



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

**Property**  
**Description of work**  
**Date issued**

**2429 E Wyoming**  
Construct new garage per attached plans.  
8/8/2025

**North Point South Historic District**

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

## ***Permits and timeline***

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Preservation Staff

9 pages of drawings attached



Koenig Residence - 2429 E Wyoming Pl.

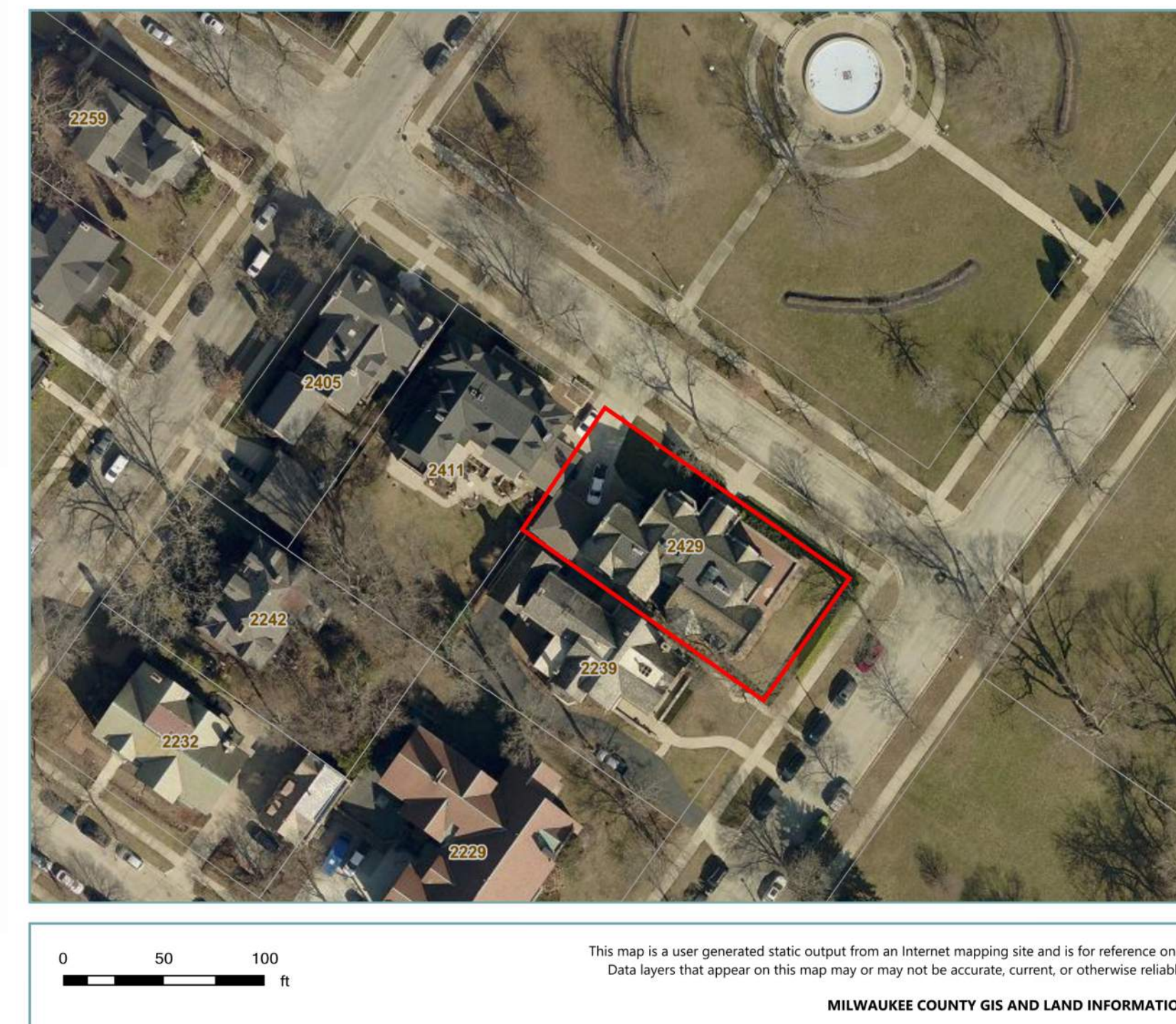
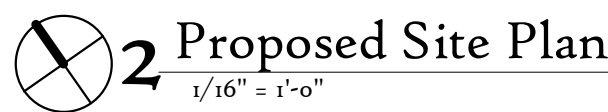
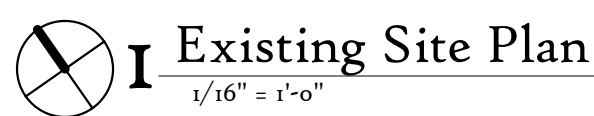


