



VILLAGE OF THIENSVILLE
Historic Preservation Commission
AGENDA

DATE: Tuesday, October 4, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIR:	JENNIFER ABRAHAM
COMMISSIONERS:	ANGELINA APOSTOLOS PHILIP ECKERT MARY GIULIANI RONALD HEINRITZ NATHAN MATSON JOSEPH MILLER
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Tuesday, November 1, 2022 at 6:00 PM (if needed)

V. APPROVAL OF MINUTES

A. September 6, 2022 (att)

VI. BUSINESS

A. Review and action regarding Certificate of Appropriateness, New Railings, Fran Wallace, 106-108 Green Bay Road (att)

B. Review and action regarding Certificate of Appropriateness, Raze House and Two-Car Garage, Michael Koepke, 127 South Main Street and Discussion Regarding Preliminary Building Design Concept (att)

C. Review and action regarding Certificate of Appropriateness, Awnings on Front and Side of Building and Multi-Tenant Sign Plan, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road (att)

D. Discussion, review and possible action regarding Historic Plaque, Frank Oil Co., 185 South Main Street (att)

VII. STAFF REPORT

VIII. ADJOURNMENT

Amy L. Langlois, Village Clerk

September 30, 2022

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, September 6, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Abraham called the meeting to order at 6:02 PM.

II. ROLL CALL

CHAIR:	JENNIFER ABRAHAM
COMMISSIONERS:	ANGELINA APOSTOLOS
	PHILIP ECKERT
	MARY GIULIANI
	RONALD HEINRITZ
	NATHAN MATSON
	JOSEPH MILLER
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There was no communication received or citizens present to be heard.

IV. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for Tuesday, October 4, 2022 at 6:00 PM (if needed)

V. APPROVAL OF MINUTES

A. July 5, 2022 (att)

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Miller to approve the July 5, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

A. Review and action regarding Certificate of Appropriateness, Awnings on Front and Side of Building and Multi-Tenant Sign Plan, Melanie Devorkin, 193 Green Bay Road (att)

The applicant was not in attendance. The item will be placed on the October 4, 2022, agenda. Director LaFond had a recent conversation with the applicant. The applicant plans to meet with the Ozaukee County and Mequon-Thiensville historical societies to look for photos of the building and additional history at 193 Green Bay Road. The owner will also be applying for a Certificate of Appropriateness for a garage door that has already been installed.

B. Discussion and possible action regarding Selecting Location for Historic Plaque

Chair Abraham noted that all Commissioners had submitted photographs of historic properties. The initial purpose was to apply for a grant to fund additional plaques, however, it is not possible to obtain a grant for that purpose. The Commission will consider adding one plaque per year. The last plaque cost \$280. The Commission will consider appropriate sites and also property owners interested in having a plaque. The last location that was considered and put on hold due to a lack of information was the Quick Care Auto building, 185 South Main Street. It is an interesting building that is on the Ozaukee Interurban Trail with unique architecture. Chair Abraham added it would be appropriate to ask the building owner for a donation towards the plaque.

Commissioner Heinritz noted another appropriate location would be the first library. The building is not as old as many of the others that have already been recognized. Commissioner Heinritz added he now has additional information about the Quick Care Auto building, previously known as Frank Oil. Chair Abraham suggested going ahead with a plaque for 185 South Main Street.

Chair Abraham discussed whether to continue with the grant application. Director LaFond noted any funds received could be applied towards software necessary for the digital

walking tour. Chair Abraham noted that the grant funds come with a provision that they be partially used to hire a history consultant.

Chair Abraham noted that wording on the Frank Oil plaque should address the architecture, the date of the addition and the various uses of the building. Chair Abraham and Commissioner Heinritz will work on details prior to the next meeting on October 4, 2022, when the proposed text for the plaque will be discussed. A presentation could be made at the Employee Recognition Dinner on November 16, 2022.

C. Discussion of Wisconsin Historical Society 2022 Local History & Historic Preservation Conference, October 12-14, 2022 (att)

Chair Abraham noted that Commissioners received information about the Wisconsin Historical Society's 16th Annual Local History & Historic Preservation Conference. The meeting will take place virtually and also in-person. Chair Abraham plans to attend virtually and asked that other members who want to attend virtually or in person contact Village Hall staff.

VII. STAFF REPORT

A. Staff Report (att)

Director LaFond noted there have been no staff-approved projects in the past month.

Director LaFond provided an update on the porch project at 165-169 Green Bay Road. There have been several setbacks, however, the owner intends to complete the work. Commissioner Heinritz inquired about the status of replacing the wooden railing on the front steps at 106-108 Green Bay Road. Director LaFond replied that the railing had been installed by a tenant without permission. The owner plans to rectify the situation and is looking for a contractor.

VIII. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Matson to adjourn the meeting at 6:30 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,
Gary Achterberg
Administrative Assistant

Submitted by,
Amy L. Langlois
Village Clerk/Deputy Treasurer



Village of Thiensville

Historic Preservation

Certificate of Appropriateness

Property Address: 106-108 Green Bay Rd, Thiensville WI 53092

12-050-05-01-000

Tax Key #

B-1

Current Zoning

Property Owner

Fran Wallace

Name

780 E. Ravine Lane

Address

414.350.6358

Phone

Fwallace@Firstwebber.com

Email address

Applicant ☒ Same as owner

Name

Address

Phone

Email address



Project description - Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Describe exterior architectural feature affected, such as windows, roofs, porches, cornices or masonry. Briefly describe the feature or materials and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. If more space is needed, continue on a separate page.

new railings front of duplex

Back aluminum

Replaces ugly wooden things currently in place
that lower tenant decided to install. Due to covid
contractors never called me back! Finally have someone
ready to work.

[Signature]

Applicant's Signature

9.21.22

Date

A complete application shall be submitted by the deadline stated on the meeting schedule to the Village Clerk. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. Owner, architect, builder or owner's representative must attend the Historic Preservation Commission meeting for action to be taken. See staff approval policy for projects that may not require commission approval. Some projects will require Plan Commission approval and paid and approved building permit. Projects not completed within 1 year of approval date must apply for renewal.

Application Checklist: 10 Paper copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for review and the Historic Preservation Commission Packet.

Submit Applicable Items Below

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:
- ☐ **Exterior Painting** – Color selection with samples of colors. List items to be painted. Provide color samples. See HPC Guidelines for color palate recommendations
- ☐ **Repairs and Maintenance** – Detail of items to be repaired and materials to be used. If possible, include samples of materials to be used.
- ☐ **Replacement of Windows, Doors, Siding, etc.** – Detail of items to be replaced and type of materials to be used.
- ☐ **Roofs** – Type of roofing material and color pattern. Provide roofing sample
- ☐ **Lighting plan;** photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ **Signs** – Type of sign, dimensions, text and color. If sign is to be illuminated, provide lighting details. Completed Village of Thiensville sign review application
- ☐ **Documents** - Plans, drawings, specifications and colored elevations of proposed alterations, new construction, accessory structures, fencing, or alterations to site plan showing finished exterior treatment and a listing of building materials. Completed Plan Commission application if needed.

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VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Clerk on 9/20/22 Staff Review Completed on _____

HPC Meeting Date 10/4/22

ADDITIONAL

REMARKS/CONDITIONS: _____

Village Staff

Title

Date

AVANT 36" X 6' Black Sand Preassembled Aluminum Stair Panel

(Actual Size 32.5" X 69.5")

Model Number: 503003 | Menards ® SKU: 1710704

EVERYDAY LOW PRICE \$146.99
11% MAIL-IN REBATE Good Through 9/25/22 \$16.17
FINAL PRICE \$130⁸² each

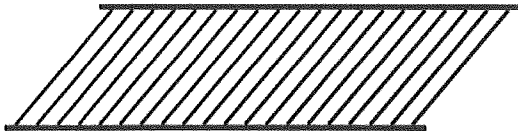
You Save \$16.17 with Mail-In Rebate

Color: Black Sand

Size: 6'

99 People have purchased this product in the past 30 days

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only.
Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Pick Up At Store
4 In-Stock at **MILWAUKEE**
[Check Another Store for Availability](#)



Shipping & Delivery
Available

Description & Documents

The AVANT 36" x 6' Black Sand powder-coated aluminum railing panel is Preassembled with pre-welded pickets to the top and bottom rails that make up this quality aluminum rail panel.

[Click here to see more products from Fortress](#)

Features

- Durable, FortressLock product provides a premium powder-coated finish creating a virtually maintenance-free system
- Measures 72" W x 36" H installed with a 3.5" bottom kick space
- Includes 15-year warranty
- Posts and brackets sold separately

Specifications

Product Type	Stair Railing & Panels	Material	Aluminum
Color/Finish	Black	Assembled Width	72 inch
Assembled Depth	2.5 inch	Assembled Height	36 inch
Number of Spindles per Panel	15	Minimum Opening Width	69.5 inch
Maximum Opening Width	70 inch	For Use With	AVANT by Fortress Panel, AVANT by Fortress Post, AVANT by Fortress Railing
Includes	Panel	Package Quantity	1
Resistance Features	Fading, Corrosion, Insects, Decay	Spindle Shape	Square
Shipping Dimensions	69.00 H x 32.50 W x 1.57 D	Shipping Weight	13.125 lbs
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this 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



Village of Thiensville

Historic Preservation

Certificate of Appropriateness

Property Address: 127 S Main Street, Thiensville WI 53092

12-050-07-21-000

Tax Key #

B1

Current Zoning

Property Owner

Michael Koepke

Name

127 S Main Street

Address

Thiensville

Phone

414.313.3301 mjkkps@gmail.com

Email address

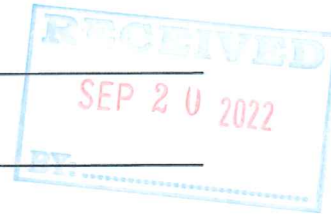
Applicant ☒ Same as owner

Name

Address

Phone

Email address



Project description - Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Describe exterior architectural feature affected, such as windows, roofs, porches, cornices or masonry. Briefly describe the feature or materials and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. If more space is needed, continue on a separate page.

