



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

TO: Richard Wiese, Chair
Christopher August
Paul Kranz
Hope Liu
Rock Ridolfi
JoAnn Shaw
Walter Wilson

CC: Kaela Sullivan, City Administrative Secretary, City of Glendale
North Shore NOW, Attn: Jeff Ramage, C/O Milwaukee Journal Sentinel,
P.O. Box 371, Milwaukee, Wisconsin 53201

FROM: Todd Stuebe, Director of Community Development
Telephone: 414-228-1704

DATE: Thursday, January 14, 2021

RE: **Architecture Review Board (ARB) Meeting**
Agenda: 4:00 p.m., Thursday, January 21, 2021

The following item for Architecture Review Board review and approval will be reviewed by the Architecture Review Board (ARB) at 4:00 p.m., Thursday, January 21, 2020, via ZOOM Virtual Meeting.

Due to COVID 19 Global Pandemic this meeting will be conducted via a ZOOM Virtual Meeting

Topic: Architecture Review Board Meeting
Time: Jan 21, 2021, 04:00 PM Central Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87986145481>

Meeting ID: 879 8614 5481

Dial by your location
+1 646 558 8656 US (New York)
+1 312 626 6799 US (Chicago)

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



CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPT.
5909 N. Milwaukee River Parkway
Glendale, Wisconsin 53209-3815

TO: Richard Wiese, Chair
Christopher August
Paul Kranz
Hope Liu
Rock Ridolfi
JoAnn Shaw
Walter Wilson

FROM: Todd Stuebe, Director of Community Development

DATE: Friday, January 14, 2021

RE: **Architecture Review Board (ARB)**
ARB Report, Thursday, January 21, 2021

Agenda Item for Review and Approval:

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

Aharon Karan returns to the Architecture Review Board (October 8, 2020) seeking Architecture Review Board grant of approval to add to the existing detached garage 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. At the ARB meeting held Thursday, October 8, 2020, the directive of the ARB was that determinations be made that the project could be inspected for the purpose of Building Permit requirements, and the City Engineer was to review the stormwater drainage in order to determine compliance with City of Glendale requirements, such that the project would be eligible for a Building Permit. The stated determinations were made in the affirmative by the Building Inspector and the City Engineer, and the project is now ready for the ARB to continue its review and approval of the project.

From: [Glendale Inspections](#)
To: [Todd Stuebe](#)
Subject: RE: 2735 W. Green Tree inspection
Date: Monday, January 11, 2021 1:49:52 PM

Permits have been paid for and entered
Even though I have done the inspections I have not resulted them till approval from the ARB.
Tod

From: Todd Stuebe <t.stuebe@glendalewi.gov>
Sent: Monday, January 11, 2021 10:10 AM
To: Glendale Inspections <inspections@glendalewi.gov>; Rachel Safstrom <R.Safstrom@glendalewi.gov>
Subject: RE: 2735 W. Green Tree inspection

Tod:

Where does the garage project stand then with respect to completing permitting.

Todd

From: Glendale Inspections <inspections@glendalewi.gov>
Sent: Monday, January 11, 2021 9:06 AM
To: Rachel Safstrom <R.Safstrom@glendalewi.gov>; Todd Stuebe <t.stuebe@glendalewi.gov>
Subject: 2735 W. Green Tree inspection

Final inspection for garage addition at 2735 Green tree meet with the owner Aharon Karan.
The owner had excavated each corner of the foundation and slab for visual inspection. This with this and the pictures that the owner had supplied was able to confirm the proper footing depth and garage floor slab thickness.
The rough framing inspection for the garage structure was code compliant.
Tod

From: [Mustafa Emir](#)
To: [Todd Stuebe](#)
Subject: Fwd: Aaron Karan Garage Project
Date: Friday, November 6, 2020 11:00:45 AM

I sent this earlier - and sent it to the wrong Todd.

Rachel

Evan from our staff visited with Mr. Karan on Monday November 2 to review potential drainage issues with regard to the garage addition that was constructed to the south of the existing garage structure.

There is a gravel driveway around the side of the existing garage to the east that would provide access to the extended garage. The gravel driveway appears to drain south back yard area rather than east towards the eastern neighbor.

There is also a row of pine trees between the new gravel driveway and the east fence line, this row of pines acts as a berm directing runoff from the garage area to the backyard.

