



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Garden Homes

ADDRESS OF PROPERTY:

4431 N 25th St, Milwaukee, WI 53209

2. NAME AND ADDRESS OF OWNER:

Name(s): Cinnaire Solutions / Garden Homes Homeowner Initiative, LLC

Address: 10 E Doty St. Suite 617

City: Madison State: WI ZIP: 53703

Email: nsolheim@cinnaire.com

Telephone number (area code & number) Daytime: 608-335-6639 Evening: _____

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Email: _____

Telephone number (area code & number) Daytime: _____ Evening: _____

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

We are proposing having a 4' wood fence. Below is a figure of the fence. Also attached is the cut sheet for the fence and a picture outlining where the fence will be located on the property. The fence will run along the property line (in according to the fence ordinance) with openings for walkways and the driveway.



6. SIGNATURE OF APPLICANT:

Nicole Solheim

Signature

Nicole Solheim

Please print or type name

5/24/2024

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT

4 x 8 Cedar Dog Ear Wood Fence Panel

(Nominal Size: 48"H x 96"W)

Model Number: 1731374 | Menards® SKU: 1731374



EVERYDAY LOW PRICE

SALE PRICE Good Through 6/2/24

11% REBATE* Good Through 5/27/24

PRICE

AFTER

REBATE*

\$69.99

\$67.40

\$7.41

\$59.99 each

You Save \$10.00 with Sale Price & Mail-In Rebate*

- 4' H x 8' W
- Preassembled with 5/8" x 6" pickets
- Cedar pickets

[View More Information >](#)

Pick Up At Store

29 In-Stock at [Monona](#)
Item located in Outside Yard

[View Shipping & Delivery Options](#)

[Check Another Store for Availability](#)

[Share](#)

[Description & Documents](#) [Specifications](#) [Optional Accessories](#)

Product Type	Wood Privacy Fence Panel
Material	Cedar
Thickness	2-1/4 inch
Special Features	Naturally Resistant to Rot & Decay, Naturally Resistant to Insects
Overall Height	48 inch
Weight	65 pound
Overall Width	96 inch
Color/Finish	Cedar
Top Style	Dog Ear
Installed Height	48 inch
Shipping Dimensions	96.00 H x 48.00 W x 2.00 D
Shipping Weight	65.0 lbs
Return Policy	Regular Return (View Return Policy)

HIGHLIGHT DIFFERENCE

Compare - We've selected these items to compare. Let us help you decide which product fits your needs best!

Currently Viewing				
4 x 8 Cedar Dog Ear Wood Fence Panel	AC2® 4 x 4 x 6' #2 Ground Contact Green Pressure-Treated Timber	AC2® 6 x 6 x 8' #2 Critical Structural Green Pressure-Treated Timber	AC2® 4 x 6 x 8' #2 Ground Contact Green Pressure-Treated Timber	AC2® 4 x 4 x 12' #2 Critical Structural Green Pressure-Treated Timber
SALE PRICE \$67.40 11% REBATE* \$7.41	PRICE \$9.99 11% REBATE* \$1.10	PRICE \$31.38 11% REBATE* \$3.45	PRICE \$19.27 11% REBATE* \$2.12	PRICE \$21.18 11% REBATE* \$2.33
PRICE AFTER REBATE* \$59.99 each	PRICE AFTER REBATE* \$8.89 each	PRICE AFTER REBATE* \$27.93 each	PRICE AFTER REBATE* \$17.15 each	PRICE AFTER REBATE* \$18.85 each
Delivery 29 In-Stock at MONONA	Delivery 178 In-Stock at MONONA	Shipping & Delivery 185 In-Stock at MONONA	Shipping & Delivery 77 In-Stock at MONONA	Shipping & Delivery 193 In-Stock at MONONA

Compare Specifications

Popular Links

[Outdoor Dog Kennels](#) • [Lattice Panels](#) • [AC2® 1 x 6 x 8' Dog Ear Fence Picket](#) • [50' Dog Ear Fence with Gate Material List](#) • [6 x 8 Natural Wood Stockade Fence 50'](#) • [Sintek Ashland 4 x 8 Red Cedar Polyethylene Fence Panel](#) • [Enchanted Garden™ 36 x 48 Euro Sectional No-Dig Fence Panel](#) • [Yardworks 4 x 6 White Vinyl Cane-Cod Picket Fence Panel](#) • [1 x 6 x 8' Cedar Dog Ear Fence Picket](#)

***Please Note:** The 11% Rebate* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. "Price After Rebate" is the Price or Sale Price, minus the savings you can receive from an 11% Mail-In Rebate* in the form of an in-store merchandise credit check. The 11% Rebate* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. No sorry slips. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons. Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com.

