changes. The work will include new pvc draintile vs the corrugated ads system, adding outcropping, composite decks new hardscaping and softscaping. Limestone outcropping and cut stone retaining walls will be added to level designated paving areas.

The hot tub will be purchased by then owner and installed by that company. I'm told that it will be a Sundance Hot Tub. The final color of the hot tub has not been determined. We will submit that information to staff as we receive it. (see photo)

There will be three composite decks. Two of the decks are adjacent to the house and will be cover up existing stoops that have been coated with a stamped / colored concrete product by a previous owner. The stoops will be partially removed to allow the new decking to be installed. Our subcontractor will supply framing details as needed when the permit is procured.

The observation deck will be approximately one step above grade on the uphill / north side and elevated on the downhill or south side. This will be a composite deck with see thru cable railings. The color of the decks will be an earth tone / brown tone. (see photo) Details of the deck, railing and final color selection to be provided.

For the hardscaping areas we are looking at natural stone and brick paver products. With the earth tone brick on the house and limestone veneer on the front of the house we will be using a complimentary clay paver with a blended (range of colors) with limestone step and steppers. For the back paving where we do not have any limestone veneer on the brick house. So, we will be using the same paver with a rectangular pattern bluestone inserts in select patio areas as inlays in the patios.

Drainage will be improved around the house. We will fill with soil for positive drainage away from the house. New plants will be added to freshen up the curb appeal of the house. We will be adding landscape lighting (low voltage / LED) on the façade of the house, up lights on specimen trees and path lighting for safety and security.

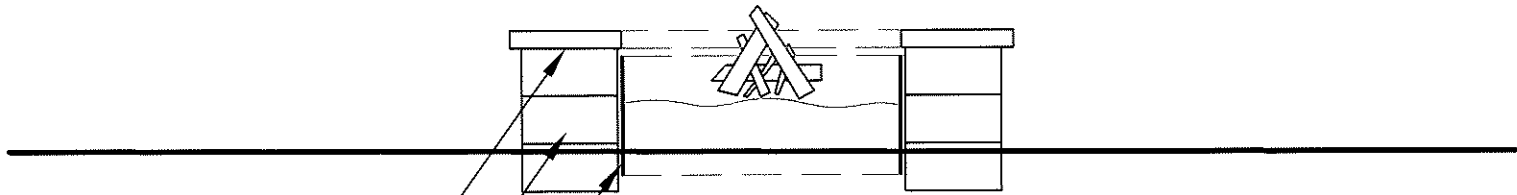
We are providing photographs so you can appreciate the quality of the work we do, and we will provide the final color samples as they are decided. I am a registered landscape architect, and I have served on the Menomonee Falls Architectural Board for the past 22 years. I understand and appreciate your concerns as an aesthetic board.

Sincerely,

A handwritten signature in black ink that reads "Mike". The letters are stylized and connected, with a small flourish at the end.

Michael A. Manke, ASLA, PLA

Natural Wood Burning Fire Pit



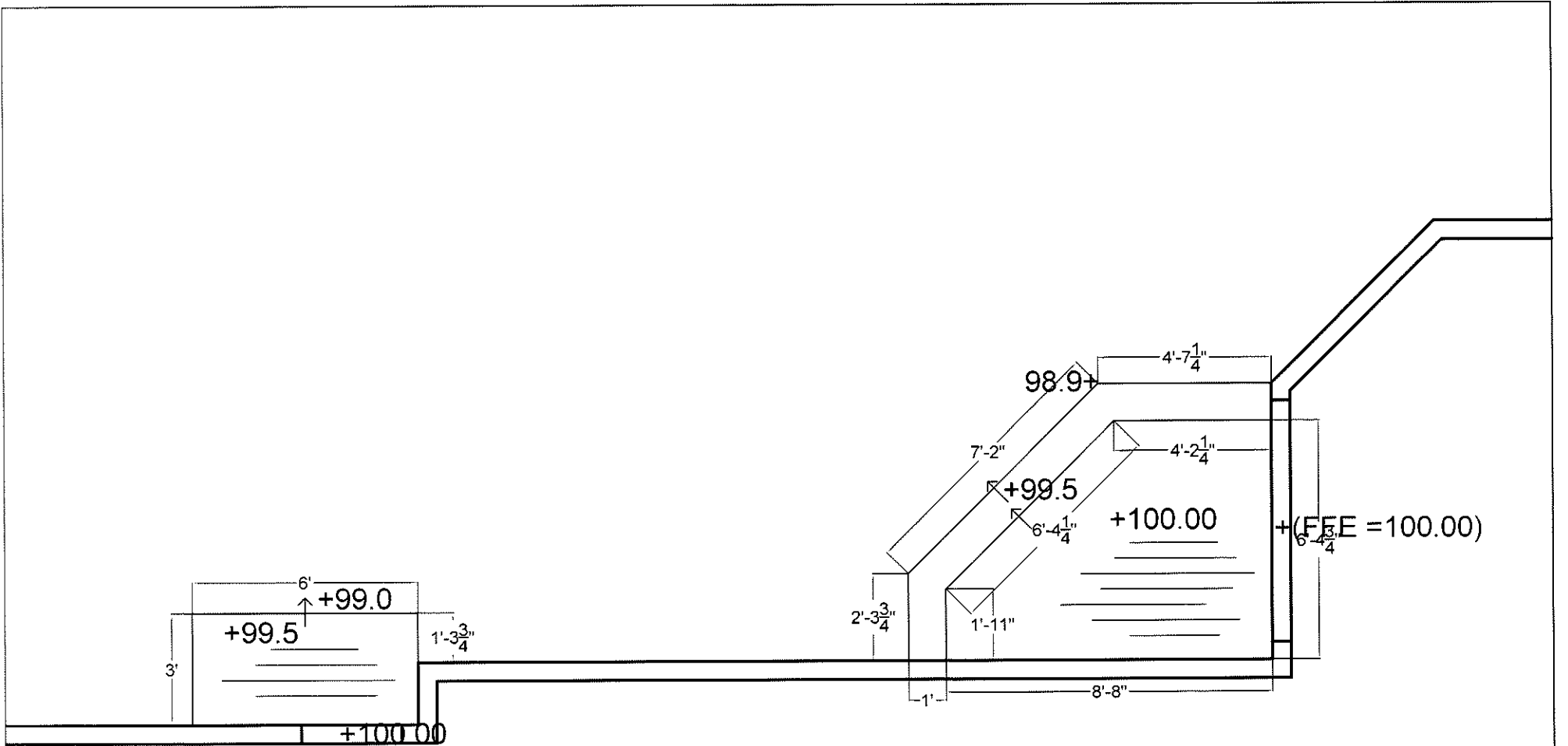
- 2" Bluestone Coping
- 6" Waukesha Buff Stone
- Metal Fire Ring Insert



LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.28.22
DESIGNER: MAM
SCALE: 1/2" = 1'-0"

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Side Door Stoop

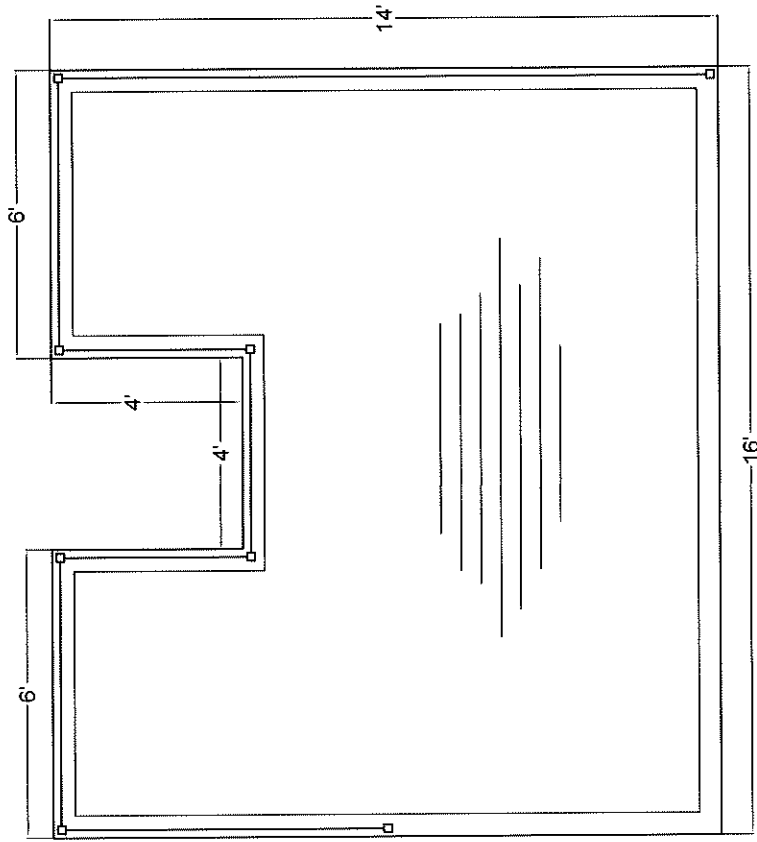
Deck off House



LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
 225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.28.22
 DESIGNER: MAM
 SCALE: 1/4" = 1'-0"

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Overlook Deck

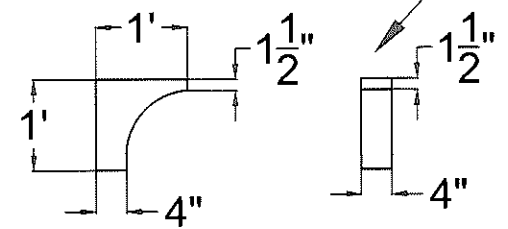
LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
 225 Ravine Baye Rd. Bayside WI 53217



DATE: 1.28.22
 DESIGNER: MAM
 SCALE: 1/4" = 1'-0"

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Side View
Front View



Corbels x 3



LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
225 Ravine Baye Rd. Bayside WI 53217

DATE: 1.11.22
DESIGNER: MAM
SCALE: 1/2" = 1'-0"

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Engineer's seal and signature required for production.

PROJECT
NUMBER

KLOKKANEN & ASSOCIATES, INC.

