

VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
AGENDA

DATE: Tuesday, February 2, 2021

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

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. TIME AND DATE OF NEXT MEETING

A. Next Meeting Scheduled For Tuesday, March 2, 2021 At 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval Of Minutes

1. January 5, 2021

Documents:

[1-5-2021 HPC MINUTES.PDF](#)

V. BUSINESS

A. Review And Action Regarding Certificate Of Appropriateness, Cheel, Llc Rebuild, 105
South Main Street, Jesse Daily

Documents:

[CHEEL BID PLAN_012821.PDF](#)
[HPC_COA.PDF](#)

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

A. Review Plaque Language, Frank Oil Co., 185 South Main Street

VIII. ITEMS BY COMMISSIONERS

A. Mequon-Thiensville Historical Society - Bob Blazich

IX. ADJOURNMENT

Amy L. Langlois, Village Clerk
January 29, 2021

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: Tuesday, January 5, 2021

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 5:59 PM.

II. ROLL CALL

Chairman: Ron Heinritz
Commissioners: Jennifer Abraham
Jamie Awe
Robert Blazich
Director of Community
Services/Public Works: Andy LaFond

Mary Giuliani
Joseph Miller (excused)
Thomas Streifender (excused)

III. DATE AND TIME OF NEXT MEETING

- A. Next meeting scheduled for Tuesday, February 2, 2021 at 6:00 PM

IV. APPROVAL OF MINUTES

- A. Approval of Minutes
1. December 8, 2020

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Awe to approve the December 8, 2020, minutes.
MOTION CARRIED UNANIMOUSLY.

V. BUSINESS

- A. Review and action regarding Certificate of Appropriateness, Outdoor Pavilion, Shully's Catering, Inc., 146 Green Bay Road, Scott and Beth Shully

Director LaFond summarized the proposal. The Shullys are proposing a pole-barn-style building for the area where the tent currently is located. The tent is allowed as a conditional use in the B-1 zoning district. This committee is reviewing the historical appropriateness. The Plan Commission will consider the proposal for items such as setbacks, parking and similar issues. After the approval, the Shullys will seek a building permit and Fire Department approval. The area is borderline to the floodplain. They have engaged the same firm the Village uses for engineering services to do the work to determine what rules must be followed and surveys need to be completed.

Historic Preservation Commission Minutes
January 5, 2021
Page two of three

Owner Scott Shully said they are having a survey done of the entire rear area of the property. Scott Shully provided members with an updated version of the plans prior to the meeting. The new version contains some revisions in "finer points" of what the structure will look like. Customers keep asking for more open space. The facility provides a comfort level for customers who want an open environment. Garage doors on the sides can be opened. In response to a question, Beth Shully said the colors of the pavilion will primarily be gray and white. Scott Shully said there will not be a connection between The Watermark and the pavilion. There will be a 26-foot separation between the structures. The floor of the pavilion will be the existing cement pad. There will be no signage.

Chairman Heinritz said he likes the revised design with the windows and the gables. Chairman Heinritz asked about the lighting plan and suggested some coach lights on the sides. Scott Shully said they are not planning on plumbing or rest rooms as part of the addition. The facilities in the Watermark will be sufficient. They are not planning on having two separate events taking place simultaneously. It will not impact parking or restrooms. Director LaFond said that the Plan Commission may make a condition of its approval that both event spaces cannot be used for separate events at the same time. Scott Shully said the pavilion will provide flexibility, for instance, for a group to set up a silent auction in the pavilion while the main event takes place in the Watermark. The addition is a short-term answer to COVID-19 concerns, but it also is looking to long-term plans. This building will be an asset to the entire complex.

Commissioner Blazich asked about the status of plans to demolish an adjacent house. Beth Shully said the tenant keeps extending the time she wants to live there after initially announcing an intention to move in February 2020. Renters cannot be evicted during COVID-19. Once the tenant leaves, plans are in place to turn off the utilities and raze the structure. Beth Shully said she plans to speak with her attorney and gracefully start a process that will lead to the tenant moving.

Chairman Heinritz suggested a motion to approve the Certificate of Appropriateness as presented with possible future consideration of a lighting plan.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Abraham to approve Certificate of Appropriateness, Outdoor Pavilion, Shully's Catering, Inc., 146 Green Bay Road, Scott and Beth Shully. **MOTION CARRIED UNANIMOUSLY.**

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

A. Review Demolition, cheel, llc, 105 South Main Street

Director LaFond said the gas line needs to be disconnected prior to demolition. Once the demolition company is set up, it will take approximately four hours to knock down the building. North and south traffic will remain on Main Street; Buntrock Avenue will be closed.

B. Review Frank Oil Co., 185 South Main Street

Chairman Heinritz spoke with the daughter of Earl Frank and obtained some information. A tire company that originally was in Cedarburg moved to Thiensville. The building was built in 1930 and an addition was put on around 1950. It possibly was a Texaco or Skelly gas station. Frank Oil Co. was run by Earl and his brother, Edmond. Chairman Heinritz does not know when it

Historic Preservation Commission Minutes
January 5, 2021
Page three of three

stopped operation as a gas station. A mechanic, Russ Richardson, was there for a number of years. Presently, it is Quick Care Auto. Director LaFond said he met with Attorney Willms on an unrelated issue recently. Mr Willms worked for Russ Richardson as a college student. That's where the connection of purchasing the building came from. Mr. Willms may have more knowledge of the history of the building.

- C. Review Wisconsin Historical Society Staffing, Certified Local Government Coordinator,
Jason Tish, jason.tish@wisconsinhistory.org

Jason Tish has taken over for Joe DeRose, who has retired from his position as Certified Local Government Coordinator for the Wisconsin Historical Society. Chairman Heinritz said he has not yet met Mr. Tisch, but looks forward to making contact. Thiensville has certified local government status. Grant funds are available to certified local governments.

- D. Discuss The Wellness Way Sign, 122 Green Bay Road, Suite 100, Certificate of Appropriateness Approved
December 8, 2020

Chairman Heinritz said he was impressed with the drawings of the projecting signs that were submitted. The drawing could be used as a guideline for other applicants.

In an unrelated matter, Chairman Heinritz raised the issue of whether meeting participation could occur electronically. Director LaFond and Commissioner Abraham, who also is a Trustee, said the Village Board has decided meetings are more effectively conducted in person.

VIII. ITEMS BY COMMISSIONERS

- A. Mequon-Thiensville Historical Society – Bob Blazich

The Mequon-Thiensville Historical Society has several initiatives planned this year. There is a new computer system and museum software. The MTHS has not been able to conduct any events due to COVID-19. The annual meeting took place on Zoom. A fundraiser likely will occur this year. The MTHS has expanded into a second office in its building for more storage space and to clean up the main office on the first floor. The organization is doing well with a very active board.

IX. ADJOURNMENT

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Awe to adjourn the meeting at 6:45 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Gary Achterberg
Administrative Assistant

