

This packet contains Matt Jarosz's email, the 2016 COA permitting front-facing skylights down the street, other emails and calculations; RECR misrepresenting status of neighborhood as not historic

Prof. Matt. Jarosz email:

From: Matthew T Jarosz <mjarosz@uwm.edu>
Subject: Re: greetings--Nick Hatch at F&L suggested I contact you
Date: Aug 31, 2018 at 5:17:59 AM
To: Susan LaDedde <ovemydewgs@icloud.com>

Susan,

Seems pretty minor to me. I don't have a problem with it and I don't think you will have a problem with the board. However, it is a board, several different people and personalities. So, I can't say definitively that it will be accepted on Tuesday, however, I'd be very surprised if wouldn't.

Matt

From: Susan LaDedde <ovemydewgs@icloud.com>
Sent: Wednesday, August 29, 2018 2:04:00 PM
To: Matthew T Jarosz
Subject: Fwd: greetings--Nick Hatch at F&L suggested I contact you

>
> Greetings Professor Jarosz,
>
> Mick Hatch of Feley & Lardner suggested I contact you, given your architectural background and long tenure on Milwaukee's Historic Preservation Commission.
>
> I have a matter pending before the HPC for its September 4th meeting relating to some Sola Tubes I had installed, not realizing I live in a historic district, even though my house is not itself a historic property.
>
> I just moved to the East Side a few months ago, from Bayside (where sola-tubes are common in Bayside and Fox Point mid-century mod homes from the 1960s-1970s).
>
> My condo is from 1971 and I just never put "historic preservation" and "1971 construction" in the same thought bubble (Nor did my other 3 condo neighbors, when they voted unanimously to approve them).
>
> Mick said you might have suggestions on how to salvage at least some of my sola tubes by perhaps having ideas on how to modify them (in a cost effective way) or how to get these approved retroactively. 2 sola tubes on the side of my unit are of particular concern to me, as they bring light passively and without electricity to an area of North/NE exposure.
>
> My condo is one of 4 units in 2, 2-story nondescript square buildings that were built in

2016 COA for 2457 N. Terrace making removal of front skylight optional

2/25/2016

 **Certificate of Appropriateness**
 Milwaukee Historic Preservation Commission 200 E. Wells Street Milwaukee, WI 53202 Phone: 414-286-5712 Fax: 414-286-5004

Property: 2457 N. TERRACE AV North Point North Historic District
Description of work: Applicant proposes to replace current non-original wood shake roof, with new dimensional asphalt shingles. The shingle brand is Castlebrook in Burnt Sienna color.
Date issued: 2/25/2016 PFC ID: 170105 COA Re-Roof

In accordance with the provisions of Section 229-21(1) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work will be carried out as described. Four west facing skylights will be removed. If possible east facing skylights can be removed as well. All copper gutters/downspouts will be preserved if salvagable. Ridge vents are acceptable over pan style vents. If pan vents are installed, they should be located on the roof slope least visible from the public right of way.

All work must be done in a craftsman like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to corrective action penalties. If you require technical assistance, please contact Carrie Hatala of the Historic Preservation staff as follows: Phone: (414) 216-5722 Fax: (414) 286-5004 Email: carhatala@milwaukee.gov

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-4210.

See also p. 3 ↙



Current condition of roof. No rafter tails will be removed. Skylight can be removed on this elevation if desired.

Calculation of foot print and volume of sola tube (approximately 12 inches tall by 14 inches in diameter)

Calculation of Percentage of roof space occupied by 2 S.T. on North Slope:

0.39%

See notes below

(view of roof from East)

45'

44' - length

2'

2% slope

A) Area = $\frac{Base \times height}{2} = \frac{44 \times 22}{2} = \frac{968}{2} = 484 \text{ SF}$
 Area of roof over building shell

B) Area of 2 roof surfaces for North Slope
 $\frac{(22 \times 2)}{2} + \frac{(8 \times 2)}{2} + \frac{(2 \times 2)}{2} = 22 + 8 + 2 = 32$
 multiply by 2 = 64

C) Total Area of North Slope = 548 SF

D) Foot print of 14" diameter sola tube = $\pi r^2 = 3.141 \times (.583)^2$
 14" = 1.167 ft diameter. Radius = 0.583 = 1.068 SF per S.T.

