

VILLAGE OF THIENSVILLE  
HISTORIC PRESERVATION COMMISSION  
AGENDA

DATE: Wednesday, June 10, 2020  
250 Elm Street  
Thiensville, WI

**TIME: 5:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/86248954082?pwd=dEhXTVhHV0pGZGdBTWU4dXZENEpOZz09>

Meeting ID: 862 4895 4082

Password: 013281

Dial by your location

+1 312 626 6799 US

+1 929 205 6099 US

I. CALL TO ORDER

II. ROLL CALL

Chairman: Ronald Heinritz  
Commissioners: Jennifer Abraham  
Robert Blazich  
Karin Flodstrom  
Mary Giuliani  
Joseph Miller  
Thomas Streifender  
Director of Community  
Services/Public Works: Andy LaFond

III. TIME AND DATE OF NEXT MEETING

A. Next Meeting Scheduled For Wednesday, July 15, 2020 At 6:00 PM

IV. APPROVAL OF MINUTES

A. Approval Of Minutes

1. May 13, 2020

Documents:

[5-13-2020 HPC MINUTES.PDF](#)

V. BUSINESS

- A. Review And Approval Of Certificate Of Appropriateness For Updating Exterior Signs, Sign Lighting, Replacing Rear Windows, Mikelle W. Flanner, Fifth-Main (Formerly E-Collectique), 174 South Main Street

Documents:

[FIFTH MAIN COA PACKET.PDF](#)

- B. Review And Approval Of Certificate Of Appropriateness For Exterior Lighting, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue

Documents:

[DEVORKIN COA.PDF](#)

- C. Review And Approval Of Certificate Of Appropriateness For New Windows, Van Mobley, 136 Green Bay Road

Documents:

[MOBLEY COA.PDF](#)

VI. OLD BUSINESS

VII. ITEMS BY CHAIRMAN

- A. Review Of Certificate Of Appropriateness For Jori Azinger, HeartSpace, 163 Green Bay Road, Restoration Of Existing Windows And New Storm Windows (Upper Front Only), Dated January 9, 2020

Documents:

[AZINGER COA UPDATE.PDF](#)

VIII. ITEMS BY COMMISSIONERS

- A. Mequon/Theinsville Historical Society - Bob Blazich

IX. ADJOURNMENT

Amy L. Langlois, Village Clerk  
June 5, 2020

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: Wednesday, May 13, 2020**

**LOCATION: 250 Elm Street  
Thiensville, WI  
Board Room**

**TIME: 6:00 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/84949816171?pwd=eVBQcG0yVllPLy8yU3dlbEprMHRpUT09>

Meeting ID: 849 4981 6171

Password: 717398

+1 301 715 8592 US

+1 312 626 6799 US

**I. CALL TO ORDER**

**II. ROLL CALL**

Chairman:	Ron Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani
	Robert Blazich	Joseph Miller
	Karin Flodstrom (excused)	Thomas Streifender
Director of Community Services/Public Works:	Andy LaFond	

**III. DATE AND TIME OF NEXT MEETING**

**A.** Next meeting scheduled for Wednesday, June 10, 2020 at 6:00 PM

**IV. APPROVAL OF MINUTES**

**A.** Approval of Minutes  
1. March 11, 2020

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the March 11, 2020, Minutes with a Change of the Word “but” in Section VII.A of the Draft Minutes to “be.” **MOTION CARRIED UNANIMOUSLY.**

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**V. BUSINESS**

- A.** Review and approval of Certificate of Appropriateness for Window Replacement, Jori Azinger, HeartSpace, 163 Green Bay Road

Property owner Jori Azinger in attendance. Chairman Heinritz said the home now has a combination storm and screen. The proposed replacement screws into the window trim, rather than set inside the window. That is a type of window that the Commission would not approve.

Ms. Azinger said she wants to replace five upper windows that are visible from the front of the property. She already has approval for restoration of the existing windows.

Commissioner Strifender suggested Ms. Azinger consider just replacing the glass in the existing wood windows as a less-expensive option. It would be preferable to restore the existing windows.

Chairman Heinritz suggested delaying action to give Ms. Azinger time to look at options that would be affordable for her and acceptable to the Historic Preservation Commission. Ms. Azinger agreed. The Commission will set over action until the June 10, 2020, meeting. Ms. Azinger will return with new options for restoration.

- B.** Review and approval of Certificate of Appropriateness for Painting of Front of Building and Re-staining Front Door, No Change to Color, Todd Davis Agency/American Family Insurance, Todd M. Davis, 157 Green Bay Road

Mr. Davis appeared over Zoom. Chairman Heinritz confirmed that the lower white portion of the front of the building would be painted and added that it looks very good. Chairman Heinritz suggested a two-coat paint job would be more effective.

**MOTION** by Commissioner Blazich, **SECONDED** by Commissioner Miller to approve the Certificate of Appropriateness for Painting of Front of Building and Re-staining Front Door, No Change to Color, Todd Davis Agency/American Family Insurance, Todd M. Davis, 157 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Certificate of Appropriateness for New Roof Over Patio, New Door and New Windows, Jesse Daily, the cheel, 105 South Main Street

Mr. Daily appeared over Zoom. The request for a Certificate of Appropriateness includes two glass block windows and a vinyl double-hung window that did not receive approval.

The first part of the request concerns a new roof over the patio and four skylights. Mr. Daily said he wants to make the changes to address excessive heat on the patio during the summer. The patio will not change the look and feel of the building. Commissioner Abraham asked about incorporating a slant to the roof. Mr. Daily said the roof already is slanted.

**MOTION** by Commissioner Streifender, **SECONDED** by Commissioner Blazich to approve the New Roof and Four Skylights, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

The second portion of the request is for a new door on the west side of the building. Mr. Daily said the door will allow for curbside delivery service to customers. It also will allow employees to take food to the beer garden. The door already is installed.

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**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Giuliani to approve the New Door on the West Side of the Building, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

The third portion of the request concerns two glass block windows and a vinyl double-hung window on the north side of the building. Mr. Daily said the vinyl double-hung window replaces a wood window in the dish room that was rotting. The plan is to paint the white trim green so it matches. Regarding the glass block windows, Mr. Daily said a window had to be replaced because a customer broke it. A contractor suggested the glass block, said he had time to complete the project and the windows were installed. The project cost \$1,500. Mr. Daily estimated that custom windows would cost \$6,000.

Commissioner Blazich asked Mr. Daily if he would be agreeable to replacing the glass block windows with something more historically accurate within six months to a year. Mr. Daily said he would be agreeable to that. He's not happy with the result, but needs time to replace the windows. His goal is to replace the windows. He wants the building to be a centerpiece of the community. Mr. Daily suggested returning to the Commission with a proposal by fall and installation by spring of 2021.

Chairman Heinritz proposed reviewing replacement of the windows with something more appropriate in September or October. Replacement will occur in spring 2021.

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Streifender to approve Glass Block Windows with the Condition that a Replacement be Reviewed by September or October 2020 and Replaced in 2021, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

**MOTION** by Commissioner Giuliani, **SECONDED** by Commissioner Miller to approve Already Installed Vinyl Double-hung Window on the North Elevation to be Painted to Match the Existing Windows on the Building, Jesse Daily, the cheel, 105 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

- D.** Review and approval of Certificate of Appropriateness for Landscape, Lighting, Sign and Doors, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue

Mr. Devorkin was present. Director LaFond reported that he, Village Administrator Colleen Landisch-Hansen and Village Planner Jonathan Censky have been working closely with Mr. Devorkin and Fred Bersch as the project has come together. They have been in front of the Commission for total approval of the project, demolition of the building and improvements of the church building. Director LaFond presented an overview of the request for a Certificate of Appropriateness for landscape, lighting, signage and doors.

