



VILLAGE OF THIENSVILLE
Historic Preservation Commission
AGENDA

DATE: Tuesday, November 1, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIR:	JENNIFER ABRAHAM
COMMISSIONERS:	ANGELINA APOSTOLOS
	RONALD HEINRITZ
	PHILIP ECKERT
	NATHAN MATSON
	MARY GIULIANI
	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, December 6, 2022 at 6:00 PM (if needed)

V. APPROVAL OF MINUTES

A. October 4, 2022 (att)

VI. BUSINESS

A. Discussion, review and possible action regarding Historic Plaque, Emily Reyes, Frank Oil Co., 185 South Main Street (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, Garage Door and Garage Entry Door, Melanie Devorkin, 193 Green Bay Road (att)

D. Wisconsin Historical Society 2022 Local History & Historic Preservation Conference Update

VII. STAFF REPORT

A. Staff Report (att)

VIII. ADJOURNMENT

Amy L. Langlois, Village Clerk

October 28, 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, October 4, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Abraham called the meeting to order at 6:00 PM.

II. ROLL CALL

CHAIR:	JENNIFER ABRAHAM
COMMISSIONERS:	ANGELINA APOSTOLOS
	PHILIP ECKERT
	MARY GIULIANI
	RONALD HEINRITZ
	NATHAN MATSON (EXCUSED)
	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, November 1, 2022 at 6:00 PM (if needed)

V. APPROVAL OF MINUTES

A. September 6, 2022 (att)

MOTION by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the September 6, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

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

Fran Wallace, 106-108 Green Bay Road, was present. Ms. Wallace's tenants installed a wood railing on the front porch without her knowledge. The wood railing will be removed. The proposed replacement involves a black railing on each side of the steps. Commissioner Heinritz inquired about the material used and the design. The railing is aluminum.

MOTION by Commissioner Eckert, **SECONDED** by Commissioner Apostolos to approve Certificate of Appropriateness, New Railings, Fran Wallace, 106-108 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

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)

Michael Koepke was not present. No action taken.

Director LaFond provided Commissioners with a brief history of Mr. Koepke's prior requests and recent changes in the Zoning Code related to residential use of the first floor of businesses.

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)

Stephanie Lawhorn from Signarama was present. Ms. Devorkin anticipates opening Curated Home Decor at 193 Green Bay Road this fall. A multi-tenant master sign is

proposed, as well as awnings with black and white stripes. Director LaFond noted the project received Plan Commission approval in September contingent on approval by the Historic Preservation Commission. Commissioner Heinritz requested separate consideration of the awnings and the sign.

The awning will be iron with an outdoor fabric. Commissioner Abraham noted the awnings help make the building look more commercial than residential. The proposed brand of fabric is high quality.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Apostolos to approve Certificate of Appropriateness for Awnings on Front and Side of Building, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

Ms. Lawhorn noted the sign is black to match the awnings and contrast with the white building. The sign will be lit with external lights at the bottom. Commissioner Heinritz noted the size of the sign is appropriate and the finials at the top are attractive.

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Heinritz to approve Certificate of Appropriateness, Multi-Tenant Sign Plan, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

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

Chair Abraham spoke with the owner of the building at 185 South Main Street, who is pleased about receiving a plaque. There are two drafts for the plaque. Commissioners Giuliani and Heinritz prefer Draft 2. Director LaFond asked if it is known if this was Thiensville's first gas station, noting that would be good information to include if it is known. Chair Abraham noted the plaque should highlight what makes the building unique, such as the style and the owners. The wording will be sent to the building owner to review.

VII. STAFF REPORT

There was no staff report.

VIII. ADJOURNMENT

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Heinritz to adjourn the meeting at 6:49 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,
Gary Achterberg
Administrative Assistant

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

On Tuesday, October 25, 2022, 1:35 PM, Anthony Reyes <customerservice@quickcareauto.com> wrote:

Hello, I did two different options here...I like option #1 the best because in our opinion, the fact that the Franks supplied oil to all the surrounding area gas stations seems pretty historically significant and (I believe) the Quonset has been here just as long as the original building so it deserves some recognition too.

I cannot confirm whether or not there were service wells, as far as we know or can tell the hydraulic lifts were installed at the time of the building addition right off the bat and according to Jesse's report they just used a ramp on the outside up until then.

Also, I did make sure that the amount of characters were the same as the one you had given us. 313 characters in my option #1 and there were 311 in the one you dropped off.

See you Tuesday!

Emily

Quick Care Auto

185 S Main St.

Thiensville, WI 53092

262-242-0747

FRANK OIL COMPANY

THIS TUDOR STYLE GAS STATION WAS BUILT IN 1920 BY NORMAN LEISNER & WAS SOLD TO THE FRANK FAMILY IN 1930. IT WAS A TEXACO STATION UNTIL 1952 WHEN IT CHANGED TO SKELLY OIL. THE QUONSET HUT IN THE REAR STORED FUEL THAT WAS SUPPLIED TO OTHER GAS STATIONS IN THE SURROUNDING AREA.

NOV. 2022

OPTION #1

FRANK OIL COMPANY

THIS TUDOR STYLE GAS STATION WAS BUILT 1920 BY NORMAN LEISNER. IT WAS SOLD TO THE FRANK FAMILY IN 1930 AND WAS A TEXACO STATION UNTIL 1952 WHEN IT CHANGED TO SKELLY OIL.

IN 1957 THEY ADDED THE GARAGE ON THE BUILDINGS SOUTH SIDE AND IT HAS REMAINED A SERVICE STATION TO PRESENT DAY.

