



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
March 11, 2024  
Village Board Room 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE AGENDA

**PLEASE TAKE NOTICE** that a meeting of the Bayside Architectural Review Committee will be held at the Village Hall of the Village of Bayside, 9075 N. Regent Road, Bayside, Wisconsin in addition to virtually. Public can access this meeting of the Architectural Review Committee by phone or by computer. The phone number is: **+309 205 3325**. The Zoom Meeting code is: **811 9551 0761** and the Passcode is: **268929**. <http://tinyurl.com/2b55sp5c> Persons desiring to speak in the remote format on a specific agenda item should register twenty-four hours in advance by calling (414) 206-3915. The following items of business will be discussed and possibly acted upon:

### I. **CALL TO ORDER AND ROLL CALL**

### II. **APPROVAL OF MINUTES**

- A. Approval of February 12, 2024, meeting minutes.

### III. **BUSINESS**

- A. **9130 North Port Washington Road – Andrew Langford** The proposed project is adding and changing windows as well as replacing the back door with a sliding door.
- B. **8560 North Greenvale Road – Ken Baginski & Jodi Wire** The proposed project is the construction of a 96 square foot storage shed.
- C. **9061 North Lake Drive – Mary Lynn & Dennis Han** The proposed project is the construction of a 200 square foot master bathroom addition.
- D. **9001 North White Oak Lane – Daniel Katz** The proposed project is a permanent 4-by-8 foot double sided sign.
- E. **601 East Ellsworth Lane – Fox Point- Bayside School District** The proposed project is a 68 square foot permanent sign on the east side of the school building as well as a 13 square foot monument sign on Ellsworth Lane.
- F. **North Port Washington Road Landscape – Village of Bayside** The proposed project is the landscape restoration of green space along the newly constructed I-43 wall along Port Washington Road.

### IV. **ADJOURNMENT**

Emma Baumgartner  
Operations Assistant

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 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](http://www.baysidewi.gov)).



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
February 12, 2024  
Village Board Room 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES

### I. CALL TO ORDER AND ROLL CALL

Due to the excused absence of Chairperson John Krampf, Committee Member Marisa Roberts was acting Chairperson.

Chairperson Roberts called the meeting to order at 6:00 pm.

### II. ROLL CALL

Chair: John Krampf – excused  
Members: Dan Zitzer  
Marisa Roberts  
Tony Aiello  
Ben Minkin  
Kavin Tedamrongwanish – excused  
Trustee Liaison: Mike Barth

### III. APPROVAL OF MINUTES

A. Approval of December 11, 2023 meeting minutes. ,

Motion by Trustee Barth, seconded by Committee Member Zitzer to approve the December 11, 2023 meeting minutes. Motion carried unanimously.

### IV. BUSINESS

#### A. 717 East Bay Point Road – David E Barron

Patti Freymuth, project designer, appeared on behalf of the project. There were no neighbors in attendance. Mrs. Freymuth explained the project as creating a handicap accessible emergency entrance and exit for the current resident. The project will entail a new door, a new paved ramp, and a new paved walkway for the resident to use with his wheelchair at the back of the home.

Committee Member Aiello asked if the new walkway will be at grade level. Mrs. Freymuth stated the door opening is 12 inches off the ground and the ramp will be high enough just to reach the opening. Committee Member Aiello asked if the 3-inch bump up on the ramp and

walkway was to help make it more secure for the resident. Mrs. Freymuth stated yes, to ensure the wheelchair could not roll off.

Motion by Trustee Barth, seconded by Committee Member Aiello, to approve the project as described and presented in the application. Motion carried unanimously.

**B. 9550 North Wakefield Court – Jonathan & Caitlin Kiechle**

Dustin Melzark, project manager, described the project as a two-phase remodel project and that the dumpster and port-o-potty will be needed longer than the allowable 120 days. Mr. Melzark stated the unenclosed receptacles will be needed for the duration of the project, ending in August of 2024.

Chairperson Roberts asked about the location of the two unenclosed receptacles. Mr. Melzark stated they will be located on the top loop of the driveway.

Motion by Committee Member Minkin, seconded by Trustee Barth, to approve the project as described and presented in the application. Motion carried unanimously.

**C. 1450 East Fairy Chasm Road – Becky Frankiewicz**

Julie Voeller, project designer, described the project as an interior remodel project and that the dumpster and port-o-potty will be needed longer than the allowable 120 days. Mrs. Voeller stated the unenclosed receptacles will be needed for the duration of the project, ending in August of 2024. Mrs. Voeller stated the dumpster will be located lower on the driveway due to spacing and the port-o-potty will be located closer to the home so that it is out of the way.

Motion by Committee Member Minkin, seconded by Trustee Barth, to approve the project as described and presented in the application. Motion carried unanimously.

**D. 9227 North Tennyson Drive – Scott & Elizabeth Behrendt**

Julie Voeller, project designer, described the project as an interior remodel project and that the dumpster and port-o-potty will be needed longer than the allowable 120 days. Mrs. Voeller stated the unenclosed receptacles will be needed for the duration of the project, ending in June of 2024. Mrs. Voeller stated that both the dumpster and port-o-potty are located at the end of the circular driveway.

Motion by Committee Member Aiello, seconded by Committee Member Minkin to approve the project as described and presented in the application. Motion carried unanimously.

**V. ADJOURNMENT**

Motion by Committee Member Aiello, seconded by Committee Member Zitzer, to adjourn the meeting at 6:12pm. Motion carried unanimously.

Emma Baumgartner  
Operations Coordinator

02/05/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Andrew Langford</p> <p>PROJECT ADDRESS: 9130 N Port Washington Rd.</p>	<p>PROJECT SUMMARY:</p> <p>Adding and changing windows and replace back door and window with a sliding door.</p>
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I have reviewed the proposed adding and changing windows and replace the back door and window with a sliding door for compliance with the Village's ordinances and have determined the following for consideration.

1. There are no other issues with this submittal.
2. This review is only for ARC and not 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**

**See comments is red  
This is just for ARC review and not for permitting**

**Dave Hendrix  
SAFEbuilt  
Wisconsin Operations Manager**

## Project Proposal

Date 1-31-24  
 Property Address 9130 N Port Washington Rd  
 Zoning District C

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

Adding window to North side of house and Re sizing existing window. ~~Adding~~ Both windows will be same size

Replacing back door & window with sliding patio door

<ul style="list-style-type: none"> <li><input type="checkbox"/> ARC Agenda Date:</li> <li><input type="checkbox"/> Parcel Number:</li> <li><input type="checkbox"/> Color photographs showing project location, elevations, and surround views.</li> <li><input type="checkbox"/> Complete digital set of building plans (including elevations and grading).</li> <li><input checked="" type="checkbox"/> Samples or brochures showing materials, colors, and designs.</li> <li><input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial</li> </ul> <p>PERMITS:          Y N Payment</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Building</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Electrical</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Plumbing</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> HVAC</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Fill</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Impervious Surface</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Dumpster</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ROW/Excavation</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Occupancy</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Special Exception/Variance</li> <li><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> ARC</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Accessory Structures/Generators</li> <li><input type="checkbox"/> Additions/Remodel</li> <li><input type="checkbox"/> Commercial Signage</li> <li><input type="checkbox"/> Decks/Patios</li> <li><input type="checkbox"/> Fence</li> <li><input type="checkbox"/> Fire Pits</li> <li><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit</li> <li><input type="checkbox"/> New Construction</li> <li><input type="checkbox"/> Play Structures</li> <li><input type="checkbox"/> Recreational Facilities/Courts</li> <li><input type="checkbox"/> Roofs</li> <li><input type="checkbox"/> Solar Panels/Skylights</li> <li><input type="checkbox"/> Swimming Pools</li> <li><input checked="" type="checkbox"/> Windows/Doors – change exceeds 25% of opening</li> <li><input type="checkbox"/> Other</li> </ul>
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## PICTURE



Picture windows in Ebony



Picture windows in Ebony

## PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
  - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
  - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
  - › Designed to match profiles of operable windows in the Essential collection.
  - › Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
  - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

# SLIDING PATIO DOOR



Sliding Patio Door in Bronze with Matte Black handle



Sliding Patio door in Ebony with Matte Black hardware

## SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 39).
- Special sizing available on 2-panel configurations.
- PG30 performance rating.
- Doors come with standard tempered Low E2 insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 6 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Transom windows available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE





Adding black  
Marvin window  
to north side  
and replacing  
window to the  
left to match



slider patio  
door here  
(black  
Marvin)

02/08/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Ken Baginski &amp; Jodi Wire</p> <p>PROJECT ADDRESS: 8560 N Greenvale Rd.</p>	<p>PROJECT SUMMARY: New 96 sq. Ft. wooden storage shed. Color to match main structure.</p>
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I have reviewed the proposed new shed for compliance with the Village's ordinances and have determined the following for consideration.

