



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

2019 N. PALMER ST.

**Description of work**

Project is a two-car garage to be placed at the alley end of the lot. Structure is to clad in hardieplank or similar cementfiber clapboards with wood trim. Gable ends are to be either hardieplank or hardie shake. Window will be Marvin all-wood Ultimate Double Hung with a wood storm window. Lighting shall be similar to catalog photos included in this certificate and not be as drawn (except for placement). The rest shall be as drawn, subject to conditions stated below. This document is 3 pages plus one plan sheet and one survey sheet.

**Date issued**

6/7/2018

PTS ID 114512 COA: new 2-car garage

In accordance with the provisions of Section 320-21 (11) 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:

1. Retaining wall extension to comply guidelines in *Living with History*, no pre-cast block systems will be permitted, except existing. Poured concrete is acceptable.
2. Obtain staff approval of final light fixture selection.
3. Window to be wood with wood trim.
4. All trim to be wood, no hardie trim except for water table.

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 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).

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](http://www.milwaukee.gov/build), or call (414) 286-8210.

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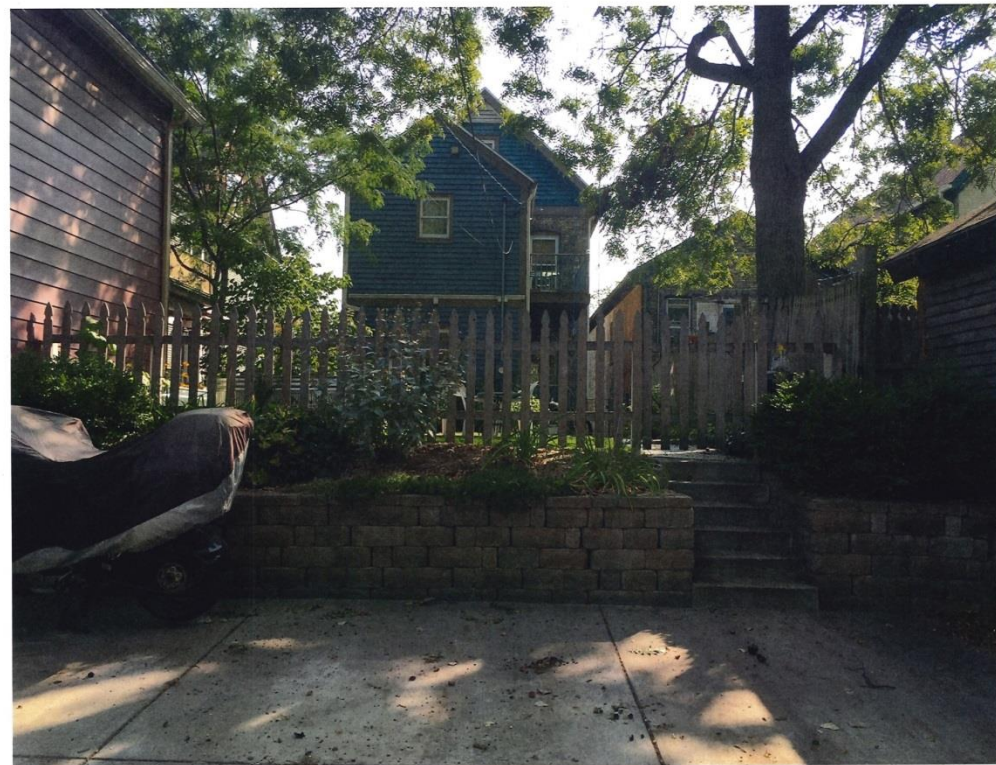
City of Milwaukee Historic Preservation Staff

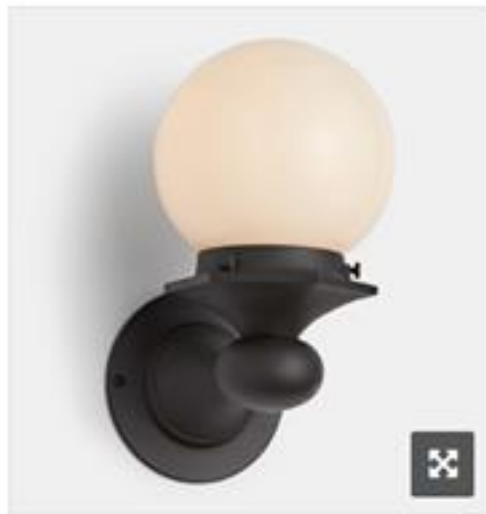
Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector Paul Wolfgramm (286-2590)

Front of house



Garage site viewed from alley





# Revised Lighting

- Globe uplights
- Simple shade fixture for floodlight







# PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: 10690063)

The North 1/2 of Lot 12, in Block 19, in Sherman's Addition, being a Subdivision of a part of the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

**APPROVED**

By Tim Askin at 11:20 am, Jun 07, 2018

For questions regarding underground utilities please contact:



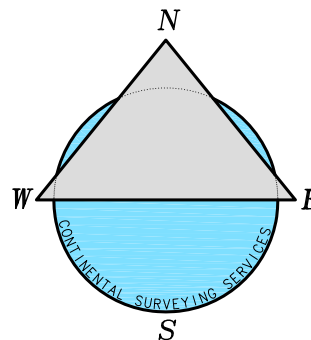
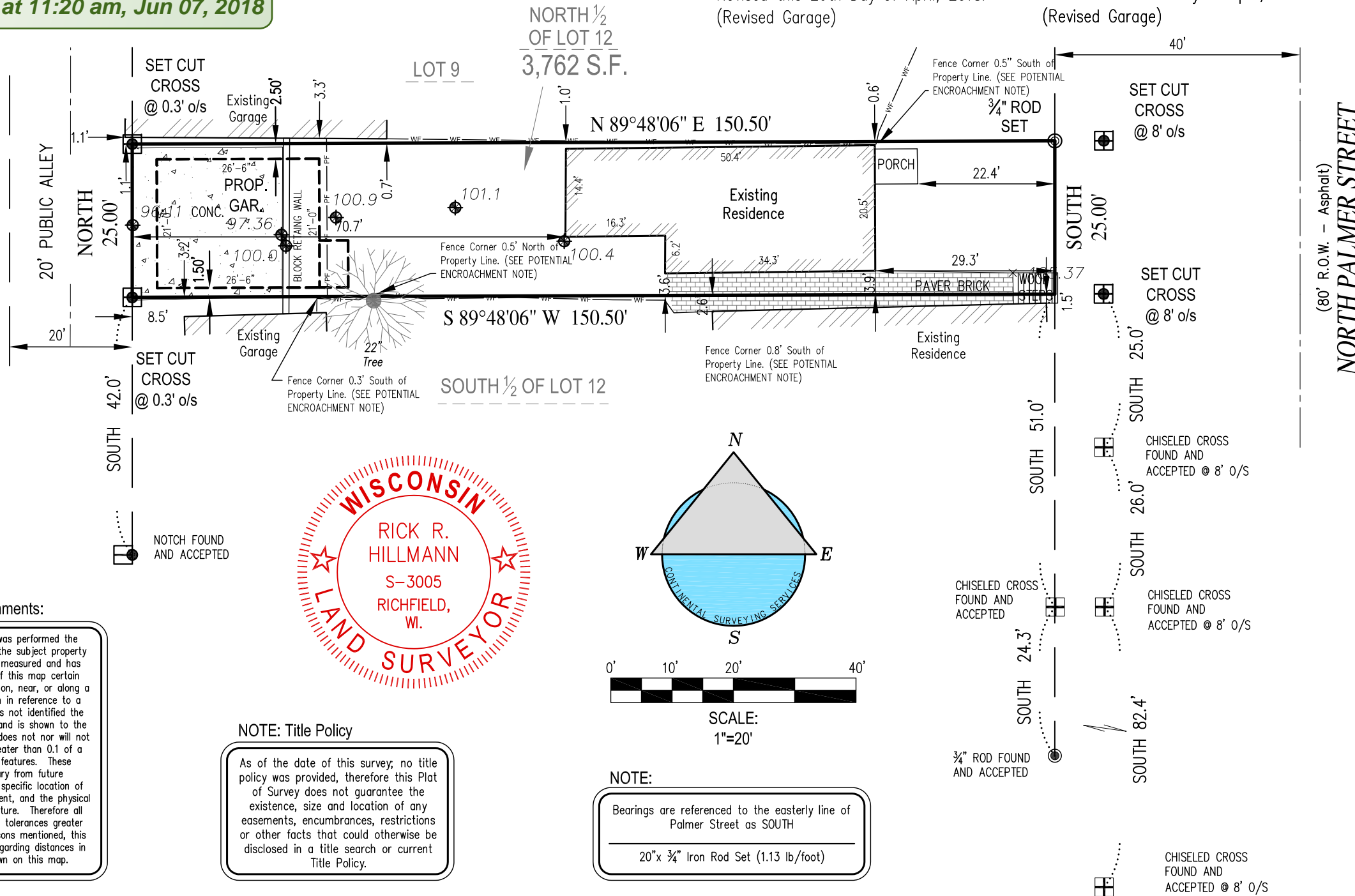
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

Revised this 26th Day of April, 2018.  
(Revised Garage)

Revised this 19th Day of April, 2018.  
(Revised Garage)



SCALE:  
1"=20'

NOTE:

Bearings are referenced to the easterly line of Palmer Street as SOUTH

20"x 3/4" Iron Rod Set (1.13 lb/foot)

This map was drafted by: TLM

**Statement of Potential Encroachments:**

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature, and is shown to the nearest 0.1 of a foot, and does not nor will not guarantee an accuracy greater than 0.1 of a foot in regards to said features. These measurements may vary from future measurements due to the specific location of the shot, equipment placement, and the physical condition of respective feature. Therefore all measurements may exceed tolerances greater than 0.1 of a foot for reasons mentioned, this includes any statements regarding distances in the form of notes shown on this map.

**NOTE: Title Policy**

As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

**LEGAL NOTICE:** UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 5<sup>th</sup> Day  
of OCTOBER, 2017.

Revised this 18th Day of April, 2018.  
(Added Spot Grades and Proposed Garage)

**CLIENT:**  
Joseph Sedita  
2019 N Palmer St  
Milwaukee, WI 53212

**PROPERTY ADDRESS:**  
2019 N Palmer St  
Milwaukee  
Wisconsin 53212

**PARCEL INFO:**  
TAX KEY NUMBER: 3530508000  
PROJECT NO.: 20170922\_MTG0001  
SERVICE PERFORMED: MTG

**CONTINENTAL SURVEYING SERVICES LLC**



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