



Certificate of Appropriateness

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

Property
Description of work

2001, 2007, 2015, & 2025 West Vliet Street

15th District School/McKinley School

New site plan provides **four two-car garages (24'-0" x 23'-0")** with the area formerly shown as parking pad incorporated as enclosed space in the garage resulting in no additional impermeable area due to the enlarged garage. Additionally, all garages have been shifted east or west to align with the homes to the north, given the reduction of overall width of the combined garage & associated parking pad by 1'-0". The garages were also shifted slightly further off the alley to the south to accommodate grade changes and improve drainage for the eastern two sites and utility access for all sites.

All other finishes and construction will conform to the original COA description included for the separate single-family house structures. As a clarification, the overhead garage doors facing the alley will be embossed recessed panel construction in keeping with the standards of the Historic Preservation Commission. **See CCF 201075**

Date issued

7/15/2024

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: N/A

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 Historic Preservation

3 pages of drawings follow

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED FOR FUNCTIONAL EFFECTIVENESS FOLLOWING EVERY 1/2-INCH RAIN EVENT AND IN NO CASE LESS THAN ONCE PER WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO ENSURE THE DEVICE FUNCTIONS AS DESIGNED.
2. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, MULCHED AND RE-SEED AS NECESSARY TO MAINTAIN A WOOROUS, DENSE VEGETATIVE COVER.
3. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE STREET SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY OR AS NECESSARY TO PREVENT DEBRIS FROM ENTERING A STORM SEWER, DITCH, OR WATERWAY.
4. IN THE EVENT CONSTRUCTION ACTIVITIES RESULT IN SEVERE DUST CONDITIONS, SEE WORK TECHNICAL STANDARD 1008.
5. IN THE EVENT OF DEMATERING ACTIVITIES, FOLLOW WDR TECHNICAL STANDARD 1001. ALL WATER DISCHARGED FROM THE DEMATERING EQUIPMENT MUST BE FILTERED BY A TYPE 1 GLOTTABLE BAG SIZED FOR THE PUMP DISCHARGE FLOW RATE.
6. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY STABILIZED OR PERMANENTLY RESTORED IN ACCORDANCE WITH THE WDR BMP'S.
7. TEMPORARY STABILIZATION MATERIALS SHALL BE MULCHED AND SHALL BE APPLIED AND ANCHORED AS SPECIFIED IN W DR TECHNICAL STANDARD 1008. FOR AREAS NOT STABILIZED BY OCT. 15, APPLY TEMPORARY SEEDING WITH ANCHOR POLYPROPYLENE AS SPECIFIED IN W DR TECHNICAL STANDARD 1008 & 1009.
8. ALL SIGNIFICANT CHANGES TO THIS SCHEDULE SHALL BE PROVIDED TO THE WDR AND LOCAL MUNICIPALITY PRIOR TO DEVIATION.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN POSITIVE DRAINAGE TO THE SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION.
10. ALL EROSION CONTROL BMP DEVICES CAN BE REMOVED ONCE 100% OF THE SITE HAS BEEN VEGETATED TO 70% COVERAGE PER WDR TECHNICAL STANDARDS.
11. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO 7 DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

CONSTRUCTION ACTIVITY AND SEQUENCE

- SITE CONSTRUCTION: DECEMBER 2023
1. OBTAIN PLAN APPROVALS AND APPLICABLE PERMITS.
 2. INSTALL PERIMETER EROSION CONTROL, INLET PROTECTION, AND TRACKING PADS WHERE REQUIRED.
 3. SITE DEMOLITION AND REMOVALS.
 4. GRADING OF HOUSE LOTS.
 5. CONSTRUCT SIDEWALK, PLACE ASPHALT.
 6. FINAL GRADE, TOPSOIL, INSTALL PLANT MATERIAL, SEED AND STABILIZE ALL DISTURBED AREAS.
 7. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
 8. ESTIMATED TIME TO FINAL STABILIZATION - 12 MONTHS FROM THE START OF CONSTRUCTION ACTIVITIES.

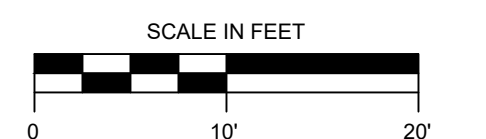
- NOTES:
1. SANITARY AND WATER LATERALS WERE INSTALLED AT TIME OF W. VLIET RECONSTRUCTION (SPRING 2023).
 2. ALL SURFACES THAT MAY BE DISTURBED IN ANY STREET ROW OPENINGS SHALL BE REPLACED IN SUBSTANTIALLY THE SAME CONDITION AS THEY WERE PRIOR TO SUCH DISTURBANCE.

