



**Village of Thiensville
Historic Preservation
Commission
AGENDA**

Date:
Tuesday, June 2, 2026

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

Dan Weber

Staff

Director of Community
Services/Public Works Andy
LaFond

Commissioners

Joe Miller

Angelina Apostolos

Philip Eckert

Nate Matson

Kim Hauswirth

Linda Unkefer

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@thiensville.gov 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

V. APPROVAL OF MINUTES

A. May 5, 2026 (att)

VI. BUSINESS

A. Review and Action Regarding Parking Lot Addition and New ADA Ramp at 193 Green

Bay Road (att)

B. Discussion and Action Regarding Language of 2026 Historic Plaques (att)

VII. STAFF REPORT

A. May, 2026 (att)

VIII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Historic Preservation Commission
MINUTES

DATE: Tuesday, May 5, 2026

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

MOTION to Nominate Commissioner Unkefer as Temporary Chairperson for the May 5, 2026 Meeting by Commissioner Miller. **SECONDED** by Commissioner Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

II. ROLL CALL

Chairman

Vacant

Staff

Director of Community
Services/Public Works Andy
LaFond

Commissioners

Joe Miller

Angelina Apostolos
(excused)

Philip Eckert

Nate Matson

Kim Hauswirth

Linda Unkefer

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@thiensville.gov 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. June 2, 2026

V. APPROVAL OF MINUTES

A. April 7, 2026 (att)

MOTION to Approve the Minutes of the April 7, 2026 Meeting by Commissioner Hauswirth. **SECONDED** by Commissioner Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

VI. BUSINESS

A. Review and Action Regarding a Certificate of Appropriateness Application for 100-108 South Main Street (att)

Director LaFond explained that Tom Montaine has proposed a 4'x6' white mini-split air conditioning unit on the Green Bay Road side of the building at 100-108 South Main Street. Mr. Montaine was not in attendance at the meeting and thus unable to elaborate on the reasoning for this location of the unit.

Director LaFond and the Commissioners discussed potential reasons for the location of the unit as well as proposing that Mr. Montaine find an appropriate way to screen the unit if this location is in fact the only option for placement. The screening would need to be historic in nature and compliment the color and style of the structure.

MOTION by Commissioner Eckert to Conditionally Approve the Project at 100-108 South Main Street Upon Mr. Montaine Submitting a Screening Plan and Building Permit for Staff Approval. **SECONDED** by Commissioner Miller. **MOTION CARRIED UNANIMOUSLY.**

Yes: 5

No: 0

Abstain: 0

B. Discussion on the Proposed Joint Preservation Education Program with the Mequon-Thiensville Historical Society and Rec Department

Chairperson Unkefer noted that there have been no new developments in regard to the Joint Preservation Education program. There has been no further communication with the Rec. Department. Dates have not yet been set for Rec. Department staff to participate in a demonstration of the walking tour program that is being proposed.

Director LaFond and the Commissioners discussed putting materials together to present to the Board of Trustees regarding the Joint Preservation Education Program sometime in the future.

C. Discussion and Possible Action Regarding the 2026 Historic Plaque Program

Director LaFond explained that the Village of Thiensville Employee/Volunteer Recognition Dinner, where the plaques are presented, has been moved to September. This will shorten the length of time to approve plaque language and send plaques to production.

To ensure a timely process, Director LaFond stated that draft plaque language may be individually sent to the Commissioners prior to the next meeting, allowing time for research, fact-checking, and structuring of each plaque before formal review and discussion.

VII. STAFF REPORT

A. April, 2026 (att)

VIII. ADJOURNMENT

MOTION to Adjourn at 6:25 PM by Commissioner Miller. **SECONDED** by Commissioner Hauswirth. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk



RECEIVED
MAY 22 2026
BY:

Updated 2/4/2025

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS APPLICATION

Submission Information:

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.

Property Address: 193-199 Green Bay Rd., Thiensville, Wi. 53092

120500320000

Tax Key #

Current Zoning

Property Owner:

L&D Taylor Properties LLC

Name

N44W7321 Moldenhauer Ct., Cedarburg, WI 53012

Address

262-617-0590

Phone

sarahatimpressions@gmail.com

Email Address

Applicant Same as Owner

Sarah Taylor, owner

Name

same

Address

same

Phone

same

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.

Project is a proposed parking lot addition and new ADA ramp to the building.

Please see enclosed cover letter, ADA ramp elevations, materials and color selection - to be submitted by Wed. 5/27

We are also submitting site & grading plans, and landscape plans, which are being presented to the Plan Commission

Applicant Signature

Date

Date

5/21/2026

PLAN COMMISSION APPLICATION

Submission Information:

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

Property Address: _____

 Tax Key #

 Current Zoning

Property Owner:

Applicant: Same as Owner

 Name

 Name

 Address

 Address

 Phone


 Phone

 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. Provide any information that you believe will assist staff in reviewing and approving your request.



 Applicant Signature

 Date

Planner Fee Schedule: The Village provides the first half hour of the Village Planner’s services. Any additional plan review time is billed at \$130.00/hr.