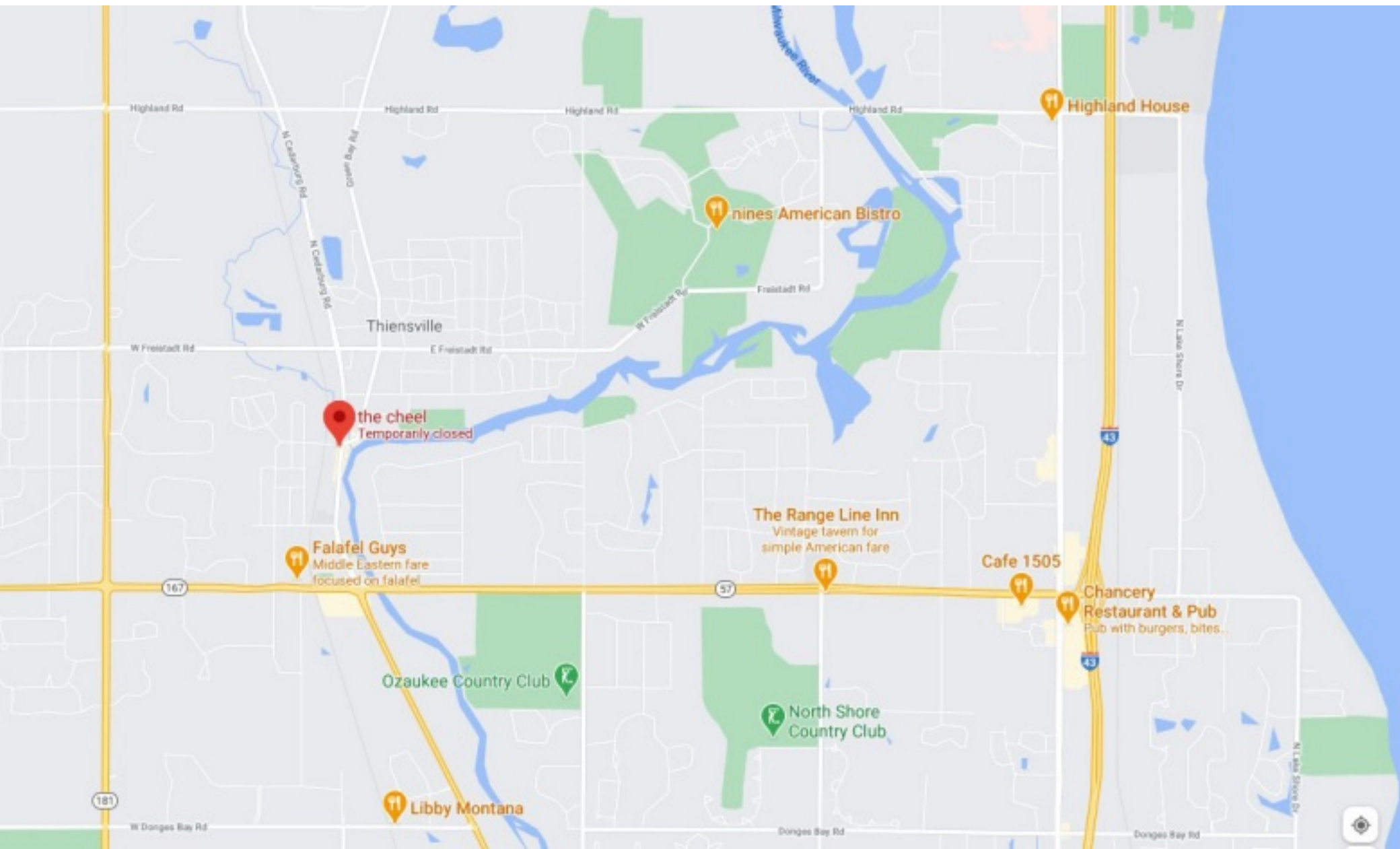
Approved by,



Andy LaFond
Director of Community Services/
Public Works

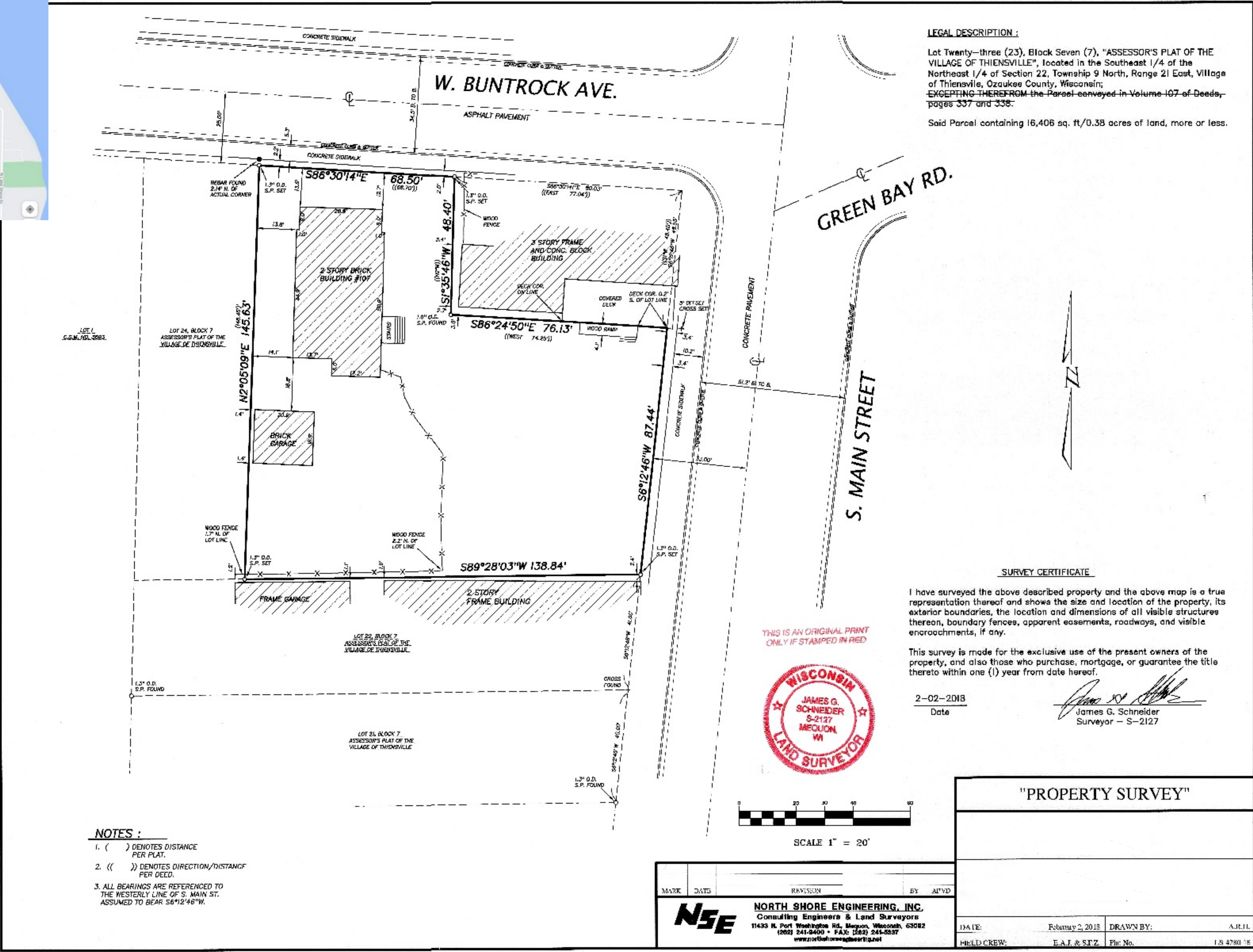
CHEEL / PHOENIX ROOM

105 S MAIN STREET, THIENSVILLE, WI 53092



SHEET INDEX

- A-1 TITLE SHEET
PROPERTY SURVEY
- A-2 SITE PLAN
- A-3 MAIN STREET ELEVATION
BUILDING RENDERINGS
- A-4 SOUTH / NORTH ELEVATIONS
- A-5 WEST ELEVATION
SAMPLE EXTERIOR DETAILS
- A-6 FOUNDATION PLAN
- A-7 FIRST FLOOR PLAN
- A-8 SECOND FLOOR PLAN
- A-9 ROOF PLAN
BUILDING CROSS SECTION
- A-10 FOUNDATION CEILING PLAN
FIRST FLOOR CEILING PLAN
- A-11 SECOND FLOOR CEILING PLAN
ATTIC CEILING PLAN
- A-12 FURNITURE PLANS
SAMPLE INTERIOR DETAILS



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

PROJECT INFORMATION

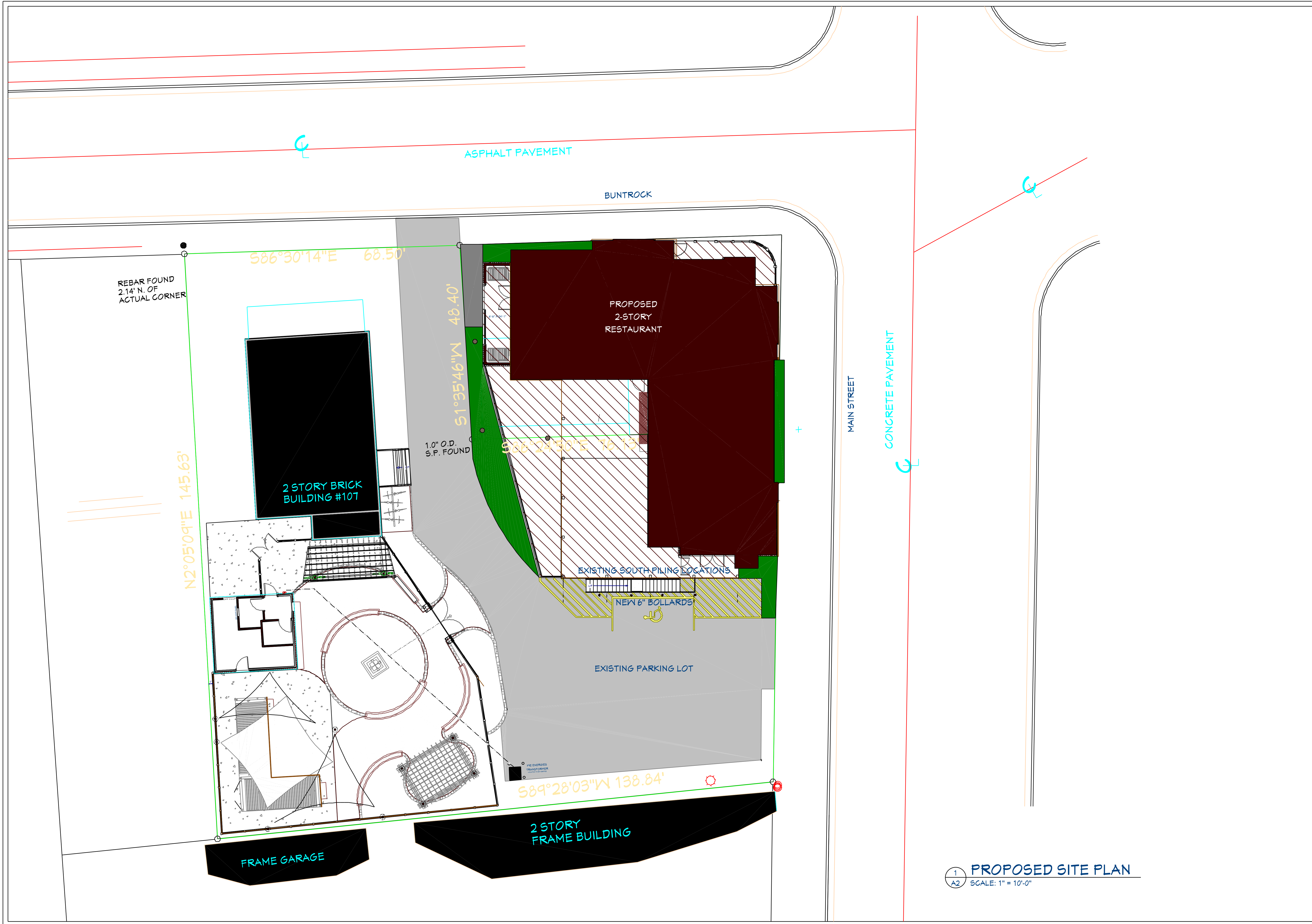
PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
1/27/2021

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

SHEET:
A-1





A DIVISION OF
BROOKWATER
GROUP, INC.