LEGEND

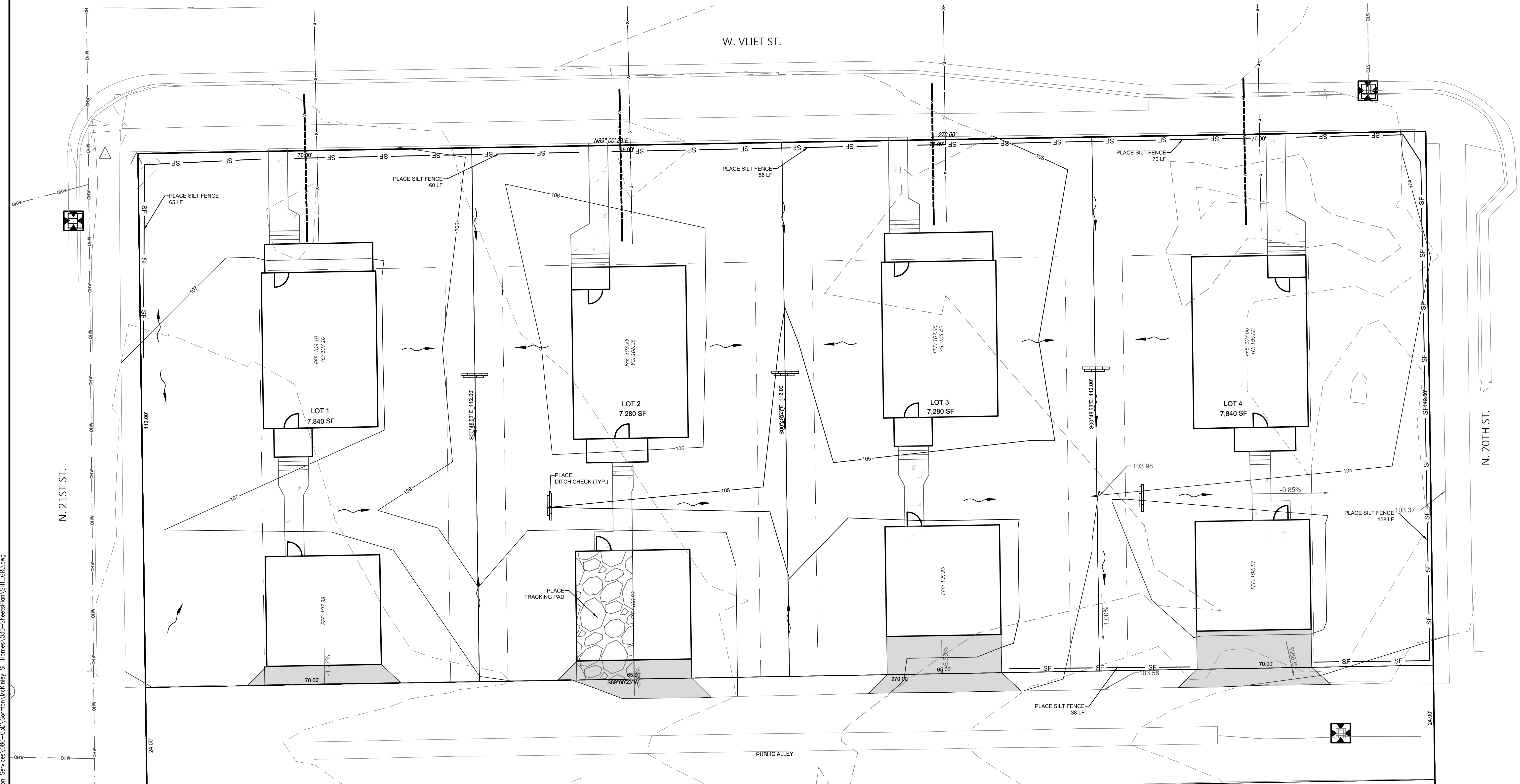
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	TRACKING PAD
	WATER LATERAL
	SEWER LATERAL
	DRAINAGE ARROW
	INLET PROTECTION
	DITCH CHECK
	PROPOSED CONTOUR
	PERIMETER EROSION CONTROL (SILT FENCE)

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OWN PERFORMANCE AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE TO THEM. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST ON THE PROPERTY, THE OWNER SHALL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BELIEF THAT OTHERS CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

DIGGERS HOTLINE
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 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



ISSUED FOR PERMITTING



PROPOSED SITE PLAN WITH 2-CAR GARAGES

McKINLEY SINGLE FAMILY HOMES
 2001, 2007, 2015 & 2025 WEST VLIET STREET
 CITY OF MILWAUKEE, WI 53205

Revisions:

Sheet Name:
 MASTER GRADING AND EROSION CONTROL PLAN

Date: 05/15/2024

Drawn By: GME

Project No.: 490809

Sheet No.