1. Property Info:  
Address: 2429 E Wyoming Place  
Tax Key: 3560117000  
Existing Lot Area: 11,271 sf  
Proposed Lot Area (see CSM): 11,073 sf

2. Zoning District: **RT2**, Single/Two Family Residential District.  
**Attached Housing Note:** Per 295-505-2(c-1) Limited Use Standards, in an RT2 not more than two single-family housing may be attached.

3. Setbacks:  
Front (East, along N. Terrace Ave.): average **No Change, Complies**  
Side (North, along E. Wyoming Pl.): 20% of lot width = 15' **Complies**  
Side (South): 15' **Complies** w/ Table 295-505-3 as referenced by 295-505-3-4-9  
Rear: 0' **Does not Comply.** However see note above regarding Attached Housing

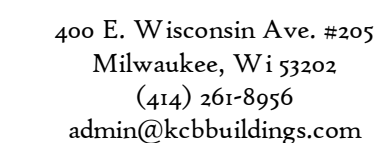
4. Lot Coverage - Corner Lot:  
Principal Building Maximum 40%  
Accessory Building Maximum 15%  
Existing Residence = 4,112 sf / 11,271 sf = 36.5% **Complies**  
Existing Residence with Reduced Lot Size (CSM) = 4,112 sf / 11,073 sf = 37.1% **Complies**  
Existing Garage (to be demolished) = 558 sf / 11,271 sf = 5%  
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**Proposed Garage** = 1,292 sf / 11,073 sf = 11.7% < 15% **Complies** (295-505-3-f-9)



## DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-002	Existing Condition Photographs
A-101	Garage Floor Plan
A-102	Roof Plan, Foundation Plan & Wall Section
A-201	Exterior Elevations
A-202	Building & Wall Sections
A-401	Full Front Elevation
A-402	Materials, Finishes & Fixtures

## ARCHITECT:



PROJECT:

2415 E Wyoming Pl. -  
New/Proposed Replacement  
Garage

OWNER:

Doug Rose

PROJECT ADDRESS:

2415 E Wyoming Pl  
Milwaukee, WI 53202

Drawing Issuance Schedule:

[illegible]

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:



Sheet Title:

## Cover Sheet & Site Information

Scale	As indicated
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Date	03/26/2025
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Sheet No.

A-001

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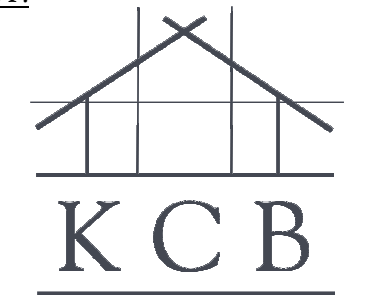


EXISTING CONDITION PHOTOGRAPHS



EXISTING CONDITION PHOTOGRAPHS

ARCHITECT:



400 E. Wisconsin Ave. #205  
Milwaukee, WI 53202  
(414) 261-8956  
admin@kcbbuildings.com

PROJECT:

2415 E Wyoming Pl. -  
New/Proposed Replacement  
Garage

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Stamp:



Sheet Title:

Existing Condition  
Photographs

Scale

Date 03/26/2025

Sheet No.