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:

PROPOSED
SITE PLAN

PROJECT DESCRIPTION:

THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:

BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

1/27/2021

SCALE:

1" = 10'-0"

SHEET:

A-2

1
A2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**MAIN STREET
ELEVATION**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

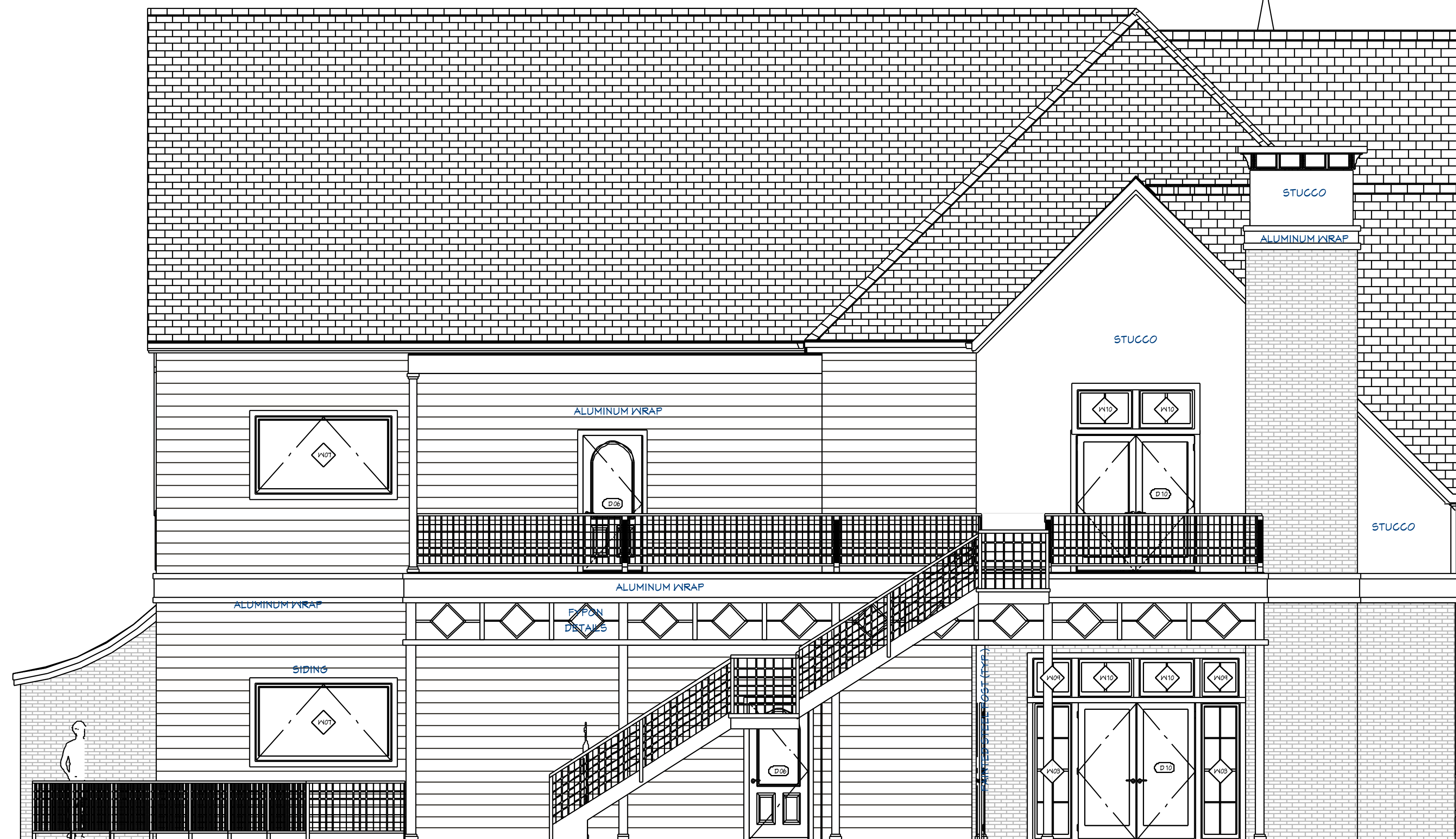
DATE:
1/27/2021

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

SHEET:
A-3



1 NORTH ELEVATION
A4 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A4 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
EAST AND SOUTH
ELEVATIONS

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

1/27/2021

SCALE:

1/4" = 1'-0"

SHEET:

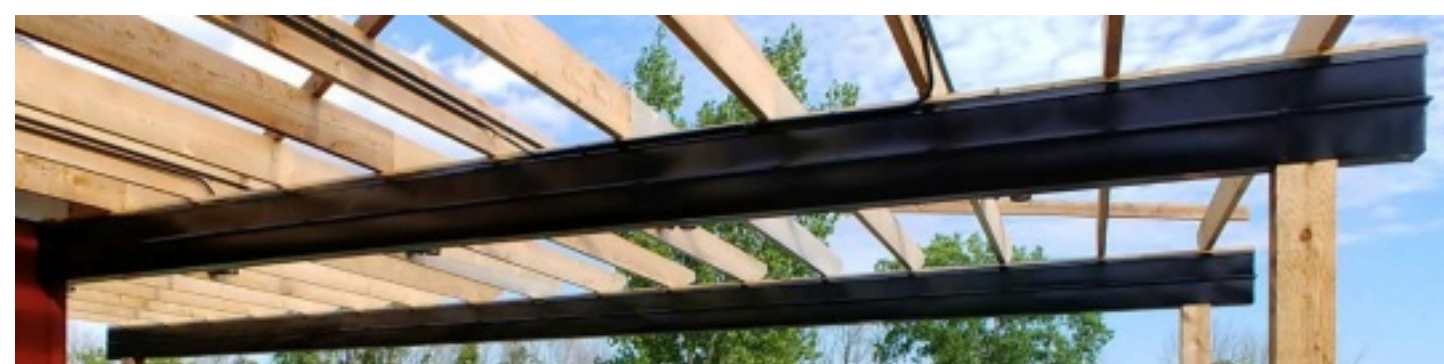
A-4



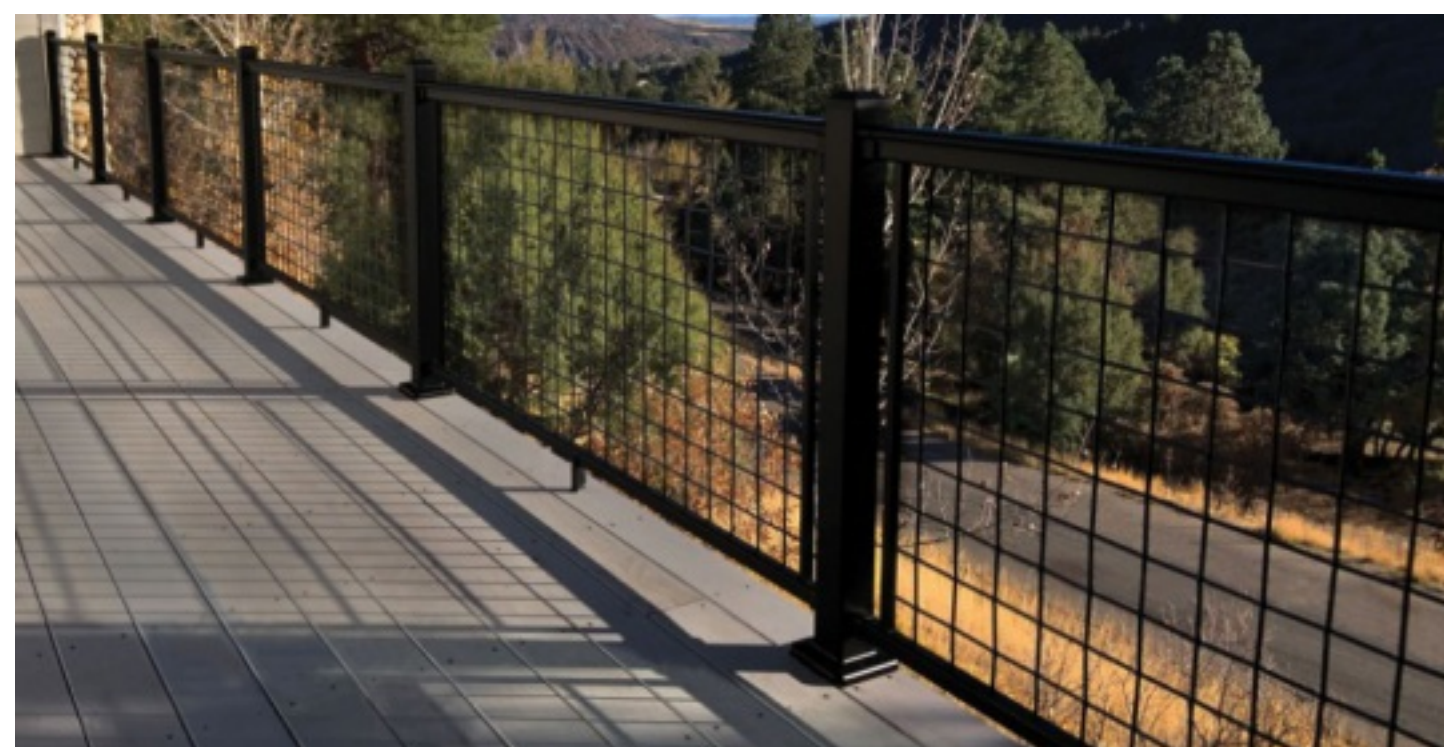
1 WEST ELEVATION
A5 SCALE: 1/4" = 1'-0"