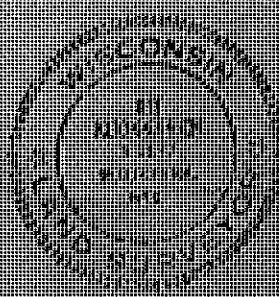
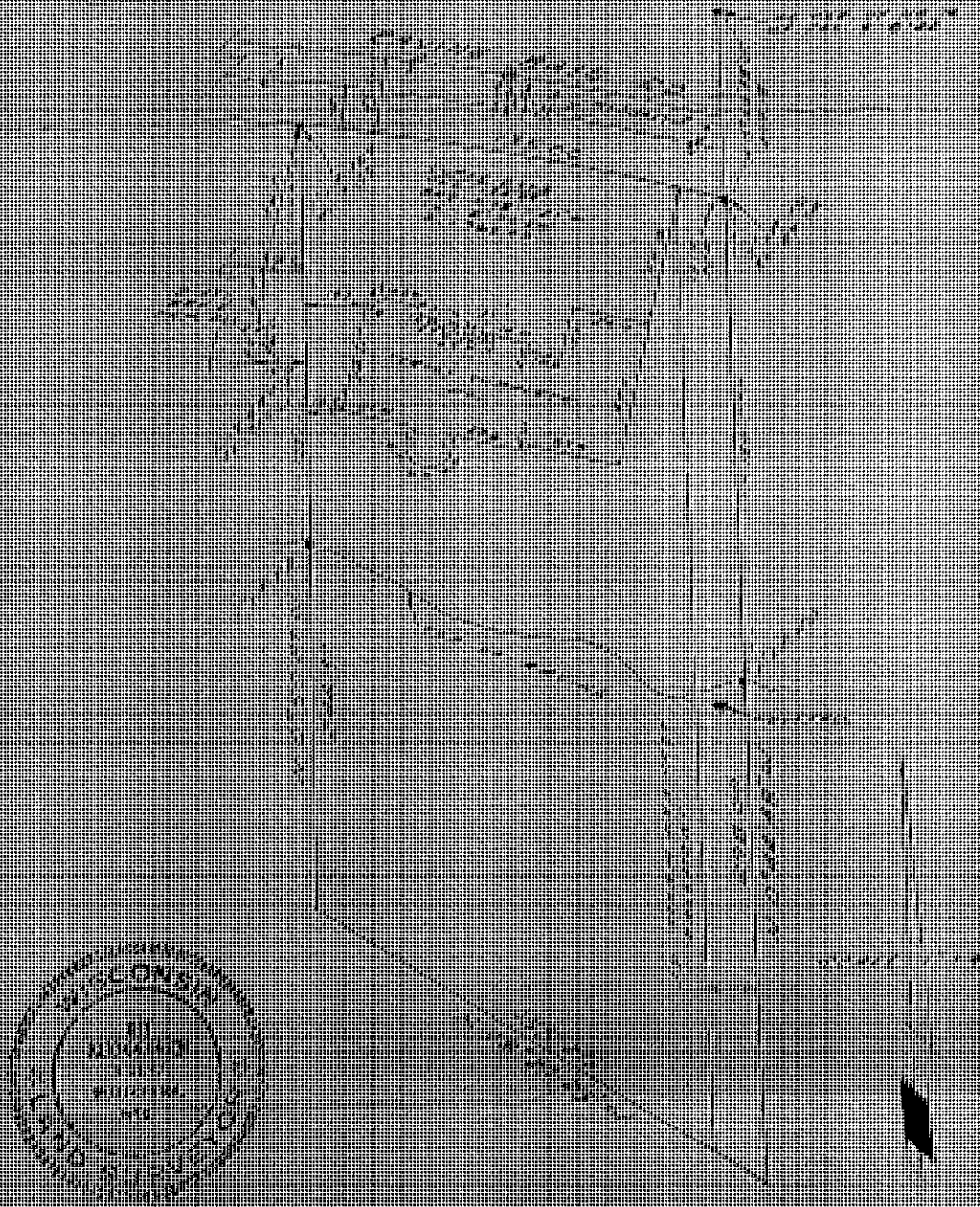
221 S. GRANDIN ROAD
MILWAUKEE, WISCONSIN 53216
PHONE: 442-4000

PROJ. NO. 100-1
DATE: 10/1/77

PROJECT: [Illegible]
OWNER: [Illegible]

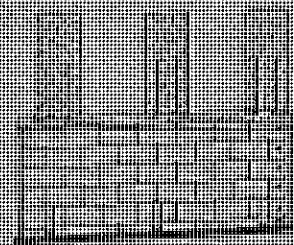
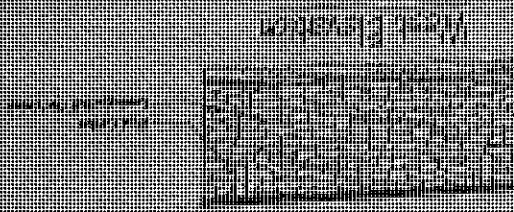
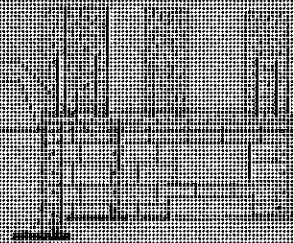
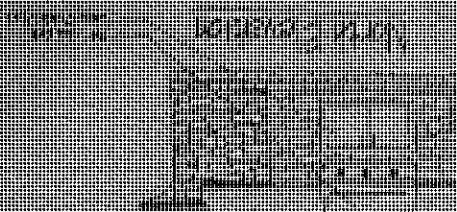
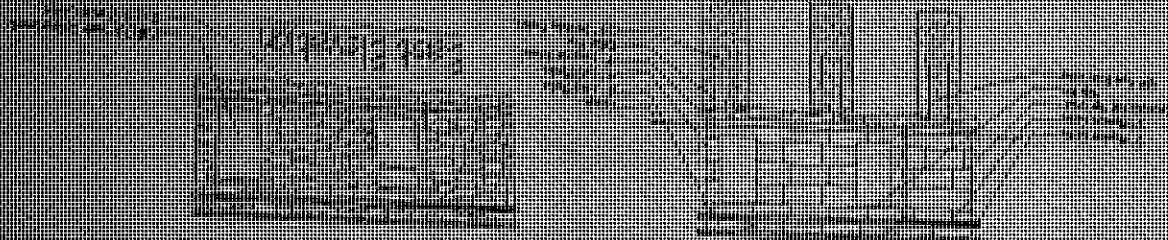
DESCRIPTION OF WORK

