



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2007 E. Windsor Pl., North Point South Historic District

Replace chimney per the attached plans, patch roof with asphalt shingles to match existing, and install furnace vents on west elevation.

Date issued 1/15/2025

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:

The roof shall be repaired/patched per the Wisconsin Historical Society's best practices for re-roofing with composition shingles
(<https://www.wisconsinhistory.org/Records/Article/CS4260>)

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) 286-5722 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 Historic Preservation

Copies to: Development Center

Horizontal Vent Termination Kits

Product Horizontal vent kit for use in venting high efficiency fossil fuel appliances.

Purpose Vents horizontally to pull in fresh outside air and vent exhaust to outside of building.

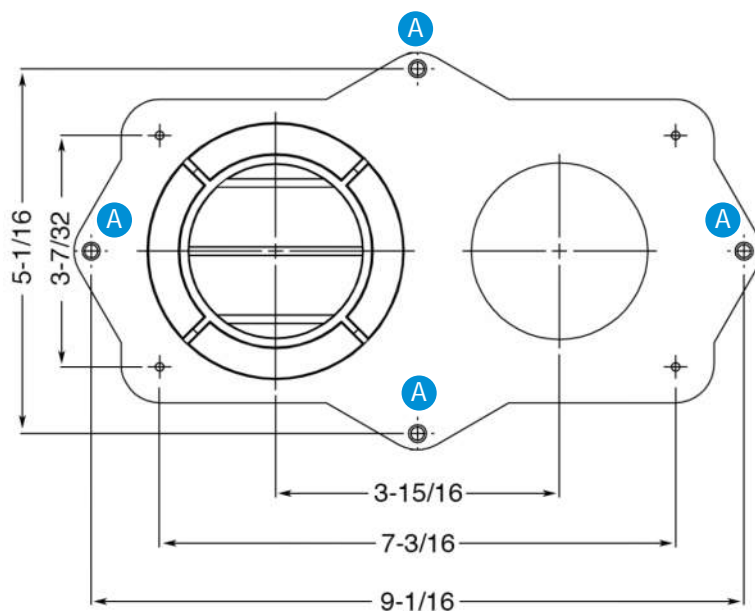
- Features**
- Low profile
 - Much less visibility than traditional vents
 - Doesn't need to be painted
 - Stainless steel screws (corrosion resistant)
 - UV stabilized for outdoor use in direct sunlight

General Specifications

- Do not paint
- Gas vent - BH, Class II - 65°C max (148°F)
- Zero clearance to combustible construction is allowed
- Δ Do not block intake and exhaust Δ
- Intended for use with Category IV high efficiency (condensing gas) furnaces or water heaters, ULC S636 Class II

General Characteristics

Part #	Weight (lbs)	Connection Size (inch)	Overall Width (inch)	Overall Height (inch)	Depth out from Wall (inch)
HVENT-2	1.8	2	11.875	7.875	1.000
HVENT-3	1.7	3	11.875	7.875	1.000