**Sec. 125-91. - "C" residence district regulations.**

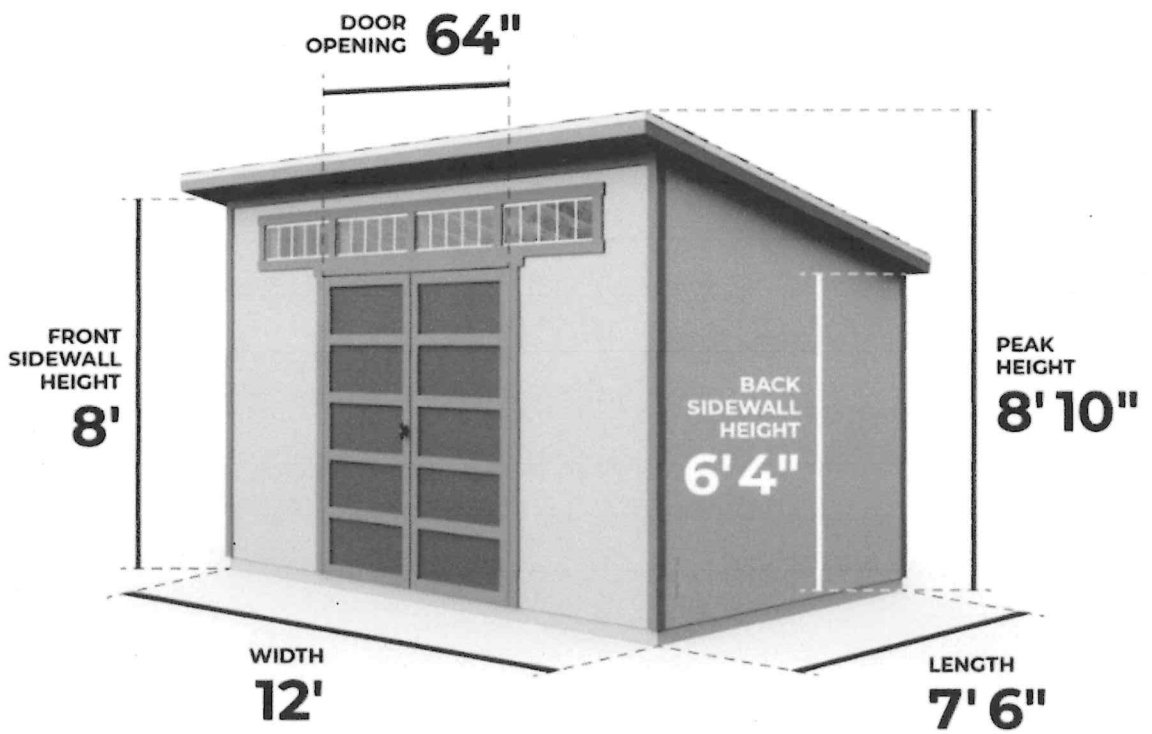
1. Setbacks conform to the ordinance

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**

**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**



part of NW 1/4 Sec. 9, T.8 N., R.22 E., Village of Bayside, Milwaukee County, Wis., more particularly described as follows: Commencing at NW corner sd. Blk. 3; thence S 10° 06' 53 1/2" W 5.39 ft. to a P.C.; thence 168.54 ft. along arc of sd. curve, chord of which bears S 8° 15' 16" W 168.51 ft. to the point of beginning, 27.07 ft. N'ly of SW corner sd. Lot 4; Thence S 88° 19' 54" E along a line 27 ft. from, & parallel to, S. line sd. Lot 4, 154.44 ft. to a point in E. line sd. Lot 4, N 6° 33' 30" E 27.10 ft. from SE corner sd. Lot 4; thence S 6° 33' 30" W 87.90 ft. to a pt. in E. line sd. Lot 6, N 6° 33' 30" E 39.20 ft. from SE corner sd. Lot 6; thence N 89° 10' 22" W along a line 39 ft. from, & parallel to, S. line said Lot 6, 152.81 ft. to a pt. in W. line sd. Lot 6, 39.07 ft. N'ly of SW corner sd. Lot 6; thence 90.00 ft. along the arc of sd. curve, chord of which bears N 5° 24' 03" E 90.00 ft. to point of beginning.

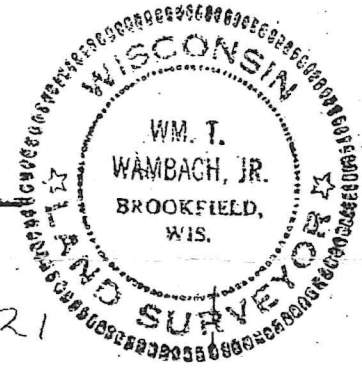
NOTE:

O = SET IRON PIPE

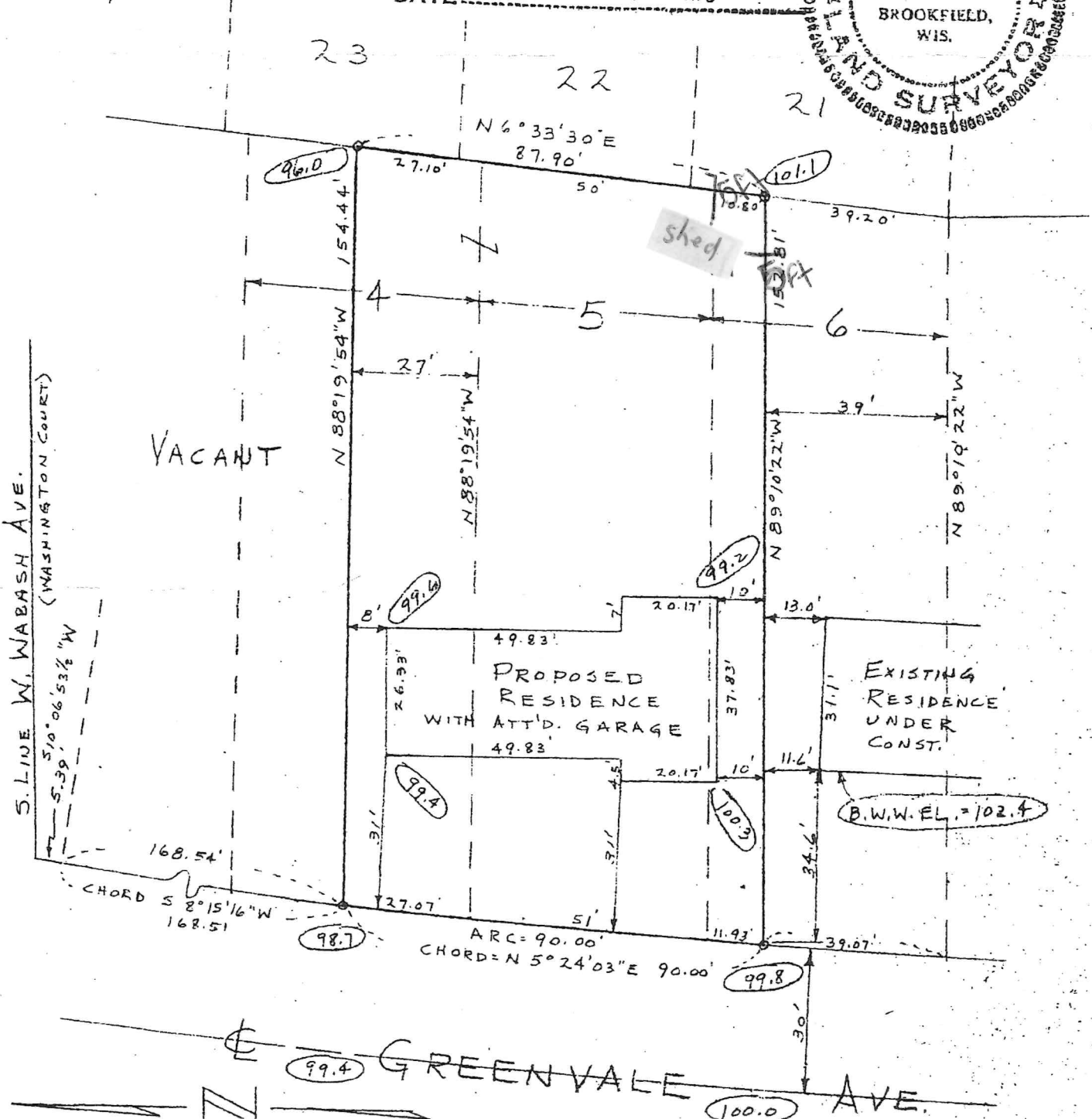
(100.0) = RELATIVE ELEVATION

APPROVED  
VILLAGE OF BAYSIDE  
BUILDING COMMITTEE

DATE **MAR 21 1960**



44,57





Resident will match the color of the brick for the chosen shed paint.

02/20/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER: Mary Lynn &amp; Dennis Han</p> <p>PROJECT ADDRESS: 9061 N lake Dr.</p>	<p>PROJECT SUMMARY:  10 X 20 Master Bathroom addition</p>
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I have reviewed the proposed master bathroom addition for compliance with the Village's ordinances and have determined the following for consideration.

1. The submittal meets the zoning requirements and setback requirements.
2. They state that the siding will match the existing house.
3. There are no issues with this submittal.
4. This review is only for ARC and not 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 is just for ARC review and not for permitting**

**Dave Hendrix**  
**SAFEbuilt**  
**Wisconsin Operations Manager**

# Project Proposal

Date 2/12/24

Property Address 9061 N. Lake Dr. Bayside

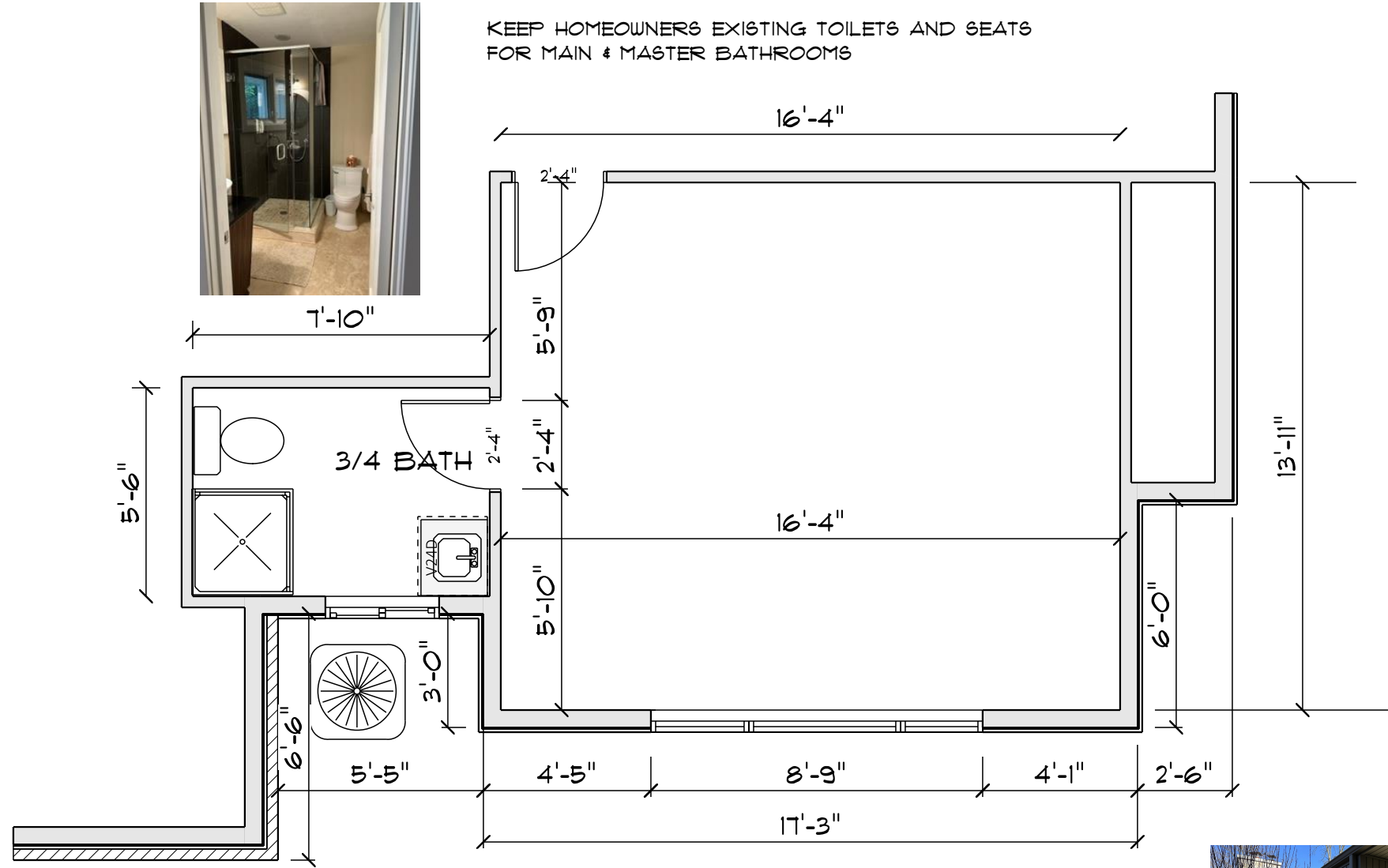
Zoning District \_\_\_\_\_

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

Master Bathroom addition with crawl space below  
20x10' addition plus cut out 5x8 to back of the house.  
Exterior - vertical siding to match existing  
Pella window with blinds!  
Closest space & laundry in addition  
walk-in shower, free-standing tub, double vanity