E) Percentage of North Slope occupied by 2 S.T. = $\frac{2.137}{548} = 0.39\%$

Volume of a Sola Tube: $(\pi)(r)(r)(h)$

$V = 3.141 (.583)(.583)(1) = 1.07$ cubic ft in volume

Assessment data for NPN from City

From: JLafayette@cityofmilwaukee.com
 Subject: Property Information - North Point North Historic District
 Date: Sep 18, 2018 at 10:25:55 AM
 To: lovinglaurel@illinois.com
 Cc: thuczo@cityofmilwaukee.com, grigoriu@cityofmilwaukee.com
 North Point North@cityofmilwaukee.com

Hi LaBudde

The below property information was requested for the North Point North Historic District.

For the 2017 private-owned, licensed properties in the area:

Highest assessed value:	\$1,400,000 (200 N. Wabasha)
Lowest assessed value:	\$140,000 (199 N. Lake Dr, corner)
Average assessed value:	\$250,000
Median assessed value:	\$150,000
Avg. sq. ft. space license:	4000 sq. ft.

Jill Calamia
 Legislative Liaison Supervisor
 City of Milwaukee Legislative Relations Bureau
 225 W. Wisconsin Ave
 53201, WI 53201
 Milwaukee, WI 53202
jcalamia@cityofmilwaukee.com

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RECR from Seller—all 3 pages; line 28 on page 3 shows NO for Historic district

REAL ESTATE CONDITION REPORT

DISCLAIMER

(1-4 Dwelling Units)

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 257 Terrace Ave (STREET ADDRESS) IN THE CITY/TOWN/VILLAGE OF Waukegan COUNTY OF Winnebago STATE OF WISCONSIN. THIS REPORT IS A REQUIREMENT OF THE CONDITION OF THIS PROPERTY IN COMPLIANCE WITH SECTION 708.02 OF THE WISCONSIN STATUTES AS OF 3 (MONTHS) 3 (DAY) 10/11 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN. A PROSPECTIVE BUYER WHO DOES NOT RECEIVE A FULLY COMPLETED COPY OF THIS REPORT WITHIN 30 DAYS AFTER ACCEPTANCE OF THIS CONTRACT OF SALE OR OPTION CONTRACT FOR THE ABOVE DESCRIBED REAL PROPERTY SHALL HAVE A RIGHT TO RESCUE THAT CONTRACT (SEE WIS. STATE SECTION 708.02) PROVIDED OWNER IS SUBJECT TO WISCONSIN STATUTES CHAPTER 708.

NOTE: Information in boldface type is that required under Wis. Stat. § 708.02. No other information on this report is supplemental. Additional disclosures may be separately required or voluntarily waived referenced herein if equally pertinent to other statutory requirements.

OWNER'S INFORMATION

In this form, "am aware" means to have notice or knowledge. In this form, "valued" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and at what price to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement to any person in connection with any actual or anticipated sale of the property.

The owner represents that, to the best of his or her knowledge the responses to the following statements have been accurately noted as "Yes", "No", or "Not Applicable" to the property being sold. If the owner responds to any statement with "Yes", the owner shall provide, in the additional information area of this form an explanation of the reason why the response to the statement is "Yes".

If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be owned only by the owner of the condominium unit being transferred.

The nonbolded descriptions of possible types of defects included in the following checkboxes/statement below are intended as examples, and are not the only conditions or defects which might properly be disclosed responsive to each respective statement. Please "explain" an applicable response.

