

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

**The Architecture Review Board Will Convene In-Person in Glendale City Hall,
Southeast Conference Room and via Zoom.**

Join Zoom Meeting

<https://zoom.us/j/91054497293>

Meeting ID: 910 5449 7293

+1 312 626 6799 US (Chicago)

AGENDA—ARCHITECTURE REVIEW BOARD

Thursday, March 17, 2022
4:00 p.m.

1. Roll Call and Pledge of Allegiance.
2. Adoption of Minutes of Meeting held December 16, 2021.
3. Business Items:
 - a) 2515 West Dunwood Road, Shawn McMahon and Jennifer Bergman, Addition to rear of residence to add living space.
 - b) 6910 North Crestwood Drive, James C. & Patricia A. Thomson Trust, Attached garage addition and existing exterior modifications.
 - c) 5674 Braeburn Lane, Christine and Eric Kiefer, Second floor dormer addition to the south side of the residence.
 - d) Next Regular ARB meeting 4:00 p.m., Thursday, April 21, 2022.
4. Adjournment.

The Regular Architecture Review Board Meeting is NOT a meeting of the Glendale Common Council. Although a majority of Council Members may be present, Council action will not take place.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.



CITY OF GLENDALE

5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209-3815
(414) 228-1704

TO: Tod Doebler, Building Inspector

FROM: Todd Stuebe, Director of Community Development

DATE: Thursday, December 16, 2021

**RE: Architectural Review Board Meeting Items:
Thursday, December 16, 2021**

A Web Link to the Architecture Review Board (ARB) project review documents for the following project items follows below:

Item 3a) Improvement to Residence, Replace Detached Garage, 5807 North Argyle Avenue, Sid Bickle.

Item 3b) Improvement to Residence, Replace Detached Garage, 2185 West Marne Avenue, Erik Islo and Angela Krueger.

<https://www.glendale-wi.org/AgendaCenter/ViewFile/Agenda/12162021-672>

The meeting was chaired by Alderman Richard Wiese. ARB Members present included Christopher August, Hope Liu, Paul Kranz, and Rock Ridolfi. Also in attendance were City of Glendale Director of Community Development Todd Stuebe, Community Development Planning Assistant Elias Vareldzis, and the applicant for Item 3b, Erik Islo, as well as the project representative for both Items 3a and 3b, Jerry Kiefer of JD Griffiths Company, Incorporated.

Chairman Wiese called the Architecture Review Board (ARB) meeting to order. Applicant for Item 3a, Sid Bickle, was not present, therefore the order of business was changed to commence the project reviews with item 3b.

Item 3b) Improvement to Residence, Replace Detached Garage, 2185 West Marne Avenue, Erik Islo and Angela Krueger.

Chairman Wiese asked for introduction of the applicant and applicants project representative, followed by the project being presented. Applicant Erik Islo and project representative Jerry Kiefer of JD Griffiths presented the proposed detached garage project to the ARB. The

presentation closely followed the project plans per the submittal materials. Mr. Islo stated that they do not want to pursue a Variance for the proposed detached garage to exceed the 15-foot height limit and, accordingly, the applicant proposed to modify the proposed project to include a 6:12 pitch roof in lieu of an 8:12 pitch roof, with the resulting height not to exceed 15 feet.

There was some discussion of the location of the electric service line, and it was not found to be above the proposed detached garage.

Motion: Hope Liu. Second: Paul Kranz, to approve the proposed detached garage project with the requirement that the roof pitch will be 6:12 in lieu of 8:12 and that the height shall not exceed the 15-foot height requirement.

Item 3a) Improvement to Residence, Replace Detached Garage, 5807 North Argyle Avenue, Sid Bickle.

Applicant for Item 3a, Sid Bickle, did not appear for the meeting, as such, project representative Jerry Kiefer of JD Griffiths presented the project to the ARB. The presentation closely followed the project plans per the submittal materials. Mr. Kiefer stated his understanding is that the applicant does not want to pursue a Variance for the proposed detached garage to exceed the 15-foot height limit and, accordingly, proposed to modify the proposed project to include a 6:12 pitch roof in lieu of an 8:12 pitch roof, with the resulting height not to exceed 15 feet. Mr. Kiefer further stated that should Mr. Bickle want to proceed with the original 8:12 pitch that results in the height of the garage exceeding 15 feet, he will have to pursue a Variance.