<ul style="list-style-type: none"> <li><input type="checkbox"/> ARC Agenda Date:</li> <li><input type="checkbox"/> Parcel Number:</li> <li><input type="checkbox"/> Color photographs showing project location, elevations, and surround views.</li> <li><input type="checkbox"/> Complete digital set of building plans (including elevations and grading).</li> <li><input type="checkbox"/> Samples or brochures showing materials, colors, and designs.</li> <li><input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial</li> </ul> <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td><input type="checkbox"/></td><td></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance		<input type="checkbox"/>		ARC	<ul style="list-style-type: none"> <li><input type="checkbox"/> Accessory Structures/Generators</li> <li><input type="checkbox"/> Additions/Remodel</li> <li><input type="checkbox"/> Commercial Signage</li> <li><input type="checkbox"/> Decks/Patios</li> <li><input type="checkbox"/> Fence</li> <li><input type="checkbox"/> Fire Pits</li> <li><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit</li> <li><input type="checkbox"/> New Construction</li> <li><input type="checkbox"/> Play Structures</li> <li><input type="checkbox"/> Recreational Facilities/Courts</li> <li><input type="checkbox"/> Roofs</li> <li><input type="checkbox"/> Solar Panels/Skylights</li> <li><input type="checkbox"/> Swimming Pools</li> <li><input type="checkbox"/> Windows/Doors – change exceeds 25% of opening</li> <li><input type="checkbox"/> Other</li> </ul>
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**MAIN FLOOR - EXISTING**

SCALE: 1/4" = 1'-0"

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
FAX:  
MOBILE:

**Mary Lynn & Dr. Dennis Han**

9061 N. Lake Dr. PHONE: 414.530.4013  
Bayside FAX:  
Wisconsin MOBILE:  
53217 dpmihan@wi.rr.com

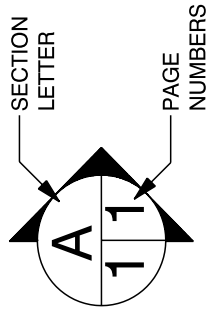
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SCALE: 1/4" = 1'-0"

DATE: Monday, February 12, 2024

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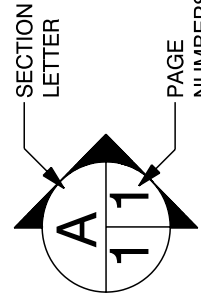
**1/21**  
EXISTING





**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
FAX:  
MOBILE:



**Mary Lynn & Dr. Dennis Han**

9061 N. Lake Dr. PHONE: 414.530.4013  
Bayside FAX:  
Wisconsin MOBILE:  
53217 dpmlhan@wi.rr.com

DRAWN BY:

SCALE: As Noted

DATE: Monday, February 12, 2024

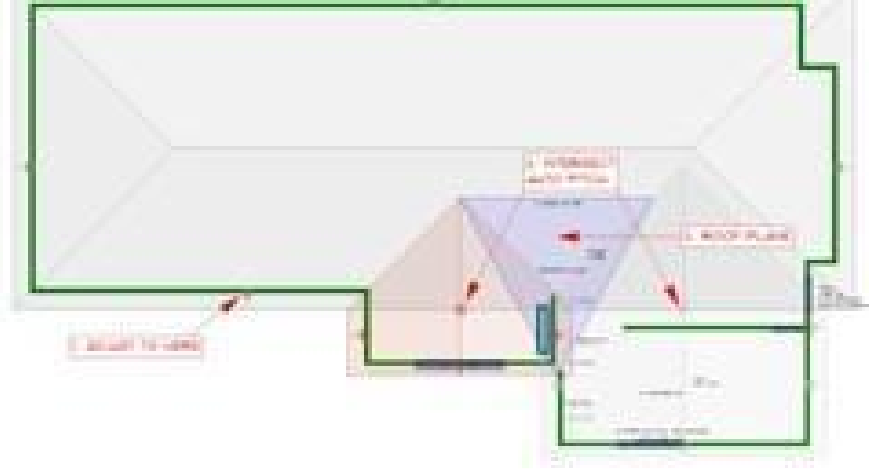
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**3/21**

Perspectives

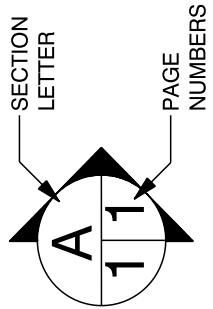


NEW ROOF  
Saddle to be created on jobsite



**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
FAX:  
MOBILE:



**Mary Lynn & Dr. Dennis Han**

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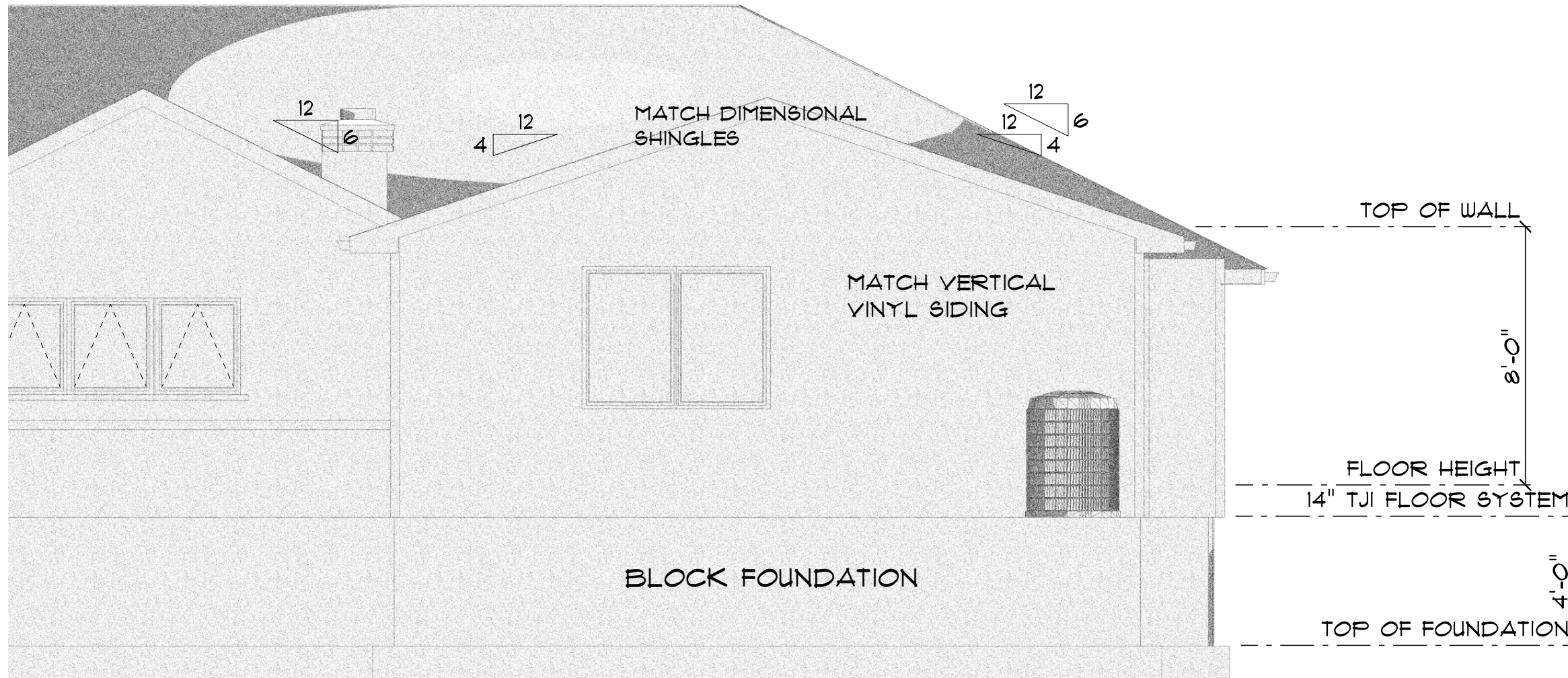
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SCALE: As Noted

DATE: Monday, February 12, 2024

PAGE:

**8/21**  
NEW ROOF



**ADDITION ELEVATION**

SCALE: 1/4" = 1'-0"

**EXTERIOR NOTES:**

- 1) MATCH EXISTING VERTICAL SIDING
- 2) MATCH EXISTING ASPHALT SHINGLES

**Mary Lynn & Dr. Dennis Han**

9061 N. Lake Dr. PHONE: 414.530.4013  
 Bayside FAX:  
 Wisconsin MOBILE:  
 53217 dpmihan@wi.rr.com

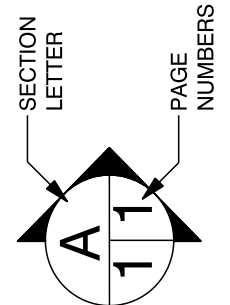
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SCALE: 1/4" = 1'-0"

DATE: Monday, February 12, 2021

PAGE: 20/21

EXTERIOR ELEVATION



**SOFTPLAN**  
 ARCHITECTURAL DESIGN SOFTWARE

PHONE:  
 FAX:  
 MOBILE:

**TYPICAL ROOF**  
 ASPHALT SHINGLES  
 1/2" PLYWOOD SHEATHING C/W H CLIPS  
 2X10 RAFTERS @ 16" OC  
 R 18 ATTIC BATT INSULATION  
 6 MIL POLY VAPOR BARRIER  
 5/8" DRYWALL

