

Village of Mukwonago
Notice of Meeting and Agenda

HISTORIC PRESERVATION COMMISSION MEETING
Thursday, September 9, 2021

Time: **5:30 pm**

Place: **Mukwonago Municipal Building, 440 River Crest Court, Mukwonago, WI 53149**

1. Call To Order

2. Roll Call

3. Approval of Minutes

- 3.1 Approval of April 1, 2021 minutes
[2021-04-01 HPC Draft Minutes.pdf](#)

4. New Business

- 4.1 Consideration of a Certificate of Appropriateness 406 Grand Avenue Parcel Number:
MUKV 1973-046.
[Packet - Grand Ave 406 - MUKV1973046.pdf](#)

5. Adjourn

6. *Membership:*

Trustee Jim Decker, Jeff Vanevenhoven, Ray Gooden, Mary Patz, Janine Coley, Scott Reeves, (vacant seat) and John Fellows (Advisor)

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING

Thursday, April 1, 2021

Time: **5:30 pm**

Place: **Mukwonago Municipal Building, 440 River Crest Court, Mukwonago, WI 53149**

Call To Order

Meeting was called to order by Trustee Jim Decker at 5:42pm.

Roll Call

Members Present: James Decker
Scott Reeves
Janine Coley

Also present: Clerk Dykstra
Planner Fellows

Excused: Ray Gooden, Mary Patz
Absent: Jeff Vanevenhoven

Approval of Minutes

Minutes of the Historic Preservation Commission of March 11, 2021

Reeves/Coley motion to approve minutes from March 11, 2021. Unanimously carried.

Public Hearing

Public Hearing to consider a certificate of appropriateness for a new deck at 402 Grand Avenue MUKV19733047

Public Hearing was opened.

Nathan Belan, contractor representing 322 Grand Ave, noted they are building to make it look historic in nature. They plan to use historic railing and lattice on the bottom skirting and will have landscaping.

Hearing no further comments, the public hearing was closed at 5:46pm.

New Business

Consideration of a Certificate of Appropriateness for 402 Grand Avenue, Mukwonago Tax Key MUKV1973047 for a Deck

Reeves/Coley motion to recommend approval to the Plan Commission the Certificate of Appropriateness for 402 Grand Avenue, Mukwonago Tax Key MUKV1973047 for a Deck
Unanimously carried.

Adjourn

Meeting adjourned at 5:54pm.

Respectfully Submitted,

Diana Dykstra, MMC
Village Clerk-Treasurer



Historic Preservation Commission

September 9, 2021

5:30pm

Village Board Chambers

Mukwonago, WI

Consideration of a Certificate of Appropriateness

406 Grand Avenue Parcel Number: MUKV1973046

Case Summary

Parcel Data

Proposal:	Modifications to south window Configuration Modification to window and door Configuration on addition Modification of second floor door
Applicant:	Susanne Lee Perkins - Owner
Request:	Architectural Review
Staff Recommendation:	Approve with Conditions

Parcel Characteristics / Conditions

Acreage:	0.7168
Current Use:	Single Family Residential
Proposed Use:	Single Family Residential
Reason for Request:	New Construction - Modifications
Land Use Classification:	Historical Residential / Village Center
Zoning Classification:	R-3 Single Family - Duplex / Historic District Overlay
Census Tract:	2039.02

Historical Summary

District Summary:

Historic Name:	Pearl and Grand Avenue Historic District
Reference Number:	04001004
Location (Address):	Pearl Avenue generally bounded by Grand Avenue and Franklin Street and portions of Pleasant and Division streets

Dates of Construction:	Dates of Construction of contributing buildings: 1892-1954
District Significance:	The Pearl and Grand Avenue Historic District is a small residential neighborhood just north of Mukwonago's business district. The neighborhood developed shortly after the railroad came through the village in 1885 and continued to grow as the village prospered as an agricultural support center. The original residents were a mix of business and trades people and included four prolific builders: Joseph Clist, William Hillier, William Vick and Albert Grutzmacher. Noted residents such as agriculturist Asa Craig, "The Melon King," and lumberman and grain dealer Rolland Porter lived along Pearl Street.

Architectural styles include Queen Anne and Colonial Revival, as well as simpler homes which exhibit characteristics common to Mukwonago houses the truncated hip roof and the coved eave. Original materials utilized in the district include rock-faced and decoratively stamped concrete block, clapboard and brick. Thickly mortared fieldstone, used liberally for foundations and porches, is another hallmark design element of the community. The Spanish Colonial Revival style St. James Catholic Church (1926), located at 425 Grand Avenue, features this distinctive fieldstone in its foundation and wall buttresses. The most striking structure in the district is a garden folly at 212 Pearl Avenue, known as "Blarney Castle." Constructed of local limestone, this small interpretation of an Irish castle tower was built in 1897, the result of a friendly neighborhood gardening rivalry.

Historic Status:	Listed in the National Register on 09/15/2004
Historic Status:	Listed in the State Register on 09/15/2004
Number of Contributing Buildings	22

Subject Building Contribution to District:

Subject Building	
Contribution to District:	Contributing Structure
Map:	See Attached

Property Specific Summary:

406 Grand Avenue
The M.L. Davis Residence dates to 1900-1910 and was constructed in the spirit of the four-square plan. However, this home originally two main front rooms and three rear rooms with a rear entrance on the south façade of the home. The home features a truncated hipped roof with a street facing gable and a truncated Southwest corner which also features a gable providing a Queen Anne detail to the structure. A full front porch with mansard roof is the main first floor feature of the structure. A rear addition was constructed to the property post WWII.