I am seeking approval of my previous application to raze the house and two car garage at 127 S. Main Street. I would also like to discuss preliminary building design concepts.

Applicant's Signature

9-14-22

Date

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VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Clerk on 9/2/22 Staff Review Completed on _____

HPC Meeting Date 10/4/22

ADDITIONAL
REMARKS/CONDITIONS: _____

_____	_____	_____
Village Staff	Title	Date



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DRAFT

DATE: Tuesday, September 13, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	DOUGLAS CHIMENTI
	MIKE DYER
	RICK GATTONI
	CAROL GENGLER
	JEFF HERSHBERGER
	KEN KUCHARSKI
PLANNER:	JON CENSKY
DIRECTOR OF	ANDY LAFOND
COMMUNITY	
SERVICES/PUBLIC	
WORKS:	

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

Kristina Eckert, owner of glaze, 149 Green Bay Road, noted that the business displays a feather banner that costs approximately \$75 to \$100. The feather banner is put out when the business opens, is taken inside at the end of every day and is replaced every six to eight months due to fading. The 11-foot by 3-foot ice cream flag has had a positive impact

DRAFT

on sales. Ms. Eckert is not in favor of the added expense of adding her logo because the flag is clearly for the business it is placed in front of. Ms. Eckert believes flags also should not be banned in the historic district because there are many vital businesses in the district, nor should a sandwich board sign be prohibited if there is a flag. Ms. Eckert discussed the matter with other members of the Thiensville Business Association who agree with these views.

Jesse Daily, owner of the cheel and the baaree at 105 South Main Street and Daily Taco + Cantina at 105 West Freistadt Road, noted feather flags draw attention to businesses that are set back from the road. Mr. Daily agreed with the proposal to bring the flags in at night and ensuring that they are not worn or faded.

IV. BUSINESS

A. Approval of Minutes

1. August 9, 2022 (att)

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve the August 9, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road (att)

Jill Goldberg was present. Boz's Clozet has relocated to 229 South Main Street from 105 West Freistadt Road. Ms. Goldberg has requested moving the sign to the new location.

Planner Censky noted that the existing sign was previously approved. The Sign Code has changed; the sign meets size requirements but does not meet the requirements for interior lighting. The current Code requires that signs have a dark background where the light shines through the letters. The Plan Commission can consider a waiver.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road, Sign Was Previously Approved by the Plan Commission.

Ayes: Commissioners Chimenti, Gengler, Hershberger, Kucharski and Chairman Mobley

Naes: Commissioner Dyer

Abstain: Commissioner Gattoni

MOTION CARRIED.

C. Review and action regarding Free-Standing Monument Sign, Curated Home Decor,

DRAFT

Melanie Devorkin, 193 Green Bay Road (att)

Stephanie Lawhorn from Signarama was present. Ms. Devorkin is opening a home decor shop and is requesting a free-standing monument sign for that business and a tenant at 193 Green Bay Road. The sign will be externally illuminated.

Planner Censky noted the sign is attractive and meets all setback and size requirements. Director LaFond requested that any motion be contingent on approval by the Historic Preservation Commission at their next meeting scheduled for October 4, 2022.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Free-Standing Monument Sign, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road, Contingent on Approval by the Historic Preservation Commission on October 4, 2022. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road (att)

Stephanie Lawhorn from Signarama was present. Mr. Koritzinsky's current sign for the Thiensville Professional Park is approximately 20 years old. The proposed sign is similar.

Planner Censky noted the sign fully complies with Village Code.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to approve Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding New Single-Family Home, Lot 2, 104 North Orchard Street (att)

Fred Bersch of Bonnilake Real Estate LLC presented plans for Lot 2 at 104 North Orchard Street. Lot 2 is adjacent to the church building and will be a model home. The home will have two bedrooms on the first floor. The home on Lot 2 is a bit wider than the home on Lot 3 because the lot is 6 feet wider at the front. It is anticipated that the homes on Lots 2 and 3 will be built at the same time.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti, to approve New Single-Family Home, Lot 2, 104 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding New Single-Family Home, Lot 3, 106 North Orchard Street (att)

Fred Bersch of Bonnilake Realty LLC presented plans for Lot 3 at 106 North Orchard Street. Lot 3 will have three bedrooms on the first floor with an exposed lower level. Commissioner Kucharski inquired about the timeline to complete the homes. Mr. Bersch replied that each home would take about seven months to build. Commissioner Gengler

inquired about water runoff from the lots. Director LaFond noted the design intends that no water leaves the site and flows into storm drainage.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve New Single-Family Home, Lot 3, 106 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

G. Discussion and consultation regarding Razing House/Garage and Rebuilding, Michael Koepke, 127 South Main Street (att)

Michael Koepke was present and is seeking feedback from the Plan Commission about what would be permitted if he were to raze his house and garage at 127 South Main Street and rebuild. Mr. Koepke inquired what building code requirements must be followed because the building is partially a business.

Director LaFond noted this is a consultation prior to an architect developing plans. The building code provisions would be up to the architect to propose to the building inspector and the code reviewer. The property is in the B-1 Central Business District. The code recently was amended to require that 30% of first-floor space must be business; the previous requirement was 100%. All of the frontage must be business.

Planner Censky added the property is in the Historic District, which is critical to the Village. If this is approved, the new building should have some historic flavor. Director LaFond noted that the Historic Preservation Commission must issue a raze permit and Certificate of Appropriateness and approve a new design.

Mr. Koepke is considering a two-story farmhouse-style house. The existing garage would be demolished. The footprint of the new structure would be similar. Mr. Koepke wants to demolish the building because of the layout and the cost of remodeling would be more than new construction.

Commissioner Chimenti noted the new building would maintain the historic feel of the district in a new, energy efficient building. Commissioner Hershberger noted that it makes more sense to do what Mr. Koepke is proposing than to keep an old building that cannot be utilized in the way the owner wants. Commissioner Kucharski shared support of Mr. Koepke's plans, provided that the Historic Preservation Commission approves them. Chairman Mobley agreed that the plans first must be considered by the Historic Preservation Commission.

H. Review and recommendation to the Village Board to Amend the Sign Code to Regulate Feather and Flag Banners (att)

Director LaFond provided a fourth version of potential regulations of feather banners based on discussion at the previous Plan Commission meeting. This version adds feather banners to the list of prohibited signs. Feather banners would be allowed at special events and festivals without a permit and would be allowed from the start of an event and must be removed at the end of the last day of the event. Any action by the Plan Commission would be a recommendation to the Village Board.

DRAFT

Commissioner Gengler appreciated the remarks at the outset of the meeting from two business owners and inquired which version should be considered if the Commission wants to accommodate those requests. Director LaFond noted Version 1 treats feather banners in a similar manner to sandwich boards and would be allowed if the business has a permanent sign, receives a permit, the banners are brought in every night and are under the maximum size. There are other places in the Village Code that restrict banners to a certain number of days in a year.

Commissioner Gattoni favors the fourth version that prohibits feather banners except for special events. Commissioner Kucharski noted that Ms. Eckert made a good presentation regarding the ice cream sign attracting customers to glaze. Commissioner Kucharski prefers Version 4. Commissioner Chimenti has mixed feelings after hearing Ms. Eckert and Mr. Daily speak about how flag banners benefit their businesses. Commissioner Hershberger favored Version 1 which would permit feather banners. There are restrictions, such as having to take the banners in every night, that require a commitment from the business owner. Commissioner Gattoni noted allowing feather banners would place enforcement responsibility on the Village.

This item was tabled to be considered at the next meeting in October.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported there were staff-approved fences at 217 Bel Aire Court and 513 Heidel Road. A non-complaint shed at 202 Woodside Lane will be considered by the Zoning Board of Appeals. Planner Censky noted the homeowners will have to prove a hardship in order to keep the shed in the existing location. Police handled complaints regarding long grass at 136 North Orchard Street and 214 Heidel Road, signs in the right-of-way at Main Street and Freistadt Road and the 100 block of West Freistadt Road and contacted a resident at 521 Laurel Drive regarding a boat stored on grass.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 7:06 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

**VILLAGE OF THIENSVILLE
OZAUKEE COUNTY, WISCONSIN
ORDINANCE NO. 2021-07
AN ORDINANCE AMENDING THE B-1 CENTRAL BUSINESS DISTRICT TEXT TO
ALLOW LIMITED RESIDENTIAL USE OF THE GROUND FLOOR SPACE OF
BUILDINGS**

WHEREAS, the Village Board of the Village of Thiensville desires to amend the B-1 Central Business District text to allow limited residential use of the ground floor space of buildings.

NOW, THEREFORE, the Village Board of the Village of Thiensville, Wisconsin, hereby ordains as follows:

SECTION 1. The introduction to Section 17.0308 of the Village of Thiensville Zoning Code is repealed and replaced with the following:

17.0308 B-1 CENTRAL BUSINESS DISTRICT

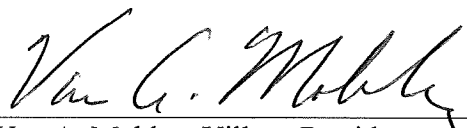
The B-1 District is intended to provide appropriate zoning regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the potential for development of commercial, cultural, entertainment and other activities which contribute to its role as the "heart" of the Village. This district zoning is intended to enhance and promote traditional design elements consistent with Section 17.1210 ("Architectural Review") and the Village's Architectural Guidelines. This district zoning also intends to encourage the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures.

SECTION 2. Section 17.0308

Section 17.0308 B. (4) Rental efficiency and one-bedroom apartments provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 450 square feet for a one-bedroom apartment. No residential use shall occupy any portion of the ground floor that fronts on a public street right-of-way and no more than 70% of the ground floor shall be devoted to residential use.

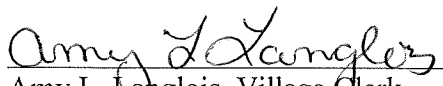
SECTION 3. This Ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND ADOPTED this 16th day of August, 2021.