CONTINUOUS EAVE PROTECTION  
 (2 COURSES)

PRE-FINISHED  
 ALUMINUM GUTTER &  
 EAVE FLASHING

MATCH EXISTING  
 FASCIA & SOFFIT

2X4 COLLAR TIES  
 MICROLAM

7/16" OSB DECKING  
 2X8 CEILING JOIST

2 2X6 TOP PLATES

**TYPICAL 2X6 VINYL EXTERIOR WALL**  
 VINYL (MATCH EXISTING)  
 1" AIR SPACE  
 1/2" SHEATHING  
 AIR BARRIER  
 2X6 STUDS @ 16" OC  
 R19 EXTERIOR WALL BATT INSULATION  
 6 MIL POLY VAPOR BARRIER  
 1/2" GYPSUM BOARD  
 2X6 BOTTOM PLATE

**TYPICAL TJI FLOOR SYSTEM**  
 3/4" OSB OR PLYWOOD SUBFLOOR  
 14" TJI FLOOR JOISTS @ 16" OC

2 X 6 WALL AT FOUNDATION

CLEAN GRAVEL  
 BACKFILL

SAND STOP

KEY

CONCRETE FOOTING

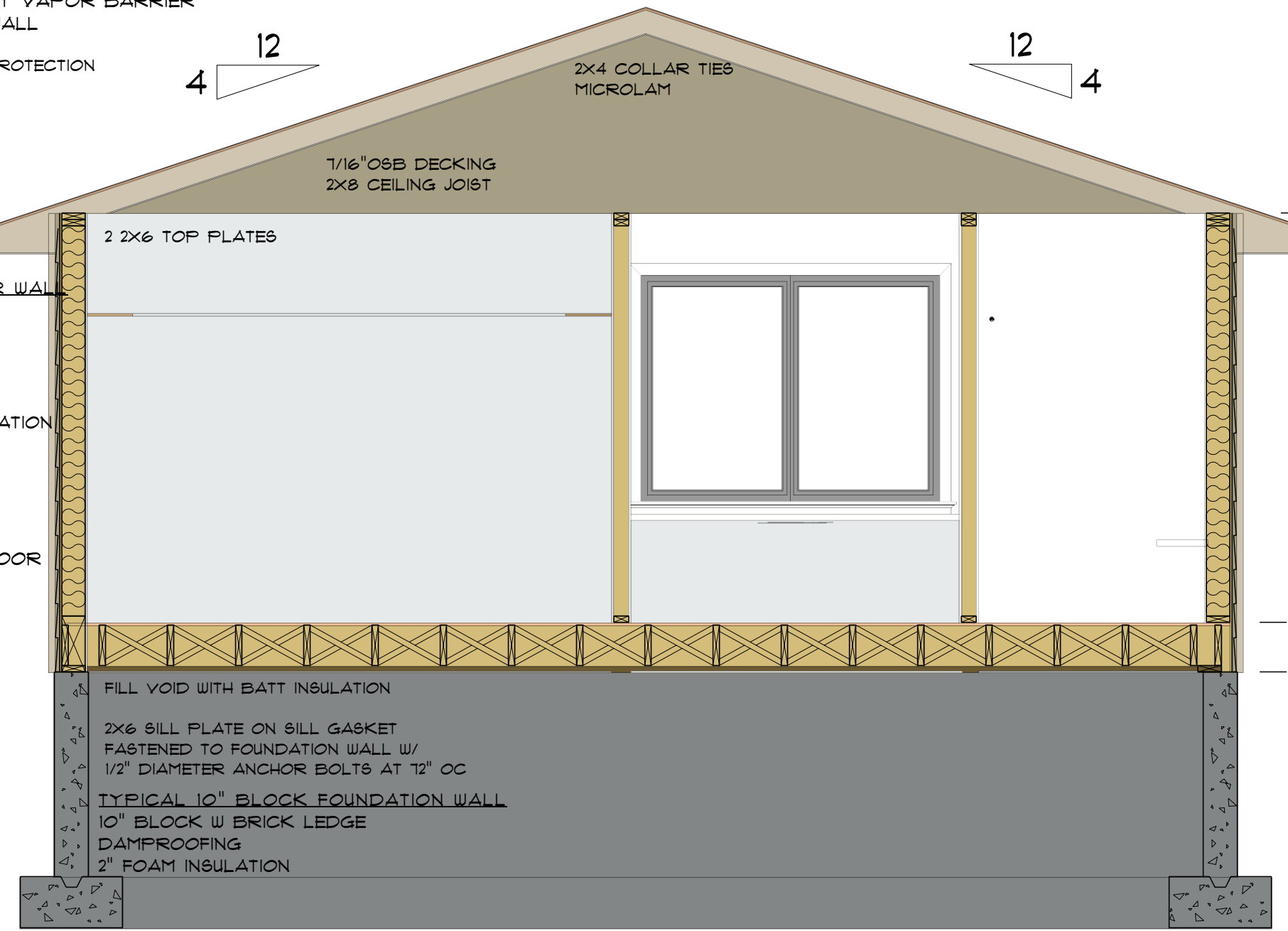
6" GAVEL (MIN.) ON  
 4" DIA. WEEPING TILE

FILL VOID WITH BATT INSULATION

2X6 SILL PLATE ON SILL GASKET  
 FASTENED TO FOUNDATION WALL W/  
 1/2" DIAMETER ANCHOR BOLTS AT 12" OC

**TYPICAL 10" BLOCK FOUNDATION WALL**  
 10" BLOCK W BRICK LEDGE  
 DAMPROOFING  
 2" FOAM INSULATION

5" GRANULAR FILL  
 6 MIL POLY VAPOR BARRIER  
 3" POURED CONCRETE SLAB  
 REINFFORCING BARS



**CROSS SECTION A**

SCALE: 3/8" = 1'-0"



TOP OF PLATE

TOP OF SUBFLOOR  
 TOP OF FOUNDATION

TOP OF FOOTING

**Dr. Dennis Han**  
 PHONE: 414.530.4013  
 FAX:  
 MOBILE: dpmihan@wi.r.com

**Mary Lyni**  
 9061 N. Lake D  
 Bayside  
 Wisconsin  
 53217



**SOFTPI**  
 ARCHITECTURAL DESIGN

SECTION LETTER: 8'-0"  
 PAGE NUMBERS: 11 5/8"  
 PHONE:  
 FAX:  
 MOBILE:

DRAWN BY:  
 SCALE: 3/8" = 1'-0"  
 DATE: Monday, February 12, 2024  
 SECTION DETAIL

PAGE: **21/21**  
 SECTION DETAIL

PLAT NO. LS-5588-23

FIELD CREW: E.A.J. & S.F.Z.

DRAWN BY: J.R.S.



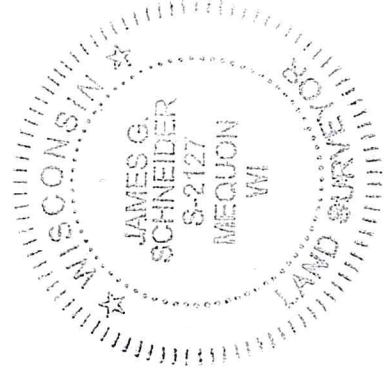
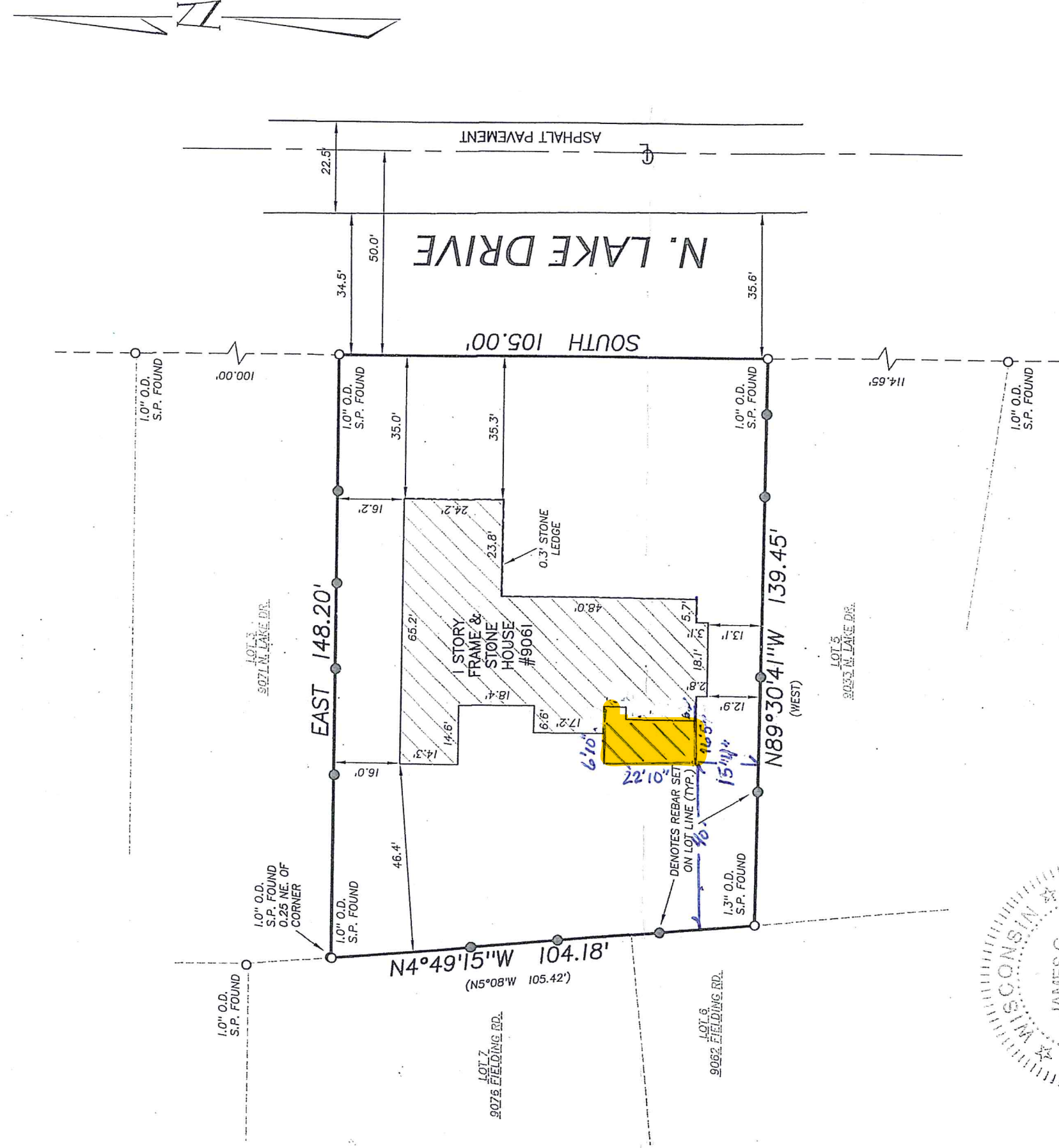
**NORTH SHORE ENGINEERING, INC.**  
Consulting Engineers & Land Surveyors  
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092  
(262) 241-9400 • FAX: (262) 241-5337  
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: Dennis Han / 9061 N. Lake Drive

Property Description: Lot 4, Block 14, in "CONTINUATION OF BAYSIDE", a Subdivision of 49.14 acres located in the Southwest 1/4 of Section 4, in Township 8 North, Range 22 East, in the Village or Bayside, Milwaukee County, Wisconsin.