The garage has two downspouts on the east side of the structure, one about the center of the garage wall, the other at the south end of the garage structure.

The only recommendations we could make is to place an extension to the center downspout to direct this flow more to the south, rather than directly facing east. The southern downspout will directly drain into the backyard.

Other than that, no concerns were identified.

Mustafa Emir, PhD, PE
Clark Dietz, Inc.
414.315.1933

On Nov 5, 2020, at 1:14 PM, Rachel Safstrom <R.Safstrom@glendalewi.gov> wrote:

Mustafa,

Please send me an update on what was discussed and decided on this project.

Rachel A. Safstrom
City Administrator
City of Glendale

From: John Fuchs <fuchs@FDBLAW.COM>
Sent: Thursday, November 5, 2020 1:13 PM
To: Rachel Safstrom <R.Safstrom@glendalewi.gov>; Todd Stuebe <t.stuebe@glendalewi.gov>;
Glendale Inspections <inspections@glendalewi.gov>
Subject: FW: Aaron Karan Garage Project

FYI

John F. Fuchs
Fuchs & Boyle, S.C.
13500 Watertown Plank Road
Suite 100
Elm Grove, WI 53122
414-257-1800
414-257-1510 (fax)
fdb@fdblaw.com (firm email)

From: Gartner, Thomas O (12716) <togartner@michaelbest.com>
Sent: Thursday, November 5, 2020 11:49 AM
To: John Fuchs <fuchs@FDBLAW.COM>
Cc: Karan, Aaron <aaron@kencolabel.com>; Witkov, Adam E (18292) <awitkov@michaelbest.com>
Subject: Aaron Karan Garage Project

John:

Aaron Karan met with Evan P. Nicodem of Clark Dietz Engineering and no formal engineering study on drainage will be necessary. Mr. Nicodem has spoken with the City and the issues pertaining to water and drainage have apparently been fully resolved. Could you reach out to City staff and ask them to work directly with Mr. Karan to schedule the necessary inspections? I am available to assist if necessary.

Thank you for your attention to this matter.

Regards.
TOG

Thomas O. Gartner

Senior Counsel

E togartner@michaelbest.com

T 414.270.2716 | M 414.218.3974 | F 414.277.0656

<image001.png>

A Lex Mundi Member

Michael Best & Friedrich LLP

[my bio](#) | [our firm](#) | [vCard](#)

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Rec'd 9/22/2020
Scan 9/23/2020

Aharon Karan
2140 W. Green Tree Road
Glendale, WI 53209
414-975-4432 -Cell

City of Glendale
5909 N. Milwaukee River
Parkway
Glendale, WI 53209

Attn:
Todd Stuebe
Elias Vareldzis
Rachel Safstrom

Statement of Intent:

Letter explaining building permit for shed replacement and fence replacement and New Fence

Fence: Security Fence to replace the broken fence located at the back of the property. The back of the property is the Glenn Hills Apartment complex. Trespassers are lighting fires and hanging out at the back of the property leaving drug paraphernalia and empty food and alcohol bottles. They are also using my property as a shortcut to get to Green Tree Road. My plan is to replace the broken fence and extend it across the back of the property 4 Feet back from the property line. The fence will not go around the property just the back of the lot line of the property. All the brush that is being used as a hangout will be removed and replaced with grass and beautiful landscaping. An additional side yard fence will be positioned between the East side of the house and the current garage.

New Fence Design for Security:



Broken Fence Taking Down



See Building Permit for Fence placement on Parcel Report.

As you can see from the City of Milwaukee land information Parcel report, the property has a small shed behind the garage. This building permit is for a replacement "Detached garage or Shed" that is stated in the building permit. The replacement shed will replicate the look of the barn at the back of the property in an attempt to preserve the historical history and character of the neighborhood. Please see the attached photos and detailed drawings to see the size, design, and beauty of this project.

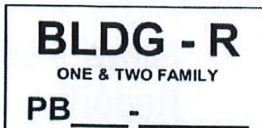
Finally, the property is getting a full landscaping facelift. New trees, shrubs, flowers, mulch, grass, and decorative stone will make this property a true gem and a place that everyone in Glendale can be really proud of!

If you have any questions on these drawings, please do not hesitate to give me a call on my cell 414-975-4432.

