

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

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

AGENDA—ARCHITECTURAL REVIEW BOARD

Thursday, April 20, 2023

5:00 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 February 16, 2023 Minutes
3. Business Items:
 - a) 7111 N. Rockledge Ave. – Consideration of approval for the enlargement of a kitchen window opening into a patio door in an R-3 Residential District, Tax Key 126-1098-000.
 - b) 2107 W. Fairlane Ave. – Consideration of approval for renovating an addition to an existing detached garage in an R-3 Residential District, Tax Key 100-0146-002.
 - c) 2200 W. Kenboern Dr. – Consideration of approval for new construction of a single-family home in the in an R-3 Residential District, Tax Key 089-9000-000.
4. Next Meeting:
 - a) The next meeting for design review will be at the May Planning and Architectural Review Commission. City Ordinances were amended to eliminate the Architectural Review Board and combine the duties with the Plan Commission, creating the Planning and Architectural Review Commission (PARC).
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, February 16, 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 4:00p.m.

Roll Call: Present: Ald. Phillip Bailey-Chair, Ald. JoAnn Shaw, Annie Lane, Hope Liu, Rock Ridolfi, Walter Wilson
Absent: Paul Kranz

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 February 9, 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.

Adoption of Minutes:

Adoption of Minutes of Meeting held August 18, 2023 Architecture Review Board Meeting.

Motion was made by Ridolfi seconded by Wilson to adopt minutes from the January 19, 2023, Architecture Review Board. Motion carried unanimously.

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

Present: Brian Swanson and Ruth Swanson of 1820 W Wayside Dr. and Dens Rinke of Gabor Design Build W 156 N 11238 Pilgrim Road Germantown, WI

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

- 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

Present: David Plank 7782 N. River Edge Dr.

Motion was made by Lane seconded by Wilson to approve the proposed project plans and issue the Building Permit. Motion carried unanimously.

Public Comment:

Present: Pat Matusiak, 1124 W. Riverview

A motion was made by Alderman Shaw and Seconded by Chairman Bailey to allow Pat Matusiak to be heard regarding an item not on the agenda. Motion carried unanimously.

Ms. Matusiak discussed floodplain and floodway concerns related generally to her property at 1123 W. Riverview.

ADJOURNMENT.

There being no further business, a motion was made by Wilson seconded by Lane to adjourn the meeting. Motion carried and adjournment of the Architectural Review Board was ordered at 5:10 pm., until Thursday, March 16, at 4:00 p.m.

John Fellows, Director of Community Development

SUBJECT: 7111 N. Rockledge Ave. – Consideration of approval for the enlargement of a kitchen window opening into a patio door in an R-3 Residential District, Tax Key 126-1098-000.

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

MEETING: Architectural Review Board

MEETING DATE: April 20, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 2 of the Municipal Ordinance

BACKGROUND:

The applicant is remodeling the interior of the property and requesting approval to replace a window in the kitchen with a patio door. No visible modifications to the siding will occur. Trim will be complementary to the existing window and door trim.

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 7111 N Rockledge Ave. as submitted.

ATTACHMENTS:

1. [Attachments – 7111 N. Rockledge Ave.](#)

SUBJECT: 2107 W. Fairlane Avenue – Consideration of approval for renovating an addition to an existing detached garage in an R-3 Residential District, Tax Key 100-0146-002.

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

Meeting: Architectural Review Board

MEETING DATE: April 20, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Title 2 of the Municipal Ordinance

BACKGROUND:

The applicant is seeking an addition to the existing detached garage located on the north side of the property. This garage would be approximately 32 feet long by 20 feet deep in one area and 14 feet deep in the other area. This addition will allow parking of three vehicles enclosed within the garage and provide workshop space.

ARCHITECTURAL CHANGES:

The applicant proposes to place the addition on an angle to the existing garage with new garage doors and the entrance facing south towards the middle of the yard. The existing garage is clad with painted brick while the proposed addition would be clapboard siding with corner boards. The pitch of the roof will be similar to the existing roof. Windows will be double hung windows on the west and north elevations, while the entrance door to the workshop will be a French door with a single light. The garage door is planned to be a 10-panel door with two panels having glazing. The color of the garage will match the existing color of the brick and trim.

ANALYSIS:

The proposed addition will be 10 feet to 11 3/8 inches from the northern property line and 89.0 feet from the right-of-way.

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 2107 W. Fairlane Avenue. as submitted.

ATTACHMENTS:

- [Attachments – 2107 W. Fairlane Avenue](#)

SUBJECT: 2200 W Kenboern Dr. – Consideration of approval for new construction of a single-family home in the in an R-3 Residential District, Tax Key 089-9000-000.

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

MEETING: Architecture Review Board

MEETING DATE: April 20, 2023

FISCAL SUMMARY: STATUTORY REFERENCE:

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

Wisconsin Statutes:	N/A
Municipal Code:	Title 2 of the Municipal Ordinance

BACKGROUND:

The property at 2200 W. Kenboern Dr. has been a vacant lot since the development of the neighborhood. The lot was part of a larger parcel many years ago. The current lot has an easement for the driveway to the residence to the west. The property does not currently have water and sewer, but the applicant has been working with the Department of Public Works regarding the design of the sewer and water connections.

The property is wooded on the east towards the river and to the south. The property has an open clearing in the middle where the new home will be positioned. The proposed home will be a three-bedroom home with a two-car attached garage, great room, kitchen, sunroom, and an office.

ARCHITECTURAL

The home will be positioned with the front façade facing toward the southwest with the garage facing northwest toward the street. The structure will have a hipped roof and hipped gables with larger overhangs. The home will feature stone pilasters at the corners with stone at the main entry. The remainder of the home will have clapboard style siding. Window trim will have a six-inch profile. Chimneys will have matching stone.

One patio will be positioned off the office, while a garden will be located directly off the sunroom.

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 2200 W. Kenboern Dr. as submitted.

ATTACHMENTS:

- [Attachments – 2200 W. Kenboern Dr.](#)