



Village of Bayside
9075 N Regent Rd
July 18, 2023
Village Hall Board 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. APPROVAL OF MINUTES

- A. September 22, 2022, Board of Zoning Appeals Meeting.

III. PUBLIC HEARING

- A. The purpose of the public hearing is to consider the request for a special exception by Fox Point-Bayside Middle School for the property located at 601 E Ellsworth Ln for:
- Unenclosed Storage contrary to Section 32-48(9-10)
 - Unenclosed Storage contrary to Section 32-48(12)
 - Fences contrary to Section 104-125 a)(8)(b), a)(8)(d), and a)(9)
 - Impervious Surface contrary to Section 125-3(g)(2)
 - Right-of-Way Plantings contrary to Section 41-2(a)
 - Temporary Signs contrary to Section 116-8
1. Public Discussion
 2. Board Discussion

IV. BUSINESS

- A. Discussion/recommendation on the request for a special exception by Fox Point-Bayside Middle School for the property located at 601 E Ellsworth Ln for:
- Unenclosed Storage contrary to Section 32-48(9-10)
 - Unenclosed Storage contrary to Section 32-48(12)
 - Fences contrary to Section 104-125 a)(8)(b), a)(8)(d), and a)(9)
 - Impervious Surface contrary to Section 125-3(g)(2)
 - Right-of-Way Plantings contrary to Section 41-2(a)
 - Temporary Signs contrary to Section 116-8

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)



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

BOARD OF ZONING APPEALS MINUTES

I. CALL TO ORDER AND ROLL CALL

Chairperson Dickman called the meeting to order at 5:00pm.

Chair: Max Dickman
Members: Darren Fisher – excused
Ben Minkin
Amy Krier
Barry Chaet (at 5:15 pm)
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 Tom Liebenthal
Administrative Services Director Rachel Safstrom
Deputy Clerk/Treasurer Madeline Moltzan

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

Derreck Rose, homeowner, gave a brief overview of the project. The fence would be fencing in 52% of the yard in order to fence off their entire back yard and have a consistent flow.

2. Board Discussion

None.

- 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

Ted Ollman, architect, gave a brief overview of the project. The project is not a fence, it is two decorative 20-foot-long walls on either side of the driveway to form a gateway. The structure exceeds the maximum height limit for fences, but they are looking for an exception to avoid appearing stumpy and keep in line with the character and scale of the house. The structure would not be visible from the road.

2. Board Discussion

None.

III. APPROVAL OF MINUTES

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

Motion by Board Member Walny, seconded by Board Member Houck, to approve the August 8, 2022, Board of Zoning Appeals Meeting. Motion carried unanimously.

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).

Motion by Board Member Houck, seconded by Board Member Minkin to recommend approval 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). Motion carried unanimously.

- B. Discussion/recommendation on 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).

Motion by Board Member Houck, seconded by Board Member Minkin to recommend approval 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). Motion carried unanimously.

- 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).

Village Manager Pederson gave a brief overview on the project. The house has been deemed habitable, and a repair order has been given to the homeowner.

Attorney Jaekels specified that there needs to be grounds to grant a special exception, and property maintenance issues cannot be the grounds. Discussion occurred on how this would set precedent, and what is the hardship. The homeowner spoke on how he just wants a fence for his dog that he can set up himself, and that the neighbor is not a hardship.

Motion by Board Member Houck to deny the special exception as it has been presented.

Board Member Walny raised the idea of tabling the issue instead so the homeowner can amend his plan and return.

Board Member Houck withdrew his motion.

Motion by Board Member Chaet to table to 30 days, second by Board Member Minkin.

Motion by Board Member Walny to amend for 30 days, or next meeting, second by Board Member Chaet. Motion carried unanimously.

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

None.

VI. ADJOURNMENT

Motion by Board Member Houck, seconded by Board Member Chaet to adjourn the meeting at 5:34pm. Motion carried unanimously.

Respectfully submitted,

Madeline Moltzan
Deputy Clerk/Treasurer

NOTICE OF PUBLIC HEARING

In the matter of a request for a Special Exception for Fox Point-Bayside School District at 601 E Ellsworth Lane.

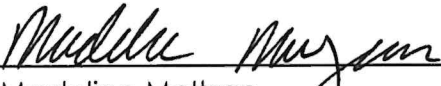
PLEASE TAKE NOTICE that a public hearing will be held before the Board of Zoning Appeals of the Village of Bayside on July 18, 2023, at 5:00 p.m. at the Village Hall, 9075 N. Regent Road, Bayside, WI 53217. The purpose of the public hearing is to consider:

The request for a special exception by Fox Point-Bayside Middle School for the property located at 601 E Ellsworth Ln for:

- Unenclosed Storage contrary to Section 32-48(9-10)
- Unenclosed Storage contrary to Section 32-48(12)
- Fences contrary to Section 104-125 a)(8)(b), a)(8)(d), and a)(9)
- Impervious Surface contrary to Section 125-3(g)(2)
- Right-of-Way Plantings contrary to Section 41-2(a)
- Temporary Signs contrary to Section 116-8

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

DATED this twenty-ninth day of June 2023.



Madeline Moltzan
Deputy Clerk/Treasurer



Application for Appearance before the Board of Appeals

Owner's Name Fox Point Bayside School District

Property Address 601 E. Ellsworth Ln.

Telephone (414) 247-4163

Email kwiesner@foxbay.org

Proposed project details (type of work, size, materials, etc.):

Applicant proposes construction of a new 115,000sf (approx.) middle school and associated site features (parking, drives, playgrounds, sidewalks, etc.) Project is to be constructed of a variety of materials including masonry and metal siding. Site will be landscaped to be consistent with adjacent properties and appropriate school uses.

Fee: \$500.00



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:.

32-48(9-10) Unenclosed Storage (Regulated)

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

Provide four (4) dumpsters on the property to support construct related activities for a period longer than the 60 day base + 60 day extension.

Provide for more than two permits in any 12 month period.

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

Municipal code does not support proper number of dumpsters for a project of this scale and duration. For the scale of this project of 120,000 SF, having fewer than four dumpsters would be an undue burden on the project and handicap the ability for the contractors to execute the work.

- 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.

As a temporary condition, applicant does not expect that this Special Exception will have any long-term implications on the surrounding neighborhood.

Applicant Printed Name

Kathleen Wiesner

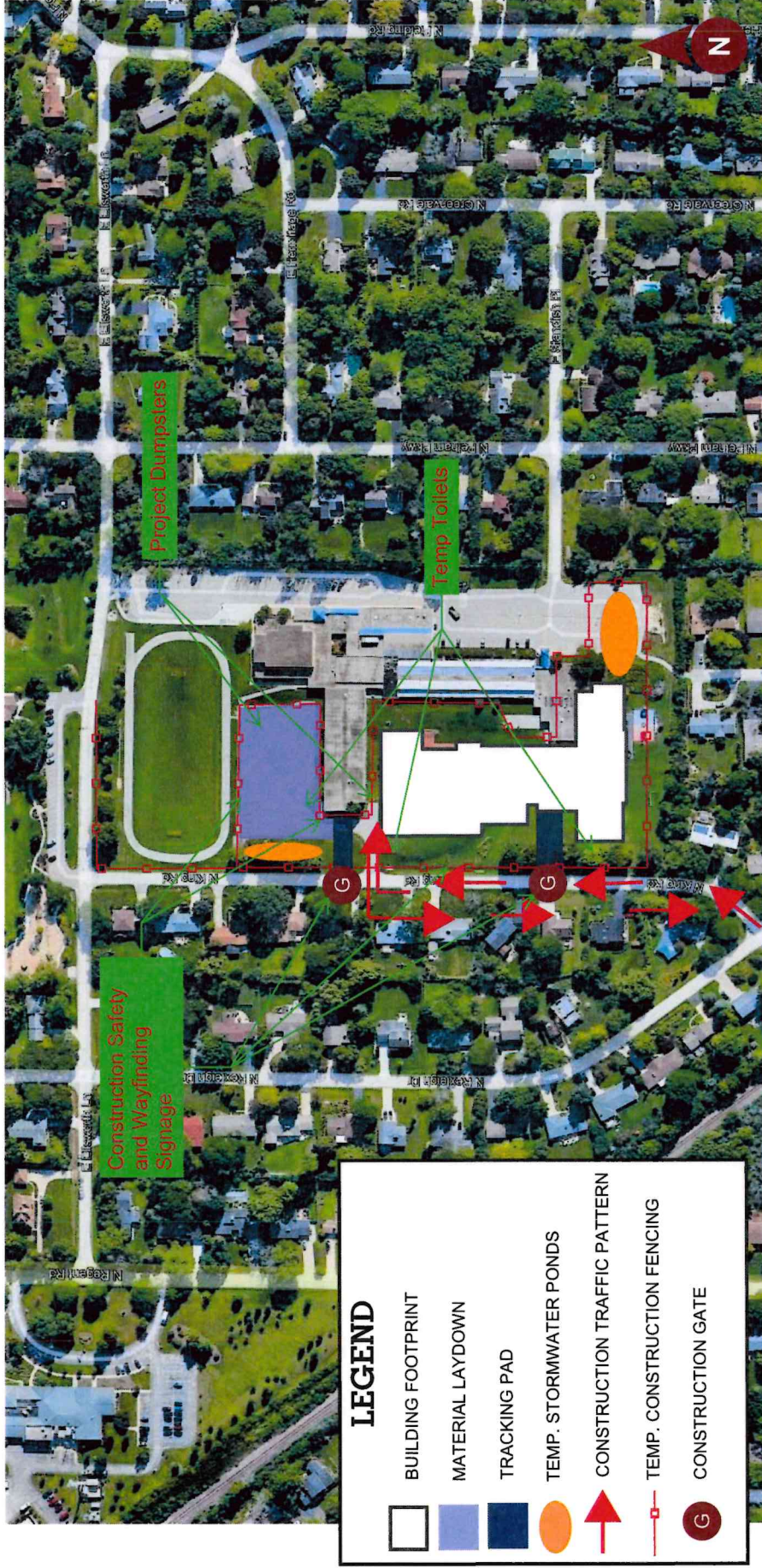
Applicant Signature

Kathleen Wiesner

Date

6/22/23

BAYSIDE MIDDLE SCHOOL



SITE LOGISTICS



Application for Appearance before the Board of Appeals

Owner's Name Fox Point Bayside School District

Property Address 601 E. Ellsworth Ln.

Telephone (414) 247-4163

Email kwiesner@foxbay.org

Proposed project details (type of work, size, materials, etc.):

Applicant proposes construction of a new 115,000sf (approx.) middle school and associated site features (parking, drives, playgrounds, sidewalks, etc.) Project is to be constructed of a variety of materials including masonry and metal siding, Site will be landscaped to be consistent with adjacent properties and appropriate school uses.