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

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

<ul style="list-style-type: none"> A. Structures, showing all entrances B. Driveways & street access C. Parking areas D. Walkways E. Existing landscaping F. Abutting public and private streets G. Public easements H. Surrounding land uses and zoning I. Retaining walls J. Decorative accessories 	<ul style="list-style-type: none"> K. Dumpster location and screening L. Location, color, message, dimensions and materials of all signs M. Location, size and character of dedicated or private open space N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities O. Floor plan of building or addition
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- Storm water management plan.
- Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- Grading plan showing existing and finished grades.
- Professionally prepared landscape plan.
- Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is this property in Thiensville’s Historic District? Yes No

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

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

Village Staff Review

Application Complete. Items needed: _____

Submitted to Village Planner on _____ Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date

IMPRESSIONS SALON
193 Green Bay Rd.
Thiensville, Wi. 53092

May 21, 2026

Impressions is a full service salon that has been operating in Mequon for many years. We are very excited about becoming part of the Thiensville business community. However, the current parking lot and winding handicap ramp (on the south side of the building) are not in good shape. We are submitting add additional patron parking to our property and improve handicap access to the building.

The plan proposes 9 additional parking spaces added to existing lawn area on the south side of the building. The access to the parking lot will come from the existing access point on Riverview Drive. That access point will be widened to 24' feet wide to improve the safety for vehicles entering and existing the site.

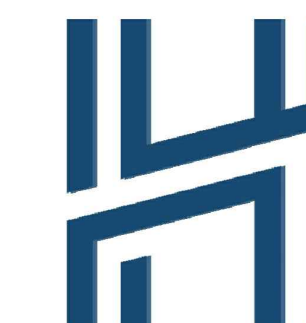
The existing ADA ramp to the building will be removed and new ramp constructed on the side of the building. The new ramp will improve ADA access into the building and will align with a new ADA parking space added to the site.

A fenced trash enclosure will be added up against the building off the southwest corner of the building as shown on the site plans provided.

Landscape improvements are proposed in association with the new parking lot. The landscape enhancements will include hardy, salt-tolerant shrubs and ornamental grasses within the parking lot islands. Additional plantings will be installed along the building foundation adjacent to the new walkway. Existing trees will be preserved and protected where feasible. The proposed landscaping is designed to complement and integrate with the existing trees, creating a cohesive and unified site landscape.

Thank you for your time and consideration.
We look forward to working with you.

Sincerely, Sarah Taylor,
Owner L&D Taylor Properties and Impressions Salon LLC



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lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:

Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

CIVIL SHEET INDEX:

C1.00	PROJECT LOCATION AND GENERAL NOTES
C1.10	SITE PLAN
C1.20	GRADING PLAN



LEGEND:

UTILITY	GRADING	SITE
EXISTING: WATERMAIN BURIED ELECTRIC OVERHEAD WIRE GAS LINE SANITARY SEWER STORM SEWER UTILITY POLE LIGHT POLE SANITARY MANHOLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE	EXISTING: MAJOR CONTOUR MINOR CONTOUR EXISTING SPOT ELEVATION PROPOSED: MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) DOOR ELEVATION GROUND GRADE AT BUILDING SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT) RETAINING WALL SPOT ELEVATION (T/W - GROUND GRADE AT TOP OF WALL, B/W - GROUND GRADE AT BOTTOM) FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) DRAINAGE FLOW DIRECTION EMERGENCY OVERFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- PROTECT ALL PROPERTY CORNERS.
- REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

Scale: 1" = 80'



Date: 05/22/2026

Project Number:
26-1038.00

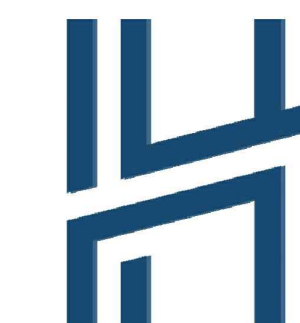
Sheet Name:
Project Location and
General Notes

Sheet Number:

C1.00



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:

Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

Scale: 1" = 10'



