

Village of Mukwonago
Notice of Meeting and Agenda

HISTORIC PRESERVATION COMMISSION MEETING
Thursday, December 9, 2021

Time: **5:45 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 Approve Minutes of September 9, 2021

[2021-09-09 HPC Minutes.pdf](#)

4. New Business

4.1 Consideration of a Certificate of appropriateness for the addition of an inground pool and associated amenities for Susanne Lee Perkins, 406 Grand Avenue, Parcel Number: MUKV 1973-046

[Staff Report - Pool - Grand Ave 406 - MUKV1973046.pdf](#)

5. Adjourn

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, September 9, 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 5:35pm.

Roll Call

Members Present: James Decker
Scott Reeves
Janine Coley
Ray Goodden
Mary Patz

Excused: Jeff Vanevenhoven

Also present: Deputy Clerk Gourdoux
Planner Fellows

Approval of Minutes

Minutes of the Historic Preservation Commission of April 1, 2021

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

New Business

Consideration of a Certificate of Appropriateness for 406 Grand Avenue, Mukwonago Tax Key MUKV 1973-046, for home modifications

Reeves/Goodden motion to recommend approval to the Plan Commission the Certificate of Appropriateness for 406 Grand Avenue, Mukwonago Tax Key MUKV 1973-046 for home modifications. Unanimously carried.

Adjourn

Meeting adjourned at 5:49 pm.

Respectfully Submitted,

Linda Gourdoux, WCMC
Deputy Clerk-Treasurer



Historic Preservation Commission

December 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: Addition of an in ground swimming pool with patio, fencing, and associated amenities.
Modification of existing driveway.

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 Swimming Pool and amenities.
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:
District Significance:

Dates of Construction of contributing buildings: 1892-1954
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
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:

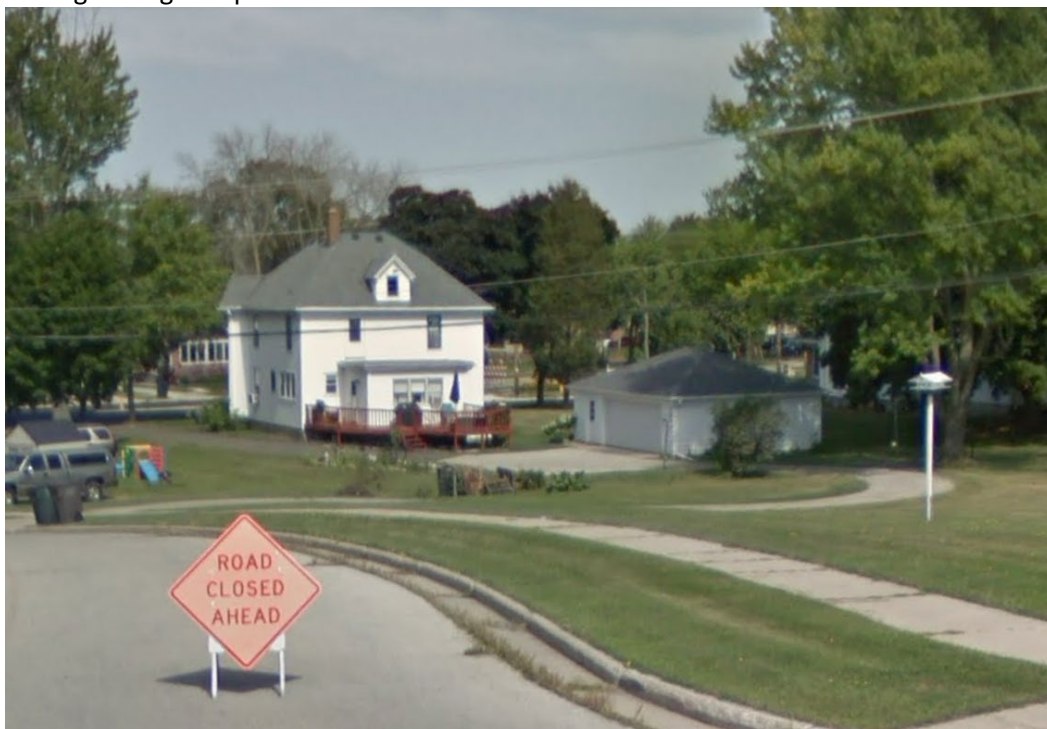


National Register Image 2004.

Images:



Google Images Sept. 2019



Google Images August 2018

Site Review Request:

Site Modifications:	Swimming Pool and Driveway
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:

Note not modification to the contributing building is proposed with this application.

Modification 1: Add a swimming pool with associated amenities to the rear of the noncontributing garage.

Modification 2: Modify the existing driveway.