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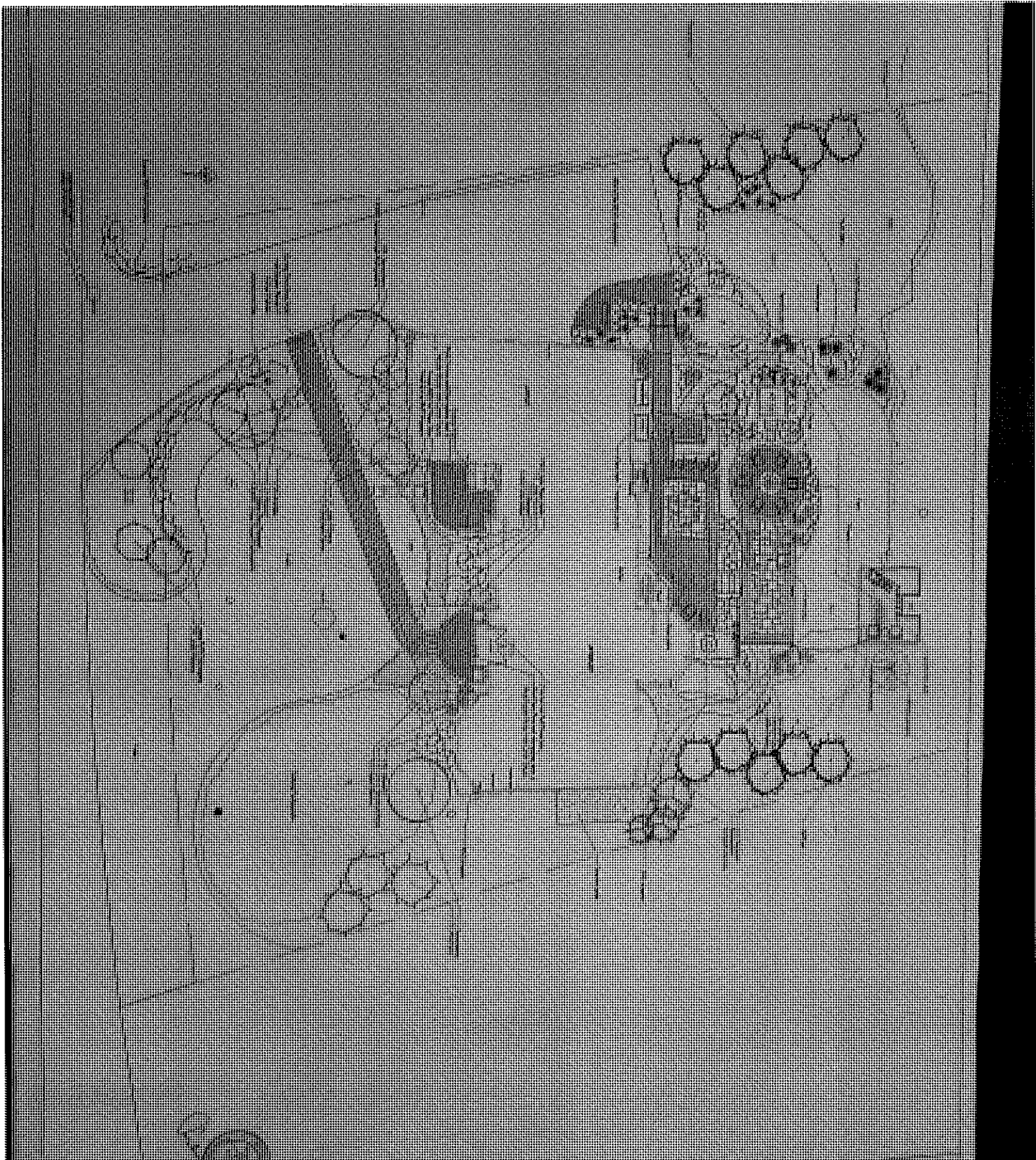
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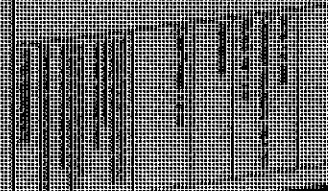


LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
2011

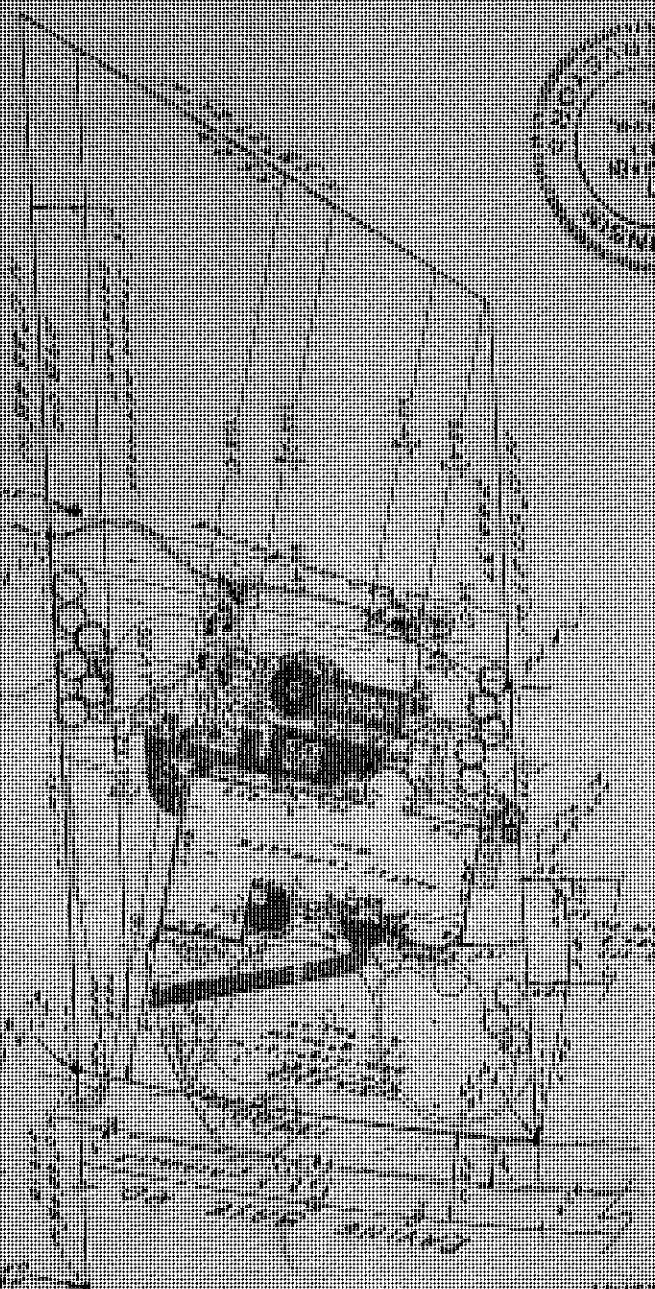
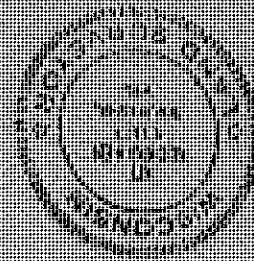




LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
JENNIFER W. GARDNER ARCHITECT



THE OTIS RESIDENCE



DESCRIPTION OF PROJECT
GENERAL CONTRACTOR
ARCHITECT
ENGINEER

KUOKKANEN & ASSOCIATES, INC.