2 MAIN ENTRY DOORS
A5 SCALE: NONE



3 ALUM WRAPPED BEAM DETAIL
A5 SCALE: NONE



4 RAILING DETAIL
A5 SCALE: NONE



5 WINDOW BAY DETAIL
A5 SCALE: NONE



6 OVERHEAD DOOR DETAIL
A5 SCALE: NONE

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**WEST ELEVATION
EXTERIOR DETAILS**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAVILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

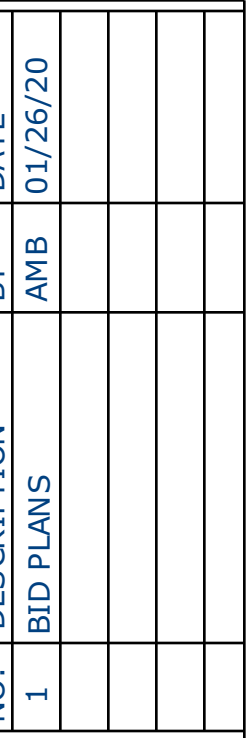
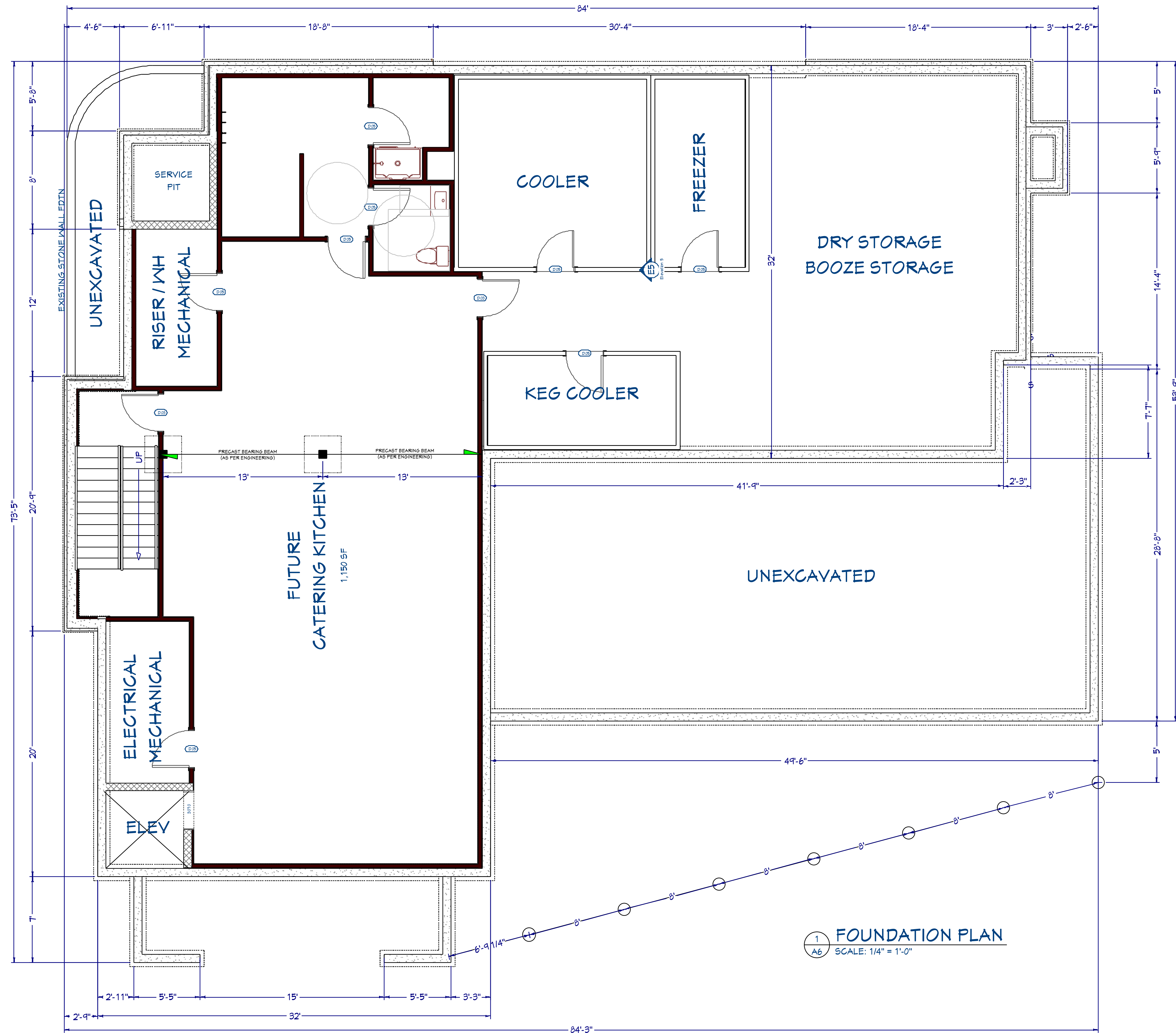
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
1/27/2021

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

SHEET:
A-5

BUNTROCK



FOUNDATION PLAN

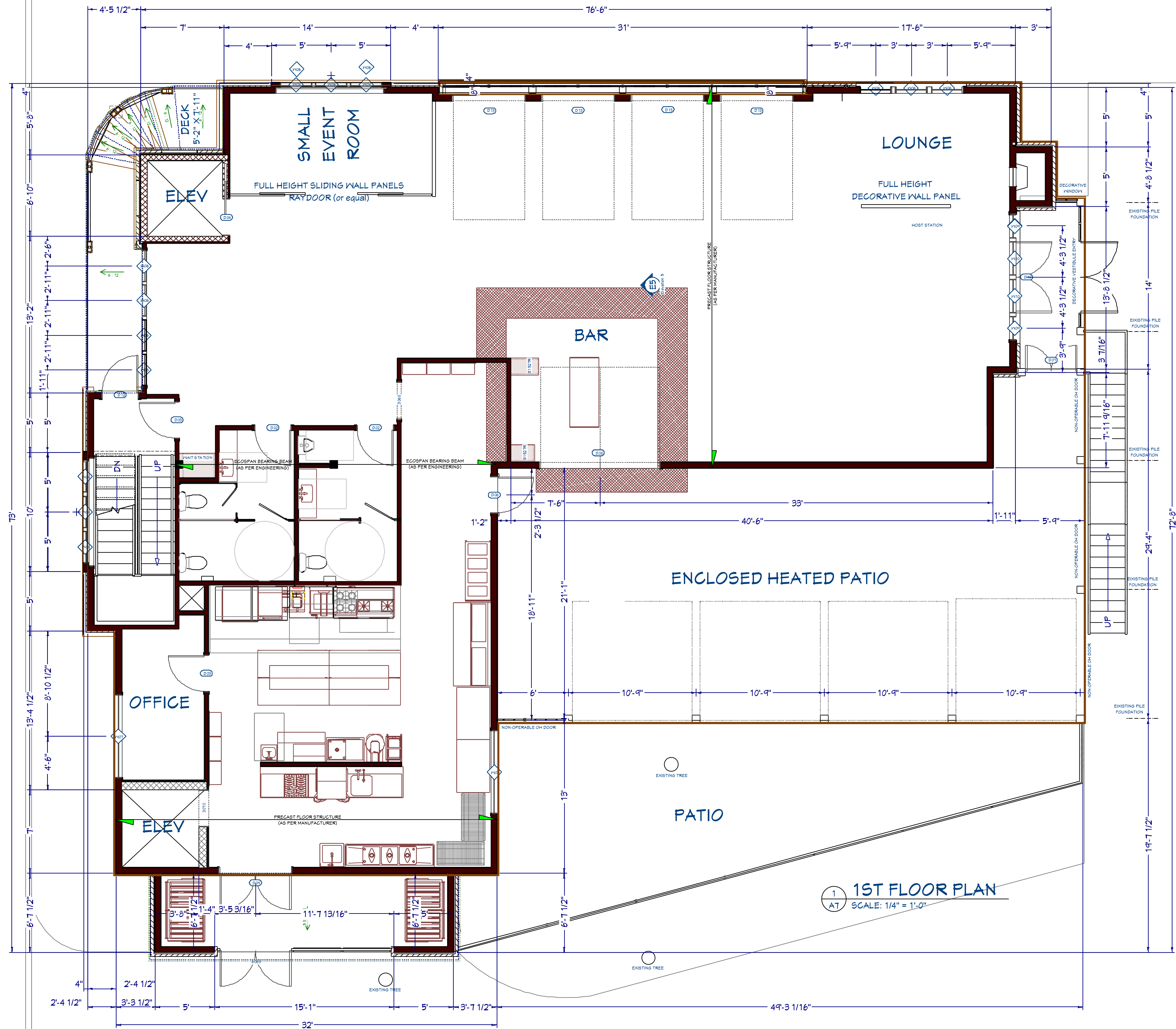
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
/27/2021

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

A-6



1 1ST FLOOR PLAN
A7 SCALE: 1/4" = 1'-0"

EXISTING ELEVATION		NEW ELEVATION		DOOR SCHEDULE		DOOR DESCRIPTION		COMMENTS	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
D01	HINGED SERVICE DOOR 4	D02	HINGED PANEL	D03	HINGED COMMERCIAL DOOR 4	D04	ELEVATOR DOOR	D05	HINGED SLAB
D06	EXT. HINGED DECORATIVE	D07	EXT. DOUBLE HINGED GLASS PANEL	D08	GARAGE-AVANTE 5 PANEL 24"	D09	EXT. DOUBLE HINGED COMMERCIAL DOOR 4	D10	EXT. DOUBLE HINGED GLASS PANEL
D11	GARAGE-AVANTE 5 PANEL 24"	D12	EXT. HINGED GLASS PANEL	D13	GARAGE-AVANTE 5 PANEL 24"				

