



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, November 19, 2024

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing

**Director of Community
Services/Public Works**

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Jeff Hershberger

Rebecca Holyoke-
Odeja

Ken Kucharski

Joe Nelson

M. Randy Pasternak

Jerry Schmitz

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 clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. APPROVAL OF MINUTES

A. Approval of Minutes

1. October 8, 2024 (att)

V. BUSINESS

A. Discussion and action regarding razing existing structure and building a new residence and business at 127 S Main St

VI. STAFF REPORT

VII. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

November 15, 2024

Please advise the Thiensville Municipal Hall, 250 Elm Street (262-242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, October 8, 2024

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Rosing called the meeting to order at 6:00 PM

II. ROLL CALL

Chairman

John Rosing

Village Administrator

Colleen Landisch-Hansen

Village Planner

Meredith Perks

Commissioners

Jeff Hershberger Joe Nelson

Rebecca Holyoke- M. Randy Pasternak
Odeja (Excused)

Ken Kucharski Jerry Schmitz (Excused)

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 clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

None

IV. BUSINESS

A. Approval of Minutes

1. September 10, 2024 (att)

MOTION to approve by Commissioner Kucharski **SECONDED** by Commissioner Hershberger. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

B. Review and Action regarding Home Addition 307 E Freistadt Road.

Christine and Brett Martin of 307 East Freistadt Road, presented their home addition proposal.

The plan would connect the first-floor laundry area and sewing room to the second-floor master bedroom addition.

The exterior would be re-done with cedar shake on top and vinyl siding below, differentiating from the existing barn-red paint.

The primary work would be on the rear side of the house, visible from the road, and will include a slanted roof to tie in with the new addition.

MOTION to approve Home Addition for 307 E Freistadt Road by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

C. Review and Action Regarding Razing the Existing Dwelling and Construction of a New Single Family Home 215 S Orchard Street.

Planner Perks shared that there were new plans received over the weekend, making the staff report attached to the agenda outdated.

The new plan added two feet seven inches to the entire length of the house to meet the minimum requirements for first-floor construction.

The staff report initially recommended denial due to the home being below the minimum 1000 square feet required by the zoning district.

The new plan addresses this concern, and the staff now recommend approval.

Chairman Rosing specified the need for a new building permit for the demolition and the new construction given the now increased size.

Andrew Risch, from David & Goliath Builders, acknowledged the need for a new permit, and also noted that the new basement would be deeper than the original building.

MOTION to approved Razing the Existing Dwelling and Construction of a New Single Family Home 215 S Orchard Street by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

V. STAFF REPORT

A. Not Available

VI. ADJOURNMENT

MOTION to adjourn by Commissioner Kucharski at 6:19 PM **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

Michael Koepke

Single Family Residence with First Floor Business 127 South Main Street

To: Thiensville Plan Commission

Prepared by: Andy LaFond, Dir Community Services

Date: November 11, 2024

General Information

Applicant: Michael Koepke

Status of Applicant: Homeowner

Location: 127 South Main Street

Requested Action: Approval of Plans

Existing Zoning: B-1 Central Business District

Overview:

The applicant seeks approval to construct a two-story single-family home at 127 S. Main Street, located in the B-1 Central Business District and the Village Historic District. This project involves demolishing an existing residence and garage to construct a new structure intended for owner occupancy.

Zoning and Historic District Requirements:

The B-1 Central Business District emphasizes preserving the area's architectural and historic character while accommodating a mix of commercial and residential uses. To ensure compliance with the district's purpose, the following standards apply:

Yard/Height Requirement	B-1 Standard
Minimum Lot	7,200 sf
Minimum Lot Width	60 ft
Minimum Side Yard	None required (minimum 10 ft. if provided)
Minimum Rear Yard	25 ft
Maximum Building Height	45 ft
Commercial Use Requirement	30% of first-floor area and 100% of street frontage must be used for commercial purposes

The lot at 127 S. Main Street does not meet the minimum lot width requirement of 60 feet, as it is only 40 feet wide. However, this lot width existed at the time of the ordinance's adoption, qualifying it as a lawful nonconforming lot of record under the ordinance. This designation permits continued use of the property, provided all other yard space and dimensional requirements of the district are met and the proposed use is permitted by right. Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business is a permitted use in the district.

Project Description:

The proposed building is a two-story, wood-framed residence with a total floor area of 1,256 sq. ft. The applicant has indicated that a portion of the first floor will be used for an interior design business, meeting the requirement for commercial use. Key features of the proposed structure include:

- A covered front porch that enhances the historic character of the district.
- High-quality materials such as LP Smart Siding and standing seam metal roofing, consistent with the district's architectural guidelines.
- A detached garage located at the rear of the lot, in compliance with the district's emphasis on rear-located parking.

Historic District Considerations:

The property is within the Historic District, and all designs must comply with Section 17.1210, emphasizing traditional architectural styles. The proposed materials, proportions, and design are generally compatible with the district and have been approved by the Historic Preservation Commission.

Staff Comments:

1. **Zoning Compliance:**
 - The applicant has indicated that the first floor will include a commercial interior design business, satisfying the B-1 District's requirement for 30% commercial use of the first floor and 100% street frontage utilization.
2. **Historic District Compliance:**
 - A certificate of Appropriateness has been issued by the Commission
3. **Additional Reviews:**
 - Approval from the Building Inspector, Floodplain Manager, and Director of Public Works is required to ensure compliance with building codes, floodplain standards, and site development requirements.
4. **Landscaping and Site Improvements:**
 - A landscaping plan must be submitted prior to occupancy.

Staff Recommendation:

Staff recommends conditional approval of the project, subject to the following:

1. Approval of grading, drainage, and erosion control plans by the Director of Public Works.
2. Approval by the Building Inspector and Floodplain Manager to ensure compliance with all codes and floodplain regulations.
3. Submission of a detailed landscaping plan prior to occupancy.
4. Issuance of a building permit prior to construction commencement.

MAIN STREET RESIDENCE

127 SOUTH MAIN STREET
THIENSVILLE, WISCONSIN 53029



1 EAST ELEVATION
0.0 FRONT 3/16" = 1'-0"



2 NORTH ELEVATION
0.0 RIGHT SIDE 3/16" = 1'-0"



3 SOUTH ELEVATION
0.0 LEFT SIDE 3/16" = 1'-0"



4 WEST ELEVATION
0.0 REAR 3/16" = 1'-0"



5 LOCATION MAP
0.0 n.t.s.

Sheet Index:

0.0	COVER SHEET
1.0	EXTERIOR ELEVATIONS
1.1	EXTERIOR ELEVATIONS
2.0	FOUNDATION PLAN
2.1	FIRST FLOOR PLAN
2.2	SECOND FLOOR PLAN
3.0	BUILDING SECTIONS
3.1	DETAILS
4.0	ARCHITECTURAL SITE LAYOUT

REAL design
tangible ideas
2987 South Howell Ave.
Milwaukee, WI 53207
414-202-3858
PROJECT NAME
MAIN STREET RESIDENCE
PROJECT INFO
Linda and Mike Koepke
127 S. Main Street
Thiensville, WI 53092
e: mjkpps@gmail.com

RD PROJECT No.
023100

ISSUED HISTORY

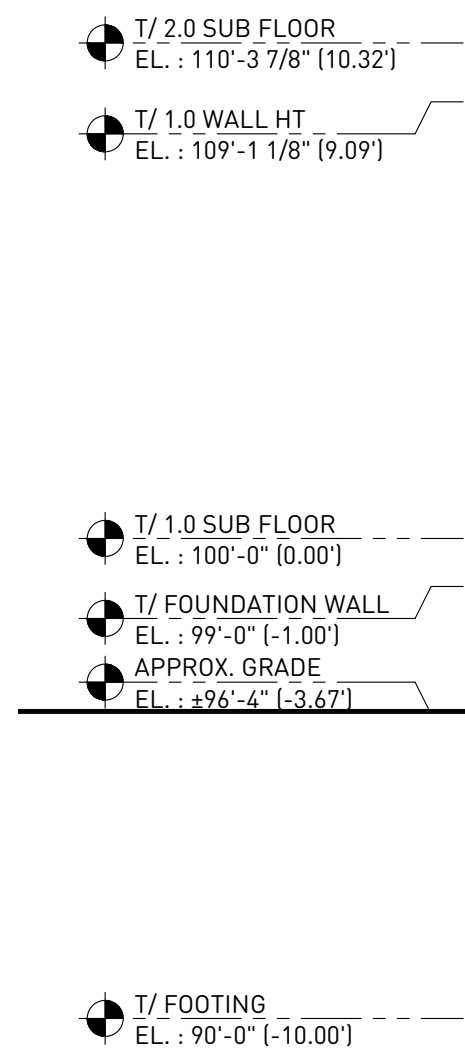
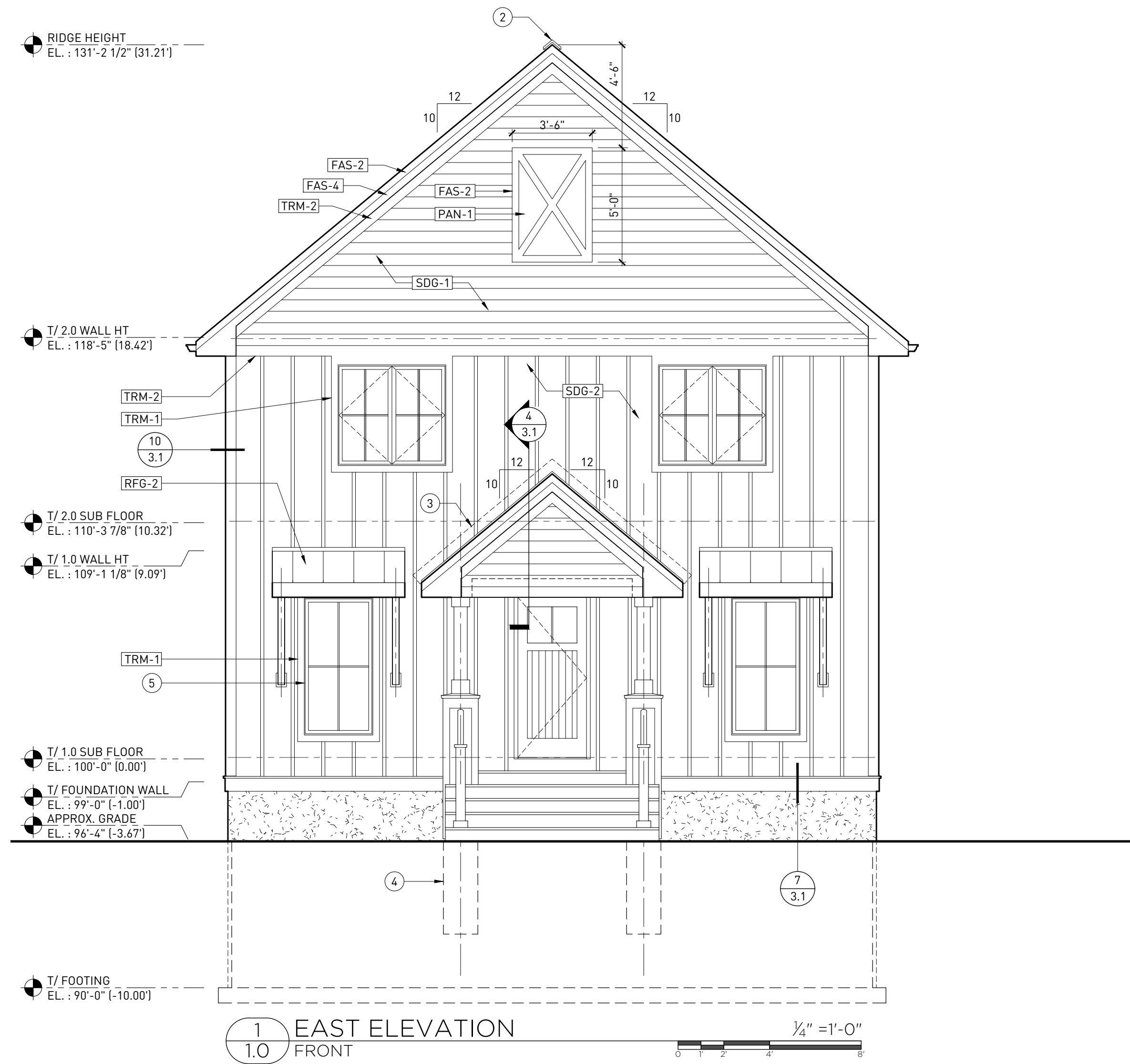
SET TYPE
H.P.C. SUBMISSION

DATE
03-29-24

SHEET TITLE
COVER SHEET

SHEET NUMBER

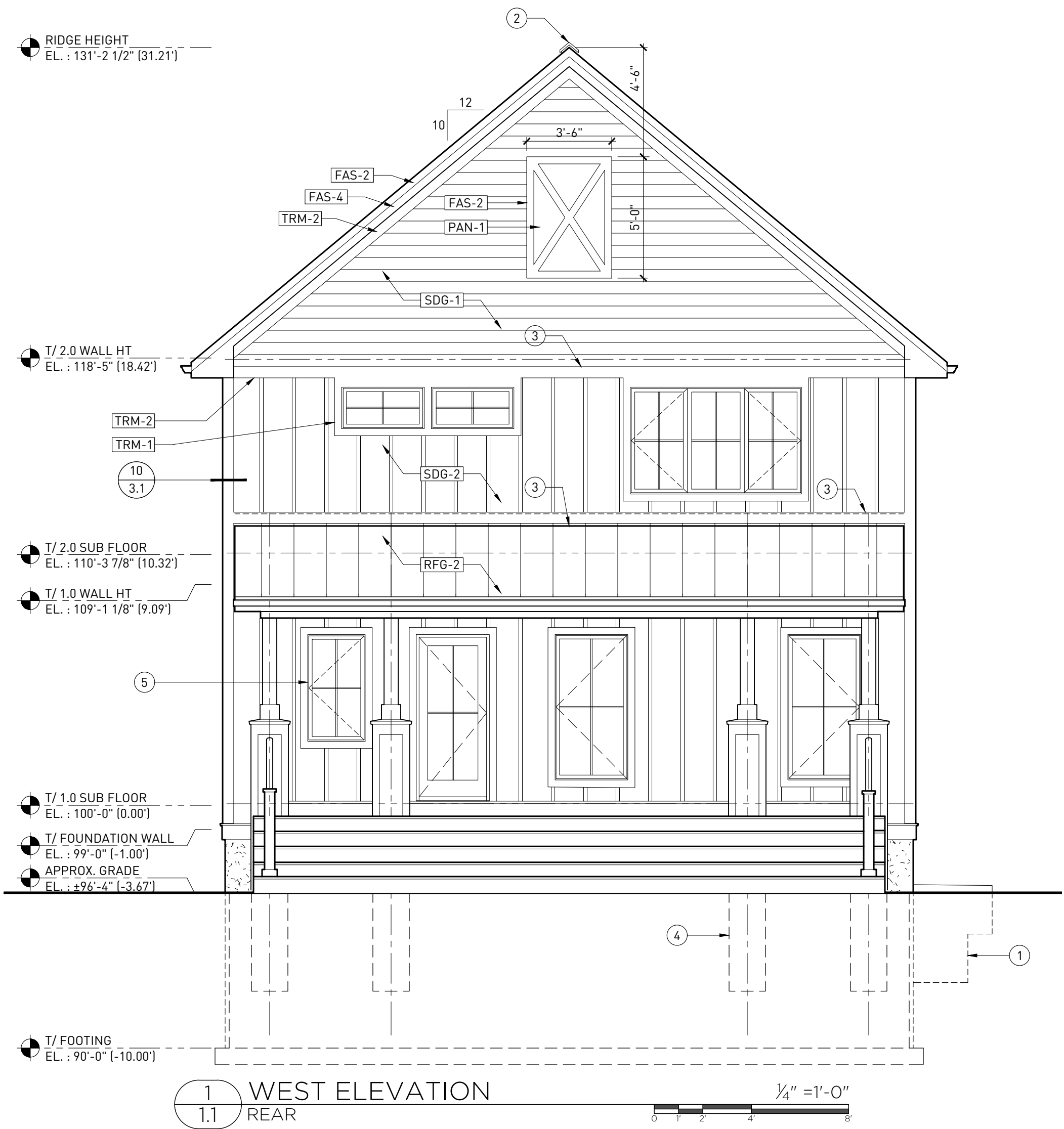
0.0



2 NORTH ELEVATION
1.0 RIGHT SIDE

Exterior Notes:
CONSTRUCTION NOTES:
1 - WINDOW WELL
2 - CONTINUOUS RIDGE VENT
3 - METAL FLASHING, UP 6" VERTICAL FACE MIN.
4 - 18" Ø CONCRETE FOOTING WITH COLUMN BASE PLATE, 4'-0" BELOW GRADE MIN.
5 - COMPOSITE WINDOW, ANDERSEN 100 BASIS OF DESIGN, COLOR: BLACK
6 - FIREPLACE VENT