C1

GENERAL NOTES

- ALL INTERIOR PARTITIONS ARE DIMENSIONED TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING (STUD+1/2"). EXTERIOR FACE OF SHEATHING AND FOUNDATION WALL ARE ALIGNED.
- ALL WALLS AND CEILING AT INTERIOR OF BATHS TO BE MOISTURE RESISTANT GYPSUM BOARD.
- ALL DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF OPENING.
- ALL EXTERIOR WALL FRAMING TO BE 2X6 WOOD STUDS.
- USE TEMPERED WINDOW AND DOOR GLAZING WHERE REQUIRED BY CODE.
- VERIFY ALL ROUGH OPENINGS FOR TUBS.
- BUILDER TO VERIFY ALL APPLIANCES AND EQUIPMENT.
- BUILDER TO COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES COVERING THE WORK.
- ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES, AND LICENSES AS IT APPLIES TO THEIR DISCIPLINE PRIOR TO EXECUTION OF WORK.
- ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 QUORUM ARCHITECTS, INC.

MCKINLEY SINGLE FAMILY HOMES
 2001, 2007, 2015 & 2025 W VLIET STREET
 MILWAUKEE, WISCONSIN 53205

Revisions:
 2 05/10/24 Construction Bulletin 2

Sheet Name:
**TYPICAL GARAGE FLOOR
 PLAN AND EXTERIOR
 ELEVATIONS**

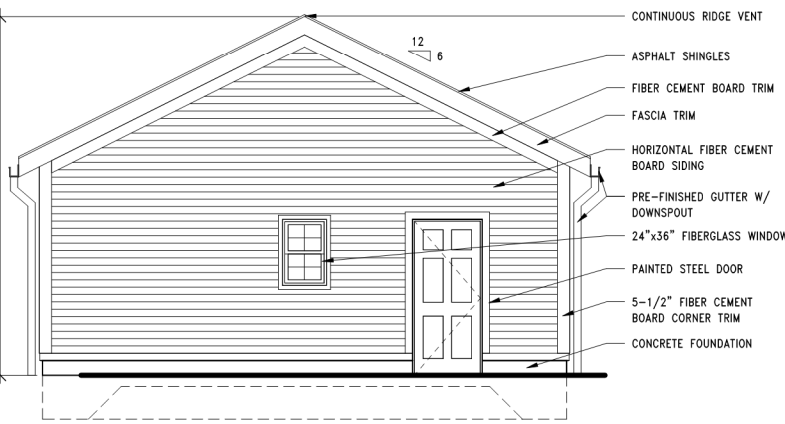
Date: 11/08/2023

Drawn By: AB

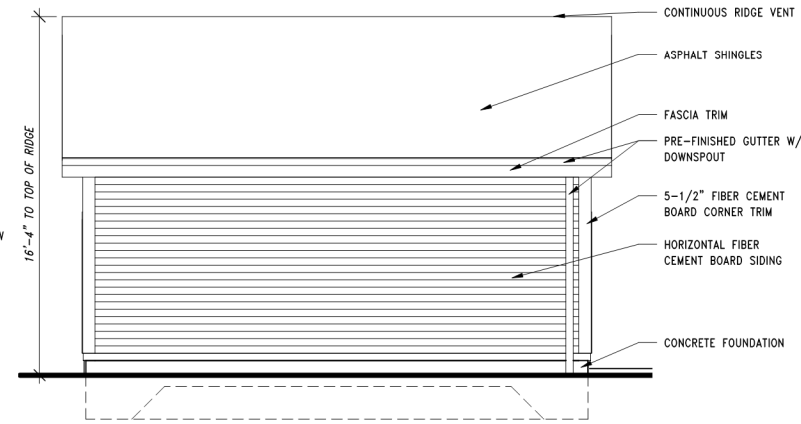
Project No.: 10031-06-03

Sheet No.