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**THE CHEEL / PHOENIX CLUB
FLOOR PLAN**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.brookwatergroup.com

DATE:

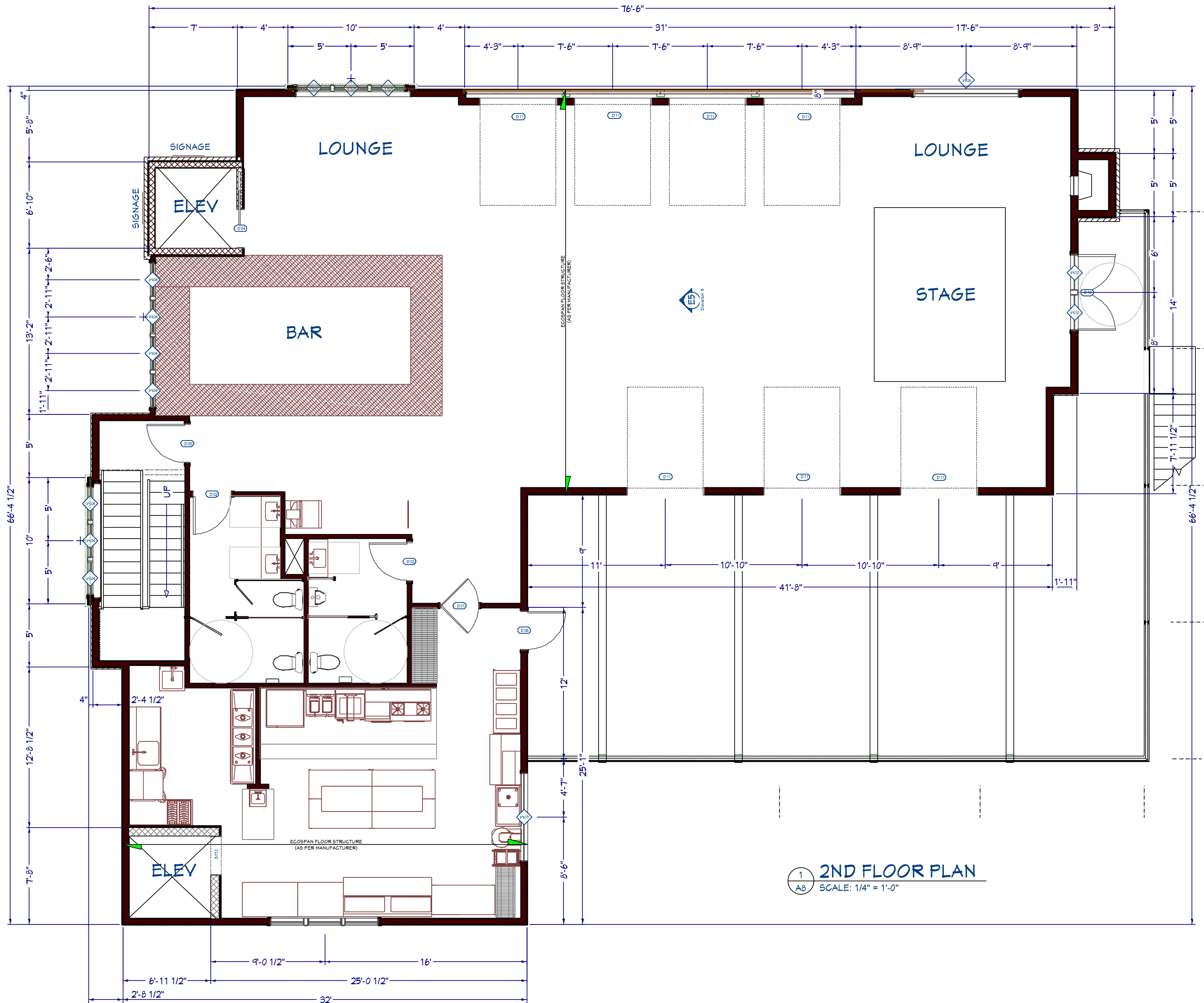
1/27/2021

SCALE:

1/4" = 1'-0"

SHEET:

A-7



WINDOWS SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	SYMBOL	STYLE	SIZE	DESCRIPTION
	P01	1850FK	1	1850FK	FIXED GLASS
	P02	1850LV	2	1850LV	LOUVERED
	P03	2010FK	2	2010FK	FIXED GLASS
	P04	2102FK	20	2102FK	FIXED GLASS
	P05	2105FK	14	2105FK	FIXED GLASS
	P06	2105SH	13	2105SH	SINGLE HUNG
	P07	1040AH	3	1040AH	SINGLE AWNING
	P08	8480	2	8480	FIXED GLASS-GT
	P09	2102FK	2	2102FK	FIXED GLASS
	P10	21020FK	4	21020FK	FIXED GLASS

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**THE PHOENIX CLUB
FLOOR PLAN**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

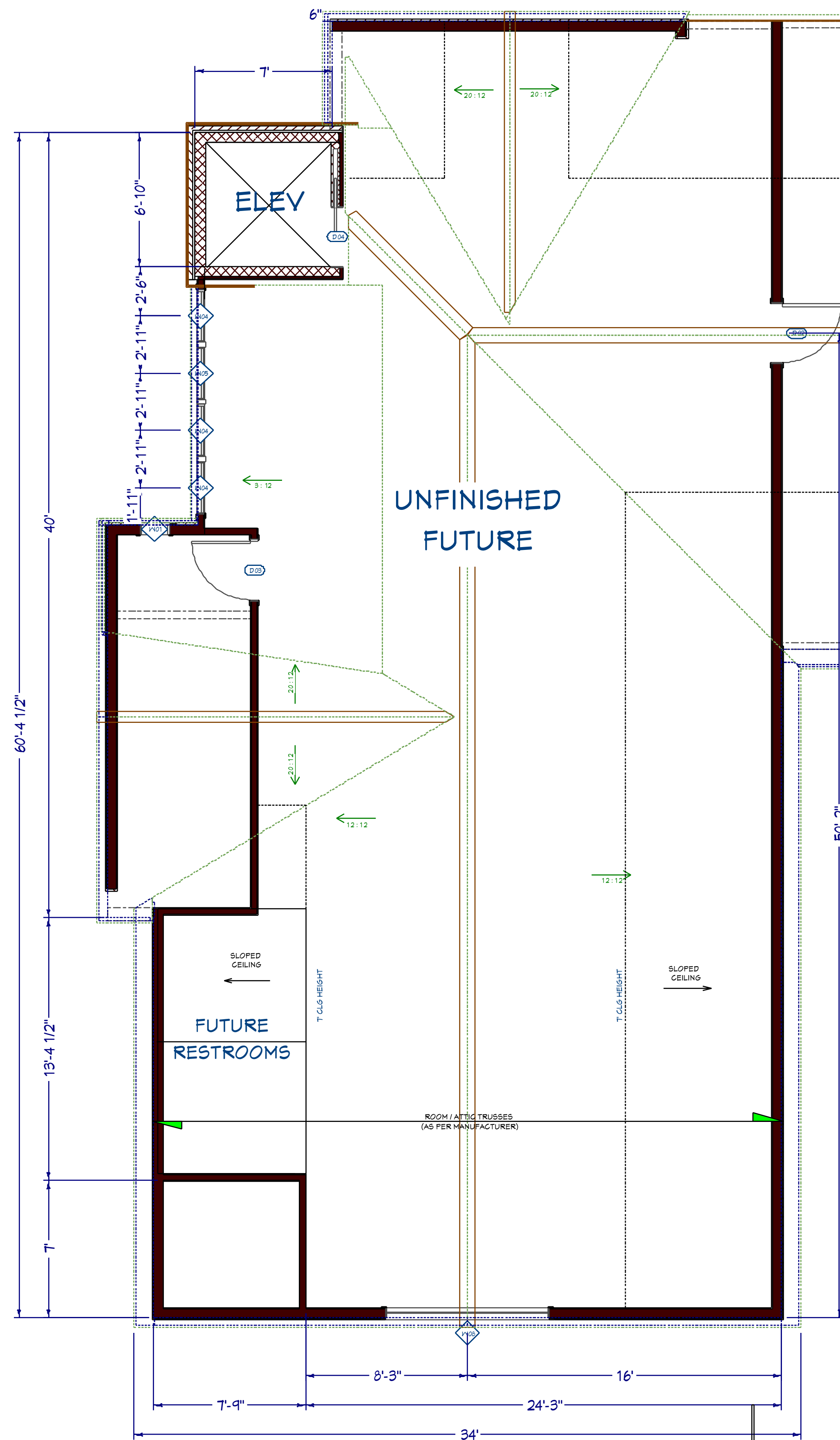
1/27/2021

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1/4" = 1'-0"