There was discussion of the proximity of the proposed garage to the WE Energies power lines along the rear property line and the high voltage transmission lines located in the adjacent WE Energies right-of-way west of the property, as well as the electric service line above the proposed (and existing) garage. Applicant will have to verify that the proposed garage will conform with any Utility Easement requirements and that the required clearances will be provided between the WE Energies lines and the garage, and also between the electric service line and the top of the garage. Mr. Kiefer stated that the clearance requirement for the electric service line is 3 feet. If the WE Energies Utility Easement and line separation/clearance requirements do not allow for the detached garage to be located at the proposed location the footprint will have to be adjusted to conform to the requirements, subject to City of Glendale approval of such change.

Motion: Paul Kranz. Second: Rock Ridolfi, to approve the proposed detached garage project with the requirement that the roof pitch will be 6:12 in lieu of 8:12 and that the height shall not exceed the 15-foot height requirement, and that the applicant shall verify WE Energies requirements pertaining to the WE Energies Utility Easement and the WE Energies line separation/clearance requirements for both the electric transmission and service lines.

Item 3c) Next Regular ARB meeting 4:00 p.m., Thursday, January 20, 2022.

Item 4) Adjournment.

Motion: Paul Kranz. Second: Rock Ridolfi, to adjourn the ARB.



SUBJECT: Architecture Review Board Agenda, Item 3a
2515 West Dunwood Road, Shawn McMahon and Jennifer Bergman,
Addition to rear of residence to add living space.

FROM: John Fellows, Incoming Dir. of Community Development

MEETING DATE: March 17, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The applicants propose to have add an in-law suite to the rear of the exiting structure located at 2515 West Dunwood Road. This addition will include a bedroom, great room, kitchen area with sink, microwave and refrigerator, a bathroom, utility room and ½ bath, interconnected with the existing residence. The exterior will be clad in matching brick and vertical cedar siding, and roof shingle to match existing materials.

The project plan submittal materials are included in the Architecture Review Board materials. The proposed height of the addition is 16ft 2in. The gabled addition will sit just below the main gable of the exiting house and will not be visible from the street. The project conforms with the requirements of the Glendale Zoning Code, R-3 Residence District.

RECOMMENDATION:

Approve the proposed project plans and issuance of a Building Permit.

ACTION REQUESTED:

Approve the proposed project plans and issuance of a Building Permit.

ATTACHMENTS:

- [1. Project plans submitted for 2515 West Dunwood Road](#)



SUBJECT: Architecture Review Board Agenda, Item 3b
6910 North Crestwood Drive, James C. & Patricia A. Thomson Trust,
Attached garage addition and existing exterior modifications.

FROM: John Fellows, Incoming Dir. of Community Development

MEETING DATE: March 17, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The applicants propose to add to the existing attached two car garage at the side of the residence, adding toward the rear of the of the property making a three-car garage. This addition will leave all remaining architectural features of the existing street facing garage and various roof lines. (Note submitted elevations do not match the intent to leave the existing details in place, this intent has been confirmed with the contractor.)

The project plan submittal materials are included in the Architecture Review Board materials. The proposed height of the garage addition will exceed the exiting ridge line of the exiting garage roof. The ridge line of the addition will project just above the existing ridge line and will be visible when viewing the street façade of the structure. The project conforms with the requirements of the Glendale Zoning Code, R-7 Residence District.

The 6910 North Crestwood Drive property is located within the Brantwood Heights Addition Number 1 (Refer to attachment). The Agreement and Declaration as to Restrictions requires one third masonry, brick, or stone veneer.

RECOMMENDATION:

Approve the proposed project plans and issuance of a Building Permit.

ACTION REQUESTED:

Approve the proposed project plans and issuance of a Building Permit.

ATTACHMENTS:

1. [Project plans submitted for 6910 N Crestwood Dr.](#)
2. [Agreement and Declaration as to Restrictions](#)



SUBJECT: Architecture Review Board Agenda, Item 3c
5674 Braeburn Lane, Christine and Eric Kiefer, Second floor dormer addition to the south side of the residence.

FROM: John Fellows, Incoming Dir. of Community Development

MEETING DATE: March 17, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

BACKGROUND/ANALYSIS:

The applicants are proposing to add to the width of the existing south facing second floor dormer to allow for an increase in the size of the exiting bathroom and add a closet area. The exterior will be clad in horizontal siding to match and roof shingle will also match existing materials.

The project plan submittal materials are included in the Architecture Review Board materials. The project conforms with the requirements of the Glendale Zoning Code, R-7 Residence District.

RECOMMENDATION:

Approve the proposed project plans and issuance of a Building Permit.

ACTION REQUESTED:

Approve the proposed project plans and issuance of a Building Permit.

ATTACHMENTS:

- [1. Project plans submitted for 5674 Braeburn Ln](#)