NOV 2022

OPTION #2

The service station that is located at 185 S. Main Street Thiensville Wis. was once owned by Norman Leisner. Not only was he the first owner, he was the builder. Mr. Leisner sold the business to the Frank family, my mothers side, in 1930. My grandfather would ride the interurban train from Cedarburg to Thiensville and get off right in the back of the station. Previous to 1952 it was a Texaco station. In 1952 the Frank family changed to Skelly Oil. In 1957 they added a garage to accommodate the business. Prior to that there was only a ramp on the side of the station. You would drive your car onto the ramp and the service attendant would work on your car from a crouched position below the ramp, no matter what the weather was. In the back of the station there was a Quonset that held the delivery trucks, some cased goods and oil barrels. Behind the Quonset there was a bulk plant with several oil tanks.

In the station you could buy fishing tackle along with the normal gas station sundries, cigarettes, candy, junk food, etc. Some of the services the station offered included were oil changes, tire rotation and washing. The oil was sold and distributed to many places. The delivery area included Ozaukee county to Port Washington. Parts of Glendale, Washington County, and from Grafton to Milwaukee to Mequon. The routes mostly consisted of other gas stations, although they also sold and delivered fuel oil, which heated peoples houses.

The employees were mostly family except for the delivery man and the local high school students that helped with repair and maintenance. Inside the station there were chairs on which you would find the local police officer, there was only one, the superintendent of the school district and the postal man. These people would come to "shoot the breeze" and have their daily cigars.

Across the street and behind what was once a stage coach stop and what is now Fiddleheads, there is the Milwaukee River. After winter when all the ice was melting and traveling down the river, the street would flood causing the street to have to be closed. During nesting season, the ducks would leave the river, cross the street, and nest in the lilies that were planted along side the station. When the time came for them to hatch, the ducklings would be running all around the station and would sometimes get inside. The local pre-school would come over and watch the ducklings for an hour or so as a field trip. When the time came for the ducks to cross the street and go back to the river, the traffic would have to be stopped. Today you can still see the duck crossing sign.

When every thing had to be sold, a man by the name of Ebelhart bought the business. The oil, bulk plant, and trucks were sold to Quick Flash. In 1978 there was benzene found in the oil tanks which in return caused them to be removed and is causing the Frank Family to still be involved with the station.

So as you can see, when you look at a building you can't always get the whole history.



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

Applicant ☒ Same as owner

Name

Name

127 S Main Street

Address

Address

Thiensville

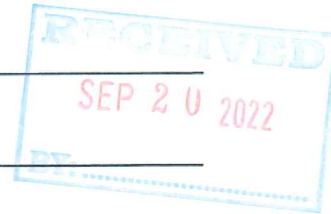
Phone

Phone

414.313.3301 mjkkps@gmail.com

Email address

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

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 9/2/22 Staff Review Completed on _____

HPC Meeting Date 10/4/22

ADDITIONAL

REMARKS/CONDITIONS: _____

Village Staff

Title

Date



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

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

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,

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.

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

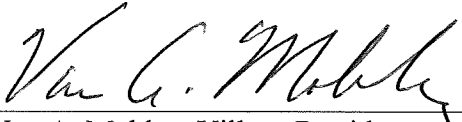
The B-1 District is intended to provide appropriate zoning regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the potential for development of commercial, cultural, entertainment and other activities which contribute to its role as the "heart" 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.

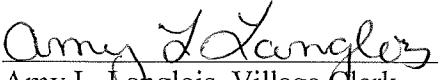
SECTION 3. This Ordinance shall take effect upon its passage and publication as provided by law.

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
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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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI. OLD BUSINESS

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

VII. ITEMS BY CHAIRMAN

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

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

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

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

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

- C. Review Village Codes pertaining to historic preservation

Discussion was laid over for a future meeting.

VIII. ITEMS BY COMMISSIONERS

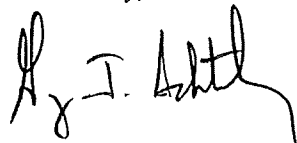
- A. Mequon-Thiensville Historical Society – Bob Blazich

Nothing to report.

IX. ADJOURNMENT

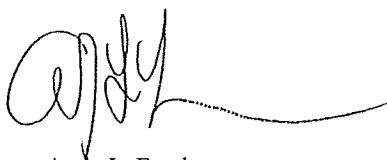
MOTION by Commissioner Blazich, **SECONDED** by Commissioner Miller to adjourn the meeting at 7:45 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Gary Achterberg
Administrative Assistant

Approved by



Andy LaFond
Director of Community Services/
Public Works

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

Applicant: 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.

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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

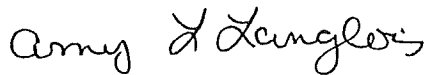
Commissioner Blazich shared that the stamp museum is open by appointment only allowing two people in at a time with masks required.

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

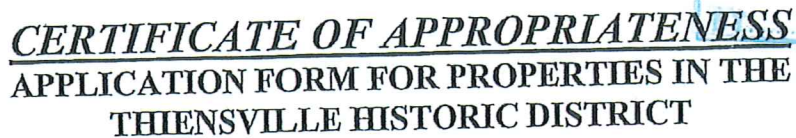
IX. ADJOURNMENT

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 cursive script that reads "Amy L. Langlois".

Amy L. Langlois
Village Clerk



See last page
for notes!

See plans, exterior to match new garage

Commission Signature: Sandra Hernandez
(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 ~~ag~~ questions you may have.