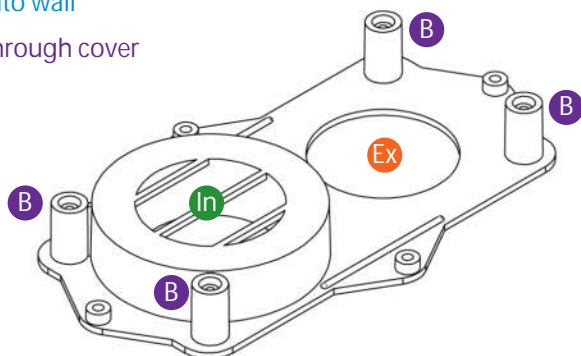
Dimensions in Inches

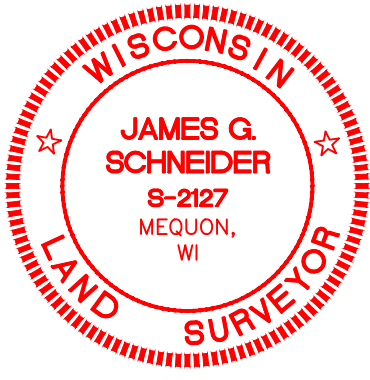
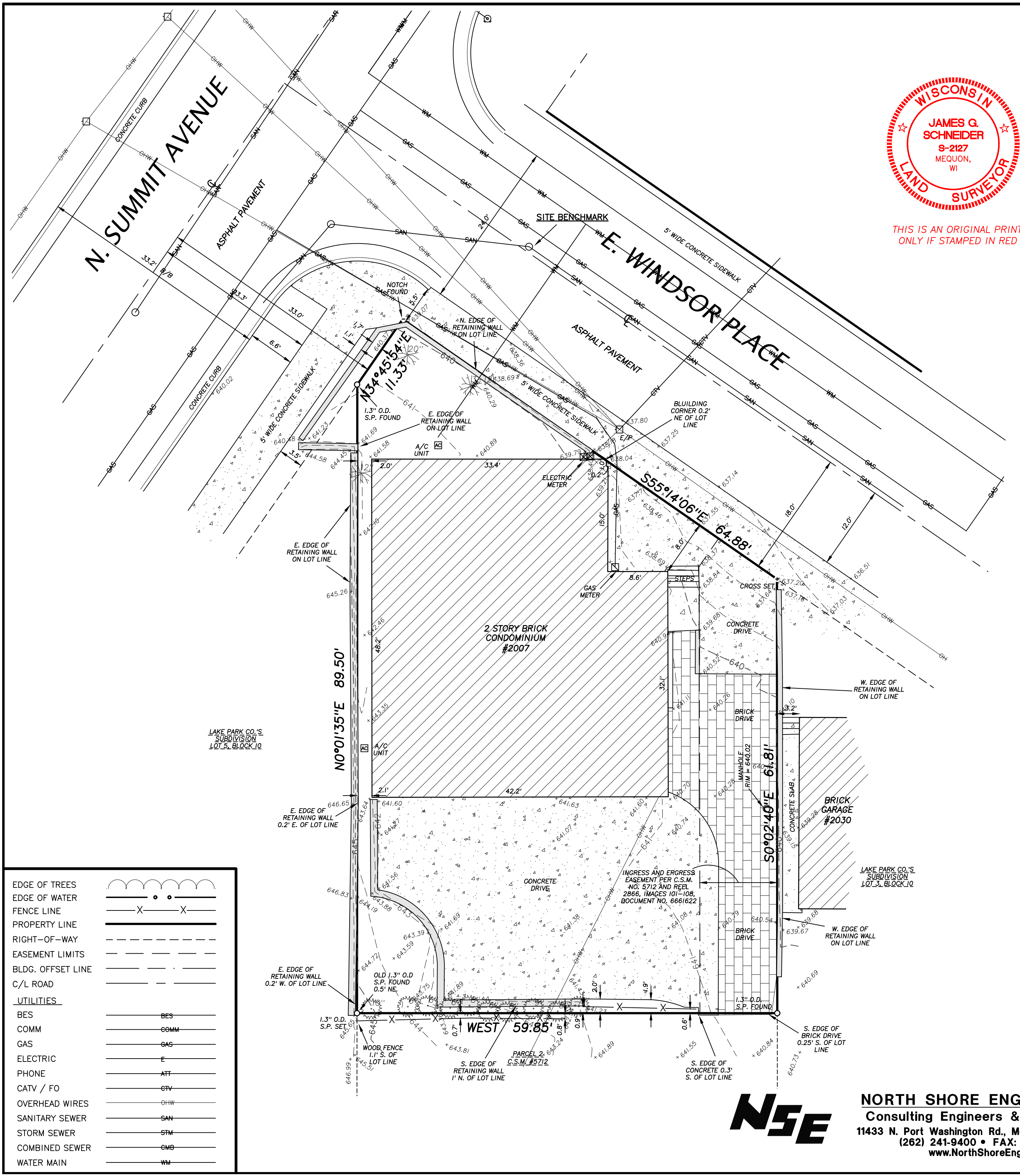
A Screw into wall

B Screw through cover

Ex Exhaust

In Intake





THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED

LEGAL DESCRIPTION :

Unit N and Unit S, together with an undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, in "WINDSOR COACHHOUSE CONDOMINIUM", a condominium created and existing under and by virtue of the Condominium Ownership Act of the state of Wisconsin by declaration recorded on May 31, 2000, as Document No. 7917336, and any and all amendments thereto. Incorporated herein by this reference thereto is the real estate described in and made subject to said declaration, which is located in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Land area known as Parcel 1 of Certified Survey Map No. 5712, being a redivision of Lot 4 in Lake Park Company's Subdivision of Block 10 in Glidden and Lockwood's Addition, being a subdivision of a part of the Southwest 1/4 of the Northwest 1/4 of Section 22, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Said Parcel containing 4,892 sq. ft./0.112 acres of land, more or less.

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any.

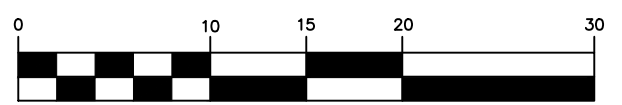
This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year from date hereof.

Dated at City of Mequon, State of Wisconsin this 14th day of April, 2023.