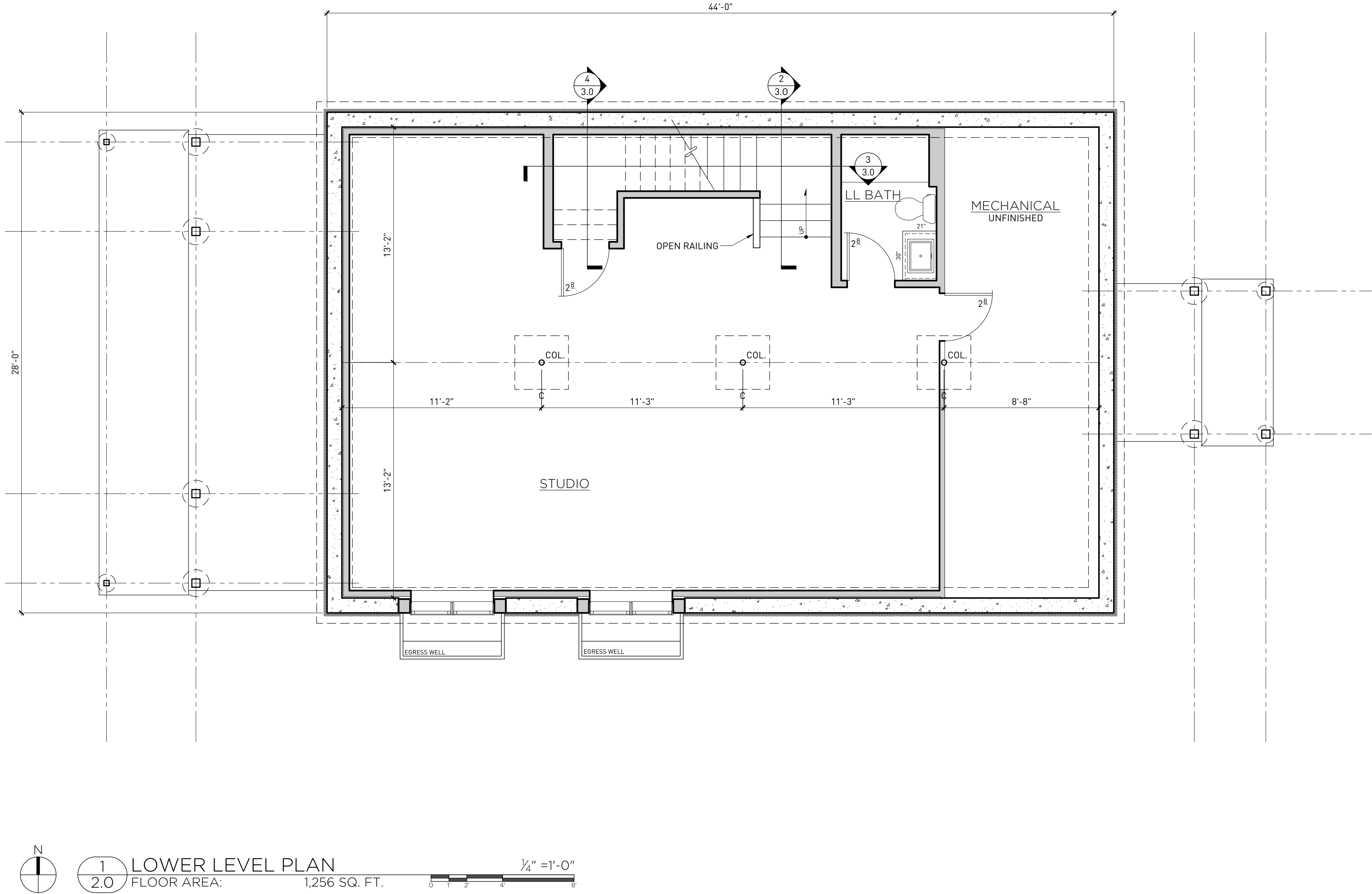
Exterior Material Identification:
RFG-1 - 30 YR. MIN. DIMENSIONAL ASPHALT SHINGLES
RFG-2 - STANDING SEAM METAL ROOFING, COLOR: BLACK
SDG-1 - 6" REVEAL LAP LP SMART SIDING, TEXTURE: CEDAR, COLOR: SNOW WHITE
SDG-2 - 16" w. LP VERTICAL SMART SIDING W/ 1x2 TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
PAN-1 - LP SMART SIDING PANEL, TEXTURE: CEDAR, COLOR: SNOW WHITE
GUT - K-STYLE ALUMINUM GUTTER, COLOR: SNOW WHITE
SOF-1 - 16" VENTED LP SOFFIT PANEL, TEXTURE: CEDAR, COLOR: SNOW WHITE
SOF-2 - 12" SOLID LP SOFFIT PANEL, TEXTURE: CEDAR, COLOR: SNOW WHITE
SOF-3 - PORCH SOFFIT
FAS-1 - 1x2 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
FAS-2 - 1x4 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
FAS-3 - 1x6 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
FAS-4 - 1x8 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
TRM-1 - 5/4x4 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
TRM-2 - 5/4x6 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
TRM-3 - 5/4x8 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
DEK-2 - PORCH DECKING
RAL-1 - TOP RAILING
BAL-2 - PICKET
RAL-2 - BOTTOM RAIL

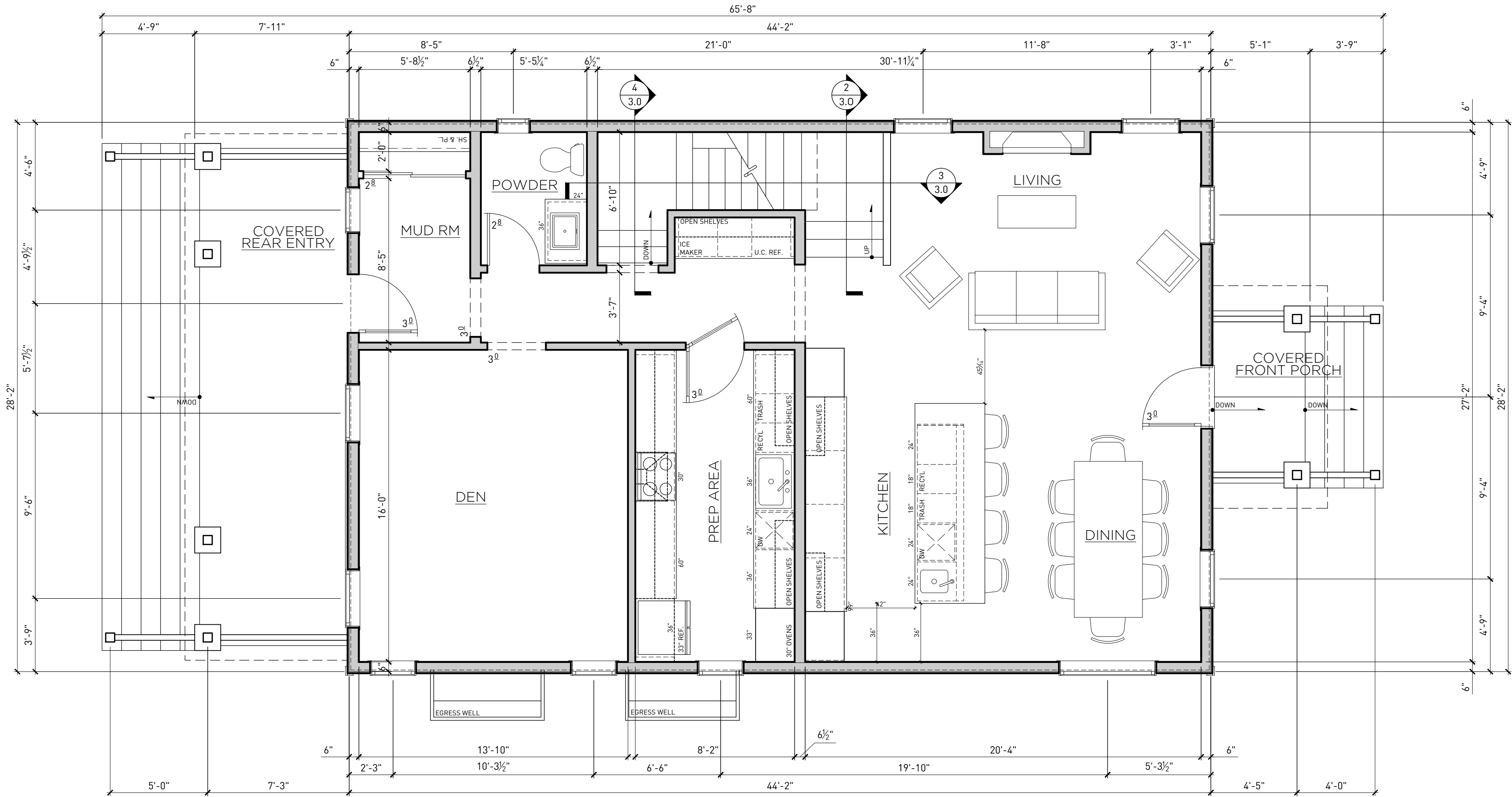


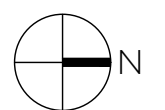
Exterior Notes:
CONSTRUCTION NOTES:
1 - WINDOW WELL
2 - CONTINUOUS RIDGE VENT
3 - METAL FLASHING, UP 6" VERTICAL FACE MIN.
4 - 18" Ø CONCRETE FOOTING WITH COLUMN BASE PLATE, 4'-0" BELOW GRADE MIN.
5 - COMPOSITE WINDOW, ANDERSEN 100 BASIS OF DESIGN, COLOR: BLACK
6 - FIREPLACE VENT

Exterior Material Identification:
RFG-1 - 30 YR. MIN. DIMENSIONAL ASPHALT SHINGLES
RFG-2 - STANDING SEAM METAL ROOFING, COLOR: BLACK
SDG-1 - 6" REVEAL LAP LP SMART SIDING, TEXTURE: CEDAR, COLOR: SNOW WHITE
SDG-2 - 16" w. LP VERTICAL SMART SIDING W/ 1x2 TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
PAN-1 - LP SMART SIDING PANEL, TEXTURE: CEDAR, COLOR: SNOW WHITE
GUT - K-STYLE ALUMINUM GUTTER, COLOR: SNOW WHITE
SOF-1 - 16" VENTED LP SOFFIT PANEL, TEXTURE: CEDAR, COLOR: SNOW WHITE
SOF-2 - 12" SOLID LP SOFFIT PANEL, TEXTURE: CEDAR, COLOR: SNOW WHITE
SOF-3 - PORCH SOFFIT
FAS-1 - 1x2 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
FAS-2 - 1x4 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
FAS-3 - 1x6 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
FAS-4 - 1x8 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
TRM-1 - 5/4x4 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
TRM-2 - 5/4x6 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
TRM-3 - 5/4x8 LP TRIM, TEXTURE: CEDAR, COLOR: SNOW WHITE
DEK-2 - PORCH DECKING
RAL-1 - TOP RAILING
BAL-2 - PICKET
RAL-2 - BOTTOM RAIL







 N
2.0 FIRST FLOOR PLAN
FLOOR AREA: 1,256 SQ. FT.
1/4" = 1'-0"

ISSUED HISTORY

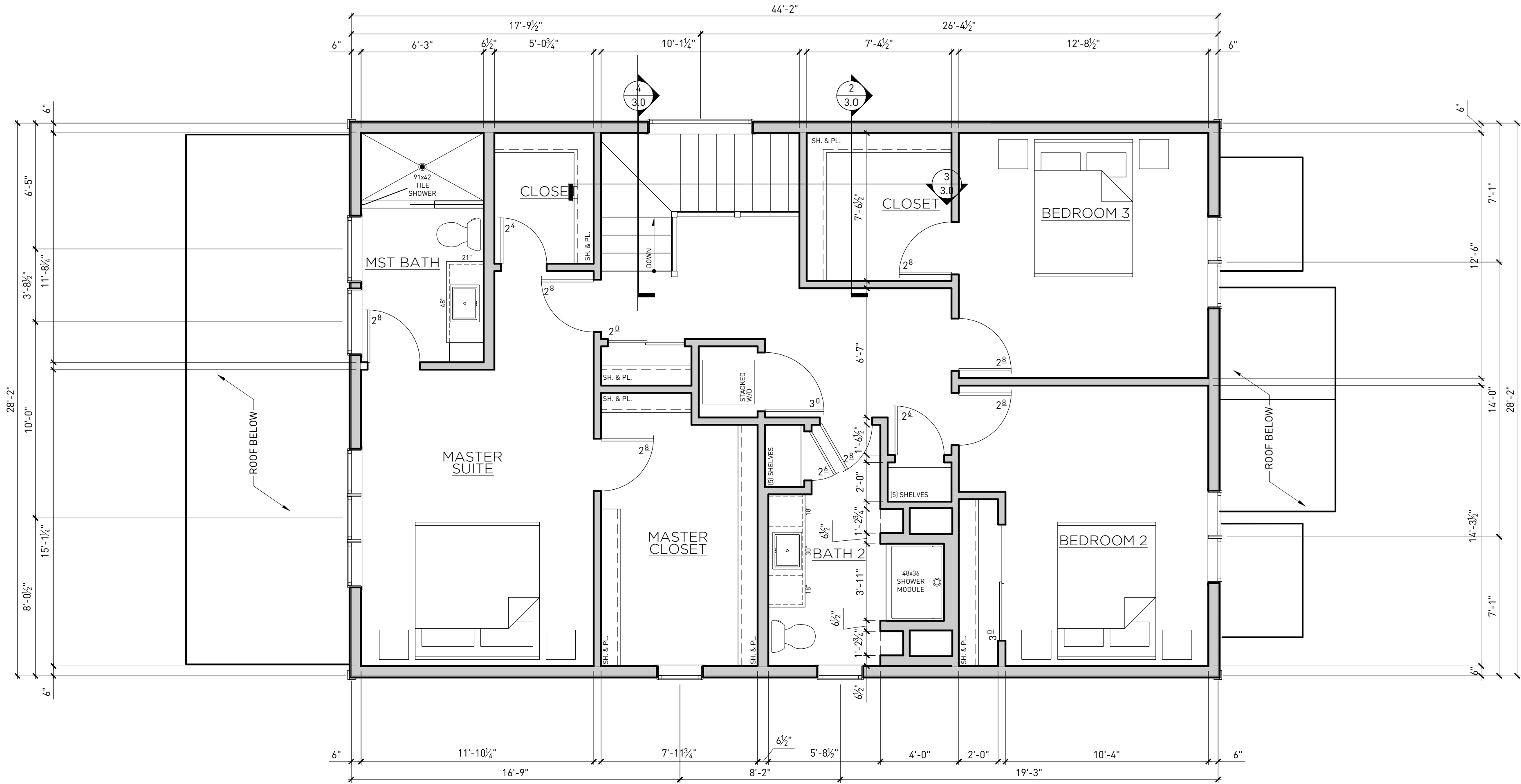
SET TYPE
H.P.C. SUBMISSION

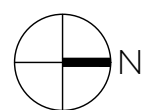
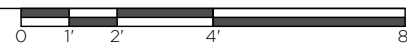
DATE
03-29-24

SHEET TITLE
FLOOR PLANS

SHEET NUMBER

2.1



 N
 1/4" = 1'-0"
3 SECOND FLOOR PLAN
2.0 FLOOR AREA: 1,256 SQ. FT.

