

VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA

DATE: Tuesday, December 8, 2020

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman: Ronald Heinritz
Commissioners: Jennifer Abraham
Jamie Awe Robert Blazich
Mary Giuliani
Joseph Miller
Thomas Streifender
Director of Community
Services/Public Works: Andy LaFond

III. DATE AND TIME OF NEXT MEETING

A. Next Meeting Scheduled For Tuesday, January 5, 2021 At 6:00 PM

IV. INTRODUCTION AND APPROVAL OF MINUTES

A. Introduction And Welcome To Jamie Awe, 202 Division Street, Appointed To The
Historic Preservation Commission By The Village Board To Fill Unexpired Term Of Karin
Flodstrom, Term To Expire May, 2023

B. Approval Of Minutes

1. September 9, 2020

Documents:

[9-9-20 HPC MINUTES.PDF](#)

V. BUSINESS

A. Review And Approval Of Emergency Demolition Permit, Cheel, Llc, Jesse Daily And
Matthew Buerosse, 105 South Main Street

Documents:

[CHEEL COA.PDF](#)

B. Review And Approval Of Certificate Of Appropriateness For Projecting Sign, The
Wellness Way, Andrew McGuire, 122 Green Bay Road

Documents:

[WELLNESS WAY COA.PDF](#)

C. Review And Approval Of Certificate Of Appropriateness For Repainting Exterior Of

Building, No Change To Color, Glaze, LLC, Philip And Kristina Eckert, 149 Green Bay Road

Documents:

[ECKERT COA.PDF](#)

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Review WAHPC October 2020 Newsletter, Report On State Historic Preservation Commission Staff

Documents:

[WAHPC NEWSLETTER.PDF](#)

- B. Review Wisconsin Historical Society Budget Shortfall
- C. Review Frank Oil Co., 185 South Main Street, Plaque Information
- D. Review Soldiers Home Renovation Project

VIII. ITEMS BY COMMISSIONERS

- A. Mequon-Thiensville Historical Society - Bob Blazich

IX. ADJOURNMENT

Amy L. Langlois, Village Clerk
December 4, 2020

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Wednesday, September 9, 2020

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Ron Heinritz	
Commissioners:	Jennifer Abraham	Joseph Miller
	Robert Blazich	Thomas Streifender (excused)
	Mary Giuliani	Vacant
Director of Community Services/Public Works:	Andy LaFond	

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Wednesday, October 6, 2020 at 5:00 PM.

IV. APPROVAL OF MINUTES

A. Approval of Minutes
1. August 12, 2020

Chairman Heinritz said Item C was "laid over," rather than "tabled."

MOTION by Commissioner Miller, **SECONDED** by Commissioner Abraham to approve the August 12, 2020, Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Review and approval of Certificate of Appropriateness for cheel Pavilion, Return Widow's Walk to cheel Structure and Erect Hitching Post Patio, Jesse Daily, cheel, llc, 105 South Main Street

Chairman Heinritz said he wanted to consider the Widow's Walk and Hitching Post Patio separately.

With regard to the Widow's Walk, Jesse Daily said portions of the roof were replaced because it was leaking. He already has installed a railing along the Widow's Walk. Commissioner Blazich said he was happy to see the change,

Historic Preservation Commission Minutes
September 9, 2020
Page two of five

which can be seen in old photos of the building. Chairman Heinritz said the changes are a nice addition to return a portion of the building to its original condition.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve Certificate of Appropriateness to return Widow's Walk to cheel Structure, Jesse Daily, cheel, llc, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

With regard to the Hitching Post Patio, Director LaFond provided an overview of the zoning of the property. Director LaFond, Village Administrator Colleen Landisch-Hansen, Village President Van Mobley and Planner Jon Censky met with the applicants, Jesse and Barkha Daily, and their builder to talk about project details prior to consideration by the Historic Preservation Commission and the Plan Commission. Setbacks in the B-1 District are at the discretion of the Plan Commission. There are no limits on the amount of accessory buildings in the Commercial District. This building will be constructed on the adjacent CORE Consulting parcel. In the Historic District, parking in the area is at the discretion of the Plan Commission. Parking concerns were discussed during the meeting. The goal is to have a lively, vibrant district. Staff suggested that the applicants not count on all of the public parking spaces for their needs, but that it would show goodwill to the Plan Commission to obtain some private parking. Director LaFond said a lease has been obtained with Boucher Ford for an additional 12 spots.

Jesse Daily said the proposal will result in the loss of three of the existing 15 parking spaces in their parking lot. Parking spots will open up when an existing tent is removed. Commissioner Giuliani asked if this was a temporary or permanent structure. Jesse Daily said it is permanent.

Barkha Daily said business now is currently weather-dependent. On a recent day with bad weather, many reservations were canceled because guests did not want to sit inside. In addition to a significant reduction in revenue, the business was faced with paying cash on delivery for food and other supplies as it resumed business after the COVID shutdown in spring. Jesse Daily said restaurants have not been able to recover losses through insurance.

Barkha Daily said the solution is to provide peace of mind to customers. The tent is not sustainable into cold weather. The plan would allow the cheel to maintain social distances and adequate seating. It is important to protect employees as well as customers. The Hitching Post was designed by Anna Burns, who designed the outdoor area at Fiddleheads and the beer garden at the cheel.

The Hitching Post incorporates elements of the Village into its design, including the historic fire station and the existing cheel building. Jesse Daily said the structure will be completely open-air during warmer months. During winter, there will be a radiant heating system. The air inside the pavilion will be exchanged every 15 to 25 minutes. The upstairs will be an open-air patio. Patio furniture purchased this year for the open-air tent will be used.

Commissioner Giuliani clarified where the Hitching Post will be located and asked if it would be connected to the cheel. Jesse Daily said it would be located in the area now occupied by the dining tent. It will not be connected to the cheel partly due to fire code issues. Jesse Daily said the current flow of the parking lot – enter from Main Street and exit onto Buntrock Avenue – will be maintained.

Director LaFond said in any district but this, 56 parking spots would be necessary to accommodate all the properties at peak time. That includes the cheel customers and employees, CORE Consulting and residential tenants. In the B-1 zoning district, parking is at Plan Commission discretion. Jesse Daily said a combination of street parking, parking on the site and the 12 spots leased from Gordie Boucher will result in 66 available spots.