Chairman Heinritz asked to consider each item separately, starting with the landscape plan. Commissioner Giuliani said she saw an article in the newspaper about invasive plants and suggested replacing burning bush with black choke berry. Mr. Devorkin agreed to the change.

**MOTION** by Commissioner Giuliani, **SECONDED** by Commissioner Miller to approve the Landscape Plan with a Substitution of Black Choke Berry for Burning Bush, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

Commissioners addressed a proposal to add four parking spaces. Director LaFond explained the plan. Chairman Heinritz suggested landscaping as a buffer between the parking area and Buntrock Avenue on the south edge of the proposed parking area. Director LaFond said he expects it will be considered when the Village planner reviews the plan. Commissioners discussed some of the proposed plantings and whether they would grow over time and obscure the church.

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Mr. Devorkin said he prefers landscape lighting that sends light upward. Commissioner Giuliani said she would like that type of lighting which would accentuate “a very pretty building.”

**MOTION** by Commissioner Streifender, **SECONDED** by Commissioner Giuliani to approve the Four-space Parking Area, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**  
**MOTION CARRIED UNANIMOUSLY.**

Commissioners addressed the lighting plan. Director LaFond detailed a lighting plan that includes 11 fixtures. Plans must comply with the Village lighting code and be reviewed by the Historic Preservation Commission and the Village Planner. Commissioners were encouraged to provide feedback on the type of lighting they consider appropriate.

Commissioner Streifender said there now are two lights illuminating the building and asked if the plan is to install nine more lights of the same intensity of the two already there. That would be far more light than is necessary. Director LaFond said he would like the developer to re-propose something, rather than the Commission designing on the fly. Mr. Streifender said the Commission needs to appreciate that the church building is receiving “tender loving care,” but he does not want to see it over-lit. Director LaFond said different considerations may be necessary for doors, but the applicant is agreeable to low-voltage landscape lighting. Chairman Heinritz wants to see something more architecturally appropriate with lower light levels.

Chairman Heinritz said the Commission would table the lighting plan and consider a revised plan at the June meeting.

Commissioners addressed signs. Chairman Heinritz outlined the proposal to reuse the existing church monument sign with a new face. It will not be illuminated. The sign surface will be blue with white lettering.

**MOTION** by Commissioner Giuliani, **SECONDED** by Commissioner Miller to approve the Sign as Proposed, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

Commissioners considered two doors, a front door and a rear garage door. Director LaFond said the front door is a wood-looking fiberglass door. It is not the original door. Commissioner Streifender said the proposed front door is a significant departure from the historic image of the building. He said he wanted details of what the door would look like. Commissioner Blazich said he went through photos of the church going back to the 1940s and didn’t find anything that showed the original front door. Chairman Heinritz agreed that the proposed door is a significant change and doesn’t fit with the building. Director LaFond said the applicant is attempting to let more light in the front door.

Chairman Heinritz said he would like to see a door that is more compatible with the building. He asked to see a new rendering for the front door and to put off action on the front door. Commissioner Streifender added the Historic Preservation Commission is charged with preserving existing architectural features. Chairman Heinritz added he would like to see two or three different designs so the Commission can discuss what is appropriate for the building.

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Blazich to approve the Proposed Rear Service Door and Adjacent Three Glass Panels to Replace the Existing Garage Door, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue. **MOTION CARRIED UNANIMOUSLY.**

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Giuliani to Lay Over Action on the Front Door to Consider Design Alternatives at the June Meeting, Greg Devorkin, Devo Properties LLC, 138 Buntrock Avenue.  
**MOTION CARRIED UNANIMOUSLY.**

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- E.** Discussion and recommendation of Appointment of Chairman for Historic Preservation Commission to Village Board

Chairman Heinritz referred to Section 42-3 of the Village Ordinances, which covers the creation and composition of the Historic Preservation Commission. Commissioner Abraham will serve in the one-year term as the Village Trustee position on the Commission and Chairman Heinritz has been appointed to the Commission for a three-year term. At the next meeting, Chairman Heinritz said he would propose the Historic Preservation Commission select a Chair at its June meeting and make a recommendation to the Village Board.

Administrator Landisch-Hansen said the Village Ordinance does not specify how the Chair of the Commission is selected. The Village Attorney said there is no clear answer. The Commission is not statutorily required and exists because the Village Board created it. Since the Village Board created the Historic Preservation Commission and can appoint or remove its members, it follows that the Village Board pass an ordinance directing how the Commission's Chair is determined. The Committee of the Whole can discuss the matter, decide if the ordinance should be changed or stay silent and allow the Commission to select its own Chair.

Commissioner Blazich said in the 10 years he has served, he does not recall ever having the issue of who would serve as Chair on the agenda. Chairman Heinritz said in the past, after being reappointed annually, he has asked the Commission if they wanted him to serve as Chair or if they wanted someone else.

Most members of the Commission said they were not interested in serving as Chair. Commissioner Abraham said she would bring that information to the Village Board. Commissioner Blazich praised Chairman Heinritz for his dedication and direction during the 25 years he has served as Chair and wants to see him continue in the role. He suggested the Commission recommend by unanimous proclamation that Chairman Heinritz continue in that role. Chairman Heinritz expressed his gratitude and said he will continue if the position is offered.

**VI. OLD BUSINESS**

**VII. ITEMS BY CHAIRMAN**

- A.** Review letter sent to Historic property owners, April 13, 2020

Chairman Heinritz said the letter was sent to all addresses in the Historic District. It included a map of the Historic District and two handouts from the Wisconsin Historical Society related to available tax credits. The tax credits can provide 20 percent to 40 percent of the cost of a project. Director LaFond said Mr. Davis was here with his painting proposal because he got the letter. Commissioner Blazich suggested a meeting with the Thiensville Business Association about the Historic District and available tax credits.

- B.** Review Annual Report for Certified Government Status, Joe DeRose, Wisconsin Historical Society

Chairman Heinritz said the report provides a good resource for Certificates of Appropriateness and other action taken during the past year.

**VIII. ITEMS BY COMMISSIONERS**

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

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Chairman Heinritz complimented Commissioner Blazich on the information on the history of the Thiensville Dam in the last issue of the Mequon Beacon.

Commissioner Blazich said he will be writing another article for the August edition on the history of Freistadt. Another article, written in conjunction with Commissioner Flodstrom, will be in the October issue and focus on haunted buildings in the community. There also is a new Facebook group concerning upcoming events in Mequon and Thiensville. There are more than 4,000 members in the “You Know You’re From Mequon-Thiensville If ...” Facebook page.

**IX. ADJOURNMENT**

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Giuliani to Adjourn the Meeting at 8:17 PM.  
**MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg  
Administrative Assistant

Fifth-Main / E-Collectique, LLC

Location: 174 S. Main Street, Thiensville, WI 53092

E-Collectique, LLC, has been operating at 174 S Main Street in Thiensville since 2012 and during COVID-19 embraced the opportunity to rebrand to DBA "Fifth Main". In coordination with this change we are looking to perform exterior building maintenance as well as update / replace exterior signage.