Historic Images:

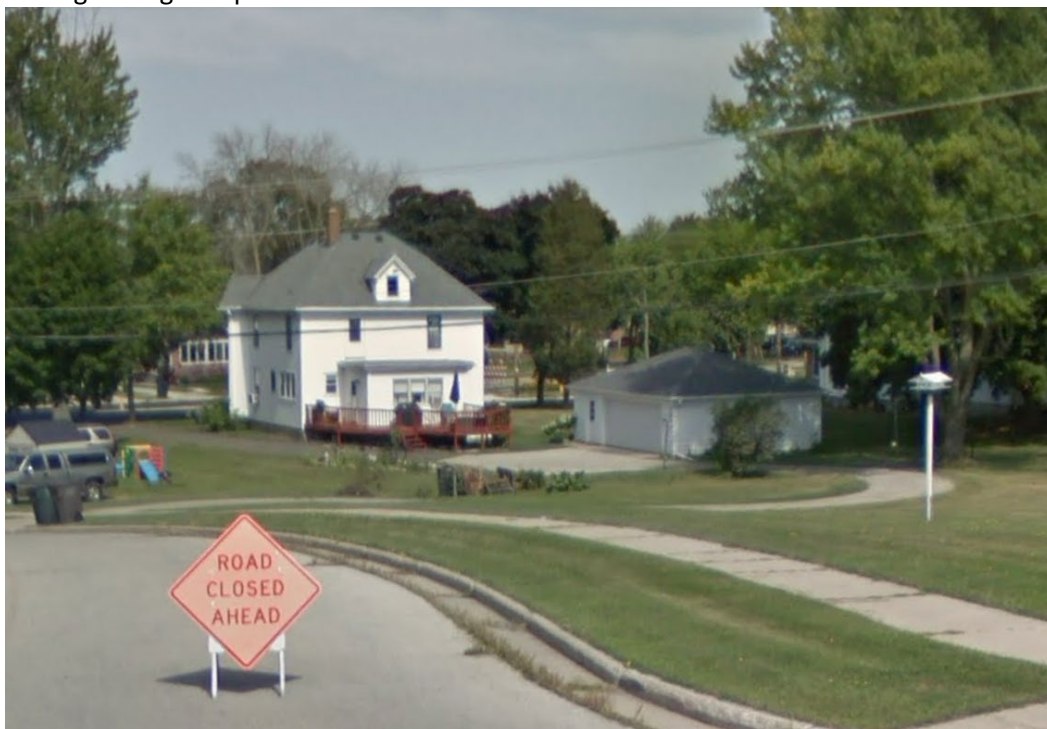


National Register Image 2004.

Images:



Google Images Sept. 2019



Google Images August 2018

Site Review Request:

Site Modifications:	No modifications planned.
Utilities:	No modification to utilities is planned.
Stormwater Management:	No modification to utilities is planned.
Wetlands:	None
Signage:	None
Parking:	No modifications planned.
Staff Review Comments:	See Staff Recommendations below.

Architectural Review:

Modification 1:	Remove three gang windows on the east façade of the non-contributing building addition. The windows will be replaced with a single rear door. Siding on the addition will be replaced to match existing.
Modification 2:	Remove door on the second floor and replace with new double hung windows clad exterior and wood interior to match existing original windows on house. Window trim and detailing will match original windows as much as possible. Evidence indicates that this door was an original window and was made into a door at the time the non-contributing additions was added.
Modification 3:	Remove first floor window on east façade to the south of the non-contributing addition. Evidence indicates that this may have been an original window location however modifications have been altered there is no historic fabric remaining. The siding in this area will be replaced.
Modification 4:	Remove three gang vinyl windows that are not original to the structure on the south elevation. This elevation originally had a small window and the rear entrance to the building, date of these modifications is unknown. Original photographs do exist of this rear/side entry; however no historic material remains of these elements.
Modification 5:	(Note #6 on drawing) Remove rear door on non-contributing addition on the south elevation. This area will be replaced with siding to match.
Modification 6:	Remove window on the north elevation of the non-contributing addition and replace with new windows in slightly different position.
Notes on Windows:	New windows will be aluminum clad windows with wood interior.
Notes on Siding:	Existing siding on the addition will be used to patch areas of the

main structure. New siding will be used on the non-contributing addition to match exiting vinyl siding.

Recommendation

Architectural Review

Staff recommends the Historic Preservation Commission grant a Certificate of Appropriateness for this project subject to the following conditions:

1. Prior to any land disturbing activity, the applicant must submit a complete and final set of plans to the Village planner. All Village department heads must verify in writing whether they have approved the final plans within their purview. Any outstanding matters must be resolved to staff's satisfaction.
2. The applicant must obtain all required building permits within nine months of this date and start construction within six months of the date of building permit issuance and continue in good faith to completion.
3. All work related to this project must comply with all project plans approved by the Village.
4. The owner must take photographs of the completed work and submit them to the building inspector within six weeks of completion.
5. The applicant shall comply with all parts of the Municipal Code as it relates to this project.
8. Any future modification to the site such as modification to the contributing building shall require a certificate of appropriateness to be issued.