4431 N 25th Street

4' Wood Fence to be installed just inside property line, with openings for walkways and driveway



LEGEND

- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ GAS METER
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ ELECTRIC METER
- S—STORM SEWER
- W—WATERMAIN
- G—MARKED GAS MAIN
- E—MARKED ELECTRIC
- O—OVERHEAD WIRES

ALTA/NSPS LAND TITLE SURVEY

Parcel 3,
Lot 3, in Block 5, in Garden Homes Subdivision, in the Northwest 1/4 and Southwest 1/4 of Section 6,
in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

For Informational Purposes Only
Address: 4431 North 25th Street, Milwaukee, WI
Tax Key No. - 231-0058-000

Prepared for: Schultzwerk Architecture, Inc

Survey No. 168190-BGG

C. Flood Note

According to flood insurance rate map of the City of Milwaukee, community panel number 55079C0100E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are no regular and no handicapped parking spaces marked on this site.

A. Basis of Bearings

Bearings are based on the West right of way line of North 25th Street, which is assumed to bear South 15° 57' 17" East.

B. Title Commitment

This survey was prepared based on Knight Barry Title, Inc. title commitment number 1130073, commitment date of March 30, 2022, last revised 4/11/22, which lists the following easements and/or restrictions from schedule B-II

1. Visible evidence shown, if any

2-5, 9-10. Not survey related

11. Certified Copy of Resolution and other matters contained in the instrument recorded February 5, 2013 as Document No. 10212594. Affects site by location - General in nature, cannot be plotted

12. Certified Copy of Resolution and other matters contained in the instrument recorded March 4, 2013 as Document No. 10222133. Affects site by location - General in nature, cannot be plotted

F. Municipal Zoning

Per Zoning Letter from City of Milwaukee, dated 9-8-21, site is zoned R56
Front setback - Average
Side yard setback - North 1.5' / South 3.5'
Rear yard setback - 15'
Maximum height - 45'
No off-street parking is required and single family residential is permitted under the zoning classification.

G. Notes

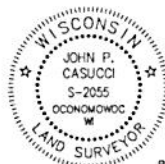
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.
- There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.
- Parcel forms a "mathematically-closed" figure.

10 Garden Homes Homeowner Initiative, LLC, a Wisconsin limited liability company
Cinnaire Fund for Housing Limited Partnership 36, a Michigan limited partnership, its successors and/or assigns
IFF, an Illinois not-for-profit corporation, its successors and/or assigns
30th Street Industrial Corridor Corporation, a Wisconsin non-stock corporation
Cinnaire Solutions Corporation, a Michigan nonprofit corporation
Knight Barry Title, Inc., First American Title Insurance Company, City of Milwaukee,
Impact Seven, Incorporated, a Wisconsin non-stock corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1-4, 6(a) and (b), 7(a), 8, 9, 10, 11(a), 11(b), 13, 16, 17 & 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

