



Certificate of Appropriateness

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

Property
Description of work
Date issued

2135 N. Lake Drive

Reconstruct/reface attached garage and attached deck per attached plans.

10/13/2025

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:

All finish wood (if any) must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas.

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.

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 (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 total

JOHN RESIDENCE - GARAGE ALTERATIONS

2135 North Lake Drive

Milwaukee, WI 53202

9/10/2025

1 of 4





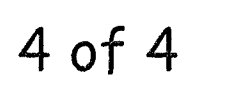
JOHN RESIDENCE - GARAGE ALTERATIONS

2135 North Lake Drive

Milwaukee, WI 53202

9/10/2025

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FW: 2135 N Lake Dr. Rear setbacks.

From: Schneider, Alexander (alschn@milwaukee.gov)
To: acfdcm@aol.com
Date: Thursday, September 25, 2025 at 11:33 AM CDT

From: Schneider, Alexander
Sent: Thursday, September 25, 2025 9:57 AM
To: acfm@aol.com
Subject: 2135 N Lake Dr. Rear setbacks.

Hi Allen (sorry if your name is spelled wrong),
Sometimes the zoning standards make my brain hurt so sorry if I was unclear over the phone.

Our zoning considers a deck (uncovered), as an accessory structure. Follow this link to see our zoning code. The house is in a RT2 district. <https://city.milwaukee.gov/ImageLibrary/Groups/ccClerk/Ordinances/Volume-2/CH295-sub5.pdf>

Please see this table below for the rear setbacks for a deck. We would be looking at Minimum Rear setback for a Deck 1-3' above grade, or a Deck 3'-7' above grade. You will see for a deck just under 3' there is no restriction, meaning it could be built to the property line.

295-505-3 Zoning

Table 295-505-3 ACCESSORY STRUCTURE DESIGN STANDARDS								
	Garage	Shed	Deck/loose less than one foot above grade	Deck/loose one to 3 feet above grade	Deck/loose 3 to 7 feet above grade	Deck/loose more than 7 feet above grade	Pergola, trellis or arbor	Open pavilion
Minimum rear setback	4 feet; may be reduced to 1.5 feet if there is no alley or no access from an alley	4 feet; may be reduced to 1.5 feet if there is no alley or no access from an alley	No restriction	No restriction	1.5 feet; however, all railings above 4 feet shall be at least 50% open	4 feet; may be reduced to 1.5 feet if there is no alley	No restriction	1.5 feet
Maximum height of structure	10 feet**	8 feet	No restriction	No restriction	No restriction	10 feet	8 feet	Not applicable
Maximum overall height	24 feet or the height of the principal building, whichever is less	14 feet	Not applicable	Not applicable	Not applicable	14 feet	14 feet	10 feet*
*Maximum overall height for an open pavilion that is accessory to a permitted non-residential use shall be 14 feet or the height of the principal building, whichever is less. **Side-slope height may be increased by up to 2 feet on the down-sloped side of the sloped lot.								

Please let me know if you have any further questions.
Thank you,

Alexander K. Schneider
Plan Examiner – Permit & Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-2550
[LMS Land Management System](#) | [QLess Online Check-In](#)



Your opinion is important to us. Please complete our brief [Permit & Development Center survey](#) regarding your recent customer service experience.

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

Table 295-505-3
ACCESSORY STRUCTURE DESIGN STANDARDS

	Garage	Shed	Deck/stoop less than one foot above grade	Deck/stoop one to 3 feet above grade	Deck/stoop 3 to 7 feet above grade	Deck/stoop more than 7 feet above grade	Pergola, trellis or arbor	Open pavilion
Included in lot coverage calculation?	Yes	Yes	No	No	Yes	Yes	No	Yes
Minimum front setback	Same as principal building; if the garage door faces the front of the lot, an additional 4 ft. shall be required.	Same as principal building.	No restriction.	Same as principal building.	Same as principal building.	Same as principal building.	No restriction.	Same as principal building.
Minimum side street setback	Same as principal building, but not closer to side street than any existing principal building.	No restriction.	Same as principal building.	Same as principal building.	Same as principal building.	No restriction.	No restriction.	No restriction.
Minimum rear street setback	Average in accordance with s. 295-505-2-e.							
Minimum side setback when located in the side yard	Same as principal building.	Same as principal building.	No restriction.	Up to property line; however, all railings above 4 feet shall be at least 50% open.	1.5 feet; however, all railings above 4 feet shall be at least 50% open.	Same as principal building.	Same as principal building.	Same as principal building.
Minimum side setback when located in the rear yard	1.5 feet; 4 feet if access crosses side lot line from an alley.	1.5 feet.	No restriction.	No restriction.	1.5 feet; however, all railings above 4 feet shall be at least 50% open.	1.5 feet; however, all railings above 4 feet shall be at least 50% open.	No restriction.	1.5 feet.

2135 W. LAKE DRIVE
SITE PLAN
MILWAUKEE, WI 53202

2125

150.0'

PROP. LINE

19.0'

18.0'

32.5'

2135

34.5'

90.0'

2119

27.5'

16.0'

11.0'

150.0'

PROP. LINE

CURB

SIDEWALK

E. KENILWORTH PLACE

NORTH
1"=20'