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Barkha Daily said the Hitching Post is part of a larger effort for the business to succeed through COVID. Other steps include hiring a party planner, who is working to book events at the restaurant. Jesse Daily said the Hitching Post is essential to the business surviving the pandemic. The summer was successful. Jesse Daily said he appreciates the Village's willingness to be flexible by allowing the tent and additional signage. The cheel has about 40 employees; about 75 percent live in Ozaukee County.

Commissioner Abraham asked about lighting. Jesse Daily said the lighting will be dimmable "mood lighting" similar to what exists inside the cheel.

Jesse Daily said the Hitching Post will be pre-fabricated off-site. It will be erected within approximately 3 weeks after approval. Commissioner Giuliani asked about the height. Jesse Daily said the rooftop patio will be the same height as the porch for the tenant unit above the cheel.

Chairman Heinritz asked to discuss the architectural features. Jesse Daily said the entrance will provide an opportunity to have a waiting room for the cheel, which does not exist now. The railing on rooftop patio is approximately 4 feet high. Chairman Heinritz suggested adding coach lighting on the exterior of the building. Barkha Daily said she liked the suggestion and said they would consider something that is dimmable. Jesse Daily said there will be no signage on the Hitching Post. The "Open" sign will be moved from the patio to this building.

Chairman Heinritz said commissioners should discuss provisions in the Historic Preservation ordinance that relate to whether the structure is compatible or detrimental to other buildings in the Historic District. Commissioner Miller said the proposed building will look good and enhance the area. It will look better than having a tent there. Commissioner Blazich said the building is detached and will take nothing away from the adjacent historic building. Chairman Heinritz said there are several styles of buildings on South Main Street. This building will not detract from the area and will make it more interesting. The State Historical Society wants commercial properties in historic districts to survive and thrive. The building is a little different in style, but it will fit in.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Abraham to approve a Certificate of Appropriateness for Hitching Post Patio, Jesse Daily, cheel, llc, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

Jesse Daily asked commissioners for their opinion on paint color. The cheel may be repainted this fall. Chairman Heinritz suggested returning with drawings of what the paint scheme would look like. Jesse Daily said the current dark green on the cheel would be replaced with red and the light green would be replaced with gray. Director LaFond said a Certificate of Appropriateness for the paint scheme could be considered at the upcoming October 6 meeting. A rendering and paint samples should be included with the application.

**B. Review and approval of Certificate of Appropriateness for Second Floor Addition,
Paint Awning, Ladies & Gentlemen's Quarters, Dawn Bantz, 175 South Main Street**

Dawn Bantz was not present. Director LaFond asked for feedback that he can share with the applicant. The B-1 zoning district allows for residential quarters for a caretaker, owner or employee/caretaker. The entire first floor must be commercial. The building is in the floodplain and there are FEMA rules that come into play if the value is increased by more than 50 percent. A meeting is planned with the Village engineer to discuss potential implications. The first floor might have to be raised. Dawn Bantz has brought similar ideas to the Village several times in the past.

Historic Preservation Commission Minutes

September 9, 2020

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Chairman Heinritz said the existing building is in very nice condition and the grounds are well-kept. Commissioner Blazich said a second floor to this building would fit much better than a second floor that was proposed at Remington's, but never constructed. Chairman Heinritz said there are a variety of different building styles in the area. A second-floor addition with a Mediterranean style would be attractive. Commissioner Giuliani questioned the plan for a flat roof because it will be difficult to maintain during winter.

Chairman Heinritz said he would like to see more detail on plans for the garage, windows on the rear side of the building, how far a proposed porch would project from the building and detail on the porch rails. Commissioner Blazich said much of that likely will be dictated by the architectural style.

Commissioners conducted a straw poll and indicated they were not opposed to the concept of adding a second floor to the building.

The matter was laid over for consideration when the applicant is present.

VI. OLD BUSINESS

Chairman Heinritz asked Director LaFond to report on activities since the August 12, 2020, meeting when Michael Koepke appeared with a request to raze and replace his building at 127 South Main Street. Director LaFond said the property currently is legal non-conforming. The first floor is not entirely dedicated to the interior design business. The property likely was built as a residence and was there prior to the current B-1 zoning. The owner would not be permitted to build something new and start out with it being legal non-conforming. Michael Koepke was told that it would have to be built so 100% of the first floor was used for the business. There is precedent with another property where the Zoning Board of Appeals approved 30% of the first floor for residential. Village staff is asking the Village attorney if that could be considered for something new. Director LaFond said it may be complicated to build a new building on the site due to getting in machinery with a shared driveway to raze the building and dig a new basement without shutting down Main Street. Another possible use would be to raze the building and build a commercial structure.

VII. ITEMS BY CHAIRMAN

A. Review possible change of Historic Preservation Commission regular meeting date

Historic Preservation will meet the first Tuesday of the month so coordination with the Plan Commission can be as smooth as possible and minimize time delays. For October, the meeting will take place at 5:00 PM Tuesday, October 6 prior to the annual Employee Recognition Dinner.

Chairman Heinritz also addressed the possibility of members joining meetings by phone if they are not comfortable attending in person. Director LaFond said the Board decided to discontinue Zoom meetings and meet in person after the mask requirement took effect. Chairman Heinritz said Commissioner Streifender has told him he does not feel comfortable meeting in person. If the Commission was not going to have Zoom or telephone meetings, he would have to consider if he could stay on the Commission. Director LaFond said he will check on procedure.

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- B.** Review historic research and language for possible plaque at 185 South Main Street, Frank Oil Co. Station

Chairman Heinritz said the Commission is not ready with plaque language to present a plaque at this time. The Employee Recognition Dinner is earlier than usual this year because it will be held outdoors due to COVID. Commissioner Abraham is working with members of the Frank family to obtain history of the property.

- C.** Review Village Codes pertaining to historic preservation

Discussion was laid over for a future meeting.