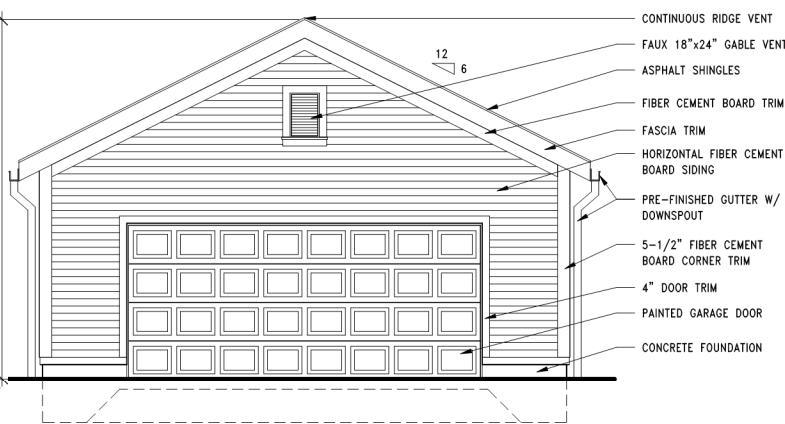
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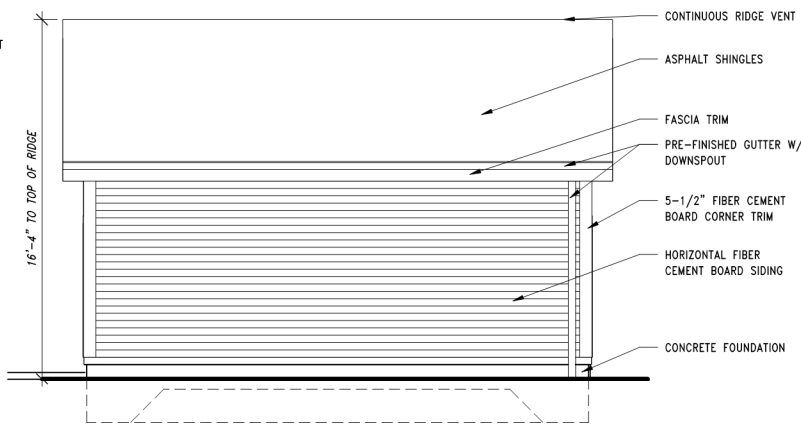
1 GARAGE - NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



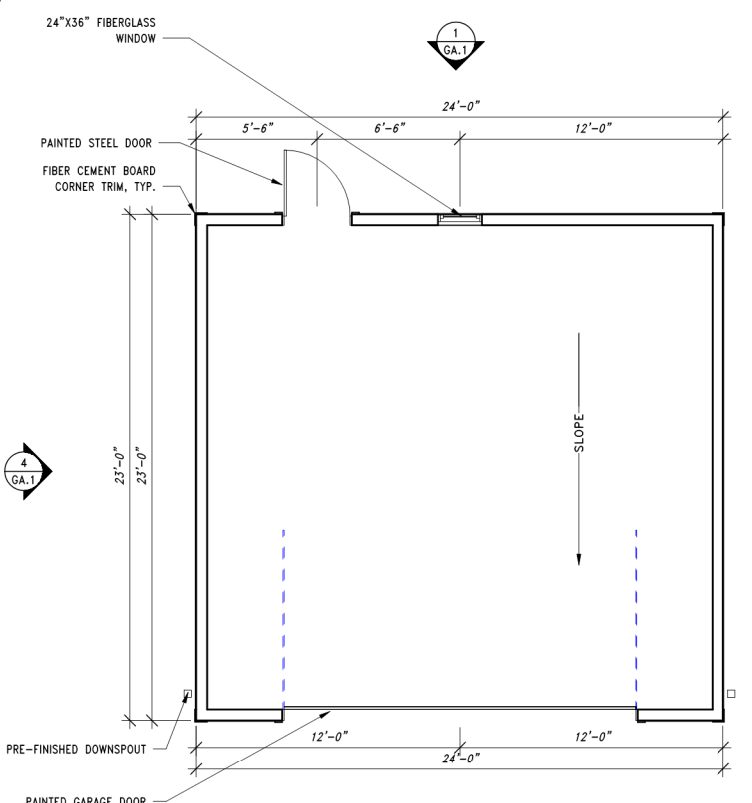
2 GARAGE - EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



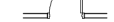




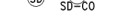


4 GARAGE - WEST ELEVATION
 SCALE: 1/4" = 1'-0"



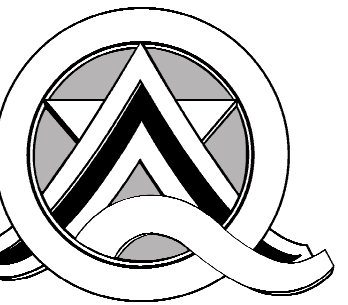
5 GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"

**PROPOSED 2-CAR
 GARAGE**

LEGEND

-  NEW DOOR
-  NEW SLIDING DOOR
-  NEW POCKET DOOR
-  NEW WALL
-  FURNITURE SHOWN FOR REFERENCE
-  SMOKE AND CARBON MONOXIDE DETECTOR - ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED AND HAVE BATTERY BACKUP.
-  CEILING MOUNTED EXHAUST FAN
-  INDICATES LOCATION OF SHEAR WALL BRACING PANEL PER UDC 21.25(8)(b)4. PANEL WIDTHS TO BE 32"-48" WIDTH MINIMUM PER UDC 21.25(8)(c)2c. PROVIDE SILL BOLTS PER UDC 21.18(3)(c)(b).

