

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

The Architecture Review Board Will Convene In-Person at the Glendale City Hall,

**AGENDA—ARCHITECTURE REVIEW BOARD**

Monday, February 27, 2023

4:00 p.m.

*Ald. Phillip Bailey, Chair, Ald. JoAnn Shaw, Paul Kranz,  
Annie Lane, Hope Liu, Rock Ridolfi, Walter Wilson*

Join Zoom Meeting

<https://zoom.us/j/97599686909>

Meeting ID: 861 6174 2178

+1 312 626 6799 US (Chicago)

1. Roll Call.
2. Adoption of Minutes
  - a) Approval of January 19, 2023 Minutes
3. Business Items:
  - a) 1820 W. Wayside Dr. – Consideration of approval for exterior modifications – Expansion of the existing single-family home in an R-3 Residential District, Tax Key 0991037000
  - b) 7782 N. River Edge Dr. – Consideration of approval for exterior modifications – Renovating an existing single-family home in an R-3 Residential District to replace a patio door with windows, Tax Key 0888995000
4. Next Meeting:
  - a) Next Regular ARB meeting 4:00 p.m., Thursday, March 16, 2022.
5. 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 — ARCHITECTURE REVIEW BOARD  
Thursday January 19, 2023

Regular meeting of the City of Glendale Architectural Review Board convened in the Glendale City Hall Conference Room, 5909 North Milwaukee River Parkway, and via Zoom.

The meeting was called to order by Alderman Bailey at 5:04p.m.

Roll Call: Present Physically: Chair Ald. Phillip Bailey, Annie Lane, Hope Liu, Rock Ridolfi, Ald. JoAnn Shaw, Walter Wilson  
Present Virtually: Paul Kranz  
Absent: (None)

Other Officials Present (physically): John Fellows, Director of Community Development; Ken Smith, Planner

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on January 12, 2023 of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

MATTERS TO BE CONSIDERED.

Adoption of Minutes of Meeting held December 20, 2022 Architecture Review Board Meeting.

Motion was made by Ridolfi seconded by Lane to adopt minutes from the December 20, 2022, Architecture Review Board. Motion carried unanimously.

Business Items:

- a) 1734 W. Edward Ln. – Consideration of approval for exterior modifications – replacing a front door

Present: The applicant, Mr. Mustafa Emir, was not present.

Director Fellows explained Mr. Emir's proposal to replace the front door of his single-family detached ranch house.

Alderman Shaw expressed her disapproval of the applicant's absence.

Motion was made by Liu, seconded by Ridolfi, to approve the proposed project plan. Motion carried unanimously.

ADJOURNMENT.

There being no further business, the Architectural Review Board was adjourned at 5:07 p.m., until Thursday, February 16, 2023, at 4:00 p.m.

John Fellows, Director of Community Development

**SUBJECT:** Architecture Review Board

1820 W. Wayside Dr. – Consideration of approval for expansion of the existing single-family home in an R-3 Residential District, Tax Key 0991037000

**FROM:** John Fellows, AICP; Director of Community Development  
Ken Smith, MPA, M.S.; Planner

**MEETING DATE:** February 16, 2023

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.26

**BACKGROUND:**

The applicant wishes to expand upon the existing single-story, three-bedroom, 1½ bathroom, brick and frame ranch-style home with a one-car garage, increasing the improvement’s square footage by 630 square feet from 1,590 to 2,220 square feet of finished space; and an additional garage stall. The overall improvement square footage would rise from approximately 2,128 square feet by around 1,126 to approximately 3,254 square feet.

The Municipal Code limits structures in R-3 Residential Districts to being single-family detached dwellings whose structures and accessory buildings may not occupy more than 35 percent of the interior lot area. A front setback of 30 feet is required, as are 10-foot side setbacks, and a 25-foot rear setback, the submission meets these requirements.

**ARCHITECTURAL CHANGES:**

Addition:

The additions would consist of another garage stall behind which to the north would be a “workshop” for crafting purposes. Further north behind the workshop would be a “multi-purpose room/future bedroom” with a closet and bathroom to serve as additional crafting space and potential future resale value. The addition would follow the aesthetic and façade of the existing structure. The addition’s points of entry would be an opening in the existing living room, the automotive door, a side door shared with the existing garage, a west-facing side door connecting to the outside from the “multi-purpose room.” Each door will have an exterior light to the side of the door. Each door will be solid with no glazing.

Modifications to Existing Structure:

The applicant proposes replacing the existing board and batten cedar siding with new vinyl siding in a traditional profile. The addition’s siding would match the replaced siding. The color proposed is a “wedgewood” light blue vinyl siding, similar to the existing color. The trim will remain cream.

**ANALYSIS:**

So long as the dwelling remains a single-family home, it is in compliance with all the zoning requirements of an R-3 Residential District in the City of Glendale Code of General Ordinances.

**RECOMMENDATION:**

Staff recommends the Architectural Review Board approve the application as submitted.

**ACTION REQUESTED:**

Motion to grant approval of the site and architectural plan at 1820 W. Wayside Dr. as submitted.

**ATTACHMENTS:**

1. [Attachments – 1820 W. Wayside Dr.](#)

**SUBJECT:** Architecture Review Board

7782 N River Edge Dr. – Consideration of approval for renovating an existing single-family home in an R-3 Residential District to replace a patio door with windows, Tax Key 0888995000

**FROM:** John Fellows, AICP; Director of Community Development  
Ken Smith, MPA, M.S.; Planner

**MEETING DATE:** February 16, 2023

**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

Wisconsin Statutes:	N/A
Municipal Code:	§ 13.1.26

**BACKGROUND:**

The applicants are currently renovating the kitchen and wish to modify the exterior of their 1971 mid-century modernist-style home. The house is in an R-3 Residential District.

**ARCHITECTURAL CHANGES:**

The applicants wish to remove a sliding-glass patio door as part of their kitchen remodeling. The patio door would be replaced with two rectangular windows and new brown vinyl siding to match the existing façade. Half of the current patio door will become a fixed window. Under these plans, another patio door connecting the outside with the second floor “great room” will remain. These plans will accommodate more counterspace in the kitchen.

**ANALYSIS:**

These design plans do not conflict with the R-3 Residential District Zoning Code. The plans will reduce the extent of natural light entering the kitchen and will eliminate the second-floor symmetry achieved by the current design. It should be noted that there is little relationship between the upper and lower levels along this side presently, and this side cannot readily be seen from the road due to its orientation and the dense vegetation in the front yard. However, the modifications will match the current façade and the interior modifications to the kitchen space will add greater functionality and space to the kitchen, perhaps increasing the home’s value.

**RECOMMENDATION:**

Staff recommends the Architectural Review Board approve the application as submitted.

**ACTION REQUESTED:**

Motion to grant approval of the site and architectural plan at 7782 N. River Edge Dr. as submitted.

**ATTACHMENTS:**

- [Attachments – 7782 N. River Edge Dr.](#)