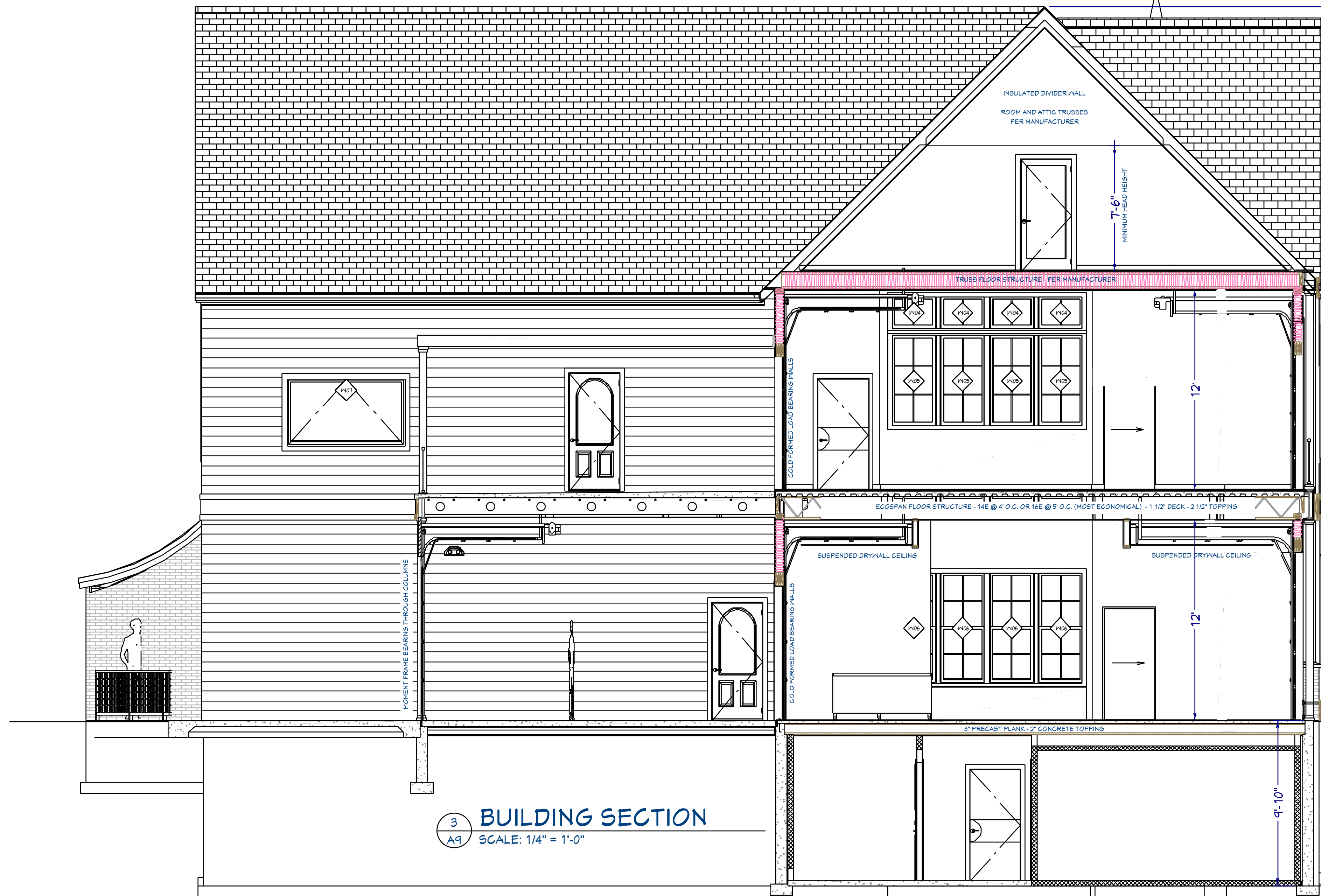
SHEET:

A-8



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

2 TOWER ROOF PLAN
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

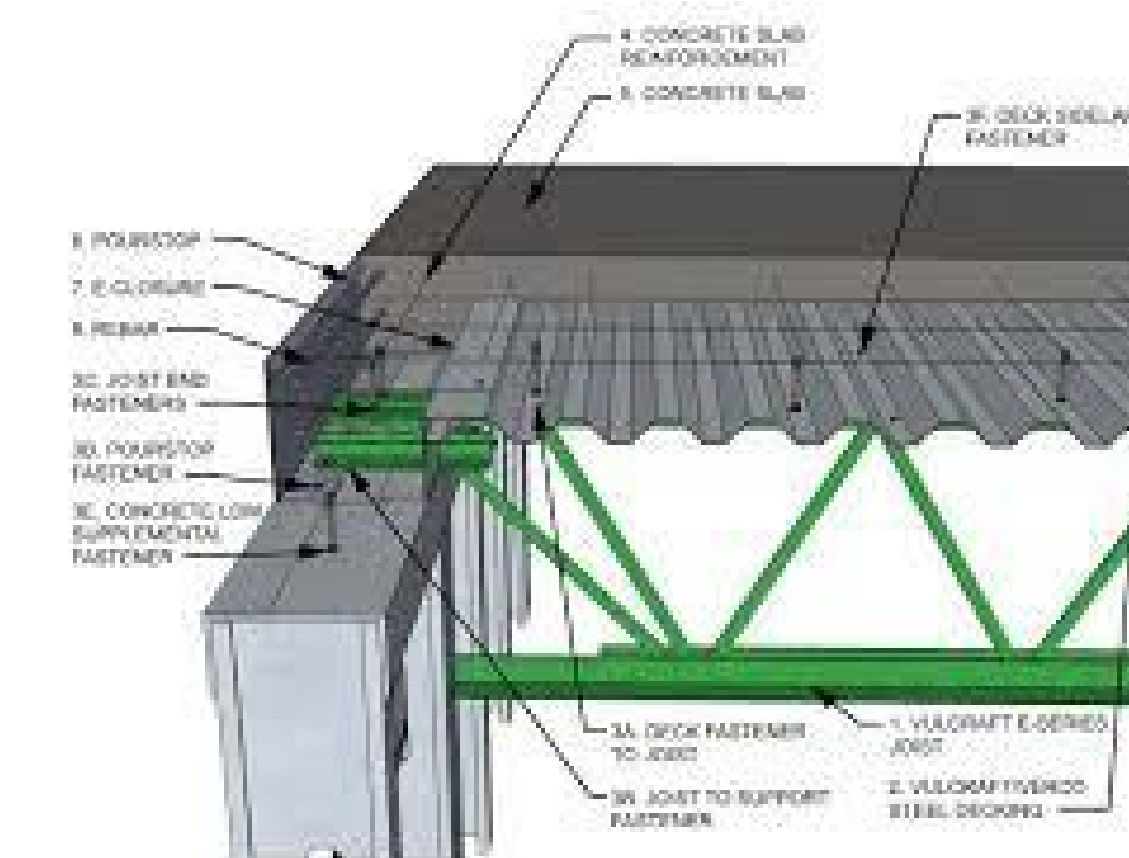


Figure 1-1: Ecospa® System Components and URM Components

4 ECOSPAN DETAIL
SCALE: NONE

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
ROOF PLAN
BLDG CROSS SECTION

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
1/27/2021

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

SHEET:

A-9



1 FOUNDATION CEILING PLAN
SCALE: 3/16" = 1'-0"

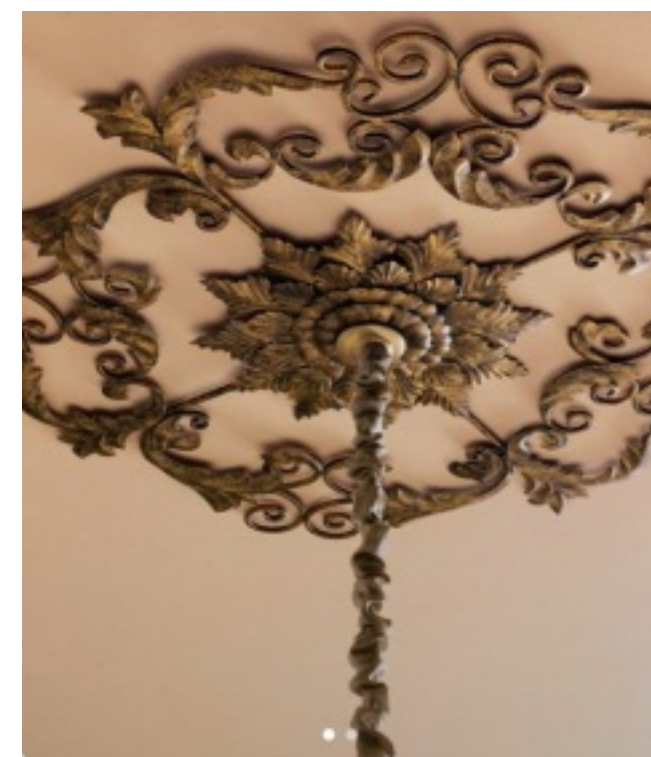
EGRESS LIGHTING AS CODE REQUIRES
SMOKE / CO DETECTORS AS CODE REQUIRES
FULL FIRE SUPPRESSION THROUGHOUT
FULL FIRE ALARM - MINIMUM REQUIREMENT