ISSUED HISTORY

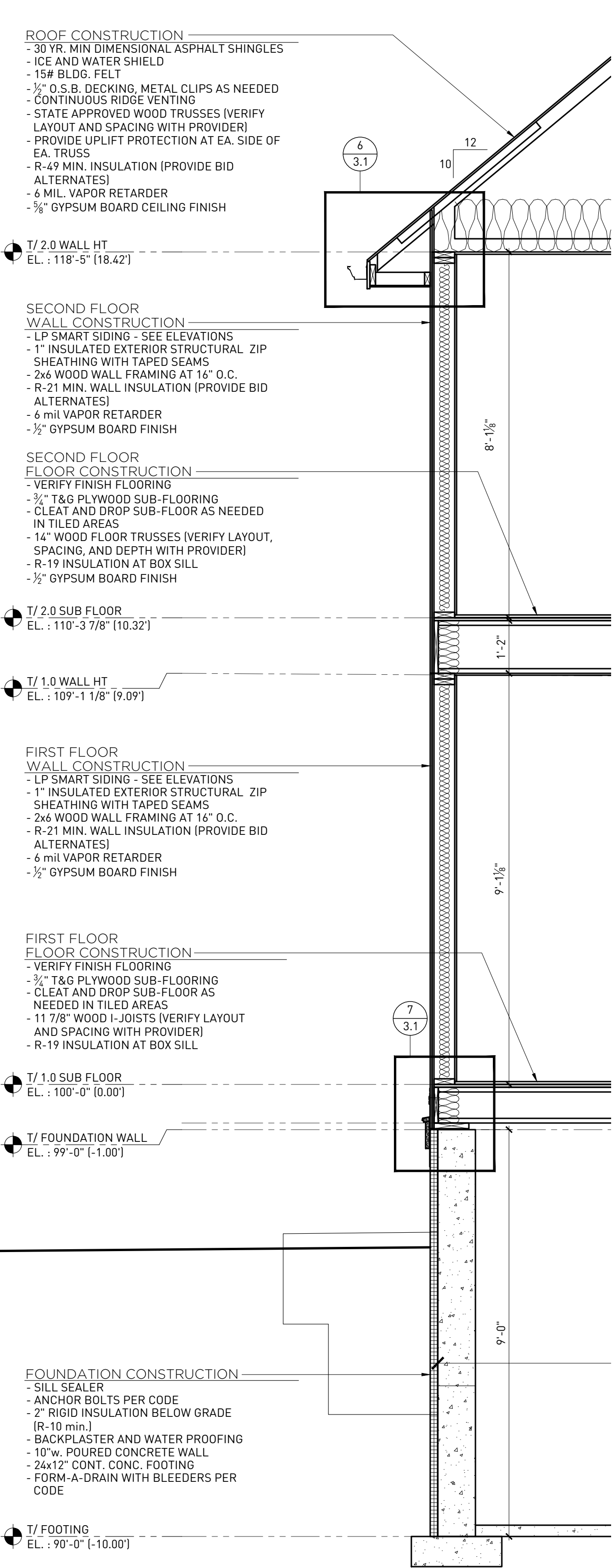
SET TYPE
H.P.C. SUBMISSION

DATE
03-29-24

SHEET TITLE
FLOOR PLANS

SHEET NUMBER

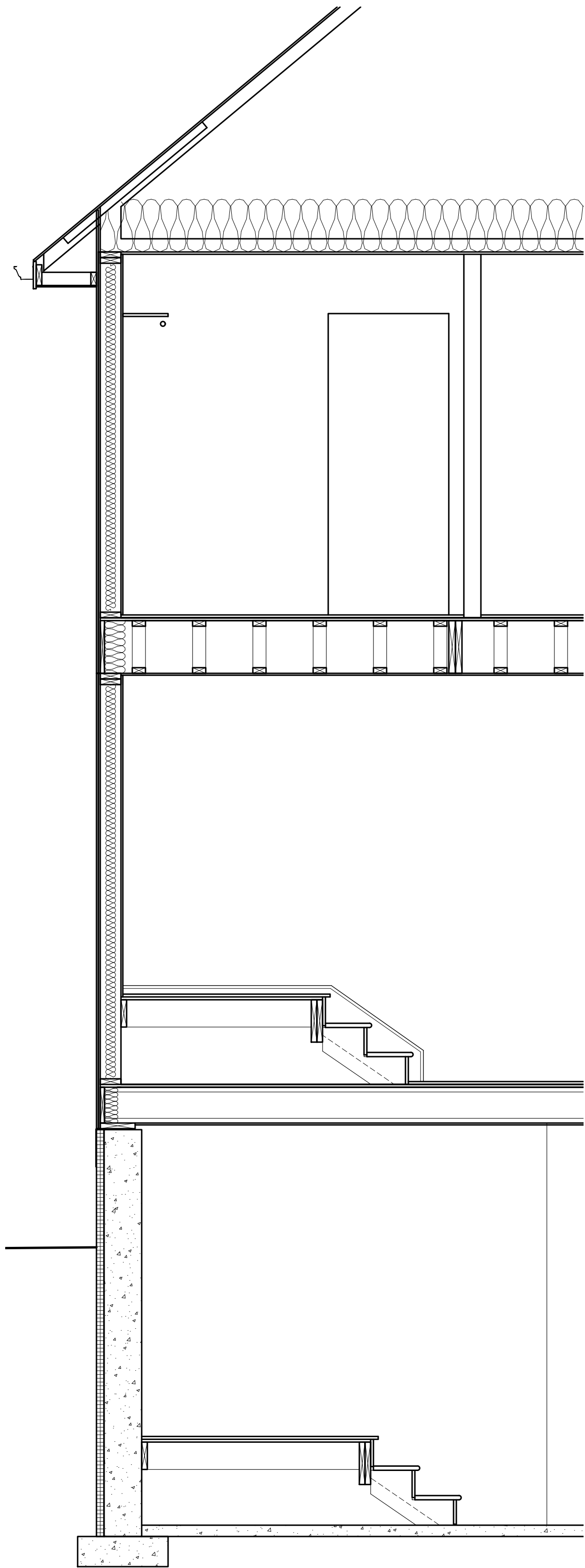
2.2



1
3.0

TYPICAL WALL SECTION

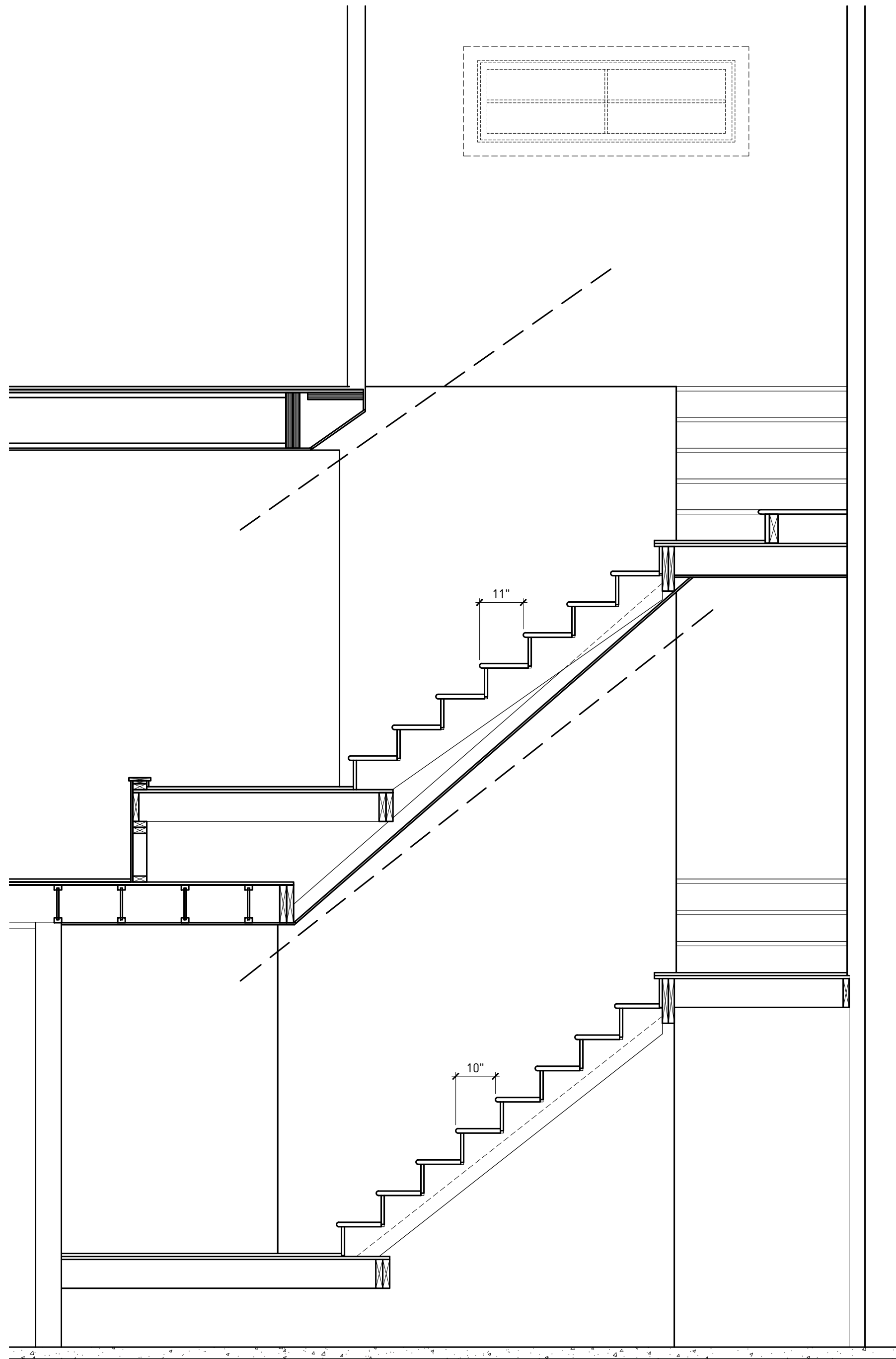
1/2" = 1'-0"



2
3.0

STAIR SECTION

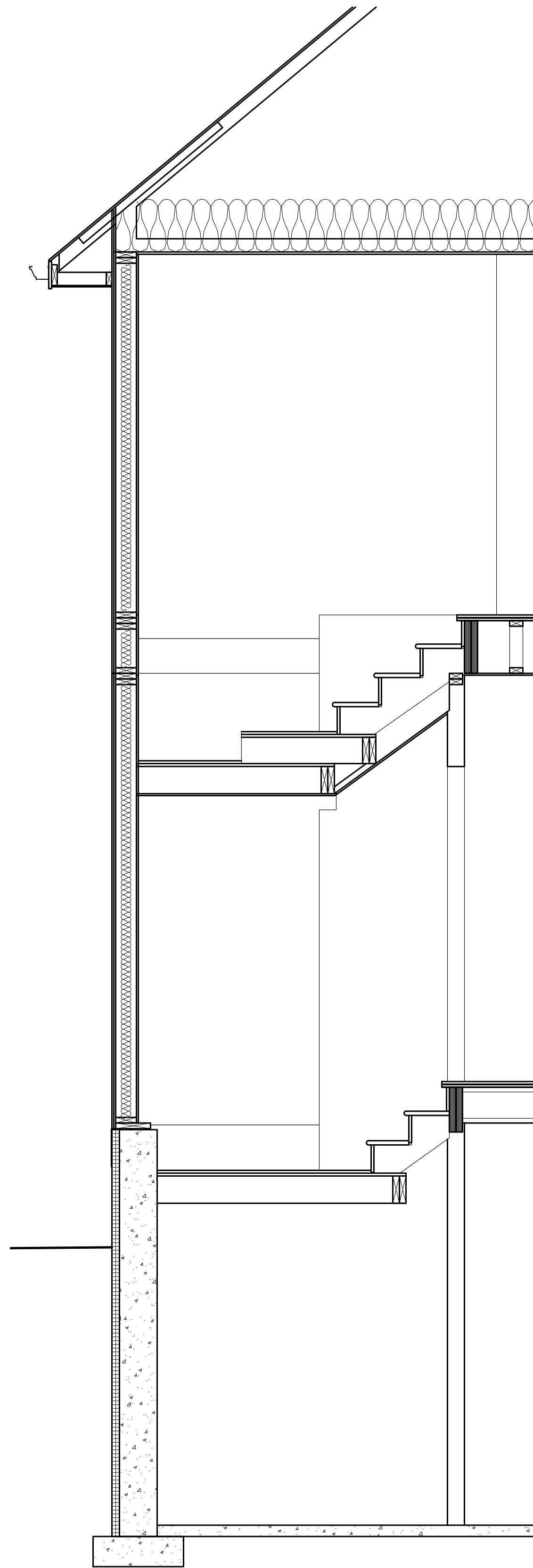
1/2" = 1'-0"



3
3.0

PARTIAL SECTION
PORCH COLUMN BASE

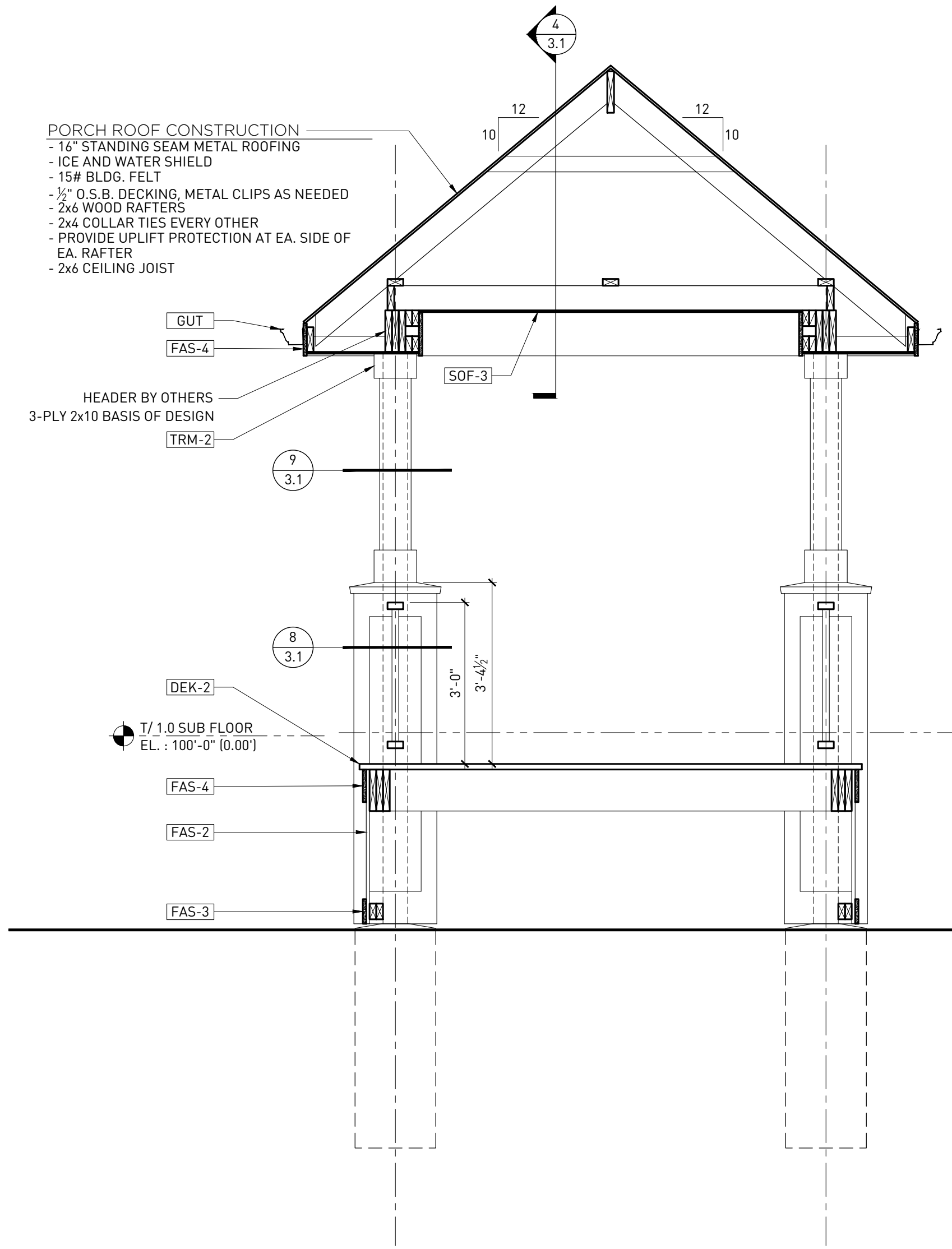
1/2" = 1'-0"