James G. Schneider
Surveyor - S-2127

NOTES :

- ALL BEARINGS REFERENCED TO THE SOUTHERLY LINE OF E. WINDSOR PLACE, WHICH BEARS S55°14'06"E, PER C.S.M. NO. 5712.
- SITE BENCHMARK ON MANHOLE IN E. WINDSOR PLACE AS SHOWN ON SURVEY. MANHOLE RIM ELEVATION = 638.12.
- MAIN BENCHMARK IS REFERENCE BENCHMARK FOR SECTION CORNER MONUMENT IN THE INTERSECTION OF N. OAKLAND AVENUE & E. NORTH AVENUE. MMSD BENCHMARK NO. 7898-1 ALUMINUM CAP ON STEEL ROD IN HANDHOLE ELEVATION = 636.82. (NGVD 29)



SCALE 1" = 10'

EDGE OF TREES	
EDGE OF WATER	
FENCE LINE	
PROPERTY LINE	
RIGHT-OF-WAY	
EASEMENT LIMITS	
BLDG. OFFSET LINE	
C/L ROAD	
UTILITIES	
BES	
COMM	
GAS	
ELECTRIC	
PHONE	
CATV / FO	
OVERHEAD WIRES	
SANITARY SEWER	
STORM SEWER	
COMBINED SEWER	
WATER MAIN	



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.NorthShoreEngineering.net

2.	5/2/23	FINALIZE WITH EASEMENTS	J.G.S.	A.R.H.
1.	4/27/23	ADD TOPOGRAPHY	A.R.H.	J.G.S.
MARK	DATE	REVISION	BY	APVD
"PROPERTY SURVEY"				
for Wade Weissmann				
2007 E. Windsor Place Milwaukee, WI				
DATE:	APRIL 14, 2023	DRAWN BY:	J.R.S.	
FIELD CREW:	E.A.J. & S.F.Z.	Plat No.		LS-5486-23