Recommendation

Architectural Review

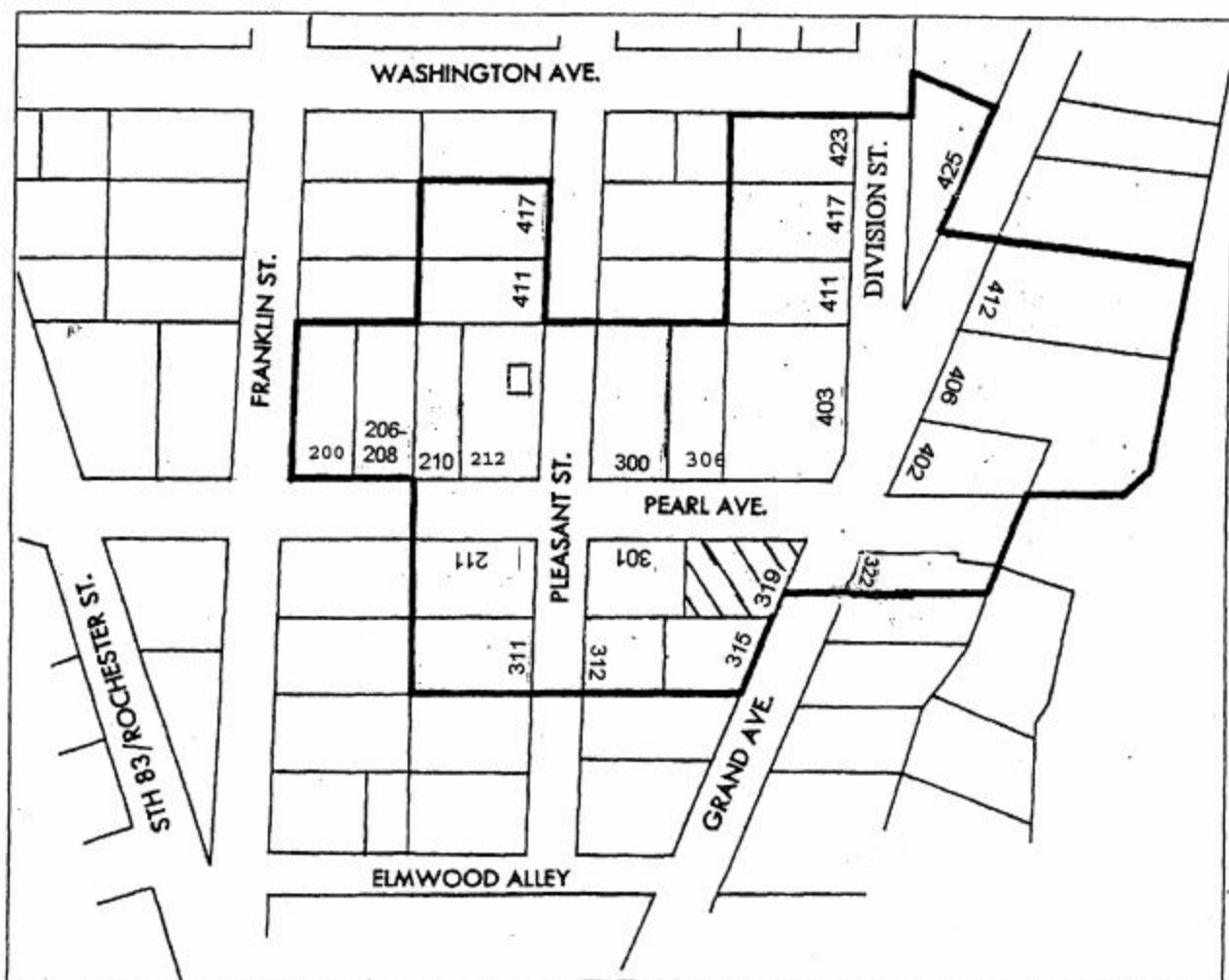
Staff recommends the Historic Preservation Commission grant a Certificate of Appropriateness for this project subject to the following conditions:

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

BOUNDARY MAP OF THE PEARL AND GRAND AVENUE HISTORIC DISTRICT

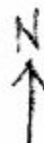


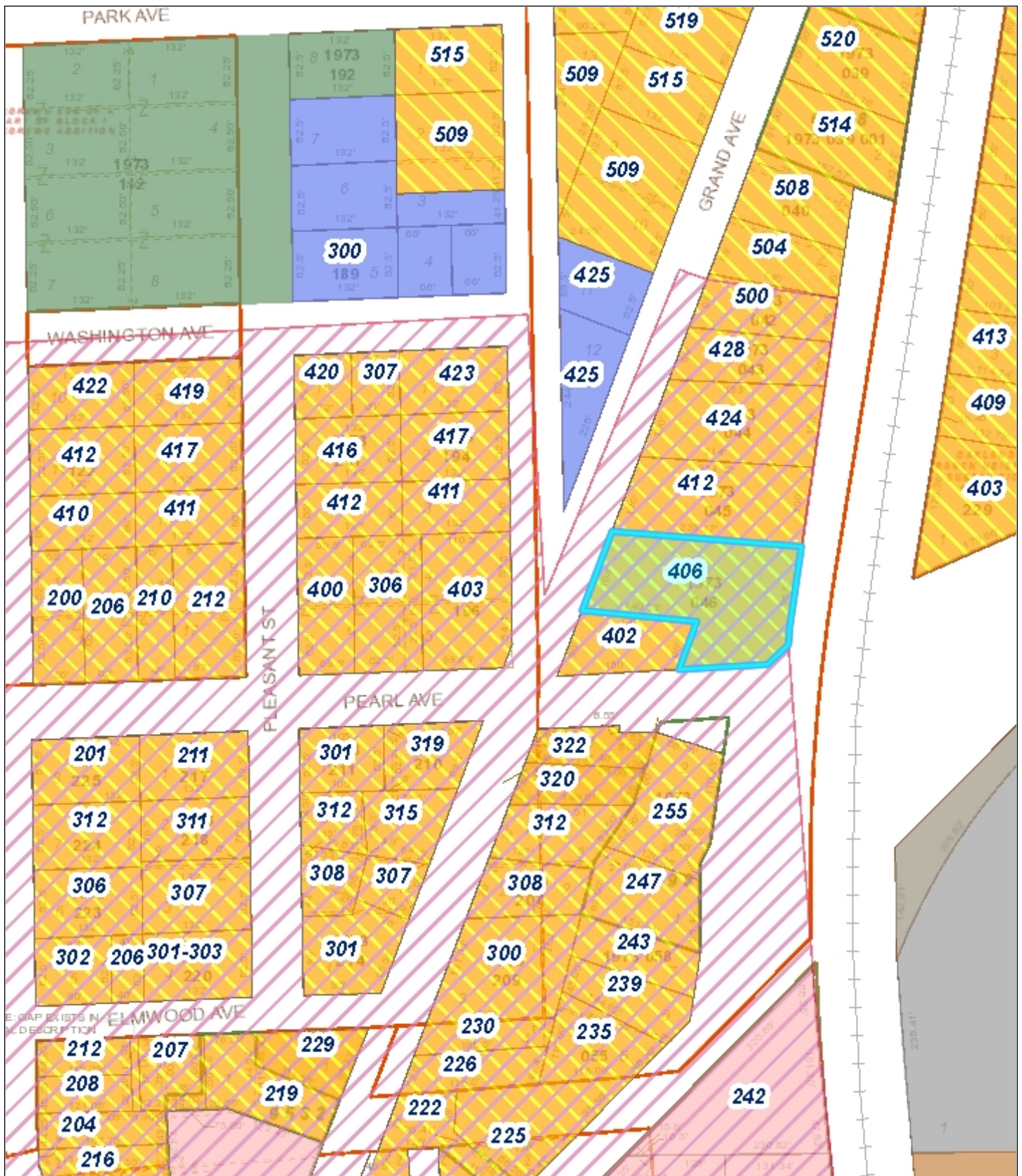
□ structure

— district boundary

○ CONTRIBUTING

▨ NON-CONTRIBUTING





Village of Mukwonago GIS 406 Grand - Land Use

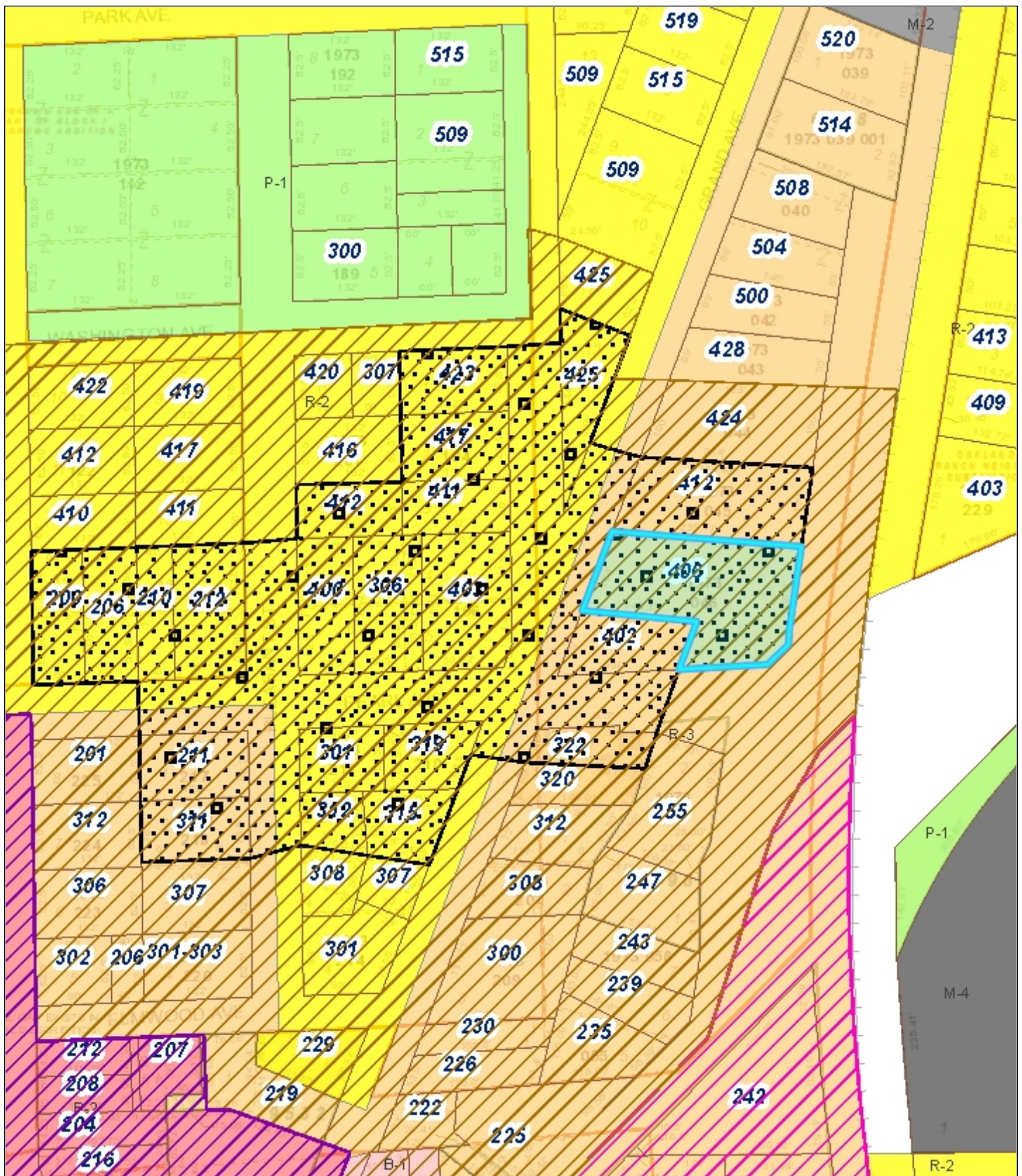
DISCLAIMER: The Village of Mukwonago does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



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

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VILLAGE OF MUKWONAGO
440 River Crest Court
PO Box 206
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Print Date: 8/30/2021

EDGEWOOD SURVEYING

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

PLAT OF SURVEY

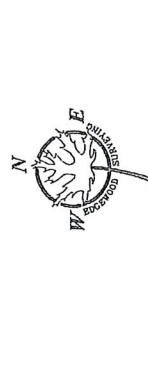
PREPARED FOR: RYNO HOMES

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 "F", 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