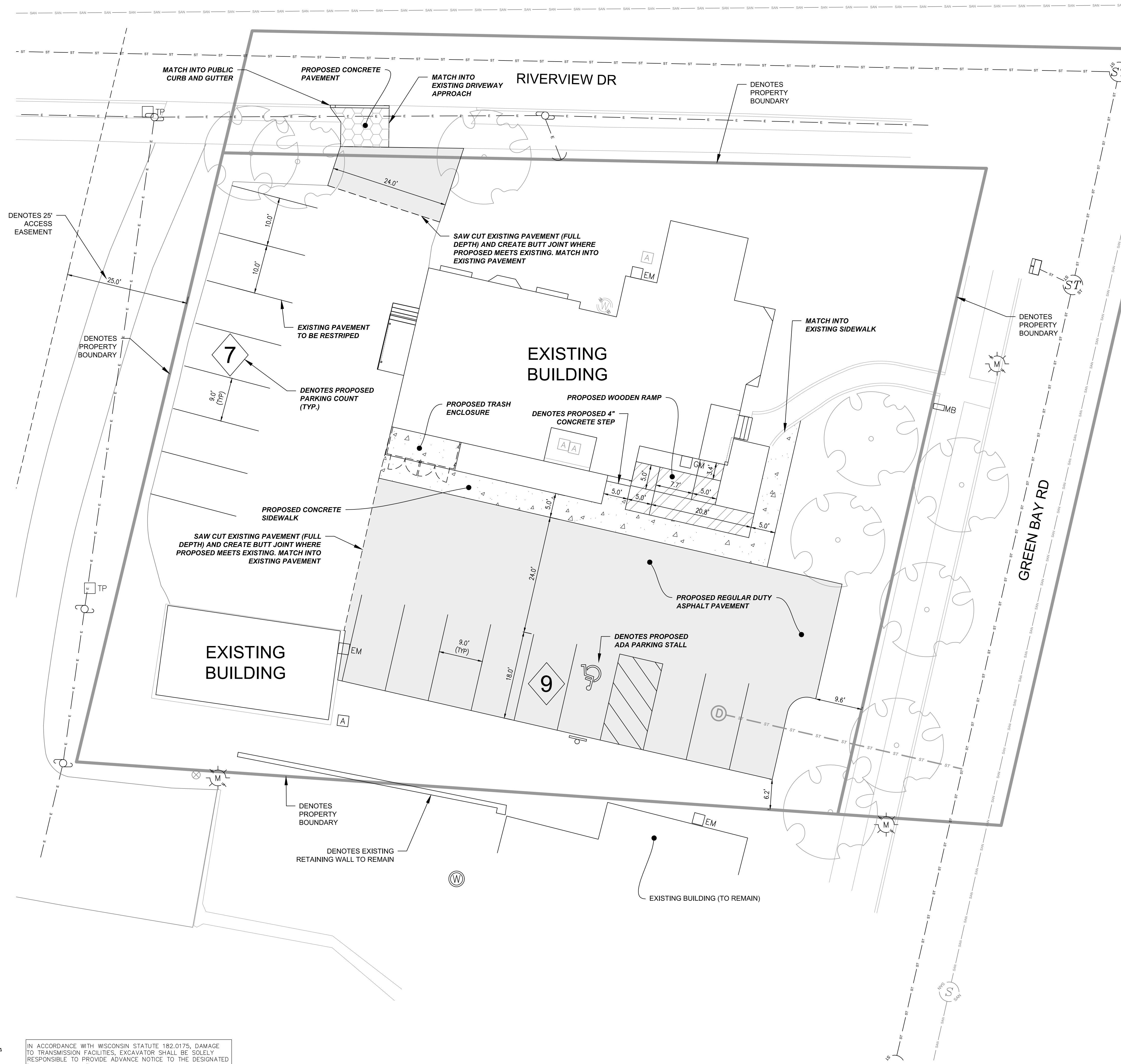
Date: 05/22/2026

Project Number:
26-1038.00

Sheet Name:
Site Plan

Sheet Number:

C1.10



SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION:
LOT TWENTY (20), IN BLOCK THREE (3), IN ASSESSOR'S PLAT,
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

CONTAINING
29,332 SQUARE FEET OR 0.6734 ACRES TO CENTERLINE
20,110 SQUARE FEET OR 0.4617 ACRES TO RIGHT OF WAY LINE

PROPERTY: - 193 GREEN BAY ROAD
LOCATION: - THIENSVILLE, WI

EXISTING ZONING: - B-1, CENTRAL BUSINESS DISTRICT
& HISTORIC DISTRICT

PROPOSED ZONING: - B-1, CENTRAL BUSINESS DISTRICT
& HISTORIC DISTRICT

SITE CALCULATION TABLE

TOTAL SITE AREA	0.462 AC
TOTAL DISTURBED AREA	0.165 AC
EXISTING IMPERVIOUS AREA	0.195 AC
PROPOSED IMPERVIOUS AREA	0.283 AC
ADDITIONAL IMPERVIOUS AREA	0.088 AC

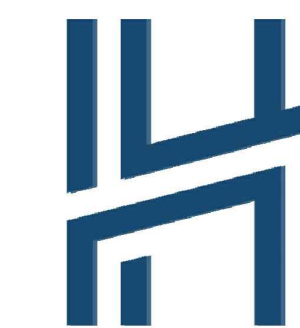
EXISTING REGULAR PARKING SPACES	7
EXISTING HANDICAP PARKING SPACES	0
PROPOSED REGULAR PARKING SPACES	15
PROPOSED HANDICAP PARKING	1
PROPOSED TOTAL PARKING	16

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED WOODEN RAMP
	PROPOSED CONCRETE PAVEMENT



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:

Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

Scale: 1" = 10'