Google Maps Remington's River Inn

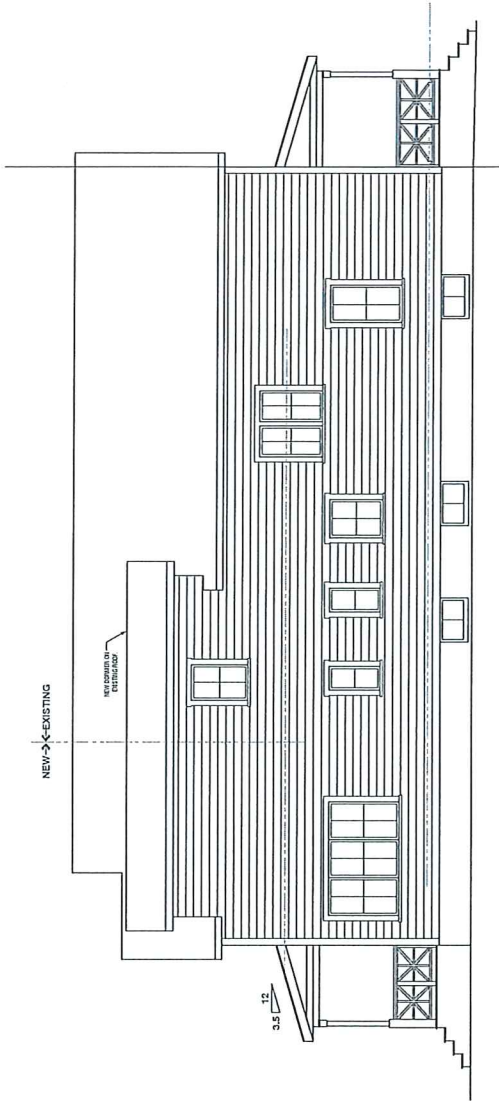


Image capture: Mar 2016 Images may be subject to copyright.

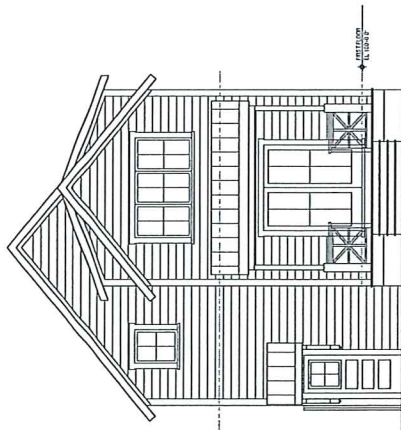
A American Marketing & Publishing

Street View - Mar 2016

REVISIONS	DATE	BY



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

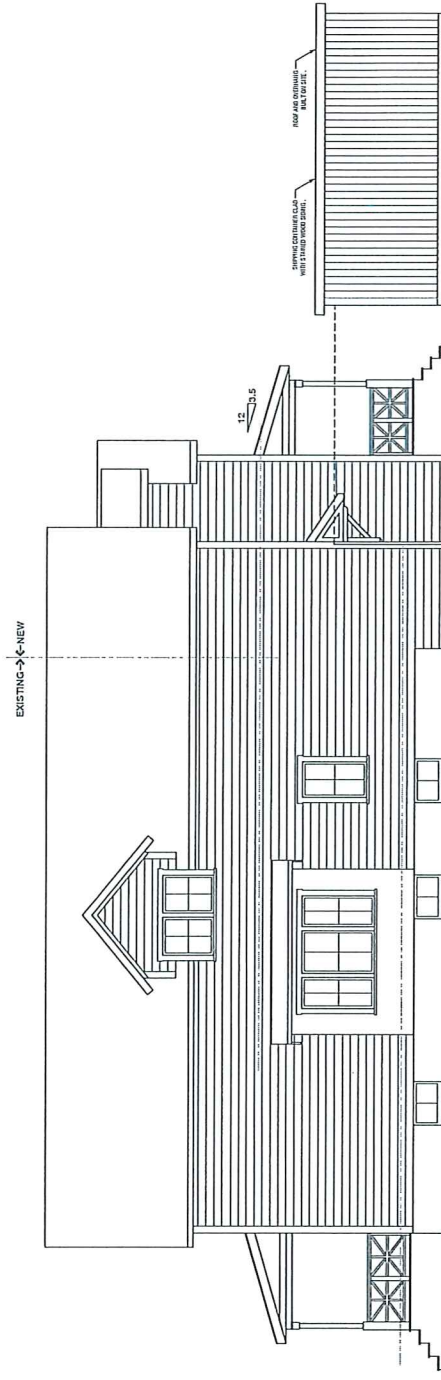


WEST ELEVATION
SCALE: 1/4" = 1'-0"

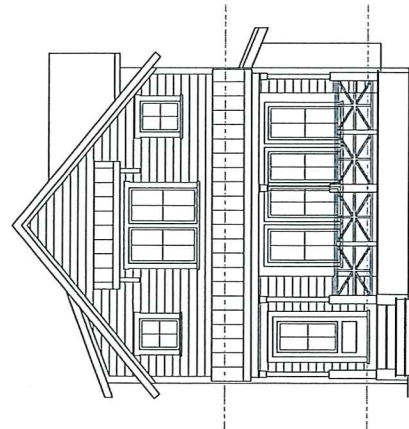
KOEPKE RESIDENCE
127 SOUTH MAIN STREET
THIENSVILLE, WI

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	04 NOVEMBER 2019
DESIGNER	AWW
CLIENT	KOEPKE RESIDENCE
PROJECT	ELEVATIONS
SCALE	1/4" = 1'-0"
PROJECT NO.	A3.1
COPYRIGHT	© 2019 THE FINE CARPENTRY, LLC
ALL RIGHTS RESERVED	



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



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

During such period, the applicant and the commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten-month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the commission shall authorize the issuance of the permit to demolish the subject property. If such mutually agreeable method for saving the subject property is not successful or no such funds to preserve the subject property have been obtained and available for disbursement within a period of two months following the end of such ten-month period, the commission shall authorize the issuance of the permit to demolish the subject property.

(3) In determining whether to issue a certificate of appropriateness for any demolition, the commission shall consider and may give weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the village and the state;
 - b. Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the village and the state;
 - c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in section 42-1 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the village board;
 - d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced, or be reproduced only with great difficulty and/or expense;
 - e. Whether retention of the building or structure would promote the general welfare of the people of the village and the state by encouraging study of American history, architecture and design, or by developing an understanding of American culture and heritage;
 - f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a certificate of appropriateness;
 - g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.
- (4) An appeal from the decision of the commission to grant or deny a certificate of appropriateness may be taken to the village board by the applicant for the demolition permit, whether the determination is made:
- a. Upon receipt of the application for a demolition permit;
 - b. At the end of the one-year period in a case where action on the application has been suspended; or
 - c. To suspend action on a demolition application.