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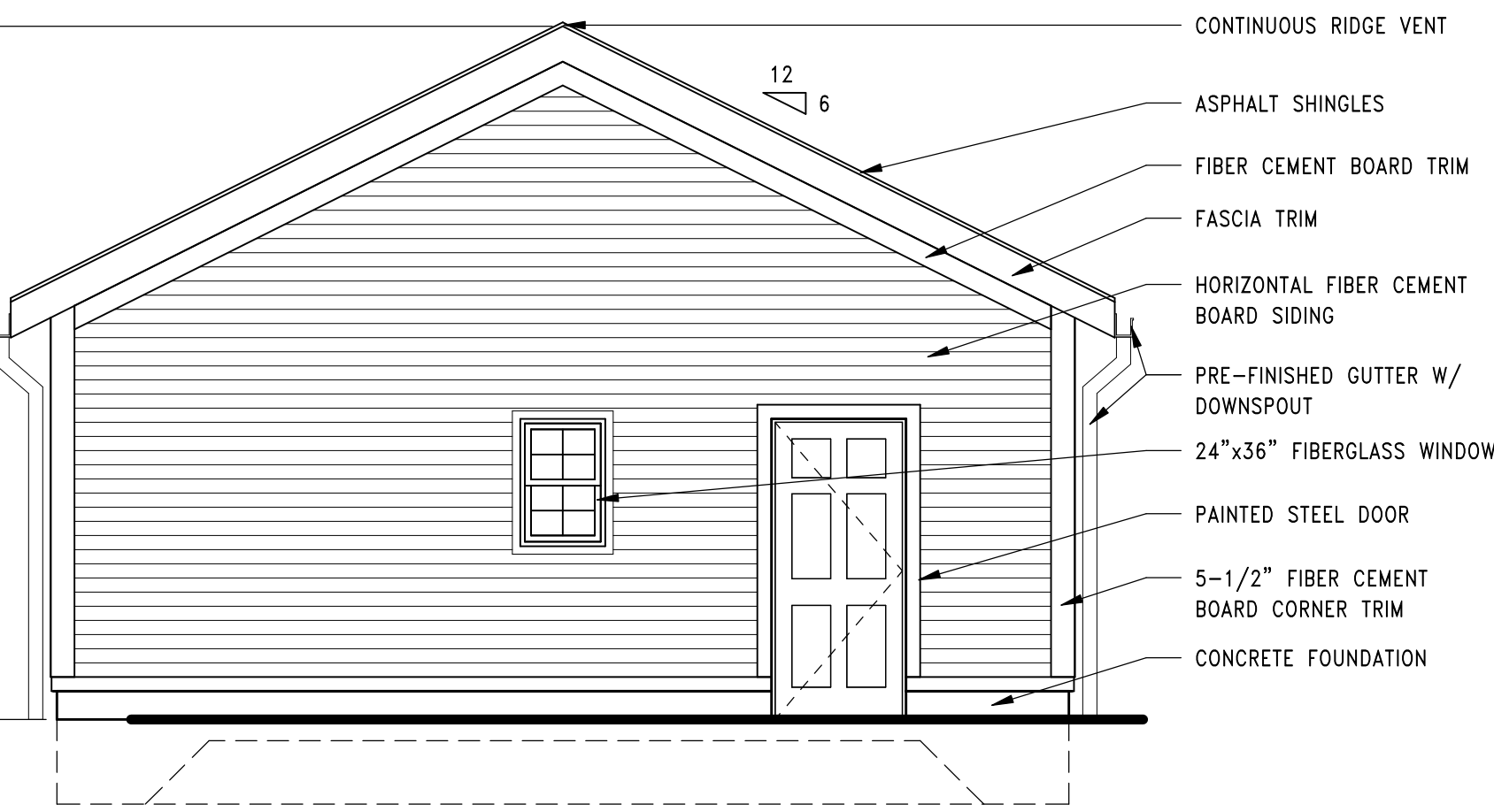
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