Van A. Mobley, Village President

Countersigned:



Amy L. Langlois, Village Clerk

**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.

Historic Preservation Commission Minutes

September 9, 2020

Page three of five

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

Page four of five

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.

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

- 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

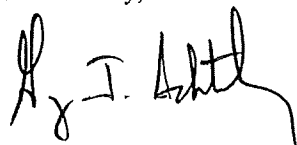
- A. Mequon-Thiensville Historical Society – Bob Blazich

Nothing to report.

IX. ADJOURNMENT

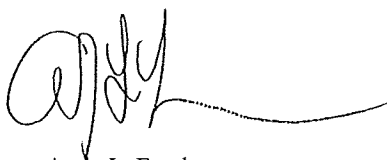
MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to adjourn the meeting at 7:45 PM.
MOTION CARRIED UNANIMOUSLY.

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: Michael Koepke
Name of Business: LTK Interiors
Street Address: 127 S. Main City: Thienville State: WI Zip: 53092
Home Phone: _____ Cell Phone: 414 313 3301 Business Phone: _____
Email: mjkpps@gmail.com
Property Owner: Same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Number: _____

Description of Project: Raze home and 2 car garage. Remodeling will cost more than replacement.

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: _____
Print Name _____

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

Commission Signature: Ronald Heintz Date: 8/12/2020

(Comments/Stipulations from HPC): No action taken. Referred to Village staff.

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Wednesday, August 12, 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	Mary Giuliani
	Robert Blazich	Joseph Miller (excused)
	Karin Flodstrom (resigned)	Thomas Streifender (excused)
Administrator:	Colleen Landisch-Hansen	

Chairman Heinritz stated that Karin Flodstrom had submitted her resignation. This was accepted by the Village Board on July 20, 2020. Chairman Heinritz would like to see Karin reappointed to the Historic Preservation Commission if her schedule allows as she lives in the District and serves as the Commission's secretary.

Commissioner Blazich shared communication from Commissioner Streifender stating he is available to attend meetings remotely and will not attend in person.

III. DATE AND TIME OF NEXT MEETING

- A. Next meeting scheduled for Wednesday, September 9, 2020 at 6:00 PM

IV. APPROVAL OF MINUTES

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

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Abraham to approve the July 8, 2020 Minutes.
MOTION CARRIED UNANIMOUSLY.

V. BUSINESS

- A. Review and approval of Certificate of Appropriateness for Maintenance of Building (Painting West Side of Building), Timothy Broderick, 159-163 South Main Street

MOTION by Commissioner Abraham, **SECONDED** by Commissioner Blazich to approve Certificate of Appropriateness for Maintenance of Building (Painting West Side of Building), Timothy Broderick, 159-163 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

- B. Review and approval of Certificate of Appropriateness for New Roof, Jesse Daily, Core, LLC, 107 Buntrock Avenue

MOTION by Commissioner Abraham, **SECONDED** by Commissioner Blazich to approve Certificate of Appropriateness for New Roof, Jesse Daily, Core, LLC, 107 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

- C. Consultation with Michael Koepke Regarding Certificate of Appropriateness, 127 South Main Street

Michael Koepke, 127 South Main Street, shared that he has exhausted every possible resource to try to keep the building structurally intact, however, it is too expensive. Mr. Koepke would like to raze the building and put up a new structure and comply with the new codes. The plumbing and electrical need to be replaced; and to do this in the existing structure is very expensive. It is cheaper to replace the building than it is to try to preserve it. Mr. Koepke has tried everything he possibly knows to keep it but feels he has to start over. Mr. Koepke also has a wet basement that would be quite costly to repair as well. Mr. Koepke shared that there is nothing architecturally significant on the exterior and feels the best long-term solution is to build a new home.

Commissioner Blazich asked if the new structure would be the same bungalow style that is currently on the site. Mr. Koepke stated it will be very similar to the alterations approved at an earlier meeting – a modern farmhouse.

Chairman Heinritz shared that in order to proceed with a demolition permit, there is an existing garage that is required to be demolished and to demo a property, a site plan must be submitted and approved before moving forward. This would have to be approved by the Plan Commission. Also, Chairman Heinritz suggested Mr. Koepke meet with Andy LaFond, Director of Community Services/Public Works and Village staff regarding his plans.

Regarding the original existing garage, there was a demolition permit issued several years ago that has more than likely expired. Chairman Heinritz suggested moving forward with this request. As far as the building, this requires a site plan. In regards to the cost of the building, there is a historic tax credit program through Federal and State and is very generous if you qualify – up to 40%. Mr. Koepke stated that he believes 40% is high. Chairman Heinritz shared that it is 20% from Federal and the State matches it. Mr. Koepke has applied, however, was denied because of the fiber cement on the exterior of the building and the windows were denied.

Mr. Koepke shared that he will be using the same site plan that was approved. This structure is 2 feet wider than the existing home. Mr. Koepke inquired of the Commission their thoughts on razing the home. Commissioner Blazich stated the main thing that they would like to know is what is going to be built and that there will not be an empty lot. Mr. Koepke submitted a conceptual drawing to Director LaFond.

Chairman Heinritz shared that the home sits in the historic center of town and in the Town Center Historic District which will be considered upon project submission. Chairman Heinritz suggested Mr. Koepke meet with Director LaFond and Village Planner Jon Censky.

Mr. Koepke does not have occupancy for his new garage. Mr. Koepke was told to close the opening to the west with a fixed wall made of 2x4's. The Village's Building Inspector did not approve this because there is no siding. Administrator Landisch-Hansen stated that this will be worked through at a meeting with Director LaFond and Planner Censky.

Historic Preservation Commission Minutes
August 12, 2020
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Chairman Heinritz shared contact information regarding tax credits with Mr. Koepke.

Commissioner Blazich shared that the Historic Preservation Commission was at the point of agreement on Mr. Koepke's previous plan and the only item currently still out for discussion was the railing on the front porch. Commissioner Blazich stated that the Commission is probably in agreement with the overall design. Mr. Koepke shared there may be an elevation requirement that needs to be met.

Mr. Koepke stated he will be back.

The demo permit previously approved for the garage was issued many years ago and may have expired. Commissioner Giuliani inquired if the new footprint was 2' wider. Administrator Landisch-Hansen believes that the new footprint is 2' wider and there may be some setback issues. Meeting with Planner Censky will be helpful.

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

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

Chairman Heinritz has done some research regarding 185 South Main Street. The state has very little information. Commissioner Blazich stated that there is some information in the Walking Tour book. Commissioner Abraham will look into gathering some information regarding the Frank Oil Co. Station i.e. when the building was built, dates of operation, etc. The owner of the building is Andy Willms. Chairman Heinritz has contacted Mr. Willms regarding a possible plaque for 185 South Main Street. Mr. Willms is excited about the recognition. There was an addition in 1950 and there was at one time a leak that led to a lengthy remediation.

Administrator Landisch-Hansen shared that the Employee and Volunteer Appreciation Dinner will be after the November election, if it is held.

- B.** Joseph DeRose, Certified Local Government Coordinator, State Historic Preservation Office, Announces His Retirement as of September 4, 2020

Chairman Heinritz shared that Joseph DeRose, Certified Local Government Coordinator, is retiring after 30 years.

- C.** Review Sign Code

This item was laid over.

- D.** Reference material: Window Installation

Chairman Heinritz shared a catalog from Marvin windows and a list of possible contractors to be used as a resource to those wishing to do updates to their property in the Historic District.

VIII. ITEMS BY COMMISSIONERS

A. Mequon/Thiensville Historical Society – Bob Blazich

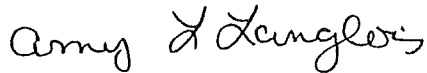
Commissioner Blazich shared that the stamp museum is open by appointment only allowing two people in at a time with masks required.

Also, the Mequon/Thiensville Historical Society will be working on cleaning up membership and will be having a membership drive.

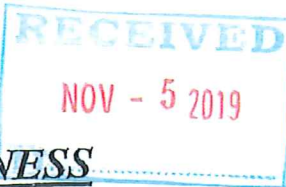
IX. ADJOURNMENT

MOTION by Commissioner Giuliani, **SECONDED** by Commissioner Abraham to adjourn the meeting at 6:50 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,

A handwritten signature in black ink that reads "Amy L. Langlois". The signature is written in a cursive, flowing style.

Amy L. Langlois
Village Clerk



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

Applicant: Michael Koepke
Name of Business: LTK Interiors
Street Address: 127 S. Main St City: Thiensville State: WI Zip: 53092
Home Phone: _____ Cell Phone: 414 3133301 Business Phone: _____
Email: mjkppscogmail-com
Property Owner: Same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Number: _____

*See last page
for notes!*

Description of Project: Addition and envelope replacement

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

See plans, exterior to match new garage

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: 11-4-19
Print Name: Michael Koepke



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

Commission Signature: [Signature] Date: 11/13/2019

(Comments/Stipulations from HPC): See Attached, exceptions, stipulations and suggestions.

Historic Preservation Commission
Michael Koepke Certificate of Appropriateness
November 13, 2019

The Certificate of Appropriateness for Michael Koepke, 127 South Main Street, is approved with the following exceptions, stipulations and suggestions:

Exceptions:

The Certificate of Appropriateness does not include the proposed 8' fence and shipping container located at the west elevation (see A1.1).

Stipulation:

Porch railings and doors are to be submitted for design and material review and approval.

Suggestion:

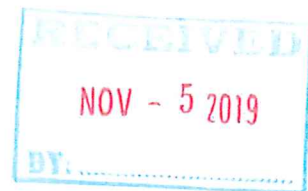
1. Proposed siding to be installed with smooth side exposed.
2. Removal of clipped gables be reconsidered and not be removed and to remain as unique architecture of the building.