4
3.0

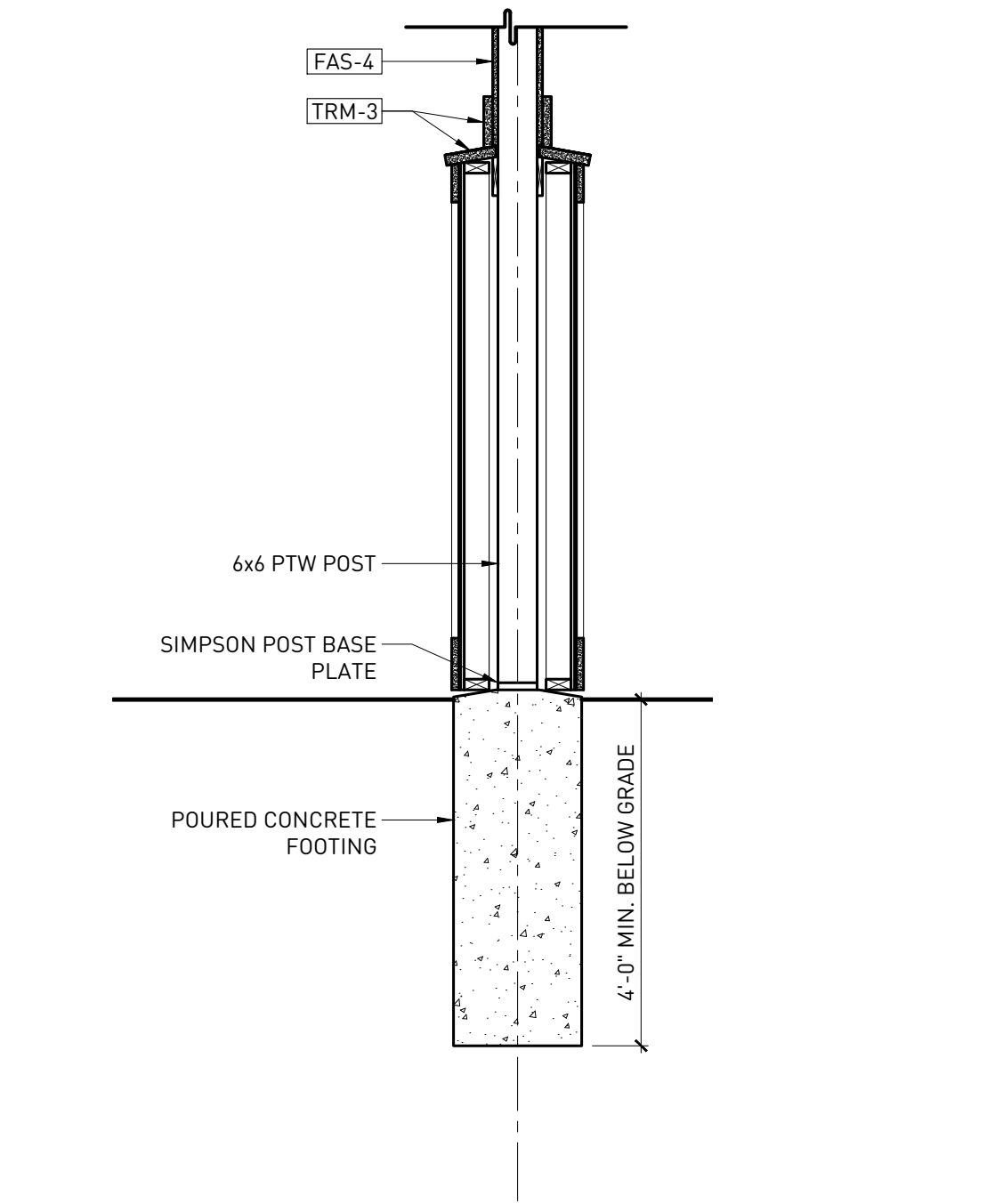
STAIR SECTION

1/2" = 1'-0"



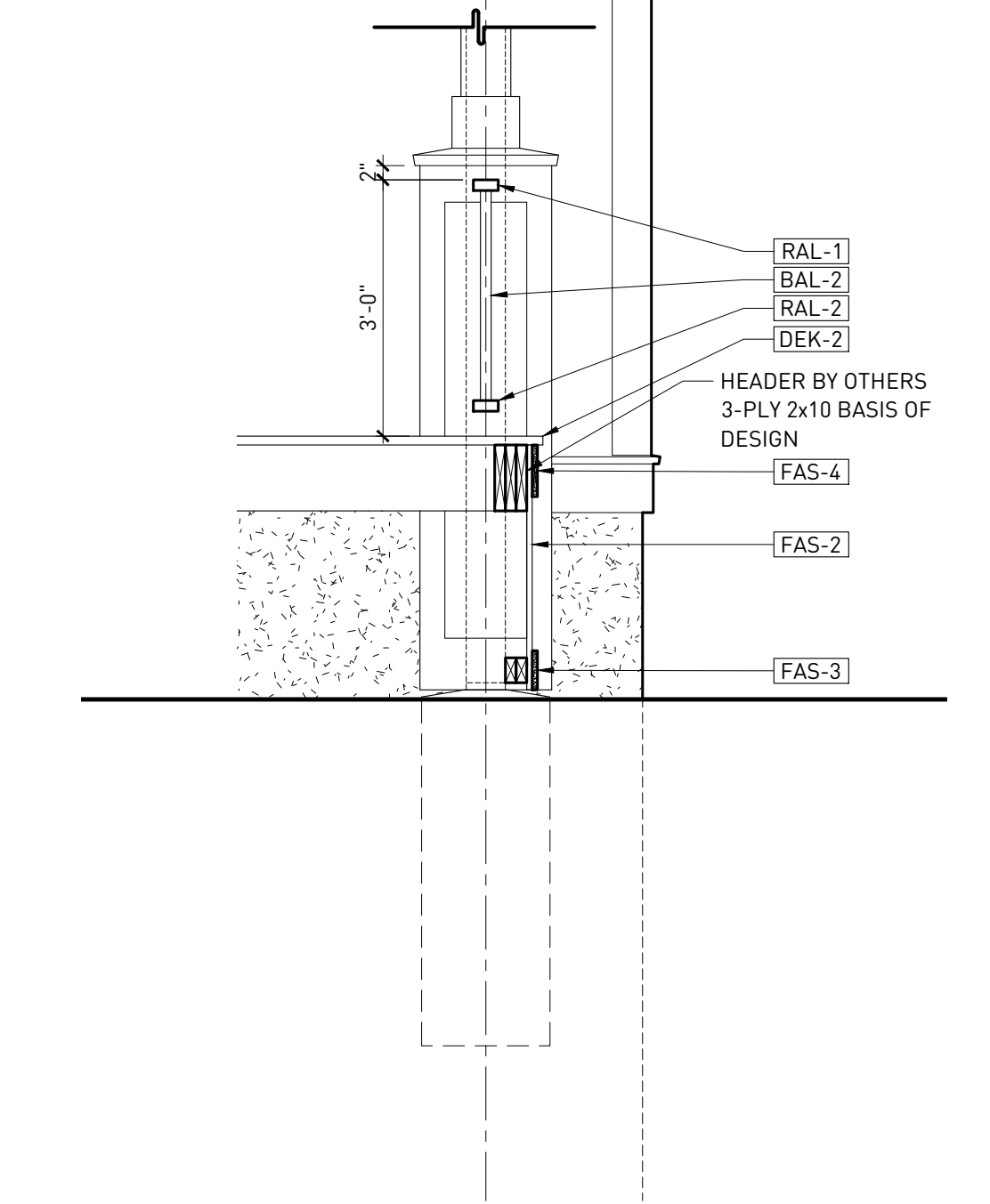
1
3.1

1/2" = 1'-0"



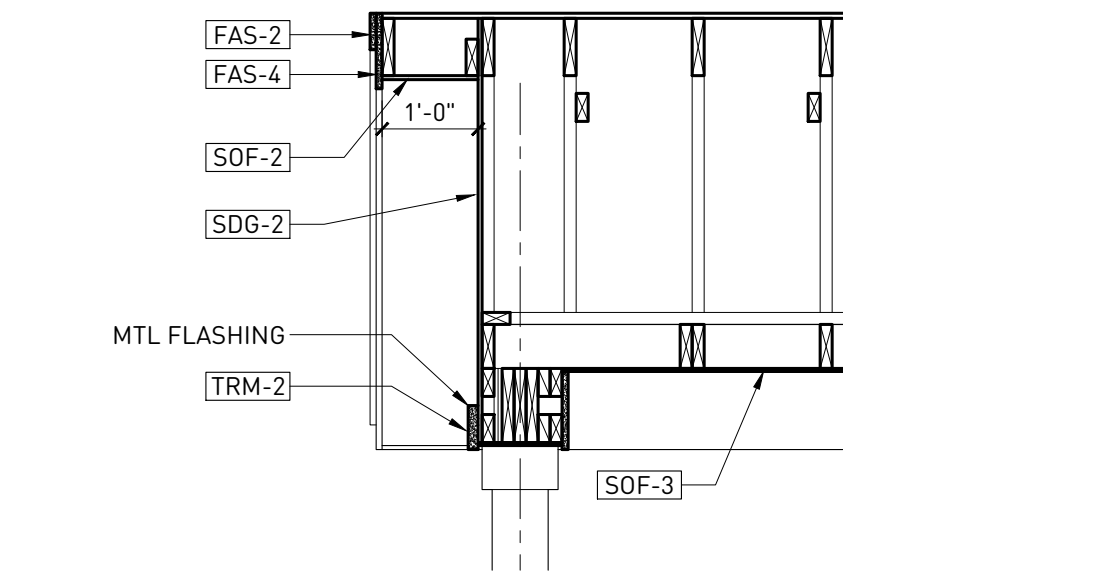
3
3.1

1/2" = 1'-0"



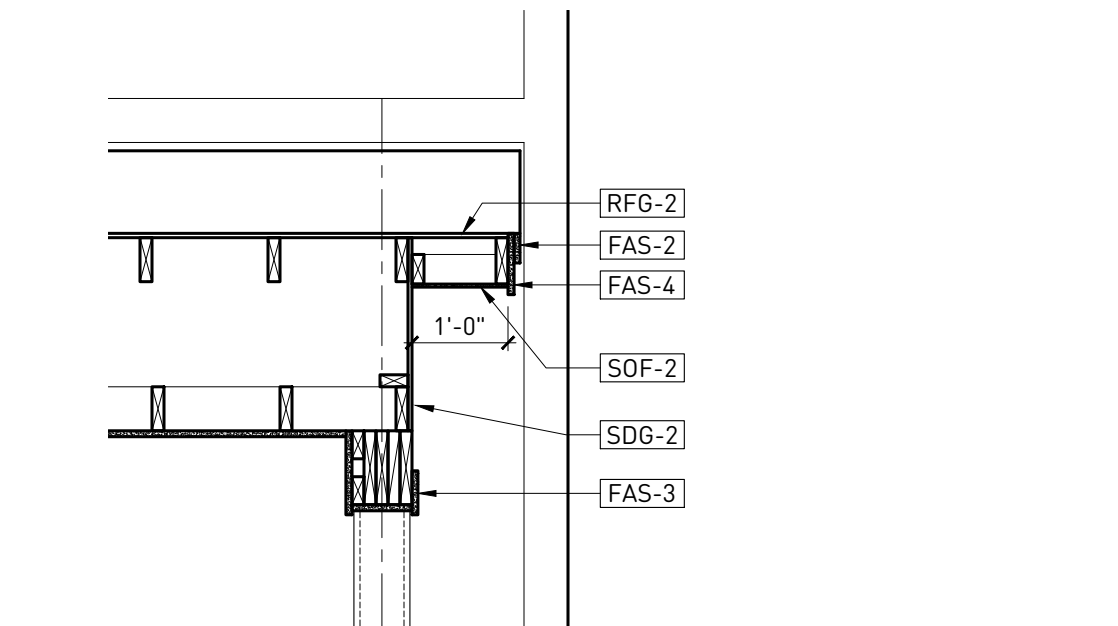
3
3.1

1/2" = 1'-0"



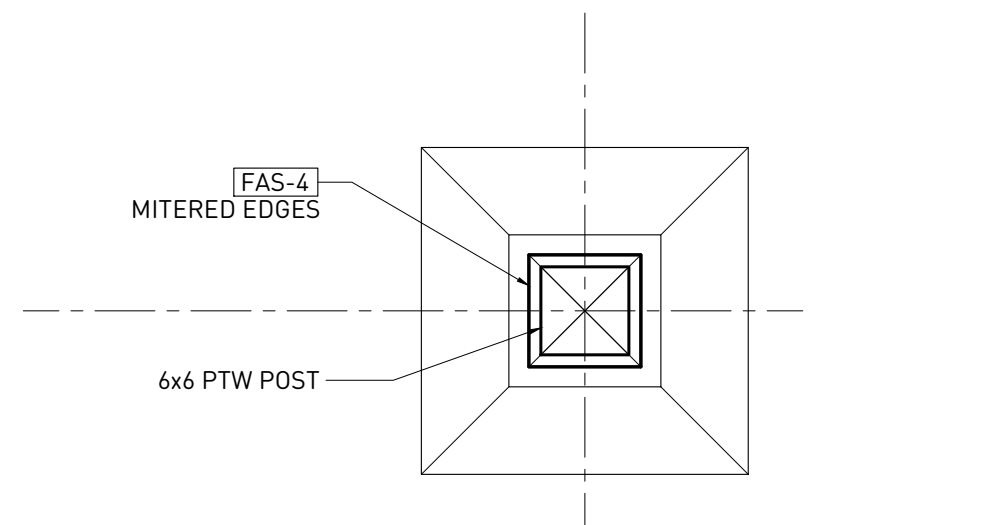
4
3.1

1/2" = 1'-0"



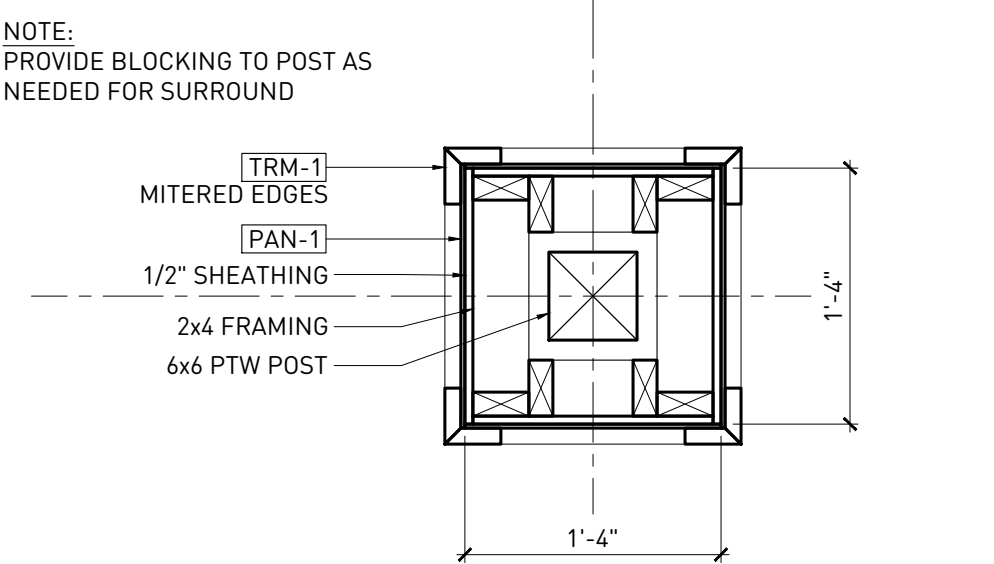
5
3.1

1/2" = 1'-0"