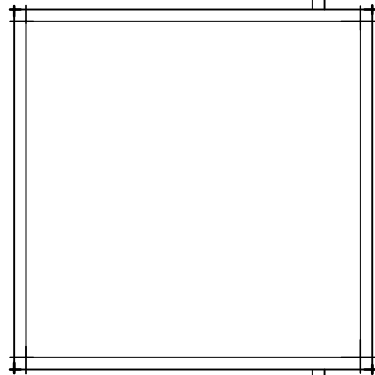
WWW – CONDO RENOVATION

2007 E. Windsor Place, Milwaukee, Wisconsin 53202

WADE WEISSMANN ARCHITECTURE, INC. © 2024 / P: 414-351-1200 F: 414-352-9385

ISSUE:
COA APPLICATION

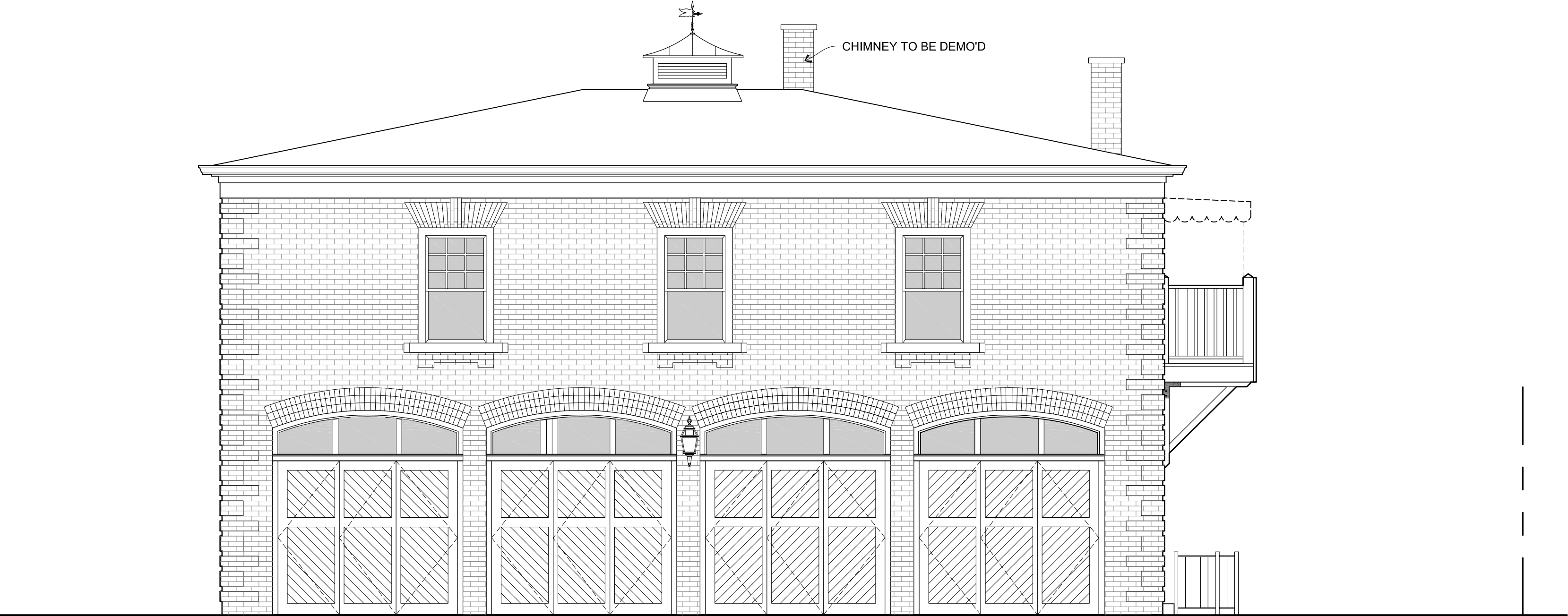
2024.12.02



EXTERIOR
ELEVATIONS

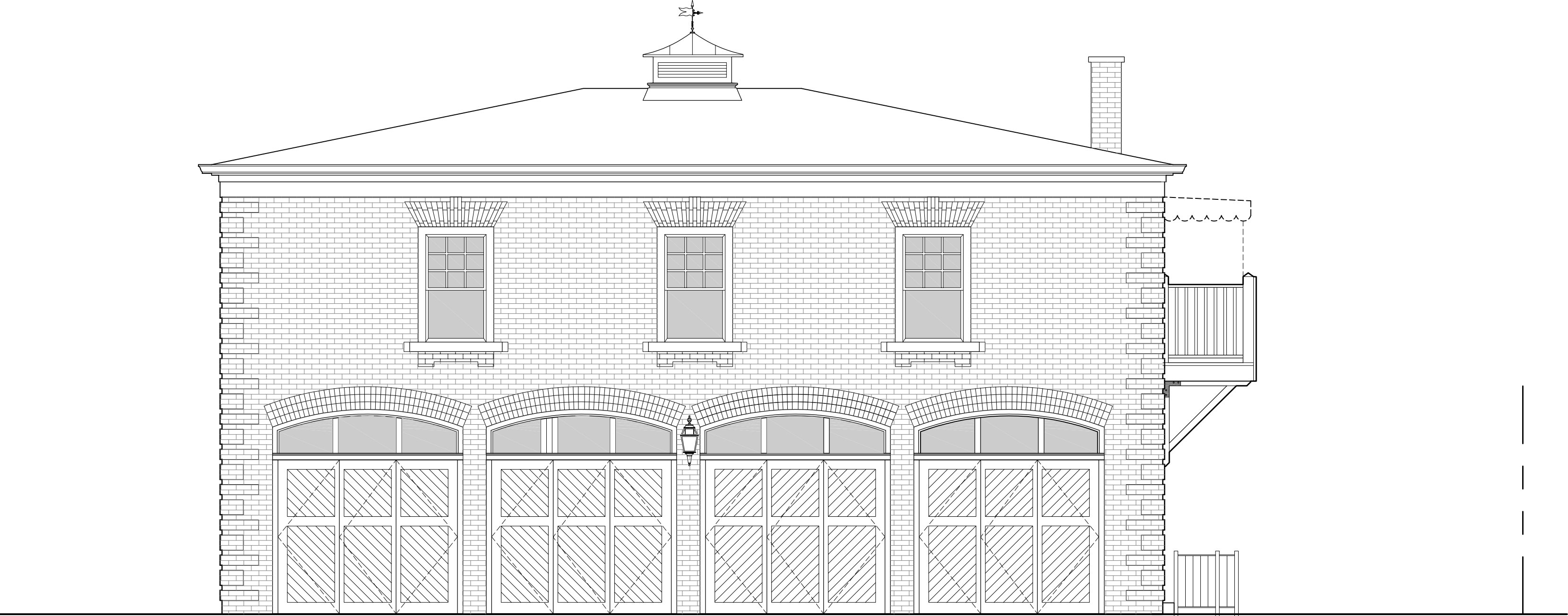
SCALE: 1/4" = 1'-0"

A2.00



3 EXISTING SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



3 NEW SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



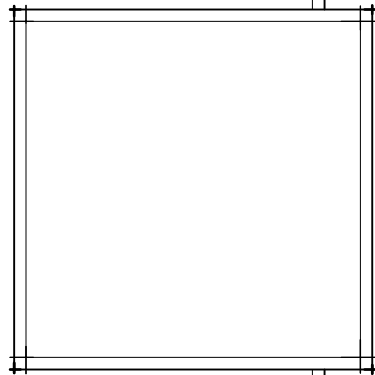
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EXTERIOR
ELEVATIONS

SCALE: 1/4" = 1'-0"

A2.01



3 EXISTING EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



3 NEW EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"