TO: Ald. Richard Wiese, Chair
    Christopher August
    Paul Kranz
    Hope Liu
    Amanda Seligman
    Walter Wilson
    JoAnn Shaw (Alderman Alternate)

CC: Administrative Assistant, City of Glendale
    North Shore NOW, Attn: Jeff Rumege, C/O Milwaukee Journal Sentinel,
    P.O. Box 371, Milwaukee, Wisconsin 53201

FROM: Todd Stuebe, Director of Community Development

DATE: Thursday, February 14, 2019

RE: Architectural Review Board (ARB) Meeting
    Agenda, Thursday, February 21, 2019

The following items for Architectural Review Board review and approval will be reviewed by
the Architectural Review Board (ARB) at 4:00 p.m., Thursday, February 21, 2019, in the David
Hobbs Honda for the People Community Room, Richard E. Maslowski Community Park, 2200
West Bender Road, City of Glendale, Wisconsin:

2019-04  2117 West Marne Avenue
          Sarah J. McMillan
          Improvement to Residence: Replacement Detached Garage
TO: Ald. Richard Wiese, Chair
    Christopher August
    Paul Kranz
    Hope Liu
    Amanda Seligman
    Walter Wilson
    JoAnn Shaw (Alderman Alternate)

FROM: Todd Stuebe, Director of Community Development

DATE: Friday, February 14, 2019

RE: Architectural Review Board (ARB)
ARB Report, Thursday, February 21, 2019

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Agenda Items for Review and Approval:

2019-04 2117 West Marne Avenue
Sarah J. McMillan
Improvement to Residence: Replacement Detached Garage

Sarah J. McMillan seeks Architectural Review Board approval for replacement of the existing detached single car garage with a detached two-car garage in a slightly modified location in the rear yard near the alley of the residence located at 2117 West Marne Avenue. The proposed location, architectural style, and materials are shown on the plan drawings that are included in the packet materials. The proposal is compliant with the Zoning Code requirements of the R-7 Residence District.
Building Inspection Department  
5909 N. Milwaukee River Parkway Glendale, WI 53209  
Phone: (414) 228-1708  
Email: inspections@glendale-wi.gov  

OWNER / PROJECT INFORMATION - Complete all areas

PROJECT ADDRESS: 2117 W. Marine Ave.  
Project Description: Raze existing & build new 20' x 22'  
Owner/Tenant Name: Sara McMillan  
Owner/Tenant Address: 2117 W. Marine Ave. Glendale, WI 53208  

Single Family/ Condo  
Two Family

CONTRACTOR INFORMATION - Complete all areas

Company Name: T.O. Griffiths Co.  
Company Address: 8401 W. Carmen Ave, Mil, WI 53222  
Contact Person: Jerry Kiefer  
Contact Phone: (414) 362-7222  
Estimated Cost: $28,000  
Dwelling Contractor Cert. # 12/07  
Contractor Qualifier # 12/08

SUPERVISING PROFESSIONAL INFORMATION - Complete all areas

Name and Firm:  
Arch./Eng. E-mail:  

1 & 2 FAMILY - NEW BUILDING or ADDITION

Base Fee $125.00  
Plus (Enter total square footage of building in unit column) $0.20  
Early Start (Footing & Foundation Only) $125.00  
Plan Review - New Dwelling $200.00  
Plan Review - Additional Dwelling Unit $100.00  

1 & 2 FAMILY - ALTERATION, RENOVATION, or REPAIR

Each Project - Based on per $1,000.00 of project cost (Do NOT include plumbing, electrical & HVAC costs) $10.00  
Minimum Fee (Use if total above does not exceed minimum fee) $75.00  
Plan Review - Addition $100.00  
Plan Review - Complex Alteration or Repair ($>10,000.00 in total value) $75.00  
Plan Review - Simple Alteration or Repair ($<10,000.00 in total value) $50.00

1 & 2 FAMILY - ACCESSORY STRUCTURE or APPURTENANCE

Detached Garage or Shed (150 square feet ONLY) 20' x 22' = 440  
Shed, Gazebo, or similar (150 square feet ONLY) $50.00  
Deck, Porch, Balcony, Stoop, Steps, Ramp, etc. (Exterior Only) $75.00  
Fence (Includes New, Replacement or Repair over 4 feet in height) $50.00  
Pool or spa - Above-ground $75.00  
Pool or spa - In-ground $100.00  
Plan Review - Accessory Structure with Appurtenance (All of the above items require plan review) $35.00

1 & 2 FAMILY - MISCELLANEOUS

Roofing, Siding, Soffit, Fascia, Window or Door Alteration (Includes Replacement or Repair of >25% of roof area) $60.00  
Roofing Repair (Chimney re-built, minor repairs, etc.) $60.00  
Paving, Grading, Excavating $60.00  
Interior Demolition or Razing of Structure $75.00  
Plus (Enter total square footage of building in (unit column) $0.15  
Environmental Abatement (Asbestos / Lead / Mold / Soil) $75.00  
UST/AST Storage Tank (Installation or Removal) $110.00

Sub-Total

Inspections are required before any work is concealed, when work is complete and PRIOR to ANY Occupancy or Use. Please allow at least 24 hours notice prior to requested inspection time and have permit number and address available when requesting inspections. Permit expires 18 months from date of issuance or where work has not commenced or has ceased for a period of 90 days. Up to quadruple fees charged for failure to obtain permit. Final inspections are mandatory - penalties will be charged for failure to call for inspections.