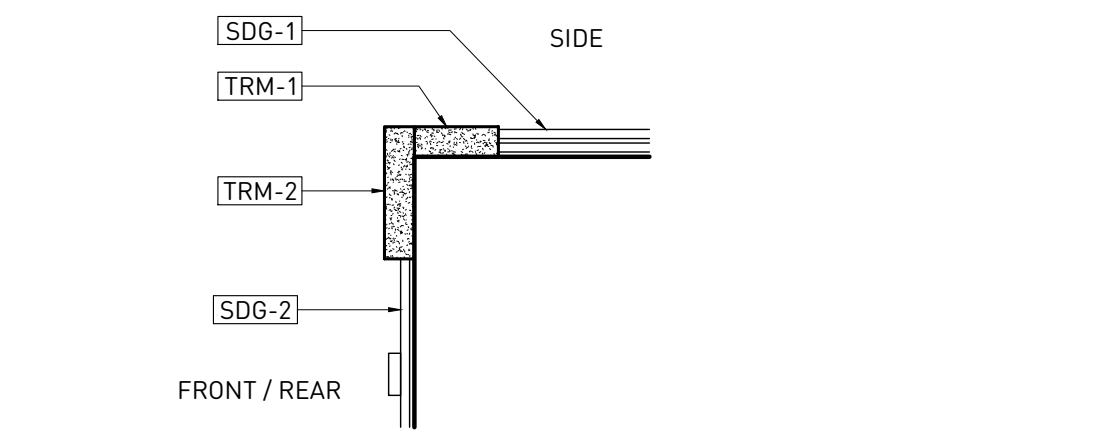
9
3.1

1" = 1'-0"



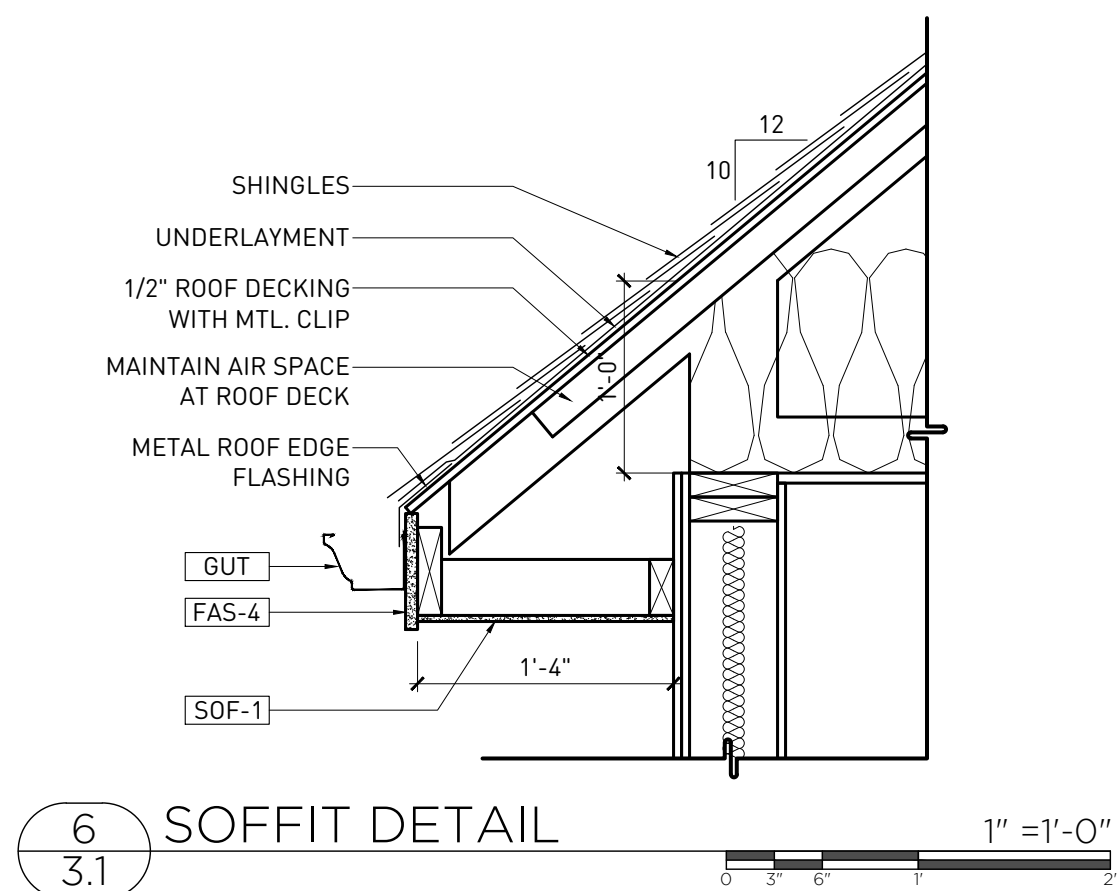
8
3.1

1" = 1'-0"



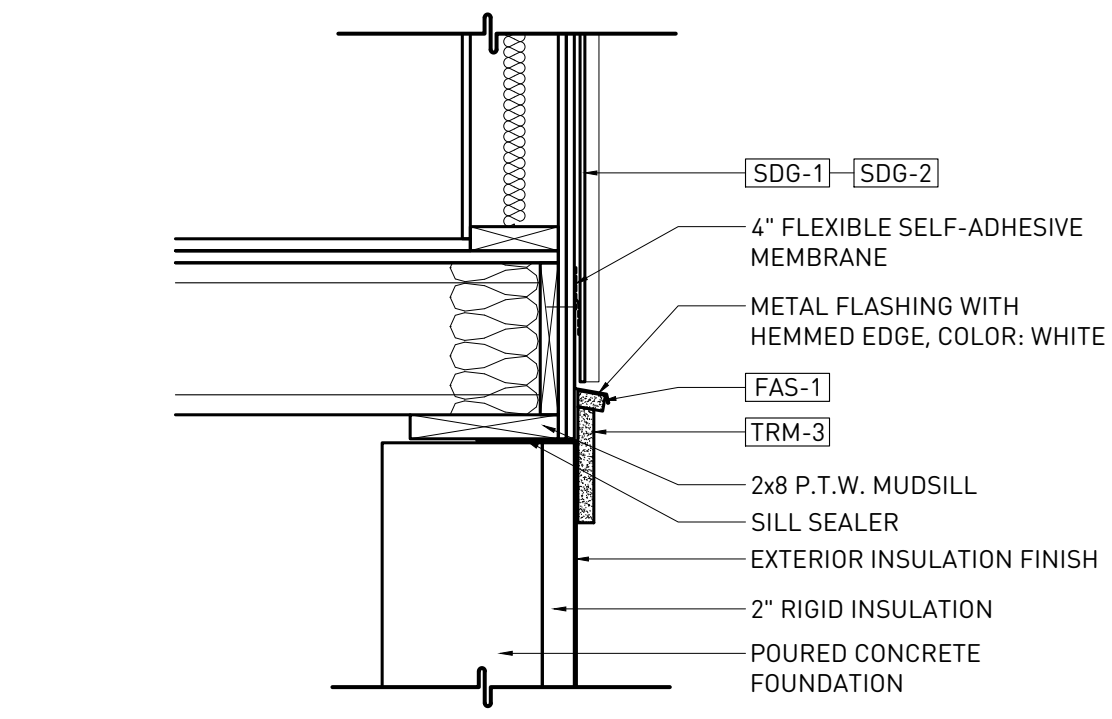
10
3.1

1 1/2" = 1'-0"



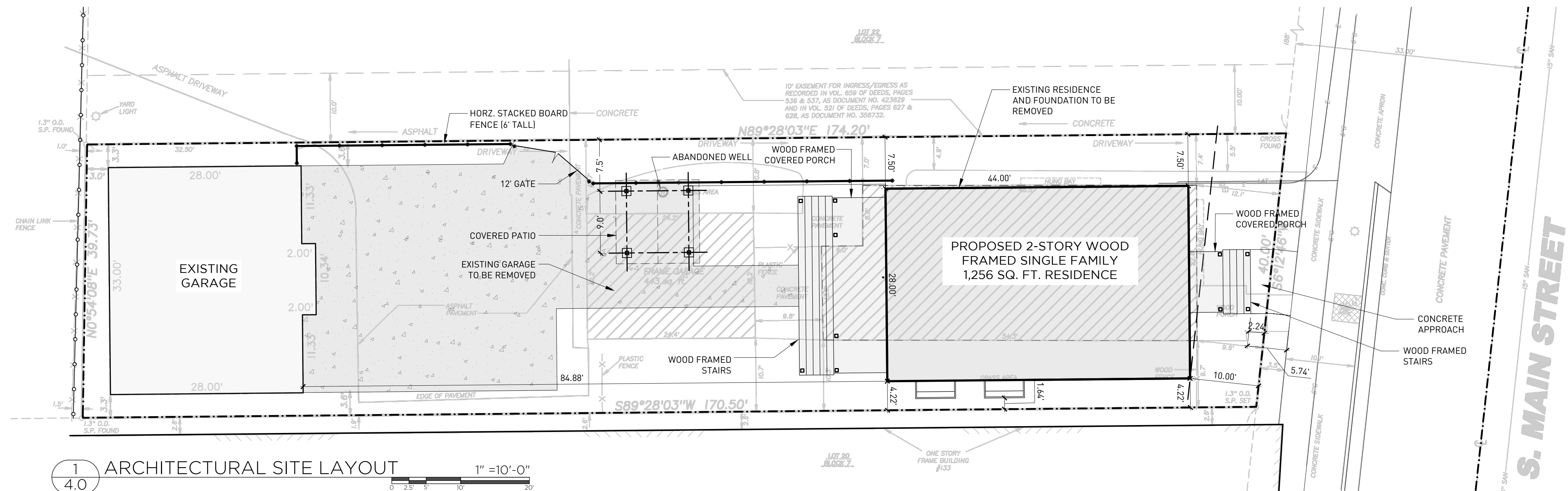
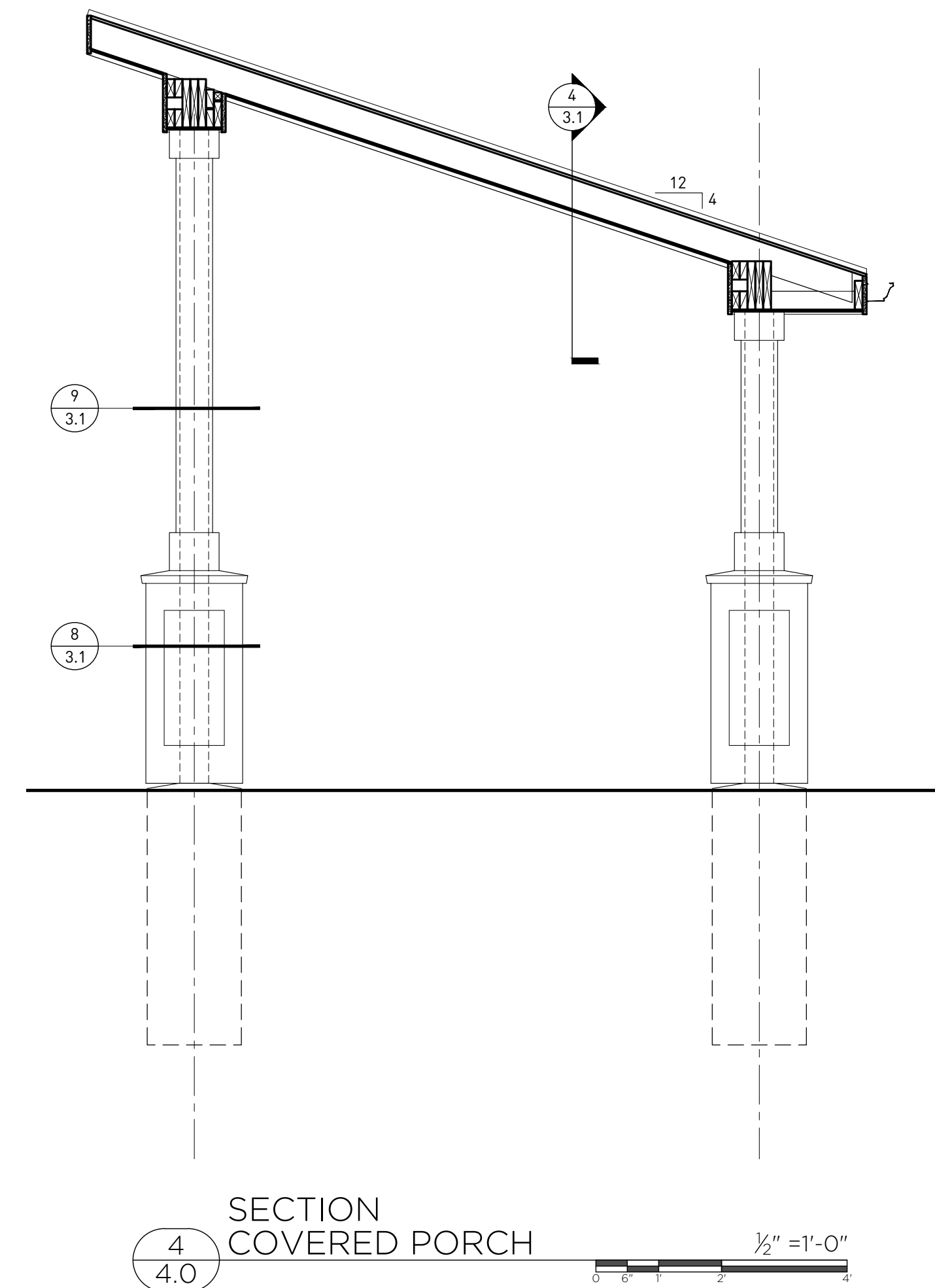
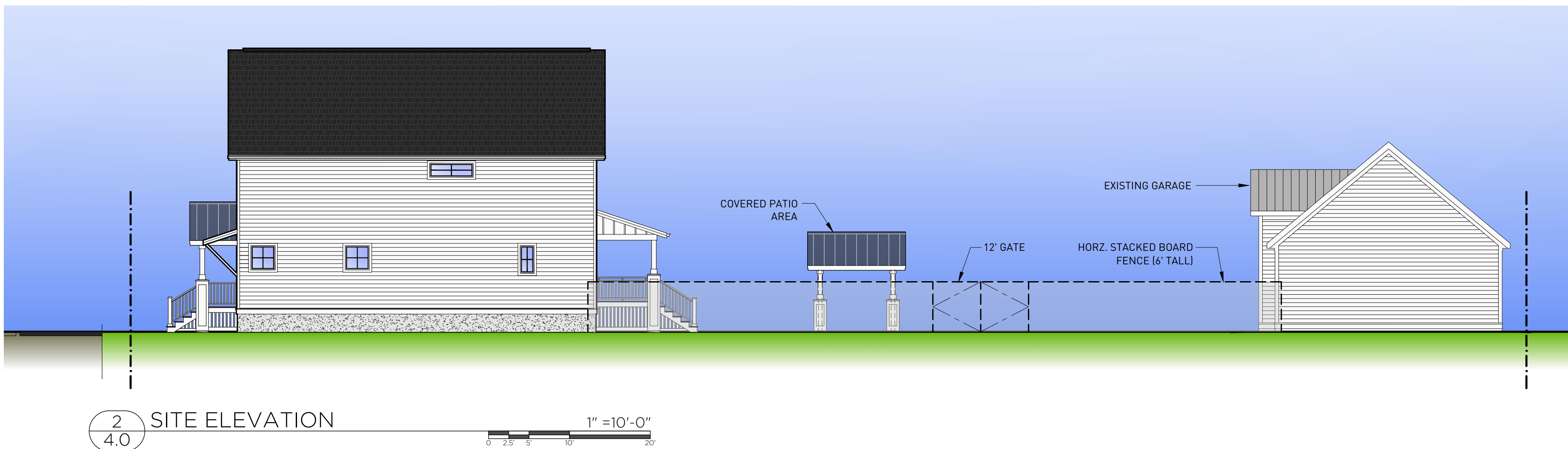
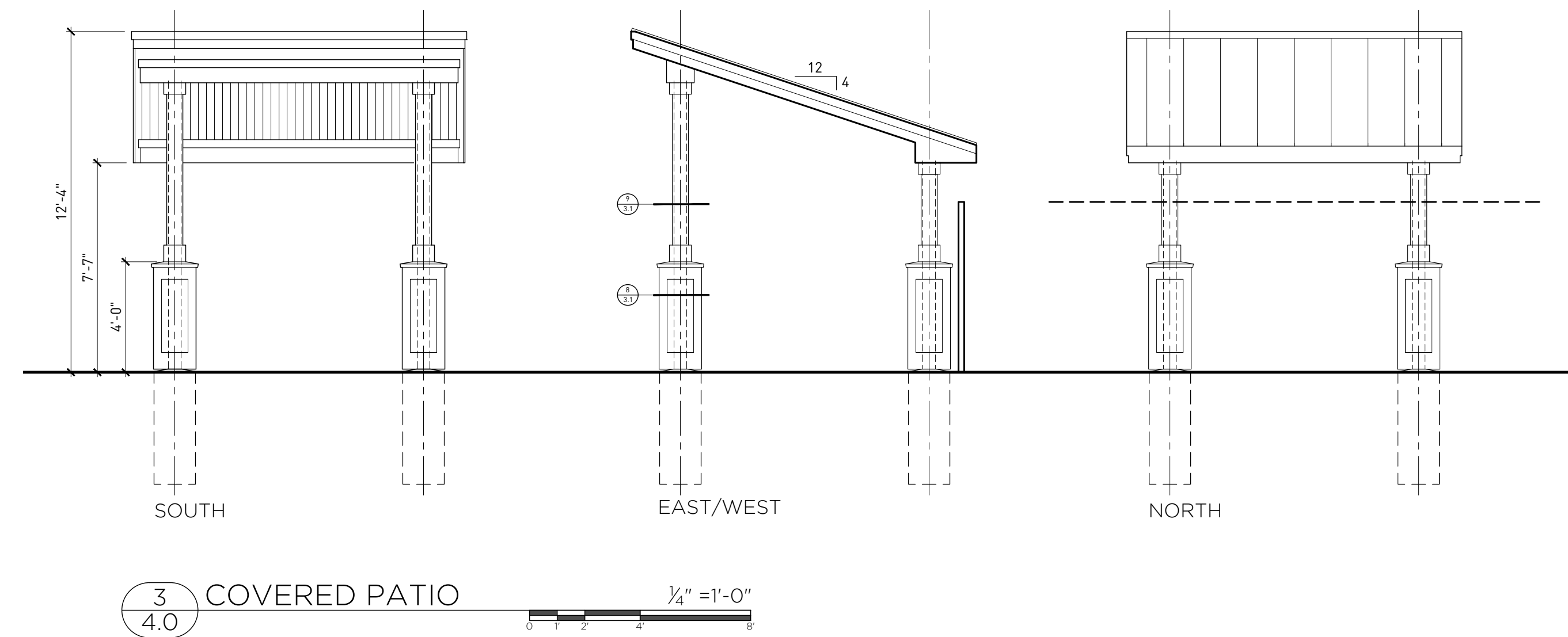
6
3.1