VIII. ITEMS BY COMMISSIONERS

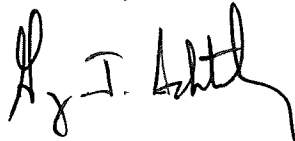
- A.** Mequon-Thiensville Historical Society – Bob Blazich

Nothing to report.

IX. ADJOURNMENT

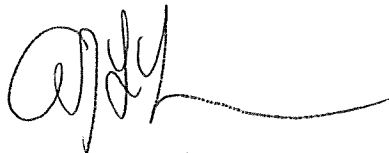
MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to adjourn the meeting at 7:45 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Gary Achterberg
Administrative Assistant

Approved by



Andy LaFond
Director of Community Services/
Public Works

CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: JESSE DAILY & MATT BUEROSSE

Name of Business: THE CITEEL

Street Address: 105 S. MAIN ST. City: THIENSVILLE State: WI Zip: 53092

Home Phone: _____ Cell Phone: _____ Business Phone: _____

Email: JESSE@CORE-USA.COM

Property Owner: SAME

Mailing Address: _____

City: _____ State: _____ Zip: _____

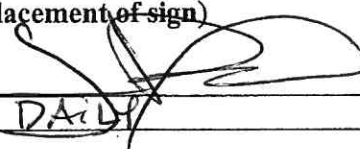
Contact Phone Number: _____

Description of Project: DEMOLITION OF ENTIRE BUILDING ⁴

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Proposed Sign(s): Wall _____ Monument/Ground _____ Pole _____ Projecting _____ Marquee, Awning or Canopy _____

Sandwich Board _____ Directional Sign _____ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

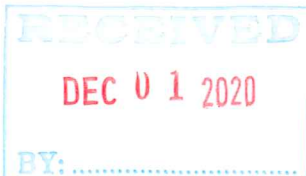
Signature of Applicant:  Date: 12/1/20
Print Name: JESSE DAILY



Thiensville Historic Preservation Commission: Project Approved _____ Project Not Approved _____

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____



CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: Andrew McGuire

Name of Business: The Wellness Way MEQuon

Street Address: 122 Green Bay Rd Ste 100 City: Thiensville State: WI Zip: 53092

Home Phone: _____ Cell Phone: 715-570-9437 Business Phone: 262-478-9104

Email: amcguire@thewellnessway.com

Property Owner: Joe + Trish Ullrich

Mailing Address: 3048 N. Marettta Ave

City: Milwaukee State: WI Zip: 53211

Contact Phone Number: (414) 331-6522

Description of Project: Adding signage mount to building

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Custom Aluminum support pole with sandblasted ink, green, black, and white. Sign will be lit with swan arm lighting.

Proposed Sign(s): Wall _____ Monument/Ground _____ Pole _____ Projecting ☒ Marquee, Awning or Canopy _____

Sandwich Board _____ Directional Sign _____ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: [Signature] Date: 11-18-20
Print Name Andrew McGuire



Thiensville Historic Preservation Commission: Project Approved _____ Project Not Approved _____

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____

SAFEbuilt.	UNIFORM SIGN PERMIT APPLICATION				PERMIT NO. 	
					TAX KEY # 	
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY		PROJECT LOCATION (BUILDING ADDRESS)		122 Green Bay Rd Ste 100 Thiensville WI	
	OF <u>Thiensville</u>		PROJECT DESCRIPTION <u>Adding signage to building</u>			
Owner's Name <u>Joe and Trish Ullrich</u>		Mailing Address <u>3048 N. Marquette Ave Milwaukee WI</u>		Telephone - Include Area Code <u>(414) 331-6522</u>		
Contractor's Name <u>Signarama Menomonee Falls</u>		Mailing Address <u>N84 W15787 Menomonee Falls WI 53051</u>		Telephone - Include Area Code <u>(262) 251-4300</u>		
SITE			1/4, _____ 1/4, _____ SECTION _____, T _____, N, R _____ E(or)W _____			
Lot: Average Width _____ Average Depth _____		Subdivision Name <u>Central Business District</u>		Lot No. _____ Block No. _____		
Zoning District <u>B-1</u>		Total Area _____		Setbacks N.S.E.W. _____		
		Front _____ Ft. _____		Rear _____ Ft. _____		
		Left _____ Ft. _____		Right _____ Ft. _____		
1. PROJECT		3. TYPE		4. USE		
☒ New ☐ Repair ☐ New ☐ Raze ☐ New ☐ Move ☐ Other _____		☐ Residential ☒ Commercial ☐ Other _____		☐ Seasonal ☒ Permanent ☐ Other _____		
7. SIGN TYPE		10. PRESENT USE OR OCCUPANCY				
☐ Wall ☐ Ground ☒ Projecting ☐ Roof ☐ Pole ☐ Other _____		The Wellness Way MEADOW chiropractic + wellness				
2. AREA - SIGN FACE		5. HEIGHT		8. ILLUMINATED		
1st Side <u>20</u> Sq. Ft.		5 sq ft		☐ Internally ☒ Externally		
2nd Side _____ Sq. Ft.		_____		9. ESTIMATED COST		
Other _____ Sq. Ft.		_____		TOTAL \$ <u>1800 - 2100.</u>		
TOTAL _____ Sq. Ft.		_____		6. SHORELAND/FLOODLAND		
				Shore setback _____ feet from sign to ordinary high water mark.		
				Floodplain setback _____ feet from sign to 100 year floodplain.		
TYPE OF MATERIAL			EXISTING SIGN			
☐ Wood ☒ Metal ☐ Other _____ ☐ Plastic ☐ Canvas			Sign 1 Size: Width _____ Height _____ Setback _____ Offset _____ Sign 2 Size: Width _____ Height _____ Setback _____ Offset _____			
PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION:						
1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.						
The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.						
SIGNATURE OF APPLICANT <u>[Signature]</u>				DATE <u>11-20-20</u>		
CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.						
FEES:		PERMIT(S) REQUIRED		PERMIT EXPIRATION:		
Plan Review Fee _____ Inspection Fee _____ Administration Fee _____ Other _____ Total _____		☐ Construction _____ ☐ HVAC _____ ☐ Electrical _____ ☐ Plumbing _____ ☐ Other _____		Permit expires two years from day issued unless otherwise noted below: _____		
				PERMIT ISSUED BY MUNICIPAL AGENT:		
				Name _____ Date _____ Certification No. _____		