Said Parcel containing 15,013 sq. ft. / 0.345 acres of land, more or less.



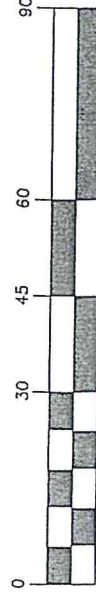
THIS IS AN ORIGINAL PRINT  
ONLY IF STAMPED IN RED

**BEARING REFERENCE :**

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF N. LAKE DR, WHICH BEARS DUE NORTH, PER "CONTINUATION OF BAYSIDE" SUBDIVISION PLAT.

**NOTES :**

1. ( ) DENOTES BEARING OR DISTANCE PER PLAT.



SCALE 1" = 30'

**SURVEY CERTIFICATE**

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 1st day of September, 20 23

Recertified \_\_\_\_\_ Surveyor

## Impervious Surface Calculator

Total Square Footage of Property		<b>14776.87</b>
Current Impervious Surface		
	Home	3601.69
	Accessory Structure(s)	
	Driveway	1395.36
	Deck/Patio	345.12
	Other	
	<b>Total</b>	<b>5342.17</b>
Allowable Impervious Surface		
	Zone A - 25%	
	Zone B - 35%	
	Zone C - 40%	
Proposed Additional Surface		<b>270</b>
	<b>TOTAL</b>	<b>5612.17</b>
<b>Current + Proposed Percent of Impervious Surface</b>		<b>37.97942325</b>
Address	Zone	
9061 N Lake Dr	Zone C - 40%	

02/29/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER:  White Oaks Apartments  PROJECT ADDRESS: 9001 N White Oak Lane</p>	<p>PROJECT SUMMARY:  One monument sign 64 Square Feet, two sided</p>
---	--

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

1. **The proposed monument sign does not comply with the prescribed ordinance.**  
116-6 (7) Freestanding signs shall not exceed eight feet in height above normal grade, and eight feet in maximum width.”  
116-6 (10) “for example, an eight-foot-wide sign is not permitted to have additional supports, etc., beyond the eight-foot permitted overall width.”
2. **The sign exceeds the allowable width and height, per their submittal.**  
Caution should be taken not to be erected in the Right of Way
3. The board always considers the aesthetics of the signs.

**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 12/6/23  
 Property Address 9001 N. WHITE OAK LANE  
 Zoning District \_\_\_\_\_

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

wood acrylic sign (14' x 8' feet)

<ul style="list-style-type: none"> <li><input type="checkbox"/> ARC Agenda Date:</li> <li><input type="checkbox"/> Parcel Number:</li> <li><input type="checkbox"/> Color photographs showing project location, elevations, and surround views.</li> <li><input type="checkbox"/> Complete digital set of building plans (including elevations and grading).</li> <li><input type="checkbox"/> Samples or brochures showing materials, colors, and designs.</li> <li><input type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial</li> </ul> <p>PERMITS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th style="text-align: left;">Payment</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Electrical</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Plumbing</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>HVAC</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fill</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Impervious Surface</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Dumpster</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>ROW/Excavation</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Conditional Use</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Occupancy</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Exception/Variance</td></tr> <tr><td></td><td><input type="checkbox"/></td><td></td><td>ARC</td></tr> </tbody> </table>	Y	N	Payment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Impervious Surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dumpster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROW/Excavation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Exception/Variance		<input type="checkbox"/>		ARC	<ul style="list-style-type: none"> <li><input type="checkbox"/> Accessory Structures/Generators</li> <li><input type="checkbox"/> Additions/Remodel</li> <li><input type="checkbox"/> Commercial Signage</li> <li><input type="checkbox"/> Decks/Patios</li> <li><input type="checkbox"/> Fence</li> <li><input type="checkbox"/> Fire Pits</li> <li><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit</li> <li><input type="checkbox"/> New Construction</li> <li><input type="checkbox"/> Play Structures</li> <li><input type="checkbox"/> Recreational Facilities/Courts</li> <li><input type="checkbox"/> Roofs</li> <li><input type="checkbox"/> Solar Panels/Skylights</li> <li><input type="checkbox"/> Swimming Pools</li> <li><input type="checkbox"/> Windows/Doors – change exceeds 25% of opening</li> <li><input type="checkbox"/> Other</li> </ul>
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**Large Directional Sign (96" W x 72" H )**

**Aluminum .080 - Large Directional Sign (72" W x 96" H )**

**Text:**

\*This order dropped-off at Site

Location

\*Customer will be installing all signs

**Oracle 3651 - Vinyl Graphics**

**Briteline Shield - 3 mil UV Matte - Overlamine**

**Miscellaneous (V) - 6x6 Posts (2)**

**Text:**

8 Foot Long - Green Treated

**Miscellaneous (V) - Toppers (2)**

**Miscellaneous (V) - Brackets - 24" (4)**

**Miscellaneous (V) - Paint Posts White**



**Large Directional Sign (96" W x 72" H )**

**Aluminum .080 - Large Directional Sign (72" W x 96" H )**

**Text:**

\*This order dropped-off at Site

Location

\*Customer will be installing all signs

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**Text:**

8 Foot Long - Green Treated

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**Miscellaneous (V) - Brackets - 24" (4)**

**Miscellaneous (V) - Paint Posts White**

BAYSIDE WOODS CONDOMINIUM 1

**WHITE OAK LANE**

PRIVATE ROAD

*White Oaks Apts LLC*



565.06'

AREA  
0.3852 Acres

35' OF WGRESS EGRESS EGRESS  
TOP DOOR AND 5839551

250.85'

70.03'

25.48'

6.91'

6.91'

LOT 2

C.S.M. NO. 3917

27.0'

27' DEDICATED FOR PUBLIC STREET  
PURPOSES PER CSM NO. 3917

**N. PORT WASHINGTON RD.**

PARCEL 1

*Mark 9999 Building*

02/29/2024

Attention:  
Village of Bayside, WI  
Architecture Review Committee

<p>PROJECT/SITE OWNER:  Fox Point-Bayside School District  PROJECT ADDRESS: 601 Ellsworth Ln</p>	<p>PROJECT SUMMARY:  One wall mounted sign 68 Square Feet One monument sign 64 Square Feet</p>
--	--

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

1. Zoning for Fox Point-Bayside School District is residential zone C.
2. 116-4 “Signs shall be erected behind the front lot line and inside of the side setback lines of such property and shall not exceed six square feet in area. Two-sided signs are permitted, but each side of the sign shall count toward the total sign square footage. Signs shall be removed within 180 days after installation and may be reinstalled after a 30-day waiting period. No more than three signs are allowed on any such property at any single time. No signs shall be placed in the public right-of-way.”
3. **The monument sign does not comply with 116-4 above.**
4. **They will need to apply for a variance in order to erect their proposed sign.**
5. The board always considers the aesthetics of the signs.

**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 02/16/2024

---

Property Address 601 E. Ellsworth Lane

---

Zoning District 'C' Residential

---

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

Applicant proposes to install non-illuminated, aluminum signage on west face of school in area depicted on drawings. Letters to be cast aluminum with light bronze finish, 26 inches tall using Futura font. Area of signage is approximately 68sf.

Application also proposes demolition of existing monument sign on Ellsworth Ln. due to wear and damage. A replacement sign is proposed of similar design and dimension using similar materials to those on new building under construction. Letters to be cast aluminum, light bronze finish in both 6 and 8 inch tall characters. Area of signage is approximately 13sf.

<p><input type="checkbox"/> ARC Agenda Date:</p> <p><input checked="" type="checkbox"/> Parcel Number: <b>021-9983-000</b></p> <p><input checked="" type="checkbox"/> Color photographs showing project location, elevations, and surround views.</p> <p><input checked="" type="checkbox"/> Complete digital set of building plans (including elevations and grading).</p> <p><input checked="" type="checkbox"/> Samples or brochures showing materials, colors, and designs.</p> <p><input checked="" type="checkbox"/> Survey or Milwaukee County Land Information Officer Aerial</p> <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	<p><input type="checkbox"/> Accessory Structures/Generators</p> <p><input type="checkbox"/> Additions/Remodel</p> <p><input checked="" type="checkbox"/> Commercial Signage</p> <p><input type="checkbox"/> Decks/Patios</p> <p><input type="checkbox"/> Fence</p> <p><input type="checkbox"/> Fire Pits</p> <p><input type="checkbox"/> Landscaping requiring Impervious Surface/Fill/Excavation Permit</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Play Structures</p> <p><input type="checkbox"/> Recreational Facilities/Courts</p> <p><input type="checkbox"/> Roofs</p> <p><input type="checkbox"/> Solar Panels/Skylights</p> <p><input type="checkbox"/> Swimming Pools</p> <p><input type="checkbox"/> Windows/Doors – change exceeds 25% of opening</p> <p><input type="checkbox"/> Other</p>
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# VANDEWALLE & ASSOCIATES INC.

**Date:** February 28, 2024

**To:** Village of Bayside Architectural Review Committee

**From:** Jackie Mich, AICP, and Elias Vareldzis

**Re: Signage Review for Bayside Middle School, 601 E. Ellsworth Lane, Tax Key No. 0219983000**

---

## **Description**

The applicant is submitting a proposal and request for sign permit review at the property located at 601 E. Ellsworth Lane. The property, which is the site of the Bayside Middle School, is located in the C Residential Zoning District. All surrounding properties are also zoned C Residential.

Proposed changes are intended to provide identification signage for the new Bayside Middle School. The primary sign proposed is an on-building wall sign located on the north end of the west building façade with a total sign area of 68 square feet. The sign will read "Bayside Middle School" and will be composed of cast aluminum letters at 26 inches in height and 2 inches in depth. The sign will be directly attached to the wall and will be non-illuminated.