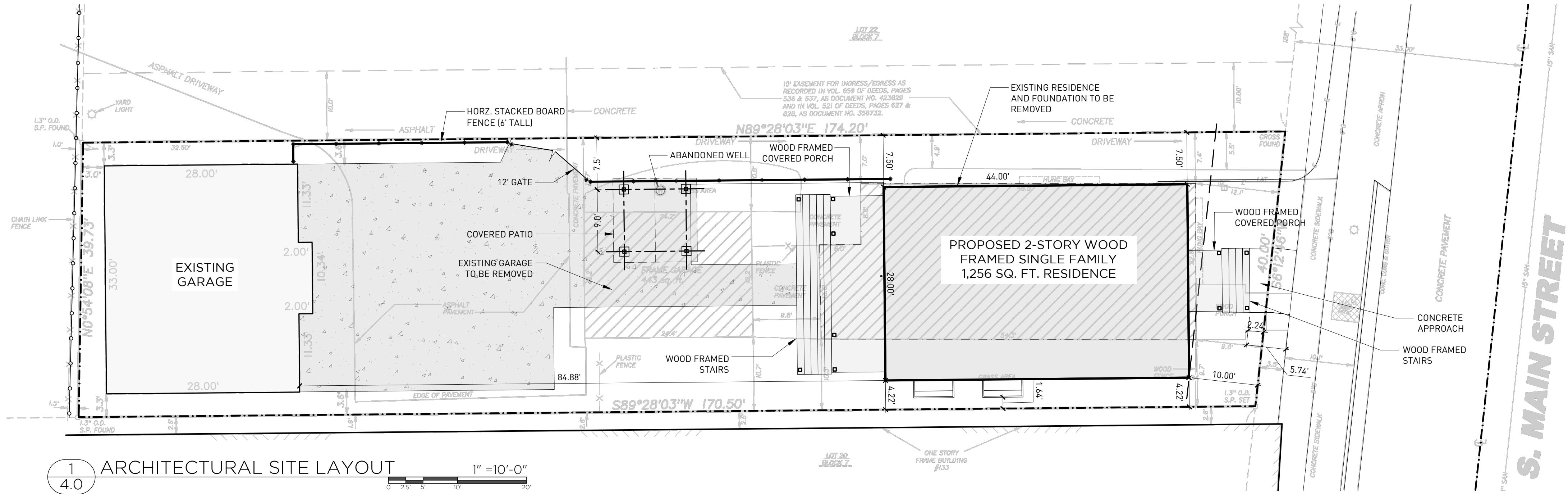
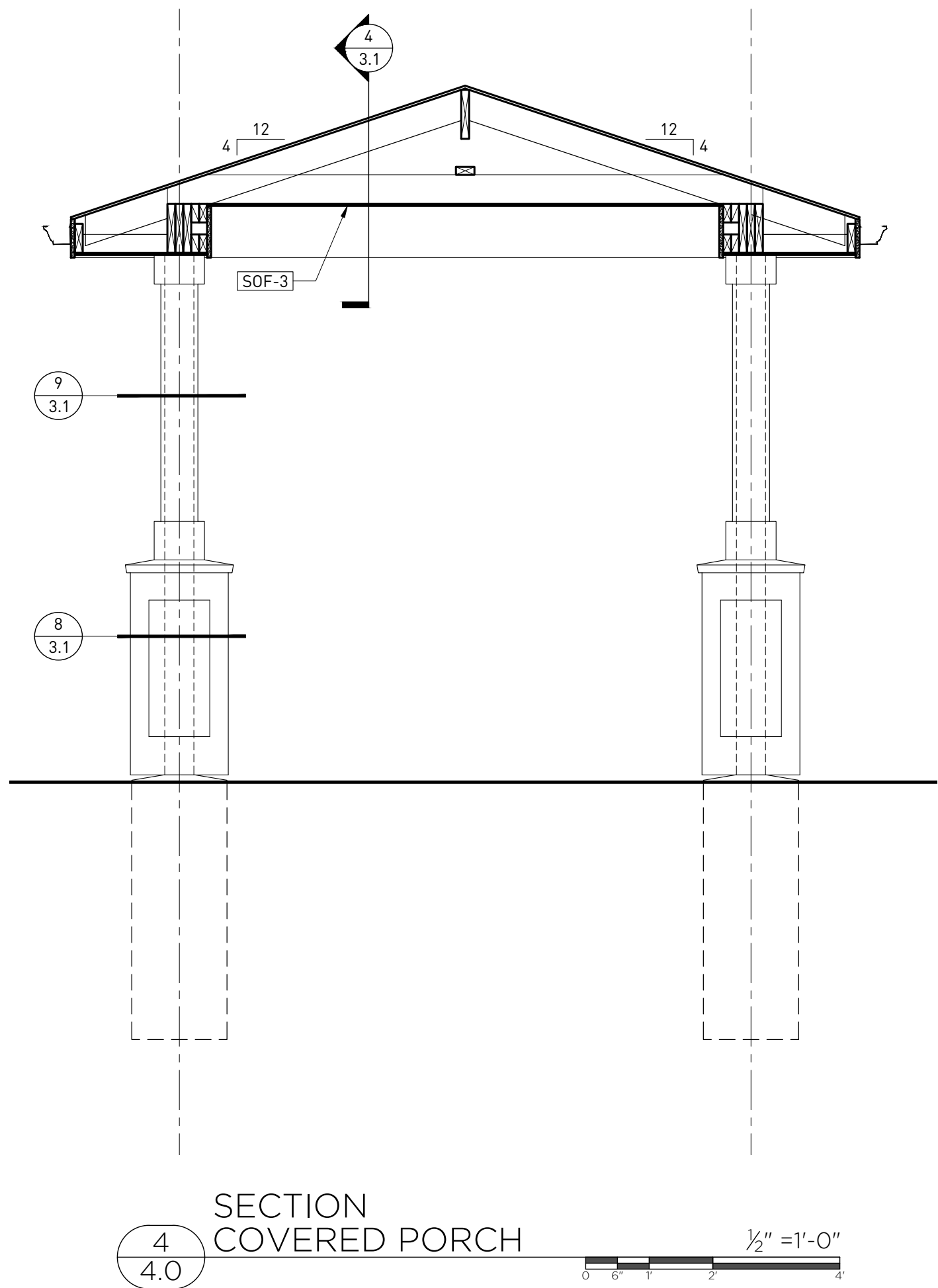
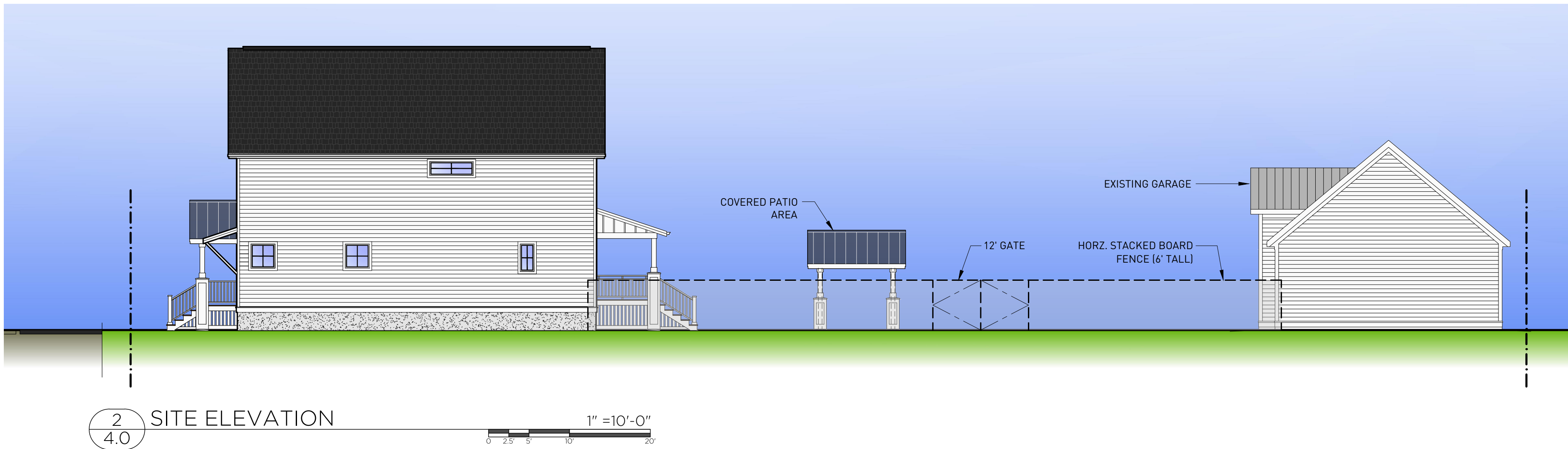
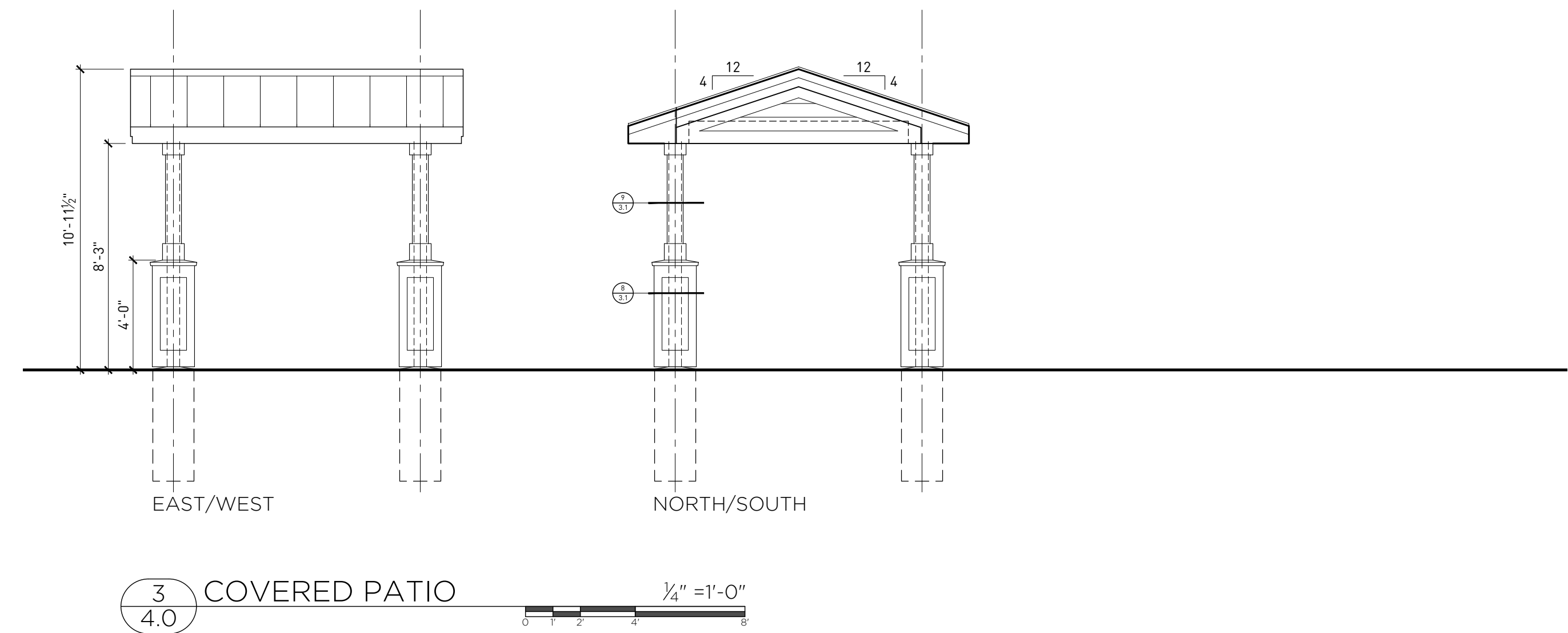
1" = 1'-0"