A-002

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PROJECT:

OWNER:

PROJECT ADDRESS:

Drawing Issuance Schedule:

[illegible]

General Notes:

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:



Sheet Title:

Scale  $1/4'' = 1'-0''$

Date 8/5/2025

Sheet No.

A-201

8/7/2025 11:20:39 AM

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.
2. PROVIDE LIQUID APPLIED COATING AT EXTERIOR FACE OF CMU WALLS. ALL EXPOSED FLASHINGS TO BE COPPER

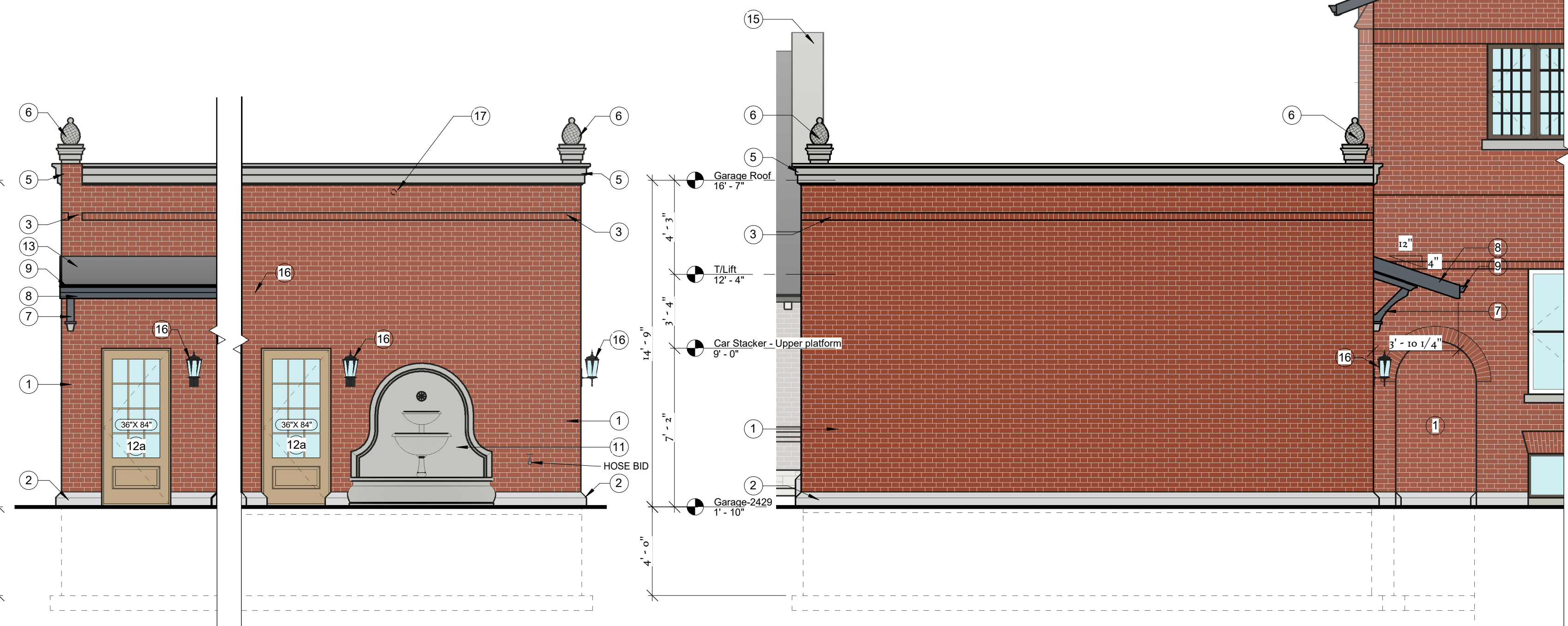
- 1 NEW BRICK AND MORTAR COLOR TO MATCH EXISTING HOUSE
- 2 STONE WALL SKIRT AT GRADE TO MATCH EXISTING HOUSE
- 3 ROWLOCK COURSE BRICK WORK TO MATCH EXISTING HOUSE
- 5 STONE COPING AT ROOF LEVEL
- 6 STONE DECORATIVE ELEMENT TO MATCH EXISTING HOUSE ORNAMENTS
- 7 DECORATIVE WOOD BRACKET - COLOR AND STYLE TO MATCH EXISTING BRACKETS AT REAR GABLE END OF HOUSE
- 8 NEW BORAL WOOD FASCIA BOARD TO MATCH EXISTING HOUSE
- 9 NEW PREFINISHED ALUMINUM GUTTER, COLOR & STYLE TO MATCH EXISTING HOUSE GUTTERS
- 10 108" W X 124" H ARCH TOP WOOD GARAGE DOORS
- 11 WALL MOUNTED DECORATIVE STONE WATER FOUNTAIN
- 12 36" x 84" WOOD HALF ROUND TOP GLASS FRENCH DOOR TO FIT EXISTING ARCHWAY
- 12a 36" x 84" WOOD & GLASS FRENCH DOOR
- 13 SLATE ROOFING TO MATCH EXISTING HOUSE
- 14 ARCHED BRICK GARAGE DOOR SURROUND TO MATCH EXISTING BRICK ARCHES ON RESIDENCE
- 15 STONE COPING AT PARTY WALL PITCHED TO MATCH #2435 GARAGE ROOF PITCH AT JOINT
- 16 SCENCE LIGHTS TO MATCH EXISTING HOUSE
- 17 ZURN 4" LAMBS TONGUE OVERFLOW SCUPPER



