



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

Landscaping, paving, outdoor fireplace, spa, and new fence in the rear yard per the attached landscape plan.

Date issued 7/23/2025

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:

All wood must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building's front setback must be clear grain. Wood fences must be painted or stained 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 of the finish subsequently applied to it will be decreased.

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.

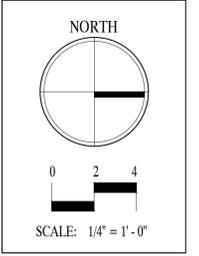
Permits and timeline

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.

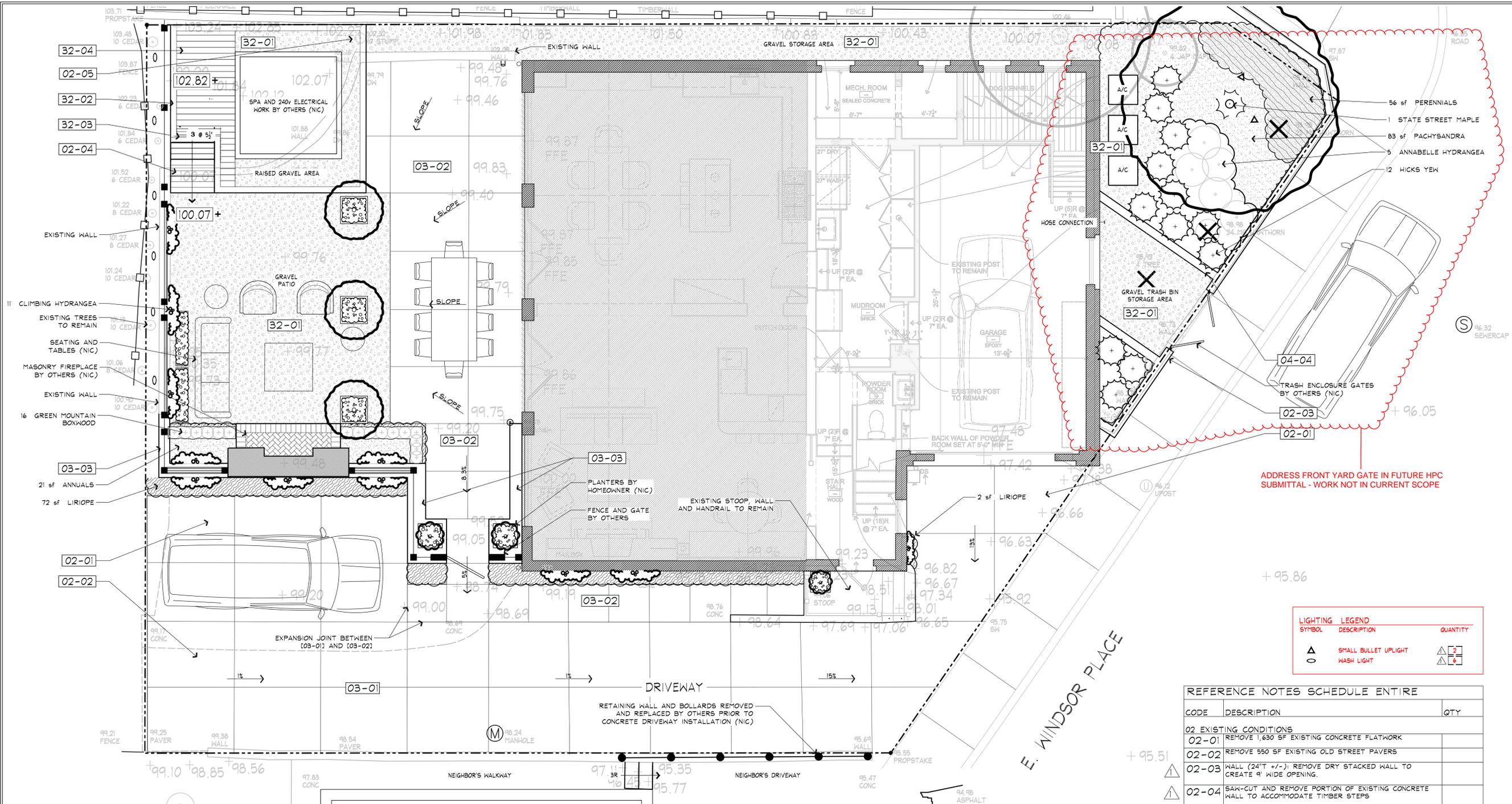
City of Milwaukee Historic Preservation

Copies to: Development Center

LANDSCAPE PLAN TO FOLLOW



WEISSMANN RESIDENCE
MILWAUKEE, WI
2007 E. WINDSOR PLACE



ADDRESS FRONT YARD GATE IN FUTURE HPC SUBMITTAL - WORK NOT IN CURRENT SCOPE

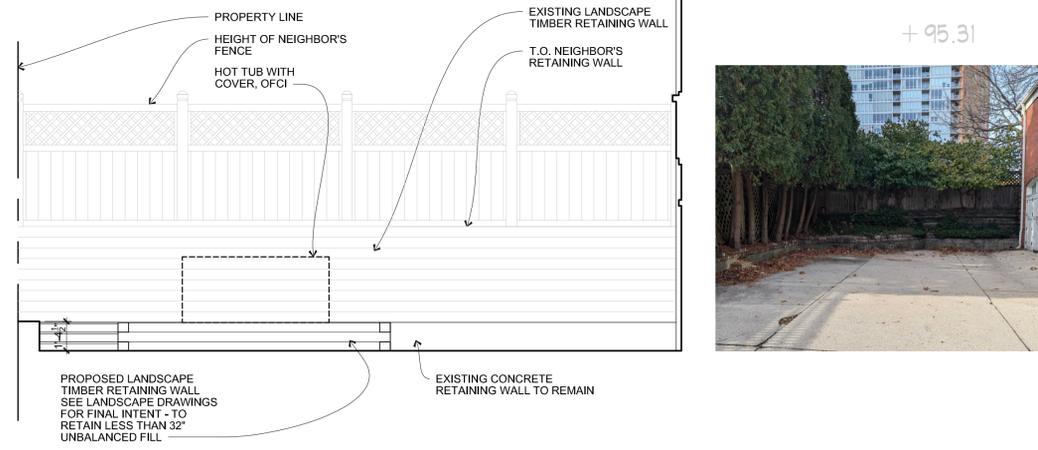
LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
△	SMALL BULLET UPLIGHT	2
○	WASH LIGHT	6

REFERENCE NOTES SCHEDULE ENTIRE

CODE	DESCRIPTION	QTY
02 EXISTING CONDITIONS		
02-01	REMOVE 1,630 SF EXISTING CONCRETE FLATWORK	
02-02	REMOVE 550 SF EXISTING OLD STREET PAVERS	
02-03	WALL (24" T +/-): REMOVE DRY STACKED WALL TO CREATE 9' WIDE OPENING.	
02-04	SAW-CUT AND REMOVE PORTION OF EXISTING CONCRETE WALL TO ACCOMMODATE TIMBER STEPS	
02-05	REMOVE STUMP	
03 CONCRETE		
03-01	CONCRETE DRIVEWAY, ANTIQUE FINISH, 5" THICK	1,062 SF
03-02	CONCRETE PATIO & WALKWAY, ANTIQUE FINISH, 4" THICK	526 SF