**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.**

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 greenbay road _____, Thiensville WI 53092

Tax Key # _____

B1

Current Zoning

Property Owner

Greenbay Rd LLC

Applicant ☐ Same as owner

Melanie Devorkin

Name

193 greenbay road

Address

Address

4148395510

Phone

Phone

Melanie@curatedhomedecor.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. Describe exterior architectural features 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.

Timeless collection STAMPED CARRIAGE HOUSE Door in carbon oak color (dark bronze/black) with hinges and glass windows model number Model 4283 see attached file.

Plan of use for storage of retail storage.


Applicant's Signature

8/30/2022

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 9/27/22 Staff Review Completed on _____

HPC Meeting Date 10/4/22

ADDITIONAL
REMARKS/CONDITIONS: _____

Village Staff

Title

Date

TIMELESS

COLLECTION



Classic Style. Distinctive Design.

For a truly lasting design, explore the Timeless Collection from C.H.I. Overhead Doors.

The distinctive stamp designs and extensive personalizing options ensure the perfect complement to your home's exterior.



Short raised panel shown in white with optional stockton inserts and tinted glass.

Find Your Perfect Match

Timeless style and traditional stamped steel designs to complement any home.



RAISED PANEL

Reliable and low maintenance, these doors are a neighborhood standard and feature a classic garage door design.



STAMPED CARRIAGE HOUSE

These doors merge traditional carriage house style with simple design and functionality.



STAMPED SHAKER

Featuring distinctive shaker style, these minimalist doors leave a lasting impression.



WANT TO SEE MORE?
Visit chiohd.com/raised-panel



Long raised panel shown in optional accents woodtones dark oak with madison inserts and obscure glass.



Short raised panel shown in black.

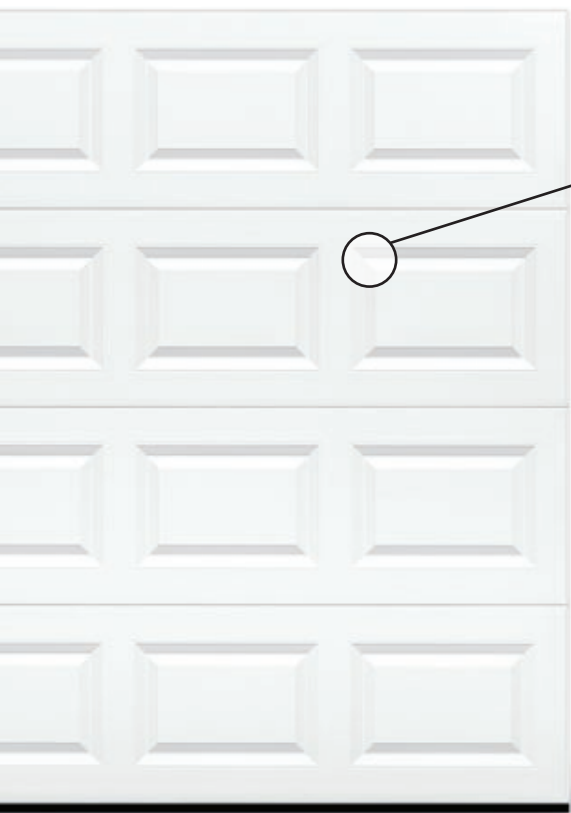
RAISED PANEL



Short raised panel shown in white with optional stockton inserts and tinted glass.



Long raised panel shown in white with optional sherwood inserts and plain glass.



Short Raised Panel

Section Detail



Available in both short and long panel options. The raised panels start with a recessed edge, but the interior surface of each panel is brought slightly forward, adding just a hint of definition to a classic garage door design.



Long Raised Panel



Short raised panel shown in accents woodtones natural oak.

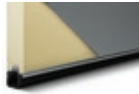
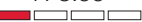


SECTIONS
Limited Lifetime

SPRINGS
3 Years

HARDWARE
3 & 6 Years

Model Comparison Chart

GOOD				BETTER			BEST	
Panel Style / Model Number ³								
Short Raised Panel	2250	2240	2255	2251	2241	2283	2206	2216
Long Raised Panel	4250	4240	4255	4251	4241	4283	4206	4216
Section Construction	2in. Thick - 1-Sided Steel		2in. Thick - 1-Sided Steel with Vinyl Back	2in. Thick - 1-Sided Steel with Vinyl Back		2in. Thick - 2-Sided Steel	1-1/2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Steel
Section Material	Standard / 25° Ga. Steel	Heavy Duty / 24° Ga. Steel	Standard / 25° Ga. Steel	Standard / 25° Ga. Steel	Heavy Duty / 24° Ga. Steel	Medium Duty / 27° Ga. Steel	Medium Duty / 27° Ga. Steel	Heavy Duty / 27° Ga. Steel
Insulation Type	No Insulation 		Polystyrene 	Polystyrene 		Polystyrene 	Polyurethane 	Polyurethane 
Thermal Rating	— 		R-3.56 	R-7.94 		R-9.65 	R-13.40 	R-17.19 

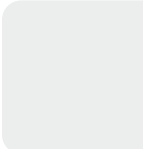
Personalize Your Garage Door

Colors ¹	White, Almond, and Sandstone are available on all Models.							
Brown	•	•	•	•	•	•		•
Bronze	•		•	•		•		•
Gray	•		•	•		•		•
Desert Tan	•		•	•		•		•
Black	•		•	•		•		•
Graphite						•		
Evergreen		•			•	•		•
Powder Coating ¹	188 Colors	188 Colors	188 Colors	188 Colors	188 Colors	188 Colors		188 Colors
Painted Woodtones ¹	•		•	•				
Accents Woodtones ¹						•		•
Carbon Oak						•		
Windows / Inserts	•	•	•	•	•	•	•	•
Glass	Plain, Frosted, Tinted, Obscure, and Glue Chip are available on all Models.							
Designer Glass						•	•	•
Warranty	Limited Lifetime Warranty							

¹ Refer to your local C.H.I. Dealer for exact color and woodtones match. ² Lower steel gauge [ga.] number indicates stronger steel. ³ Model number indicates construction, window, and panel style.