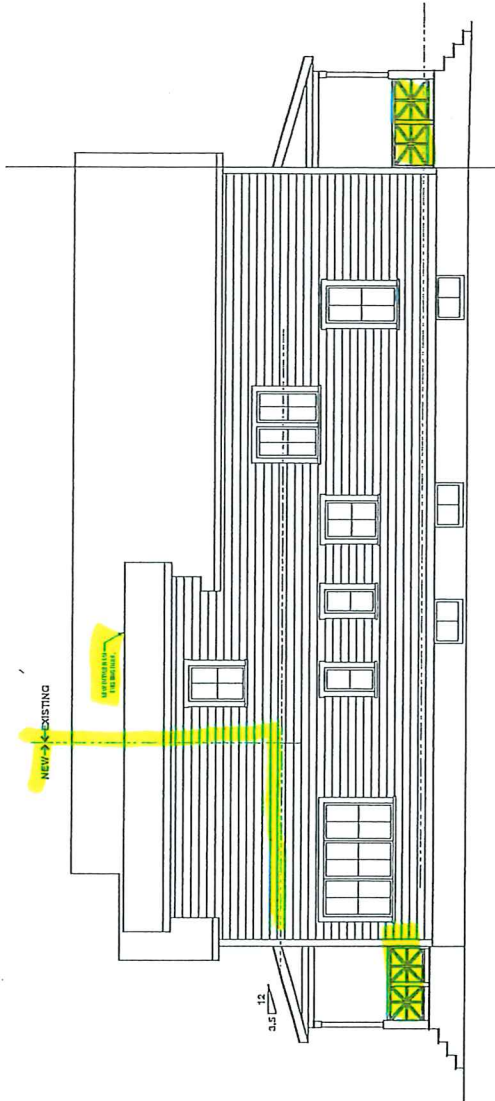
- Marvin Integrity Double hung windows in Black
- LP Smart Siding, same as ^{new} garage
- ~~Por~~ Porch Flooring sample dropped off
- Color: white - same as garage
- Fence: see photo attached
- Accent roof: black metal roof

- Please contact me prior to meeting with any ~~questions~~ questions you may have.



FENCE

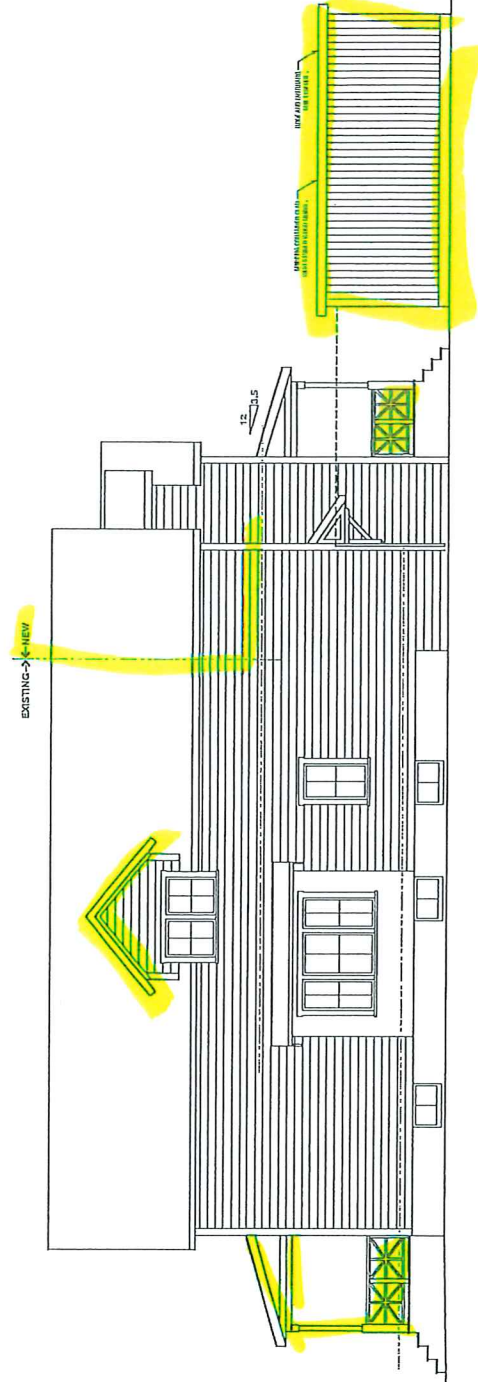




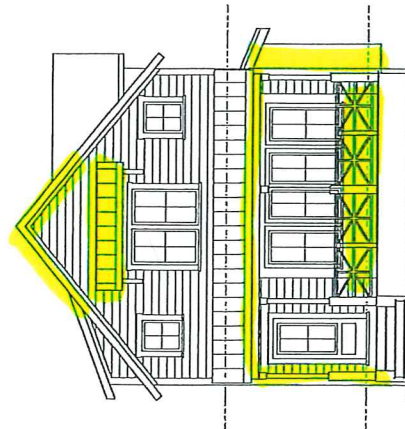
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



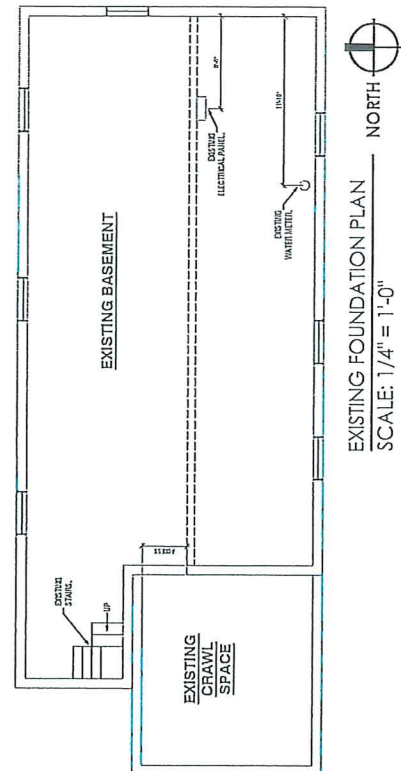
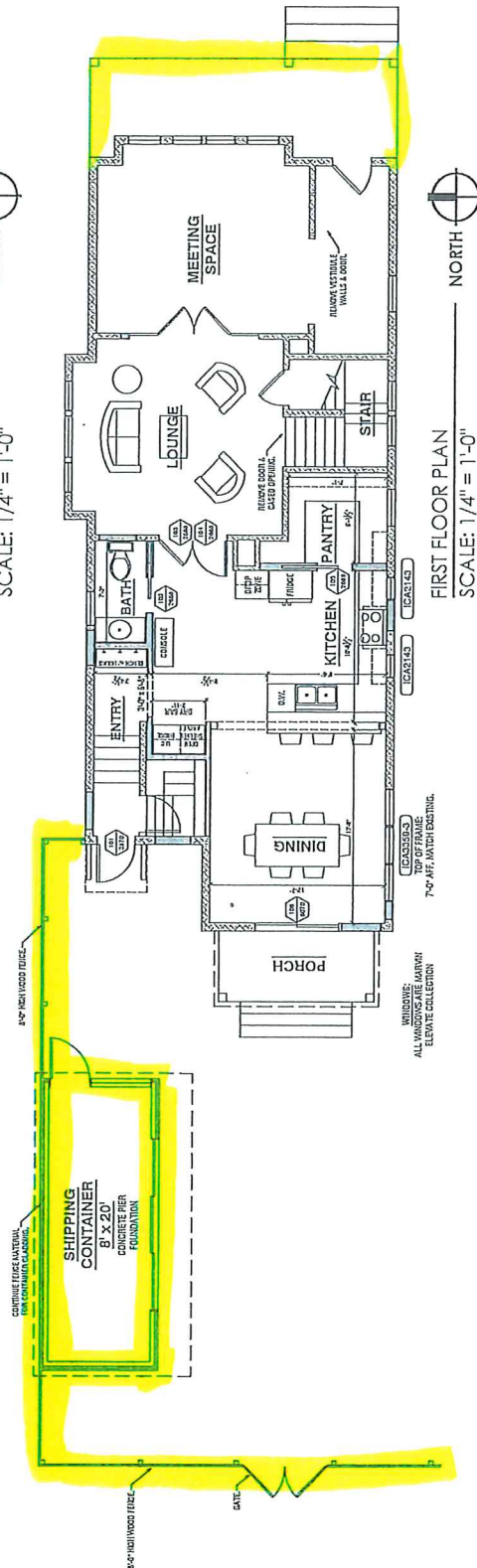
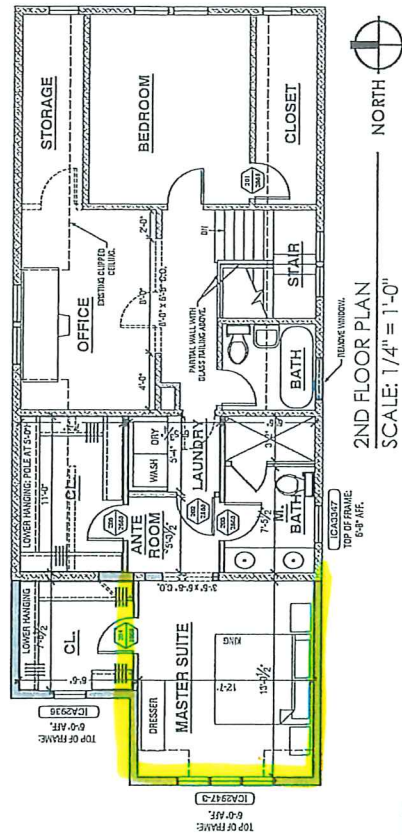
WEST ELEVATION
SCALE: 1/4" = 1'-0"



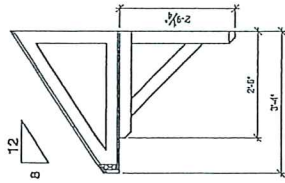
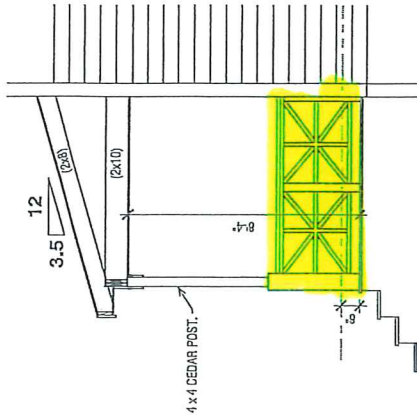
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