Attachments

1. Maps
2. Plans
3. VB Resolution



Village of Mukwonago GIS
406 Grand - Aerial

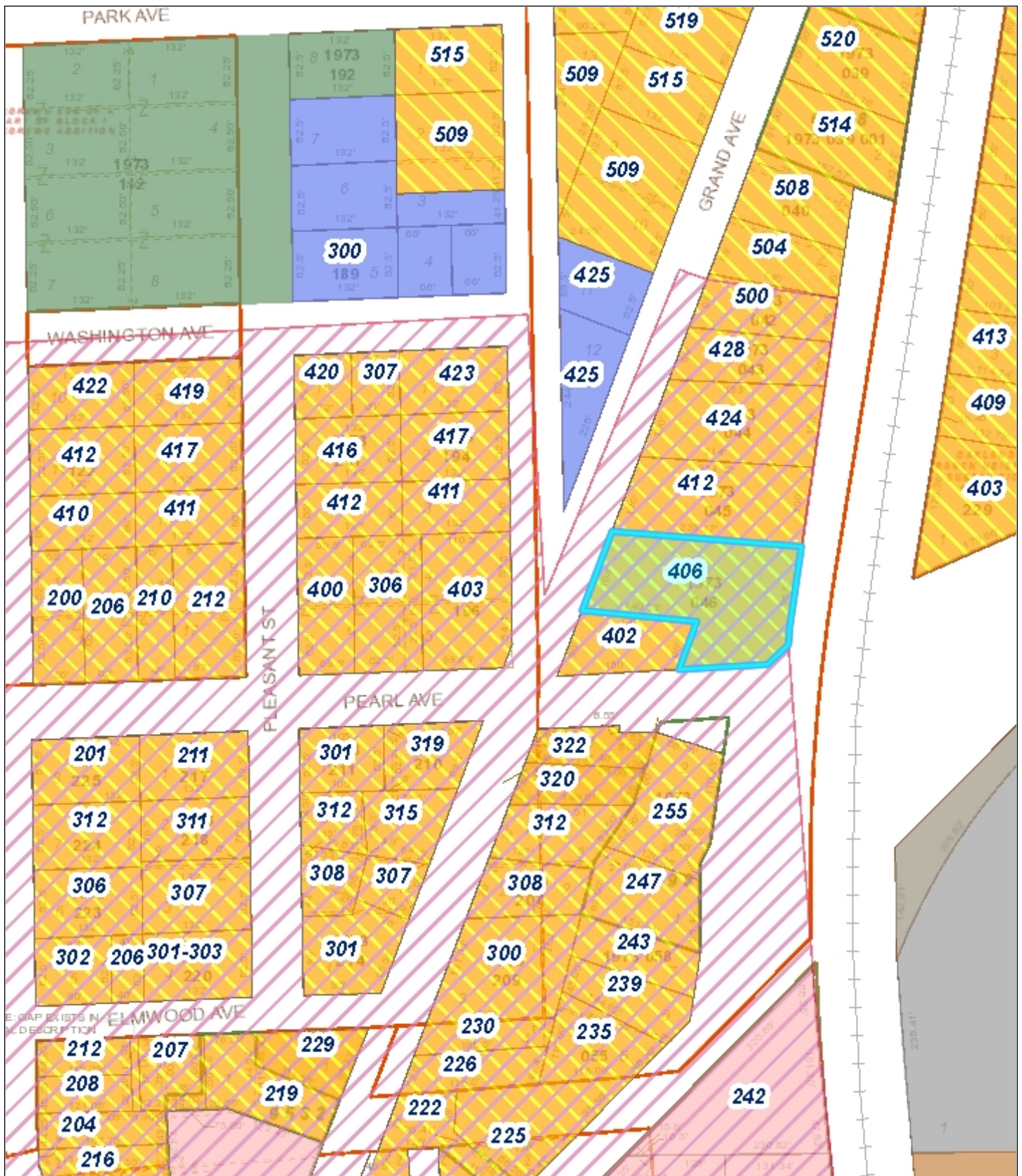
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 8/30/2021



Village of Mukwonago GIS 406 Grand - Land Use

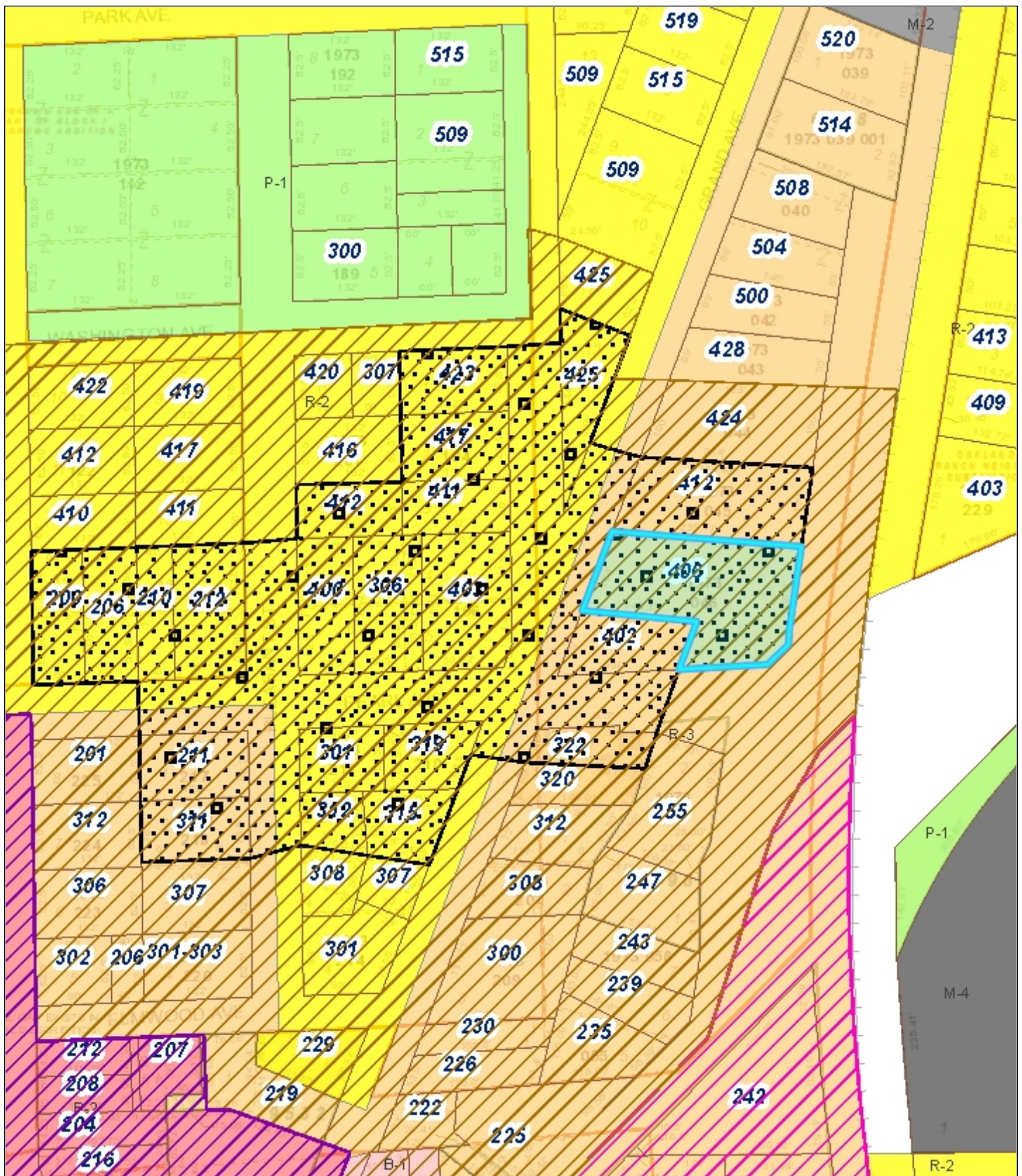
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 167'

VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 8/30/2021



Village of Mukwonago GIS

406 Grand - Zoning

DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



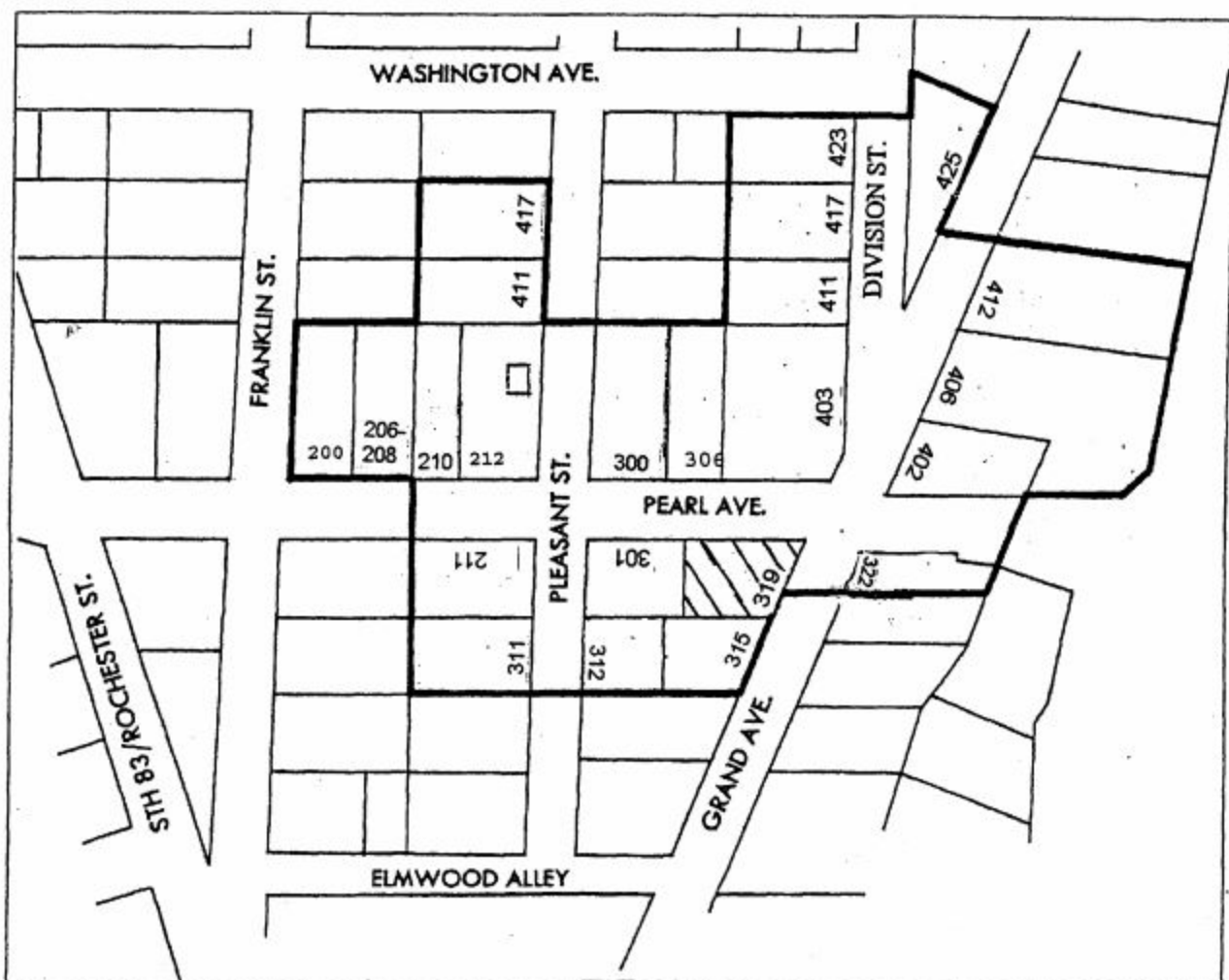
SCALE: 1" = 167'

VILLAGE OF MUKWONAGO

440 River Crest Court
PO Box 206
Mukwonago, WI 53149
262-363-6420

Print Date: 8/30/2021

BOUNDARY MAP OF THE PEARL AND GRAND AVENUE HISTORIC DISTRICT





GENERAL KEY NOTES:

- 1 REMOVE 3 GANG WINDOW (NOT ORIGINAL) AND REPLACE WITH NEW DOOR
- 2 REMOVE DOOR (NOT ORIGINAL) AND REPLACE WITH A NEW DOUBLE HUNG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)
- 3 REMOVE WINDOW (NOT ORIGINAL) AND ENCLOSE PROPERLY AND STRUCTURALLY
- 4 REMOVE 3 GANG WINDOW (NOT ORIGINAL) AND REPLACE WITH NEW 3 GANG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)
- 5 BACK PORCH IS NOT ORIGINAL. SEE PHOTOS OF CMU FOUNDATION THAT SHOWS THIS IS AN ADDITION AFTER ORIGINAL HOME WAS BUILT
- 6 REMOVE EXISTING DOOR AT BACK PORCH (NOT ORIGINAL) AND REPLACE WITH NEW DOUBLE HUNG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)
- 7 REMOVE EXISTING WINDOW AT BACK PORCH (NOT ORIGINAL) AND REPLACE WITH NEW DOUBLE HUNG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)



ORIGINAL FOUNDATION



1	2	3	4	5

THESE PLANS ARE PROPERTY OF RYNO HOMES LLC AND ARE INTENDED FOR USE ONLY BY THE CLIENT. ANY REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISSION OF RYNO HOMES LLC.