Fifth-Main is a local community-based Buy-Sell-Trade. In coordination with our sustainable resale element, we have recently introduced the sale of new fashions. Our eco-conscious mission statement: "A community based, global-minded company focused on extending the lifecycle of wearable goods; while providing opportunity, innovation, and organization within the industry of sustainable fashion and resale."

Our clean, modern and timeless aesthetic, that our customers have come to know and expect from E-Collectique, will continue with our rebranding to Fifth-Main. As a small locally owned business, which is immersed in the competitive resale clothing market, presenting a clean and organized storefront is crucial to our success. Our 1940's, single story, classically modern building at 174 S Main Street has provided the perfect canvas for this aesthetic. The building is rectangular in shape and is highlighted with Cuboid Ashlar stone and stucco. The building has straight aluminum trim along its flat roof line and art-deco inspired angles framing the front entrance. The rear portion of the building faces the Milwaukee River which provides a beautiful backdrop for all those visiting the store.

Throughout the past several years the rear windows of the building have started showing their age. The wood frames and make-shift/poorly fitted storm glass windows have led to a plethora of issues from poor heating / cooling to allowing entry and encasement of unwanted insects. Being that the windows proposed for replacement are on the rear of the building, abutting the Milwaukee River, not only brings us the need for clean lined, well-sealed windows. Fifth-Main is not looking to make any exterior / structural changes regarding the windows but would like to replace the existing with energy efficient aluminum framed windows. For security reasons and efficiency all windows will be non-opening (existing are already non-opening or have not had the ability open since the building was acquired). These new windows will fit within the buildings existing structure / appearance and better highlight the downtown Thiensville riverfront views. After the installation of the much-needed new windows the business intends to complete other exterior building maintenance such as cleaning of the stonework, minor repairs (paint) to the existing front entry (again the intent is not to make changes but to maintain, repair, and replace what is already existing), and standard repairs to the front awnings roof and underside/ceiling.

In addition to performing exterior maintenance / repairs, Fifth-Main is looking to refresh all exterior signage. Since 2012, the building has had one rectangular, two-sided, projecting sign (supported by an existing bracket) directly above the front entrance. Although the company has been at this location for 8+ years we still experience trouble directing customers to our business's location. The tree lined Main Street is often busy with both pedestrian and automotive traffic. As a business we have found that the one sign does not provide adequate information/direction to those passing by or those trying to locate the Fifth-Main storefront. As such, we are proposing the addition of a sign on the north and south ends of the building. Prior to the purchase of this building signs had been affixed to these same spots. The old signs left staining on the stonework that we have been unable to correct through cleaning. The proposed location of the new signs would assist in the covering of these defects.

All signs are being designed and created using high-end, durable materials for a clean timeless aesthetic. The proposed signs will not only match the aesthetic of our business but also harmoniously blend with the building and surrounding community. The signs will be black and white in color; featuring only the name of the business, "Fifth-Main" (no other logo or wording). All signs will be manufactured using 6mm DiBond (aluminum bonded to a solid polyethylene core) which is a long

lasting rustproof, waterproof, rot proof material that does not yellow in time. The north and south signs will be rectangular in shape (matching the angular lines of the building itself) and feature 3M 680 CR cut vinyl boarder and text. The projecting front entrance sign will also be rectangular shape but will be made narrower (than the existing sign. The sign will be hung using metal carabineers, eye hooks (similar to the existing and other hanging signs along Main Street) and will be discretely chained to the wall of our building. The new signs proposed for the north and south walls will feature historically inspired cabinet maker light fixtures. These fixtures will emit directly onto the signs in a manner intended to highlight but not overwhelm the building, surrounding area or roadway.

The current Thiensville village code allows for two exterior signs (one wall and one projecting). Given the shape, location, and overall aesthetic we feel three signs would achieve a symmetrical efficient design, assisting patrons coming from both directions along Main Street. The hanging front entrance sign makes use of the existing bracket and keeps with the aesthetic of other business along Main Street but can be visibly hidden by the trees planted along the front sidewalk. Taking the Village code into consideration, the proposed signs have been designed to be well under the allowed 50 square feet. All three signs combined come to 38.74 square feet total. Please refer to the provided sketches and photo mock ups.

We thank you in advance for your consideration of our requests and we are available should you need any additional information in order to achieve approvals.

Sincerely,

Mikelle Flanner for E-Collectique, LLC (DBA Fifth-Main)

Projecting Sign specifications as required by the Sign Review Application:

Distance from street curb: 48"

Distance sign projects from the building: 75"

Existing bracket: 80" x 80"

Clearance of the measured grade level to the bottom of the sign: 165"

# FIFTH AND MAIN – WAIVER AND SIGN PLAN

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: June 10, 2020

## Item # III.E.

### General Information:

Applicant:

Mikelle Flanner

Status of Applicant:

Business Owner

Requested Action:

Sign Code Waiver and Plan approval

Existing Zoning:

B-1- Central Business District

Proposed Zoning:

No Change

Location:

174 South Main Street

Land Use Plan Designation:

Business

Existing Land Use:

Business

### Proposal:

The applicant has submitted a concise and comprehensive summary of their ongoing business and operational plan indicating how their business has been affected by the Corona Virus and how they plan on going forward. Considering that, they are here requesting approval of their revised business identification signage for their site at 174 South Main Street.

The applicant is proposing one projecting sign over her Main Street entrance and two wall mounted signs. The projecting sign measure 70" X 14" for 6.81 square feet in size and because it extends over the front sidewalk **Section 16.17D.1.** required that: ***The owner must file with the Village Clerk a current certificate of insurance before he/she shall be permitted to install a projecting sign over a public right-of-way, and must maintain a certificate of insurance that complies with the terms of this ordinance at all times while the sign is displayed.*** **Section 16.17D.2** requires that the certificate ***must have commercial general liability aggregate of a minimum of \$1,000,000.00 and must name the Village of Thiensville as an additional insured party.***

The two wall mounted signs measure 16.98 square feet and 24 square feet in size and because they are proposed for the side of the building, they are not code compliant as the code permits wall mounted signs on the front elevation only. Therefore, the applicant must seek a waiver for these two signs. Commissioners are reminded that you do have the authority to grant such a waiver under **Section 16.24 Variances** which states: **The Plan Commission may, in its judgement, waive or modify the provisions of this chapter where it would further the public interest.**

**Staff Comments:**

If Commissioners grant the waiver to allow the two wall mounted signs, determination of the signage size is your discretion. Otherwise staff has no objection subject to the following:

- Filing with the Village Clerk a current certificate of insurance as required under Section 16.17D. 1 and 2 of the sign code.
- The applicant securing a sign permit prior to installation.

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

**Applicant:** MIKELLE W. FLANNER

**Name of Business:** FIFTH - MAIN (E-COLLECTIQUE, LLC)

**Street Address:** 174 S. MAIN ST. **City:** THIENSVILLE **State:** WI **Zip:** 53092

**Home Phone:** \_\_\_\_\_ **Cell Phone:** (414) 530-0804 **Business Phone:** (262) 242-2110

**Email:** e.collectique@gmail.com

**Property Owner:** E-COLLECTIQUE, LLC

**Mailing Address:** 174 S. MAIN ST.

**City:** THIENSVILLE **State:** WI **Zip:** 53092

**Contact Phone Number:** (414) 530-0804

**Description of**

**Project:** UPDATING EXTERIOR SIGNS

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

MATERIAL: 6MM DIBOND; COLORS: BLACK & WHITE; FOR ADDITIONAL INFORMATION PLEASE ATTACHMENTS.