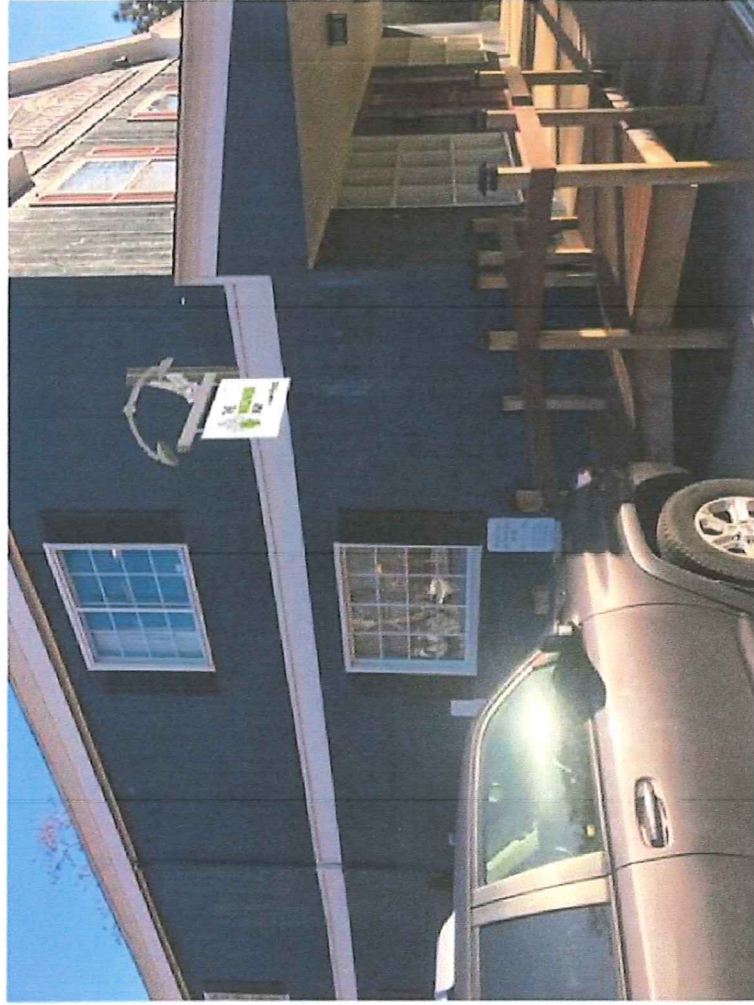
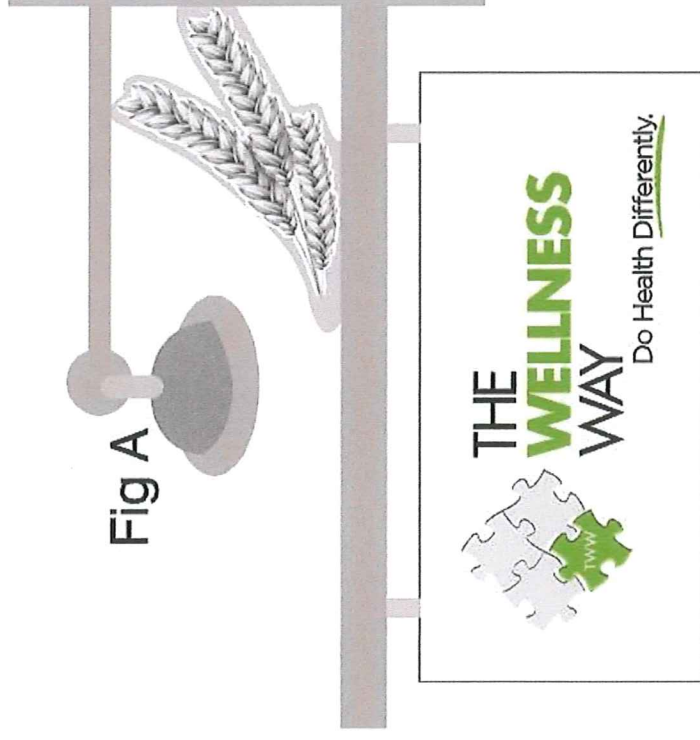


Fig A



Projecting Rigid Sign Structure (no swing)
 Custom aluminum support pole with sandblasted
 inked wheat graphic to match motif of building.
 Sign to be .250 this composite aluminum
 polyethylene substrate with digital print graphics
 to match PMS color supplied by client.

Sign to be lit with swan arm lighting (directional)
 see fig A if allowed.



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(262) 251-4300 Fred@SignsWithImpact.com

Name:	Company:
Phone:	Fax:
E-mail:	
Comments:	
File: wellnes main sign idea.fs	Date: 11/24/2020
Time: 10:27:28 AM	
N84W15787 Menomonee Ave, Ste 1	Fax: (262)251-4301
Menomonee Falls, WI 53051	