THE OTIS RESIDENCE

Table with multiple columns and rows, likely a schedule or list of items, with some cells containing numbers.

OTIS RESIDENCE

- Hot Tub Example
- Sundance hot tub





Limestone Outcropping Example



Limestone Outcropping
examples







**OTIS RESIDENCE
EXISTING CONDITIONS**



Stoops to be removed to
A point where decks can
be built over them

Backyard showing the top of the bluff – area where observation deck will be built



SW corner of the house







OTIS
RESIDENCE



Otis 4-foot-high cedar grid fence
both sides of the arbor



Otis flat top Cedar Arbor – see plan for size and location

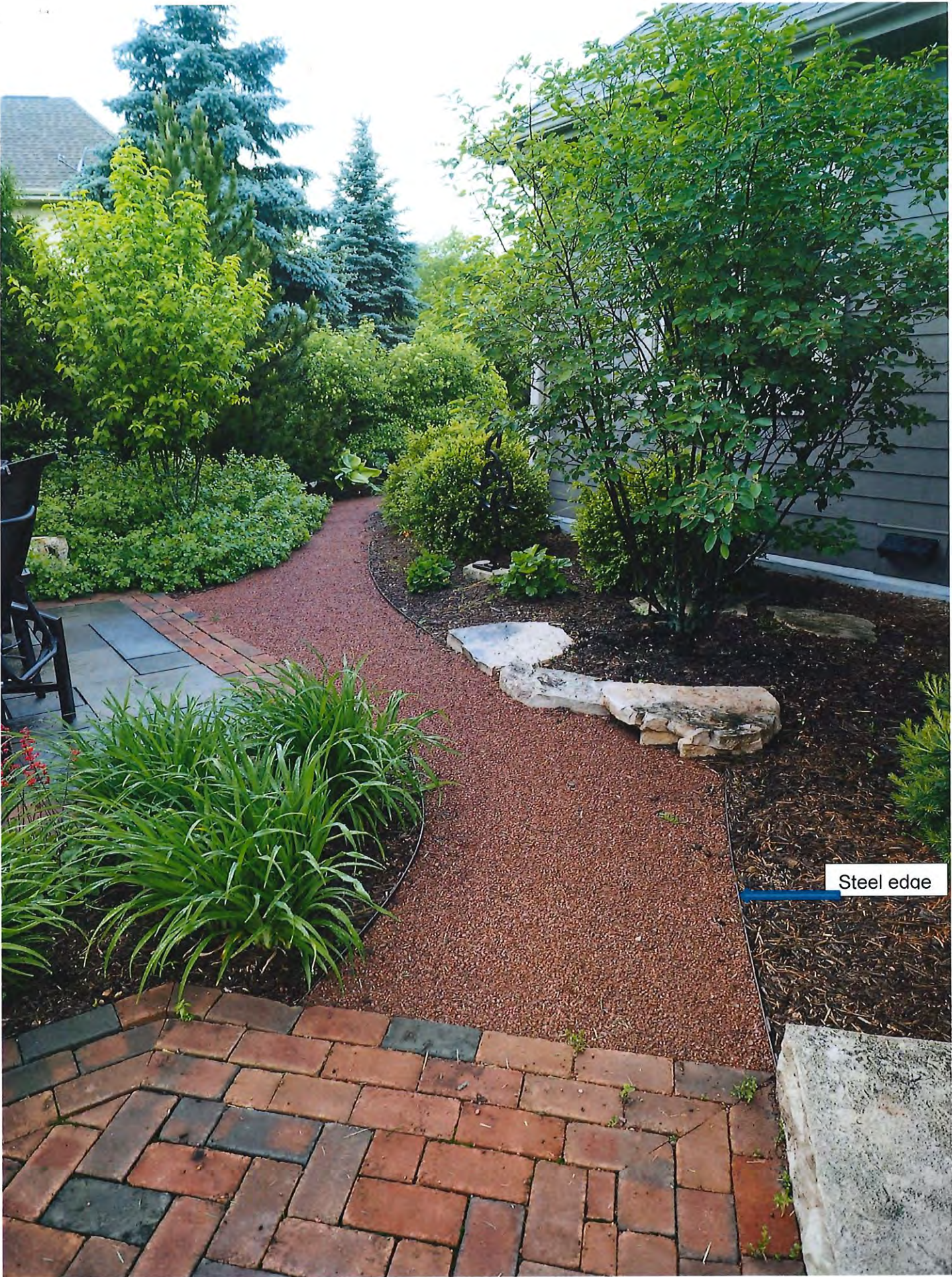
Spardust Gravel Pathways



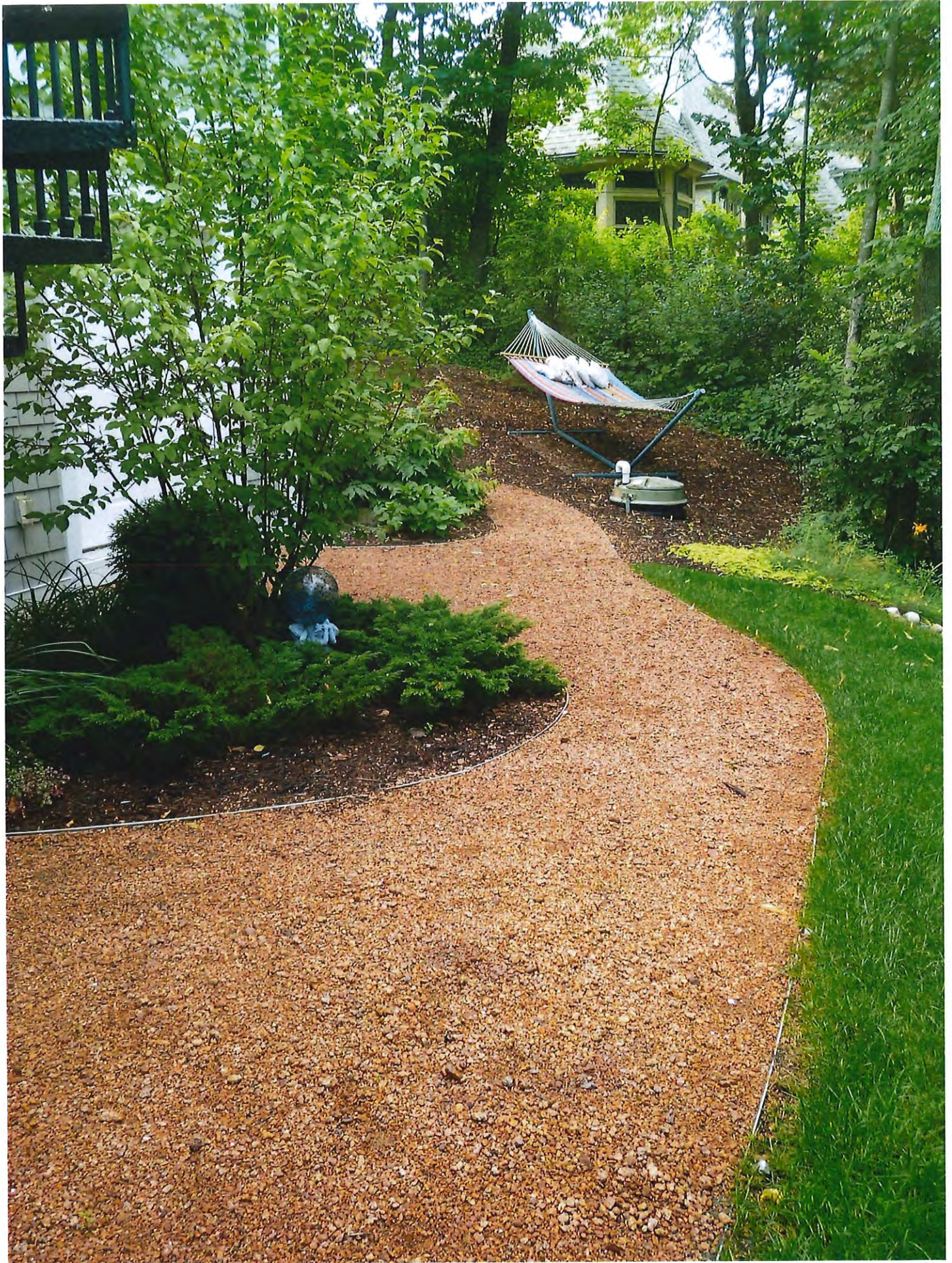
Orange



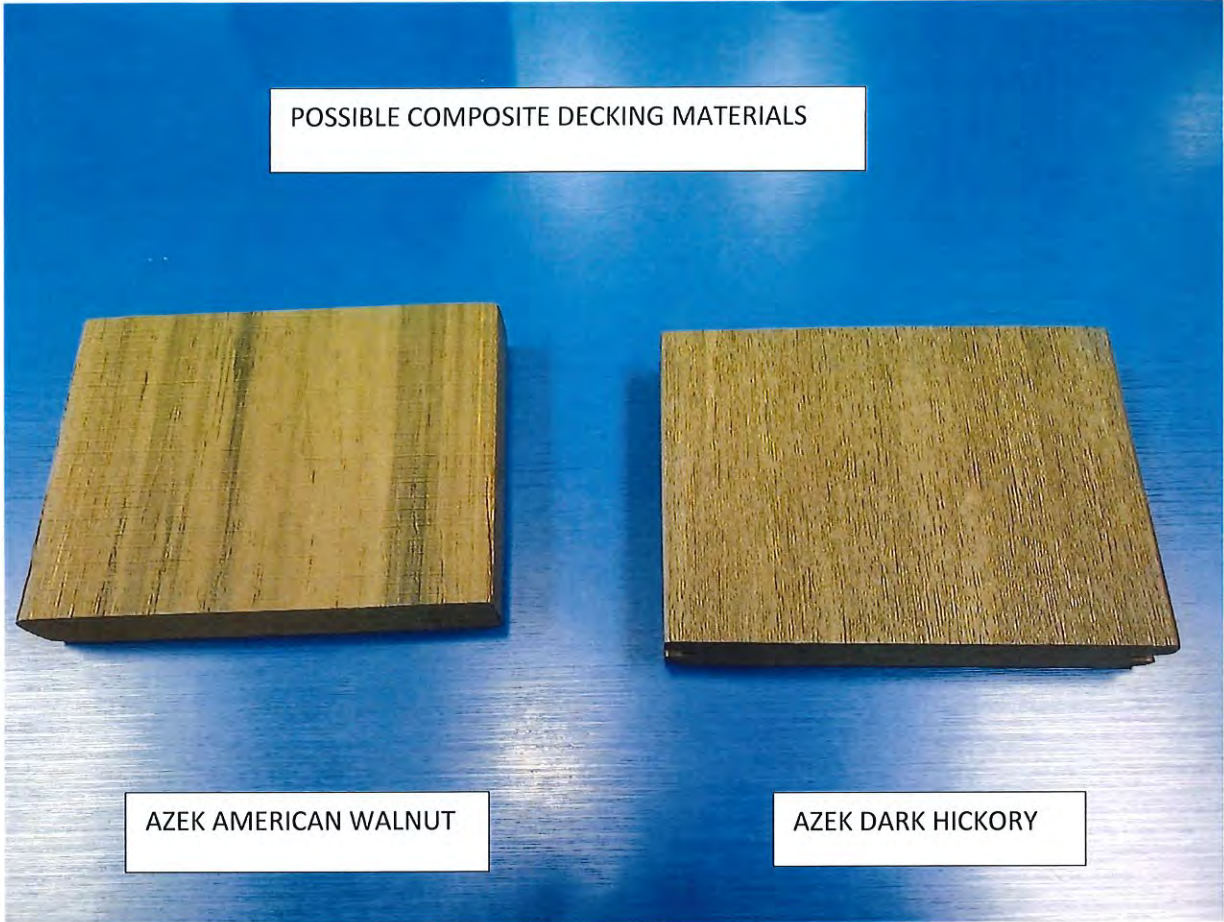
Red



Steel edge