Fee: \$500.00



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:

32-48(12) Unenclosed Storage (Regulated)

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

Provide additional portable toilets (10 total) on the property to support construct related personnel.

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

Municipal code does not support proper number of portable toilets for a project of this scale.

While the early phase will only have a few trades on site, once the building is enclosed, there will be dozens of workers on site and the contractor must meet OSHA requirements as well as additional facilities so there is sufficient coverage for both mens and womens facilities.

- 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.

As a temporary condition, applicant does not expect that this Special Exception will have any long-term implications on the surrounding neighborhood.

Applicant Printed Name

Kathleen Wisner

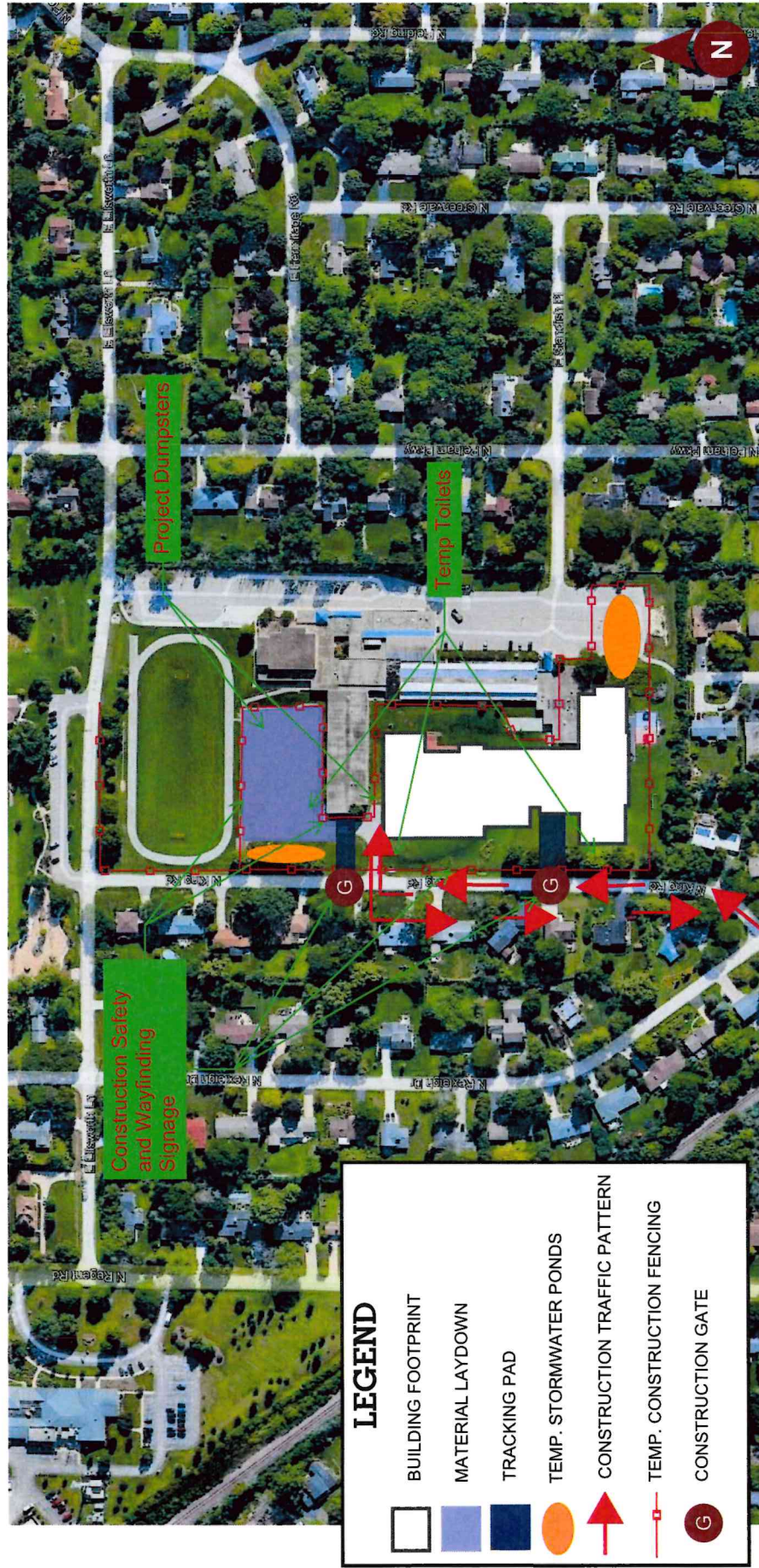
Applicant Signature

Kathleen Wisner

Date

6/23/23

BAYSIDE MIDDLE SCHOOL



SITE LOGISTICS



Application for Appearance before the Board of Appeals

Owner's Name Fox Point Bayside School District

Property Address 601 E. Ellsworth Ln.

Telephone (414) 247-4163

Email kwiesner@foxbay.org

Proposed project details (type of work, size, materials, etc.):

Applicant proposes construction of a new 115,000sf (approx.) middle school and associated site features (parking, drives, playgrounds, sidewalks, etc.) Project is to be constructed of a variety of materials including masonry and metal siding, Site will be landscaped to be consistent with adjacent properties and appropriate school uses.

Fee: \$500.00



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:

104-125 Fences, walls, architectural screening devices, driveway gates, and arbors

- a)(8)(b) - To allow for a fence in the front yard.

- a)(8)(d) - To allow for a fence greater than 3 feet in the front yard closer than 20 feet to the property line.

- a)(9) - To allow for a solid fence longer than 30 feet.

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

Applicant requests permission to construct fences at various locations on property. Applicant wishes to install 944'-0"(approx.) of 4'-0" black chain link fence on north and west sides of property adjacent to or within 20'-0" of property line. To construct 450'-0"(approx.) of 4'-0" aluminum picket fence adjacent to the right of way on the west side of the property. To construct 395'-0"(approx.) of 6'-0" cedar privacy fence on the south property line.

3. State why compliance with Municipal Code is unreasonably burdensome

Compliance with the code would provide for reduced student safety along with visual privacy concerns with neighbors to the south of the proposed project.. See next page for additional info.

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.

The proposed materials are generally consistent with materials found throughout the greater neighborhood and are complementary with both the proposed building as well as the adjacent properties. See next page for additional info.

Applicant Printed Name

Kathleen Wiesner

Applicant Signature

Kathleen Wiesner

Date

6/22/23

ADDITIONAL COMMENT

All three fence locations and types for the new middle school project were arrived at through multiple conversations and coordination with neighbors, village staff and the ARC. The cedar privacy fence along the south lot line is of course to provide a level of separation between the school yard and the neighbors who have indicated a wish for such privacy. The black picket fence along the south portion of the King lot line is located between King and the bus lane with the distinct purpose of inhibiting jaywalkers or other passers by who may try and cross the bus lane and King in an unsafe manner. Due to the location and nature of the fence, the feedback from the community and the village as well as the school staff indicated a preference for a picket fence as it is near the bus drop-off entrance and will be accompanied by evergreen shrubbery. Finally, the lengthy fence located along both King and Ellsworth is a 4' black vinyl chain link fence, with the express purpose being to narrow the areas pedestrian traffic may enter/exit the school grounds. Largely located adjacent to landscaping and the track, this fence will provide further safety for general pedestrian traffic and scholar foot traffic. In conclusion, the fences requested by the school district are to address specific neighbor, Village and School safety and aesthetic concerns and the detriment to all involved parties for not having the fences approved by the BZA would be significant.



7711 N. Port Washington Road
Milwaukee, WI 53217
T: 414.751.7200 • F: 414.354.4117

FENCING AND GATES PACKAGE BAYSIDE MIDDLE SCHOOL

JUNE 23, 2023

Black Aluminum Picket

ECHELON PLUS[®]

Ornamental Aluminum Fence



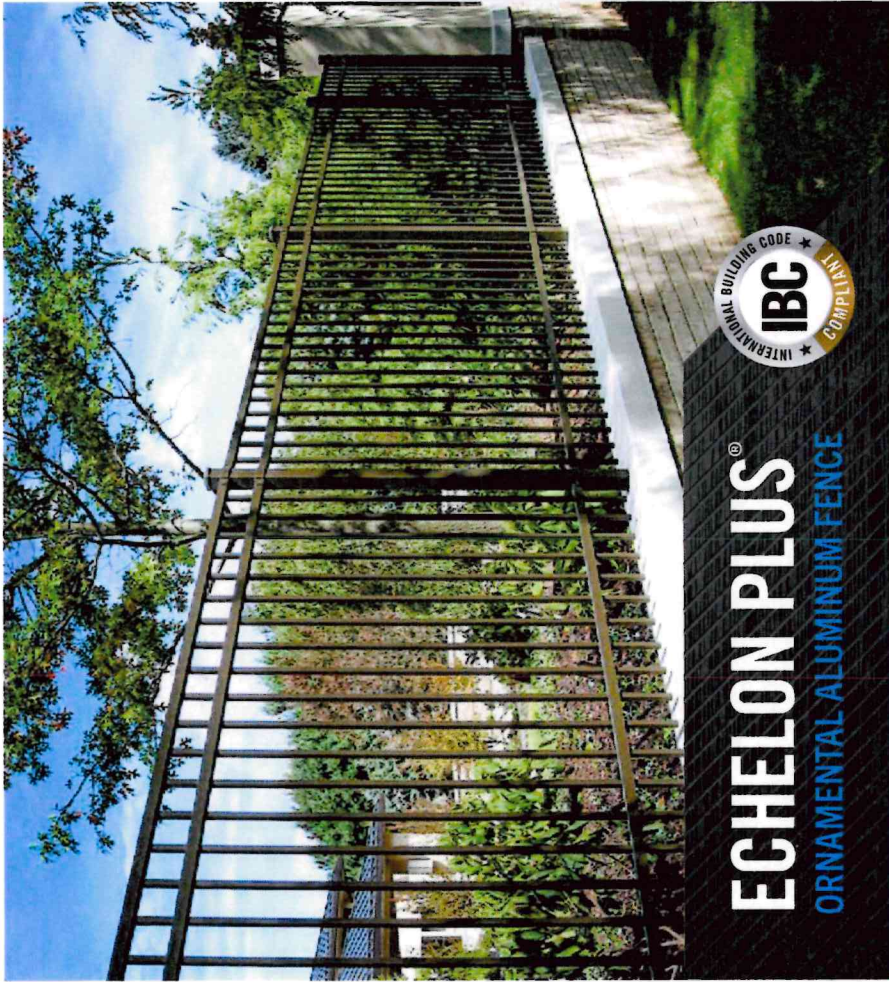
FENCE PRODUCTS

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Experience a safer and more open world

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ECHELON PLUS[®]

ORNAMENTAL ALUMINUM FENCE



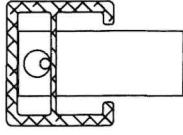
The sleek design and superior quality of Echelon Plus is International Building Code (IBC) compliant.