Thank you, stay healthy and safe! -Aaron Karan

Additional Questions Requested by Todd Stuebe on 9/22/2020 5:47 pm

1. Original Payment Made to the City of Glendale was voided by the City of Glendale. A new Check for \$50 will be dropped to City Hall this week.
2. The Original Detached Garage is 22' x 24'
3. Front and side Garage doors measure 7' tall by 17' wide
4. 2 Entry Doors measure 30" x 80"
5. 3 Windows Measure 30" x 48"
6. Roof Style of the Garage is a Gable Roof
7. Siding is made of pine material that was painted with primer and outdoor paint
8. Paint Color is Sherwin Williams Red Barn for the siding and White paint for the trims
9. Gutters are White Aluminum 2 downspouts per side. The location of downspouts will be at the center and the south side. Drainage for the gutters is placed so discharge flows into the large yard area.
10. Windows are made of glass with a white plastic frame
11. The doors are Aluminum white
12. All Lighting is LED
13. Singles are assault archatecutal style in a pewter color
14. Exterior lights are located above the doors and openings for safety. Lights are motion censored and can be adjusted for brightness and position as not to interfere with direct glare of neighbors. If any neighbors would like any additional adjustments to be made please have them contact me so I can adjust them to their liking.
15. All door openings are at ground level for safety. When the landscaping is complete there will not be any stoops
16. Floor and foundation information. The footings are 12" x 12" Reinforced Concrete with vertical and horizontal rebar. The garage floor is a 4" thick slab that is reinforced with vertical and horizontal rebar. Crushed gravel was placed 12" thick below the slab and was compacted using a compactor.



Revised 08/17

Signature Page

NOTICE

Project plans approved by the ARB are final. Any deviations from the ARB approved plans, no matter how minor, shall be discussed with the Inspection Department before implementing the change. If the Inspection Department deems the change to be substantial, the project will need to be resubmitted to the ARB as a new submittal. This will require a full resubmittal to the ARB, including all related fees.

Failure to follow the approved plans is a violation of the ARB approval and the subsequently issued permit. This violation may be subject to penalties including, but not limited to, a four times permit fee and/or citations, and may also require removal of the unapproved modifications.

Additions, including 2nd story over an existing structure, shall conform to all Glendale Zoning Code requirements.



Owners (required)

9/21/2020

Date

NA

Contractor (if available)

Date

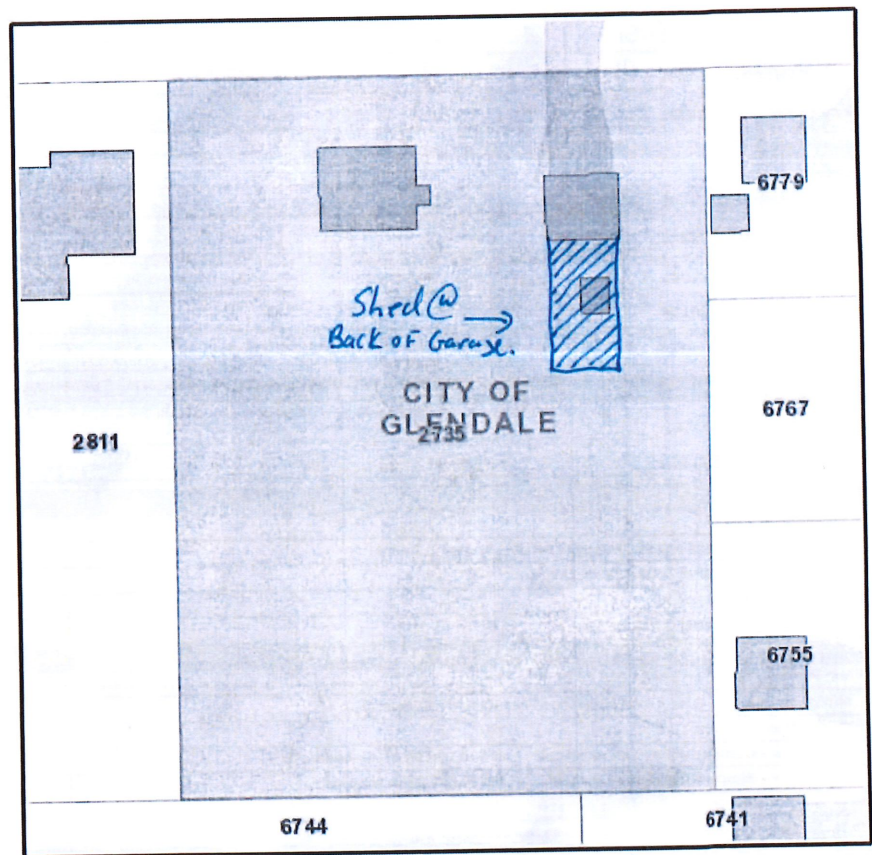
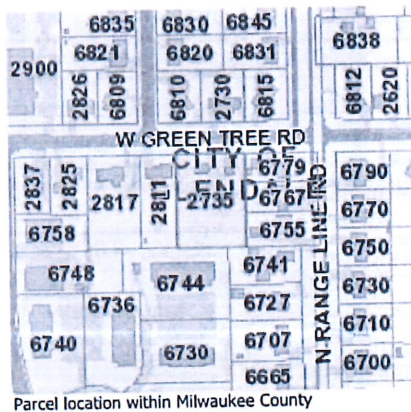
Architect (if available)