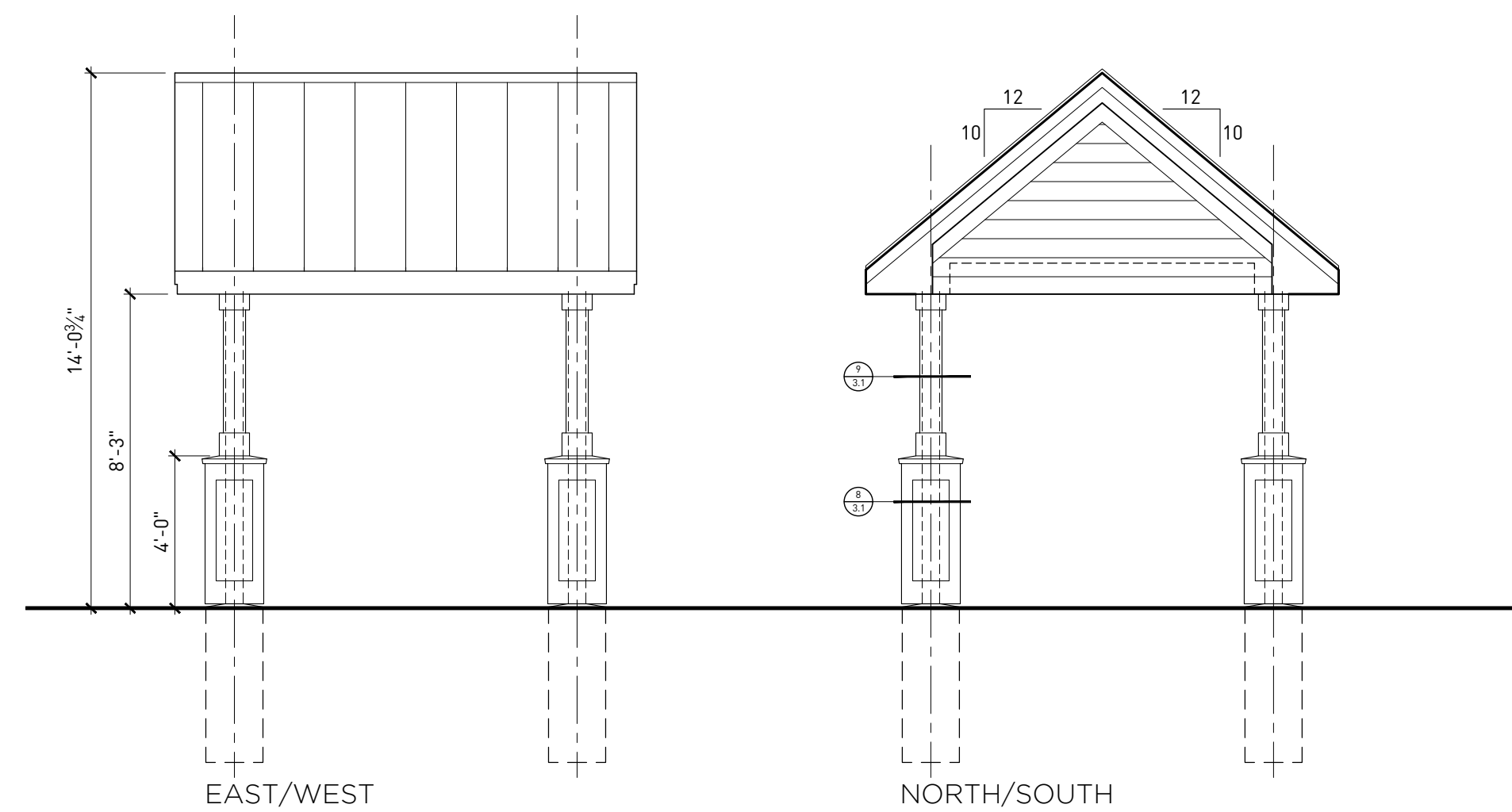


7
3.1

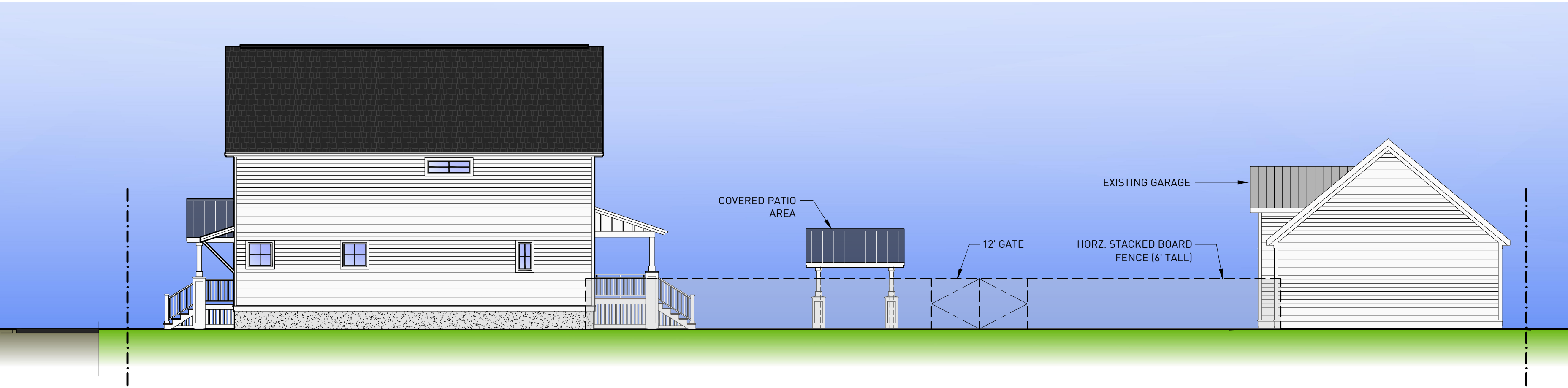
1" = 1'-0"



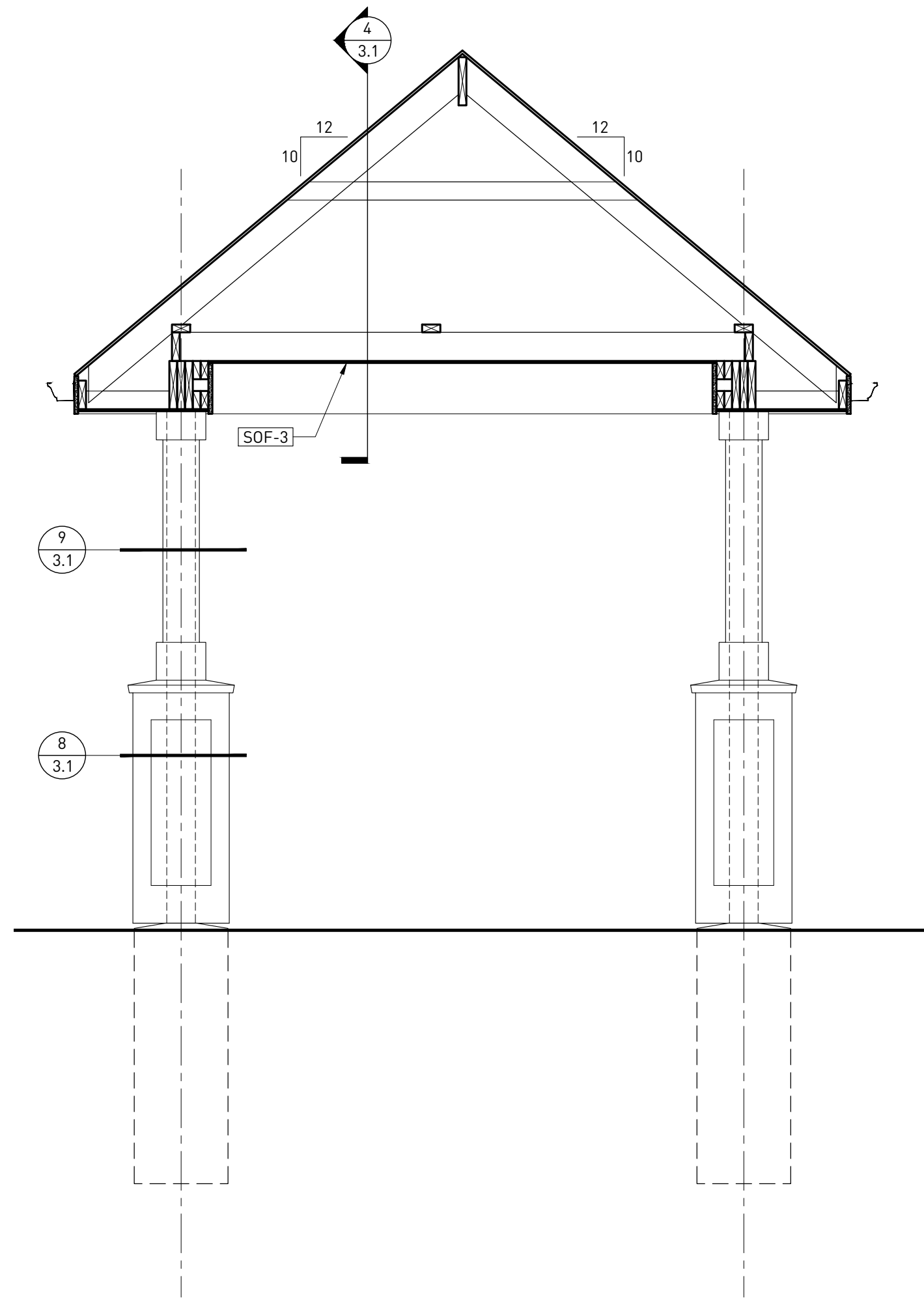




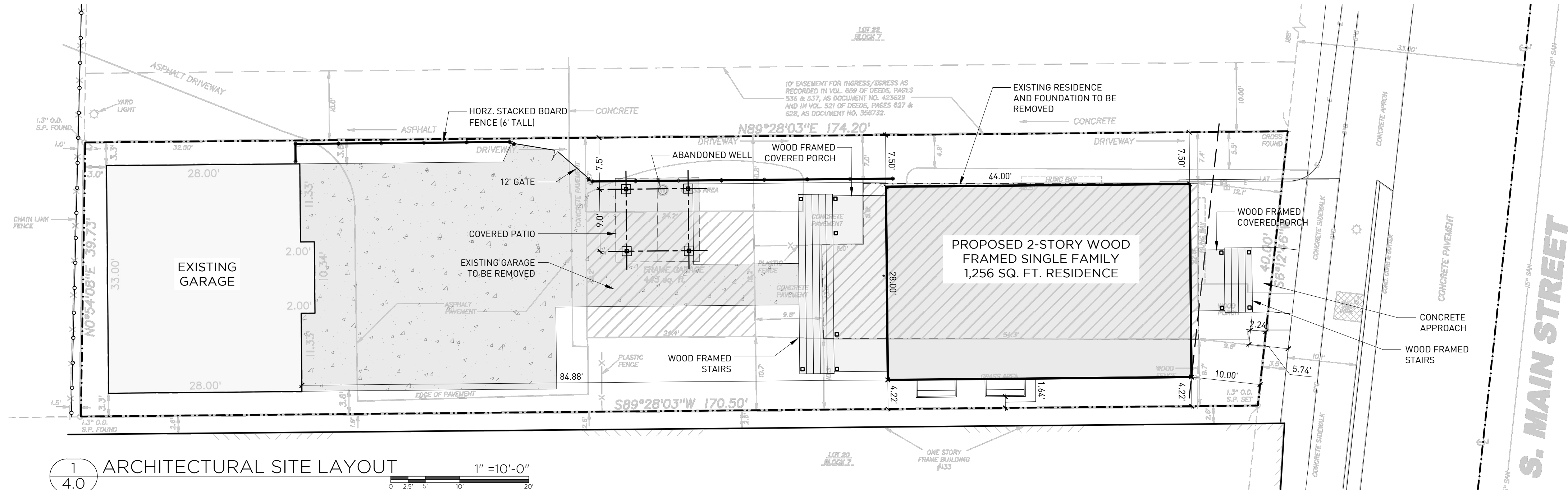
3
4.0 COVERED PATIO 1/4" = 1'-0"



2
4.0 SITE ELEVATION 1" = 10'-0"



4
4.0 SECTION COVERED PORCH 1/2" = 1'-0"



1
4.0 ARCHITECTURAL SITE LAYOUT 1" = 10'-0"



Andy LaFond Director of Community Service 3/1/2024

To: The Village of Thiensville Historic Preservation Commission (HPC)

Subject: Certificate of Appropriateness (COA) for 127 S Main Street - Razing and Construction of a New Single-Family Home

I am writing to present this staff report for your consideration regarding the Certificate of Appropriateness (COA) for the proposed razing of 127 S Main Street, Thiensville, Wisconsin, and the subsequent construction of a new single-family home. The meeting is scheduled for Tuesday, March 5th, at 6 pm.

Background:

1. **Previous Historic Preservation Commission Meeting (November 1, 2022):** Mr. Michael Koepke sought input on razing the existing structures and presented plans for the new home. He will return with a formal application for razing and detailed plans for the new structure.
2. **Previous Plan Commission Meeting (September 13, 2022):** Director LaFond noted this as a consultation before an architect developed plans. The Plan Commission favored the projec. This was a consultation only.
3. **Previous Historic Preservation Commission Meeting (August 12, 2020):** Mr. Koepke discussed the exhaustion of resources to maintain the existing building and proposed razing it for a new structure.
4. **Historical Significance:** The property is one of 10 buildings in the Historic District recorded with the United States Department of the Interior National Register of Historic Places. Built in 1920, it is known as the Walter Bublitz residence.
5. **Previous Garage Approval:** The approval for the previous garage required the razing of the original garage, which is pending completion.
6. **New Structure Design:** The new structure reflects a modern farmhouse style. Staff notes a reduction in architectural features compared to previous versions, including dormers, a full front porch, and a second-story shed-style window awning.



Regulations and Compliance:

7. **Village Ordinances:** Sec 42-59 (b) regulates the demolition of historic buildings. The current exterior was deemed to lack significant architectural features, but preferences were expressed during the initial approval.
8. **State Historic Preservation Office Opinion:** No federal law is triggered. State statute 66.0413(3)(c) requires a 30-day notice for National Register-listed properties. Compliance involves notifying the Wisconsin State Historic Preservation Office 30 days before issuing a demolition permit.

Recommendations:

9. **Conditional Approval:** If the Commission approves the COA for Demolition and the new structure, staff recommends including language in the motion that prohibits the issuance of a raze COA or permit until the new structure gains approval from the Plan Commission, Zoning Administrator, Flood Plain Engineer, and the Wisconsin State Historic Preservation Office.

Conclusion:

Considering the history of consultations, the property's significance, and regulatory compliance, this staff report provides comprehensive information for the HPC's decision-making process. I am available to address any questions or provide further clarification during the upcoming meeting on Tuesday, March 5th, at 6 pm.

Sincerely,

Andy LaFond
Director of Community Service



250 Elm Street Thiensville WI, 53092

WWW.VILLAGE.THIENSVILLE.WI.US

Existing Residence





New Garage



Village of Thiensville - Andy Lafond

From: Jason L Tish <jason.tish@wisconsinhistory.org>
Sent: Friday, March 1, 2024 10:00 AM
To: Village of Thiensville - Andy Lafond
Subject: Re: COA for demolition

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Hi Andy. There's no federal law that would be triggered in this case. There is a state statute [\(66.0413\(3\)\(c\)\)](#) that requires a 30-day period for properties that are listed in the National Register of Historic Places. It says this:

No historic building may be razed and removed nor the site restored to a dust-free and erosion-free condition for 30 days after the notice is given, unless a shorter period is authorized by the state historical society. If the state historical society authorizes a shorter period, however, such a period shall be subject to any applicable local ordinance. During the 30-day period, the state historical society shall have access to the historic building to create or preserve a historic record. If the state historical society completes its creation or preservation of a historic record, or decides not to create or preserve a historic record, before the end of the 30-day period, the society may waive its right to access the building and may authorize the person who intends to raze and remove the building, and restore the site to a dust-free and erosion-free condition, to proceed before the end of such period, except that such a person shall be subject to any applicable local ordinance.

In order to comply with this statute the city is required to notify our office 30 days before a demolition permit is issued. You can use the attached form to notify our office. Submit it to compliance@wisconsinhistory.org

-Jason

JASON TISH

CERTIFIED LOCAL GOVERNMENT COORDINATOR
PRESERVATION EDUCATION COORDINATOR

State Historic Preservation Office
816 State Street, Rm. 305
Madison, WI 53706
[608.264.6512](tel:608.264.6512)

From: Ask SHPO <askshpo@wisconsinhistory.org>
Sent: Wednesday, February 28, 2024 7:56
To: Jason L Tish <jason.tish@wisconsinhistory.org>
Subject: FW: COA for demolition

From: Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>

Sent: Tuesday, February 27, 2024 3:52 PM

To: Ask SHPO <askshpo@wisconsinhistory.org>

Subject: COA for demolition

Good afternoon. The property owner at 127 S Main street in the Village of Thiensville has submitted a COA request to raze the house and reconstruct a new house. He has stated various reasons including an opinion that the current structure would cost more to repair than replacing it. The structure is in The Village historic district as well as in a 10 structure district designated by the Department of the interior. We have local ordinances regarding our local district. In this case because of the national designation does the State of Wisconsin or the Department of the interior have any additional purview?

Regards,

Andy LaFond

Director of Community Services/Public Works

Village of Thiensville

262-242-3720 Village Hall

262-292-3373 Direct

262-242-4743 Fax

www.Village.thiensville.wi.us



Sign up for The [Village Voice](#) electronic newsletter



VILLAGE OF THIENSVILLE
Historic Preservation Commission
MINUTES

DATE: Tuesday, November 1, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Abraham called the meeting to order at 6:01 PM.

II. ROLL CALL

CHAIR:	JENNIFER ABRAHAM
COMMISSIONERS:	ANGELINA APOSTOLOS
	RONALD HEINRITZ (ARRIVED AT 6:22 PM)
	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.

There was no communication received or citizens to be heard.

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)

Commissioner Matson noted his attendance at the October 4, 2022, meeting.

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Miller to approve the Amended October 4, 2022, Minutes with the Correction to Indicate Commissioner Matson's Attendance. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

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

Chair Abraham has been in contact with Emily Reyes from Quick Care Auto. Ms. Reyes has reviewed the proposed language developed by the Commission for a historic plaque for Frank Oil Co. at 185 South Main Street. Ms. Reyes would like the Quonset hut in the back of the property and the installation of hydraulic lifts noted on the historic plaque. The Commission also received a school report completed years ago by a grandson of Earl Frank. There are some inconsistencies in dates with information supplied by the state. Chair Abraham will pursue details and bring back before the Commission.