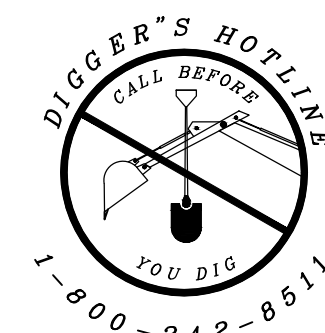
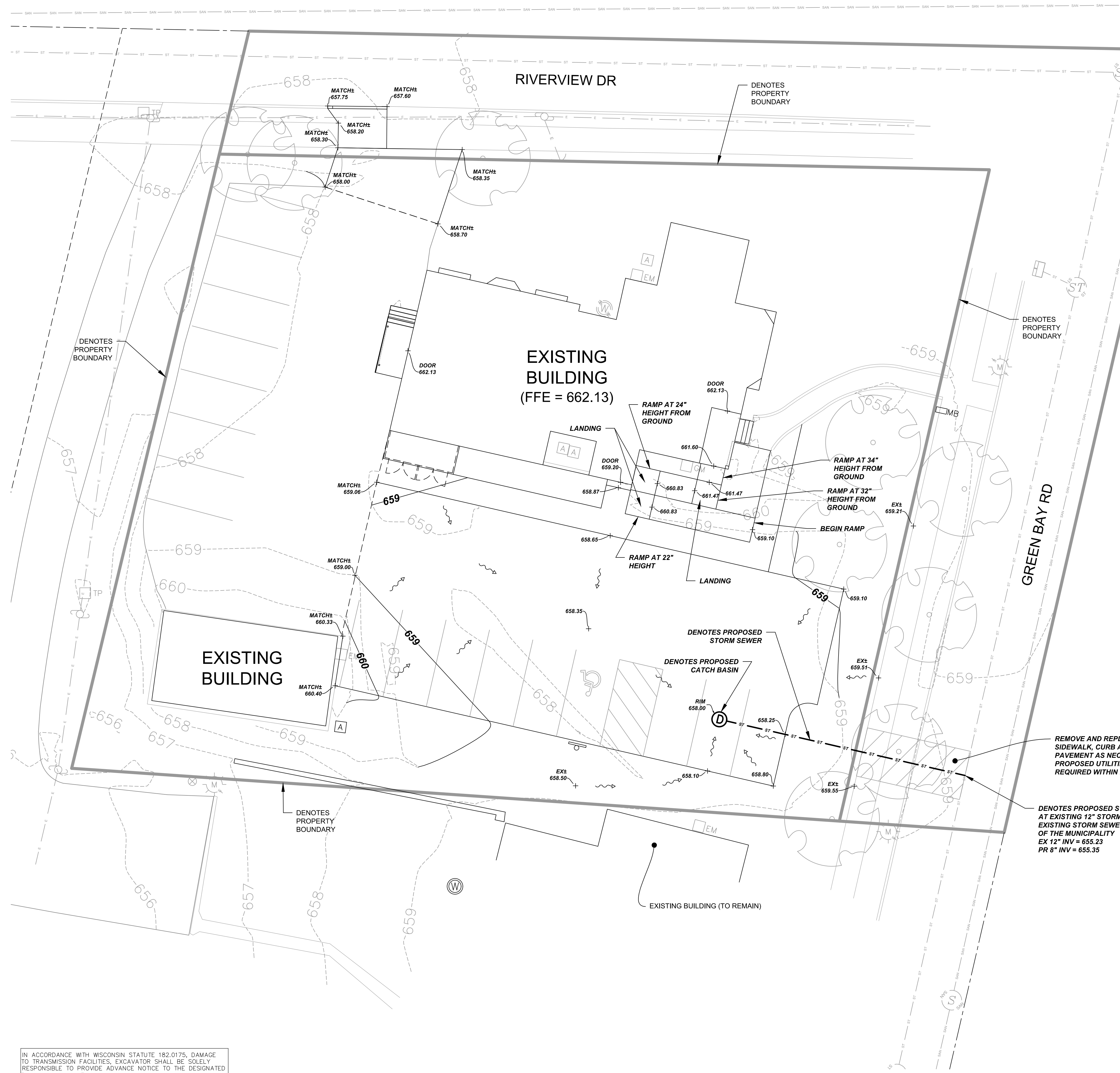
Date: 05/22/2026

Project Number:
26-1038.00

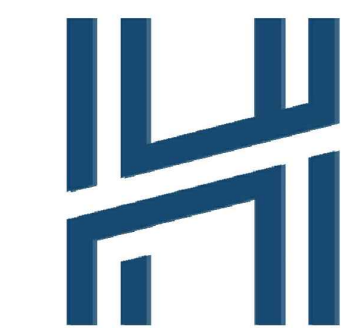
Sheet Name:
Grading Plan

Sheet Number:

C1.20



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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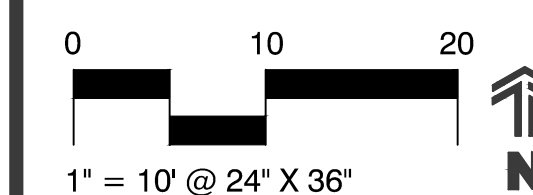
Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

Scale: 1" = 10'