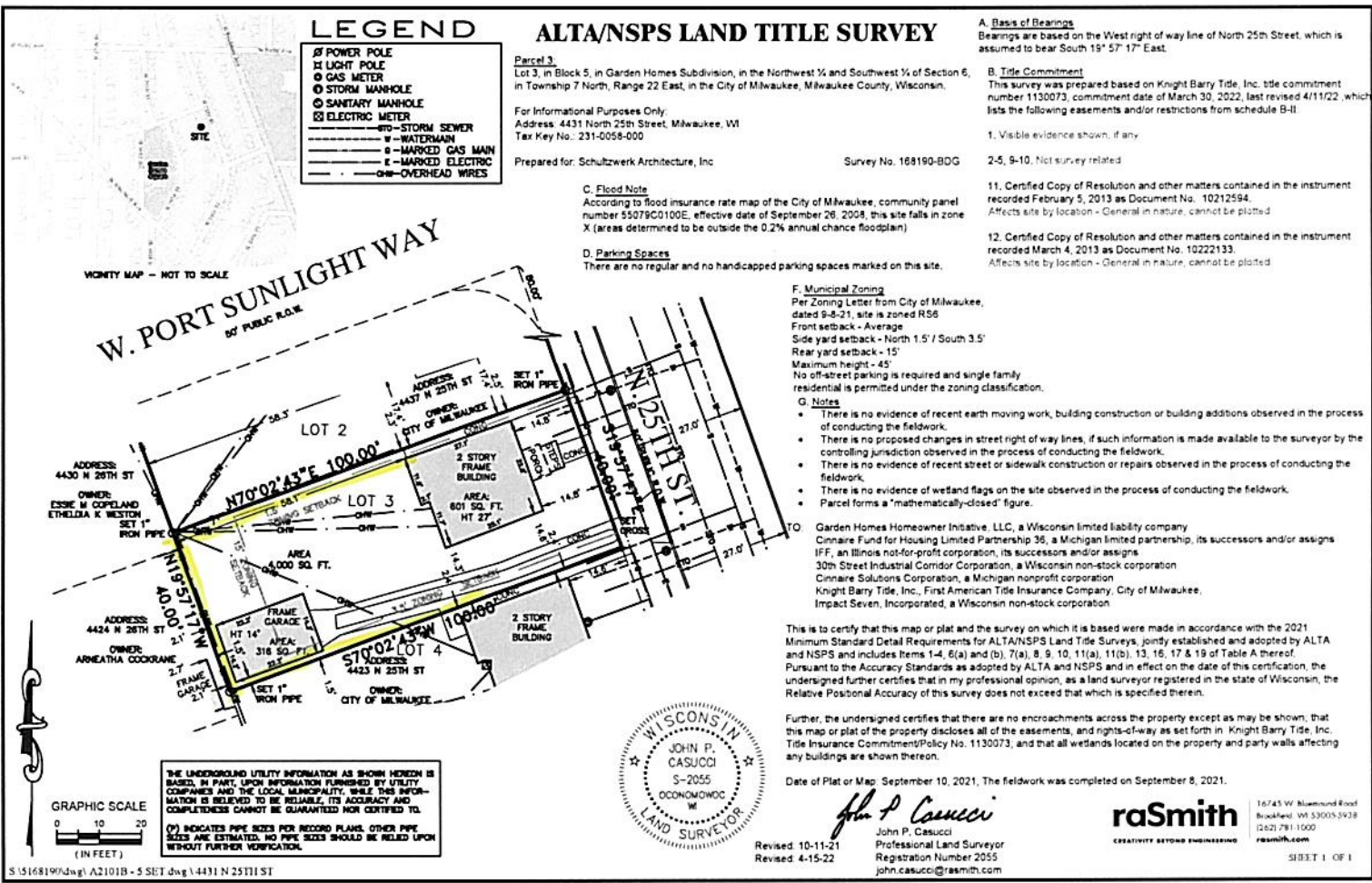
Further, the undersigned certifies that there are no encroachments across the property except as may be shown, that this map or plat of the property discloses all of the easements, and rights-of-way as set forth in Knight Barry Title, Inc. Title Insurance Commitment/Policy No. 1130073, and that all wetlands located on the property and party walls affecting any buildings are shown thereon.

Date of Plat or Map: September 10, 2021. The fieldwork was completed on September 8, 2021.



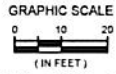
John P. Casucci
John P. Casucci
Professional Land Surveyor
Registration Number 2055
john.casucci@rasmith.com

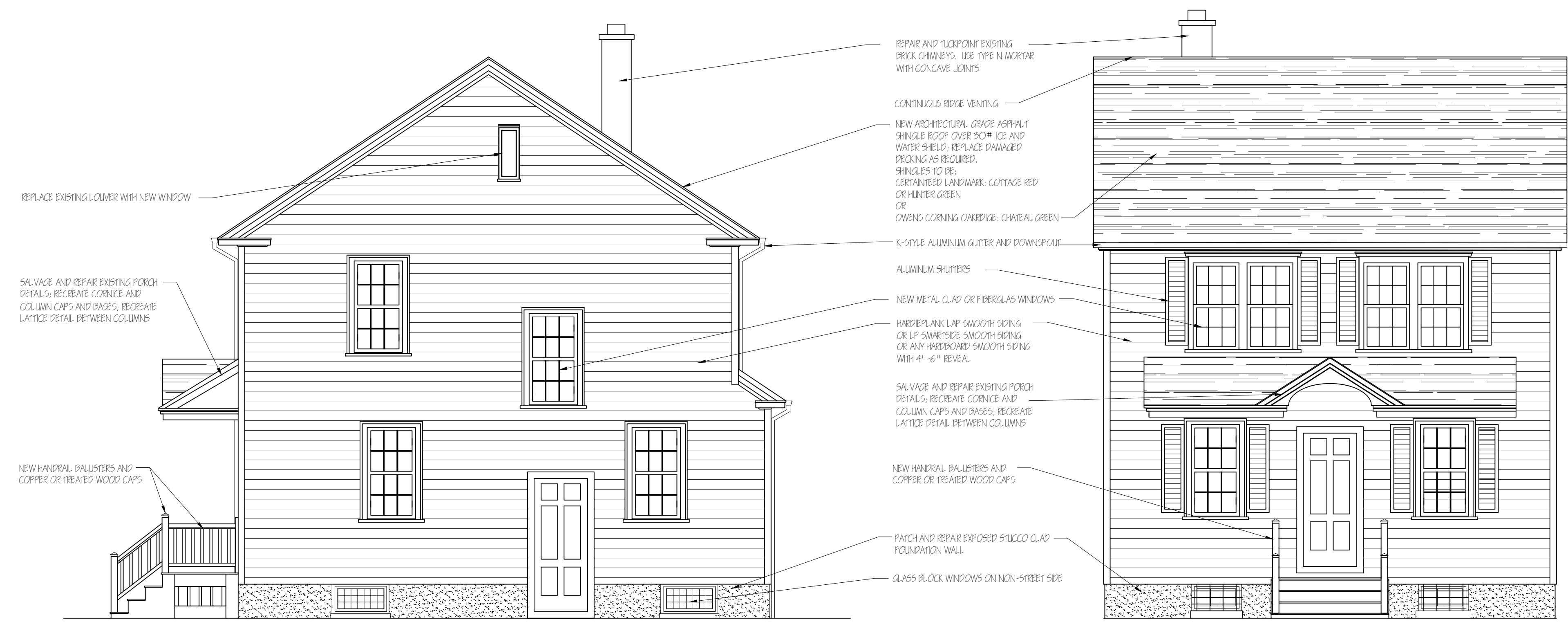
raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5928
(262) 781-1000
rasmith.com