**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:** *MW* **Date:** 5/22/2020  
**Print Name:** MIKELLE W. FLANNER



Thiensville Historic Preservation Commission: Project Approved \_\_\_\_\_ Project Not Approved \_\_\_\_\_

**Commission Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**(Comments/Stipulations from HPC):** \_\_\_\_\_



SIGN REVIEW APPLICATION - \$150.00 FEE  
Please Allow Two (2) Weeks for Sign Review

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

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

Applicant/Petitioner Name E-COLLECTIQUE, LLC

Premises Address 174 S. MAIN ST.

Business Name FIFTH-MAIN Business Phone 262-242-2110

Property Owner E-COLLECTIQUE, LLC Address 174 S. MAIN ST.

Property Owner Phone 414-530-0804 E-mail E.COLLECTIQUE@GMAIL.COM

Contractor CKC GRAPHICS Address 1350 14<sup>TH</sup> AVE GRAFTON, WI 53024 E-mail CKCGRAPHICS@SBCGLOBAL  
• AIBT

Contractor Phone 262-377-8841 Contractor Fax \_\_\_\_\_

Estimated Project Cost: \$ TBD

**Sign(s) requested:** (check all that apply)  Wall  Monument  Projecting  
 Marquee, Awning or Canopy  Sandwich Board  On-site Directional Signs

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

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

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

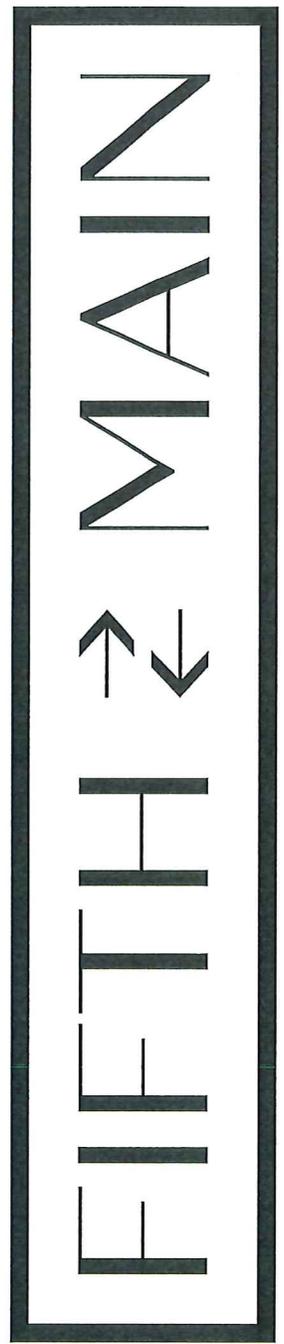



  
 1350 14th Ave, Rm 102
   
 Graton, WI 53024
   
 ckcgraphics@sbcglobal.net
   
 252-377-8841

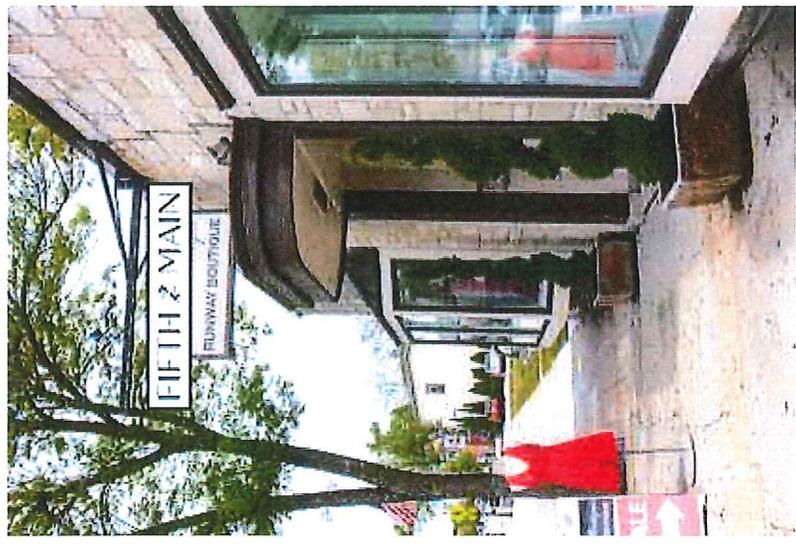
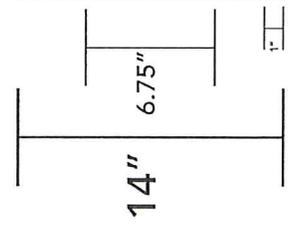
**CLIENT BUSINESS** Fifth Main
   
**CLIENT NAME/INFO** Carley Kortendick

**DATE CREATED** April 27, 2020
   
**SIGN INFORMATION** 70" x 14"

**ADDITIONAL NOTES** Sign will be hanging from 80" bracket
   
 6.75" letters
   
 1" border

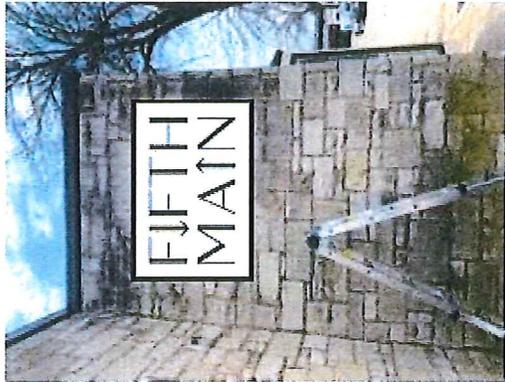


70"