Personalizing Options For all window and glass options see pages 14-15

COLORS¹

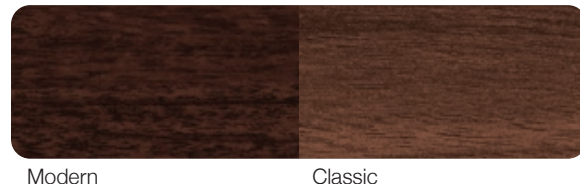
									
White	Almond	Sandstone	Brown	Bronze	Gray	Desert Tan	Black	Graphite	Evergreen

POWDER COATING¹



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

PAINTED WOODTONES¹



Modern

Classic

ACCENTS WOODTONES¹

						
Walnut	Driftwood	Mahogany	Cedar	Dark Oak	Natural Oak	Carbon Oak



WANT TO SEE MORE?
Visit chiohd.com/stamped-carriage-house

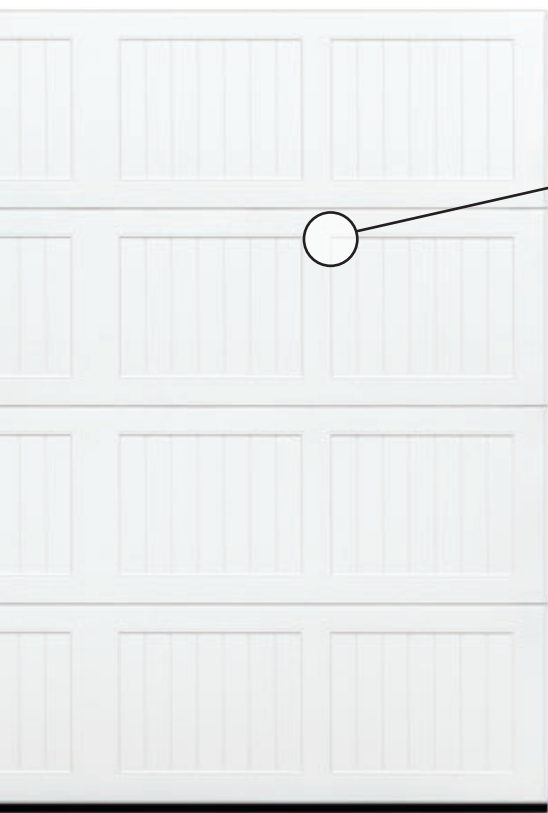


• Stamped carriage long shown in optional accents woodtones mahogany.



STAMPED CARRIAGE HOUSE



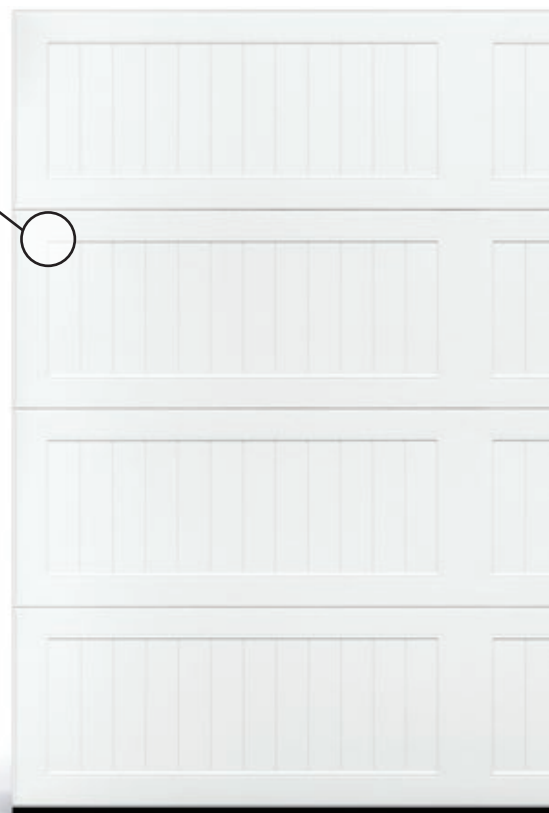


Stamped Carriage **Short**

Section Detail



Available in a short and long design, each stamp has a slight embossed frame followed by a recessed beveled edge with multiple vertical pressed lines that add a classic carriage house touch to this garage door style.



Stamped Carriage **Long**



Stamped carriage short shown in accents woodtones cedar with optional arched madison inserts, tinted glass, and barcelona 1 hardware.

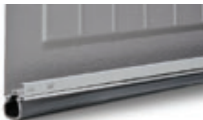


SECTIONS
Limited Lifetime

SPRINGS
3 Years

HARDWARE
3 & 6 Years

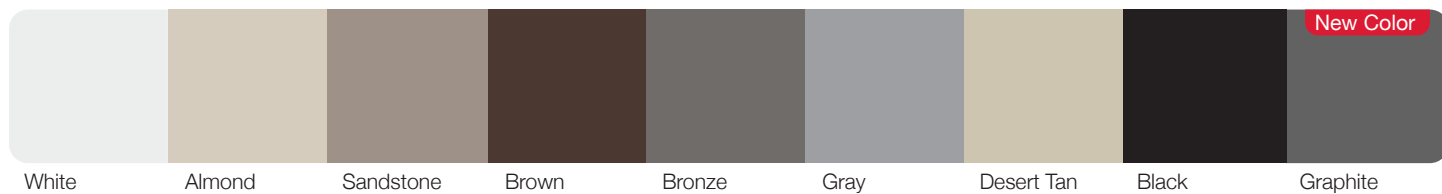
Model Comparison Chart

GOOD		BETTER		BEST	
Panel Style / Model Number ³					
Stamped Carriage Short		5250	5251	5283	5216
Stamped Carriage Long		5950	5951	5983	5916
Section Construction		2in. Thick - 1-Sided Steel	2in. Thick - 1-Sided Steel with Vinyl Back	2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Steel
Section Material		Standard / 25 ² Ga. Steel	Standard / 25 ² Ga. Steel	Medium Duty / 27 ² Ga. Steel	Heavy Duty / 27 ² Ga. Steel
Insulation Type		No Insulation	Polystyrene	Polystyrene	Polyurethane
					