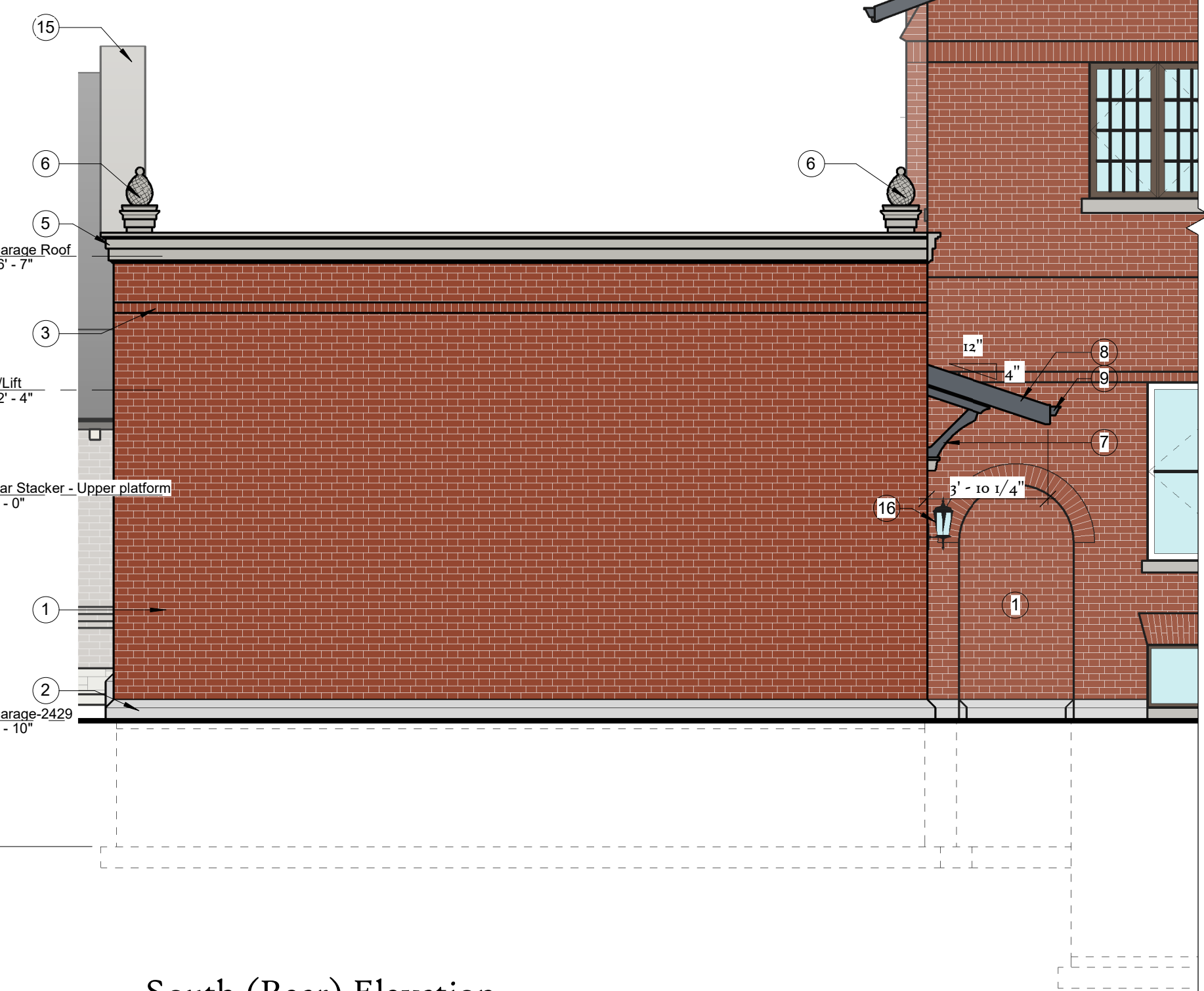
#### 4 West (Side) Elevation



### 3 North (Front) Elevation

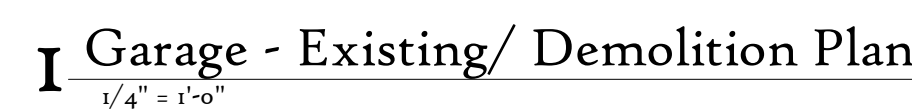


## 2 East (Side) Elevation



### I South (Rear) Elevation





ARCHITECT:



The logo features a stylized roofline with a central peak and two side peaks, supported by vertical lines. Below the roofline is a horizontal line, and underneath that, the letters 'KCB' are written in a large, bold, serif font. Below the letters is another horizontal line.

KCB

ARCHITECTURE  
& DESIGN

400 E. Wisconsin Ave. w205  
Milwaukee, WI 53202  
(414) 261-8956  
admin@kcbbuildings.com

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Doug Rose

PROJECT ADDRESS:

2415 E Wyoming Pl  
Milwaukee, WI 53202

General Notes:

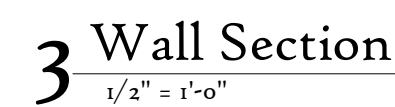
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A-101



5/10/2008 11:00 AM DM





5/10/2025 4:14:47 PM

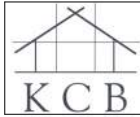




Disregard vehicle door  
surround on this page

- Garage Roof  
16' - 7"
- T/Lift  
12' - 4"
- Car Stacker - Upper platform  
9' - 0"
- 1st Floor  
3' - 9"
- Garage-2429  
1' - 10"

I North (Front) Elevation  
1/8" = 1'-0"



KCB Architects  
400 E. Wisconsin Ave. #205 Milwaukee, WI 53202  
e: admin@kcbbuildings.com  
p: (414) 261-8956