1. I am aware of defects in the roof. Roof defects might include, but are not limited to, leakage, improper design, damage from ice buildup, or significant problems with gutters or eaves or significant weather damage. Yes No NA

2. I am aware of defects in the electrical system. Electrical defects might include, but are not limited to, electrical wiring not in compliance with applicable code or defects in an attached antenna and cables, satellite dish, security system, doorbells or intercom, and various types of weather issues. Yes No NA

3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale. Other plumbing system defects might include, but are not limited to, excessive or insufficient water pressure or leaks or other defects in pipes, toilets, shower or exterior faucets, bath tubs, showers, or any similar system. Yes No NA

4. I am aware of defects in the heating and air conditioning system (including their filters and humidifiers). Other heating and air conditioning systems might include, but are not limited to, defects in supplemental heaters, recirculating fans or blowers, or water collection. Yes No NA

5. I am aware of defects in the well, including inside well water. These may include, but are not limited to, an unusual or abandoned well not closed in accordance with state regulations, a well not constructed pursuant to state standards or local code, or contaminants in the water, such as coliform, nitrates, radon, lead, nitrites, chlorine, arsenic, or other hazardous substances. Yes No NA

6. I am aware that this property is served by a joint well. Yes No NA

7. I am aware of defects in the waste systems or other sanitary disposal systems. These may include, but are not limited to, back-ups in toilets or basements, exterior ponding, overflows or leaks-ups, or defective or missing baffles, or drainage laid dead over lot lines. Yes No NA

8. I am aware of underground or above-ground fuel storage tanks on or previously located on the property. If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8711, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of closed tanks. Yes No NA

9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether the owner of the property either owns or leases the tank.) Yes No NA

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 NO. 2011
 I am aware that a dam is totally or partially located on the property or within easements is a dam that is not located on the property and on easements with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. If "yes," contact the Wisconsin Department of Natural Resources. Red-out if dam being for requirements or agency orders apply.)

10. I am aware of defects in the basement or foundation (including cracks, seepage and bulging). Other important defects might include, but are not limited to, settling, sagging, foundation soil with or without drain lines or sump pumps.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

11. I am aware of defects in the structure of the property. Structural defects with respect to the residence or other improvements might include, but are not limited to, movement, shifting or deterioration in walls or foundation, stair cracks or flaws in interior or exterior walls, siding, partitions or foundation; wood rot, or significant problems with driveways, sidewalks, patios, decks, fences, gas-fired stoves or walls, windows, doors, floors, ceilings, stairways or insulation.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

12. I am aware of defects in mechanical equipment included in the sale either in finished or proposed property, in addition to heating, ventilation, and air conditioning (HVAC) equipment defects, mechanical equipment/defects might include, but are not limited to, defects in any stove, oven, hood fan, microwave, dishwasher, refrigerator, freezer, washer, dryer, trash compactor, garbage disposal, central vacuum, garage door opener, or incinerator which is included in the sale.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

13. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway). Such items might also include, but are not limited to, encroachment of fire safety systems on adjacent property, fence encroachments, or adverse easements/claims.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

14. I am aware of a defect caused by unsafe concentrations of or unsafe conditions relating to, radon, radium or water supplies, and if radon, radium or water supplies or pumping system, or other potentially hazardous or toxic substances on the premises.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

15. I am aware of the presence or existence of systems containing materials on the premises.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

16. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties. Such defects might include, but are not limited to, environmental hazards resulting from an adjacent or nearby dump, gas station, or commercial/industrial business which improperly uses/handles toxic substances.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

17. I am aware of current or previous animal, insect, bacteria, powder pest control or carpenter ant infestations.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

18. I am aware of defects in a wood-burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property. Such defects might include, but are not limited to, obstructions to the chimney, fireplaces, stoves or other installed fireplace equipment, or wood-burning stoves or fireplaces not installed pursuant to code.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

19. I am aware either that remodeling affecting the property's structure or mechanical systems was licensed that additions to this property were made during my period of ownership without the required permits.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

20. I am aware of federal, state or local regulations requiring routine alterations or corrections of an existing condition, use might include, but are not limited to, orders or codes relating to code violations.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

21. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment. Normal property tax increases might include, but are not limited to, new assessments or other reassessments.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