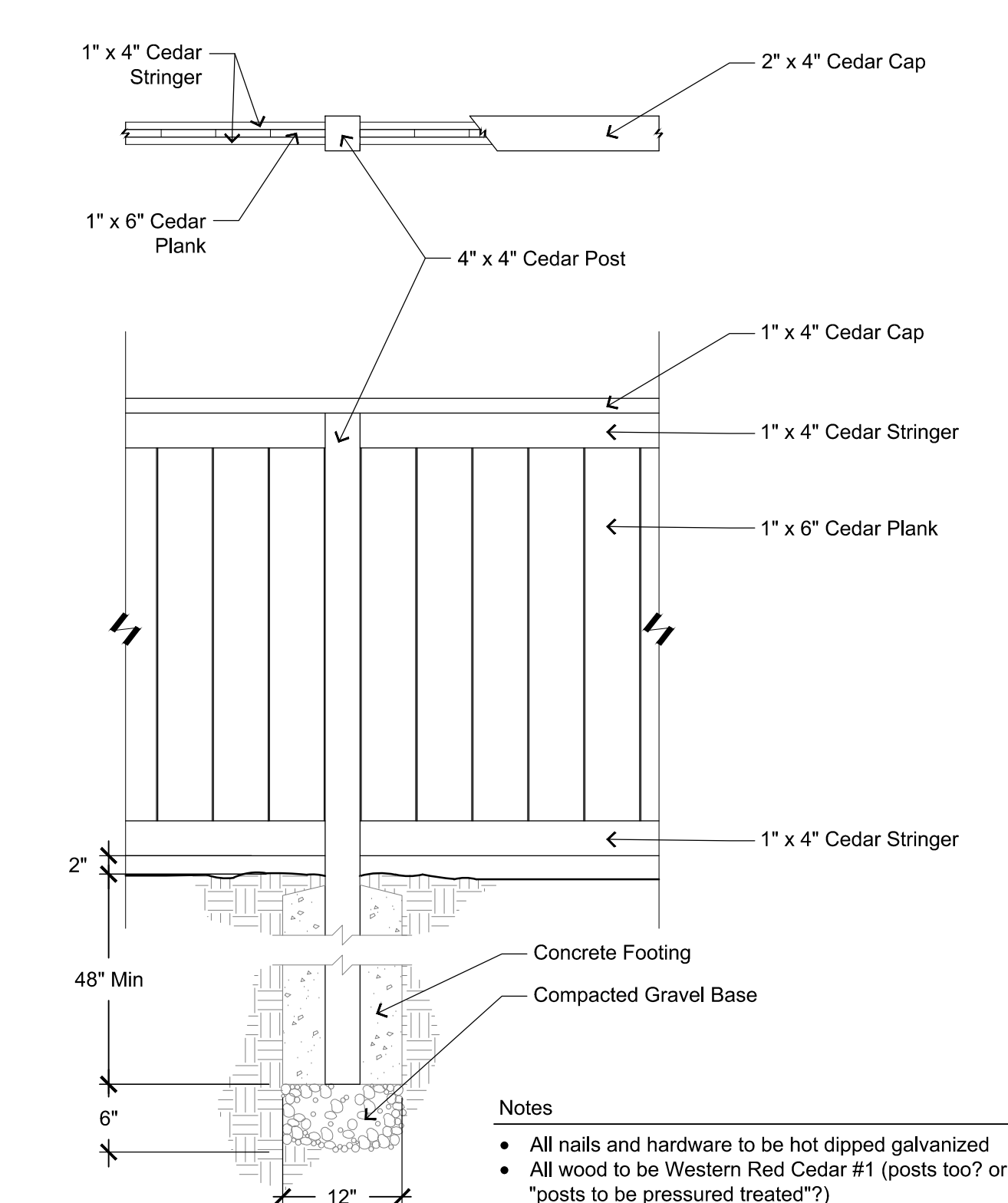
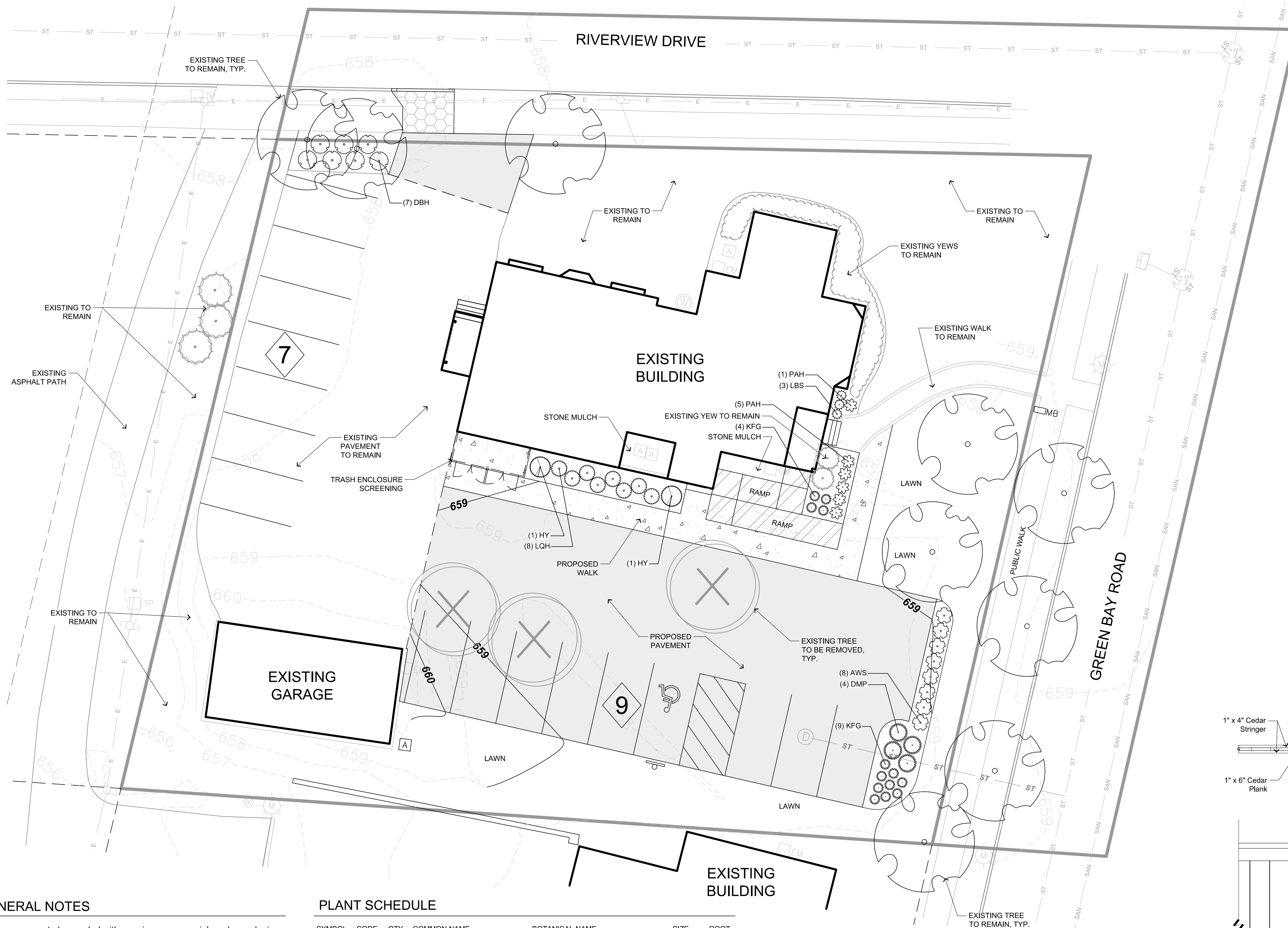
Date: 05/22/2026