- Exceeds all IBC 2018 Handrail & Guards load requirements
- Standard 8 ft. panels yield project savings
- Redesigned rail for increased strength and maximum load capacity

Echelon Plus has taken the quality and performance of aluminum ornamental fencing to a higher level. The strength characteristics of the reinforced rail and posts, coupled with a superior powder coat finish, make Echelon Plus the most durable .75" ornamental picket product on the market.

FORERUNNER[®] LOCKING SYSTEM

Ameristar reengineered the Echelon Plus ForeRunner rail to maximize strength. The innovative design of the ForeRunner rail contains an internally-secured rod that allows for variable pitch connection and high-angle biasability and eliminates the need for external fasteners.



Rail Cross Section

Increased security

The ForeRunner rail, with an internal retaining rod, prevents the attachment from being compromised. Fasteners are not exposed.

Aesthetic details

The "Good Neighbor Design" rod follows the ForeRunner centerline, providing a clean and uninterrupted look void of visible screws or rivets.

RAKEABLE VS STAIR-STEP

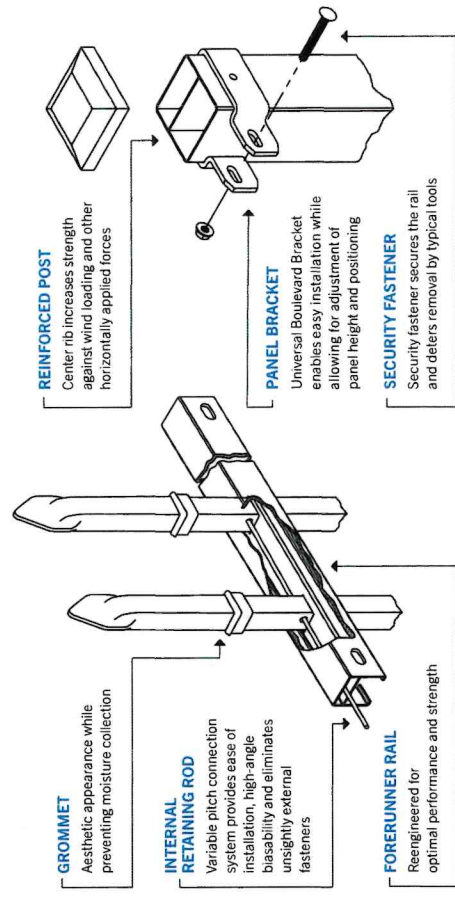
Having a unique picket to rail connection allows Echelon products a minimum biasability of 10%, eliminating any possible security risks due to large gaps under the fence panels.



FULLY RAKEABLE PANELS



STAIR-STEPPING PANELS



NO RIVETS. NO SCREWS. NO WELDS.

PICKETS .75" SQ. x .045"
RAILS 1.4375" x 1.25" x (.110" SIDE / .090" TOP)
FORERUNNER® RAILS

POSTS 2.5" SQ. x .060"
With reinforced internal web.

HEIGHTS 3', 3½', 4', 4½', 5', 6'
Custom heights also available.



STYLES

CLASSIC™ MAJESTIC™ GENESIS™ CONQUEROR™ WARRIOR™

Note: Classic, Majestic, Genesis & Warrior 3- & 4-rail panels are IBC compliant.

BOTTOM OPTION

STANDARD BOTTOM RAIL FLUSH BOTTOM RAIL

PANELS

3-RAIL & 4-RAIL PANELS AVAILABLE

COLORS

BLACK BRONZE WHITE

Color options also available. Refer to color sample for actual color.

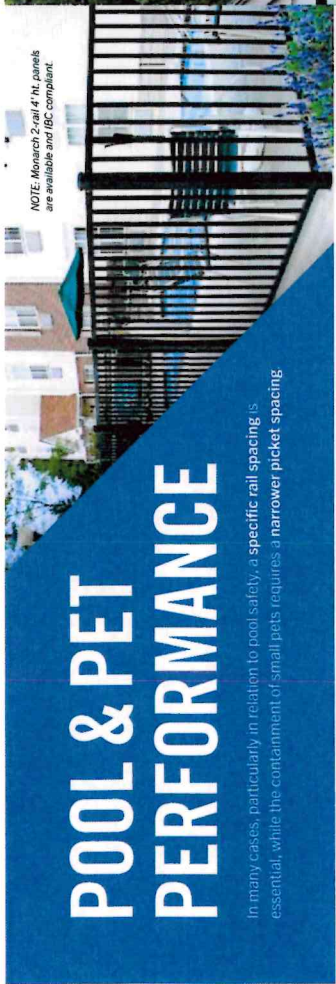
ADORNMENTS

BALL CAP RING (internally secured) BUTTERFLY SCROLL

POOL & PET PERFORMANCE

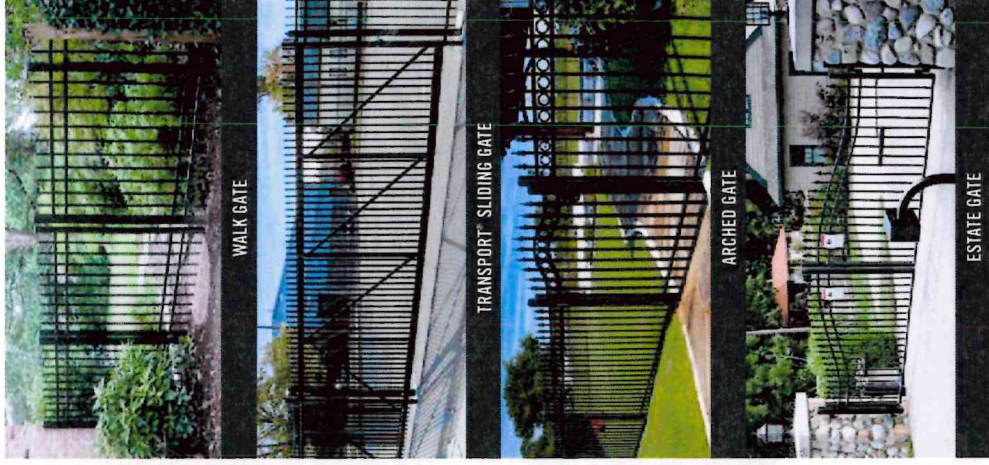
In many cases, particularly in relation to pool safety, a specific rail spacing is essential, while the containment of small pets requires a narrower picket spacing.

NOTE: Monarch 2-rail 4" ht. panels are available and IBC compliant.



GATE SYSTEMS

From swing gates for pedestrian or vehicle access to sliding gates for high-functioning points of entry, each of these gate systems is individually constructed to provide project-specific performance.

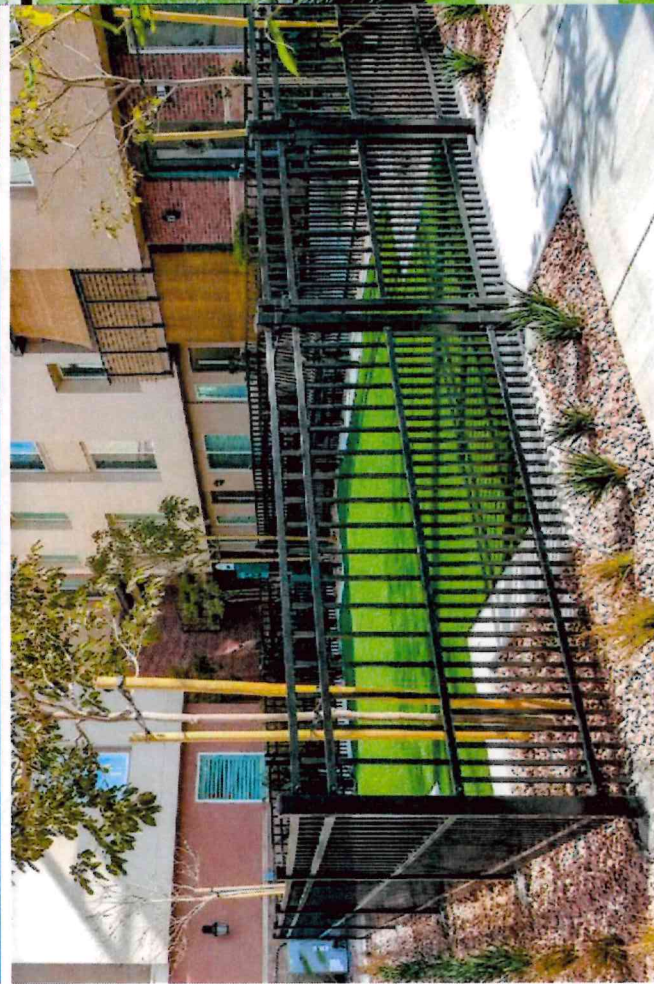


WALK GATE

TRANSPORT™ SLIDING GATE

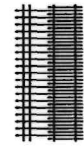
ARCHED GATE

ESTATE GATE



PUPPY PANELS

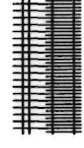
Echelon Plus Puppy Panels reduce the space between pickets to less than 2" up to a height of 2' above ground.



CLASSIC™



MAJESTIC™



GENESIS™

NOTE: 4-rail/Puppy Panels are IBC compliant.



Echelon fence systems are precluded to ensure the elements and are maintenance free.