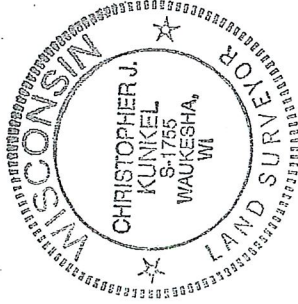
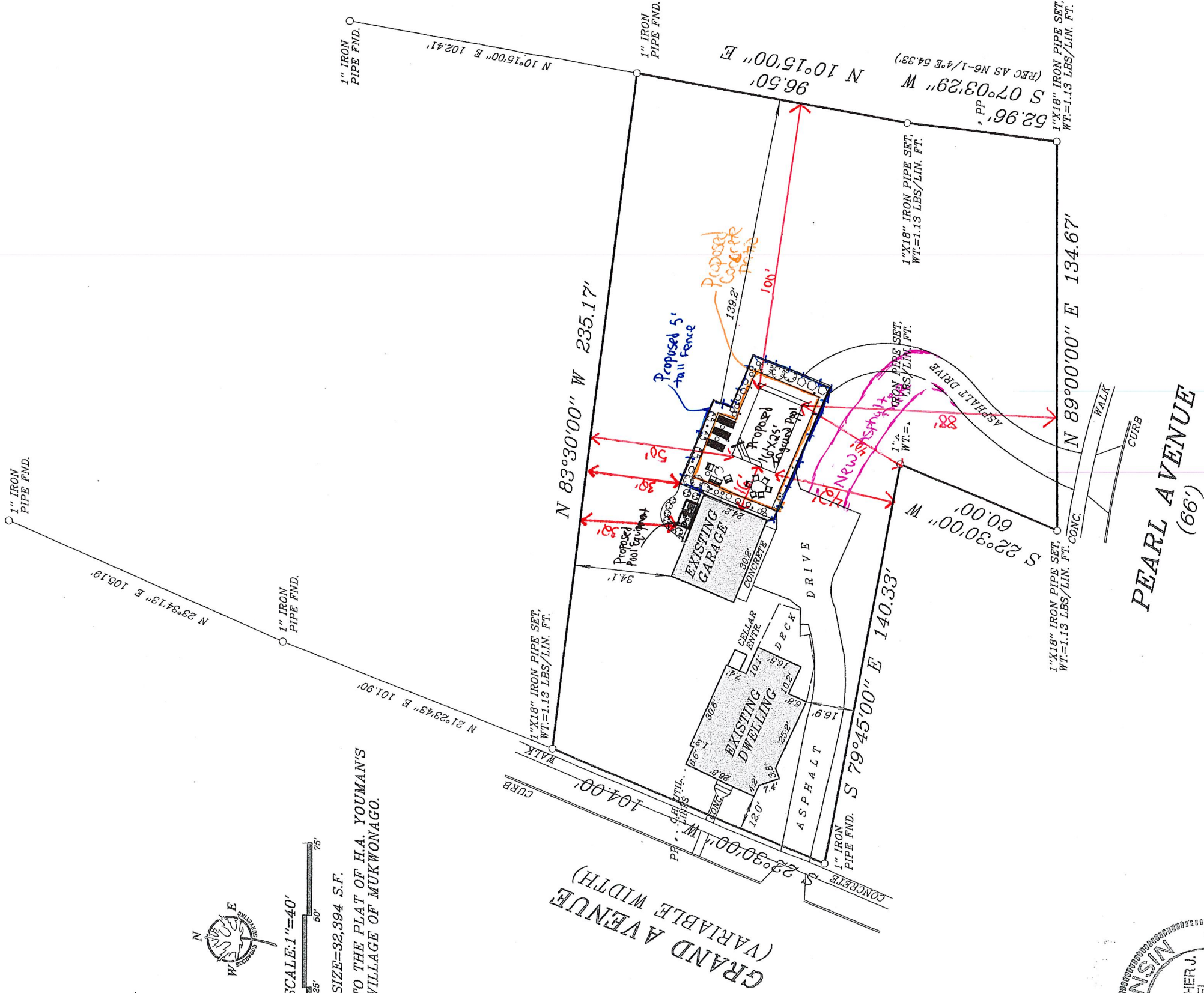
WAU-1742



SCALE: 1"=40'

LOT SIZE=32,394 S.F.