CEILING MEDALLIONS

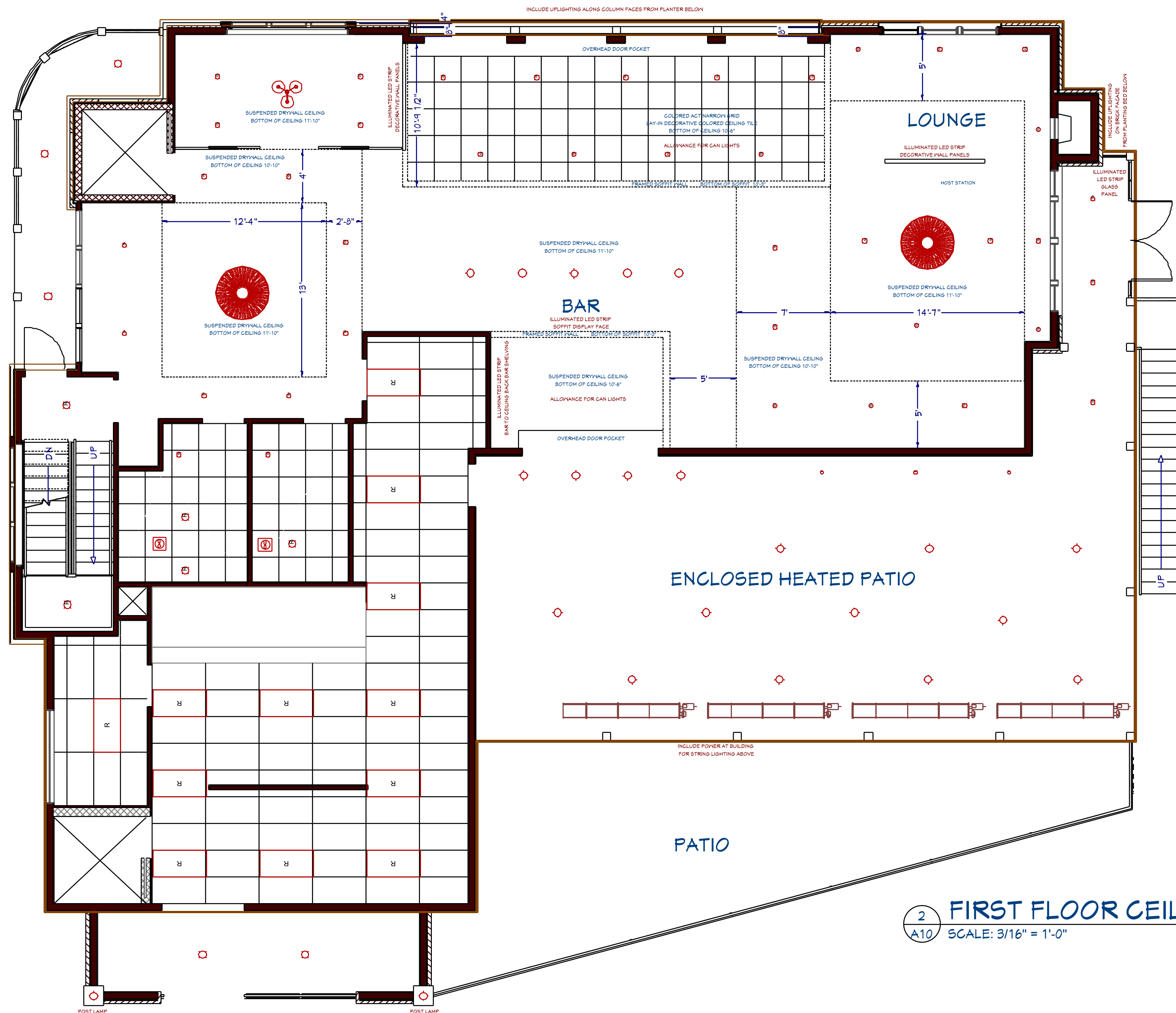
TRIPLE PENDANTS



SINGLE PENDANTS



48" LG CHANDELIER



2 FIRST FLOOR CEILING PLAN
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**REFLECTED CEILING
FOUNDATION - FIRST**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAVILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
1/27/2021

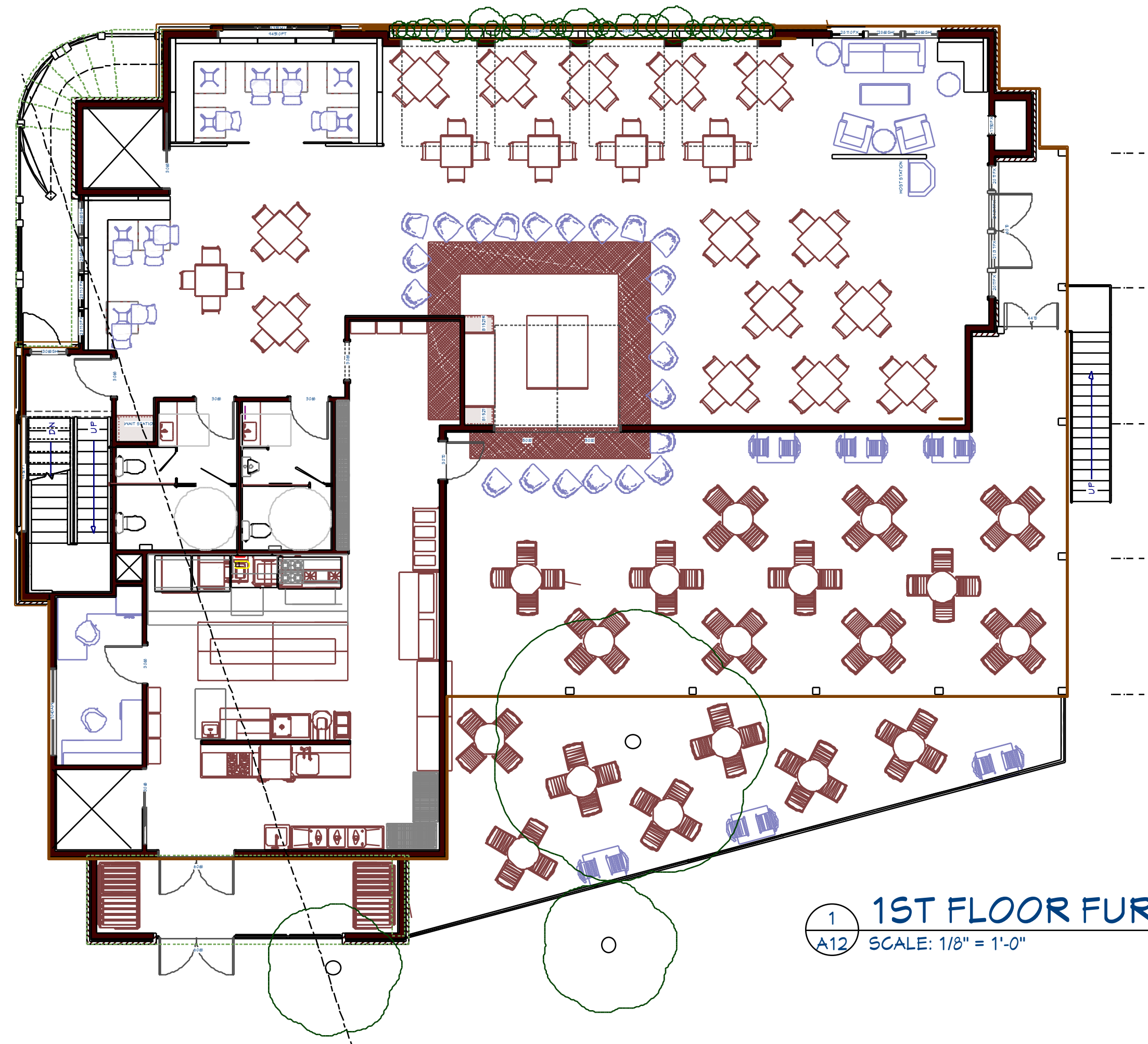
SCALE:
3/16" = 1'-0"