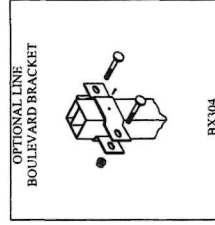
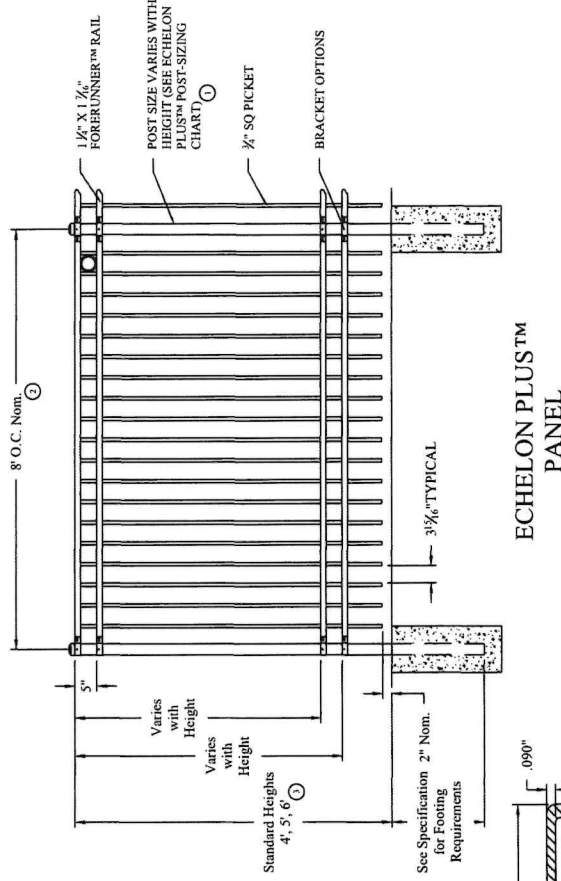
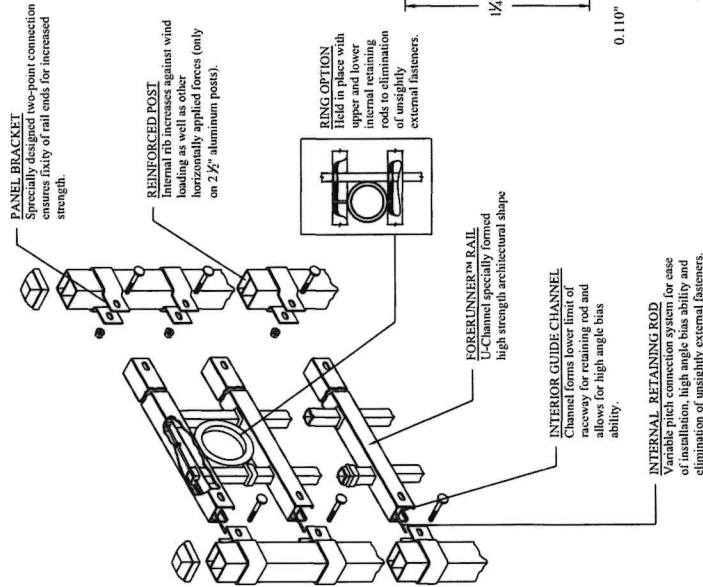
Echelon fence systems are backed by over 40 years of excellence in the fencing industry.



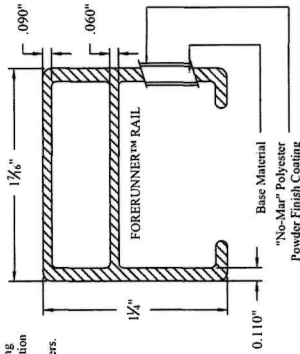
Ameristar is committed to providing products that meet the Boy American Act.

NOTES:

1. Post size and gauge depends on fence height and wind loads. See ECHELON PLUS™ specifications for post sizing chart.
2. Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
3. Additional heights available by request.



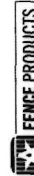
IBC COMPLIANCE
Majestic style with 4-rail configurations shall meet IBC compliance. Panel, post and bracket assemblies shall be subjected to structural performance testing according to Chapter 17 - Structural Tests and Special Inspections - International Building Code (IBC) 2018. Physical testing to be completed by accredited third party testing facility. Completed assembly shall demonstrate loading capacity of 2.5 times prescribed loads found in section 1607.8.1, 1607.8.1.1 and 1607.8.1.2 of IBC 2018 for Handrails and Guards.



ECHELON PLUS™ MAJESTIC 4-RAIL PANEL



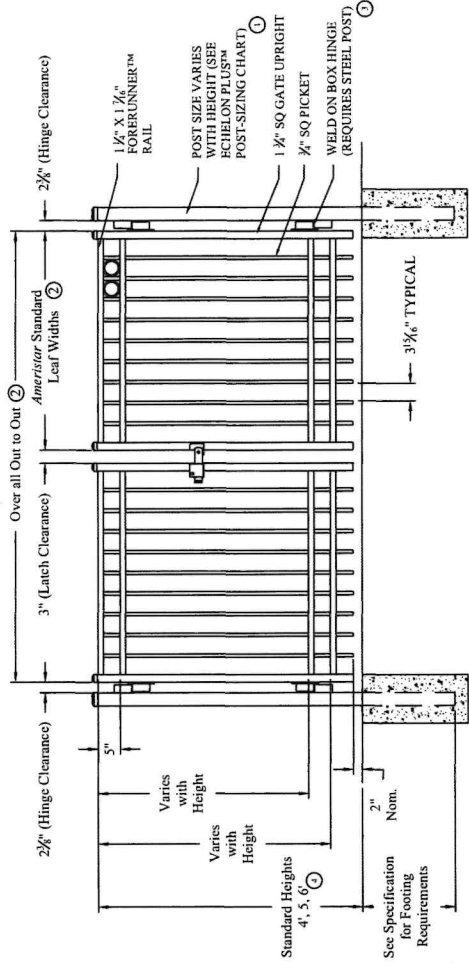
REV. C 10/2021



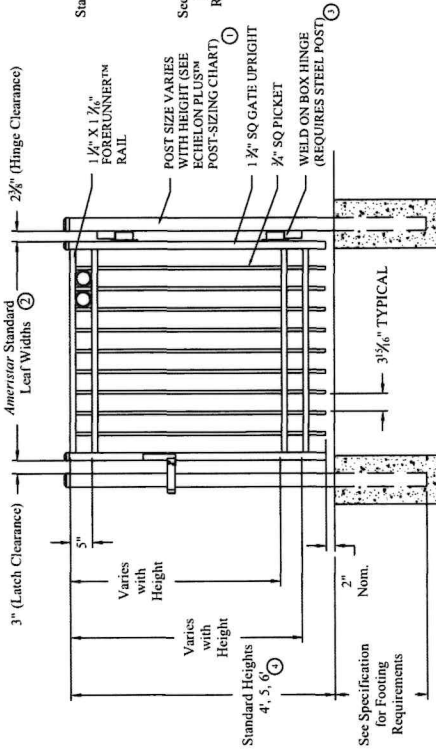
AMERISTAR/FENCE.COM | 800-321-8724
ASSA ABLOY, the global leader in door opening solutions

NOTES:

1. Post size depends on fence height, weight, and wind loads. See Echelon Plus™ post sizing chart.
2. See Ameristar Gate Table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3. Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4. Fourth rail required for some heights.



**ECHELON PLUS™
Double Gate Arrangement**



**ECHELON PLUS™
Single Gate Arrangement**

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

ECHELON PLUS™ MAJESTIC 4-RAIL GATE

REV. C 10/2021



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ASSA ABLOY, the global leader in door opening solutions

AMERISTAR
ASSA ABLOY

Why Choose Ameristar?

KNOWLEDGE AND EXPERIENCE

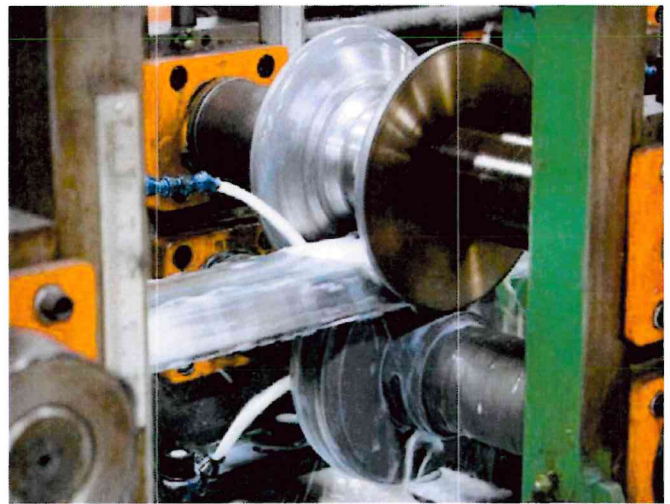
For over 40 years we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

PROVEN CAPABILITIES

Our integrated in-house processes, extensive raw materials and finished goods inventory translate into quality, on-time delivery.

INDUSTRY LEADERSHIP

We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.



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Experience a safer and more open world

#9729-2023

AMERISTAR®

ASSA ABLOY

Black Vinyl Chain Link



Spectra[®] Chain Link

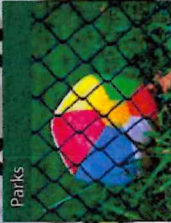


Spectra® Color Chain Link... Made to perform.

Spectra® is the latest generation of Master Halco's residential, commercial and industrial chain link fence systems. It provides the corrosion protection of zinc, with the durability and attractive appearance of a colored polyester framework and extruded PVC fabric, to ensure years of attractive and reliable performance that blends in beautifully with the environment.



Pets



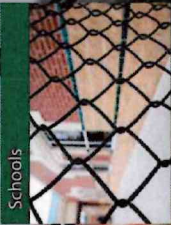
Parks



Property Lines



Residential



Schools



Privacy Fencing

Our Spectra® Fencing System
Premium quality frame and fabric is guaranteed for 15 years.



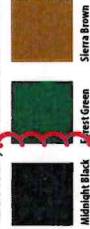
15 Year Warranty

Features and Benefits:

- Zinc-coated steel framework is thoroughly cleaned during the pre-treatment process, then color coated with a 3 mil minimum polyester layer for protection from corrosion.
- All galvanized wire has a 15 mil minimum extruded polyvinyl chloride coating for dual protection from corrosion and the elements.
- Fittings are made of galvanized steel with a 3 mil minimum of polymer layer for protection from corrosion.

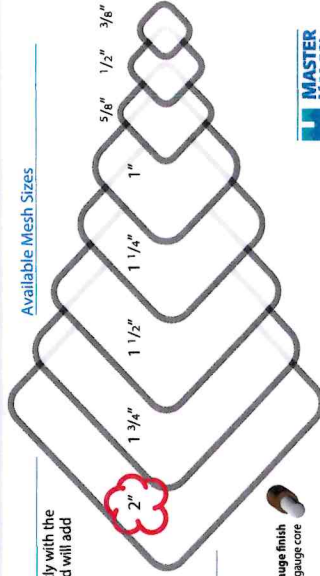
Available Colors

Choose from 3 serene colors that blend in perfectly with the environment. Spectra® defines property lines, and will add value to any residential or commercial property.



Midnight Black
Forest Green
Sierra Brown

Available Mesh Sizes



Available Wire Gauges (Finish and Core)

Use the finish gauge number when ordering.



Spectra® Color Chain Link Recommendations

FABRIC

Spectra® polyvinyl chloride extruded over zinc-coated steel core wire.

Type 2 Residential

Fabric Gauge	9 gauge and 11 gauge finish
Fabric Mesh	1-1/4", 1-1/2", 1-3/4", and 2"
Fabric Height	3', 42", 4', 5', and 6'
Fabric Selvage	Knuckle - Knuckle (KK) for 5' and Under. Knuckle - Knuckle (KK) or Knuckle - Twist (KT) for 6'.