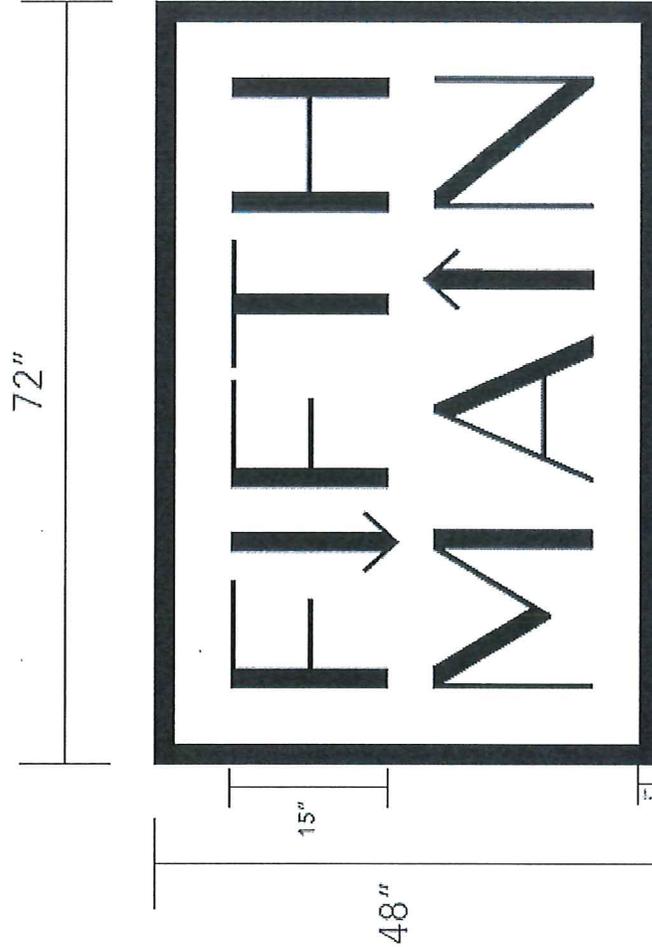
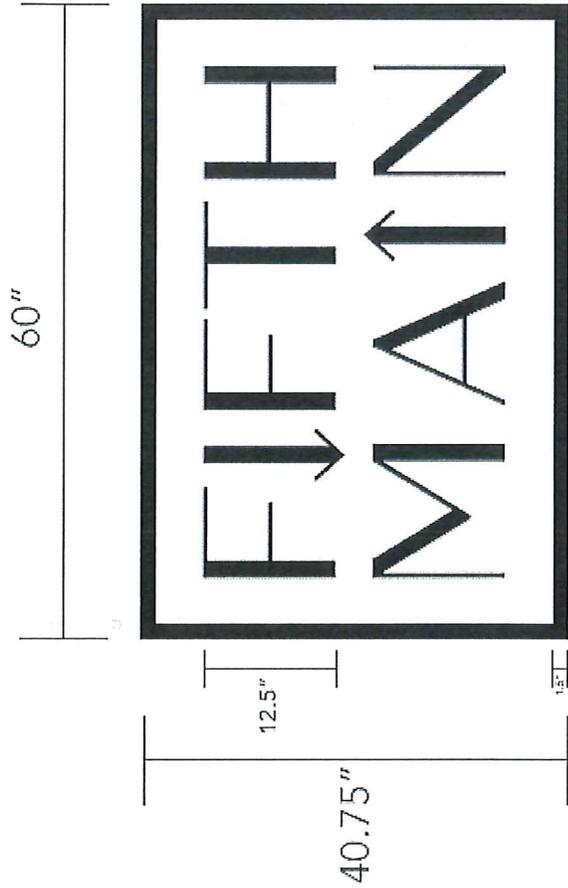
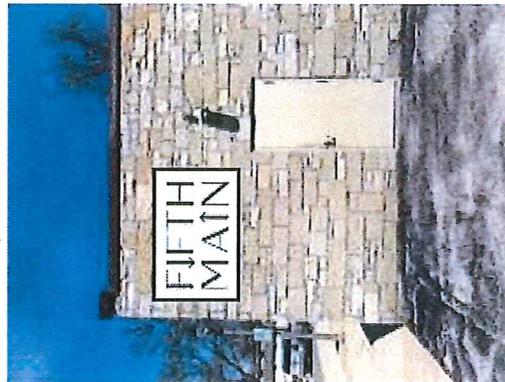
**NORTH WALL SIGN**

Mock-up



**SOUTH WALL SIGN**

Mock-up



**ADDITIONAL NOTES**

South Wall Sign:  
15" letters  
2" border  
Black vinyl  
on 6 mil dibond

North Wall Sign:  
12.5" letters  
1.5" border  
Black vinyl  
on 6 mil dibond

**SIGN INFORMATION**

North Wall Sign - 60" x 40.75"  
South Wall Sign - 72" x 48"

**CLIENT BUSINESS**

Fifth Main

**DATE CREATED**

May 21, 2020

Carley Kortendick

ckgraphics@sbcglobal.net  
252-377-8841

1350 14th Ave, Rm 102  
Gratton, WI 53024



**All new services and upgrades shall be  
done underground per Ordinance 1995-07.**

262-346-4577 <b>SAFEbuilt.</b>	<b>WI UNIFORM PERMIT APPLICATION</b> hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY# <u>12-050-07-05-001</u>
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<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIENSVILLE</u> COUNTY: <u>DZAUKEE</u>	<b>PROJECT LOCATION</b> (Building Address) <u>174 S. MAIN ST. THIENSVILLE, WI 53092</u>	<b>PROJECT DESCRIPTION</b> <u>EXTERIOR LIGHTING FOR SIGNAGE</u> <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY
-----------------------------	--	---	--

Owner's Name <u>MIKELLE W. FLANNER</u>	Mailing Address - Include City & Zip <u>174 S. MAIN ST. THIENSVILLE, WI 53092</u>	Telephone - Include Area Code <u>(414) 530-0804</u>
---	--	--

Dwelling Contractor Qualifier (DC Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

<b>PROJECT INFORMATION</b>				Subdivision Name		Lot No. <u>510</u>	Block No. <u>7</u>				
Zoning District <u>B-1</u>	Lot Area <u>8,025</u> Sq. Ft.	N.S.E.W. Setbacks	Front <u>100</u> Ft.	Rear <u>100</u> Ft.	Left <u>69 +/-</u> Ft.	Right <u>69 +/-</u> Ft.					
<b>1a. PROJECT</b>	<b>3. TYPE</b>	<b>6. STORIES</b>	<b>9. HVAC EQUIPMENT</b>		<b>12. ENERGY SOURCE</b>						
<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar
<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>	<b>7. FOUNDATION</b>	<b>10. PLUMBING</b>		Space Htg						
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____		Water Htg						
<b>2. AREA</b>	<b>5. ELECTRICAL</b>	<b>8. USE</b>	<b>11. WATER</b>		<b>13. HEAT LOSS (Calculated)</b>						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		Total _____ BTU/HR <b>14. ESTIMATED COST</b> <u>\$ 1,600 - 2,000</u>						

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

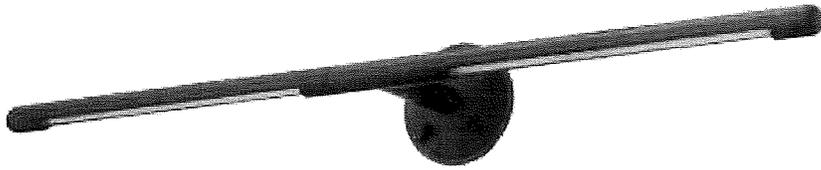
I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

**APPLICANT (PRINT):** MIKELLE W. FLANNER **SIGN:** [Signature] **DATE:** 5/22/2020

**APPROVAL CONDITIONS** This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

**INSPECTIONS NEEDED** Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
 Electric  Rough  Service  Final **Plumbing**  Rough  Underfloor  Final **HVAC**  Rough  Final

<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<b>RECEIPT</b> CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	<b>PERMIT EXPIRATION:</b> Permit expires two years from date issued unless municipal ordinance is more restrictive.
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>			
Name _____ Date _____ Certification No. _____			



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

**Applicant:** MIKELLE W. FLANNER

**Name of Business:** FIFTH-MAIN (E-COLLECTIQUE, LLC)

**Street Address:** 174 S. MAIN ST. **City:** THIENSVILLE **State:** WI **Zip:** 53092

**Home Phone:** (414) 530-0804 **Cell Phone:** (414) 530-0804 **Business Phone:** (262) 242-2110

**Email:** e.collectique@gmail.com

**Property Owner:** E-COLLECTIQUE, LLC

**Mailing Address:** 174 S. MAIN ST.

**City:** THIENSVILLE **State:** WI **Zip:** 53092

**Contact Phone Number:** (414) 530-0804

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**Description of Project:** REPLACING REAR WINDOWS

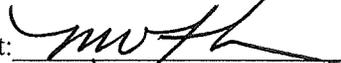
Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

SEE ATTACHED

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**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:** 5/22/2020  
**Print Name:** MIKELLE W. FLANNER



Thiensville Historic Preservation Commission: Project Approved  Project Not Approved