PERKINS REMODEL
406 GRAND AVE.
MUKWONAGO, WI 53149

GENERAL CONTRACTOR: RYNO HOMES LLC
PHONE: 414-788-5443
EMAIL: ryanm@rynohomes.com



DRAWN BY: R.M.

A2.0



- GENERAL KEY NOTES:**
- 1 REMOVE 3 GANG WINDOW (NOT ORIGINAL) AND REPLACE WITH NEW DOOR
 - 2 REMOVE DOOR (NOT ORIGINAL) AND REPLACE WITH A NEW DOUBLE HUNG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)
 - 3 REMOVE WINDOW (NOT ORIGINAL) AND ENCLOSE PROPERLY AND STRUCTURALLY
 - 4 REMOVE 3 GANG WINDOW (NOT ORIGINAL) AND REPLACE WITH NEW 3 GANG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)
 - 5 BACK PORCH IS NOT ORIGINAL, SEE PHOTOS OF CMU FOUNDATION THAT SHOWS THIS IS AN ADDITION AFTER ORIGINAL HOME WAS BUILT
 - 6 REMOVE EXISTING DOOR AT BACK PORCH (NOT ORIGINAL) AND REPLACE WITH NEW DOUBLE HUNG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)
 - 7 REMOVE EXISTING WINDOW AT BACK PORCH (NOT ORIGINAL) AND REPLACE WITH NEW DOUBLE HUNG WINDOW (CLAD EXTERIOR, WOOD INTERIOR TO MATCH EXISTING)



ORIGINAL FOUNDATION



1	2	3	4	5
---	---	---	---	---

THESE PLANS ARE PROPERTY OF RYNO HOMES LLC AND ARE INTENDED FOR USE ONLY BY THE CLIENT. ANY REPRODUCTION OR REUSE OF THESE PLANS WITHOUT WRITTEN PERMISSION OF RYNO HOMES LLC.

PERKINS REMODEL
406 GRAND AVE.
MUKWONAGO, WI 53149

GENERAL CONTRACTOR: RYNO HOMES LLC
PHONE: 414-788-5443
EMAIL: ryanm@rynohomes.com



DRAWN BY: R.M.

A2.1

Village of Mukwonago
440 River Crest Ct
Mukwonago, WI 53149
Phone: (262) 363-6420
Fax: (262) 363-6425
www.villageofmukwonago.com

VILLAGE OF MUKWONAGO

HISTORIC PRESERVATION REVIEW APPLICATION

Application Fee: \$20

Date Submitted: _____

CONTACTS

Zoning and Planning Department

Contact: Ben Kohout
Phone: (262) 363-6420 ex 2111
Fax: (262) 363-6425
Email: planner@villageofmukwonago.com

Inspection Department

Contact: Robert Harley
Phone: (262) 363-6419
Fax: (262) 363-6425
Email: bharley@villageofmukwonago.com

GUIDELINES

The undersigned petition is to consider a request, as stated herein, for the specified parcel(s) of land and will be reviewed by the Historic Preservation Commission of the Village of Mukwonago. The Plan Commission currently serves the role of the Historic Preservation Commission.

To ensure the proposal will be properly reviewed, the application must be submitted **at least 10 days prior to the meeting** in which the Historic Preservation Commission will consider the matter. The Historic Preservation Commission meets on the second Tuesday of each month at 6:30 p.m.

Materials listed on page 2 must be provided to the Village of Mukwonago in accordance with Village Municipal Code Chapter 100, Article III and other pertinent sections of Village ordinances and State Statutes, and as necessary to permit review that is consistent with proper planning practice. The Village will strive to accommodate reasonable requests for informal preliminary staff review, however the Village shall not place any items on the agenda for Historic Preservation Commission consideration until such time as the application is complete in accordance with all requirements specified on this and other attached application forms.

Mail completed applications to: Village Zoning Administrator
ATTN: Historic Preservation Review
440 River Crest Ct
Mukwonago, WI 53149
Deliver to: Village Clerk's Office
440 River Crest Ct
Email to: planner@villageofmukwonago.com

Complete, accurate and specific information must be entered. Please Print.

APPLICANT (Full Legal Name)

Name: SUZANNE Lee PERKINS
Company: _____
Address: 406 GRAND AVENUE City: MUKWONAGO State: WI Zip: 53149
Daytime Phone: 262-309-3559 Fax: →
E-Mail: sueperkins5@gmail.com

APPLICANT IS REPRESENTED BY (Full Legal Name)

Name: RYNDA HOMES
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

ARCHITECT

Name: RYAN MENGHE
Company: RYNO HOMES
Address: _____ City: EAGLE State: WI Zip: 53119
Daytime Phone: 414-758-5463 Fax: _____
E-Mail: ryanmenghe @ rynohomes.com

PROFESSIONAL ENGINEER

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

REGISTERED SURVEYOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

CONTRACTOR

Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
Daytime Phone: _____ Fax: _____
E-Mail: _____

PROPERTY AND PROJECT INFORMATION

Present Zoning: _____ Tax Key No(s): _____

Address/Location: _____

Year Built: _____ Style: ^{originally:} Folk VICTORIAN (remodeled)

Present Use: Home Intended Use: Home

Project Start Date: ASAP Project Completion Date: ASAP

Other information about the Property: A small addition to the back of the home was added in the late 50's-early 60's. The front porch was changed to a screened in area in the early 60's.

A. I/We represent that I/we have a vested interest in this property in the following manner:

☒ Owner

☐ Leasehold. Length of Lease: _____

☐ Contractual. Nature of contract: _____

☐ Other. Please explain _____

B. Project Entails (List of what the project involves). Please be specific.

Renovations to this home include repositioning a first floor door on the back first floor exterior. A small second floor door, added in the 60's, will be returned to a window.

PROCEDURAL CHECKLIST FOR HISTORIC PRESERVATION REVIEW AND APPROVAL

Application Submittal Packet Requirements for Village and Applicant Use (Check off List). This form is designed to be a guide for submitting a complete application for a historic preservation review.