Type 2 Commercial

6 gauge, 8 gauge, and 9 gauge finish 6 gauge is not available for 3/8" mesh or 1/2" mesh
3/8", 1/2", 5/8", 1", 1-1/4", 1-1/2", 1-3/4", and 2"
3', 42", 4', 5', 6', 7', 8', 9', 10', and 12'
Knuckle - Knuckle (KK) for 5' and under; for mesh sizes 1" and smaller. Knuckle - Knuckle (KK) or Knuckle - Twist (KT) for 6' and over.

FRAMEWORK - TYPE 2

Spectra® polyester resin, 3 mils minimum, over galvanized steel ASTM F 1043, Group 1C, with a minimum yield strength of 50,000 PSI. Protective coating per ASTM 1043, external coating Type B, zinc with organic overcoat, 0.9 ounces per square foot minimum zinc coating with chromate conversion coating and verifiable polymer film.

Top Rail	1-3/8" O.D. Spectra® 17 Gauge or 16 Gauge
----------	---

1-5/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

Line Posts	1-5/8" O.D. Spectra® 17 Gauge or 16 Gauge
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1-7/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

2-3/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

Terminal Posts	1-7/8" O.D. Spectra® 16 Gauge
	2-3/8" O.D. Spectra® 16 Gauge

2-3/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

2-7/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

4" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

Gates

Fabric	Same Gauge and Mesh as Chain Link Selected
Frame	Same as Top Rail Selected

Fittings

Tension and Brace Bands	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Pressed Steel
Caps, Eye Tops, Rail Ends	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Pressed Steel or Aluminum
Sleeves	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Steel
Tie Wires	Polymer Coating, 3 Mils Minimum, Over Zinc-Coated Steel Wire

Slats - Privacy

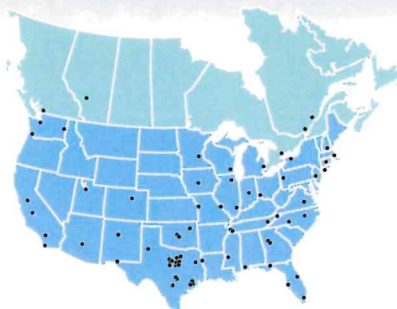
Material Composition	Polyethylene Thermoplastic
Colors	Green, Black, Brown, Gray, Redwood, Blue, Desert Sand



MasterHalco.com | 888-MH-Fence

Branch service centers are located throughout North America.

©6/22

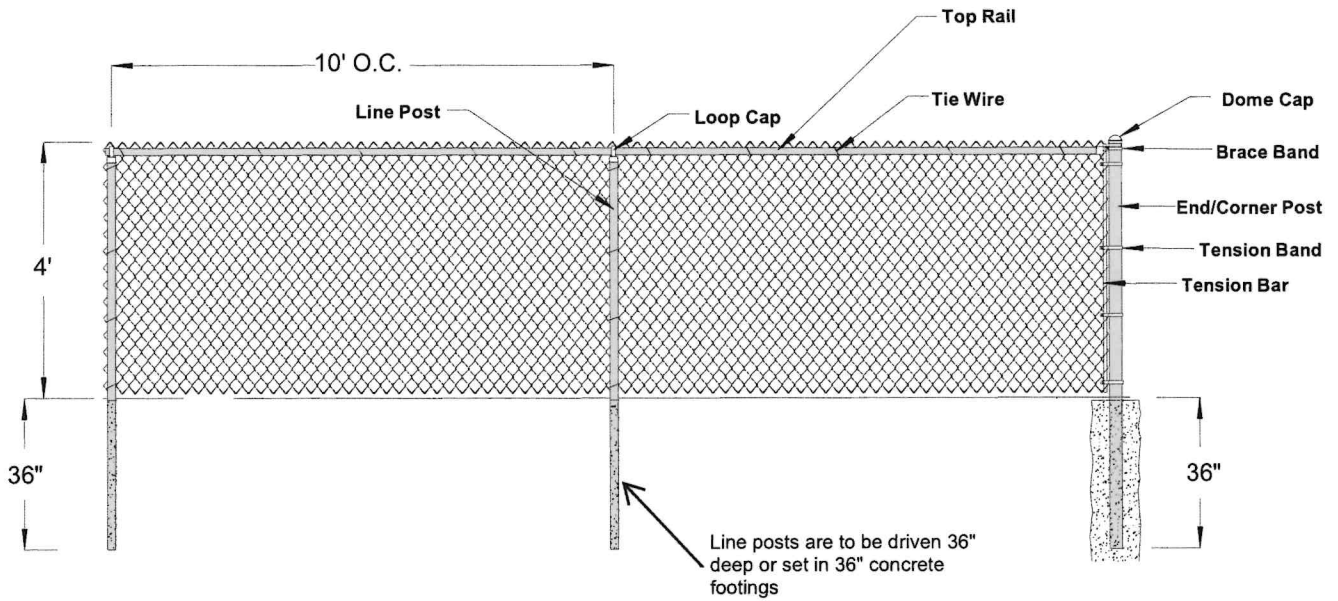


Scan me!

Find your local Master Halco branch and order today!

Chainlink Fence Detail

4' - 6' Chain Link with toprail



Project:	
Site Location:	Date:
Submitted by:	Drawing # CL-01

Cedar

WESTERN RED CEDAR

Western Red Cedar's botanical name is *Thuja plicata*. Fence pickets, rails, and posts are one of the most decay-resistant Native American wood types with high durability when exposed to weather. Western Red Cedar is grown and harvested from sustainably managed North American forests. Western Red Cedar can be left natural, painted, or stained. Pre-Stained Western Red Cedar is available with a water-based stain that can be matched to your outdoor living environment.

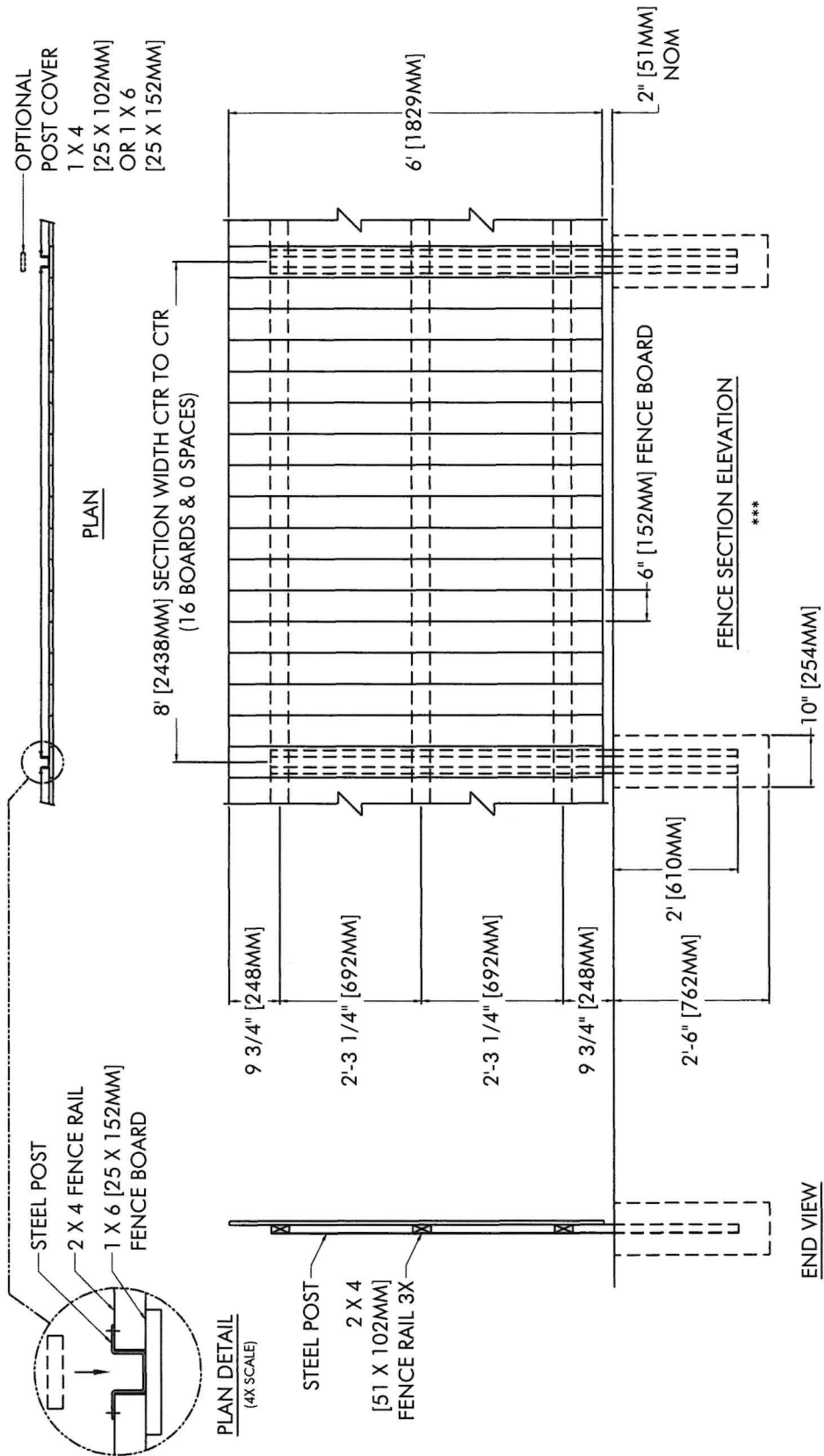
Lengths: 4', 5', 6', 8'

Widths: Nominal: 4" 8"
Actual: 3 1/2" 5 1/2" 7 1/2"


Thickness: Nominal: 1" 1"
Actual: 5/8" 3/4"

Grading: Fencing is appearance-graded and categorized by knot size/type and defect, which impacts the visual appeal and performance as a fence board. Boards are graded for 2-face appearance or 1-face appearance.

Availability for Western Red Cedar fencing is the United States and Canada. Typical Fences styles include Solid Board Vertical, Solid Board Horizontal, Board-on-Board, and Alternating Panel. Versatile and easy to work with, you can construct and install any fence style for your project. Longevity can be increased by installing the WRC boards and rails on a PostMaster Plus steel post for wood fence systems. Natural wood texture and colors range from rich amber to cinnamon brown and if left natural, it will age to a silvery grey.



- NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
 2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
 3. FOOTING WIDTH TO BE 10" [254MM]. MINIMUM DEPTH 30" [762MM].
 4. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.