Project Number:
26-1038.00

Sheet Name:
Landscape Plan

Sheet Number:

L1.00



- Notes
- All nails and hardware to be hot dipped galvanized
 - All wood to be Western Red Cedar #1 (posts too? or posts to be pressured treated?)

1 TRASH ENCLOSURE DETAIL
NOT TO SCALE

GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS SHRUBS						
DBH	7	7	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.
LQH	8	8	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPFL'	24" Ht.	Cont.
AWS	8	8	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.
EVERGREEN SHRUBS						
DMP	4	4	Dwarf Mugo Pine	Pinus mugo 'Pumilio'	24" Ht.	B&B
HY	2	2	Hicks Japanese Yew	Taxus x media 'Hicksii'	36" Ht.	B&B
ORNAMENTAL GRASSES						
KFG	13	13	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	Pot
LBS	3	3	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot
PERENNIALS						
PAH	6	6	Patriot Hosta	Hosta x 'Patriot'	4.5"	Pot

LANDSCAPE REQUIREMENTS

Code	Category	Measurement	Ratio	Requirement	Provided
	Landscape Areas	7,960 SF (Lot Area)	10% of Lot Area	796 SF	850 SF (10.7%)
	Landscape Islands	16 Parking Stalls	1 Island / 10 Stalls	1.6 Islands	2 Islands
	Landscape Island Trees	2 Islands	1 Tree / Island	2 Trees	2 Existing Trees
	Landscape Island Shrubs	2 Islands	7 Shrubs / Island	14 Shrubs	19 Shrubs
	Street Frontage	42 LF	1 Tree / 15 LF	2.8 Trees	3 Existing Trees



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COMPOSITE RAILING
 Style: Trex Select T-Rail or similar
 Color: White



COMPOSITE FASCIA BOARD & SKIRT
 Style: Trex Fascia Boards & Cladding or similar
 Color: Clam Shell

SOUTH ELEVATION



COMPOSITE RAILING
 Style: Trex Select T-Rail or similar
 Color: White



COMPOSITE RAMP BOARDS
 Style: Trex Enhance or similar
 Color: Clam Shell



COMPOSITE FASCIA BOARD & SKIRT
 Style: Trex Fascia Boards & Cladding or similar
 Color: Clam Shell



EAST ELEVATION

To: Thiensville Historic Preservation Commission
From: Andy LaFond, Director of Community Services
Date: June 2, 2026
Re: Draft Historic Plaque Research and Language – 2026 Plaque Program

Staff has compiled preliminary research and draft plaque language for several historic properties within the Green Bay Road Historic District as potential candidates for the 2026 Historic Plaque Program. The attached materials draw primarily from Wisconsin Historical Society records, previous plaque information, local historical references, and readily available sources.

The properties researched include:

- 106 Green Bay Road – Peter J. Kroehnke Residence
- 143 Green Bay Road – Dr. T. D. Elbe Office
- 154 Green Bay Road – Louise Rosenthal Home
- 166 Green Bay Road – Henry Haas Saloon / Holnagel's Tavern
- 184–186 Green Bay Road – Gottlieb Hass / Koenig Property
- 192 Green Bay Road – Christian Ruck Residence
- 200 Green Bay Road – Carby Residence Site

The attached draft language focuses on each property's original use, significant individuals or families associated with the site, and notable architectural or historical characteristics.

The research completed to date should be considered preliminary. Staff recommends that one or more representatives of the Historic Preservation Commission coordinate with the Mequon-Thiensville Historical Society to review and verify historical information prior to finalizing plaque text. Such collaboration would help ensure the accuracy of the final narratives and may uncover additional historical details.