Application:

- ☐ Completed application form including the procedural checklist and justification of the proposal
- ☐ Application fee: \$20
- ☐ Agreement for Reimbursable Services (separate application)

Other information (when applicable):

- ☐ Accurate photographs/pictures of the property showing existing appearance and proposed improvements, including building elevations and signage
- ☐ Materials and colors to be used on the project, including manufacturer names, product numbers, as well as exact sample and color board.
- ☐ Heating and air conditioning unit location and size if outside the structure.
- ☐ Outside storage, lighting fixtures, light isometrics plan.
- ☐ Existing signage along with proposed new sizes, colors and location (on the building, pole or ground mounted).
- ☐ Electronic Submittals are required. Email (or CD ROM) with all plans and submittal materials in Adobe PDF to planner@villageofmukwonago.com.
- ☐ Any additional information as determined by Village staff.

Please be aware that a permit from the Village Inspection Office may be necessary

CERTIFICATION

Applicant hereby certifies that:

1. All of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
2. Affirms that no Village of Mukwonago elected or appointed official or employee has a proprietary interest in the above referenced property for which this applications being filed (except as stated below under "Exceptions").
3. None of the above referenced individuals has been promised or given any contract for consultation, planning or construction in relation to this project (except as stated below under "Exceptions").
4. Applicant has read and understands all information in this packet.

Applicant further understands the policies of the Village regarding change of zonings and property development. Conditions of the resolution regarding all approvals are strictly followed. Certificates of Occupancy are not given until all conditions of approval have been met

By the execution of this application, applicant hereby authorizes the Village of Mukwonago or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants this authorization to enter even if this land has been posted against trespassing pursuant to Section 943.13 WI Stats.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Suzanne L. Perkins

Signature - Property Owner

SUZANNE L. PERKINS -owner

Name & Title (PRINT)

August 25, 2021

Date

Signature - Applicant

Name & Title (PRINT)

Date

Signature - Property Owner

Name & Title (PRINT)

Date

Signature - Applicant's Representative

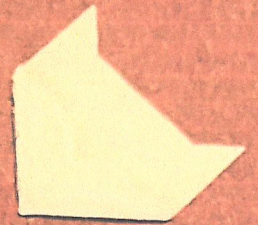
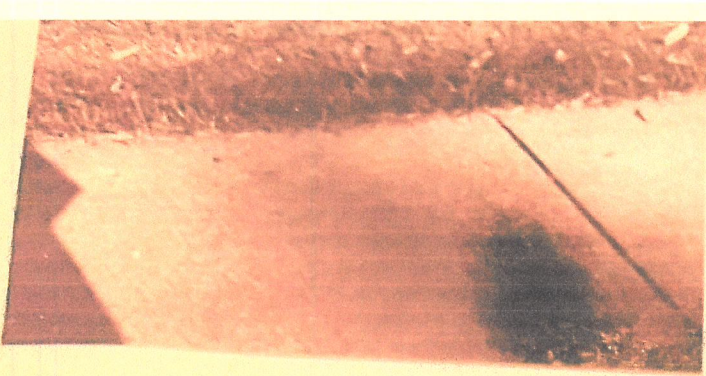
Name & Title (PRINT)

Date

FOR OFFICE USE ONLY		
Date Paid	Receipt #	Meeting Date(s)
Comments/Conditions of Approval		
Chair Signature		

Winter
of '51
Feb.





Grand
Jerry



Mary Lou's 2nd
birthday





after the porch was finished

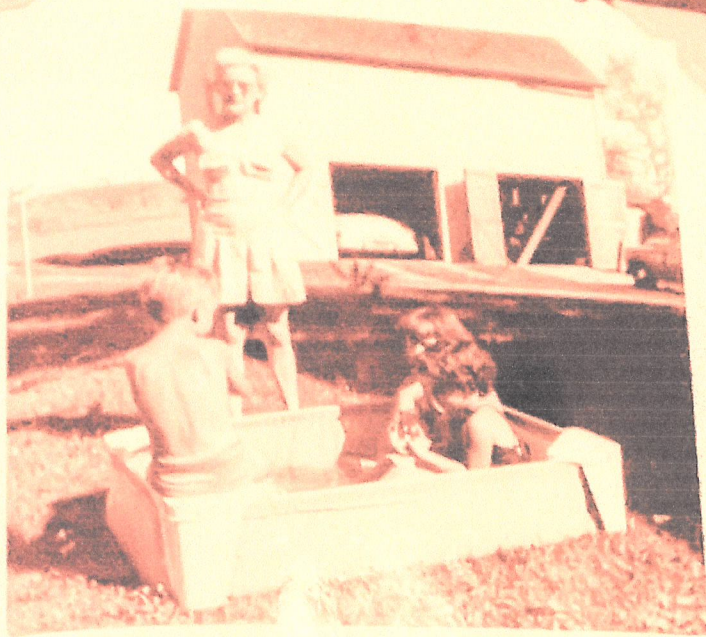


Can you find Mary Lou
& Jerry?