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

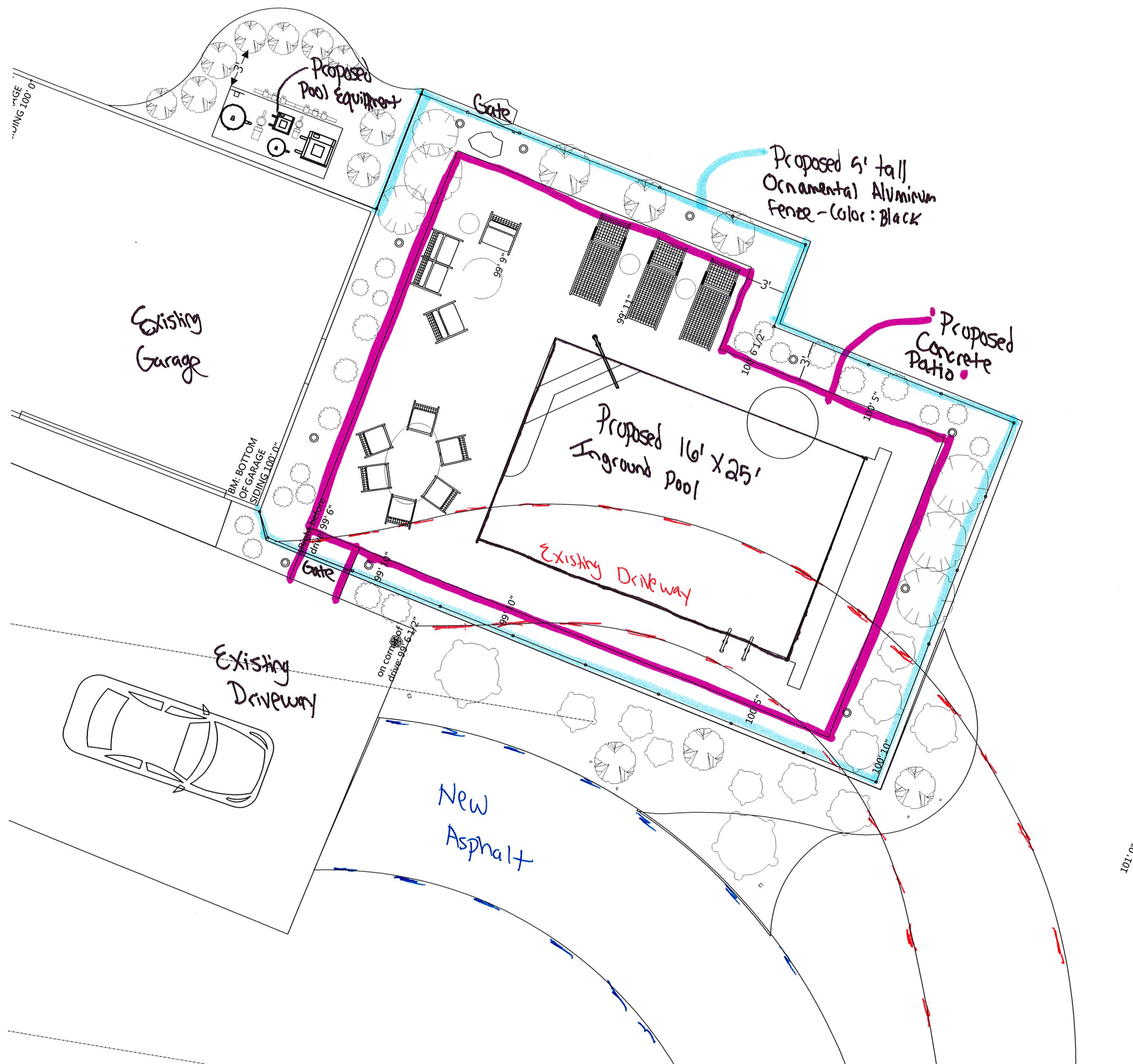


I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent 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.

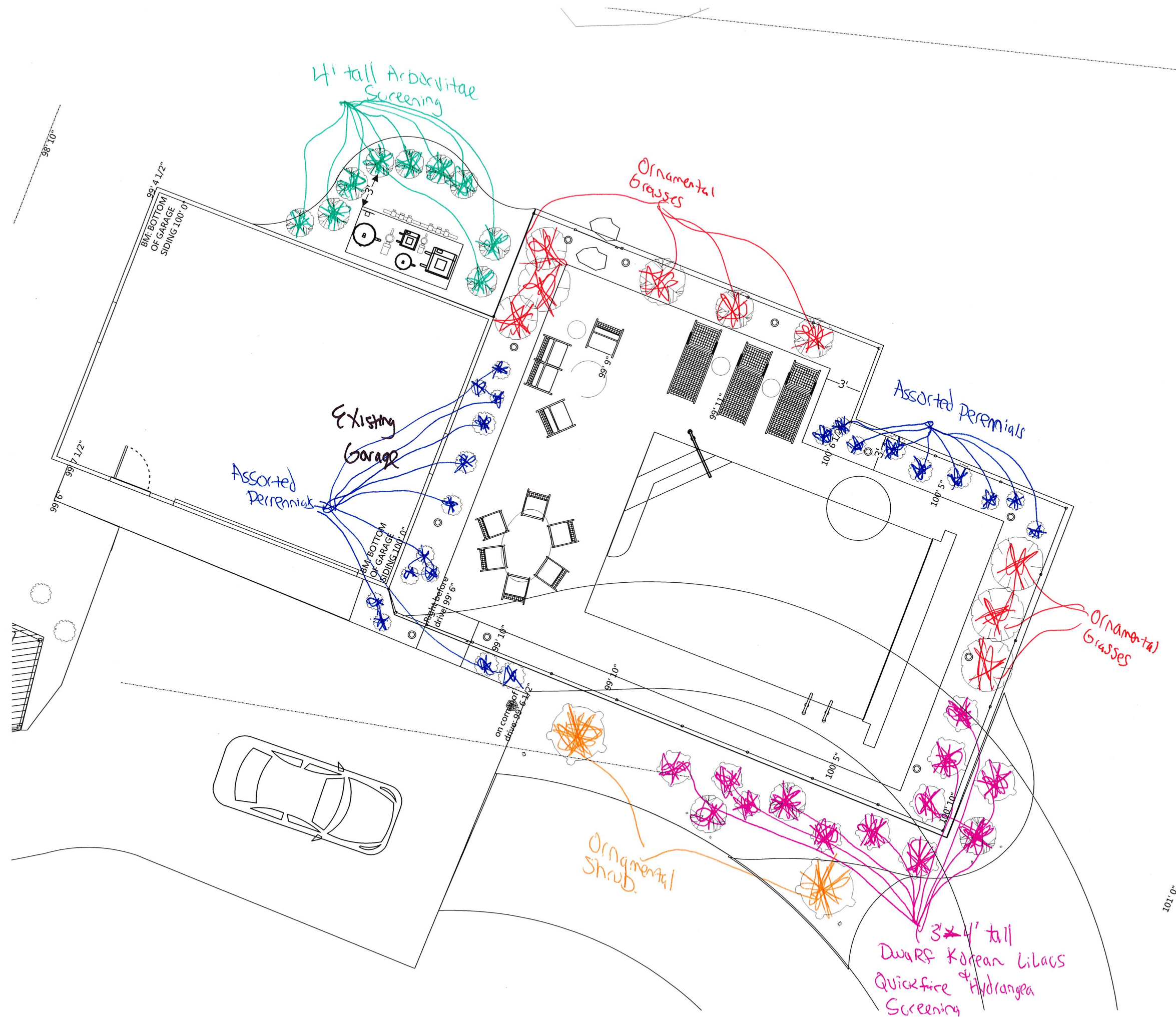
Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