 Thermal Rating		— 	R-7.94 	R-9.65 	R-16.55
Personalizing Options					
Colors ¹ White, Almond, Sandstone, Brown, Bronze, Gray, Desert Tan, and Black are available on all Models.					
Graphite				•	
Powder Coating ¹		188 Colors	188 Colors	188 Colors	188 Colors
Painted Woodtones ¹		•	•		
Accents Woodtones ¹				•	•
Carbon Oak				•	
Windows / Inserts		•	•	•	•
Glass Plain, Frosted, Tinted, Obscure, Glue Chip, and Seeded are available on all Models.					
Designer Glass				•	•
Warranty Limited Lifetime Warranty					

¹ Refer to your local C.H.I. Dealer for exact color and woodtones match. ² Lower steel gauge [ga.] number indicates stronger steel. ³ Model number indicates construction, window, and panel style. ⁴ Long [41" x 13"] windows will be substituted in doors with windows in 18" sections.

Personalizing Options For all window and glass options see pages 14-15

COLORS¹

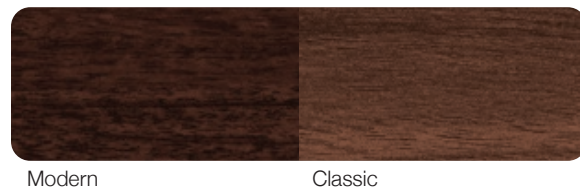


POWDER COATING¹

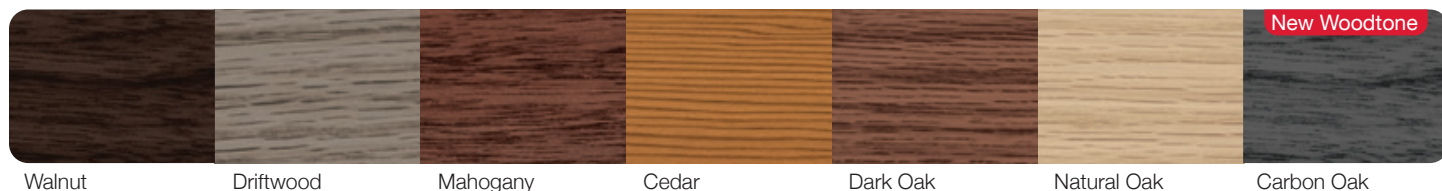


Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

PAINTED WOODTONES¹

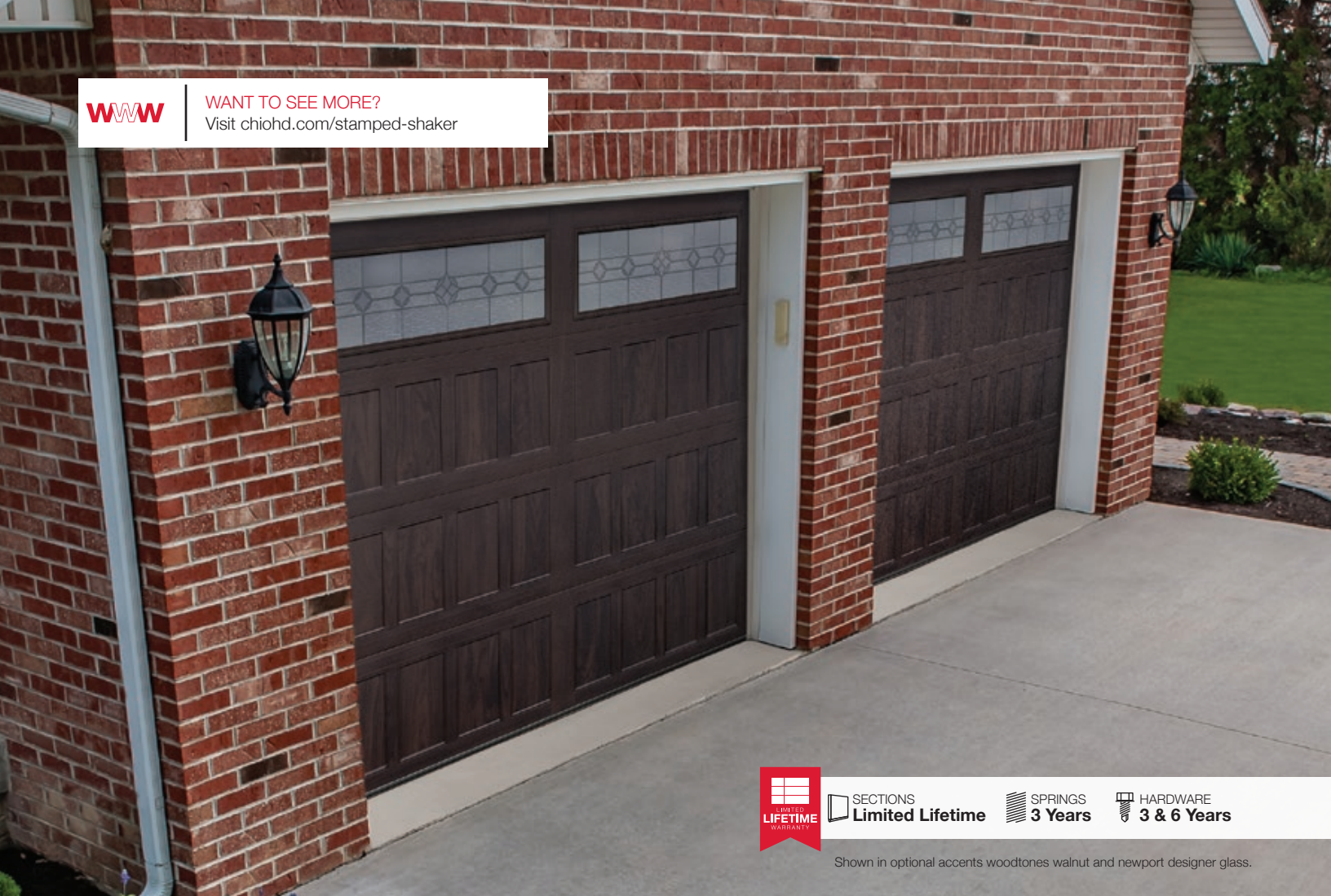


ACCENTS WOODTONES¹





WANT TO SEE MORE?
Visit chiohd.com/stamped-shaker



SECTIONS
Limited Lifetime

SPRINGS
3 Years

HARDWARE
3 & 6 Years

Shown in optional accents woodtones walnut and newport designer glass.

STAMPED SHAKER

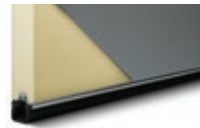


Shown in white



Shown in almond.

Model Comparison Chart

