

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

AGENDA—ARCHITECTURE REVIEW BOARD

Thursday, May 19, 2022
4:00 p.m.

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

1. Roll Call.
2. Adoption of Minutes of Meeting held April 21, 2022.
3. Business Items:
 - a) 6600 N Alberta Court, Jude and Paula Anders, changes to siding, decking, railing, entry door replacement.
 - b) 6558 N River, Noreen Noonan, remodel of garage into a 1st floor bedroom with ensuite bath.
 - c) 732 W Acacia Road, Patrick A. and Laura A. Koppa, improvement to residence, modify roof geometry and associated detailing, window and door modifications and other detailing.
 - d) Next Regular ARB meeting 4:00 p.m., Thursday, July 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 — ARCHITECTURE REVIEW BOARD
April 21, 2022

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 4:20 p.m.

Roll Call: Present: August, Ridolfi, Shaw, Lui
Absent: Kranz, Wilson, Lane

Other Officials Present: John Fellows, Director of Community Development.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on March 10, 2022, 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 the March 17, 2022, Architecture Review Board Meeting.

Motion was made by August, seconded by Ridolfi, to adopt minutes from the March 17, 2022, Architecture Review Board. Motion carried unanimously.

6530 N Alberta Ct, Michael Maher and Roberta Rieck, Gazebo in back yard.

Present: Roberta Rieck, 6530 N Alberta Ct, Glendale, WI, 53209

Motion was made by August seconded by Ridolfi, to approve the proposed project plans and issue the Building Permit. Motion carried unanimously.

501 W Luebbe Ln, Dmitriy and Alana Rubanov, to remove and replace existing three season sunroom.

Present: Lilly Bear, Bear Builders, 2162 S 110th St West Allis, WI 53227.

Motion was made by August seconded by Ridolfi, to approve the proposed project plans and issue the Building Permit. Motion carried unanimously.

2231 W. Acacia Rd, Mathew Meadows, to install and above ground pool in the rear yard.

Present: Mathew Meadow, 2231 W. Acacia Rd, Glendale, WI 53209

Motion was made by August seconded by Ridolfi, to approve the proposed project plans and issue the Building Permit. Motion carried unanimously.

ADJOURNMENT.

CITY OF GLENDALE — ARCHITECTURE REVIEW BOARD
April 21, 2022

There being no further business, motion was made by Lui, seconded by August, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 4:58 p.m., until Thursday, May 19, 2022, at 4:00 p.m.

John Fellows, Director of Community Development

DRAFT



SUBJECT: Architecture Review Board Agenda, Item 3a
6600 N Alberta Court, Jude and Paula Anders, changes to siding,
decking, railing, entry door replacement.

FROM: John Fellows, Dir. of Community Development

MEETING DATE: May 12, 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:

Siding:

The applicant is proposing to remove the existing wood siding from the house and replace with a cement fiber board (LP Smartside product). The majority of the house currently has a board n batten cladding. The fiber cement board will be installed in 4 x 8 panels with battens located at the seems and then spaced on the 4 x 8 panel to simulate the original pattern. In a few instances a horizontal seem may be visible from the 4 x 8 panels. Battens will be 4inches. The east and west gables of the house have clapboard siding that is installed at the same angel and the roof line. The property owners are requesting to remove this siding and replace it with LP Smartside product with a clapboard profile, however with the newly installed clapboard will be attached in a horizontal direction rather than replicating the midcentury design aesthetic with an angle.

Gutters, Downspouts, Fascia Trim and Soffits:

The applicant is proposing to install aluminum soffit, fascia and trim to the exterior of all elevations of the building. Gutters and downspouts are also proposed to be replaced.

Main Entry:

The main entry will be removed, and a new door will be installed. The new entry door is similar to the existing door with less glass and updated detailing.



Balcony:

The second-floor balcony over the garage will be rebuilt with LP Siding. The applicant has stated that the design will remain the same, however structure changes to the supporting structure of the railing will occur to provide better stability.

Floodplain:

Note the property is located within the flood plain, however the entire structure is located outside the floodplain. Only the front yard portion of the lot is within the floodplain.

RECOMMENDATION:

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

ACTION REQUESTED:

Motion to approve the proposed project plans and issuance of a Building Permit.

ATTACHMENTS:

1. [Attachments - 6600 N Alberta Court](#)



SUBJECT: Architecture Review Board Agenda, Item 3b
6558 River Drive, remodel of garage into a 1st floor bedroom with ensuite bath.

FROM: John Fellows, Dir. of Community Development

MEETING DATE: May 12, 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 applicant is proposing to convert the existing two car garage into a bedroom and with ensuite facilities. Physical needs of a family member require this change. The garage door faces the rear of the property, and the front elevation of the current structure has two windows and a step-in element. No changes will be visible from the street. The garage door opening will be transformed into a series of windows. The new wall will be clad with board and baton siding to compliment the existing siding. No modification to three existing windows will occur. No modification to the roof structure will occur. A shed permit has been applied for and has been issued by inspections staff.

RECOMMENDATION:

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

ACTION REQUESTED:

Motion to approve the proposed project plans and issuance of a Building Permit.

ATTACHMENTS:

- [Attachments - 6558 River Drive](#)



SUBJECT: Architecture Review Board Agenda, Item 3c
732 W Acacia Road, Patrick A and Laura A Koppa, request for modifications to roof design, detailing and window and doors.

FROM: John Fellows, Dir. of Community Development

MEETING DATE: May 12, 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:

On June 17, 2022 the Architectural Control Board granted approval for a variety of modifications to the property. The Municipal Ordinance states that Architectural Review Board approval are only good for six months. The applicants did not pull building permits prior to the 6 month expiration.

Patrick and Laura Koppa propose to make modifications to the building a presented in 2022, however they are scaling back their project. Attached are the original drawings submitted. Those items circled with red are items they will not moving forward with, while those circled in green, they intend to move forward with. The main items they will be eliminating are the exposed rafters and beams on the front and rear elevations. The main items they intend to move forward with is the gabled roof replacing the flat roof, over an area of the budling which used to be an outdoor balcony. The addition of windows at the rear of the property and the replacement of a number of exiting windows and doors.

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-3 Residence District.

RECOMMENDATION:

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

ACTION REQUESTED:

Motion to approve the proposed project plans and issuance of a Building Permit.

ATTACHMENTS:

- [Attachments - 732 W Acacia Road](#)