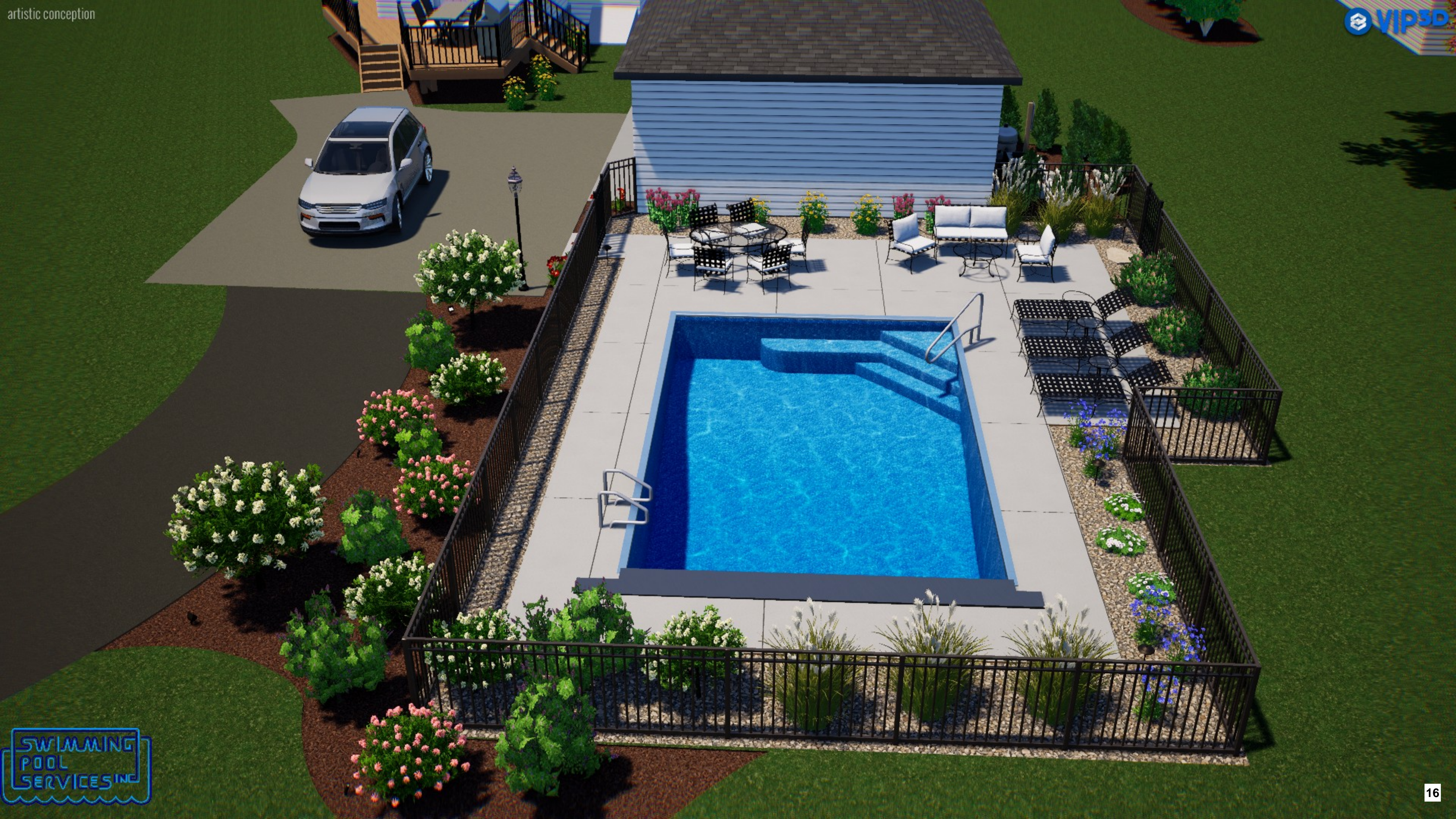
THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED



Landscape plan













A Fence to Fit Every Need

There are a wide variety of Jerith fence styles available in three colors and several heights. You can be sure that there will be a Jerith fence to enhance the beauty of your home, pool or yard.

