

ARC Application



Application for Appearance before the Architectural Review Committee

Owner's Name	Fox Point-Bayside School District	Contractor's Name	Miron Construction c/o Andre Lorenzen
Property Address	601 Ellsworth Lane	Address	1400 N. Water St., Suite. 200, Milwaukee, WI
Owner Telephone	(414) 247-4167	Telephone	(414) 308-1523
Owner Email	kwiesner@foxbay.org	Email	andre.lorenzen@miron-construction.com
Applicant Email	torys@eua.com		
Applicant Phone	(414) 298-2291		

The Architectural Review Committee participation is available virtually via Zoom. Public can access this meeting by phone or by computer. The phone number, Zoom meeting code, and Zoom passcode can be found on each respective agenda. View agendas online at www.baysidewi.gov/departments/all-meetings/.

Project Proposal

Date 01/16/23

Property Address 601 Ellsworth Lane

Zoning District 'C' Residence

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

Construction of new 115,000(approx.) square foot middle school facility on southwest quadrant of existing middle school site. New facility will be combination of one and two story areas. Facade will be a combination of materials including brick masonry, formed metal siding and glazing. Site work includes reconfiguration of existing parking areas, new playground and relocation of softball diamond following demolition of existing middle school.

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> ARC Agenda Date: 01/16/23 <input checked="" type="checkbox"/> Parcel Number: 0219983000 <input type="checkbox"/> Color photographs showing project location, elevations, and surround views. <input checked="" 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 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 type="checkbox"/> Decks/Patios <input type="checkbox"/> Fence <input type="checkbox"/> Fire Pits <input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit <input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Play Structures <input checked="" 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																																																		

01/23/2023

<p>PROJECT/SITE OWNER: Fox Point – Bayside School District</p> <p>PROJECT ADDRESS: 601 Ellsworth Lane</p>	<p>PROJECT SUMMARY: New school</p>
---	---

I have reviewed the proposed new school building for compliance with the Village’s ordinances and have determined the following for consideration.

Zoning District “C” Residence

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. Review of the lighting plans complies with the ordinances.
6. The submittal appears to comply with the above ordinance section.
7. The utility plans are not what has been discussed at previous meetings. The North Shore Fire Department, has several concerns. See their attached comments.

I would have some significant concerns about the plans as shown for the following reasons:

- 1) The Civil designer was supposed to validate the existence of assumed water mains and hydrants to the existing building as they did not have them on the original set, but I remembered them being there from water main work done about 10 years ago. The plans below shows that main, the valves and the hydrant I suspected was there.
 - 2) The plans show that the main, valves and hydrant is to be removed, despite our preconstruction discussions that there was a need to provide hydrant access to the East side of the new building per IFC and NFPA water supply requirements for new construction?
 - 3) The only explanation I can see for the removal of this relatively new main and hydrant is a significant change to the grade, in which the pipe may not have proper depth of burial. If this is the case however, an alternative insulation design seems much less costly than removal and replacement.
-
8. The board always considers the aesthetics of the project.
 9. **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**