A ground-mounted monument sign is also proposed that is comprised of brick masonry and metal paneling with cast aluminum letters. This sign will replace the existing monument sign on the north side of the site at the site's entrance. The proposed monument sign features an overall size of 64 square feet, with 6-foot-tall pillars, a width of 8 feet, and with the sign lettering consisting of an area of 13 square feet. The sign face will also read "Bayside Middle School" and feature the property address number.

## **Staff Review**

The proposed signage represents an upgrade appropriate for the new Middle School building. Proposed signs appear to be high quality and of a restrained character that will allow them to fit well within the surrounding residential context. The proposed signs comply with basic Sign Code regulations related to sign design and placement and do not appear to present any issues to pedestrian or traffic safety. The application indicates that there will be no internal or external illumination of either proposed sign.

The Village has previously expressed concerns over the proposed location of the wall sign on the western façade of the new building. The western façade is located along a local residential street and adjacent residential properties will already be impacted by the school bus drop off zone on the west side of the site. Further elements with potential to impact the adjacent residential character should be minimized, and staff recommends that the primary wall sign be

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
247 Freshwater Way • Milwaukee, Wisconsin 53204 • 414.988.8631

[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

moved to the eastern building façade. The main entrance on the east side of the building is well set back within the lot, provides direct access to the primary parking and vehicle circulation areas within the site, and would be a more appropriate location for the school's primary wall sign. Staff recommends that the sign be relocated to the portion of the façade immediately south of the main entrance on the east side of the building.

Following ARC review, the applicant will submit a request for a Special Exception for relief from the requirements of Section 116-4 pertaining to signage in Residential Districts. Residential Zoning District Sign Regulations do not include any provisions that allow for the types of signage generally required for schools, even though the use and operation of a school is permitted by-right within the C Residential Zoning District.

Specifically, Special Exception from the following requirements of Sign Code Section 116-4 are being requested:

- Signs shall be erected behind the front lot line and inside of the side setback lines of the property
- Signs shall not exceed six square feet in area
- Signs shall be removed within 180 days after installation and may be reinstalled after a 30-day period.

#### **Staff Recommendation**

1. Staff recommends that the Architectural Review Committee recommend referral of the proposed Special Exception to the Board of Zoning Appeals as submitted.
2. Staff recommends the following *additional condition of approval* be attached:
  - a. The applicant shall submit an updated Sign Permit application relocating the primary wall sign from the west building façade to the main entrance on the east building façade.

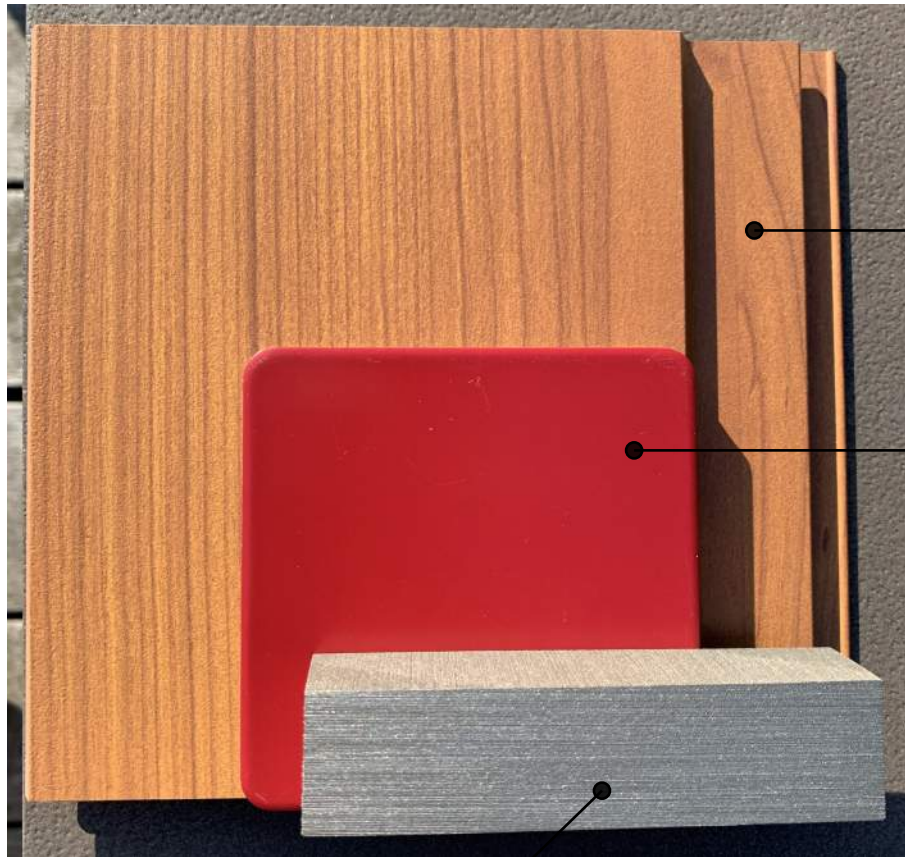




**SURFACE MOUNTED LETTERS**  
(EXISTING BUILDING SIGN)

Sign Area: 72 SF (approx.)  
Size: 23" & 15" Tall (approx.)  
Font: Unknown  
Material: Metal  
Color: Dark Gray

EXISTING BUILDING SIGN

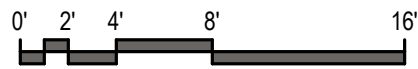
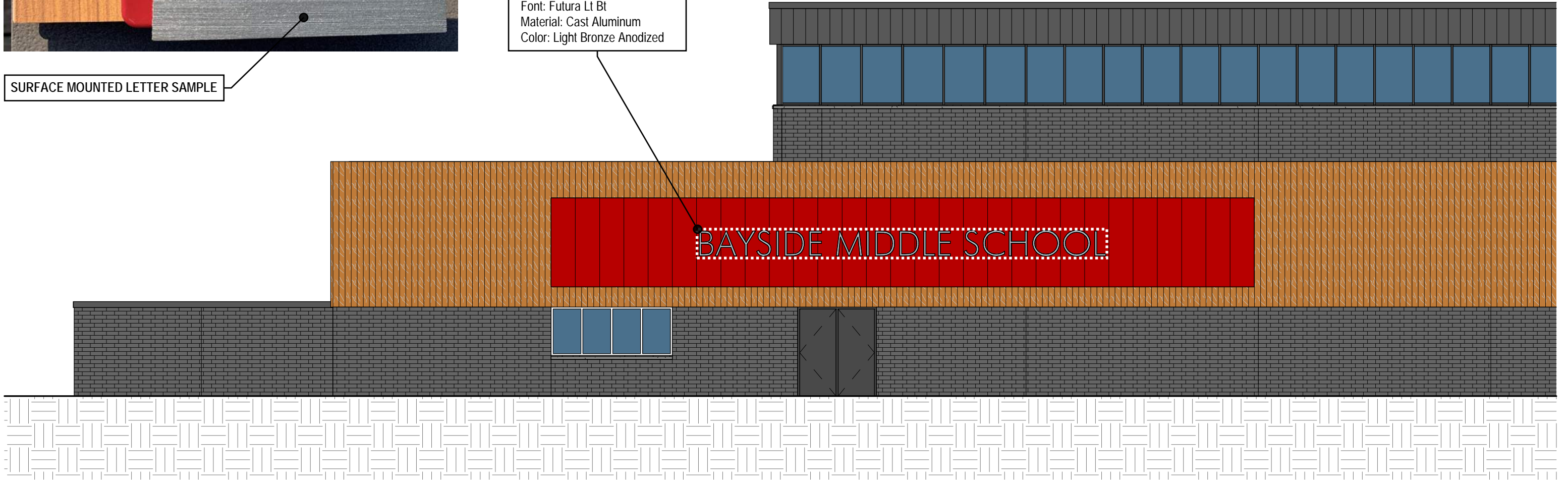


WOOD LOOK METAL PANEL  
(PREVIOUSLY APPROVED MATERIAL FOR REFERENCE)

RED METAL PANEL  
(PREVIOUSLY APPROVED MATERIAL FOR REFERENCE)

**SURFACE MOUNTED LETTERS**  
 Sign Area: 68 SF  
 Size: 26" Tall | 2" Deep  
 Font: Futura Lt Bt  
 Material: Cast Aluminum  
 Color: Light Bronze Anodized

SURFACE MOUNTED LETTER SAMPLE



SCALE: 1/8" = 1'-0"

NOTE: THE BUILDING SIGN IS NOT ILLUMINATED IN ANYWAY

PROPOSED BUILDING SIGN - ELEVATION



NOTE: THE BUILDING SIGN IS NOT ILLUMINATED IN ANYWAY

PROPOSED BUILDING SIGN - PERSPECTIVE



**SURFACE MOUNTED LETTERS**  
(EXISTING MONUMENT SIGN)

Sign Area: 10 SF (Per side)(approx.)

Size:

8" & 6" Tall (approx.)