Date

Milwaukee County Land Information Parcel Report

TAXKEY: 1368990000

Report generated 9/21/2020 12:03:53 PM



Parcel Information

TAXKEY: 1368990000

Record Date: 12/31/2018

Owner(s): AHARON KARAN

Address: 2735 W GREEN TREE RD

Municipality: Glendale

Acres: 0.00

Assessed Value: \$133,900

Land Value: \$67,000

Improvement Value: \$66,900

Parcel Description: RESIDENTIAL

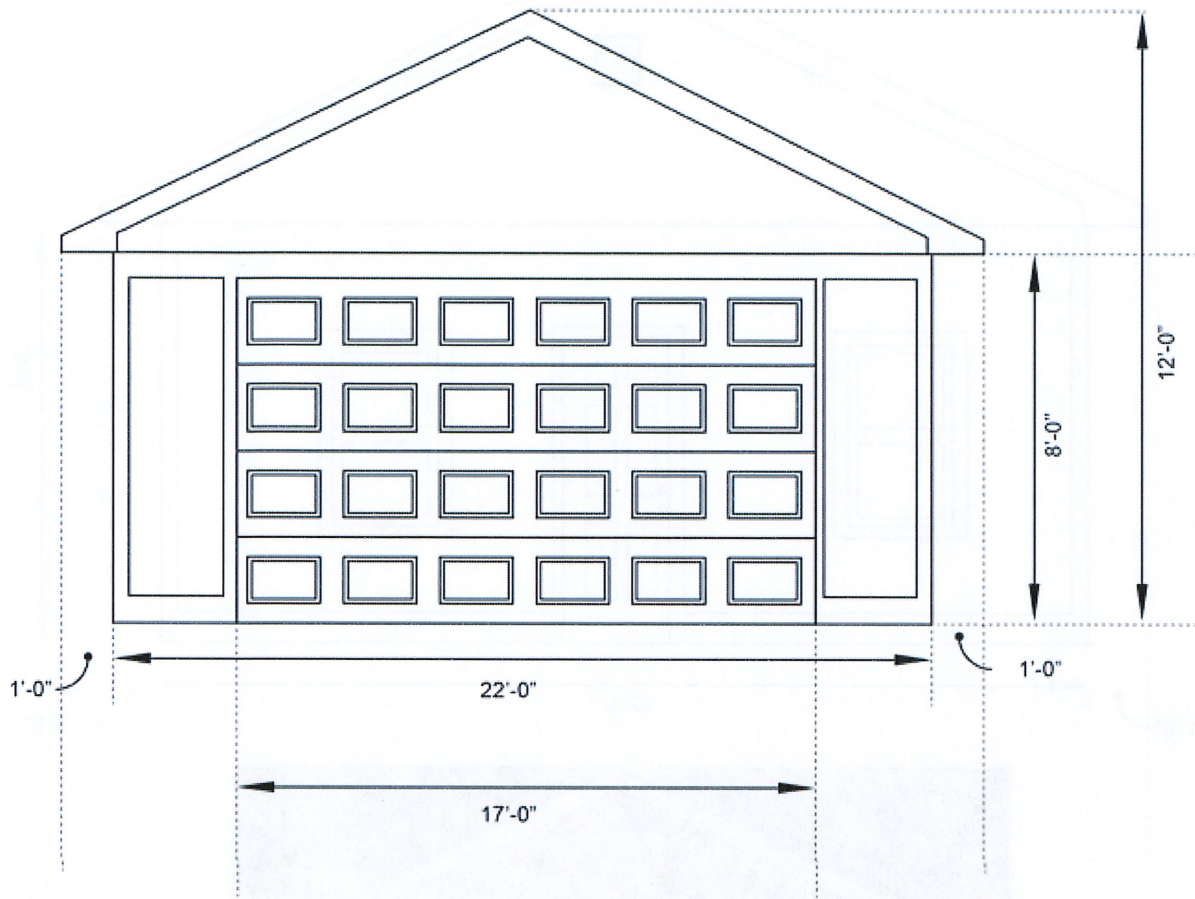
Zoning Description: Residential

Legal Description: COM 200' W & 45' S OF NE COR SE1/4 SEC 24-8-21E TH S 255' W 190' N 255' E 190' TO BEG.

School District: NICOLET UHS SCHOOL DISTRICT

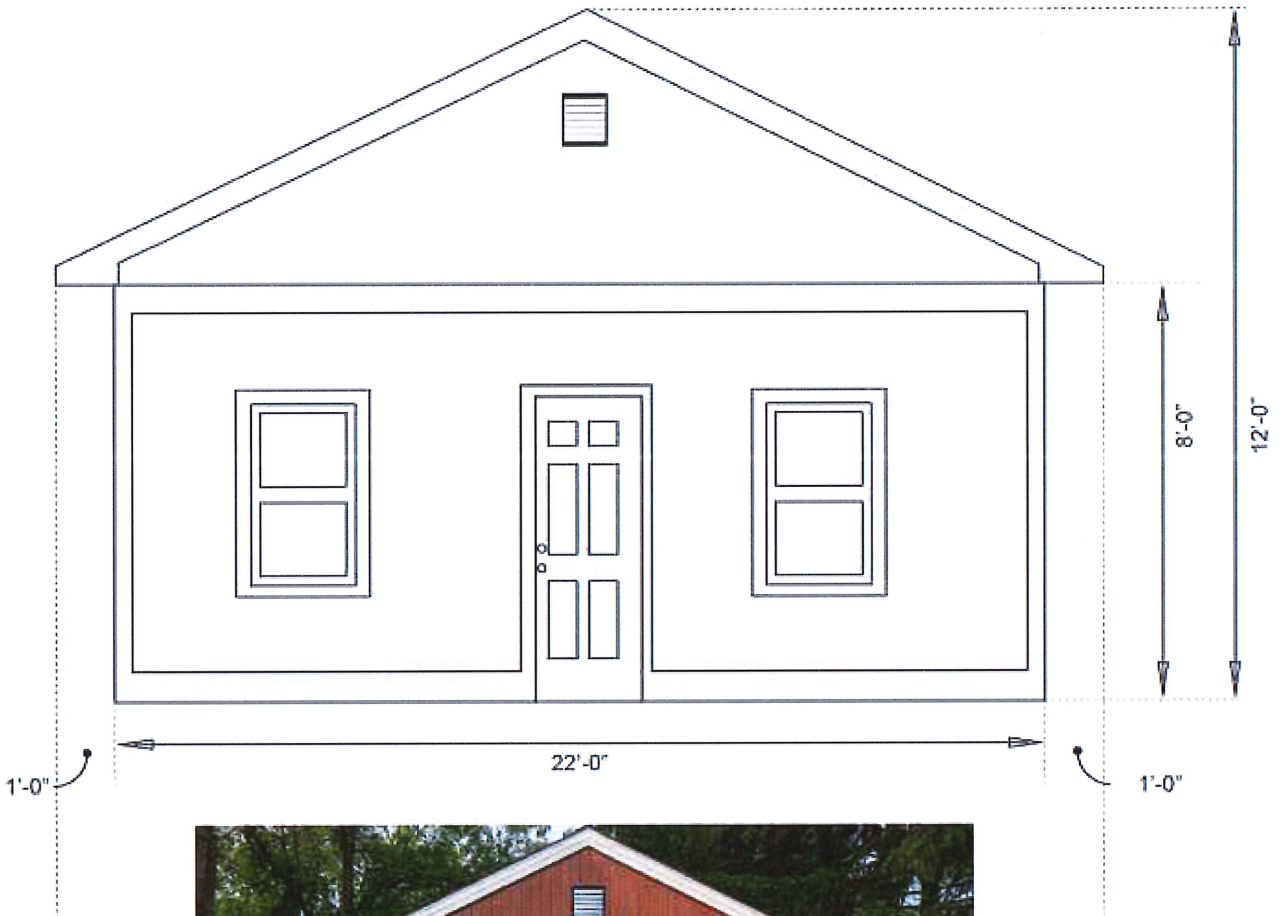
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

