

## Askin, Tim

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**From:** JP Sedita <imflyboy75@gmail.com>  
**Sent:** Saturday, September 23, 2017 8:46 PM  
**To:** Askin, Tim  
**Subject:** Re: Garage Project  
**Attachments:** H-15111.jpg; garage door 2.jpg; Garage door 1.jpg

Tim, here's the information you requested about our project.

### Site plan:

we have a survey scheduled for next Friday. Once the survey is complete and prior to the review we'll provide you with a copy of the survey which will the location of the house, the garage and neighboring structures. The existing slab and retaining wall will be excavated by our builder and removed.

We've attached 2 examples of carriage style garage door we'd like to use. We intend to use faux glass or delete the glass for security.

The service door will be a 6 panel colonial revival style door painted to match the garage door.

For the railing design we plan on using the basic railing and newel post design.

For lighting we are planing on deleting the recessed lighting. I've attached a picture of the 17" gooseneck lamps we intend to use.

Eaves will be the basic flat bottomed style as per the Spartan garage example you provided. As per our drawings they will be 6" in width and cedar.

Our builder has indicated he uses Owens Corning Oakridge Dimensional shingles.

Additionally we've decided we'd like to use natural Ipe hardwood for the decking and railing material. We'd like to submit the Trex Transcend line as a secondary option.

Thx again, we look forward to continuing to work on this project with you!

JP

On Tue, Sep 19, 2017 at 8:45 AM, Askin, Tim <[Tim.Askin@milwaukee.gov](mailto:Tim.Askin@milwaukee.gov)> wrote:

Dear Mr. Sedita,

We took your garage plans to one of the plan examiners and have to make several requests of you as a result. If you have questions about this first set of points, contact plan examiner Vanessa Kuehner at 286-2545. See attached “garage.pdf” for city minimums and maximums.

1. A garage may occupy no more than 15% of the surface area of the lot. You will need to reduce the size of the structure to 566 sq ft. To construct the proposed size, you would have to be approved by both Historic Preservation and the Board of Zoning Appeals (BOZA). I would recommend resizing the structure. Ms. Kuehner (above) can discuss the basics of BOZA with you as well.
2. Side wall height of a garage cannot exceed 10'. We cannot tell if this is the case.
3. A site plan that can printed at full scale of 1/8"=1' or larger. 1/4"=1' is preferred.
4. Site plan shall indicate:
  - a. Location of house
  - b. Location of garage/deck
  - c. Property lines
  - d. Adjacent houses and garages on your side of the street
  - e. Location and description of and means of demolition/grading
5. All of your building drawings in a digital format that can be printed full scale at 1/4" = 1' or paper copies at a true 1/4" = 1'.

Additionally, as discussed when you visited the office, the following is still required for historic preservation review:

1. Specific garage door to be used (if you're still deciding, you can provide three options)
2. Specific service doors to be used (see publications below for examples)
3. Railing design (two examples attached). Also see our books at <http://city.milwaukee.gov/cityclerk/hpc/Publications>
4. Specific light fixtures to be used with catalog information. The recessed lighting fixtures in particular as there is wide variation in style, size, and light output. Goosenecks are fairly standard and can be reviewed by staff after the Commission's potential approval, but please at least propose something that is roughly the dimensions you will want.
5. Please take a look at the attached Spartan garage design for design details that are typically required. Eave details can be modified and shortened to be similar to your house, but there must be some sort of eave treatment.

6. Specific roof shingles to be used.

You will need to provide all of the above information within one week of this message.

Tim Askin, Senior Planner

Historic Preservation Commission

City of Milwaukee

[414-286-5712](tel:414-286-5712)

[Tim.Askin@Milwaukee.gov](mailto:Tim.Askin@Milwaukee.gov)

Vanessa,

If Mr. Sedita contacts you directly, his case file with the drawings you saw yesterday are here.

<https://milwaukee.legistar.com/LegislationDetail.aspx?ID=3158167&GUID=0F793C54-349D-40F6-A69E-42A0E98C6C19&Options=ID|&Search=170829>

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