03-03	CONCRETE WALL WITH 1" +/- RADIUS TOP EDGES (9" T), TOP OF WALL FLUSH WITH INTERIOR COURTYARD PAVING, SEE DETAIL A	53 SF
04 MASONRY		
04-04	'UNLOCK' BRUSSELS DIMENSIONAL WALL TO RETAIN GRADE ON TWO SIDES PERPENDICULAR TO SIDEWALK, LIMESTONE COLOR (24" T +/-)	17 LF
32 SITE WORK		
32-01	PEA GRAVEL	1,120 SF
32-02	TIMBER WALL (6X6 TREATED PINE) TO RETAIN GRADE (2'-9" T)	58 LF
32-03	TIMBER STEPS (6X6 TREATED PINE) WITH 16.5" DEEP TREADS (3'-8" W)	7 LF
32-04	TIMBERS (6X6 TREATED PINE) LAID FLAT AS RAISED PATIO	97 SF

PLANT SCHEDULE ENTIRE

COMMON NAME	BOTANICAL NAME	QTY	REMARKS
DECIDUOUS TREES			
STATE STREET MAPLE	ACER MIYABEI 'MORTON' (SINGLE STEM)	1	
DECIDUOUS SHRUBS			
ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	5	
EVERGREEN SHRUBS			
HICKS YEW	TAXUS X MEDIA 'HICKSII'	12	
VINES			
CLIMBING HYDRANGEA	HYDRANGEA PETIOLARIS	11	
EVERGREEN SHRUB HEDGE			
GREEN MOUNTAIN BOXWOOD	BUXUS X 'GREEN MOUNTAIN' 'B'	16	HEDGE
ANNUALS			
ANNUALS	ANNUALS BEDDING	21 SF	ANNUALS NOT INCLUDED IN CONTRACT
GROUNDCOVERS			
PACHYSANDRA	PACHYSANDRA TERMINALIS	83 SF	
ORNAMENTAL GRASS			
LIRIOPE	LIRIOPE SPICATA	74 SF	
PERENNIALS			
PERENNIALS	PERENNIALS, MISC.	56 SF	30% PATRIOT HOSTA, 70% HUMMELO BETONY



PROPOSED LANDSCAPE TIMBER RETAINING WALL SEE LANDSCAPE DRAWINGS FOR FINAL INTENT - TO RETAIN LESS THAN 32' UNBALANCED FILL

EXISTING CONCRETE RETAINING WALL TO REMAIN

REVISIONS		
DATE	INIT	DESCRIPTION
7.8.25	JSC	HARDSCAPE



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DATE 5.1.25
DESIGN JSC
DRAFTED JSC
SALESPERSON JRK
CLIENT WW

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-03.1

JOB NUMBER
24-165