REVISIONS	DATE	DESCRIPTION



WINDOW AWNING DETAIL
SCALE: 3/4" = 1'-0"

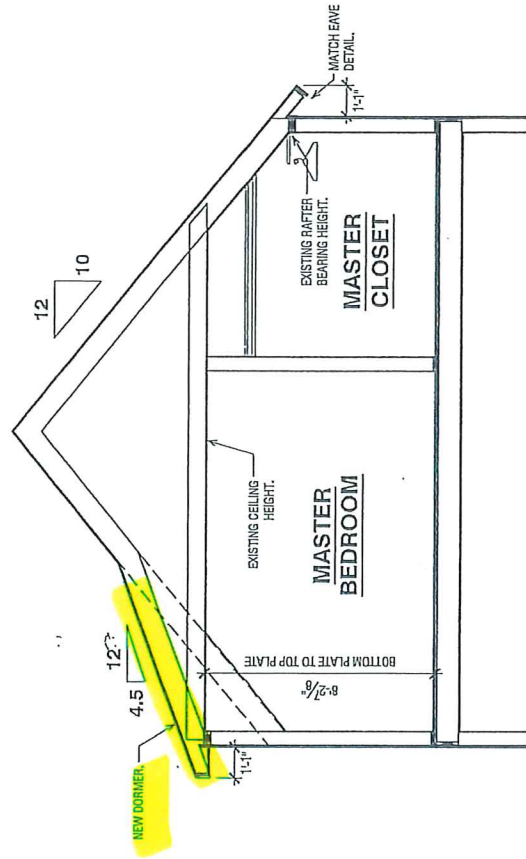
PORCH SECTION
SCALE: 1/2" = 1'-0"

KOEPE RESIDENCE
127 SOUTH MAIN STREET
THIENSVILLE, WI

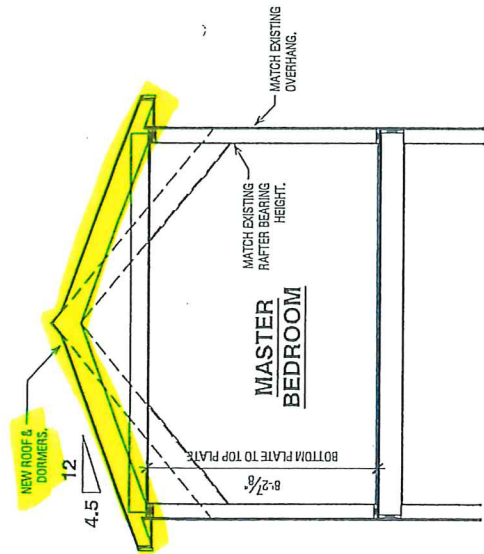
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	04 November 2019
DESIGNER	AMW
PROJECT	Koepe Residence
CLIENT	THIENSVILLE, WI
PROJECT MANAGER	AMW
PROJECT ENGINEER	AMW
PROJECT ARCHITECT	AMW
PROJECT LANDSCAPE ARCHITECT	AMW
PROJECT STRUCTURAL ENGINEER	AMW
PROJECT MECHANICAL ENGINEER	AMW
PROJECT ELECTRICAL ENGINEER	AMW
PROJECT PLUMBING ENGINEER	AMW
PROJECT FIRE ENGINEER	AMW
PROJECT ENVIRONMENTAL ENGINEER	AMW
PROJECT HISTORIC PRESERVATION	AMW
PROJECT OTHER	AMW

A2.1



HOUSE MASTER BEDROOM / CLOSET SECTION
SCALE: 1/2" = 1'-0"



HOUSE MASTER BEDROOM SECTION
SCALE: 1/2" = 1'-0"

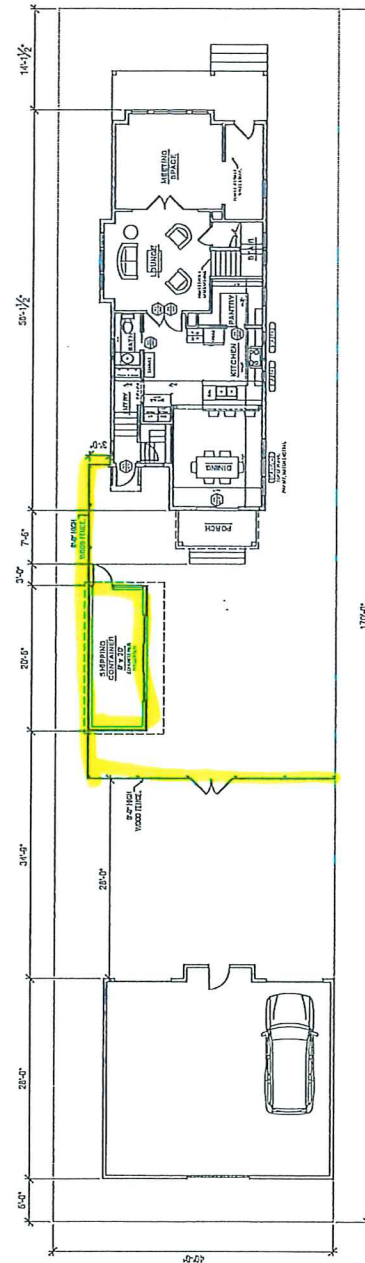
REVISIONS	DATE	BY	APP

KOPKE RESIDENCE
127 SOUTH MAIN STREET
THIENSVILLE, WI

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	04 November 2017
PROJECT	127 South Main Street
CLIENT	Kopke Residence
DESIGNER	ALBRIGHT ASSOCIATES
CONTRACTOR	
LOT LAYOUT	

A1.1



LOT LAYOUT
SCALE: 1/8" = 1'-0"



Google Maps Remington's River Inn



Image capture: Mar 2016 Images may be subject to copyright.

A American Marketing & Publishing

Street View - Mar 2016

**VILLAGE OF THIENSVILLE
HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: November 13, 2019

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Heinritz called the meeting to order at 6:03 PM.

II. ROLL CALL

Chairman:	Ronald Heinritz	Mary Giuliani
Commissioners:	Jennifer Abraham	Joseph Miller
	Robert Blazich	Thomas Streifender
	Karin Flodstrom	

III. DATE AND TIME OF NEXT MEETING

A. Next meeting scheduled for December 11, 2019 at 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval of Minutes of the October 9, 2019 meeting

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve the October 9, 2019 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Review and approval of Certificate of Appropriateness for Suburban Motors Harley-Davidson for New Roof (North Side) of Thiensville Lumber, 133 South Main Street.

Todd Berlin, Suburban Harley-Davidson was in attendance.

Chairman Heinritz gave pre-approval to allow Suburban Motors Harley-Davidson to install the roof before the unexpected early winter weather. The Commission discussed the future plans to improve the property and current use of the property.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Streifender to approve the Certificate of Appropriateness for Suburban Motors Harley-Davidson for New Roof (North Side) of Thiensville Lumber, 133 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

Historic Preservation Commission Minutes
November 13, 2019
Page two of four

- B. Review and Approval of Certificate of Appropriateness for Jori Azinger, HeartSpace for Window Replacement (5 front/upper), 163 Green Bay Road.

Jori Azinger was not in attendance. Ms. Azinger has decided to repair windows if possible. No Certificate of Appropriateness is needed at this time.

- C. Review and approval of Certificate of Appropriateness for Michael Koepke, LTK Interiors for Addition/Alteration-Materials (Same as Garage Previously Approved), Dormers, Front Porch, Back Porch, Fence and Accessory Structure/Storage Container, 127 South Main Street

A Certificate of Appropriateness was approved with stipulations for additions/alterations at 127 South Main Street, for LTK Interiors, Michael and Linda Koepke. Mr. Koepke was in attendance.

Chairman Heinritz sent Mr. Koepke a letter on November 11th to inform him that the Fence and Storage Container must first be presented to the Plan Commission for a variance or exception to the building code. The Chair read this letter to the Commission.

Regarding the other parts of application, Mr. Koepke stated his intention that materials to be used would be the same as the previously approved garage. It was decided to approve the LP Siding that matches the garage with the stipulation that the smooth side is to be installed smooth face out to better reflect historical building materials.

The Commission requests that the porch and door railing be made of wood or a material that looks like wood and to be submitted to the Commission for review and approval at a later date.

The Commission suggests that traditional dog-eared fencing would be more acceptable than the current proposed fencing.

Mr. Koepke will submit samples of the doors, preferably of a wood material, for approval before installation. The black fiberglass window materials submitted are approved.

Discussion of the clipped gable roof line ensued. The Commission Mission is to preserve the characteristics of our historic buildings so that the Village can enjoy these unique and original features. A number of the Commissioners expressed concern that, as the building is being changed from a Bungalow style to that of a Modern Farm House, the elimination of the clipped gable end destroys a unique exterior architectural feature that links the building to its era. This is precisely the kind of adverse impact the Commission is required to consider under its governing ordinance.

However, the Commission also understands that this building is in need of repair and restoration. The proposed new roof line would be congruent with rooflines of the other buildings surrounding it. This building has already been remodeled from the original design and has lost a number of its original features. The Commission has no photographs of the original structure to confirm that the clipped gable roofline was a part of the original design, although it has been there for as long as any of the Commissioners, some of whom are long-time village residents, can recall. In addition, Mr. Koepke informed the Commission that if it required the clipped gable roofline to be retained, the owners would abandon their renovation plans entirely. In view of these competing factors, and not wanting to risk having the overall project abandoned or unduly delayed, we suggest the following:

The Commission would prefer that the clipped gable roof line be preserved. However, we are appreciative of the expense and effort the Koepke's are investing to update and preserve one of our landmarks. We urge them to preserve the clipped gable if they can do so in a way pleasing to their design esthetic. If they cannot, they have Commission approval to build the roof line they submitted.

MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve the Certificate of Appropriateness for Michael Koepke, LTK Interiors for Addition/Alteration-Materials (Same as Garage Previously Approved), Dormers, Front Porch, Back Porch, 127 South Main Street with the stipulations and conditions as noted: Porch railings and doors are to be submitted for design and material review and approval, proposed siding to be installed with smooth side exposed and removal of clipped gables be reconsidered and not be removed and to remain as unique architecture of the building. **MOTION CARRIED AFTER A SPLIT VOTE, 3 YES, 3 NO AND 1 ABSTAINED. THE CHAIRMAN CHANGED HIS VOTE FROM NO TO YES AND THE MOTION CARRIED.**

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Review Thiensville Historic Fire Station Building Analysis & Feasibility Study 10/2/2019, Growth Design Group.

The Commission is very pleased to receive this detailed and excellent study. We discussed the best way for the HPC to become involved in the process to fulfill our Mission. Chairman Heinritz plans to ask Andy LaFond to join our next meeting to review these plans and answer questions.

- B. Review form Used for Certificate Appropriateness.

We will review the form to add more boxes and make the form clear and complete, with all the needed information.

- C. Review plans for Employee and Volunteer Recognition Dinner, The Watermark at Shully's, October 30, 2019.

Chair Heinritz passed out a list of our Thiensville Historic Marking Plaques.

- D. Review Wisconsin Historic Society Conference, Lake Geneva, October 25-26, 2019

As the hour is growing late, Chairman Heinritz will discuss this at another meeting.

VIII. ITEMS BY COMMISSIONERS

- A. Mequon/ Thiensville Historical Society – Commissioner Bob Blazich

This Sunday Meeting at the Nature Preserve starts at 1:00 PM for a program from 2:00 PM to 3:00 PM about WWII and will include George Witte, a WW II veteran.

Historic Preservation Commission Minutes
November 13, 2019
Page four of four

IX. ADJOURNMENT

MOTION by Commissioner Miller, **SECONDED** by Commissioner Streifender to adjourn the meeting at 7:31 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,

Karin Flodstrom



Village of Thiensville

Historic Preservation

Certificate of Appropriateness

Property Address: 193 Green Bay Road, Thiensville WI 53092

Tax Key #

Property Owner

Melanie Devorkin

Name

138 Buntrock Ave, Thiensville

Address

414-839-5510

Phone

Melanie@curatedhomedecor.com

Email address

Current Zoning

Applicant ☐ Same as owner

Stephanie Lawhorn

Name

N84W15787 Menomonee Ave Menomonee Falls

Address

262-251-4300

Phone

Stephanie@signswithimpact.com

Email address

JUL 28 2022

Project description - Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Describe exterior architectural feature affected, such as windows, roofs, porches, cornices or masonry. Briefly describe the feature or materials and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. If more space is needed, continue on a separate page.

Proposed Awnings will be Affixed to both the Front Porch (Facing Green Bay Rd) and the side entrane of the building. Awnings will be installed with Welded Frames, and have black and white striped fabric. The Binding and Scallops will be black. See attached documentation for sizing and setback information.

Stephanie Lawhorn
Applicant's Signature

7/25/22
Date

A complete application shall be submitted by the deadline stated on the meeting schedule to the Village Clerk In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. Owner, architect, builder or owner's representative must attend the Historic Preservation Commission meeting for action to be taken. See staff approval policy for projects that may not require commission approval. Some projects will require Plan Commission approval and paid and approved building permit. Projects not completed within 1 year of approval date must apply for renewal.

Application Checklist: 10 Paper copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for review and the Historic Preservation Commission Packet.

Submit Applicable Items Below

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:
- ☐ **Exterior Painting** – Color selection with samples of colors. List items to be painted. Provide color samples. See HPC Guidelines for color palate recommendations
- ☐ **Repairs and Maintenance** – Detail of items to be repaired and materials to be used. If possible, include samples of materials to be used.
- ☐ **Replacement of Windows, Doors, Siding, etc.** – Detail of items to be replaced and type of materials to be used.
- ☐ **Roofs** – Type of roofing material and color pattern. Provide roofing sample
- ☐ **Lighting plan;** photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ **Signs** – Type of sign, dimensions, text and color. If sign is to be illuminated, provide lighting details. Completed Village of Thiensville sign review application
- ☐ **Documents** - Plans, drawings, specifications and colored elevations of proposed alterations, new construction, accessory structures, fencing, or alterations to site plan showing finished exterior treatment and a listing of building materials. Completed Plan Commission application if needed.

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Clerk on 8/18/22 Staff Review Completed on 9/2/22

HPC Meeting Date 9/6/22

ADDITIONAL

REMARKS/CONDITIONS: 8/18/22 - Sign review plan to Jon Censky

Village Staff

Title

Date

Exterior Signage and Awning Project

193 Green Bay Road

PROJECT INCLUDES:

- Multi-Tenant Master Sign
- Awnings for Front and Side of Building

SPECIFICATIONS

Multi-Tenant Master Sign

Panels will be 3mm Black Aluminum Composite Dibond Material with a Vinyl Digital Print applied to the front facing Green Bay Road. Each panel is solid Black, with the fronts (facing Green Bay Road) featuring White lettering.

- Main Panel: 34" W x 34" H
- Tenant Panels (2): 30.25" W x 10.5" H

Posts will be 4" x 4" x 8', primed and painted Black. 6" Black Finials will be affixed to the tops of both posts. Posts will be placed appx. 2' into the ground, so the sign will be appx. 6' in Height.

- Setback appx. 7.5' from sidewalk on Green Bay Road

Main panel will sit inset between the Posts. Proposed Tenant Panels will be secured under Main Panel with chains and carabineers.

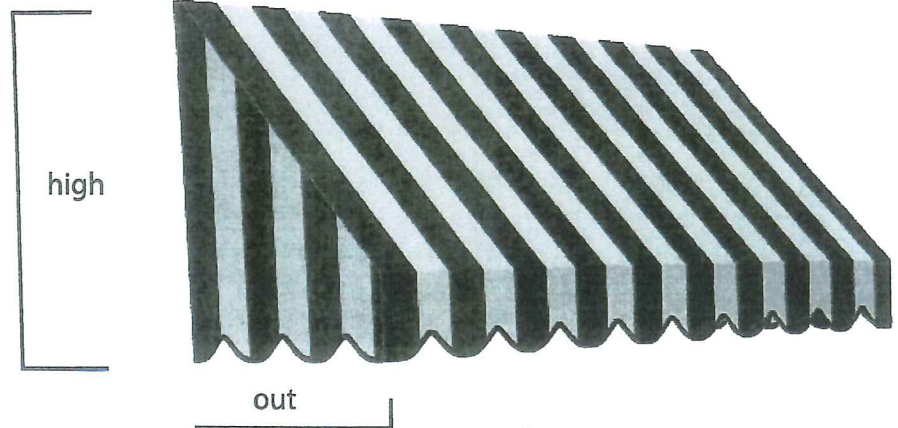
Awnings

Awnings are Black & White Striped with black scallops and binding. Both will be installed on Welded Frames.

- Front Awning: 11'6" W x 1' Out x 2' H / Appx. 8' off porch
Setback appx. 15' from Sidewalk on Green Bay Road
- Side Awning: 8'2" W x 3' Out x 2' H / Appx. 7'4" off ground
Setback appx. 25' from Sidewalk on Green Bay Road

2 new black and white striped awnings
welded frames

black and pure white stripe
black binding



8'2" wide x 2ft high x 3ft out



about 25' to sidewalk
7'4" off ground



11'6" wide x 1ft out x 2 ft high
about 15ft to sidewalk
8' off porch



Menomonee Falls
Signarama

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W15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) **251-4300**

Approved by: E-mail:

Z:\Curated

File: Exterior Sign Option.fs

Stephanie@SignsWithImpact.com Date: 7/25/2022

73.8 in

34 in



CURATED
HOME DECOR
HOME GOODS SHOPPE
INTERIOR DESIGN

CANELA-CANELA
CLOTHING - ACCESSORIES - GIFTS

For Lease
INQUIRE WITHIN

30.26 in

10.57 in

40.38 in



Menomonee Falls
Signarama

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Approved by: _____ E-mail: _____

Z:\Curated

File: Exterior Sign Option.fs

15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300 Stephanie@SignsWithImpact.com Date: 7/25/2022

CURATED HOME DECOR SIGNAGE

To: Thiensville Plan Commission

By: Jon Censky, Village Planner

Date: September 13, 2022

General Information

Applicant:	Stephanie Lawhorn
Status of Applicant:	Sign Designer
Location:	193 Green Bay Road
Requested Action:	Sign Plan Approval
Existing Zoning:	B-1/HPD Central Business District
Lot Size:	23,400sf
Existing Land Use:	Office

Report:

The applicant is requesting approval of a free-standing monument sign for in front of their business at 193 Green Bay Road. The sign measure 2.8' X 4' for 11 square feet in size, will stand 6' high and will be externally illuminated. The sign will be located north of the private sidewalk and at least four feet back from the front public sidewalk.

Staff Comments:

Staff review indicates code compliance and, therefore, recommend approval subject to the applicant securing a sign permit.



Village of Thiensville

Plan Commission Application

#

Property Address: 193 Green Bay Rd, Thiensville WI 53092

Tax Key #

Property Owner

Melanie Devorkin

Name

138 BUNTROCK AVE, THIENSVILLE, WI, 53092

Address

414-839-5510

Phone

Melanie@curatedhomedecor.com

Email address

Current Zoning

Applicant ☐ Same as owner

Stephanie Lawhorn

Name

N84W15787 Menomonee Ave, Menomonee Falls 53051

Address

262-251-4300

Phone

Stephanie@signswithimpact.com

Email address



Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

See
Attached

Applicant's Signature

7/25/22

Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk in order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Thiensville Plan Commission Application Revised 8.25.20

Page 1 of 3

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- ☐ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☐ Grading plan showing existing and finished grades.
- ☐ Professionally prepared landscape plan.
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☐ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District?