**Commission Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**(Comments/Stipulations from HPC):** \_\_\_\_\_

**All new services and upgrades shall be  
done underground per Ordinance 1995-07.**

262-346-4577 <b>SAFEbuilt.</b>	<b>WI UNIFORM PERMIT APPLICATION</b> hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO.  TAXKEY# 12-050-07-05-001
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<b>ISSUING MUNICIPALITY</b>	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIENSVILLE</u> COUNTY: <u>OZAUKEE</u>	<b>PROJECT LOCATION</b> (Building Address) <u>174 S. MAIN ST. THIENSVILLE, WI 53092</u>	<b>PROJECT DESCRIPTION</b> <u>REPLACING REAR WINDOWS</u> <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY
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Owner's Name <u>MIKELLE W. FLANNER</u>	Mailing Address - Include City & Zip <u>174 S. MAIN ST. THIENSVILLE, WI 53092</u>	Telephone - Include Area Code <u>(414) 530-0804</u>
Construction Contractor (DC Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

<b>PROJECT INFORMATION</b>		Subdivision Name			Lot No. <u>516</u>	Block No. <u>7</u>																					
Zoning District <u>B-1</u>	Lot Area <u>8,625</u> Sq. Ft.	N.S.E.W. Setbacks	Front <u>100</u> Ft.	Rear <u>100</u> Ft.	Left <u>694-</u> Ft.	Right <u>694+</u> Ft.																					
<b>1a. PROJECT</b>	<b>3. TYPE</b>	<b>6. STORIES</b>	<b>9. HVAC EQUIPMENT</b>		<b>12. ENERGY SOURCE</b>																						
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>LP</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Fuel	Nat. Gas	LP	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>										
Fuel	Nat. Gas	LP	Oil	Elec. *	Solid	Solar																					
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
<b>1b. GARAGE</b>	<b>4. CONST. TYPE</b>	<b>7. FOUNDATION</b>	<b>10. PLUMBING</b>		* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																						
<input type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____	Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																								
<b>2. AREA</b>	<b>5. ELECTRICAL</b>	<b>8. USE</b>	<b>11. WATER</b>		<b>13. HEAT LOSS (Calculated)</b>																						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		Total _____ BTU/HR																						
<b>14. ESTIMATED COST</b>					\$ _____																						

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

**APPLICANT (PRINT):** \_\_\_\_\_ **SIGN:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**APPROVAL CONDITIONS** This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

**INSPECTIONS NEEDED** Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
 Electric  Rough  Service  Final **Plumbing**  Rough  Underfloor  Final **HVAC**  Rough  Final

<b>FEES:</b>	<b>PERMIT(S) ISSUED</b>	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	<b>RECEIPT</b> CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	<b>PERMIT EXPIRATION:</b> Permit expires two years from date issued unless municipal ordinance is more restrictive.
<b>PERMIT ISSUED BY MUNICIPAL AGENT:</b>			
Name _____ Date _____ Certification No. _____			

North Facing Rear Window – East side of the building. Directly faces another section of our building.  
Building view from river is obstructed by foliage.

Installing aluminum frame single non-opening window. Keeping all other existing exterior / interior features (“stucco” ledge detail, new window to be installed within existing opening).

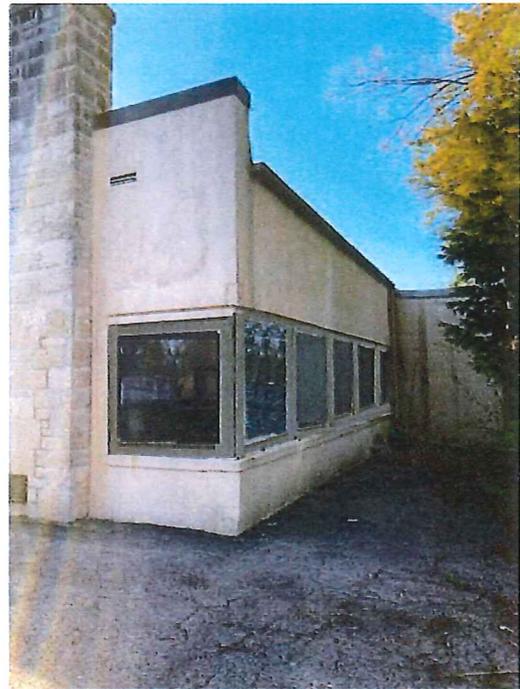


South / East Facing Rear of building. South window looks to the south at 178-182 S Main St building and towards river.

River facing windows are partially obstructed by foliage.

Installing aluminum frame non-opening windows. There will be 5 windows across the back (east side) of the building. 1 window on south/east side of the building.

Keeping all other existing exterior / interior features ("stucco" ledge detail, new windows to be installed within existing opening).



Rear Window – East side of the building. River facing.

Building view from river is obstructed by riverfront foliage.

Installing aluminum frame non-opening window. Keeping all other existing exterior / interior features (“stucco” ledge detail, new window to be installed within existing opening).



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

**Applicant:** Greg Devorkin

Name of Business: Devo Properties LLC

Street Address: 138 Buntrock City: Thiensville State: WI Zip: 53092

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Business Phone: 262-240-1500

Email: gid@devooffices.com

**Property Owner:** Thiensville Enterprises LLC

Mailing Address: Same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact Phone Number: 262-240-1500

---

**Description of Project:** Lighting

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

See Attached

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**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 Greg Devorkin



Thiensville Historic Preservation Commission: Project Approved \_\_\_\_\_ Project Not Approved \_\_\_\_\_

Commission Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(Comments/Stipulations from HPC): \_\_\_\_\_

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4.5"



7.25"

7.5"

7"

5.5"

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

**Applicant:** Van Mobley

**Name of Business:** Old Thiensville Landmark

**Street Address:** 136 Green Bay Rd **City:** Thiensville **State:** WI **Zip:** 53092

**Home Phone:** \_\_\_\_\_ **Cell Phone:** 414-559-5093 **Business Phone:** —

**Email:** \_\_\_\_\_

**Property Owner:** Same as Above

**Mailing Address:** 409 Heidel Road

**City:** Thiensville **State:** WI **Zip:** 53092

**Contact Phone Number:** 414-559-5093

---

**Description of Project:** New Windows

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

See attached

**Proposed Sign(s):** Wall  Monument/Ground  Pole  Projecting  Marquee, Awning or Canopy

Sandwich Board  Directional Sign  **(Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)**