Also included is draft language for a plaque commemorating the former Carby Residence at 200 Green Bay Road. Pursuant to the Two Hundred Green Development agreement, a historic interpretive plaque will be installed on the brick landscape feature at the northeast corner of Green Bay Road and Riverview Drive to recognize the history of the redevelopment site. The plaque will be funded by Lakeside Development, and the developer has requested assistance from the Historic Preservation Commission in preparing the plaque language.

Staff requests Commission review and feedback on the included draft plaque language.

106–108 Green Bay Road

Peter J. Kroehnke Residence (1897 / moved 1929)

Built in 1897, the Peter J. Kroehnke Residence is an excellent example of the modest but decorative residential architecture that developed along Green Bay Road during Thiensville's growth at the turn of the twentieth century. The home was originally constructed at 118 Green Bay Road, on the present site of the Thiensville State Bank building, and was moved approximately 100 feet west to its current location in 1929 to accommodate construction of the new bank.

The residence is associated with Peter J. Kroehnke, a German immigrant and prominent local businessman who purchased the Thiensville Mill from Henry John Thien in 1895 and operated it until 1912. Kroehnke specialized in high-grade rye flour that became well known throughout the Milwaukee area, and he also served as Thiensville's postmaster from 1900 until 1914.

Architecturally, the home features a traditional Gabled Ell form with decorative carved bargeboards and ornamental metal cresting, reflecting the craftsmanship and Victorian-era detailing common in Thiensville during the late nineteenth century. The property remains closely tied to the village's early milling industry and the German immigrant families who shaped the community's commercial and civic development.

Peter J. Kroehnke Residence

Option A – 309 characters

Built in 1897, this home was the residence of Peter J. Kroehnke, owner of the Thiensville Mill and village postmaster. Originally located at 118 Green Bay Road, it was moved to this site in 1929. Decorative bargeboards and ornamental cresting reflect the craftsmanship of the Victorian era.

Option B – 307 characters

Constructed in 1897 for mill owner Peter J. Kroehnke, this residence represents Thiensville's milling heritage and commercial growth. Moved to its present location in 1929, the home retains its Gabled Ell form and Victorian detailing, including carved bargeboards and metal roof cresting.



143 Green Bay Road

Dr. T. D. Elbe Office (1948)

Constructed in 1948 as the office of Dr. T. D. Elbe, this building reflects the growth of professional and medical services in Thiensville during the post–World War II era. Designed by architect Roger Sutherland in the Contemporary style, the structure introduced a more modern architectural character to Green Bay Road while contributing to the continued evolution of the village’s historic commercial corridor.

The office illustrates Thiensville’s transition from a small agricultural milling community into a growing suburban village during the mid-twentieth century, following major infrastructure improvements and residential growth after World War II. Its clean lines and modern design contrast with many of the older nineteenth-century buildings nearby, representing changing architectural trends and the expanding role of professional services within the community.

Dr. T. D. Elbe Office

Option A – 289 characters

Designed by architect Roger Sutherland and built in 1948 as the office of Dr. T. D. Elbe, this building reflects the growth of professional medical services in postwar Thiensville. Its Contemporary design introduced a modern architectural style to the historic Green Bay Road corridor.

Option B – 303 characters

This office was constructed in 1948 for Dr. T. D. Elbe during a period of rapid postwar growth in Thiensville. Designed in the Contemporary style by architect Roger Sutherland, the building reflects changing architectural trends and the expanding role of professional services in the Village.



154 Green Bay Road

Louise Rosenthal Home (c. 1900)

Built around 1900, the Louise Rosenthal Home reflects the residential character that historically lined portions of Green Bay Road during Thiensville's early development. The property represents the modest vernacular homes constructed as the village expanded beyond its original milling and commercial center along the Milwaukee River.

Over time, the building adapted to changing community needs and was later converted to business use in the early 1980s, illustrating the evolving mixed residential and commercial character of Green Bay Road throughout the twentieth century. The property remains representative of the gradual transformation of Thiensville's historic corridor as the village developed from a small riverfront settlement into a modern suburban community.

Louise Rosenthal Home

Option A – 281 characters

Built around 1900, this property served as both a doctor's office and residence. Associated with Louise Rosenthal, the building reflects the residential character of early Green Bay Road. Converted to business use in the early 1980s, it illustrates the corridor's continuing evolution.

Option B – 293 characters

Originally constructed around 1900 as a residence and medical office, this building represents the mixed residential and professional uses once common along Green Bay Road. Later converted to commercial use, it reflects the changing needs and growth of the Thiensville community.



184–186 Green Bay Road

Gottlieb Hass / Koenig Property (1880s–1924)

This property reflects the layered commercial and residential history of Green Bay Road during Thiensville’s early development. The original residence at 186 Green Bay Road dates to approximately 1880 and is associated with Gottlieb Hass, Henry Mohrhusen, and later the Koenig family. Over time, the building housed a variety of uses including a candy store, Miller’s Market, and dental offices, illustrating the mixed residential and commercial character that historically defined the corridor.

The adjacent residence at 184 Green Bay Road was constructed in the late 1880s as the Koenig residence. In 1924, the original structure on the site was razed and replaced with the present building. During the 1940s, the two buildings were physically connected, creating the combined appearance visible today.

Through numerous renovations and changing uses over more than a century, the property reflects the adaptability of Thiensville’s historic downtown buildings and the gradual transition of Green Bay Road from a small village business corridor into the modern mixed-use district seen today.