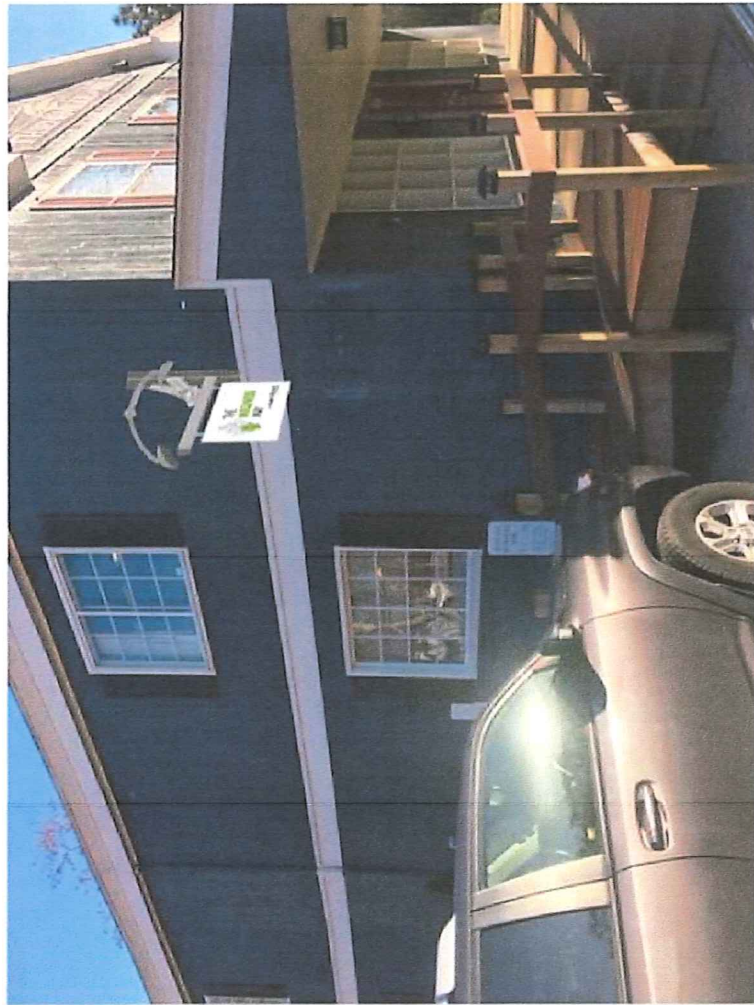
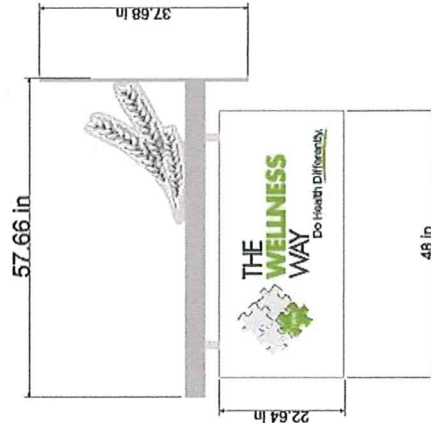


Fig A



Projecting Rigid Sign Structure (no swing)
 Custom aluminum support pole with sandblasted
 inked wheat graphic to match motif of building.
 Sign to be .250 this composite aluminum
 polyethylene substrate with digital print graphics
 to match PMS color supplied by client.

Sign to be lit with swan arm lighting (directional)
 see fig A if allowed.



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Name:	Company:
Phone:	Fax:
E-mail:	
Comments:	
File: wellness main sign idea.fs	Date: 11/24/2020 Time: 10:27:28 AM
N84W15787 Menomonee Ave, Ste 1 Fax: (262)251-4301 Menomonee Falls, WI 53051	

(262)251-4300 Fred@SignsWithImpact.com



CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: Philip & Kristina Eckert
Name of Business: Glaze, LLC
Street Address: 149 Green Bay Rd City: Thiensville State: WI Zip: 53092
Home Phone: 262-292-8108 Cell Phone: 262-388-9054 Business Phone: 262-238-5456
Email: pgkilnmaster@gmail.com
Property Owner: Glaze, LLC
Mailing Address: 149 Green Bay Road
City: Thiensville State: WI Zip: 53092
Contact Phone Number: 262-388-9054

Description of Project: Repaint Exterior of Bldg.

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

repaint existing colors.

Proposed Sign(s): Wall ☐ Monument/Ground ☐ Pole ☐ Projecting ☐ Marquee, Awning or Canopy ☐

Sandwich Board ☐ Directional Sign ☐ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: [Signature] Date: 10.14.2020
Print Name Philip E Eckert

Thiensville Historic Preservation Commission: Project Approved ☐ Project Not Approved ☐

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____

Grandview Resort /Moor Mud Baths Update (cont.)

In October 2019, the County presented their case for demolition to the City of Waukesha Landmarks Commission. The Landmarks Commission considered the five factors required by the Waukesha Municipal Code for the issuance of the demolition COA. Here are a few excerpts from the Findings of Fact and Decision:

- The County's proposal is to demolish the building entirely, therefore the proposed work would detrimentally change, destroy or adversely affect all exterior features of the subject property.
- The property is of both architectural and historical significance, in that it is one of only a small number of remaining physical links to the springs and resort era that was responsible for the early settlement and later growth of Waukesha as a popular destination and city. It has been listed as a local Landmark due to its character as an intact resort. Its demolition would be detrimental to the public interest because it would destroy one of the last remaining tangible connections to the City's cultural and economic history.
- The County admits that it has not maintained the subject property and has not heated the building for the past five years,

contributing to its deteriorating condition.

- The Commission finds that the County does not have a unique economic hardship, as all owners of historic properties are responsible for completing repairs, which may be expensive, from time to time.
- The Commission finds that several private developers were interested in purchasing the property in 2016, which would have relieved the County of responsibility for maintaining it, but the County did not make a good faith effort to sell the subject property. The Administrative Review Appeals board had previously made this finding. Therefore, the Commission finds that the County's claimed economic hardship in keeping the building intact is self-created and avoidable.

In light of these findings, the Landmarks Commission denied the County's application for a COA for the demolition of the Moor Mud Baths building by a vote of 6-0.

In February 2020, Waukesha County appealed to the City of Waukesha's Common Council. A hearing of the appeal was held at a special meeting of the Council and testimony and exhibits were offered. The Landmark Commission's presentation showed that the Moor Mud Baths/Grandview Resort is the only intact

resort from the Springs Era in Waukesha County and that the designation includes the hotel building, golf course, the clubhouse and the springhouse. The hotel building cannot be separated out from the designation, because then the resort would no longer be intact. The decision was de novo and the Council considered the same five factors of the municipal code. In a vote of 8 in favor, 5 opposed, the Common Council affirmed the Landmarks Commission's denial of the COA for demolition.

Senate Bill 314 and its Companion Assembly Bill (AB 339) were not brought forward for floor sessions. Because of this the two bills failed to pass when the legislative session ended in March, 2020.

Also, in March, Waukesha County filed a lawsuit against the City of Waukesha in a Certiorari Complaint. Now a judge will review the decision of the Common Council. The case is in Wisconsin Circuit Court, #2020CV000532, if you'd like to follow along. In April, there was an application approved for a specific judicial assignment and in August, the notice of assignment of judge was posted. So, we wait...and that brings you up to date! Right now, there three developers interested in saving and repurposing the building! Hopefully, and finally after all these years, this saga will end happily-ever-after for the historic Moor Mud Baths/Grandview Resort.