GOOD		BETTER		BEST	
Panel Style / Model Number ³					
Stamped Shaker		2550	2551	2583	2518
Section Construction		2in. Thick - 1-Sided Steel	2in. Thick - 1-Sided Steel with Vinyl Back	2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Steel
Section Material		Standard / 25 ² Ga. Steel	Standard / 25 ² Ga. Steel	Medium Duty / 27 ² Ga. Steel	Heavy Duty / 27 ² Ga. Steel
Insulation Type		No Insulation	Polystyrene	Polystyrene	Polyurethane
					
 Thermal Rating		— 	R-7.94 	R-9.65 	R-16.55 
Personalizing Options					
Colors ¹		White, Almond, Sandstone, Brown, Bronze, Gray, Desert Tan, and Black are available on all Models.			
Graphite				•	
Powder Coating ¹		188 Colors	188 Colors	188 Colors	188 Colors
Painted Woodtones ¹		•	•		
Accents Woodtones ¹				•	•
Carbon Oak				•	
Windows / Inserts		•	•	•	•
Glass		Plain, Frosted, Tinted, Obscure, Glue Chip, and Seeded are available on all Models.			
Designer Glass				•	•
Warranty		Limited Lifetime Warranty			

¹ Refer to your local C.H.I. Dealer for exact color and woodtones match. ² Lower steel gauge [ga.] number indicates stronger steel. ³ Model number indicates construction, window, and panel style. ⁴ Long [41" x 13"] windows will be substituted in doors with windows in 18" sections.

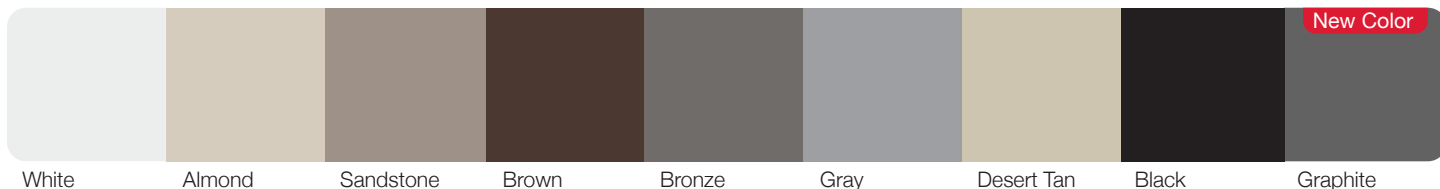
Section Detail

Each stamp starts with an embossed frame followed by a recessed beveled edge that adds slight definition to a soon to be classic garage door design.