 MASTER HALCO COPYRIGHT © 1998 MASTER-HALCO, INC. ALL RIGHTS RESERVED MASTER-HALCO, INC. 3010 LBJ FWY, SUITE 800 DALLAS, TEXAS 75234	BY: JRR DATE: 01-25-99 REV: D REV DATE: 05-18-99	DWG: 10-1100 LAYER: 1 SCALE: 1/2" = 1'-0"
	6" SOLID BOARD FENCE DETAIL STYLE: FLAT TOP NOM 6" [1829MM] FENCE HEIGHT 1 X 6 [25 X 152MM] FENCE BOARDS	





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PROJECT INFORMATION
**BAYSIDE MIDDLE
 SCHOOL**

601 E ELLSWORTH
 LN, BAYSIDE, WI
 53217

DATE	DESCRIPTION	AGE SUBMISSION

KEY PLAN

 7713 E. Park Washington Road
 Milwaukee, Wisconsin 53217
 kapurinc.com

SHEET INFORMATION

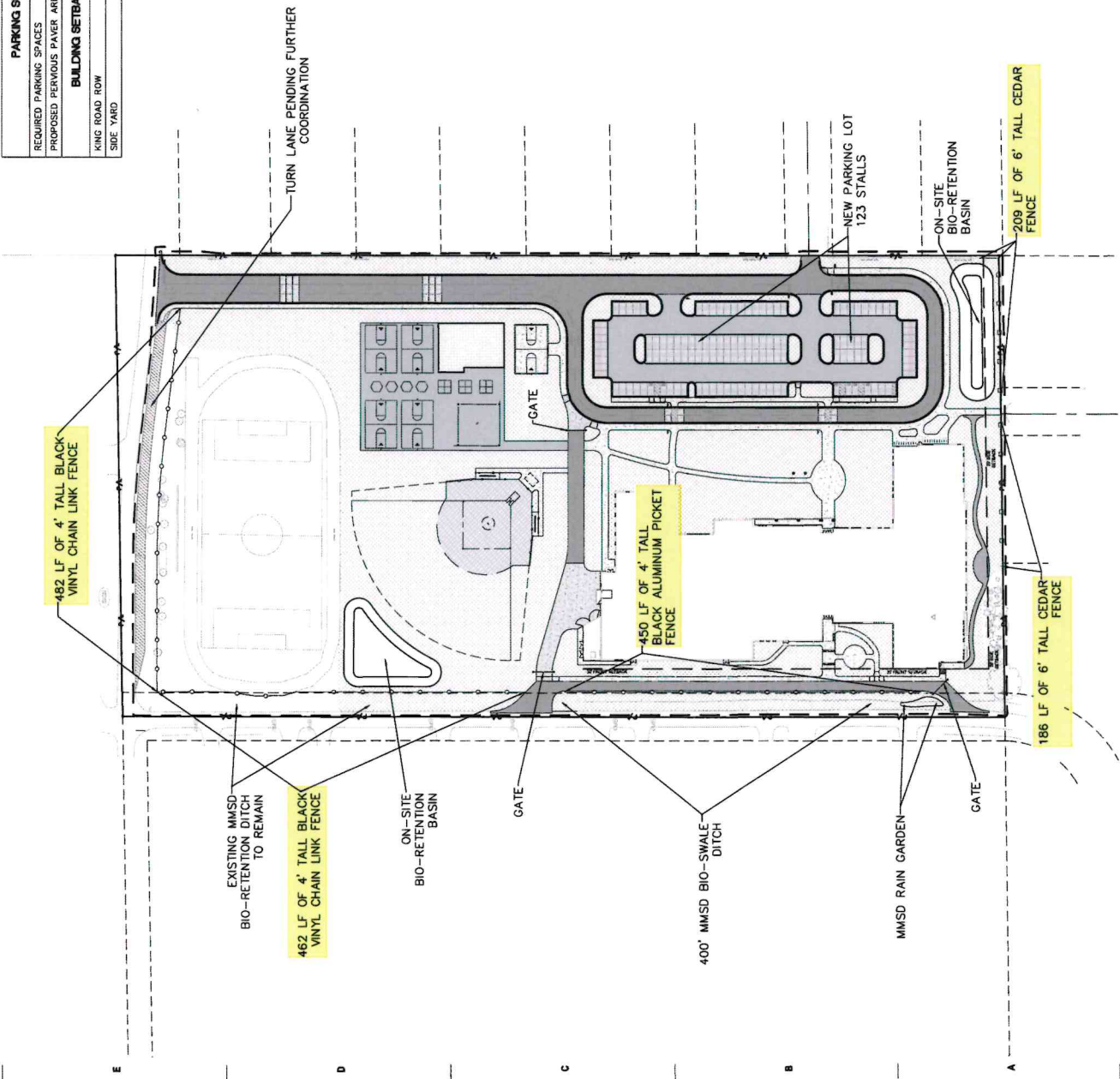
PROJECT NUMBER 191442
 PROJECT NUMBER 191442
**OVERALL SITE
 LAYOUT PLAN**

1

PARKING SUMMARY	
REQUIRED PARKING SPACES	75 SPACES
PROPOSED PERVIOUS PAVEMENT AREA	123 SPACES
BUILDING SETBACK SUMMARY	
KING ROAD ROW	30 FEET
SIDE YARD	20 FEET

Scale: 1" = 50'

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 www.DiggerHotline.com



7 6 5 4 3 2 1



Application for Appearance before the Board of Appeals

Owner's Name Fox Point Bayside School District

Property Address 601 E. Ellsworth Ln.

Telephone (414) 247-4163

Email kwiesner@foxbay.org

Proposed project details (type of work, size, materials, etc.):

Applicant proposes construction of a new 115,000sf (approx.) middle school and associated site features (parking, drives, playgrounds, sidewalks, etc.) Project is to be constructed of a variety of materials including masonry and metal siding, Site will be landscaped to be consistent with adjacent properties and appropriate school uses.

Fee: \$500.00



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:.

125-3(g)(2)

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

- 1.) Install driveway aprons along King Rd. for bus and service vehicle traffic.
- 2.) As designed, the site is at 42.78% impervious.

(see attached for additional information)

- 3. State why compliance with Municipal Code is unreasonably burdensome

To create access to the site that allows for gentle turning movements by buses and trucks, the driveway aprons need to be widened which exceeds the 50'-0" limit along the right-of-way.

Regarding the impervious surface, the site development that has been negotiated with the Village results in the increased percentage.

- 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.

The proposed exception is in alignment with the type and nature of vehicle access for this type of use. The addition impervious surface is acceptable to the Village's engineer.

Applicant Printed Name

Kathleen Wesner

Applicant Signature

Kathleen Wesner

Date

6/22/23

ADDITIONAL INFORMATION

Through the site plan review process with the village and the village's engineering consultants, expansion of the bus lane, service lane and added entrance lane have required greater turning radii as well as added to the impervious service for the future site design. Of note, the existing on-site stormwater management capacity is minimal, however the submitted site design includes multiple design features that will accommodate 438,000 gallons of storm storage through 19,250 SF of on site retention. The village and the village's engineering consultant have concurred with our design team's approach of added bio-retention, etc. to minimize the impervious area and maximize the stormwater management on site such that the post project condition is a significant leap forward from the existing conditions.



1525 E. Ellsworth Ln., Suite 202
 Waukesha, WI 53186
 262.533.8800
 www.eud.com

PROJECT INFORMATION
**BAYSIDE MIDDLE
 SCHOOL**

D 601 E ELLSWORTH
 LN, BAYSIDE, WI
 53217

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
07/20/2017	APC SUBMISSION

KEY PLAN
 Kapur
 7711 N. Port Washington Road
 Menomonee, Wisconsin 53227
 kapurinc.com

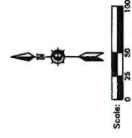
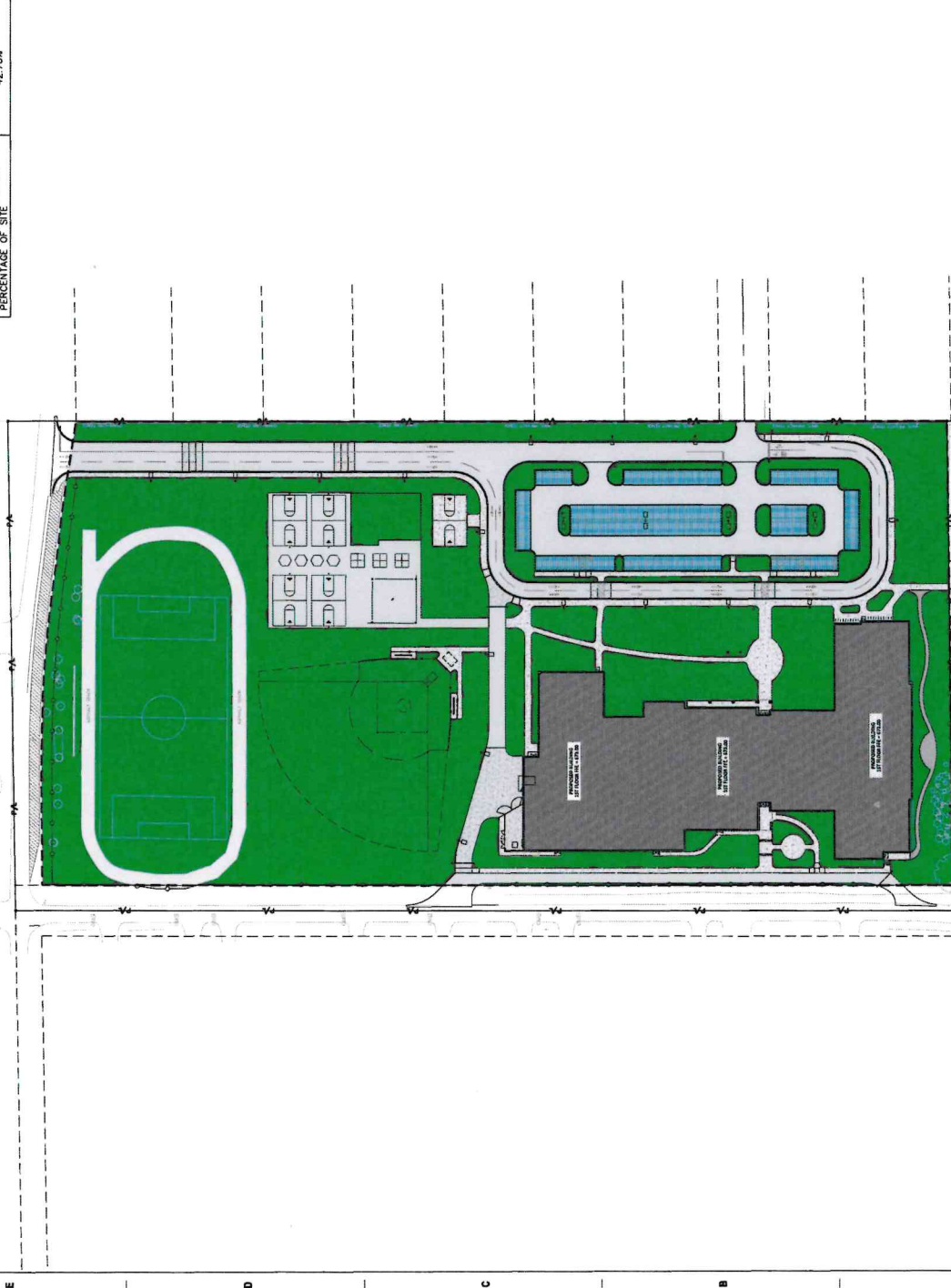
SHEET INFORMATION

PROJECT MANAGER TS
 PROJECT NUMBER 19114-02
 POST-DEVELOPED
 IMPERVIOUS
 SURFACE SUMMARY

5
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WHOLE PROPERTY IMPERVIOUS SURFACE SUMMARY

PROPOSED IMPERVIOUS AREA	249,513 SF
PROPOSED PERVIOUS PAVERS	19,297 SF
PROPOSED PERVIOUS GREEN SPACE	314,373 SF
TOTAL PROPOSED PERVIOUS AREA	333,670 SF
PROPOSED IMPERVIOUS AREA PERCENTAGE OF SITE	42.78%



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LEGEND

—————	IMPERVIOUS SURFACE
-----	CALCULATION LIMITS



Application for Appearance before the Board of Appeals

Owner's Name Fox Point Bayside School District

Property Address 601 E. Ellsworth Ln.