Font: unknown

Material: Metal

Color: White

EXISTING MONUMENT SIGN

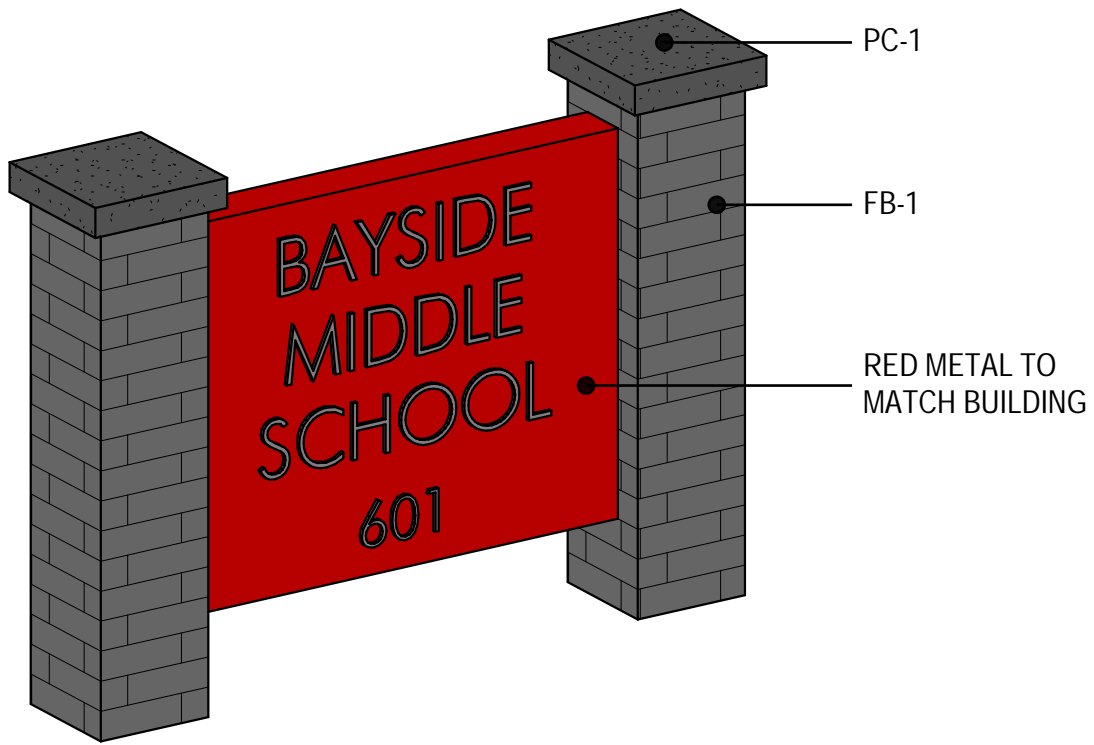


IMAGE OF BUILDING FOR REFERENCE

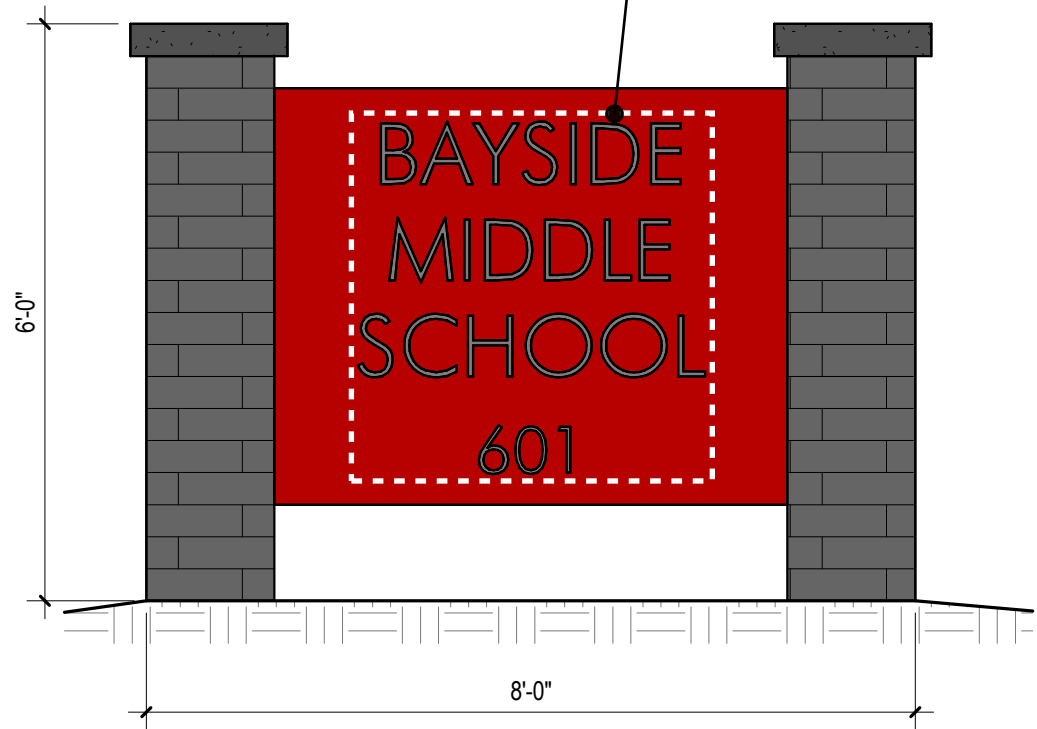
GREY PRECAST ARCHITECTURAL CONCRETE (PC-1)  
(PREVIOUSLY APPROVED MATERIAL FOR REFERENCE)

GREY UTILITY SIZE BRICK (FB-1)  
(PREVIOUSLY APPROVED MATERIAL FOR REFERENCE)

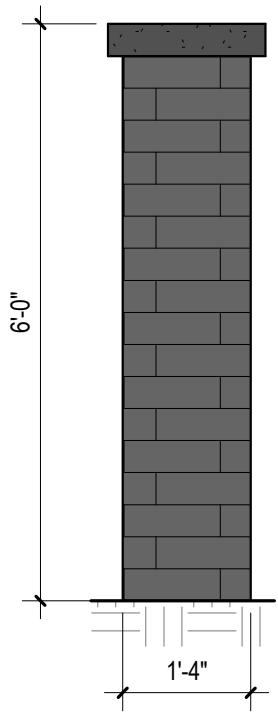
**SURFACE MOUNTED LETTERS**  
 Sign Area: 13 SF (Per Side)  
 Size:  
 8" Tall "BAYSIDE MIDDLE SCHOOL"  
 6" Tall "601"  
 Font: Futura Lt Bt  
 Material: Cast Aluminum  
 Color: Light Bronze Anodized



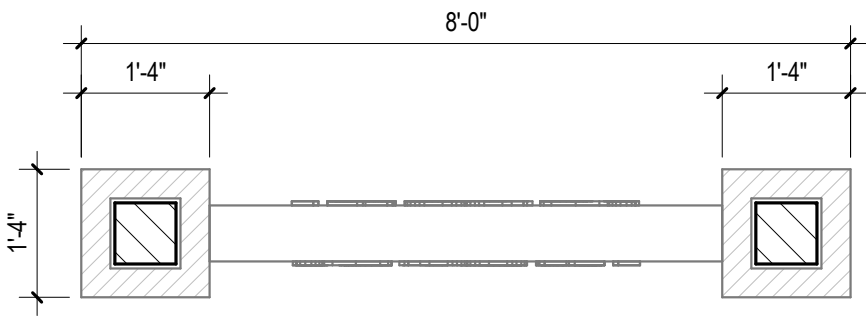
3D VIEW  
NOT TO SCALE - FOR REPRESENTATION



NORTH/SOUTH ELEVATION (FRONT AND BACK)  
SCALE: 1/2" = 1'-0"



EAST/WEST ELEVATION (SIDE)  
SCALE: 1/2" = 1'-0"



PLAN VIEW  
SCALE: 1/2" = 1'-0"

PROPOSED MONUMENT SIGN

NOTE: THE MONUMENT SIGN IS NOT ILLUMINATED IN ANYWAY



milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
414.271.5350

madison 309 West Johnson Street, Suite 202  
Madison, Wisconsin 53703  
608.442.2550

denver 1899 Wynkoop Street, Suite 700  
Denver, Colorado 80202  
303.586.4500

PROJECT INFORMATION

**BAYSIDE MIDDLE SCHOOL**

601 E ELLSWORTH LN, BAYSIDE, WI 53217

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/10/2023	BID PACKAGE #2
10/20/2023	CONSTRUCTION BULLETIN 06
02/08/2024	CONSTRUCTION BULLETIN 10