O . IS HARDSCAPING MATERIALS



BELDEN BRICK



Belcrest 560

Clay Brick with
Blended color
range



Belcrest 760



Limestone step on a curve
Like front yard area

Pattern A Bluestone repeated every 100 SF, see detail





HALQUIST STONE

company
INC

PRODUCERS OF DISTINCTIVE LANNON STONE

SUSSEX, WISCONSIN • 246-3561

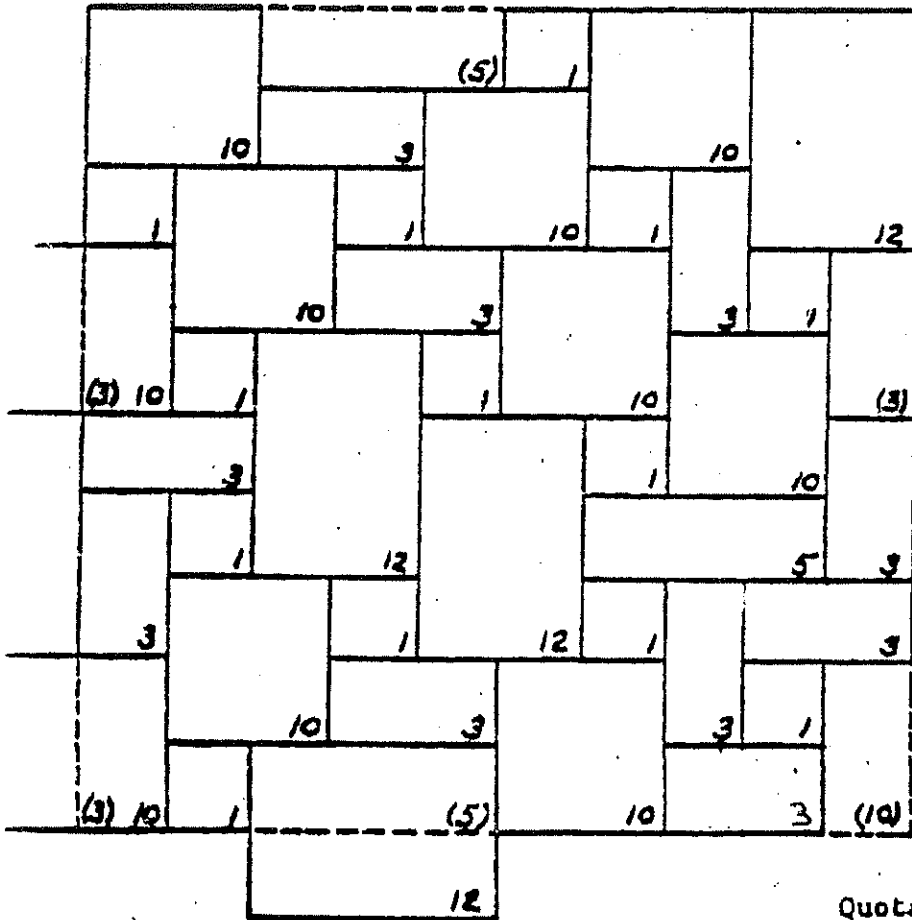
STANDARD PATTERN "A"

Random Ashlar Rectangular Flagstone & Flooring

Natural Cleft Lannon Stone
"Grayflek" Sawn Lannon Stone
Natural Cleft Colorado Pink

Natural Cleft Tennessee Quartzite
Sawn Tennessee Quartzite
Natural Cleft New York Bluestone

100 SQUARE FEET



SIZE SCHEDULE

No.	SIZE	PCS
1	12 x 12	13
3	12 x 24	10
5	12 x 36	1
10	24 x 24	10
12	24 x 36	4

SIZES SHOWN ARE
FURNISHED $\frac{1}{8}$ "
SCANT TO ALLOW
FOR JOINTS.
DASH LINES SHOW
USE OF STANDARD
SIZES FOR EDGES.
AVAILABLE IN
1" OR $\frac{1}{2}$ " THICKNESS
PLUS OR MINUS $\frac{1}{4}$ ".

Quotations on request.



Application for Impervious Surface Permit

Owner's Name: John Otis III and Joanne Birtwistle

Street Address: 225 E. Ravine Baye Road, Bayside WI 53217

Telephone Number: John Cell 414-736-5696

I hereby apply for a permit to install impervious surface*

Amount of square footage to be added see spread sheet 2,245 SF

Type of impervious surface (ex. driveway, sidewalk, etc.) see spread sheet included

* Anything over 50 sq. ft. requires a permit and detailed plans with measurement

Estimated Start Date: 3.21.22

Estimated Completion Date: 7.15.22

I understand that approval from the Village of Bayside is required prior to starting the project.