Telephone (414) 247-4163

Email kwiesner@foxbay.org

Proposed project details (type of work, size, materials, etc.):

Applicant proposes construction of a new 115,000sf (approx.) middle school and associated site features (parking, drives, playgrounds, sidewalks, etc.) Project is to be constructed of a variety of materials including masonry and metal siding, Site will be landscaped to be consistent with adjacent properties and appropriate school uses.

Fee: \$500.00



APPLICATION FOR SPECIAL EXCEPTION TO ZONING CODE REQUIREMENTS

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

41-2(a)- Altering ditches and shoulders of municipally-owned roadways, installing culverts.

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

Applicant requests permission to install shrubs along a portion of the King Rd. right of way for the purposes of providing visual screening of the bus lane.

3. State why compliance with Municipal Code is unreasonably burdensome

The code does not currently permit for plantings to be installed in the right of way. As noted below, these plantings are being requested by both the Village and neighbors as a means of beautifying the site, providing green infrastructure and for safety. Due to the suburban nature of the site and the curbless community roadways, these plantings need to be located in the ROW. Without making allowance for this need, the unique gem of the middle school site will have a less safe, less sightly, less stormwater resilient outcome.

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.

The proposed landscaping located in the right of way is being installed at the request of the Village and adjacent property owners to help reduce visual connection to the proposed bus lane along King Rd. Additionally, the proposed landscaping supports the bioswale and rain garden areas for water absorption and contains plants that will remain green all year.

Applicant Printed Name

Kathleen Wesner

Applicant Signature

Kathleen Wesner

Date

6/22/23



VIEW OF WEST ENTRY ALONG KING ROAD

BAYSIDE MIDDLE SCHOOL | 601 E ELLSWORTH LN, BAYSIDE WI 53217
VILLAGE OF BAYSIDE ARC REVIEW

TYPE 'JUCHK'



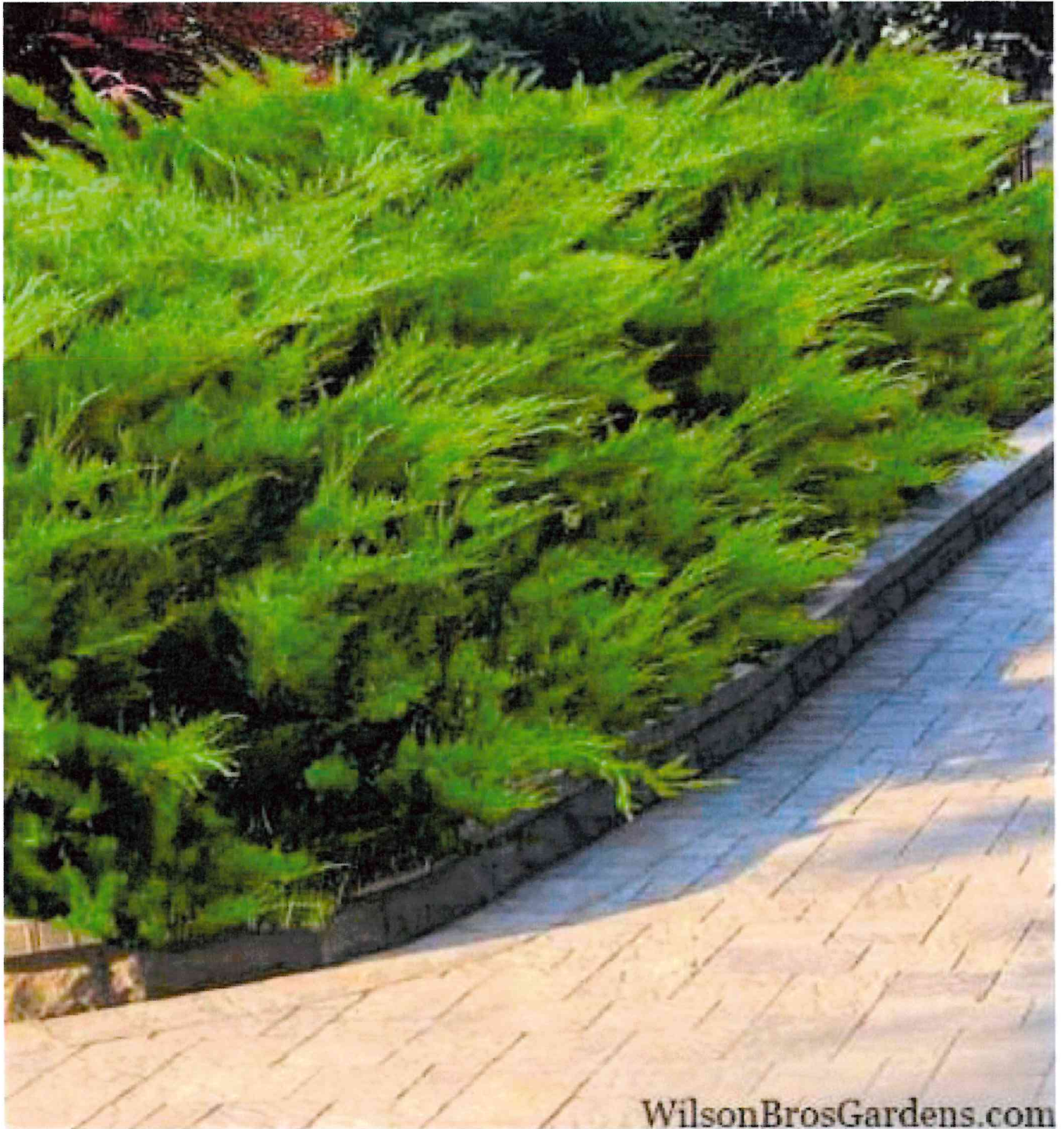
Kallays Compact Juniper (Summer)

TYPE 'JUCSOG'



Sea of Gold Juniper (Summer)

TYPE 'JUCSG'



WilsonBrosGardens.com

Sea Green Juniper (Summer)

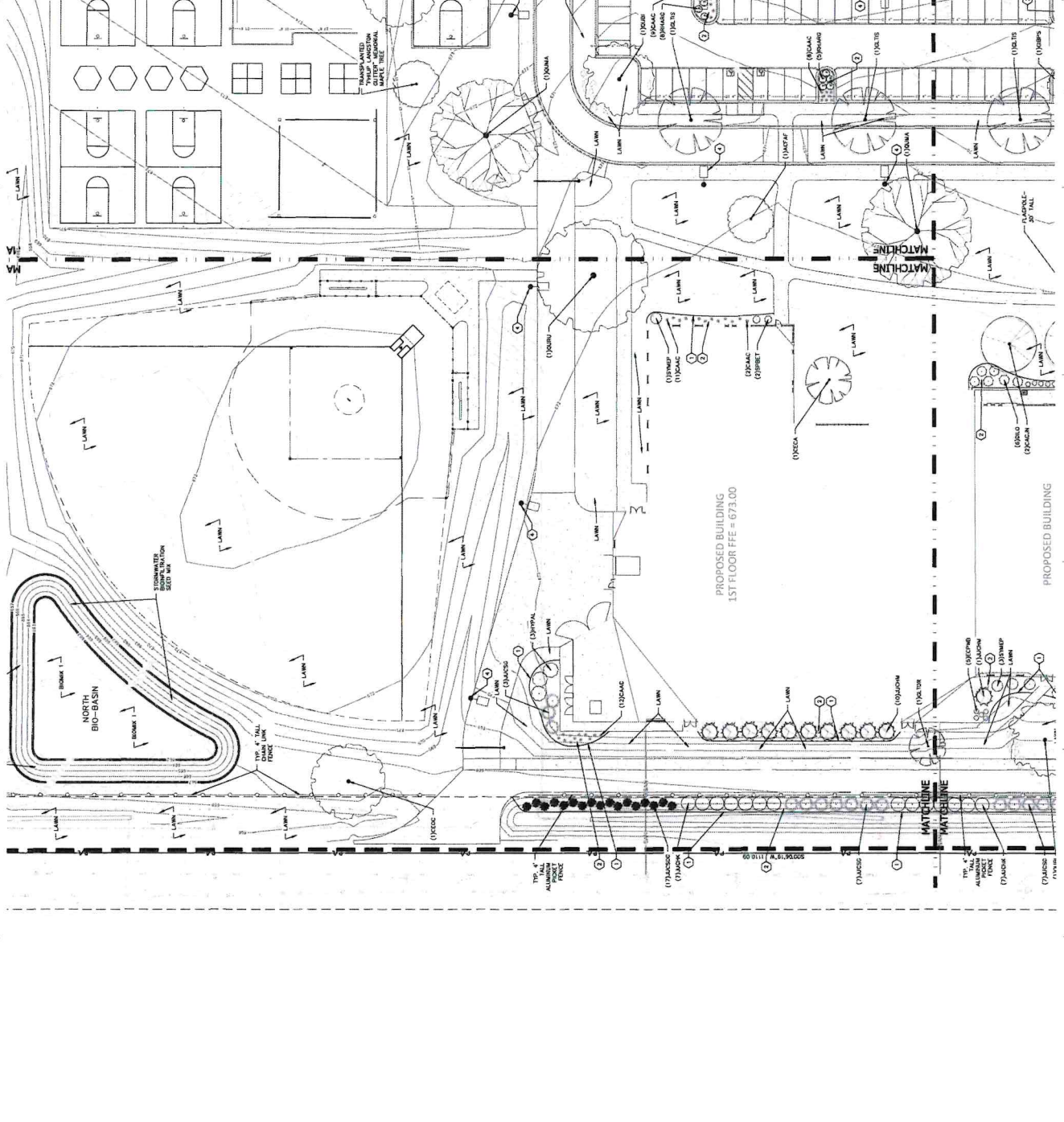
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VICINITY MAP