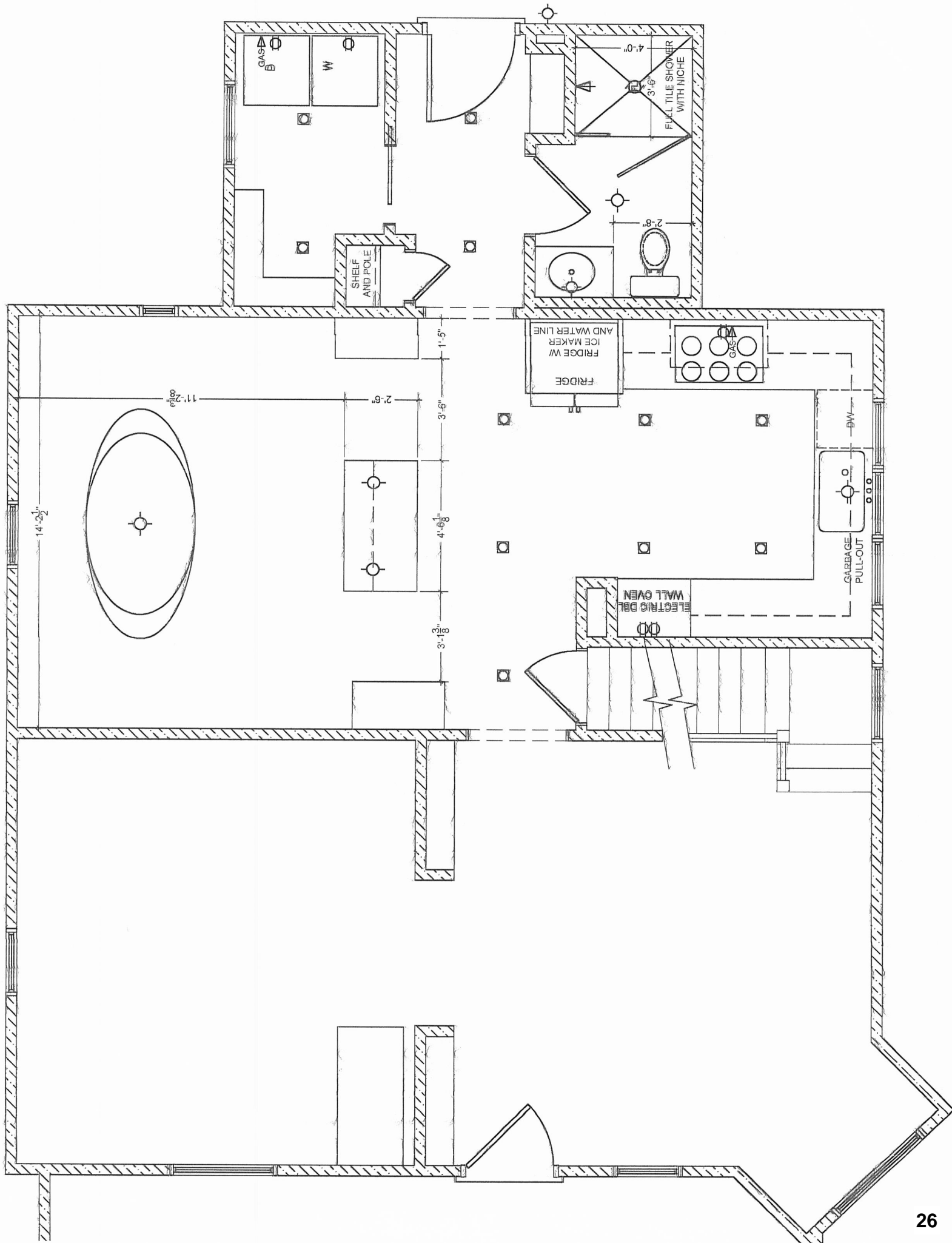
Fall of 1951

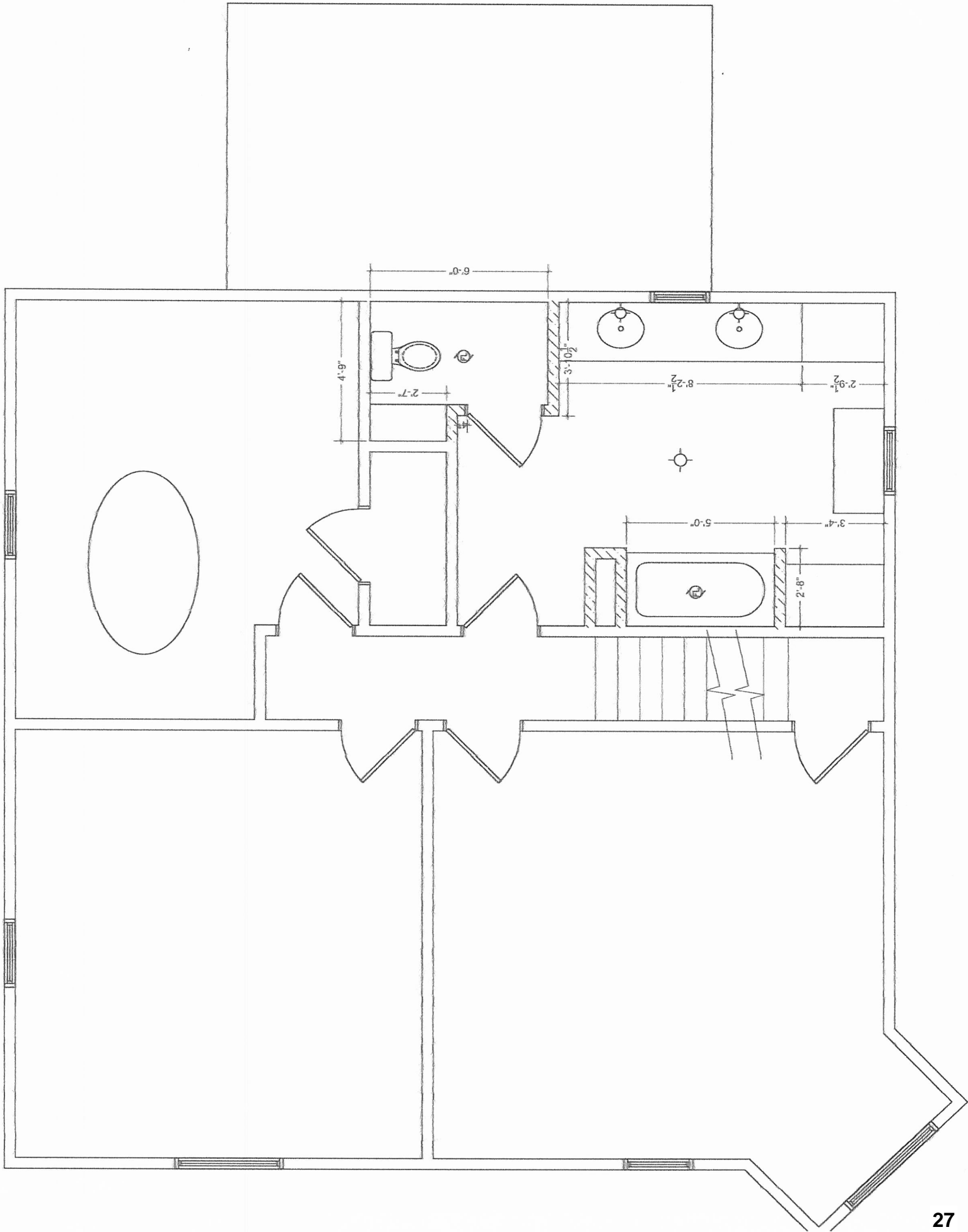




"Nana" is hot too!!
Hot Summer day in July







EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

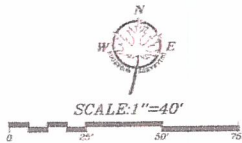
PREPARED FOR: RYNO HOMES

LOCATION: 406 GRAND AVENUE, VILLAGE OF MUKWONAGO

LEGAL DESCRIPTION: PART OF BLOCK "E" IN H.A. YOUMAN'S ADDITION TO THE VILLAGE OF MUKWONAGO, IN THE NE 1/4 SECTION 26, TOWNSHIP 5 NORTH, RANGE 18 EAST, VILLAGE OF MUKWONAGO, WAUKESHA COUNTY WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE 90 FEET FROM THE SW CORNER AND 161'-10" FROM THE NORTH LINE OF BLOCK "E", THENCE S79-3/4°E, 140 FEET 10 INCHES; THENCE S22-1/2°W, 60 FEET; THENCE N89°E, 134 FEET 8 INCHES; THENCE N6-1/4°E, 54 FEET 4 INCHES; N10-1/4°E, 96 FEET 6 INCHES; THENCE N83-1/2°W, 235 FEET 2 INCHES; THENCE S22-1/2°W, 104 FEET TO THE POINT OF BEGINNING.

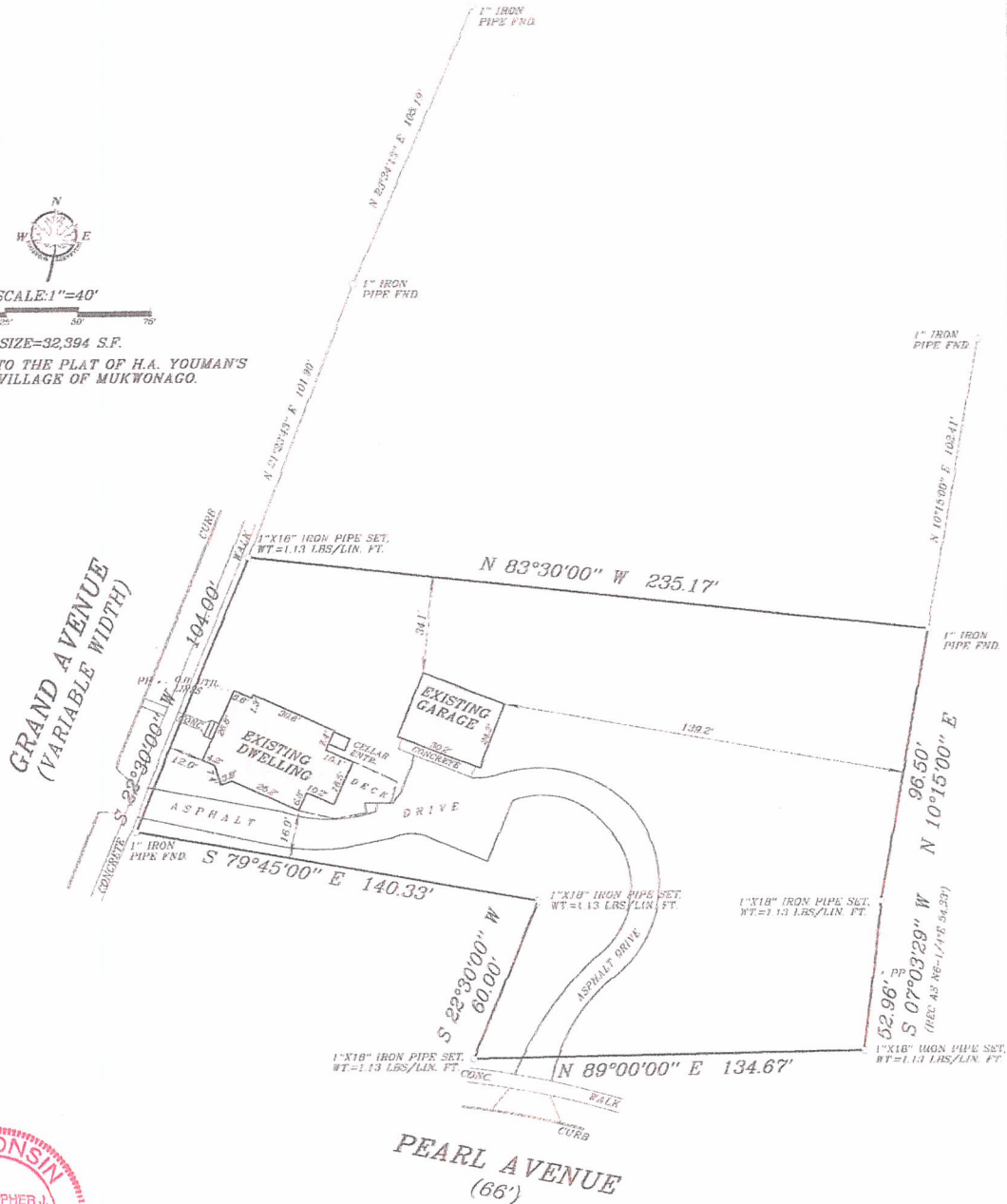
JUNE 29, 2021

WAU-1742



LOT SIZE=32,394 S.F.

BEARINGS REFER TO THE PLAT OF H.A. YOUMAN'S ADDITION TO THE VILLAGE OF MUKWONAGO.



THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755