CONDITIONS OF APPROVAL

Applicant certifies that all information provided above is accurate. Applicant agrees to comply with all municipal ordinances and with the conditions of this permit and further understands that failure to comply with such ordinances or conditions of this permit may result in suspension or revocation of permit(s), denial of future permits, and/or other penalty. Neither the issuance of this permit, nor any inspections performed with respect to this permit, create any legal liability, express or implied, of the Department, Municipality, Agency or Inspector. Nothing about the issuance of this permit nor the conduct of inspections, shall be construed as a service rendered to or on behalf of the applicant, or the owner or occupant of the premises, and such inspections and the issuance of this permit are for the sole use and benefit of the City of Glendale. Applicant, of nature, express or implied, shall be inferred from the issuance of this permit.

Signature of Applicant:  
Date:  

RECEIPT FOR OFFICE USE ONLY

AMOUNT: $30.00  
RECEIPT #: NA  
DATE: 11/15/2017  
RECV'D BY:  

Rev. 08-17
Signature Page

NOTICE

Project plans approved by the ARB are final. Any deviations from the ARB approved plans, no matter how minor, shall be discussed with the Inspection Department before implementing the change. If the Inspection Department deems the change to be substantial, the project will need to be resubmitted to the ARB as a new submittal. This will require a full resubmittal to the ARB, including all related fees.

Failure to follow the approved plans is a violation of the ARB approval and the subsequently issued permit. This violation may be subject to penalties including, but not limited to, a four times permit fee and/or citations, and may also require removal of the unapproved modifications.

Additions, including 2nd story over an existing structure, shall conform to all Glendale Zoning Code requirements.

 Owners (required)                    Date

 Contractor (if available)            Date

 Architect (if available)             Date

Sarah McMillan Job
2117 W. Marne Ave.
Glendale, WI 53209
NOTICE OF INTENT

Homeowner: Sarah McMillan
2117 W. Marne Ave.
Glendale, WI 53209

1. Raze existing 14’x22’ detached frame garage.

2. Construct new 20’ x 22’ detached frame Gable style garage as per survey.

Jerry Kiefer
J. D. GRIFFITHS CO., INC.
8401 W. Calumet Road
Milwaukee, WI 53224
J.D. Griffiths Garages

Drainage of water

The grade at which the building will be constructed pitches toward the alley behind the house — and away from the house. The customer chose J.D. Griffiths to install gutters and downspouts on this garage. Any water shed from the roof or structure will flow into the gutter and out of the downspout towards the alley and away from the home.

The garage slab will be totally above grade at the site where it is to be constructed.

Job Name and Address:

Sarah McMillan

2117 W. Marne Ave.

Glendale, WI 53209
Erosion Control Plan

J.D. Griffiths Company, in order to control any erosion and excessive dust and debris, will provide and install silt fencing at the site and around the entire perimeter of the project if necessary. There is a very small amount of debris to control and no erosion should occur in constructing a detached garage. The garage will have a 12" grade beam and minimal excavation is needed at the site.

J.D. Griffiths will thoroughly clean the area when the building is completed, and if necessary, wash all areas at the site if needed.

J.D. Griffiths will remove all silt fencing, if installed, when the work has been completed.

Job Address: 2117 W. Marne Ave. Glendale, WI 53209
PLAT OF SURVEY

LOCATION: 2117 West Marne Avenue, Glendale, Wisconsin

LEGAL DESCRIPTION:
Lot 26 in Block 15 in CRESTWOOD, being a Subdivision of a part of the Southeast 1/4 of Section 25, Town 8 North, Range 21 East, and part of the South 1/2 of Section 30, Town 8 North, Range 22 East, in the City of Glendale, Milwaukee County, Wisconsin.

November 21, 2018
Survey No. 110195

West Marne Avenue
(90° E.O.W.)

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
3415 West Field Home Avenue, Suite 202
Milwaukee, Wisconsin 53210
PH. (414) 328-5300 FAX (414) 328-9787
email address: survey@metropolitansurvey.com
© — Denotes Iron Pipe Found
O — Denotes Iron Pipe Set

GRAPHIC SCALE

1 inch = 20 ft.


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 THEREOF WITHIN ONE (1) YEAR FROM THE DATE HEREIN.

SIGNED
Dennis C. Sauer
Professional Land Surveyor S-2421
VIEW : FRONT

Scale: 3/16" = 1'0"

Owner: Sarah McMillan
Address: 2117 W. Marne Ave
Glendale, WI 53209
Garage Size: 20x22
Garage Style: Gable
6/12 Pitch

VIEW : Left Side

Owner: Sarah McMillan
Address: 2117 W. Marne Ave
          Glendale, WI 53209
Garage Size: 20x22
Garage Style: Gable

SCALE: 3/16"=1'0"