# 2429 E Wyoming Pl. - New/Proposed Replacement Garage

## HPC - REQUESTED DOCUMENTATION

Project Address:  
2429 E Wyoming Pl  
Milwaukee, WI 53202

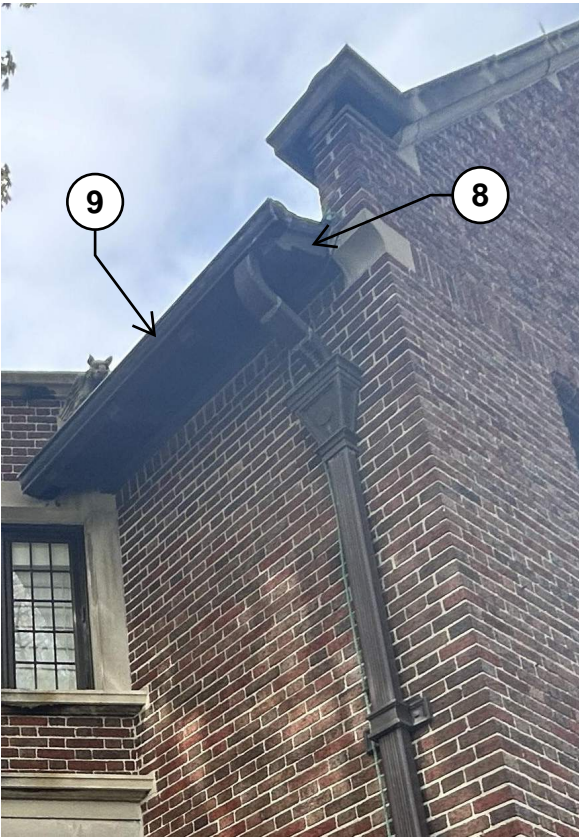
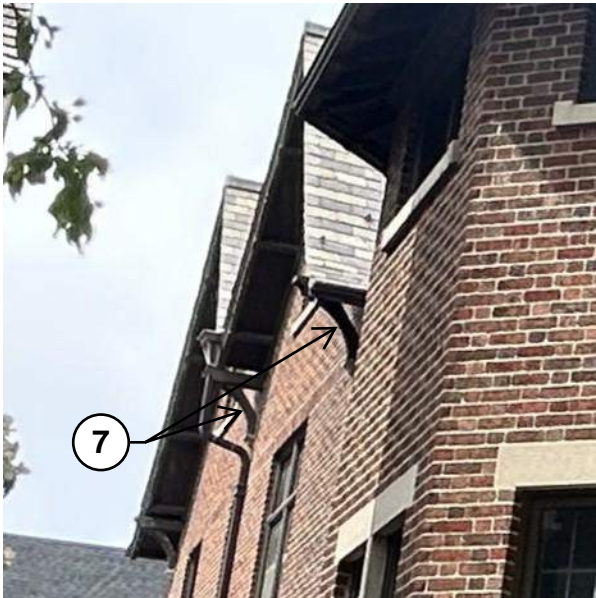
Full Front Elevation  
A-401

Scale: 1/8" = 1'-0"  
03/26/2025



EXTERIOR MATERIALS,  
FINISHES, AND FIXTURES

- 1 NEW BRICK AND MORTAR COLOR TO MATCH EXISTING HOUSE
- 2 STONE WALL SKIRT AT GRADE TO MATCH EXISTING HOUSE
- 3 ROWLOCK COURSE BRICK WORK TO MATCH EXISTING HOUSE
- 5 STONE COPING AT ROOF LEVEL
- 6 STONE DECORATIVE ELEMENT TO MATCH EXISTING HOUSE ORNAMENTS
- 7 DECORATIVE WOOD BRACKET - COLOR AND STYLE TO MATCH EXISTING BRACKETS AT REAR GABLE END OF HOUSE
- 8 NEW LP FASCIA BOARD TO MATCH EXISTING HOUSE
- 9 NEW PREFINISHED ALUMINUM GUTTER, COLOR & STYLE TO MATCH EXISTING HOUSE GUTTERS
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- 12a 36" x 84" WOOD & GLASS FRENCH DOOR
- 13 SLATE ROOFING TO MATCH EXISTING HOUSE
- 14 DECORATIVE STONE SURROUND FOR GARAGE DOORS
- 15 STONE COPING AT PARTY WALL PITCHED TO MATCH #2415 GARAGE ROOF PITCH AT JOINT
- 16 SCONCE LIGHTS TO MATCH EXISTING HOUSE