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER TS

PROJECT NUMBER 19314-02

**SITE LAYOUT PLAN - PHASE 2 - AREA A**

**C102-2A**

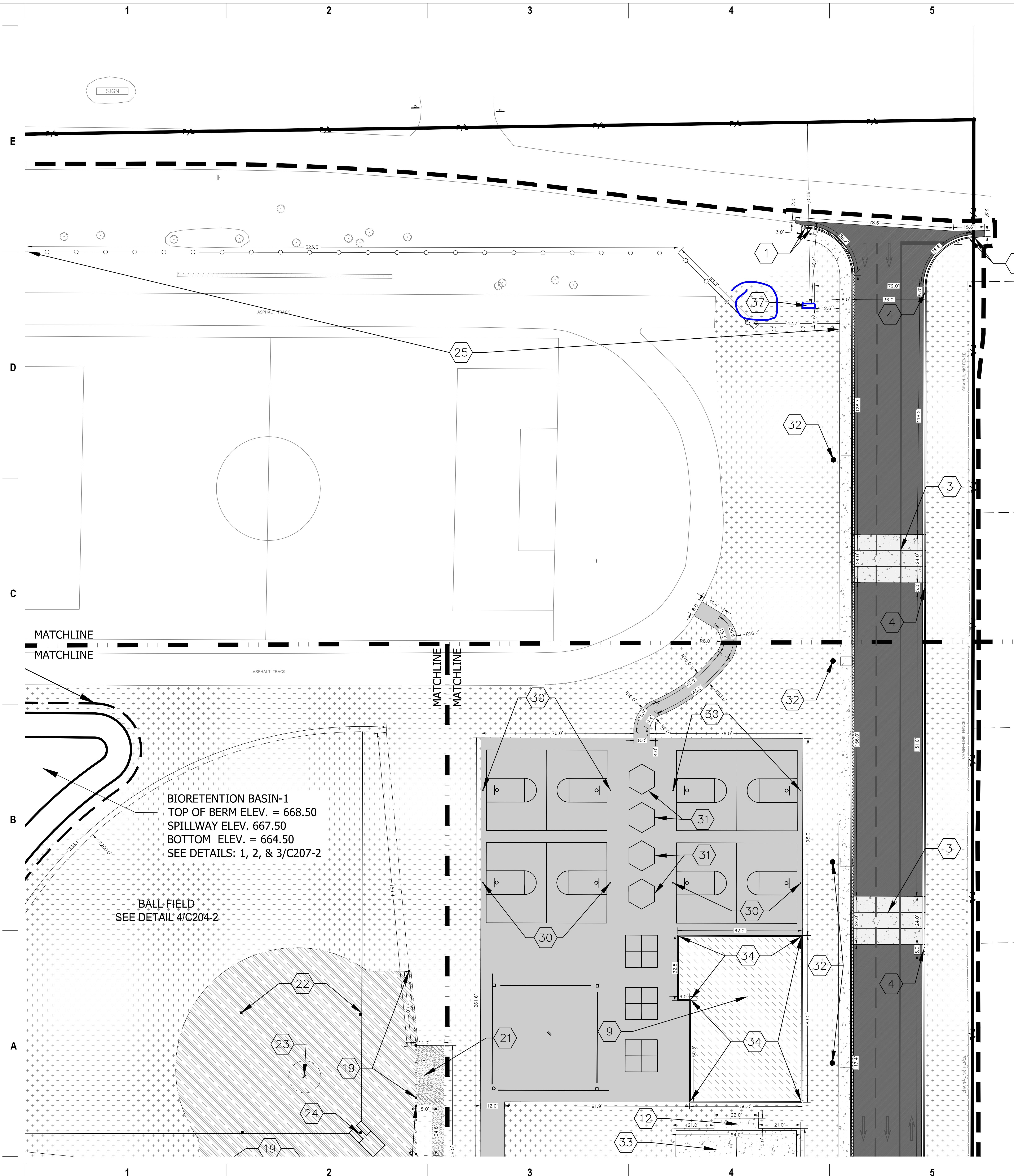
KEY INDEX

- 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)
- NEW ASPHALTIC CONCRETE (HEAVY DUTY)
- NEW ASPHALTIC CONCRETE AND STONE BASE TO MATCH EXISTING ROADWAY SECTION.
- NEW CONCRETE SLAB
- NEW HEAVY DUTY CONCRETE SLAB
- ALT. BID #1, NEW "PAVE DRAIN" PERMEABLE PAVEMENT, COLOR, CHARCOAL. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
- ALT. BID #2, NEW ASPHALTIC CONCRETE (LIGHT DUTY)
- NEW STABILIZED GRANITE PATHWAY
- NEW SKINNED INFIELD. CONTRACTOR TO COORDINATE FINAL SELECTION WITH OWNER.
- POURED IN PLACE RUBBER SURFACE. CONTRACTOR TO COORDINATE FINAL SURFACE SELECTION WITH OWNER.
- HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
- LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED
- DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED
- TRANSITION FROM 18" BARRIER CURB & GUTTER TO 18" ZERO FACE CURB & GUTTER. LENGTH OF TRANSITION VARIES. SEE PLANS.
- NEW CONCRETE DRIVEWAY APRON
- NEW CONCRETE SPEED TABLE
- NEW CURB CUT
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW GATE CONSISTING OF TWO BILLIARDS WITH EYELETS AND REFLECTIVE MARKINGS, AND A CHAIN SPANNING ACROSS DRIVEWAY. A REFLECTIVE SIGN READING "NO PARKING DO NOT BLOCK GATE" SHALL BE INSTALLED CENTERED ON CHAIN FACING AWAY FROM SCHOOL BUILDING.
- RELOCATED SOFT SURFACE PLAYGROUND EQUIPMENT
- NEW FLAG POLES. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- INSTALL SALVAGED MEMORIAL PAVERS, MEMORIAL PLAQUES, AND MEMORIAL STONES.
- INSTALL SALVAGED MEMORIAL COLUMNS, BENCHES, AND TRASH RECEPTILES.
- INSTALL SALVAGED BASKETBALL HOOPS WITH NEW 24" X 24" X 48" CONCRETE FOOTINGS PER BASKETBALL HOOP MANUFACTURER SPECIFICATIONS AND DETAILS.
- NEW CONCRETE SIDEWALK WITH BARRIER INTEGRAL CURB
- NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS
- NEW CONCRETE DRIVEWAY APRON
- NEW CONCRETE STAIRS
- NEW CONCRETE STAIRS
- 8-FOOT HIGH BLACK VINYL COATED CHAIN LINK FENCE.
- 24"x24"x24" BACKSTOP WITH 24-FOOT HIGH BLACK VINYL COATED CHAIN LINK FENCE
- NEW DUGOUT WITH "KEEPER GOALS" 15' LONG PORTABLE ALUMINUM BENCH OR EQUIVALENT.
- NEW "SOFT TOUCH BASES" PREMIUM PLUS STANDARD PITCHERS PLATE, HOME PLATE, AND BASES WITH GRIND MOUNTS AND PLUGS OR EQUIVALENT.
- NEW PITCHERS CIRCLE
- NEW BATTERS BOX AND HOME PLATE
- NEW 4' HIGH "SPECTRA" COLOR CHAIN LINK FENCE, COLOR, MIDNIGHT BLACK. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
- NEW 4' HIGH "AMERISTAR" ESCHOLON PLUS ORNAMENTAL ALUMINUM FENCE, STYLE, MAJESTIC WITH STANDARD BOTTOM RAIL. COLOR, BLACK. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
- NEW 6' HIGH "MASTER-HALCO" SOLID BOARD PRIVACY FENCE, STYLE, WESTERN RED CEDAR WITH FLAT TOP. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
- ALT. BID #1, NEW 12" WIDE PERMEABLE PAVEMENT EDGING.
- (20) NEW "MADRAX" LOFTY BIKE RACKS, POWDER COATED FINISH, COLOR, BLACK. IN GROUND MOUNT BIKE RACKS PER MANUFACTURER SPECIFICATIONS AND DETAILS.
- NEW "KEEPER GOALS" GOALSETTER EXTREME SERIES BASKETBALL SYSTEM - 60" ACRYLIC BACKBOARD, OR EQUIV. COORDINATE FINAL BASKETBALL HOOP SYSTEM WITH OWNER.
- RELOCATED GYM BAL PIT LOCATIONS. COORDINATE WITH OWNER.
- NEW LIGHT POLE. REFER TO SITE ELECTRICAL PLANS FOR MORE INFORMATION.
- CONTRACTOR TO INSTALL CONCRETE PAD FOR RELOCATED MEMORIAL COURT, SPORT COURT SURFACE INSTALLATION BY OTHERS.
- NEW 6" X 18" CONCRETE PLAYGROUND CURB.
- OUTCROPPING STONE RETAINING WALL.
- NEW 4' HIGH BY 4" WIDE "SPECTRA" COLOR CHAIN LINK FENCE, COLOR, MIDNIGHT BLACK. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.
- NEW MONUMENT SIGN TO REPLACE EXISTING. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.

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

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

VICINITY MAP



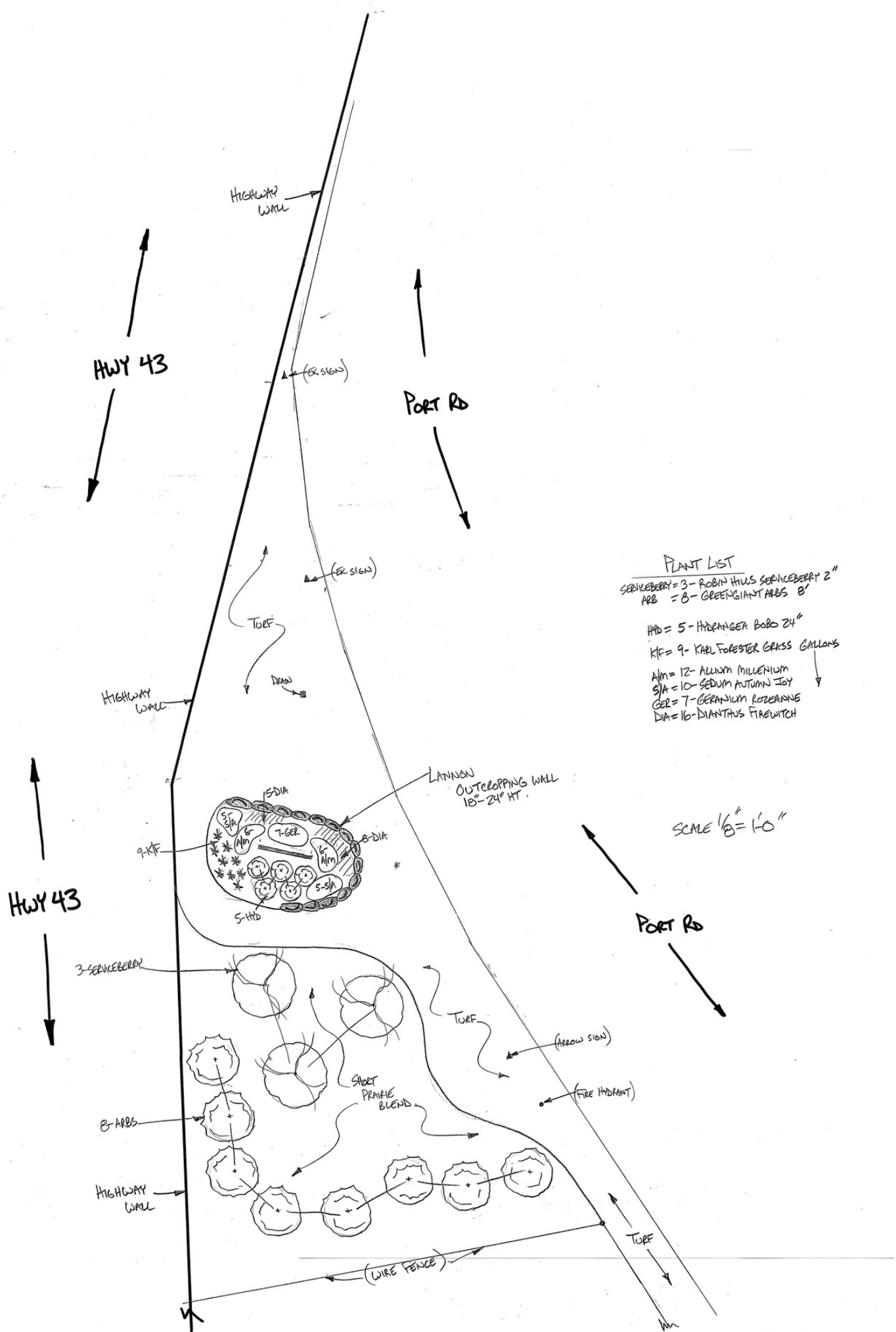
Village of Bayside  
North Port Washington Road  
Green Space Landscaping



BAYSIDE







- PLANT LIST
- SERVICEBERRY = 3 - ROBIN HILLS SERVICEBERRY 2"
  - ARB = 8 - GREEN GIANT ARBS 8'
  - HRD = 5 - HIRANGER BOBS 24"
  - KF = 9 - KARL FORESTER GRASS GALLONS
  - AM = 12 - ALLUM MILLENIUM
  - SJA = 10 - SEDUM AUTUMN JOY
  - GER = 7 - GERANIUM ROZEANNE
  - DIA = 10 - DIANTHUS FIREWITCH

SCALE 1/8" = 1'-0"

HWY 43

PORT RD

HWY 43

PORT RD

Highway Wall

Highway Wall

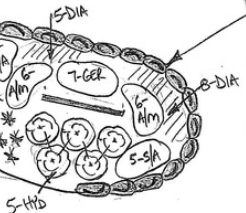
Highway Wall

TURF

DEAD

LANNON OUTCROPPING WALL 18'-24" HT.

9-KF



3-SERVICEBERRY

8-ARB

TURF

(ARROW SIGN)

(FIRE HYDRANT)

(WIRE FENCE)

TURF

W

## Plants to be Purchased:

- Green Giant Arbs
- Robin Hill Serviceberry
- Hydrangea Bobo
- Karl Forester Grass
- Allium Millenium
- Sedum Autumn Joy
- Geranium Rozanne
- Dianthus Firewitch