SHEET:
A-10

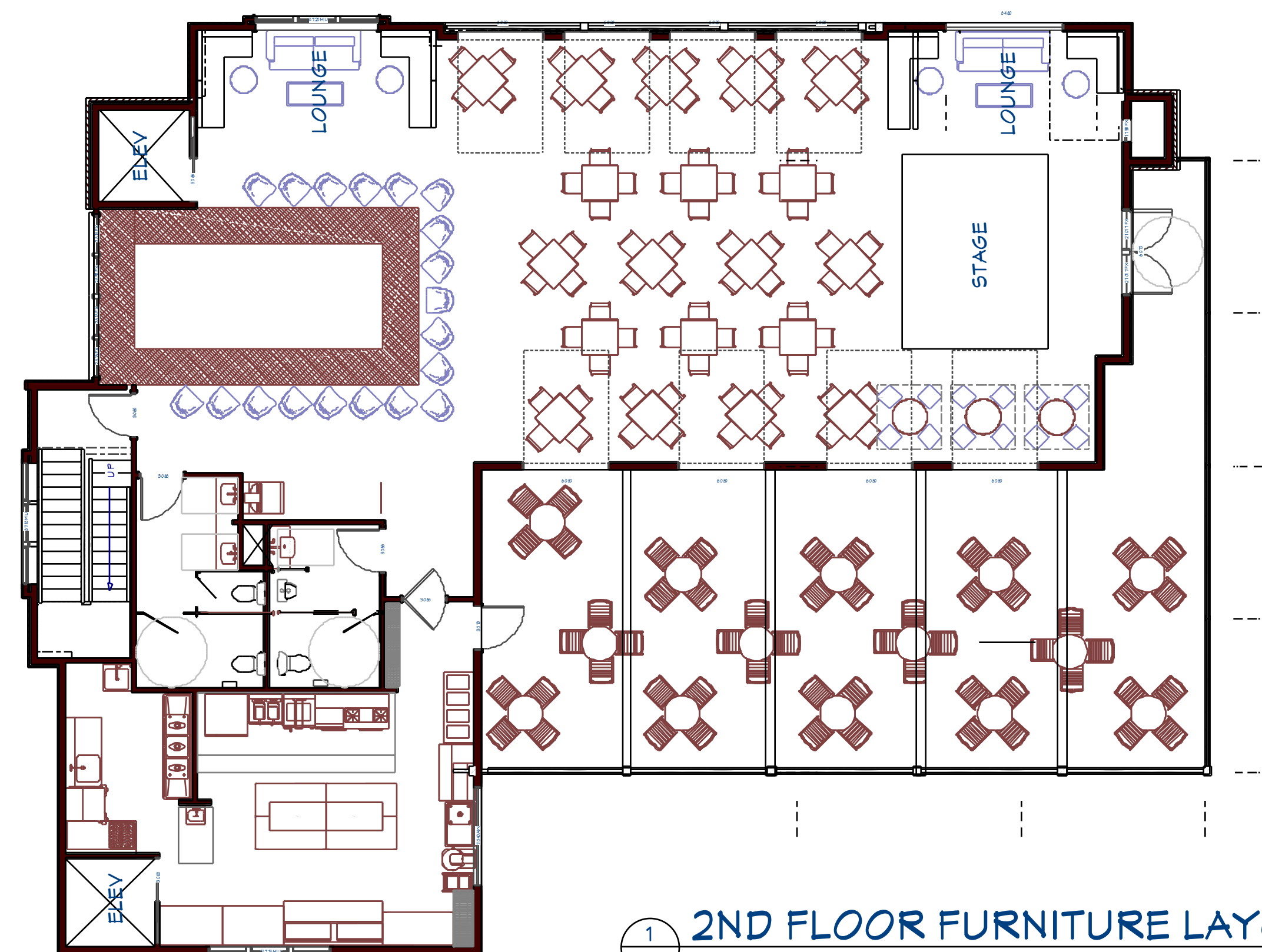


2 ATTIC CEILING PLAN
A11 SCALE: 3/16" = 1'-0"

A-11



1 1ST FLOOR FURNITURE LAYOUT
A12 SCALE: 1/8" = 1'-0"



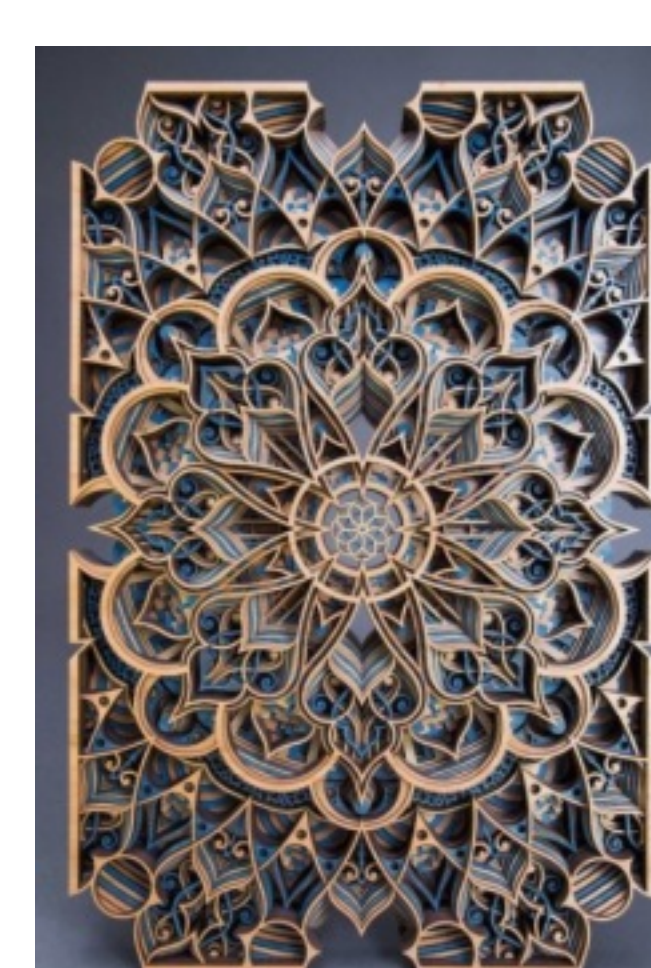
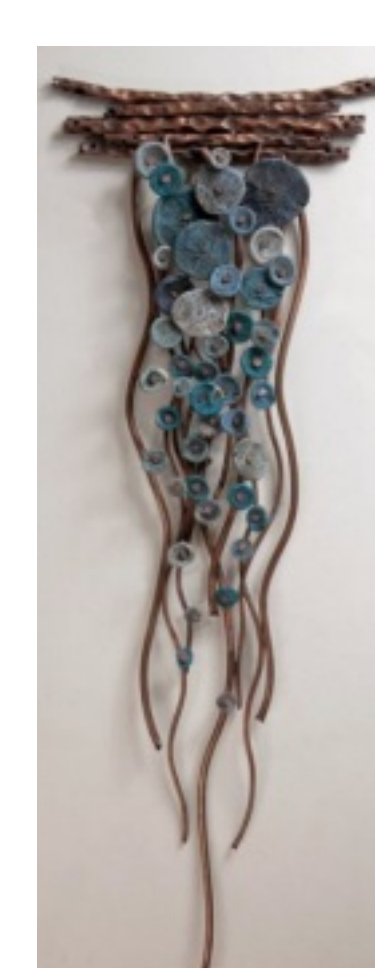
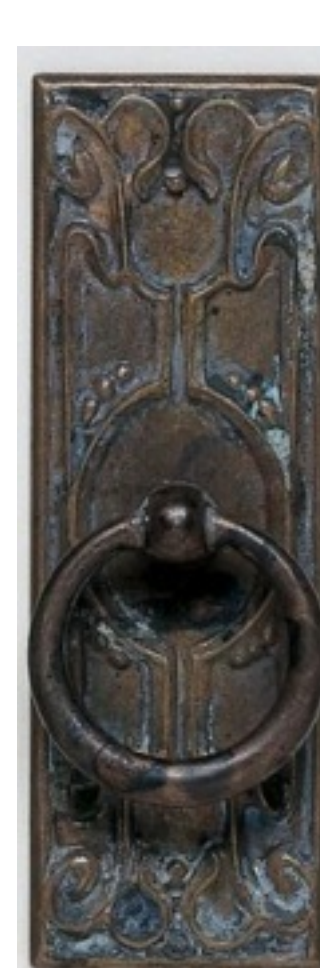
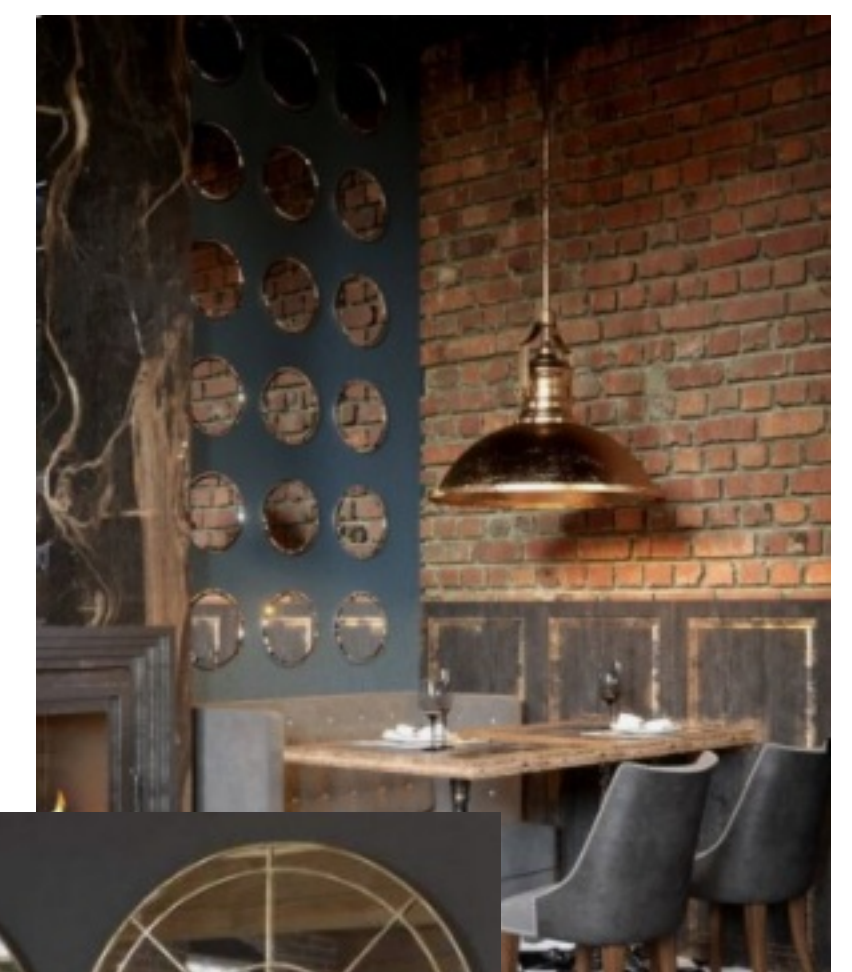
1 2ND FLOOR FURNITURE LAYOUT
A12 SCALE: 1/8" = 1'-0"



WALL PANELING DETAILS



WALL
ACCENT
DETAILS



MOOD BOARD



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
FURNITURE LAYOUT
INTERIOR FINISHES

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

1/27/2021

SCALE:

1/8" = 1'-0"

SHEET:

A-12

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

Applicant: JESE DAILY

Name of Business: CHEEL, PHOENIX ROOM

Street Address: 105 S. MAIN ST. City: T-VILLE State: WI Zip: 53092

Home Phone: 414-1013 Cell Phone: _____ Business Phone: _____

Email: JESE@CORE-USA.COM

Property Owner: SAME

Mailing Address: _____

City: _____ State: _____ Zip: _____

Contact Phone Number: _____

Description of Project: REBUILD OF CHEEL

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

SEE ATTACHED

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: 1/28/21

Print Name: JESE DAILY



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

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____