



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: Friday, January 22, 2021

RE: Architectural Review Board Meeting Items: Thursday, January 21, 2021

A Web Link to the Architecture Review Board (ARB) project plan review documents for **2021-01**, which was reviewed by the Architectural Review Board (ARB) Thursday, January 21, 2021, follows below:

https://www.glendale-wi.org/AgendaCenter/ViewFile/Agenda/_01212021-579

Item 2021-01 was reviewed and approved by the ARB as presented.

The meeting was chaired by Alderman Richard Wiese. ARB Members present included Christopher August, Hope Liu, Rock Ridolfi, and Walter Wilson. Also, in attendance were City of Glendale City Administrator Rachel Safstrom, Director of Community Development Todd Stuebe, City Attorney John Fuchs, Building Inspector Tod Doebler, Planning Assistant/Floodplain Manager Elias Vareldzis, 5th District Alderman Steve Schmelzling, applicant Aaron Karan and applicant legal counsel Michael Best & Friedrich Attorney Thomas Gartner. There were not any other persons present.

Building Permits may be finalized for **Item 2021-01**, per requirements included in the decisions that follow below, Zoning Code and Building Code requirements.

2021-01 Continued Review and Approval of Item 2020-10
2735 West Green Tree Road
Aharon A. Karan
Improvement to Residence: Add to Detached Garage

Continued from the Architecture Review Board meeting of Thursday, October 15, 2020. Aaron (Aharon) Karan seeks Architecture Review Board (ARB) grant of Building Permit approval to add to the existing detached garage located at 2735 West Green Tree Road. The proposed location, architectural style, and materials to be utilized are included with the attached materials. The project plan is compliant with the Zoning Code requirements of the R-2 Residence District.

Chairman Wiese asked staff to summarize the direction of the ARB from the proceedings of the October 15, 2020, ARB meeting, as he was not present for that meeting. Community Development Director Stuebe reported that at the ARB meeting of October 15, 2020, the directive of the ARB was to determine that the project was eligible for a Building Permit as relates to the project being inspectable due to it already being substantially completed in terms of foundation and footings, framing, walls, roof, siding, etcetera, and also that the project drainage and stormwater management determined to be in compliance with City of Glendale requirements for same. Director of Community Development Todd Stuebe reported that Building Inspector had determined that the project was inspectable and, upon completing the inspection, concluded that the completed work is in compliance with the Building Code (Refer to finding in the included email transmittal), and that the City engineering consultant Clark-Dietz reviewed the project and concluded that the project drainage and stormwater management were in compliance with City of Glendale drainage and stormwater management requirements with the only recommendation being that an extension be added to the center downspout located on the east side of the building to direct the flow of water more to south rather than directly east (Refer to finding in the included email transmittal). Mr. Stuebe stated that based on the findings of the Building Inspector and City Engineer the project is eligible for a Building Permit and Building Permit ready, and now ready for continued review by the Architecture Review Board.

ARB Member Christopher August stated that the neighbor issues that he had noted from the neighbors present for the October 15, 2020, meeting included the lighting scheme, the size and character of placement of the structure, that the structure was inconsistent with other properties, the concern for what would be stored inside of the building and for what purpose. Chairman Wiese stated that the issue of what would be stored inside of the garage and for what purpose was not within the purview of the ARB and that the scope of the ARB review is the fit of the structure

to the area neighborhood and that it is permitted and built per the approved project plans.

City Attorney John Fuchs stated that all of the permit fees were received for issuance of the Building Permit. Alderman Steve Schmelzling asked if there was a neighbor present at the ZOOM Virtual Meeting or otherwise via the phone with questions and concerns, however, it was verified that none of the neighbors were present either via the ZOOM Virtual Meeting or via telephone with Alderman Schmelzling or otherwise.

There was further discussion by the Members of the ARB as follows. ARB Member Hope Liu asked about permitting post-built, and whether there were any other options, and that it seemed that the two options were yes, it is O.K., or no it is not. City Attorney John Fuchs stated that there were some changes made that were undoing some things and that there were some penalties involved but it was not clear why the ARB might not approve. Chairman Wiese shared that comments that he received related to the overall size not being in keeping with the overall neighborhood and the building being highly visible, particularly the color scheme, perhaps not so red. Aaron Karan offered that he is available to answer any questions. Thomas Gartner introduced himself as Mr. Karan's legal counsel with Michael Best & Friedrich. There was an inquiry as to whether external lighting was within the purview of the ARB. It was stated that it had been found that nobody called in, and that there were not concerns being expressed passionately. Mr. Karan stated that if there were any concerns with lighting to let them know, and that there were motion sensors that are completely controllable, and that he had set them down such that they only go on when there is motion, that they are facing straight down, and that the motion sensor was set at the lowest level and that the light would be on for three minutes, that the lighting stays down, and is the lightest setting. Chairman Wiese asked what staff would do if there were found to be any identified concerns as relates to the Code. Mr. Stuebe stated that the City of Glendale does have lighting regulations that relate to the light source not being directly visible or producing glare and spraying light all around the neighborhood, as well as lighting illumination level limits, and that if staff observed such Code issues or concerns would bring them to the attention of the property owner. Mr. Karan stated that it is a large property and that the building is 30 feet from the property line and that as relates to any light or water it is quite a distance away.

Chairman Wiese asked the ARB Members to share any concerns with the overall design and properly fitting into the neighborhood. ARB Member Christopher August stated that he can understand the gist of the issue, if people were upset or did not really care he would want to take that into consideration, and observed that there is not anybody here, and that he takes that as not being any concern. ARB

Member Rock Ridolfi stated that he does not have any concerns as long as permitting and safety are all clear. ARB Member Hope Liu stated that as long as the neighbors are accepting of the building project that she is okay. Chairman Wiese observed that the neighbors are not challenging. ARB Member Walter Wilson stated that he mostly agrees with ARB Member Christopher August and wants to say that it is fine to approve, and that if somebody wanted to speak, they are not present, and that with the absence of the neighbors, it is fine to approve, and asked about what the notification was for the meeting. Chairman Wiese stated that the neighbor from the property located at the intersection of West Green Tree Road and North Range Line Road had contacted him and that he was well aware of the ARB meeting and was unfortunately not present. ARB Member Walter Wilson stated that under the circumstances then move ahead. Chairman Wiese reiterated that the neighbors are not challenging, that it is coming to us after the fact, and that they do not like to see projects ad hoc, to build a building, not get a permit, and that is challenging if you know the neighborhood.

Motion: Rock Ridolfi. Second: Hope Liu. (Walter Wilson tried to second, however, could not be heard until he unmuted his microphone). [Include recommendation of the City Engineer being that an extension be added to the center downspout located on the east side of the building to direct the flow of water more to south rather than directly east]. Motion carried unanimously.