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 present. Director LaFond noted Mr. Koepke has applied for a Certificate of Appropriateness to raze the house and two-car garage at 127 South Main Street with the intent to build a new structure with a similar design to a proposed remodel of the home previously approved by the Commission. Director LaFond supplied Commissioners with the Ordinance detailing items to be considered in the issuance of a raze permit. The principal structure on the property is the house. There is a new garage at the back of the property and an older two-car garage that was required to be razed when the new garage was built. The older garage has not been razed.

Mr. Koepke is seeking input on razing the structures and what the Commission would like to see in a new building. Chair Abraham inquired when the garage will be razed. Mr. Koepke replied the old garage will be razed with this project; the new garage will remain. The buildings would be razed and construction ideally would begin next spring, but the economy may affect the timing. The new building will be built on a similar footprint to the current home.

Commissioner Eckert clarified that only permission to raze the structures is being considered. Director LaFond confirmed that and added Commissioners should have an idea of what will be built. Mr. Koepke noted he does not want to spend money on plans for a building that cannot be built if razing the current structures is not approved.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Eckert to approve Certificate of Appropriateness, Raze House and Two-Car Garage, Michael Koepke, 127 South Main Street.

Commissioner Matson noted he is concerned about approving the razing of the structure without a more-detailed presentation of what will replace it. Mr. Koepke is willing to wait and get approval for the design. Director LaFond confirmed the building design will be considered by the Historic Preservation Commission and Plan Commission.

Chair Abraham summarized that Commissioners generally are in favor of approving razing and like the preliminary plans for the new structure. The main concern is that what is built reflects the preliminary plans. Mr. Koepke will return with an application to raze the structures and plans for the new home at the same time.

MOTION withdrawn by Commissioner Miller, **SECONDED** by Commissioner Eckert.

C. Review and action regarding Certificate of Appropriateness, Garage Door and Garage Entry Door, Melanie Devorkin, 193 Green Bay Road (att)

Melanie Devorkin, 193 Green Bay Road, submitted a Certificate of Appropriateness for the garage door and entry door for the barn on the property. Ms. Devorkin noted decorative carriage handles and hinges have been added to the garage door. The garage is being used for inventory storage. Chair Abraham suggested painting the garage door white so it blends in with the building. Ms. Devorkin will look into the feasibility of painting the door. Director LaFond suggested Commissioners consider approving a white garage door with black accents. If that is possible, Ms. Devorkin will not have to return for additional approvals.

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Giuliani to approve Certificate of Appropriateness, White Garage Door and Entry Door With Black Accents, Melanie Devorkin, 193 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

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

Chair Abraham attended several sessions of the Wisconsin Historical Society 2022 Local History & Historic Preservation Conference and noted an interesting presentation titled Hard Solutions: Demolition by Neglect. Some of the steps discussed involve adopting ordinances that would have fines associated with neglect of historic properties. This would involve transitioning from a consultative to more legislative body.

VII. STAFF REPORT

A. Staff Report (att)

Director LaFond reported the owner of 163 South Main Street was contacted after staff observed roof and gutter work without a Certificate of Appropriateness or building permit.

VIII. ADJOURNMENT

MOTION by Commissioner Apostolos, **SECONDED** by Commissioner Miller to adjourn the meeting at 6:55 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,
Gary Achterberg
Administrative Assistant

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

V. APPROVAL OF MINUTES

A. February 6, 2024 (att)

MOTION by Commissioner Matson, **SECONDED** by Commissioner Giuliani to approve the February 6, 2024 Minutes. **MOTION CARRIED UNANIMOUSLY.**

VI. BUSINESS

A. Discussion and action on Certificate of Appropriateness to Raze existing single-family home and Construct a new single-family home, 127 S. Main Street, Michael and Linda Koepke (att)

Applicant Michael Koepke noted there is nothing worth saving or historically significant with the building. Mr. Koepke is exploring the possibility of razing the house and older garage and building a new house. The existing newer garage would remain.

Director LaFond discussed the staff report. There has been turnover on the Commission in the past five years. Materials prepared for Commissioners include minutes of past discussions related to proposals to remodel the home. Then-Chairman Heinritz noted during a prior consideration that the home had no remaining significant architectural features. The Commission at the time approved a Certificate of Appropriateness for a large-scale exterior reconfiguration and remodel. That project was completed due to prices and other circumstances. Director LaFond recommended that approval of a Certificate of Appropriateness be contingent on obtaining other necessary approvals and permits. Potential action by the Commission is considering if it is appropriate to remove the existing structure and if the proposed building is appropriate for the Historic District. The property is in the B-1 business district and a portion of the first floor must remain a business use.

Chair Daily noted the proposal is an improvement. The gabled porch adds to the character. Mr. Koepke noted the building will be white with black window frames and a black roof. Commissioner Unkefer noted the materials state the original structure was Craftsman-style and built in 1920. Mr. Koepke replied that is debatable; the original structure was stucco. The porch was added later and there are Craftsman-style pillars on the front of the house. Commissioner Unkefer asked if the proposal includes Craftsman elements. Mr. Koepke noted the house was not Craftsman style and the added elements were modern at the time. The home will be a combination of a residence and business. Director LaFond noted that whether the first floor must be 30% business is the purview of the Zoning Administrator and Plan Commission. Chair Daily suggested some steps could be taken to dress up the front of the building. Commissioner Giuliani noted the windows on the north elevation could be made more attractive. Mr. Koepke offered to place overhead awnings above the front windows and added he was not in favor of adding windows or making changes on the north side. Chair Daily asked Mr. Koepke to revise the plans and return in April with a proposal that reflects the discussed modifications.

MOTION by Commissioner Miller, **SECONDED** by Commissioner Unkefer to table Certificate of Appropriateness to Raze existing single-family home and Construct a new single-family home, 127 S. Main Street. **MOTION CARRIED UNANIMOUSLY.**

B. Discussion and action on Historic Plaque, 161 Green Bay Road (att)

Commissioners reviewed proposed language for a plaque and discussed several potential modifications. Revisions will be discussed at the next meeting.

C. Discussion regarding location of new Historic Plaque

Commissioners will discuss this item at the next meeting.

VII. STAFF REPORT

A. Staff Report (att)

Director LaFond noted that staff has approved a new roof at 116-122 S. Main Street and the replacement of a front porch damaged by a car at 116-112 S. Main Street.

VIII. ADJOURNMENT

MOTION by Commissioner Eckert, **SECONDED** by Commissioner Miller to adjourn the meeting at 6:46 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services and Public Works

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.



Village of Thiensville

Historic Preservation

Certificate of Appropriateness

Property Address: 127 S. Main St., Thiensville WI 53092

Tax Key #

Property Owner

Michael Koepke

Name

127 S. Main Street

Address

Theinsville, WI 53092

Phone

414.313.3301

Email address

Current Zoning

Applicant ☒ Same as owner

Name

Address

Phone

mjkpps@gmail.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 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.

Raze existing home and garage. Replace with new home. See attached plans. Let me know if you need anything prior to the meeting. Thank you.

Applicant's Signature

2-23-24

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.



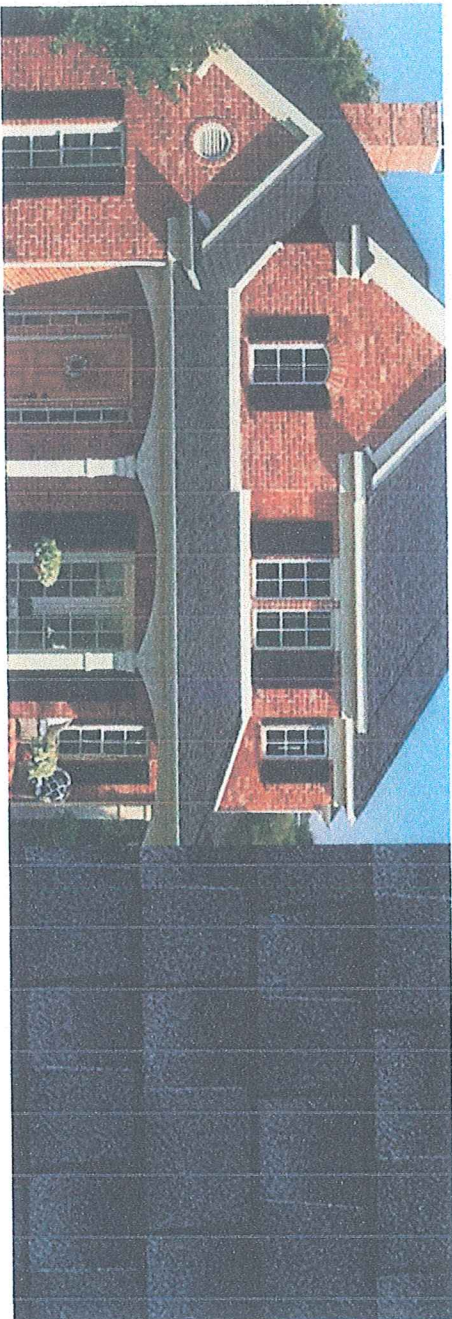
Roofing Materials > Residential Roofing Materials > Shingles > Timberline® AS II

Timberline® AS II

Timberline® AS II Shingles with UL 2218 Class 4 impact resistance give your roof a fighting chance in hail-prone areas and help protect it against wind and blue-green algae too.

★★★★★ 4.8 (370) [WRITE A REVIEW](#)

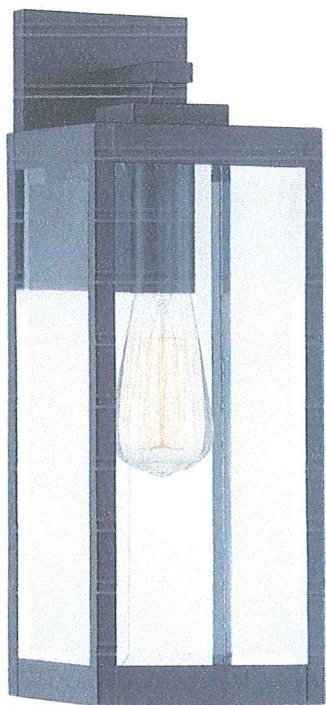
[Find a Contractor](#)



WVR8406EK

Westover Outdoor Lantern

Earth Black

QUOIZEL
LIGHTING**DETAILS**

Material: Steel

Glass/Shade Description: Clear Beveled
Glass

Remote Included: No

LAMPING

Light Source: Incandescent

Bulb Included: No

Bulb Type: Medium Base

Bulb Quantity: 1

Watts per Bulb: 100

ELECTRICAL

Dimmable: Yes

Voltage: 120v

Wire Length: 0.5'

INSTALLATION

Location Rating: Wet

Install Position: Down

Sloped Ceiling Compatible: No

DIMENSIONS

Dimensions: 6" W x 17" H x 7.5" D

Backplate Dimensions: 7.00"H x 4.50"W

HCWO: 2.5"

Weight: 7.15 lbs

2 - EACH SIDE OF FRONT DOOR**2** - EACH SIDE OF REAR DOOR

We reserve the right to revise the design of components of any product due to parts availability or change in our Listed Mark standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product DESIGN that is the SOLE and EXCLUSIVE PROPERTY of Quoizel Inc. Compliance with U.S. COPYRIGHT and PATENT requirements, notification is hereby presented in this form that this literature, or this product depicts, is NOT to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Quoizel Inc.

03/31/2013

Installation Instructions for

990P623_01-BRN

Barn Light Dome & Barn Light I Light Pendant 6236701, 6237401 | 1.0

VISUAL COMFORT & Co.

STUDIO COLLECTION

GENERAL PRODUCT INFORMATION:

These fixtures are intended to be installed utilizing NEC compliant junction boxes.

This product is safety listed for damp locations.

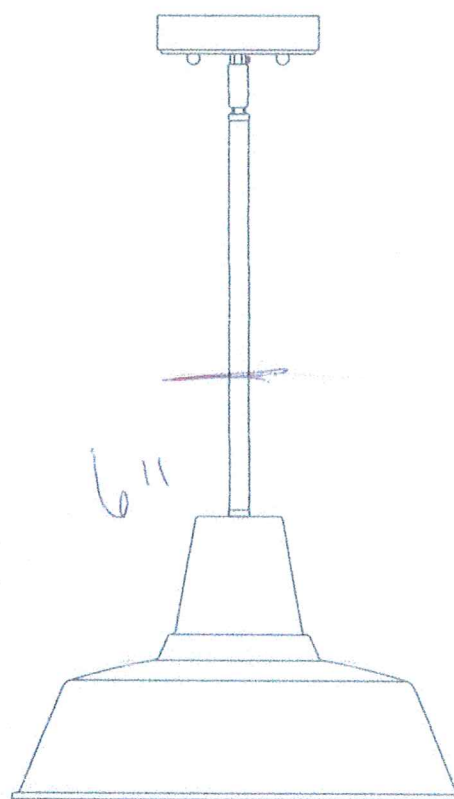
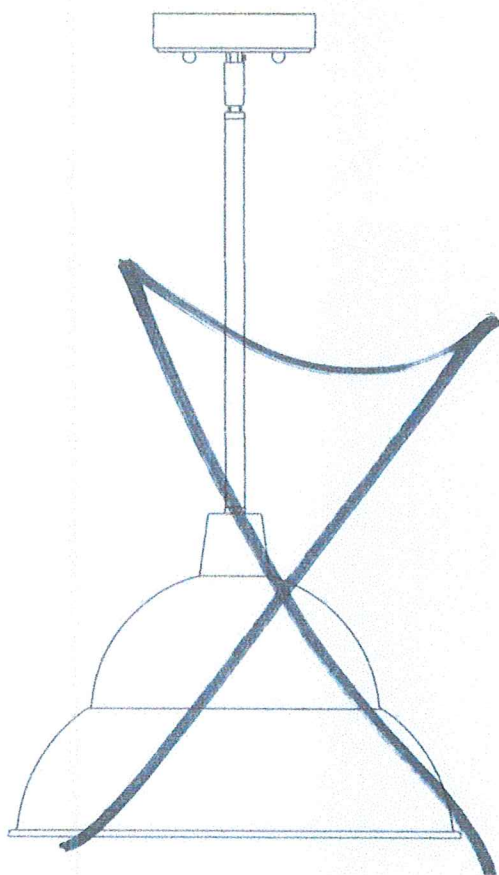
Incandescent version may be dimmed with a standard incandescent dimmer. LED version may be dimmed with a LED dimmer. Consult lamp manufacturer for additional information.

This instruction shows a typical installation.

CAUTION - RISK OF FIRE

This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.

Use minimum 90°C supply conductors.

SAVE THESE INSTRUCTIONS!

VISUAL COMFORT & Co.

7400 Linden Ave. Skokie, IL 60077

T 847.610.1400 | F

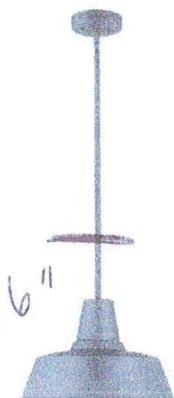
847.410.4500

www.visualcomfort.com

©2023 Visual Comfort & Co. All rights reserved. The Visual Comfort & Co. logo is a registered trademark of Visual Comfort & Co. Visual Comfort & Co. reserves the right to change specifications for product improvements without notification.

VISUAL COMFORT & Co.

6237401-12: One Light Outdoor Pendant



Dimensions:

Diameter: 14.0"
Height: 9.0"

Wire: 120" (color, Black)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 75.0w Max. 120v Not included

Features:

- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminium - Black
3 12" Stem - Steel - Black
1 6" Stem - Steel - Black

Safety Listing:

Safety Listed for Damp Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990P623_01-BRN)

Collection: Barn Light

Featured in the decorative Fredricksburg collection

1 A19 Medium 100 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Sloped ceiling mounting hardware included

UPC #: 785652097690

Finish: Black (12)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	1.12			5.0		

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	6237401-12	1	785652097690	16.1	16.4	11.9	1.82	4.5	0	Yes
Master Pack	6237401-12	0	10785652097697							No
NJ Pallet		40		48.0	40.0	78.0	86.67	180.0		No
NV Pallet		40		48.0	40.0	78.0	86.67	180.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co., in compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any