Yes



No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required

**All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.*

=====

VILLAGE STAFF REVIEW



Application Complete. Items needed: _____

Submitted to Village Planner on 8/18/22 Planner Staff Report Completed on 9/8/22

Plan Commission Meeting Date 9/13/22



Historic Preservation Approval (if needed) on yes - 10/4/22

ADDITIONAL REMARKS/CONDITIONS:

- Sign review submitted 9/18
- HPC application submitted

Amy Langlois
Village Staff

Village Clerk
Title

9/9/22
Date

Exterior Signage Project

193 Green Bay Road

SPECIFICATIONS

Multi-Tenant Master Sign

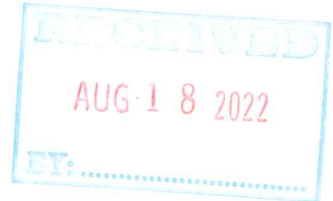
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Posts will be 4" x 4" x 8', primed and painted Black. 6" Black Finials will be affixed to the tops of both posts. Posts will be placed appx. 2' into the ground, so the sign will be appx. 6' in Height.

- Setback appx. 7.5' from sidewalk on Green Bay Road

Main panel will sit inset between the Posts. Proposed Tenant Panels will be secured under Main Panel with chains and carabineers.



SIGN REVIEW APPLICATION - \$150.00 FEE

Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name STEPHANIE LAWHORN

Premises Address 193 GREEN BAY RD, THIENSVILLE 53092

Business Name CURATED HOME DECOR Business Phone (414) 839-5510

Property Owner MELANIE DEVORKIN Address 138 BUNTROCK AVE, THIENSVILLE 5309

Property Owner Phone (414) 839-5510 E-mail Melanie@Curatedhomedecor.com

Contractor SIGNARAMA Address N84W15787 MENO.AVE E-mail STEPHANIE@SIGNSWITHIMPACT.COM

Contractor Phone (262) 251-4300 Contractor Fax _____

Estimated Project Cost: \$ \$2,000.00

Sign(s) requested: (check all that apply) _____ Wall _____ Monument _____ Projecting

_____ Marquee, Awning or Canopy _____ Sandwich Board ☒ On-site Directional Signs

Colored plans must include a scaled sketch of the proposed sign labeling dimensions and area, lettering (including height), colors, types of materials, method of illumination, height and dimensions of the pole or mounting bracket, and date of preparation. A summary of all existing signs that will remain on the site (including dimensions) is also required. Color and material samples must be provided for sign review.

Wall Sign, Marquee, Canopy or Awning Sign proposals must specify building elevation or a photograph of the façade on which it will be located, including a dimensioned shape showing where the sign will be placed and what size it will be.

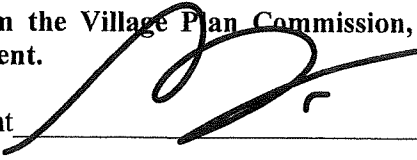
Ground Mounted Signs and On-Site Directional Sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

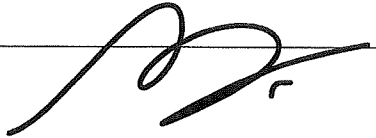
Projecting Sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular to the building.

Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign.

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant  Date 08/09/2022

Signature of Owner  Date 08/09/22

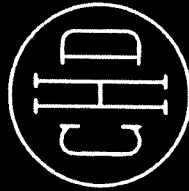
VILLAGE OF THIENSVILLE
SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	\$150.00*	\$100.00*	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	62682 8/18/22
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

* Plus any additional costs of the Planning Consultant's review at the rate of \$50/hour.

If needed, additional review time for planning, engineering and legal services will be billed back to the applicant and no Permits or approvals will be given until all invoices are paid.

34 in



CURATED
HOME DECOR
HOME GOODS SHOPPE
INTERIOR DESIGN

CANELA - CANELA
CLOTHING - ACCESSORIES - GIFTS

For Lease
INQUIRE WITHIN

30.26 in

10.57 in

73.8 in

40.38 in



15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300 Stephanie@SignsWithImpact.com Date: 7/25/2022

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Approved by: E-mail:

Z:\Curated

File: Exterior Sign Option.fs



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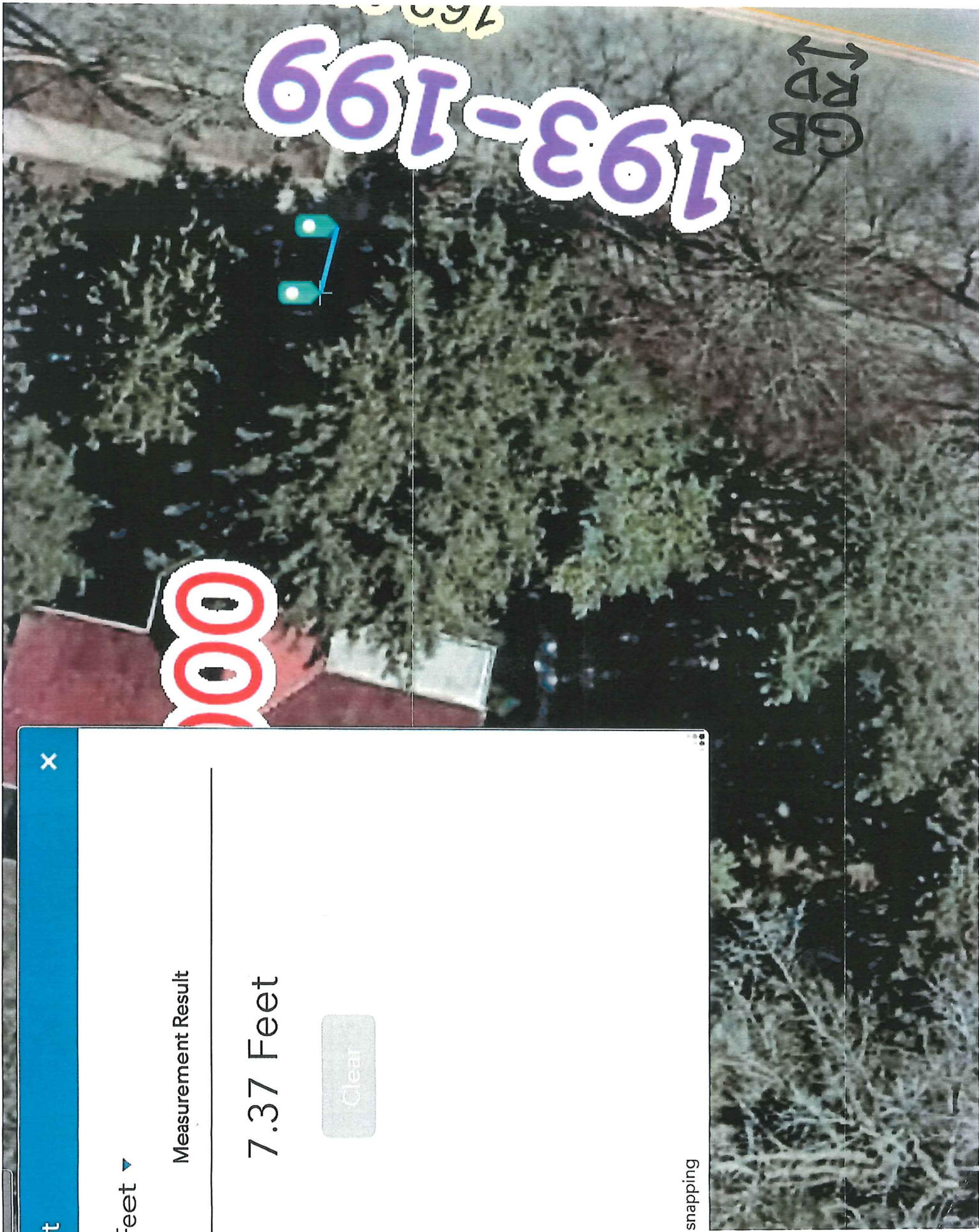
Menomonee Falls Signarama

15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300

Approved by: E-mail:

Z:\Curated
File: Exterior Sign Option.fs

Stephanie@SignsWithImpact.com Date: 7/25/2022



x

it

feet ▼

Measurement Result

7.37 Feet

Clear

snapping

Search by Address



Measurement



1 Feet

Measurement Result

20.5 Feet

Clear

Press CTRL to enable snapping

193-199

762 201

EB
RD

000

SAFEbuilt.	UNIFORM SIGN PERMIT APPLICATION			PERMIT NO. _____
				TAX KEY # _____
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF _____	PROJECT LOCATION (BUILDING ADDRESS)	193 GREEN BAY RD	
		PROJECT DESCRIPTION	MASTER TENANT SIGN	
Owner's Name _____ Mailing Address _____ Telephone - Include Area Code _____ Contractor's Name _____ Mailing Address _____ Telephone - Include Area Code _____				
MELANIE DEVORKIN 138 BUNTROCK AVE THIENSVILLE, WI 53092 (414) 839-5510 SIGNARAMA N84W15787 MENOMONEE AVE, MENO FLA, WI 53051 (262) 251-4300				
SITE		_____ 1/4, _____ 1/4, SECTION _____, T _____, N, R _____ E(or)W		
Lot: Average Width 190'	Average Depth	Subdivision Name		Lot No. _____ Block No. _____
Zoning District B-1/HISTORIC	Total Area 29,398.47	Setbacks N.S.E.W.	Front 7.5' Ft. Rear 38.3' Ft.	Left _____ Right _____
1. PROJECT		3. TYPE	4. USE	7. SIGN TYPE
☒ New ☐ Repair ☐ New ☐ Raze ☐ New ☐ Move ☐ Other _____		☐ Residential ☒ Commercial ☐ Other _____	☐ Seasonal ☒ Permanent ☐ Other _____	☐ Wall ☒ Ground ☐ Projecting ☐ Roof ☐ Pole ☐ Other _____
10. PRESENT USE OR OCCUPANCY				
RETAIL SPACE				
2. AREA - SIGN FACE		5. HEIGHT	8. ILLUMINATED	EXISTING SIGNS
1st Side 8ft ² _____ Sq. Ft. 2nd Side 8ft ² _____ Sq. Ft. TENANT SIGNS Other 2.2ft ² , 2 SIDES / 2 SIGNS _____ Sq. Ft. TOTAL 25ft ² _____ Sq. Ft.		6' H 9. ESTIMATED COST TOTAL \$ 2,000.00	☐ Internally ☐ Externally	
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 POSTS ☐ Metal ☐ Plastic ☐ Canvas ☒ Other ACM DIBOND			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>Stephanie Laufer</u> DATE _____				
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:	PERMIT ISSUED BY MUNICIPAL AGENT:
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: _____	Name _____ Date _____ Certification No. _____