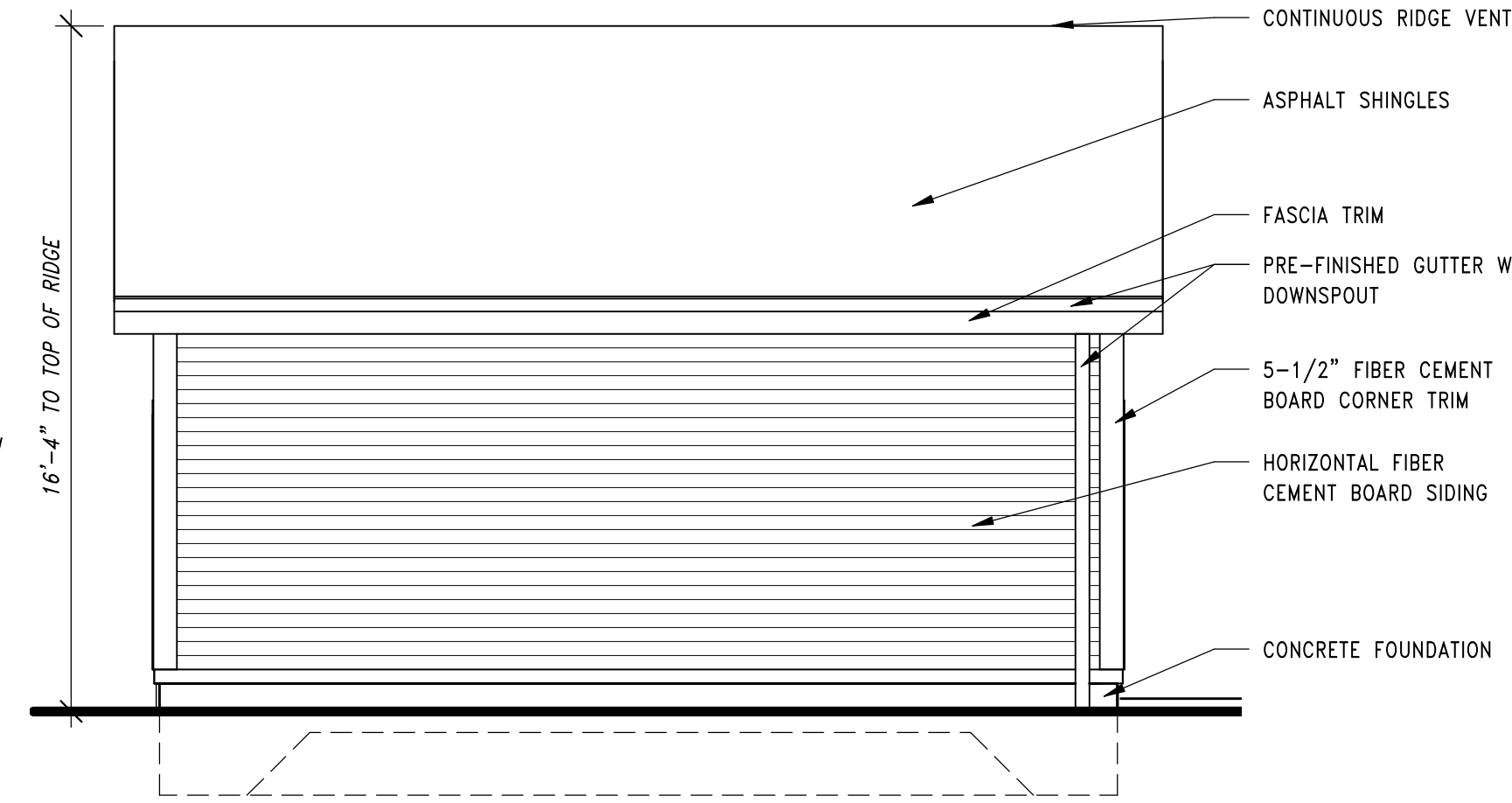
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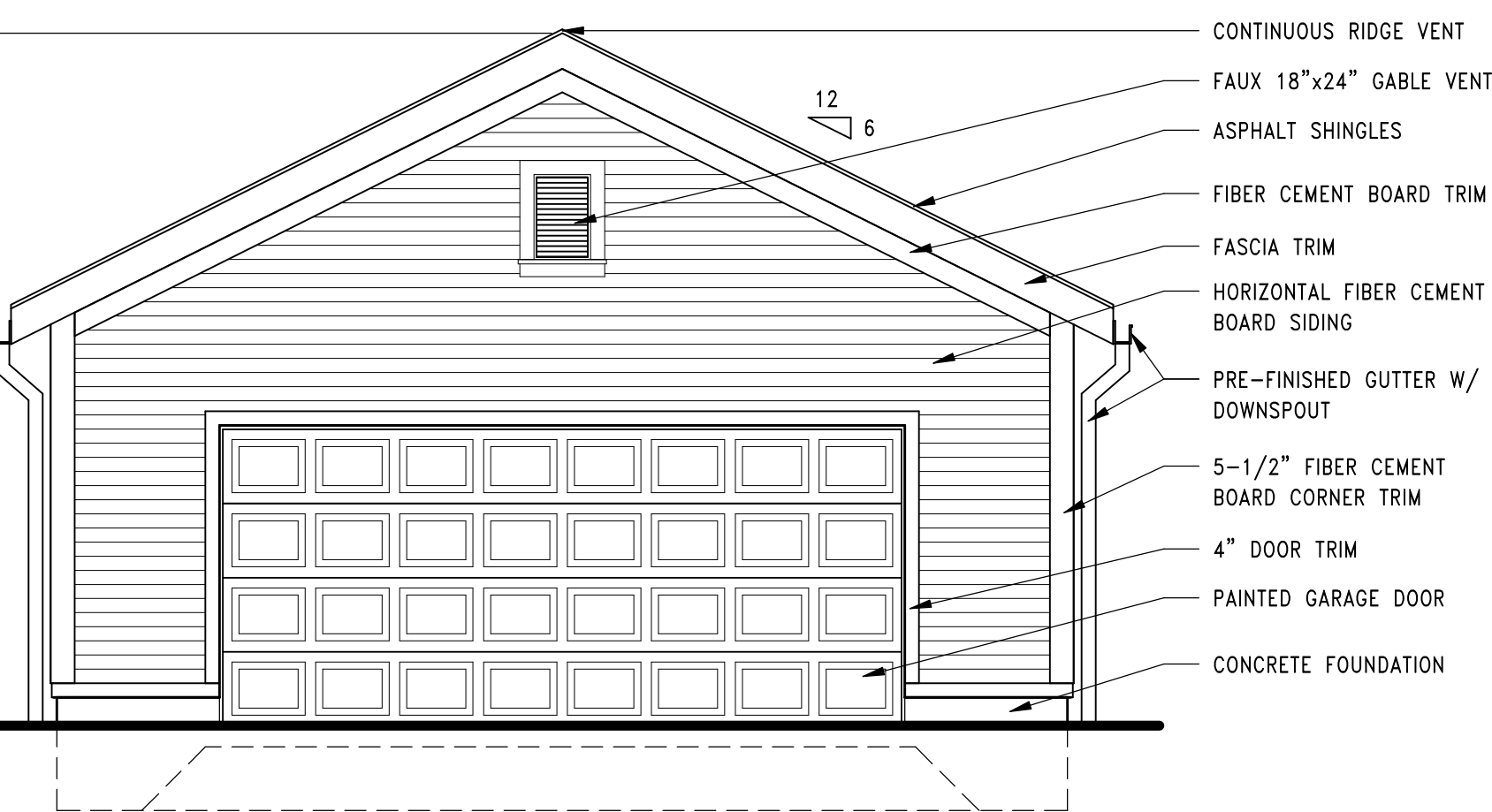
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