Your Wisconsin Association of Historic Preservation Commissions Board of Directors:

Jason Flatt, President

Gene Hackbarth, Vice-President

Lisa Lefebber, Secretary-Treasurer

Mary Emery

Adrian Kay

Adrian Kay

Shirley Brabender Mattox

Garry Prohaska

Matt Sadowski

Vicki Schnitzler

Joe DeRose, WHPA Advisor

JOE DE ROSE ADVISOR

Newsletter Articles by:

Joe DeRose

Mary Emery

Wm. Jason Flatt

Shirley Brabender Mattox

SHIRLEY BRABENDER MATTOX

Historic Preservation Plans

by Wm. Jason Flatt

Does your community have a written Historic Preservation Plan? Chances are good that your community has yet to write one—the City of Madison's first ever Historic Preservation Plan was published in February 2020. Nonetheless, your community should have a Historic Preservation Plan, and your HPC should take the lead in creating that Plan.

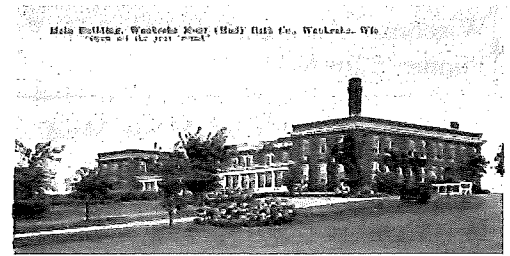
Why should your community have a Preservation Plan? I recommend that you find a copy of *Preparing a Historic Preservation Plan* by Bradford J. White and Richard J. Roddewig. This inexpensive report is available for purchase, but a quick internet search will likely reveal a copy that has been mistakenly scanned and shared freely (I'm looking at you, Oswego, Illinois). The White & Roddewig report identifies no fewer than 13 good reasons why a community should have a preservation plan and goes on to detail the elements of a good Preservation Plan. In short, this report tells you why you need a Plan and how to write that Plan.

A Historic Preservation Plan is not just a planning document, but it is also a useful and effective tool for new and veteran members of your HPC. Among the several elements of a good Preservation Plan, the Plan states your community's short-term and long-term preservation goals, ensuring a continuity of priorities for your HPC. The Plan includes a history of your community's past preservation efforts—the sort of history that you probably can't find in a single source at a local library and that HPC members should know in order to understand the context of preservation activities within your community. The Plan also includes an explanation of the legal basis for historic preservation nationally statewide

when somebody asks, "what gives you the right to tell me what to do with my property?"

Writing a Historic Preservation Plan can be a good first step towards engaging the public in local historic preservation issues, educating fellow HPC members about local preservation policy, and providing a clear path toward achieving local preservation goals. If your community is not yet a designated Certified Local Government (CLG—which gives you access to grant money), a Plan can help generate support for becoming a CLG and it comes in handy when formally applying for CLG designation (the CLG application must include a copy of the local historic preservation plan or a brief statement describing the local preservation program, so why not have a plan?).

Not all Preservation Plans are the same, nor are they all prepared in the same way. The City of Madison's Preservation Plan is a beautiful and comprehensive document, professionally prepared by multiple primary authors working for both the city and consultants. This is a wonderful example to follow if your community has the budget for writing a Plan. Similarly, the City of Racine's Plan, adopted in 2019, is another very thorough example prepared by a professional consulting firm. Both Madison's and Racine's plans are available online. On the opposite end of the budget spectrum, I wrote the City of Green Bay's Preservation Plan on my own using the White & Roddewig report as guidance. All of these Plans include much of the same sort of information, but each is specific to its own community's (and HPC's) needs



Grandview Resort / Moor Mud Baths Update

Lisa Salb, the current chairwoman of the City of Waukesha Landmarks Commission put together the most current information on what has happened with the Moor Mud Baths/Grandview Resort property since the autumn of last year.

Waukesha County purchased the Moor Mud Baths/Grandview Resort/Former Waukesha County Health and Human Services Building ("Property") in the 1970s. The Property, including the surrounding golf course with clubhouse and springhouse is listed on the National Register of Historic Places and the State Register of Historic Places because it is a relatively intact resort from the Springs Era. The City of Waukesha designated the Property a historic landmark in 2001. In 2014, the County announced that it would be demolishing the hotel building. For more about the actions taken since 2014 see the WAHPC newsletter from September, 2019 or go to <http://waukeshapreservation.org>.

In September, 2019, Senate Bill 314 (SB314) which took away the City of Waukesha's power to regulate historic properties owned by Waukesha County passed out of committee and was ready to be scheduled for a floor session. Waukesha County had never filed for a demolition COA from the City of Waukesha, so some of the senators asked that the County file for a demolition COA.

FUNDING OPTIONS

One of the most common questions I get from historic preservation commission members is, "Where can we find funding for what we want to do?" Well, there is a pot of federal money available that you might not be aware of. It is called Community Development Block Grants or CDBG for short.

The Community Development Block Grants program is administered by the U.S. Department of Housing and Urban Development. The CDBG program provides annual grants on a formula basis to entitled cities, urban counties, and states to develop viable urban communities. Viable communities are those that (1) provide decent housing and suitable living environments, and (2) expand economic opportunities, primarily for low- and moderate-income persons.

CDBG Funding

CDBG funds assist a wide variety of projects, including economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Preservation activities can be supported through the CDBG program by helping residents to maintain and upgrade historic homes.

The Department of Housing and Urban Development (HUD) determines grant amounts using a formula that measures various factors, such as a community's extent of poverty, population, housing overcrowding, age of housing, and lag in population growth. The annual CDBG appropriation is allocated between states and local jurisdictions called "entitlement" and "non-entitlement" communities.