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DRAFT

DATE: Tuesday, September 13, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	DOUGLAS CHIMENTI
	MIKE DYER
	RICK GATTONI
	CAROL GENGLER
	JEFF HERSHBERGER
	KEN KUCHARSKI
PLANNER:	JON CENSKY
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

Kristina Eckert, owner of glaze, 149 Green Bay Road, noted that the business displays a feather banner that costs approximately \$75 to \$100. The feather banner is put out when the business opens, is taken inside at the end of every day and is replaced every six to eight months due to fading. The 11-foot by 3-foot ice cream flag has had a positive impact

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on sales. Ms. Eckert is not in favor of the added expense of adding her logo because the flag is clearly for the business it is placed in front of. Ms. Eckert believes flags also should not be banned in the historic district because there are many vital businesses in the district, nor should a sandwich board sign be prohibited if there is a flag. Ms. Eckert discussed the matter with other members of the Thiensville Business Association who agree with these views.

Jesse Daily, owner of the cheel and the baaree at 105 South Main Street and Daily Taco + Cantina at 105 West Freistadt Road, noted feather flags draw attention to businesses that are set back from the road. Mr. Daily agreed with the proposal to bring the flags in at night and ensuring that they are not worn or faded.

IV. BUSINESS

A. Approval of Minutes

1. August 9, 2022 (att)

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve the August 9, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road (att)

Jill Goldberg was present. Boz's Clozet has relocated to 229 South Main Street from 105 West Freistadt Road. Ms. Goldberg has requested moving the sign to the new location.

Planner Censky noted that the existing sign was previously approved. The Sign Code has changed; the sign meets size requirements but does not meet the requirements for interior lighting. The current Code requires that signs have a dark background where the light shines through the letters. The Plan Commission can consider a waiver.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road, Sign Was Previously Approved by the Plan Commission.

Ayes: Commissioners Chimenti, Gengler, Hershberger, Kucharski and Chairman Mobley

Naes: Commissioner Dyer

Abstain: Commissioner Gattoni

MOTION CARRIED.

C. Review and action regarding Free-Standing Monument Sign, Curated Home Decor,

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Melanie Devorkin, 193 Green Bay Road (att)

Stephanie Lawhorn from Signarama was present. Ms. Devorkin is opening a home decor shop and is requesting a free-standing monument sign for that business and a tenant at 193 Green Bay Road. The sign will be externally illuminated.

Planner Censky noted the sign is attractive and meets all setback and size requirements. Director LaFond requested that any motion be contingent on approval by the Historic Preservation Commission at their next meeting scheduled for October 4, 2022.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Free-Standing Monument Sign, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road, Contingent on Approval by the Historic Preservation Commission on October 4, 2022. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road (att)

Stephanie Lawhorn from Signarama was present. Mr. Koritzinsky's current sign for the Thiensville Professional Park is approximately 20 years old. The proposed sign is similar.

Planner Censky noted the sign fully complies with Village Code.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to approve Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding New Single-Family Home, Lot 2, 104 North Orchard Street (att)

Fred Bersch of Bonnilake Real Estate LLC presented plans for Lot 2 at 104 North Orchard Street. Lot 2 is adjacent to the church building and will be a model home. The home will have two bedrooms on the first floor. The home on Lot 2 is a bit wider than the home on Lot 3 because the lot is 6 feet wider at the front. It is anticipated that the homes on Lots 2 and 3 will be built at the same time.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti, to approve New Single-Family Home, Lot 2, 104 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding New Single-Family Home, Lot 3, 106 North Orchard Street (att)

Fred Bersch of Bonnilake Realty LLC presented plans for Lot 3 at 106 North Orchard Street. Lot 3 will have three bedrooms on the first floor with an exposed lower level. Commissioner Kucharski inquired about the timeline to complete the homes. Mr. Bersch replied that each home would take about seven months to build. Commissioner Gengler

inquired about water runoff from the lots. Director LaFond noted the design intends that no water leaves the site and flows into storm drainage.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve New Single-Family Home, Lot 3, 106 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

G. Discussion and consultation regarding Razing House/Garage and Rebuilding, Michael Koepke, 127 South Main Street (att)

Michael Koepke was present and is seeking feedback from the Plan Commission about what would be permitted if he were to raze his house and garage at 127 South Main Street and rebuild. Mr. Koepke inquired what building code requirements must be followed because the building is partially a business.

Director LaFond noted this is a consultation prior to an architect developing plans. The building code provisions would be up to the architect to propose to the building inspector and the code reviewer. The property is in the B-1 Central Business District. The code recently was amended to require that 30% of first-floor space must be business; the previous requirement was 100%. All of the frontage must be business.

Planner Censky added the property is in the Historic District, which is critical to the Village. If this is approved, the new building should have some historic flavor. Director LaFond noted that the Historic Preservation Commission must issue a raze permit and Certificate of Appropriateness and approve a new design.

Mr. Koepke is considering a two-story farmhouse-style house. The existing garage would be demolished. The footprint of the new structure would be similar. Mr. Koepke wants to demolish the building because of the layout and the cost of remodeling would be more than new construction.

Commissioner Chimenti noted the new building would maintain the historic feel of the district in a new, energy efficient building. Commissioner Hershberger noted that it makes more sense to do what Mr. Koepke is proposing than to keep an old building that cannot be utilized in the way the owner wants. Commissioner Kucharski shared support of Mr. Koepke's plans, provided that the Historic Preservation Commission approves them. Chairman Mobley agreed that the plans first must be considered by the Historic Preservation Commission.

H. Review and recommendation to the Village Board to Amend the Sign Code to Regulate Feather and Flag Banners (att)

Director LaFond provided a fourth version of potential regulations of feather banners based on discussion at the previous Plan Commission meeting. This version adds feather banners to the list of prohibited signs. Feather banners would be allowed at special events and festivals without a permit and would be allowed from the start of an event and must be removed at the end of the last day of the event. Any action by the Plan Commission would be a recommendation to the Village Board.

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Commissioner Gengler appreciated the remarks at the outset of the meeting from two business owners and inquired which version should be considered if the Commission wants to accommodate those requests. Director LaFond noted Version 1 treats feather banners in a similar manner to sandwich boards and would be allowed if the business has a permanent sign, receives a permit, the banners are brought in every night and are under the maximum size. There are other places in the Village Code that restrict banners to a certain number of days in a year.

Commissioner Gattoni favors the fourth version that prohibits feather banners except for special events. Commissioner Kucharski noted that Ms. Eckert made a good presentation regarding the ice cream sign attracting customers to glaze. Commissioner Kucharski prefers Version 4. Commissioner Chimenti has mixed feelings after hearing Ms. Eckert and Mr. Daily speak about how flag banners benefit their businesses. Commissioner Hershberger favored Version 1 which would permit feather banners. There are restrictions, such as having to take the banners in every night, that require a commitment from the business owner. Commissioner Gattoni noted allowing feather banners would place enforcement responsibility on the Village.

This item was tabled to be considered at the next meeting in October.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported there were staff-approved fences at 217 Bel Aire Court and 513 Heidel Road. A non-complaint shed at 202 Woodside Lane will be considered by the Zoning Board of Appeals. Planner Censky noted the homeowners will have to prove a hardship in order to keep the shed in the existing location. Police handled complaints regarding long grass at 136 North Orchard Street and 214 Heidel Road, signs in the right-of-way at Main Street and Freistadt Road and the 100 block of West Freistadt Road and contacted a resident at 521 Laurel Drive regarding a boat stored on grass.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 7:06 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

FRANK OIL CO.

IN 1930, THIS TUDOR-STYLE GAS STATION WAS BUILT. THE SERVICE GARAGE WAS ADDED IN 1950 AND OPERATED FOR MANY YEARS BY THE FRANK FAMILY. OVER THE YEARS, IT REMAINED AN AUTO SERVICE STATION AND IS NOW OPERATED BY ANTHONY REYES QUICK CARE AUTO.

9/23/22

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FRANK OIL CO.

THIS TUDOR-STYLE GAS STATION WAS BUILT IN 1930 WITH SERVICE WELLS. HYDRAULIC LIFTS CAME WITH THE BUILDING ADDITION IN 1950. OWNERS INCLUDED BROTHERS MILTON AND EARL FRANK, RUSS RICHARDSON AND CURRENT BUSINESS AND BUILDING OWNERS EMILY AND ANTHONY REYES OPERATING AS QUICK CARE AUTO.

9/26/22

Village of Thiensville - Gary Achterberg

From: Village of Thiensville - Gary Achterberg
Sent: Wednesday, September 14, 2022 1:46 PM
To: Village of Thiensville - Jennifer Abraham
Subject: Historic Plaque

Jennifer,

I spoke to Zimmerman Foundries, the company in Columbia PA we've ordered historic plaques from the in past.

The most-recent plaque we ordered was for the William Hoeft Residence, 151 Green Bay Road, in 2019. The cost of that plaque, including shipping, was \$265.20.

The current cost for an identical 11x8 plaque, including shipping, is \$311.35. That cost includes 176 characters. It is possible to fit more on the plaque, but there will be a slight up-charge.

The turn-around time from placing the order to delivery of the plaque is six to eight weeks.

Gary Achterberg

Administrative Assistant

Village of Thiensville

262-242-3720

www.village.thiensville.wi.us