North View



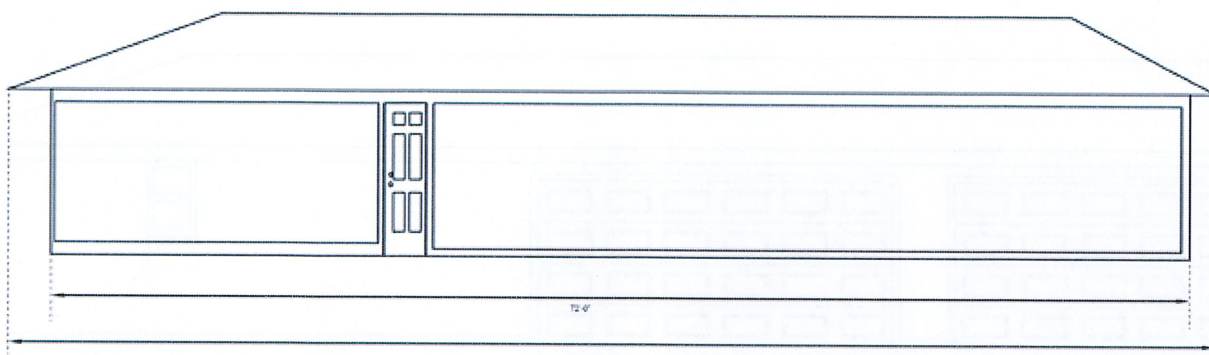
Owner:	Aharon Karan
Address:	2735 W. Green Tree Rd, Glendale WI, 53209
Garage/Shed Size:	22' x 72'
Style	Gable Barn

South View



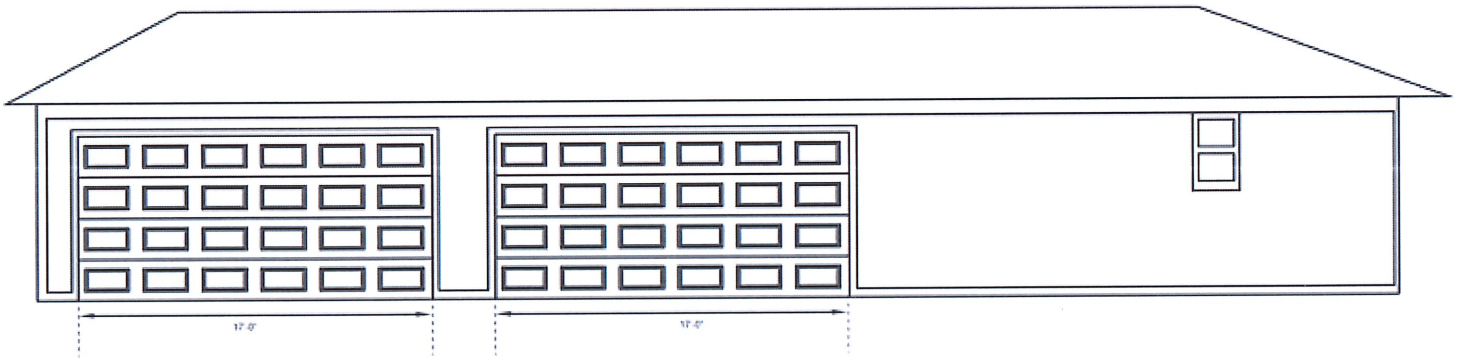
Owner:	Aharon Karan
Address:	2735 W. Green Tree Rd, Glendale WI, 53209
Garage/Shed Size:	22' x 72'
Style	Gable Barn