**Signature of Applicant:** Van A Mobley **Date:** 6/5/20

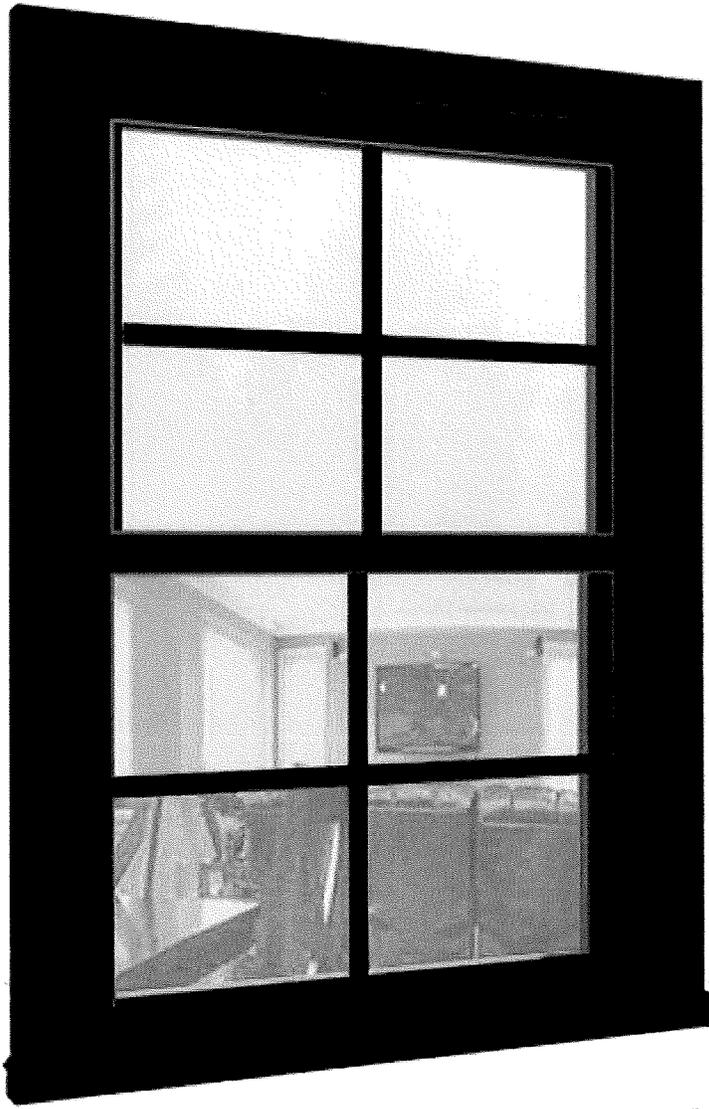
**Print Name:** Van A Mobley



Thiensville Historic Preservation Commission: Project Approved  Project Not Approved

**Commission Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**(Comments/Stipulations from HPC):** \_\_\_\_\_





# VILLAGE OF THIENSVILLE

250 Elm Street  
Thiensville, WI 53092-1602

Phone (262) 242-3720  
Fax (262) 242-4743

## MEMORANDUM

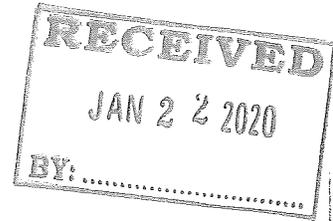
June 2, 2020

TO: Members of Historic Preservation Commission  
FROM: Gary Achterberg, Administrative Assistant  
RE: **HeartSpace, 163 Green Bay Road**

Jori Azinger called Village Hall last week to say that she will go forward with her initial request to restore existing windows and new storm windows (upper front only) at her business, HeartSpace, 163 Green Bay Road.

The Historic Preservation Commission approved a Certificate of Appropriateness for this request on February 12, 2020. A building permit was issued on March 10, 2020. I've attached the Certificate of Appropriateness, the meeting minutes and the building permit.

This means that Ms. Azinger will not continue to pursue her request to replace windows that was discussed at the May 13, 2020, meeting and laid over for the June 10, 2020, meeting.



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

Applicant: Jori Azinger  
Name of Business: Heart Space

Street Address: 163 Green Bay Rd City: Thiensville State: W Zip: 53092  
Office Phone: 262-242-6521 Home Phone: 262-242-6521 Cell Phone: 262-242-6521 Business Phone: \_\_\_\_\_

Email: jori.2017@icloud.com

Property Owner: Jori Azinger

Mailing Address: 163 Green Bay Rd

City: Thiensville State: W Zip: 53092

Contact Phone Number: 262-242-6521

Description of Project: Restoration of existing windows + New storm windows (upper front only)  
Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Made to match existing lines on double hung + oriole windows

Proposed Sign(s): Wall  Monument/Ground  Pole  Projecting  Marquee, Awning or Canopy

Sandwich Board  Directional Sign  (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: [Signature] Date: 1-9-20  
Print Name: Jori Azinger



Thiensville Historic Preservation Commission: Project Approved  Project Not Approved

Commission Signature: [Signature] Date: 2/12/2020

(Comments/Stipulations from HPC): \_\_\_\_\_

**VILLAGE OF THIENSVILLE  
HISTORIC PRESERVATION COMMISSION  
MINUTES**

**DATE:** Wednesday, February 12, 2020

**LOCATION:** 250 Elm Street  
Thiensville, WI

**TIME:** 6:00 PM

**I. CALL TO ORDER**

Chairman Heinritz called the meeting to order at 6:10 PM.

**II. ROLL CALL**

Chairman:	Ronald Heinritz	
Commissioners:	Jennifer Abraham	Mary Giuliani
	Robert Blazich -excused	Joseph Miller
	Karin Flodstrom	Thomas Streifender
Village Staff:	Andy LaFond	

**III. DATE AND TIME OF NEXT MEETING**

A. Next meeting scheduled for Wednesday, March 11, 2020 at 6:00 PM

**IV. APPROVAL OF MINUTES**

A. Approval of Minutes  
1. January 15, 2019

**MOTION** by Commissioner Streifender, **SECONDED** by Commissioner Miller to approve the January 15, 2020 Minutes with corrections. **MOTION CARRIED UNANIMOUSLY.**

**V. BUSINESS**

A. Review and approval of Certificate of Appropriateness for Jori Azinger, HeartSpace, Restoration of Existing Windows and New Storm Windows (upper front only), 163 Green Bay Road.

Jori Azinger present.

**MOTION** by Commissioner Streifender, **SECONDED** by Commissioner Abraham to approve the Certificate of Appropriateness for Jori Azinger, HeartSpace, Restoration of Existing Windows and New Storm Windows (upper front only), 163 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

**Historic Preservation Minutes**  
**February 12, 2020**  
**Page two of three**

**B. Review and approval of Certificate of Appropriateness for Gordie Boucher Ford of Thiensville, Inc.,  
Alterations to 101 North Main Street**

Mr. Peter J. Ogorek, Commercial Architect from Perspective Design, Inc, 11525 W. North Avenue, Wauwatosa, WI was present along with Gino Carini with Marenzo Construction Group, LLC, 6055 N Flint Rd #1, Milwaukee, WI to ask for a reconsideration of our decision of the January 15, 2020 Historic Preservation Commission meeting.

The Plan Commission questioned the decision by the HPC to retain the original basement windows and two other windows on the south side elevation. Mr. Ogorek reported that the Planning Commission asked the architect if he would prefer his original design, removing the basement windows. and replacing and lengthening two other windows to make them operational. Mr. Ogorek told the Planning Commission he preferred the original design. The Planning Commission suggested the architect come before the HPC again to ask for a reconsideration.

Chairman Heinritz asked if losing the windows will hurt the historical quality of the building. His opinion is that the windows have long been neglected, the sills are wood, not stone, and the wood has become spongy. The windows are not attractive when you walk by. The windows would be filled in with original, salvaged brick. It's the chair's opinion that this building is not a museum, its purpose is to be used.

Commissioner Streifender reminded us that ordinance Chapter 42 created the HPC nearly 30 years ago and stipulated the responsibility of our Commission without much wiggle room. According to the Ordinance, the HPC must determine if the work would detrimentally change, destroy or adversely affect any exterior architectural features. Since the proposed change eliminates an exterior feature that would be lost forever, we have no choice but to deny the request to reconsider.

Commissioner Giuliani agreed with Commissioner Streifender that the windows should stay.

Commissioner Miller told the Commission that he has never liked those basement windows and feels they do not add anything of value to the building. He asserted that the purpose of the windows will change. They will no longer provide light in the basement because the floor is being lowered.