Personalizing Options For all window and glass options see pages 14-15

COLORS¹

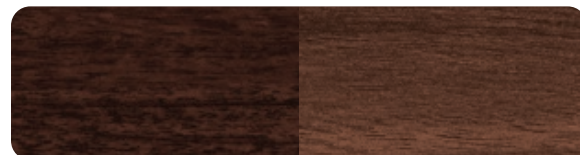


POWDER COATING¹

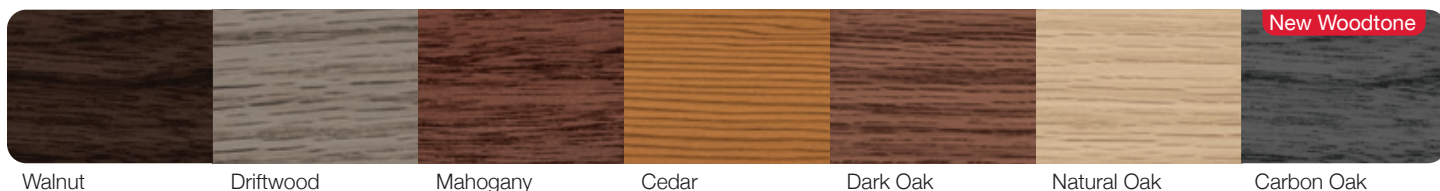


Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

PAINTED WOODTONES¹



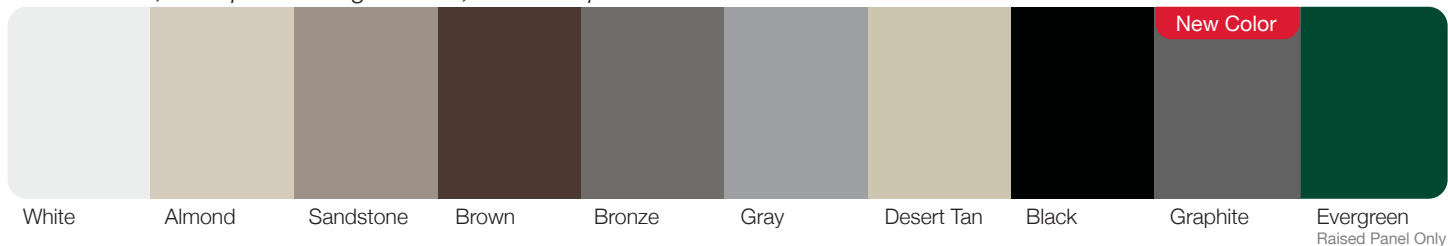
ACCENTS WOODTONES¹



PERSONALIZING OPTIONS Not all options shown are available with every style.

We offer a variety of personalizing options to help your home stand out in your neighborhood. After choosing your door's style and color, add glass, window designs, or hardware to dramatically change the overall look of your door and add to your home's appeal.

Raised Panel, Stamped Carriage House, and Stamped Shaker **COLORS***

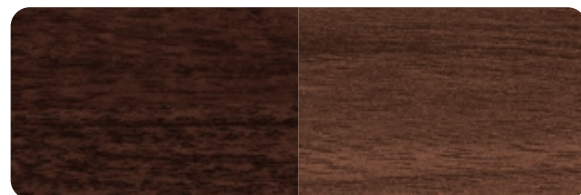


POWDER COATING*



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

PAINTED WOODTONES*



Modern

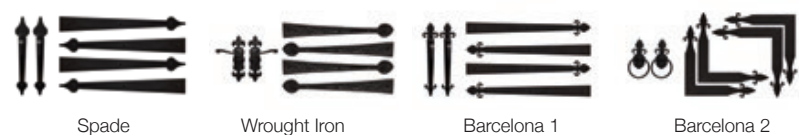
Classic

Raised Panel, Stamped Carriage House, Stamped Shaker **ACCENTS WOODTONES***

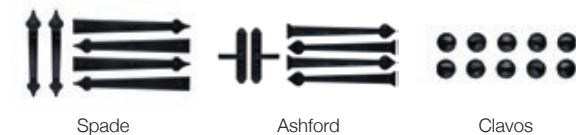


Stamped Carriage House **DECORATIVE HARDWARE**

Permanent



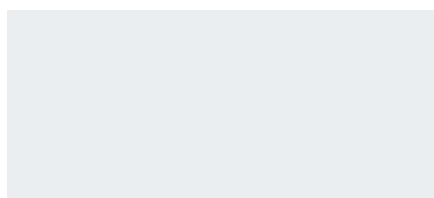
Magnetic



Raised Panel, Stamped Carriage House, and Stamped Shaker **GLASS**



Plain available as single pane Polycarbonate



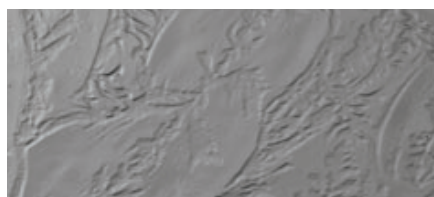
Frosted



Tinted



Obscure



Glue Chip



Seeded

*Refer to your local C.H.I. Dealer for exact color and woodtones match.

Raised Panel **SHORT - INSERTS** 19in x 13in



Plain



Cascade



Stockton



Prairie



Waterton



Sherwood



Cathedral



Sunburst

Raised Panel **LONG - INSERTS** 41in x 13in



Plain



Cascade



Stockton



Arched Stockton



Madison



Arched Madison



Prairie



Waterton



Sherwood



Sunburst

Stamped Carriage House, Stamped Shaker **OVERSIZED - INSERTS** 42in x 15in



Plain



Cascade



Stockton



Arched Stockton



Madison



Arched Madison

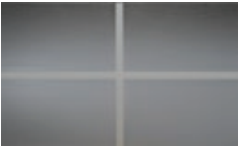
DESIGNER GLASS



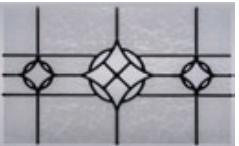
Hawthorne



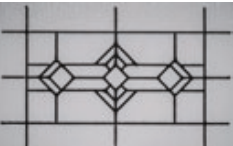
Somerset



Hampton



Newport



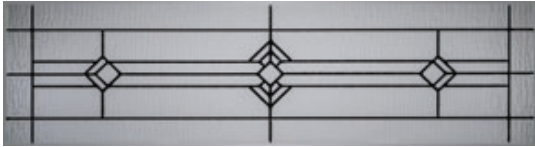
Temple



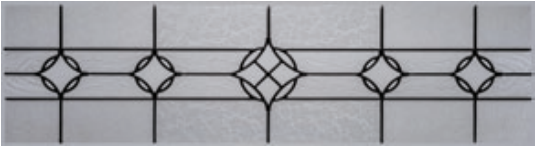
Hawthorne



Somerset



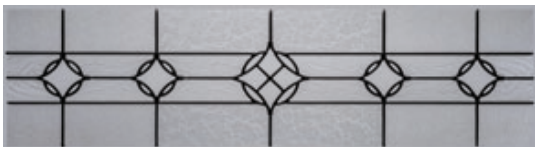
Temple



Newport



Florence



Newport



Florence



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A BETTER BUYING EXPERIENCE

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Your Local Garage Door Professional

Thiensville Historic Preservation Commission Staff Report

Date	Address	Property Owner	Project
10/27/2022	163 S. Main Street	Bay Vong Savath	Roof and gutter work underway without permit