West View



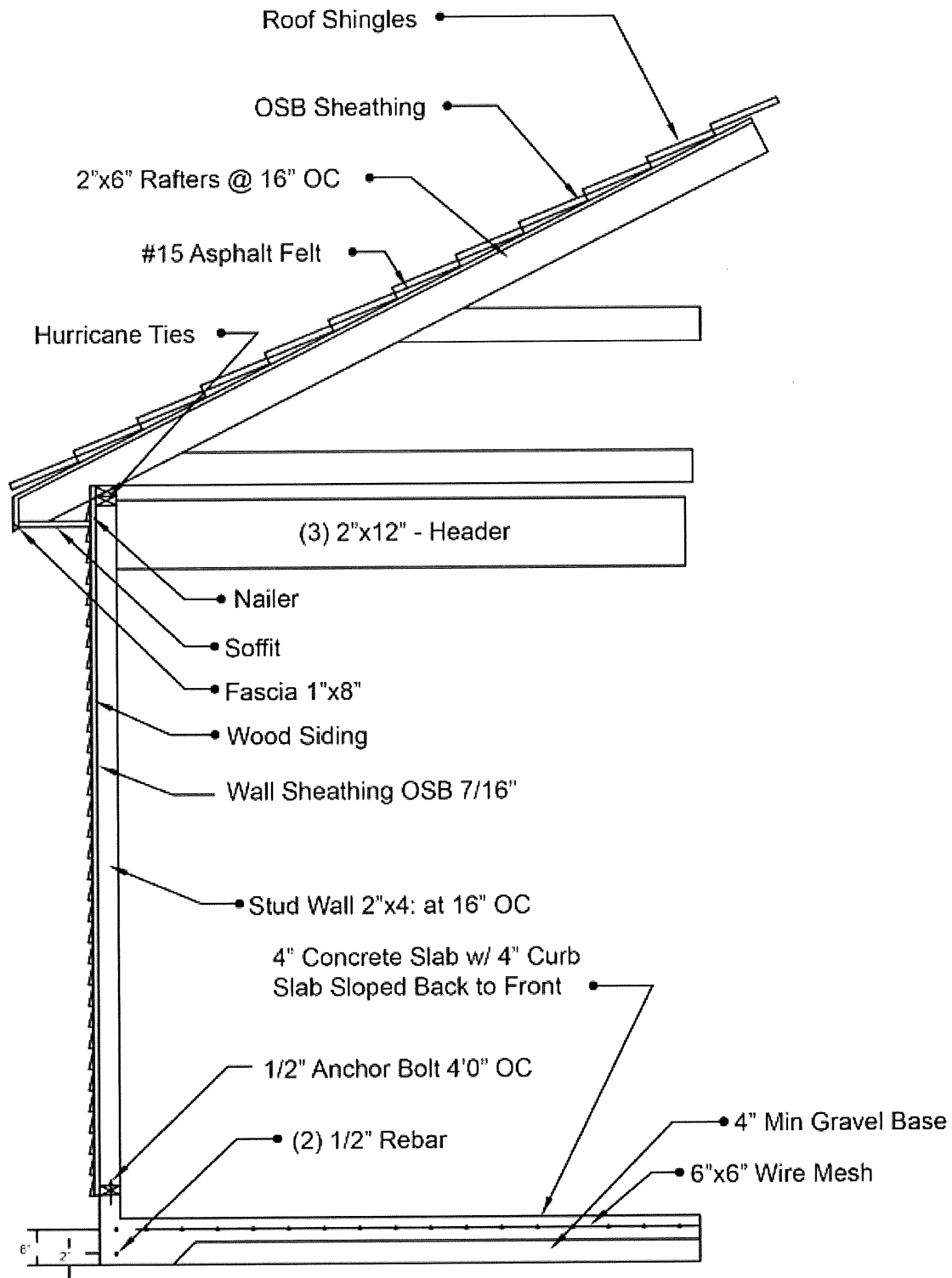
Owner:	Aharon Karan
Address:	2735 W. Green Tree Rd, Glendale WI, 53209
Garage/Shed Size:	22' x 72'
Style	Gable Barn

East View



Owner:	Aharon Karan
Address:	2735 W. Green Tree Rd, Glendale WI, 53209
Garage/Shed Size:	22' x 72'
Style	Gable Barn

TYPICAL CROSS SECTION



Owner:	Aharon v
Address:	2735 W. Green Tree Rd, Glendale WI, 53209
Garage/Shed Size:	22' x 72'
Style	Gable Barn