Owner Signature John Otis III Date 1-27-22

<input checked="" type="checkbox"/> Impervious Surface Calculation Completed <input checked="" type="checkbox"/> Payment of \$100 <input type="checkbox"/> Permission granted to install impervious surface at the above address Village Manager or Designee _____ Date _____
--

<input type="checkbox"/> Permission not granted. <input type="checkbox"/> Reason _____ Village Manager or Designee _____ Date _____

OTIS RESIDENCE

John H. Otis & Joanne Rachel Birtwistle
225 E. Ravine Baye Road
Bayside, WI 53217

1.27.22 MAM

IMPERVIOUS SURFACE AREA LIST

	AREA (SF)	ADDED AREA (SF)
HOUSE AREA	3253	0
DRIVEWAY to PL with ex. Drive	2009	0
FRONT STOOPS, WALKS, STEPPERS, AND PATIOS	651	106
BACK -WALKS, PATIOS, BAR, FIRE PIT	1350	843
DECK LARGE	208	208
DECKS 2 SMALL (vs ex stoop and step)	77	44
GRAVEL PATHS (SPARDUST)	480	480
HOT TUB	64	64
OUTCROP	500	500
	8592	2245

TOTAL LOT IS 36,105 SF

Impervious Surface Calculator

Total Square Footage of Property		36105
Current Impervious Surface		
	Home	3034
	Accessory Structure(s)	780
	Driveway	0
	Deck/Patio	0
	Other	0
	Total	3814
Allowable Impervious Surface		
	Zone A - 25%	
	Zone B - 35%	
	Zone C - 40%	
Proposed Additional Surface		
	TOTAL	8592
Current + Proposed Percent of Impervious Surface		23.797258
225 E Ravine Baye	ZONE B - 35%	

LANDSCAPE DEVELOPMENT FOR
THE OTIS RESIDENCE
225 E. Ravine Baye Road, Bayside, WI 53217



Master Plan



DATE: 1.13.23
DESIGNER: MAM
SCALE: 1/8" = 1'-0"
REVISIONS: 1.25.23
Date Printed: 1.25.23

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OTIS



11515 W. Carmen Ave.
Milwaukee, WI 53225
P: 414-897-8232
F: 414-897-8539

landcrafterslandscaping.com

Crafting Quality of Life

LANDSCAPE DEVELOPMENT FOR
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225 E. Ravine Baye Road, Bayside, WI 53217

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OTIS

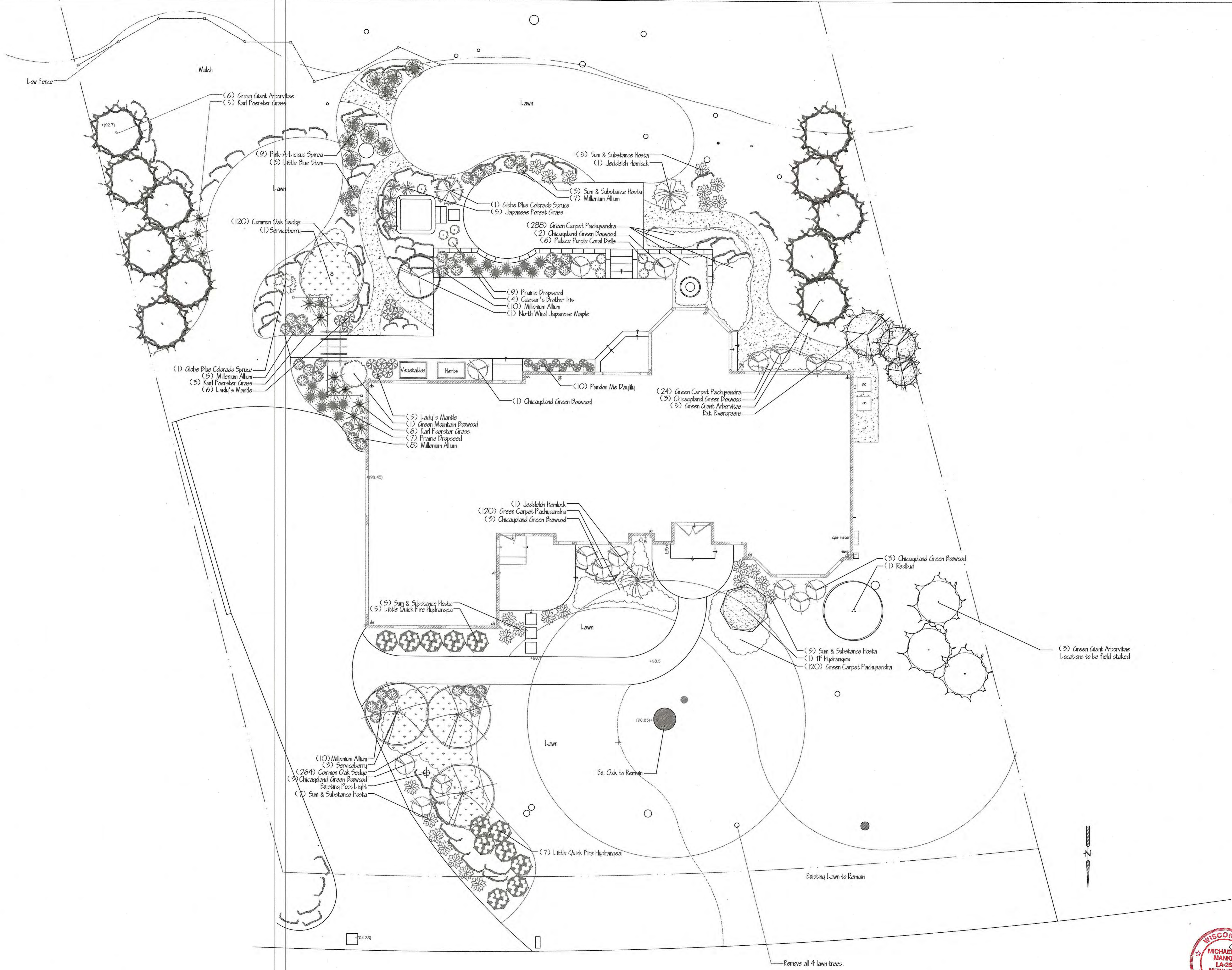


- Lighting Legend**
- Up Lights: NP9
 - Wash Lights: LC6 PB3
 - Path Lights: J53
 - Specialty Lights: M51 NL3 LM2
 - Transformer
 - Sleeve



Lighting Plan

LANDSCAPE DEVELOPMENT FOR
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225 E. Ravine Baye Road, Bayside, WI 53217



Planting Plan



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