HATCH LEGEND
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MATCHLINE
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ewa
 2700 N. Lincoln Ave. Suite 100
 Madison, WI 53711
 Phone: 608.261.1234
 Fax: 608.261.1235
 Email: info@ewa.com
 www.ewa.com

PROJECT INFORMATION
 BAYSIDE MIDDLE
 SCHOOL

601 E ELLSWORTH
 LN, BAYSIDE, WI
 53217

ISSUANCE AND REVISIONS

DATE	DESCRIPTION	AWC SUBMITTER

KEY PLAN

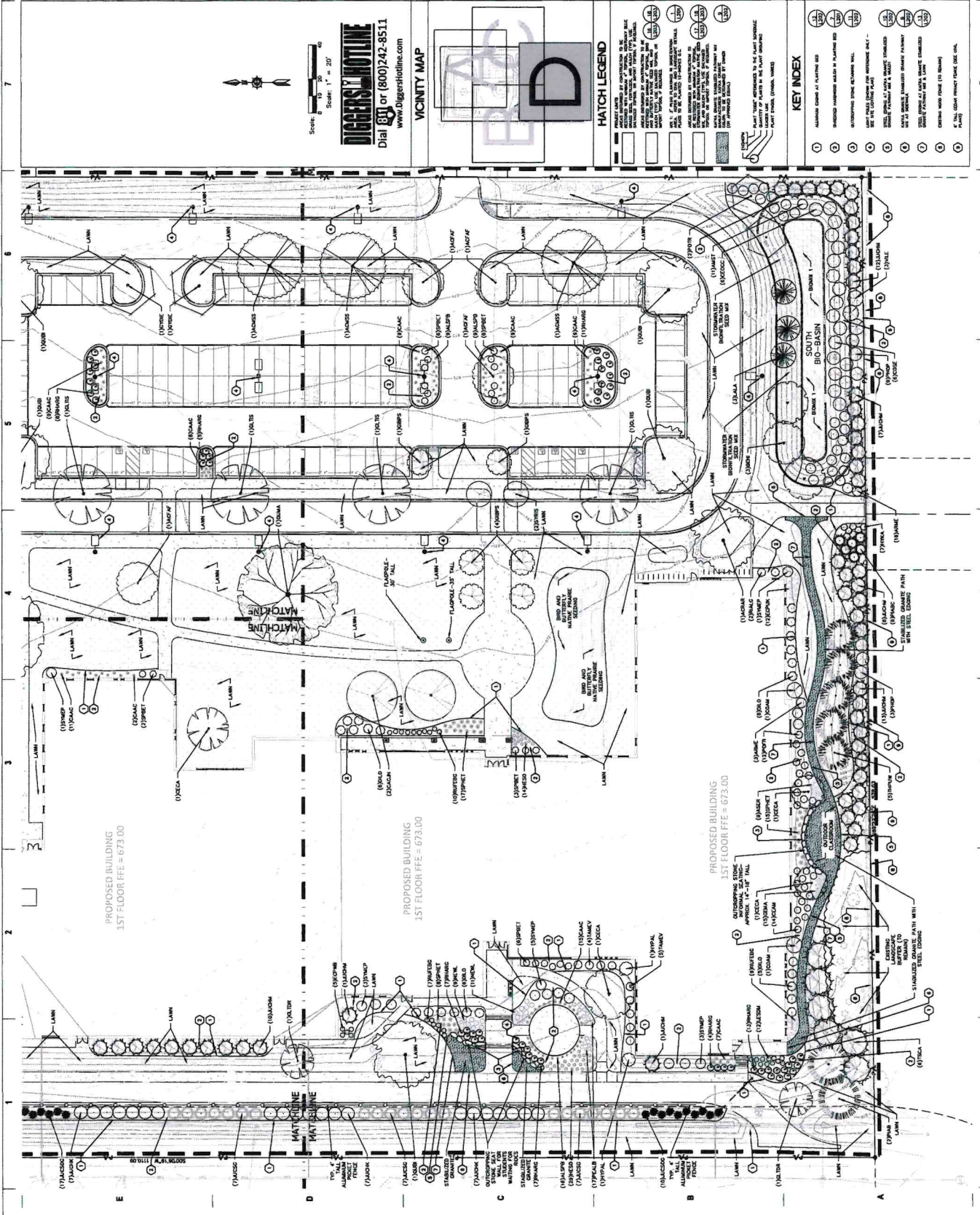


7701 N. Park Washington Road
 Milwaukee, Wisconsin 53217
 kapur.com

SHEET INFORMATION

PROJECT MANAGER TS
PROJECT NUMBER 181142
SITE LANDSCAPE
PLAN - PHASE 2 -
AREA A

L101-2D
 10/20/2018 10:00 AM



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VICINITY MAP

HATCH LEGEND

[Hatch Pattern]	PROPOSED ASPHALT DRIVEWAY
[Hatch Pattern]	PROPOSED ASPHALT DRIVEWAY WITH CURB
[Hatch Pattern]	PROPOSED ASPHALT DRIVEWAY WITH CURB AND SIDEWALK
[Hatch Pattern]	PROPOSED ASPHALT DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY
[Hatch Pattern]	PROPOSED ASPHALT DRIVEWAY WITH CURB AND SIDEWALK AND BIKEWAY AND BICYCLE
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Application for Appearance before the Board of Appeals

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Telephone (414) 247-4163

Email kwiesner@foxbay.org

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Fee: \$500.00



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

116-8 Temporary Signs

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

Applicant requests permission to install various temporary construction-related signage around property for the duration of construction related activities. Where possible, signage will be attached to construction fencing.

- 3. State why compliance with Municipal Code is unreasonably burdensome

Current municipal code does not reflect construction projects of the size, scale or duration as proposed. Construction Manager protocol as well as OSHA requirements dictate that wayfinding, safety and project signage is present. If not approved, not only will the construction workers be less safe, but the site circulation will be more chaotic and could lead to potential mistakes, damage and other issues. Providing temporary signage will benefit the workers, neighbors and Village.

- 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.

As a temporary condition, applicant does not expect that this Special Exception will have any long-term implications on the surrounding neighborhood. Signage will be removed once no longer in use/required.

Applicant Printed Name

Kathleen Wiesner

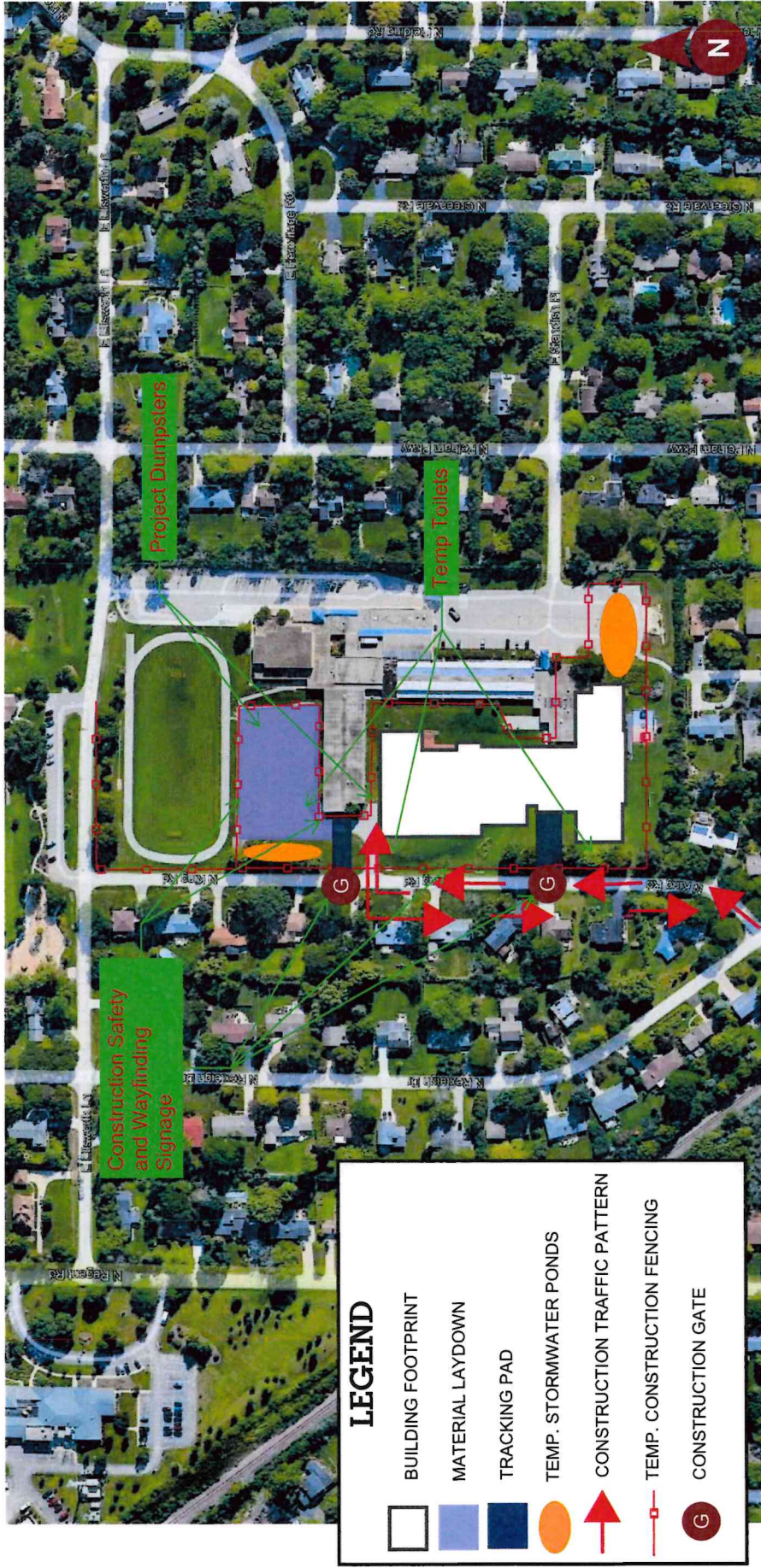
Applicant Signature

Kathleen Wiesner

Date

6/22/23

BAYSIDE MIDDLE SCHOOL



SITE LOGISTICS