Entitlement Communities

Three types of jurisdictions are considered entitlement communities:

- The central cities of Metropolitan Statistical Areas (MSAs)
- Metropolitan cities with populations of at least 50,000
- Qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement cities)

Wisconsin entitlement communities include the following cities: Appleton, Beloit, Eau Claire, Fond du Lac, Green Bay, Janesville, Kenosha, La Crosse, Madison, Milwaukee, Neenah, Oshkosh, Racine, Sheboygan, Superior, Waukesha, Wausau, Wauwatosa, and West Allis. Wisconsin entitlement counties are Dane, Milwaukee, and Waukesha. Historic preservation commissioners in these communities should ask their planning department if CDBG money is available to conduct surveys, prepare National Register of Historic Places nominations, prepare design guidelines, etc.

Non-Entitlement Communities

The state also distributes CDBG funds to non-entitlement localities that do not qualify as entitlement communities. Non-entitlement areas are cities with populations of less than 50,000 (except cities that are designated principal cities of MSAs) and counties with populations of less than 200,000. Again, historic preservation commissioners in these communities should ask their planning department if CDBG money is available to conduct surveys, prepare National Register of Historic Places nominations

Wisconsin awards CDBG funds only to units of general local government that carry out development activities. Each year Wisconsin develops funding priorities and criteria for selecting projects, including:

- Formulating community development objectives
- Deciding how to distribute funds among communities in non-entitlement areas
- Ensuring that recipient communities comply with applicable state and federal laws and requirements

SHPO Staff:

Dr. Daina Penkiunas, SHPO

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Peggy Veregin, National Register
Joe DeRose, Certified Local Government Program
Ian Gort, Program and Fuldner Grant support

Leah Penzkover, Data and Photo Manager
Claire Bushemi, Tax Credit Reviewer
Paul Porter, Tax Credit Reviewer

John Broihahn, State Archaeologist
Amy Rosebrough, Archaeologist
Tamara Thomsen, Maritime Archaeologist
Caitlin Zant, Maritime Archaeologist

Dr. Tyler Howe, Compliance Supervisor and Reviewer
Leslie Eisenberg, Compliance Reviewer
Kim Cook, Compliance Reviewer
Drew Barnhart, Compliance Reviewer
Felipe Avila, Compliance Reviewer and GIS Content

Amy Wyatt, HPF Coordinator (also web content and partner contact)

in cities around the state, actively participating in locating venues and speakers for WAHPC Spring & Fall Conferences, and always keeping members informed and updated. He served as the Field Services Representative for the southern region, managed the State Historical Marker Program, was the Smart Growth Coordinator for the Office of Preservation Planning, and assisted local historical societies statewide. Best wishes to Rick in his retirement as he continues to connect with his community serving on the Monona Landmarks Commission.

Chip Brown, attorney, historian, and archaeologist was at WHS for almost 28 years as a Compliance and Government Assistance Specialist. His presentations for commissioner training at the WHS Fall Conference for Local History and Historic Preservation were current, focused, and thought-provoking. His expertise on the law and burial sites was enlightening. We wish him well as he enjoys a culturally rich retirement in New Mexico.

Mark Buechel, Senior Preservation Architect at WHS, has NOT retired but accepted the position of historical architect for the Midwest Region of the National Park Service and moved to the regional office in Omaha. Wisconsin will be one of the 13 states in the region he will work with, but his work in Wisconsin will be limited to national historic landmark properties and federal buildings and properties. Mark reviewed many tax-credit projects throughout the state contributing greatly to the historic preservation of residential, commercial and industrial properties. The benefits of his work have affected subsequent economic development and the preservation of historic districts and neighborhoods. We thank him for his years of service and wish him well in

Joe DeRose, Survey and Registration Historian, visited and advised Historic Preservation Commissions in communities, large and small, across Wisconsin as they wrote and updated their historic preservation ordinances. Joe was the most recent liaison to WAHPC, serving as a resource for the Board at monthly conference calls, providing Newsletter articles, and presenting ideas for conference programming and presenters. We are grateful for his time with WAHPC and wish him a fulfilling retirement.

Joe's personal Swan Song letter: "After 30 years at the mighty Wisconsin Historical Society, I'll be retiring on September 4th. I've met a lot of great people during my tenure. I'd like to thank all the members of the general public I've interacted with throughout the years. You're the reason the Wisconsin Historical Society exists! I hope that I've helped you gain a greater understanding of Wisconsin's interesting and diverse history. To my fellow bureaucrats, historic preservation commissioners and historic preservation consultants that I've had the pleasure of working with I'd like to say "thank you." Your dedication and professionalism has made my job a lot easier. Finally, to all of the Wisconsin Historical Society staff both past and present all I can say is that it's been an honor to work with you. It's humbling to have been a part of one of the best historical organizations in the country. I still can't believe how lucky I've been!...I'm sure our paths will continue to cross in the future but for now, the lake calls and I must go".

Jim Draeger spent more than 20 years at WHS as an architectural historian and later as SHPO. He

books incorporating his love of storytelling and local architecture: "Fill'er Up: The Glory Days of Wisconsin's Gas Stations" and "Bottoms Up: A toast to Wisconsin's Historic Bars and Breweries". He brought local taverns to life on "Bottoms Up" in a PBS Wisconsin special. May retirement give him joy as he continues his journey as a lifelong storyteller.

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Wisconsin Historical Society—Historic Preservation Staff

WAHPC (Wisconsin Association of Historic Preservation Commissions) is fortunate to have a long history of support from the Wisconsin Historical Society's Historic Preservation SHPO staff. Recently Joe DeRose, & previously, Rick Bernstein, served as the liaison and advisor to WAHPC, joining the Board at meetings and via monthly conference calls. Landmarks and Historic Preservation Commissions and city staff have depended on the services and expertise of the WHS Historic Preservation staff. The WHS Annual State Fall Conference for Local History and Historic Preservation has provided an excellent opportunity to attend presentations. Conferences have featured a special commission training track presented by the Historic Preservation staff and the opportunity to meet the staff during the conference. Although attending the 2020 Fall Conference, October 21-23, will be different with virtual attendance, commissioners will have the opportunity to register and view all the sessions.

Some long-serving Historic Preservation staff have retired or moved on to other positions. WAHPC would like to acknowledge those former staff and welcome the new staff. We are grateful to Daina Penkiunas, State Historic Preservation Officer, who has provided us a listing of Historic Preservation staff, their positions, and their emails. This should enable WAHPC members to connect with the appropriate staff with their questions.