W. PORT SUNLIGHT WAY
60' PUBLIC R.O.W.

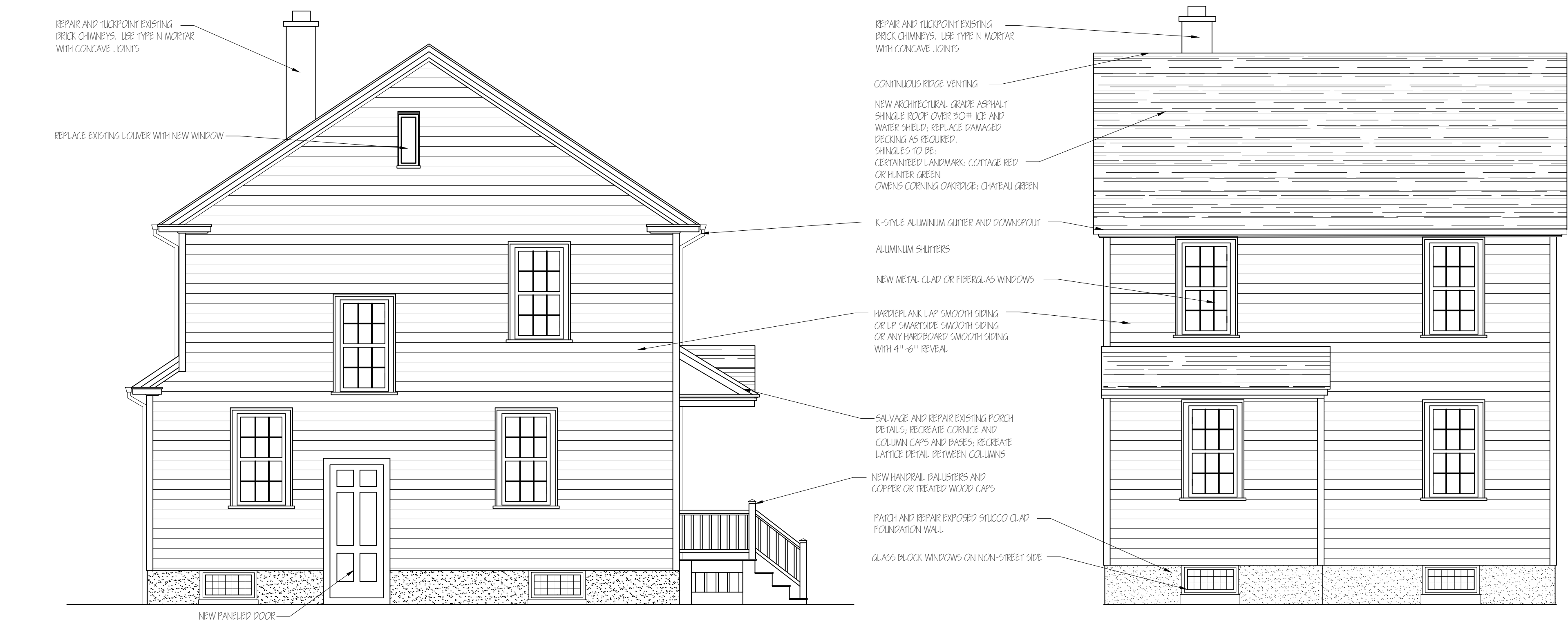
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
(*) INDICATES PIPE SIZES FOR RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.