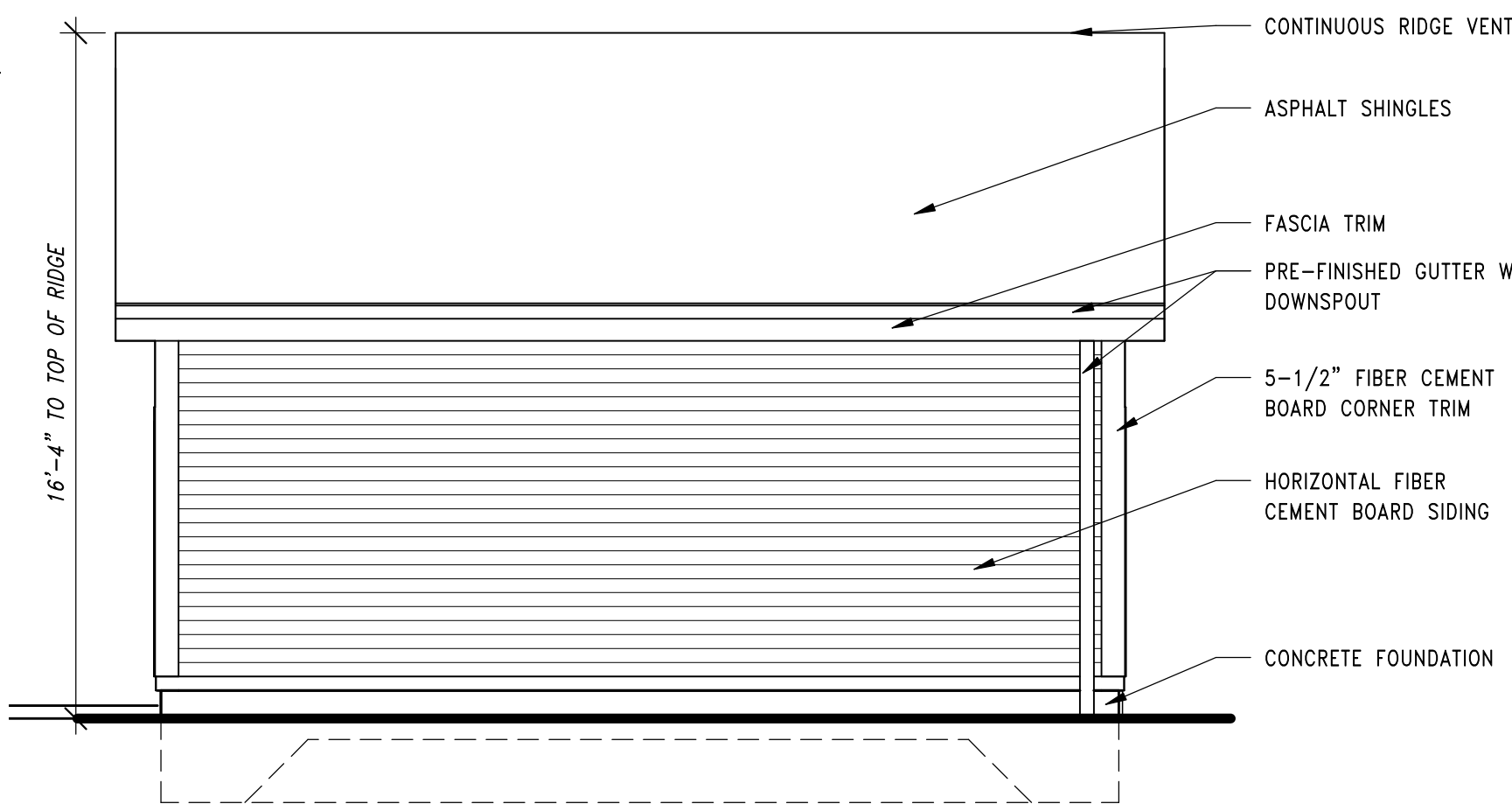
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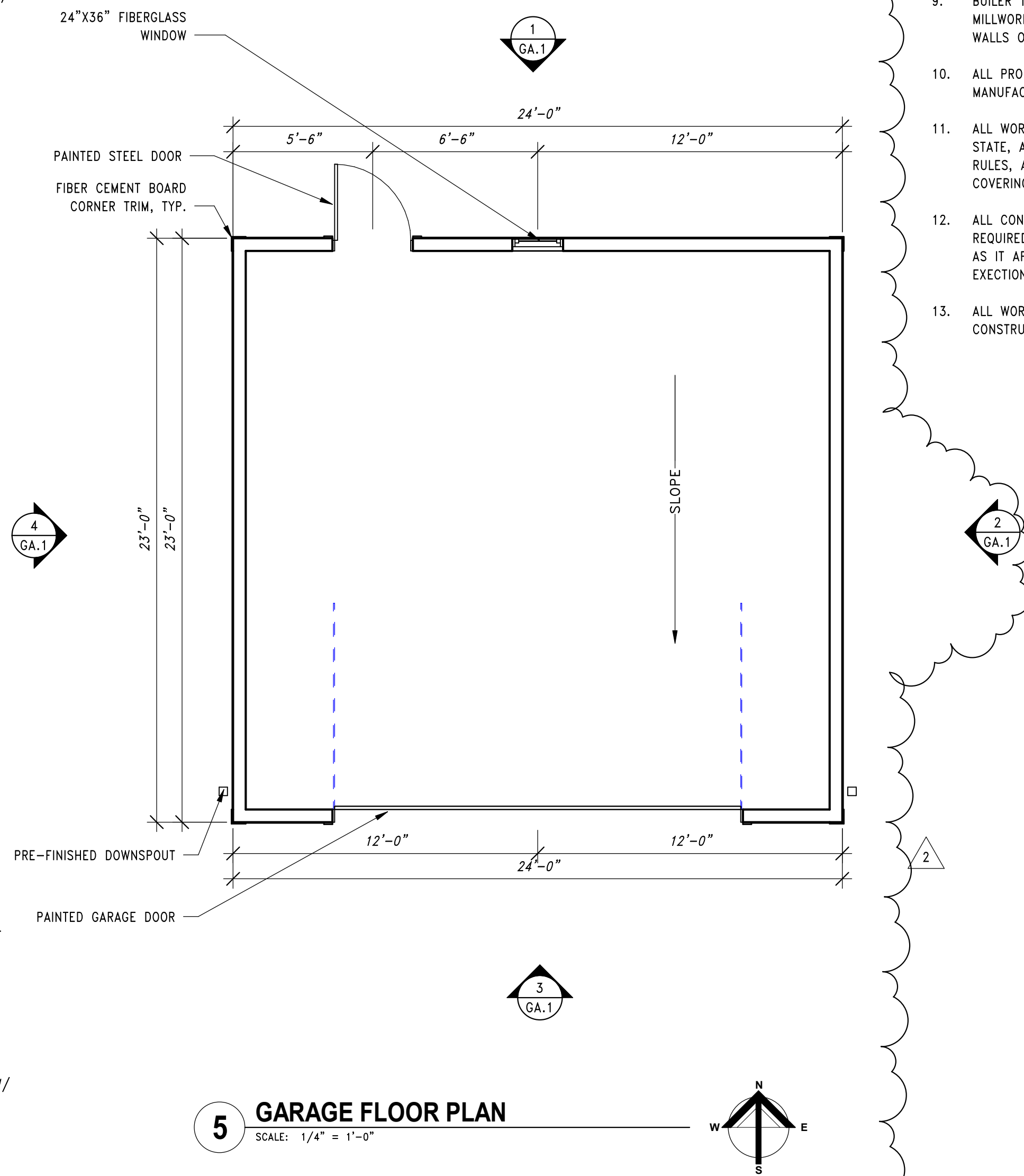
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5 GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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