22. I am aware of remodeling that may increase the property's assessed value was done.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

23. I am aware of proposed or pending special assessments. Such assessments might be for planned public improvements such as, but not limited to, sidewalks, streets, curb and gutter, sewer or water mains, streets, bridges or lake improvements made or changing.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

24. I am aware that the property is located within a special purpose district, such as a drainage district, lake district, school district, or sewer district that has the authority to impose assessments against the real property located within the district.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

25. I am aware of the proposed construction of a public project that may affect the use of the property.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

26. I am aware of subdivision homeowners' associations, common areas owned with others, zoning violations or nonconforming uses, right of way, easements, including conservation easements or easement maintenance agreements, or another use of a part of the property by homeowners, other than intended utility easements, easement, or any other interest involving the property for which agreed rules or covenants have not been established.
 Explain: Basement is in good condition. No cracks or seepage. No foundation soil with or without drain lines or sump pumps.

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26. I am aware that the property is subject to a mitigation plan required under administrative rules of the Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.

27. I am aware of other defects affecting the structure. Other defects might include, but are not limited to, abandoned or flying bricks, shunts, ground or insect infestation, drainage easement or grading problems, adjacent lot damage, excessive settling, settling, earth movements, subsidence or other soil problems, environmental problems or nuisances affecting the property such as noise, smoke or odor, water division of adjacent property, deed restriction violations, lack of legal access, or any other defect or material condition.

ADDITIONAL INFORMATION

28. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.

29. I am aware that all or part of the land being sold has been assessed as agricultural land under Wis. Stat. § 95.32 (2) (see-use assessment); or I am aware that the land or owner has been assessed a conversion charge under Wis. Stat. § 95.32, or I am aware that payment of a conversion charge has been deferred under Wis. Stat. § 95.32(4). (See disclosure requirement under Wis. Stat. § 94.415(1)(b) Wisconsin Department of Revenue or visit www.revenue.wisconsin.gov for information.)

30. I am aware of high voltage electric (161 KV or greater) or steel natural gas transmission lines located on but not directly serving the property.

31. I am aware of a pier attached to the property that is in compliance with state marina pier regulations. (See dnr.wisconsin.gov)

32. I am aware that all or part of the property is subject to or created in, or in violation of, a Farmland Preservation Agreement (or is in a farmland preservation zoning district), Forest Crop Land, Managed Forest Land (see registration requirements under Wis. Stat. § 70.12 for Managed Forest Law), the Conservation Reserve Program, or a comparable land use program. (If "Yes," explain.)

33. I am aware of the presence of unsafe levels of mold, or am aware of water or moisture situations or other conditions, such as leaks in the roof, basement, windows or plumbing systems, or overflow from sinks, bathtubs, or showers, that might inhibit the growth of unsafe levels of mold.

34. I am aware that my property is not compliant with applicable smoke detector and/or carbon monoxide detector laws and ordinances. (Note: State law requires operating smoke detectors on all levels of all residential premises, and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat., §§ 101.548 & 101.547). Local ordinances may have more stringent requirements.)

35. I am aware that the property is encumbered by a currently valid right of first refusal or option granted to the following named individual(s) or parties.

36. The owner has located the property for _____ years.

NOTE: Wisconsin Statute sec. 109.065 requires owners who, prior to acceptance, obtain information which would charge a response on the report, to submit a new report or an amended report to the prospective buyer. Failure to buy disclose information requires under Wisconsin Statutes, sec. 709.23 or 109.065, may give prospective buyers rescission rights and/or may constitute to fraud.

OWNER'S CERTIFICATION

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner: Andrew J. Budde Date: 5/21/18

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person certifies the owner certifies that he or she has supplied information in this report and that the information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person: _____ Date: _____

NOTICE REGARDING ADVISOR INSPECTIONS

THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that required by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations and floodplain status.

I acknowledge receipt of a copy of this statement

Prospective Buyer: _____ Date: _____ Prospective Buyer: _____ Date: _____