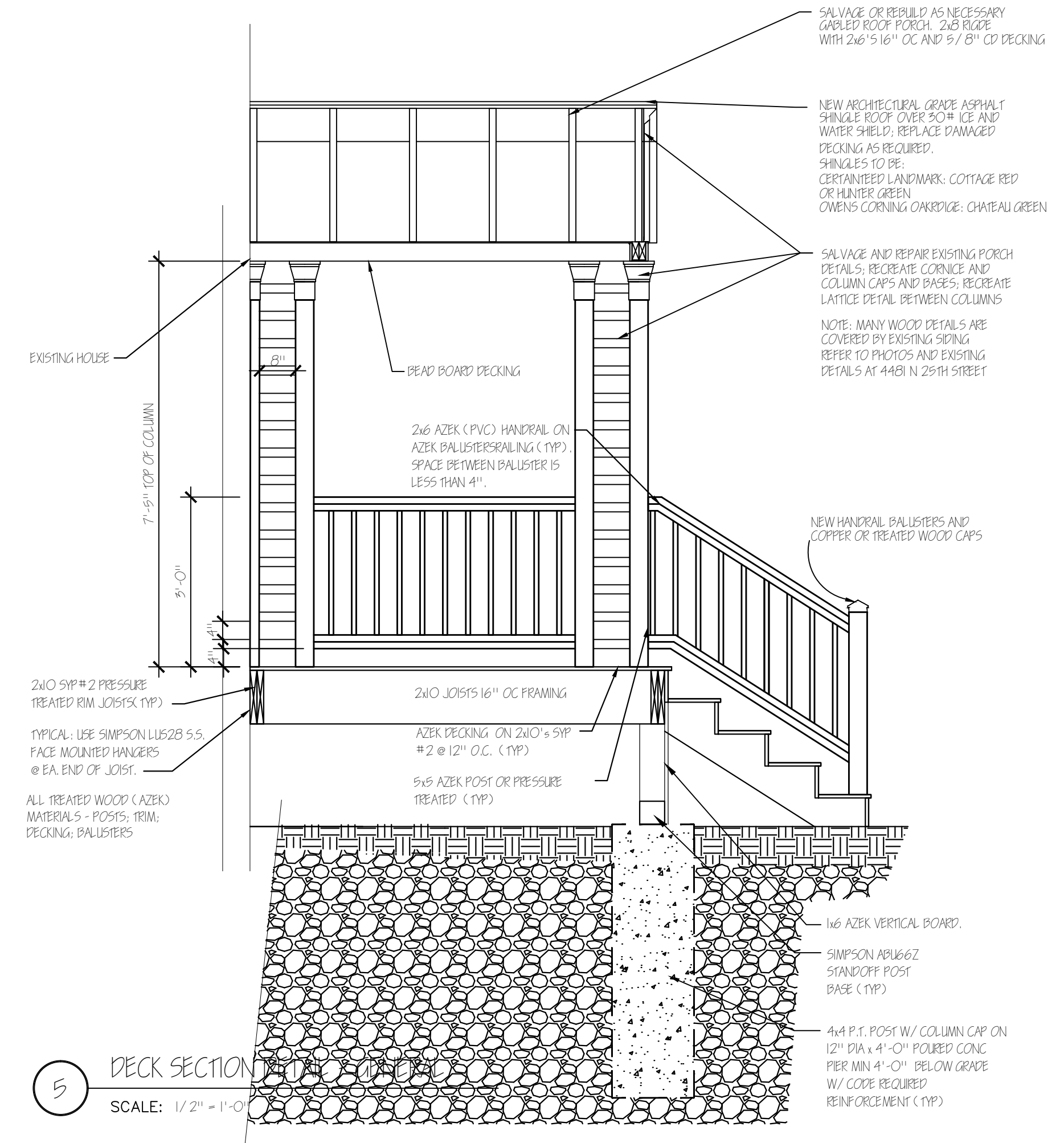
1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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



5 DECK SECTION
 SCALE: 1/2" = 1'-0"

HISTORIC PLANNING COMMISSION
SUBMISSION FOR:
GARDEN HOMES
4431 NORTH 25TH STREET