Commissioner Flodstrom asked if the Village Board can overturn the HPC decision.

Commissioner Streifender replied that the Board can overturn the decision by a 2/3rds majority if the decision of the HPC presents an economic hardship. He reminded us again of the HPC Ordinance guidelines and asserted that we do not have any choice but to deny the reconsideration. He asserted that we are not allowed to consider esthetics, color or historical appearance. Our function is very narrow, that of preserving exterior historical architectural features. He suggested we might want to research changing the Ordinance to allow us more wiggle room.

Chairman Heinritz said that he understands Commissioner Streifender's point, but feels it is more important that the building be utilized. He reminded us that we are already allowing the removal of one window in order to allow an extra show window on the south elevation. His fear is that denying this request will make the Commission look "silly" and that we will lose support for our mission as a result. Chairman Heinritz also fears that if we ask for a change in the Ordinance, we risk having the HPC eliminated altogether.

Commissioner Flodstrom stated that she wishes the HPC had a chance to communicate directly with the Planning Commission so that they might understand our reasoning. She asked what the cost of retaining the windows might be and asked if keeping the windows will create a financial hardship.

Commissioner Abraham expressed the view that this decision should not be based on cost.

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**February 12, 2020**  
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Mr. Carini stated that there is no problem with the client affording the windows. There would be no financial hardship. In his view, however, the windows are an eyesore. Removing them would allow for a more streamlined appearance.

**MOTION** by Commissioner Miller to allow removal of the basement windows, **SECONDED** by Commissioner Flodstrom.

**Ayes:** 3

**Naes:** 3

**MOTION NOT CARRIED.**

Chair Heinritz stipulated that if there are structural considerations involved with saving these window that would be cause for reconsideration. We do not wish to delay the project because of this decision.

**VI. OLD BUSINESS**

**VII. ITEMS BY CHAIRMAN**

- A. Reviewed letter to be sent to owners of historic buildings and sites.
  
- B. Reviewed Wisconsin Certified Local Government Historic Preservation Commissions Report 2019
  
- C. Reviewed communication letter to Michael Koepke dated 1/3/2020
  
- D. Review membership to National Trust for Historic Preservation

**VIII. ITEMS BY COMMISSIONERS**

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

**IX. ADJOURNMENT**

**MOTION** by Commissioner Miller, **SECONDED** by Commissioner Giuliani to adjourn at 7:41 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Karin Flodstrom

262-346-4577  
**SAFEbuilt**  
**WI UNIFORM PERMIT APPLICATION**  
 hartfordinspections@safebuilt.com  
 Inspections need to be called in by 4 pm for next business day inspections.  
 PERMIT NO. 36-20-03B  
 TAXKEY#

**ISSUING MUNICIPALITY**  
 TOWN  VILLAGE  CITY  
 OF Thiensville  
 COUNTY: Ozaukee  
**PROJECT LOCATION**  
 (Building Address) 163 Green Bay Rd  
**PROJECT DESCRIPTION**  
replace 5 upper / front storm windows  
 COMMERCIAL  ONE & TWO FAMILY

Owner's Name Jori Azinger Mailing Address - Include City & Zip 163 Green Bay Rd - Thiensville - WI 53092 Telephone - Include Area Code 262-242-6521  
 Construction Contractor (DC Lic No.) 041800067 Mailing Address - Include City & Zip 70 Box 11537 Shorewood, WI 53211 Telephone - Include Area Code 414-963-1901  
 Thoughtful Craftsman Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor  
 Plumbing Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code  
 Electrical Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code  
 HVAC Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code

**PROJECT INFORMATION**  
 Subdivision Name \_\_\_\_\_ Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_  
 Zoning District \_\_\_\_\_ Lot Area \_\_\_\_\_ Sq. Ft. N.S.E.W. Setbacks \_\_\_\_\_ Front \_\_\_\_\_ Ft. Rear \_\_\_\_\_ Ft. Left \_\_\_\_\_ Ft. Right \_\_\_\_\_ Ft.  
**1a. PROJECT**  
 New  Addition  Raze  Alteration  Repair  Move  Other replace storm windows  
**3. TYPE**  
 Single Family  Two Family  Multi  Commercial  
**6. STORIES**  
 1-Story  2-Story  Other \_\_\_\_\_  
**9. HVAC EQUIPMENT**  
 Forced Air Furnace  Radiant Baseboard or Panel  Heat Pump  Boiler  Central Air Conditioning  Other \_\_\_\_\_  
**12. ENERGY SOURCE**  

Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar
Space Htg	<input type="checkbox"/>					
Water Htg	<input type="checkbox"/>					

\*  Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

**1b. GARAGE**  
 Attached  Detached  
**2. AREA**  
 Basement \_\_\_\_\_ Sq. Ft.  
 Living Area \_\_\_\_\_ Sq. Ft.  
 Garage \_\_\_\_\_ Sq. Ft.  
 Other \_\_\_\_\_ Sq. Ft.  
 TOTAL \_\_\_\_\_  
**4. CONST. TYPE**  
 Site Constructed  Mfd. UDC  Mfd. HUD  
**7. FOUNDATION**  
 Concrete  Masonry  Treated Wood  ICF  Other \_\_\_\_\_  
**10. PLUMBING**  
 Sewer  Municipal  Septic No. \_\_\_\_\_  
**13. HEAT LOSS (Calculated)**  
 Total \_\_\_\_\_ BTU/HR  
**14. ESTIMATED COST**  
\$ 3260 -  
**5. ELECTRICAL**  
 Entrance Panel Size: \_\_\_\_\_ amp Service: \_\_\_ New \_\_\_ Rewire  
 \_\_\_\_\_ Phase \_\_\_\_\_ Volts  
 Underground  Overhead  
 Power Company: \_\_\_\_\_  
**8. USE**  
 Seasonal  Permanent  Other \_\_\_\_\_  
**11. WATER**  
 Municipal Utility  Private On-Site Well

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.  
 I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): Jori Azinger SIGN: [Signature] DATE: 2-18-20

**APPROVAL CONDITIONS** This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

**INSPECTIONS NEEDED** Building  Footing  Foundation  Rough  Insulation  Bsmt. Fl.  Final  
 Electric  Rough  Service  Final **Plumbing**  Rough  Underfloor  Final **HVAC**  Rough  Final

**FEES:** Building Fee 100.00 Zoning Fee \_\_\_\_\_ WI Seal \_\_\_\_\_ Electric Fee \_\_\_\_\_ Plumbing Fee \_\_\_\_\_ HVAC Fee \_\_\_\_\_ Adm. Fee \_\_\_\_\_ Other \_\_\_\_\_ Total 100.00  
**PERMIT(S) ISSUED** Bldg. # At top of form \_\_\_\_\_ Zoning # \_\_\_\_\_ Elec. # \_\_\_\_\_ Plmb. # \_\_\_\_\_ HVAC # \_\_\_\_\_  
**SEAL NO.** \_\_\_\_\_ **Municipality No.** 45-186  
**RECEIPT** CK # 6378 Amount \$ 100.00 Date 3-10-20 From HEAT SPACE Rec By. [Signature]  
**PERMIT EXPIRATION:** Permit expires two years from date issued unless \_\_\_\_\_ municipal ordinance is more restrictive.  
**PERMIT ISSUED BY MUNICIPAL AGENT:** Name [Signature] Date 3-10-20 Certification No. 132429