Introducing the newest WHS Historic Preservation Staff

Claire Bushemi grew up in NW Indiana. She studied architecture at Miami University in Ohio and received her Masters in Historic Preservation from Clemson University. She lived and worked in Charleston, SC for a few years after graduating, at an architecture firm that worked primarily in the historic downtown. She enjoys boating, reading and spending time with friends/family. Claire is working in the SHPO compliance section, including reviewing local unit of government projects.

Drew Barnhardt is a recent graduate of Columbia University's Graduate School of Architecture, Planning, and Preservation. Originally from Western Pennsylvania, she studied Foreign Service at Georgetown University, where her interest in cultural diplomacy encouraged her to pursue a career in cultural resource management. Prior to joining the Wisconsin Historical Society, she completed internships at the Goethe-Institut, Fulbright Association, and Western Pennsylvania Conservancy,

In addition to architectural history and international politics, she also enjoys running, board games, and fixing up old furniture. Drew joins the SHPO staff reviewing tax credit projects in the western part of the state.

Paul Porter has returned to his hometown of Madison. He completed his Bachelors in historic preservation at Southeast Missouri State University and did his Masters in historic preservation with an emphasis on preservation technology at the University of Oregon, Eugene. Paul has restored 7 houses (6 for clients and 1 for himself). His last 10 years were spent working for SHPO offices. In South Dakota he managed the federal and state tax incentive programs, and Section 106 reviews pertaining to buildings. During the past 6 ½ years he managed the County Courthouse restoration grant program and the Conservation Easement program in Arkansas. Paul joins the Wisconsin SHPO staff reviewing tax credit projects in the eastern part of the state.

Tyler Howe, PhD, came to Wisconsin SHPO in August 2019 as the supervisor of the compliance work unit after spending over two

recently finished his PhD in Cultural Anthropology at the University of Tennessee in Knoxville. His dissertation explored the development and maintenance of displaced Cherokee communities in the southeast, and west of the Mississippi River, during the tribal removal crises from the 1810s through the 1840s. He earned an MA in American History / Cherokee Studies from Western Carolina University, Cullowhee, NC. For over 11 years he served as the Section 106 Coordinator for the Eastern Band of Cherokee Indians Tribal Historic Preservation Office in Cherokee, NC. As an anthropologist and ethno-historian, Tyler brings a view of cultural resources management as a relational stewardship engagement wherein we all work together to understand the varied and nuanced voices embedded in the fabric of historical narrative.

Wishing farewell to Historic Preservation Staff retirees (2019-2020)

Rick Bernstein, Public Historian of Local History, retired from the WHS in 2019 after 29 years of service to the state of Wisconsin. He served as



Wisconsin Landmarks Newsletter

October 2020

2020 Local History & Historic Preservation Conference

**WAHPC Board of Directors
extends membership dues**

**WAHPC Membership 2020
expires December 31, 2021**

With the Covid-19 pandemic and the cancellation of the 2020 Spring WAHPC Conference, the Board of Directors voted to extend membership benefits. Those who paid membership dues in 2020 will have their membership automatically extended plus new or renewing memberships will not expire until December 30, 2021.

**Register now for the 2020 Local History and Historic
Preservation Conference online from October 21 through 23!**

Register at www.whslocalhistory.com and pay your conference registration fee. Your registration fee includes all live plenary events, sessions, and networking events on Wednesday, Thursday, and Friday as well as access to recordings of all sessions and plenary events for one month following the conference. Registration is open through October 19.

Registration is \$50 for all attendees. Members of the Wisconsin Historical Society are eligible for a 10% discount.

This year's conference is presented in partnership with the Wisconsin Council for Local History, the Wisconsin Association of Historic Preservation Commissions, and the Wisconsin Historical Records Advisory Board.

**The full brochure for the 2020 Historic Preservation and Local History Conference
is now available at www.wisconsinhistory.org/conference**

WEDNESDAY, OCTOBER 21				
Noon - 12:15 pm	Online Conference Orientation			
1:00 - 2:00 pm	Welcome from Christian Øverland, Ruth and Hartley Barker Director and CEO and "2020: Challenges and Opportunities" Directors' Roundtable			
2:15 - 2:45 pm	WHS Press Author Spotlight with Jerry Apps, <i>When the White Pine Was King</i>			
3:00 - 4:00 pm	Mothballing Historic Buildings	Historic Preservation Advocacy	Digital Storytelling: Engaging Next-Gen Audiences	Developing a Collections Management Policy: Start Yours Here!
4:30 - 5:30 pm	Networking Happy Hours for Affinity Groups			
THURSDAY, OCTOBER 22				
9:00 - 10:00 am	Doing Fieldwork in Underrepresented Communities	Why Old is Green: Sustainability in Older Homes	Successful Fundraising Strategies for Uncertain Times	Collection Development Basics
10:30 - 11:30 am	Mounds, Markers, and Monuments in Wisconsin's Landscape	Decision Making Processes for Historic Preservation Commissions	Historical Trauma in Native American Communities	Strengthen Your Membership Program
Noon - 12:45 pm	Keynote: Dr. Turkiya Lowe, Chief Historian, National Park Service			
1:30 - 2:30 pm	The Legacy of 150 Years of Logging and Its Effect on Wild Rice	Grants Available from the National Park Service	Clio: Bringing Local History Home	Making Sense of Archival Collections
3:00 - 4:00 pm	Researching the Social History of Historic Places	Financing Rehabilitation Projects	Creativity: An Essential Human Need	45 th Anniversary of the Hmong Diaspora
FRIDAY, OCTOBER 23				
8:00 - 8:45 am	Coffee and Conversation			
9:00 - 10:00 am	Uncovering Relevant Stories for Modern Audiences	Additions to Public Buildings	The Lands We Share Traveling Exhibition and Community Conversation Tour	21 st Century Artifact Collecting
10:30 - 11:30 am	The Legacy of the Public Works Era in Wisconsin	A Public-Private Partnership: Nominating Shaw Point to the National Register	Unvarnished: Restoring the Erased History of Exclusion	Maximizing Mission Effectiveness Through Strategic Partnerships