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2429 E Wyoming Pl. - New/Proposed Replacement Garage

HPC - REQUESTED DOCUMENTATION

Project Address:  
2429 E Wyoming Pl  
Milwaukee, WI 53202

Materials, Finishes & Fixtures  
A-402  
Scale:  
03/26/2025



EXTERIOR MATERIALS,  
FINISHES, AND FIXTURES

- 1
- NEW BRICK AND MORTAR COLOR TO MATCH EXISTING HOUSE
- 2
- STONE WALL SKIRT AT GRADE TO MATCH EXISTING HOUSE
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12

12a

MARVIN ULTIMATE  
WOOD DOORS



ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both inswing and outswing, delivers a traditional aesthetic with a 4 3/4 inch stile and top rail and a 4 3/4 inch or 8 1/8 inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior glazing profile.

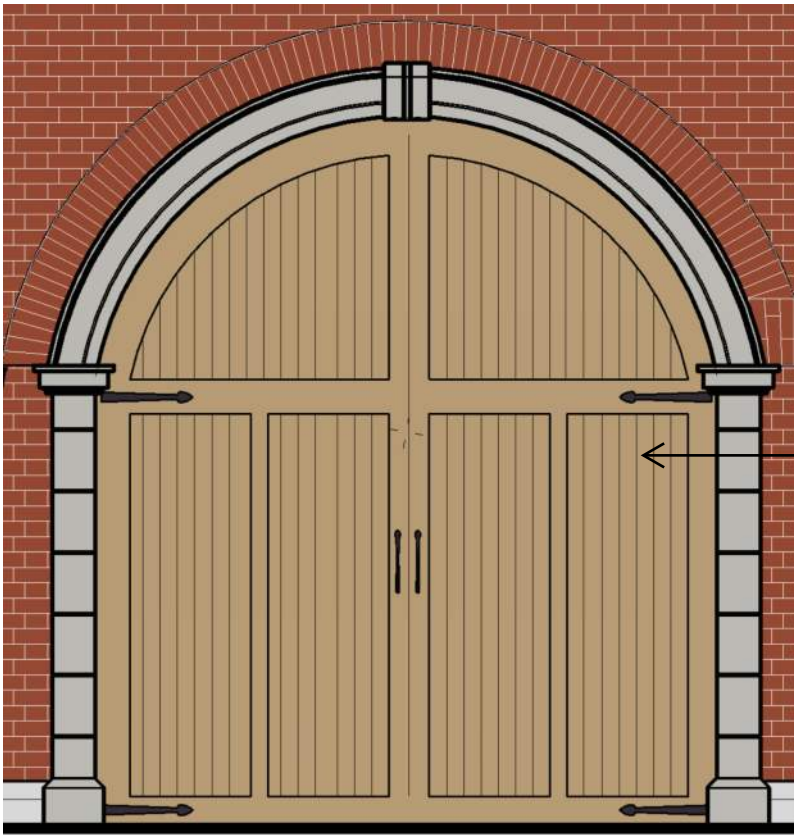


Available with I23

71

10

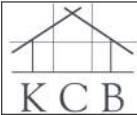
CUSTOM ARCH  
TOP WOOD  
GARAGE DOORS



Design Intent

Similar

Disregard vehicle door  
surround on this page



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2429 E Wyoming Pl. - New/Proposed Replacement Garage

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Project Address:  
2429 E Wyoming Pl  
Milwaukee, WI 53202

Materials, Finishes & Fixtures  
A-403  
Scale:  
03/26/2025