Gottlieb Hass / Koenig Property

Option A – 321 characters

Originally developed in the 1880s, this property combined residential and commercial uses typical of early Green Bay Road. Associated with Gottlieb Hass, Henry Mohrhusen, and the Koenig family, it housed businesses including a candy store, market, and dental offices before becoming a residence.

Option B – 307 characters

This property reflects more than a century of adaptation and change. The buildings at 184 and 186 Green Bay Road were developed in the late nineteenth century and later joined together. Their varied uses illustrate the evolving commercial and residential character of Thiensville.



192 Green Bay Road

Christian Ruck Residence (1850 / expanded c. 1890)

Built in 1850, the Christian Ruck Residence is among the oldest surviving homes along Green Bay Road and represents the earliest period of settlement in Thiensville. Originally constructed in a traditional Gabled Ell form, the home was enlarged around 1890 as the village and surrounding agricultural community continued to grow.

Associated with Christian Ruck and Thiensville's early German immigrant settlement, the residence reflects the modest vernacular architecture that characterized the village during the mid-nineteenth century. Its simple massing and traditional form illustrate the practical building traditions of the era while remaining closely connected to the historic development of Green Bay Road as Thiensville's primary commercial and residential corridor.

As one of the community's oldest surviving residences, the property provides an important physical link to Thiensville's early milling, agricultural, and immigrant heritage.

Christian Ruck Residence

Option A – 304 characters

Built in 1850 and expanded around 1890, the Christian Ruck Residence is among the oldest surviving homes in Thiensville. Its traditional Gabled Ell form reflects early vernacular building traditions and the German immigrant settlement that shaped the village during the nineteenth century.

Option B – 313 characters

This residence was constructed in 1850 for Christian Ruck and enlarged approximately forty years later as the community grew. One of Thiensville's oldest surviving homes, it retains the simple form and practical design characteristic of the village's earliest residential architecture.



166 Green Bay Road

Henry Haas Saloon / Holnagel's Tavern (1851)

Built in 1851, this building is among the oldest surviving commercial structures in Thiensville and reflects the village's early development as a milling and agricultural service center along Green Bay Road. Originally operated as a saloon by Henry Haas, the structure became an important social gathering place within the community, serving over the years as a tavern, dance hall, and center for civic and social events.

Throughout its long history, the tavern was operated by a succession of notable local proprietors including William Reimerschneider, the Holnagel family, William Pheigan, Elmer Bert, Theodore Kinotzer, James "Pinky" Luedtke, Phillip Bildner, Daniel Schramka, and Florence Tarantino. The establishment remained an important fixture of village social life until closing as a tavern in 1992.

The building reflects the historic commercial character of Green Bay Road during the horse-and-buggy era, when taverns, hotels, and small businesses served both local residents and travelers moving through Thiensville. Its continued use for entertainment and hospitality over more than 140 years illustrates the central role neighborhood taverns once played in the cultural and social life of the community. The property contributes to the historic character of the Green Bay Road Historic District.

Henry Haas Saloon / Holnagel's Tavern

Option A – 321 characters

Built in 1851, this is among Thiensville's oldest surviving commercial buildings. Originally operated as Henry Haas's saloon, it later became a tavern and social gathering place under several owners. Its long history reflects the important role taverns played in village commerce and community life.

Option B – 314 characters

This building opened as a saloon in 1851 and served generations of residents as a tavern, dance hall, and gathering place. Operated by numerous local proprietors over more than a century, it remains a significant reminder of the social and commercial history of Green Bay Road.



200 Green Bay Road

(Now the 200 Green Development) Plaque will be purchased and displayed by Lakeside Development)

Carby Residence Site (1850s)

The original Carby Residence, constructed in the 1850s at this location, was home to Theodore, Jacque, and William Carby, members of one of Thiensville's most active and influential early families. The Carby family played an important role in the civic, political, cultural, and commercial development of the village during the nineteenth century.

Family members were involved in a wide range of professions and community activities including teaching, gilding, distilling, chemistry, public service, and local politics. William Carbys, who settled in Thiensville in 1856, organized local singing and dramatic societies, served on the board of education for twenty-five years, operated a wine and spirits business, and represented the area in the Wisconsin State Assembly in 1876. He also served multiple terms as Thiensville's postmaster and was deeply involved in the village's early civic life.

The Carby residence stood on this site for more than a century before being razed in 1962 for construction of the Thiensville State Bank, which occupied the property for decades as the bank's third location within the village. The bank building was later removed, and the site has since been redeveloped as a pocket neighborhood by Lakeside Luxury Homes.

This property represents the evolution of Thiensville from a small nineteenth-century milling and agricultural village into a modern suburban community, while remaining tied to one of the community's earliest and most civically engaged families. The site is located within the historic Green Bay Road corridor, once the center of Thiensville's early commercial and social life

Carby Residence Site

Option A – 322 characters

The original Carby Residence stood on this site from the 1850s until 1962. Home to members of the influential Carby family, the property was associated with education, business, public service, and state government. The residence later gave way to the Thiensville State Bank and subsequent redevelopment.

Option B – 318 characters

This site was once home to the Carby family, among Thiensville's most active nineteenth-century residents. William Carby served as a businessman, educator, postmaster, and Wisconsin legislator. The original residence stood here for more than a century before its demolition in 1962.