Residential Fence Styles:

#101 This traditional wrought iron design has its points even across the top.

#100 Similar to Style #101, but with staggered picket tops.

#111 This version of Style #101 is built to accept finials on the pickets instead of the standard spear points. (See Page 13 for information about finials.)

#401 Similar to Style #101 but with a 1 5/8" space between pickets. This fence will keep most pets in your yard. The narrow spacing also makes it difficult for children to obtain a foothold on the fence.

Concord This distinguished wrought iron design has elegant curves connecting the pickets. Available with standard points or finials centered in the arch.

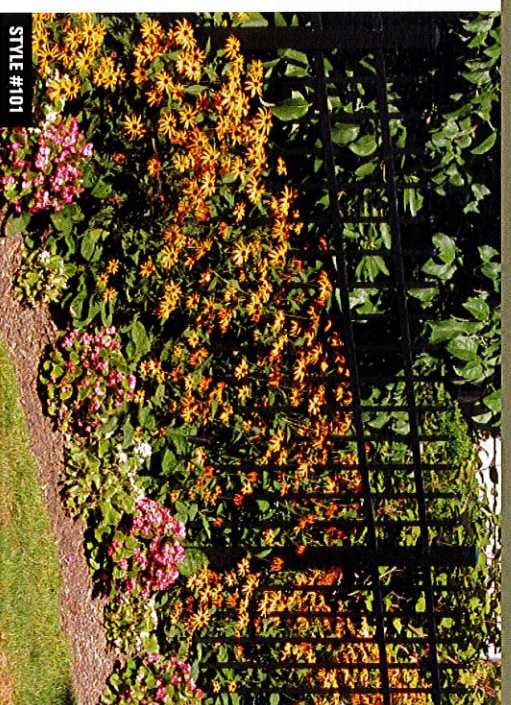
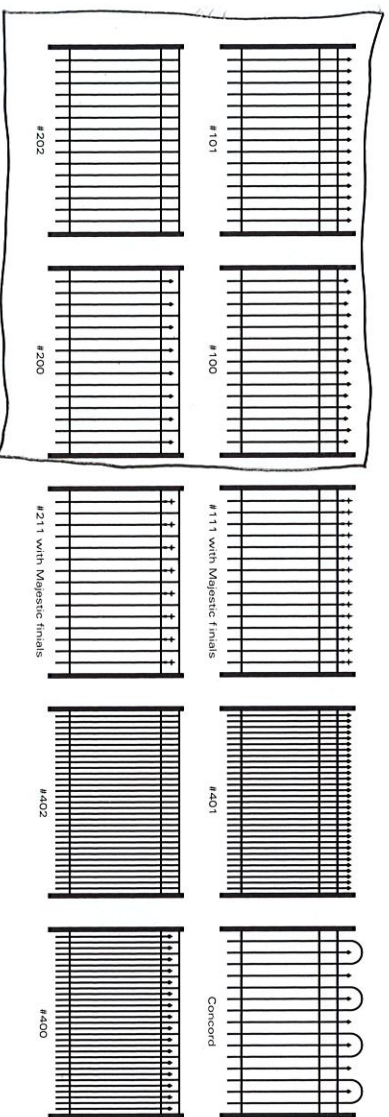
#202 A classic design with a smooth rail on top rather than points. Our Best Seller! Variation of Style #202 which combines the safety of a top rail with traditional spear points below.

#211 This version of Style #200 allows finials to be used on the pickets below the top rail rather than the standard picket points.

#402 1 5/8" spaced version of Style #202 for those who do not want exposed points on their fence, but want the added security of a narrow space between pickets.

#400 Similar to Style #200 but with a narrow 1 5/8" spacing between the pickets.

Ovation, Bravo, Symphony These two rail fences have a simple design specifically created to meet the pool enclosure code drafted by the U.S. Consumer Product Safety Commission. (See Page 10 for more information about these designs and pool code.)



Regency Premium Fence Styles:

(Made with larger components. Pickets do not extend below bottom rail. Details on pages 8 & 9)

Buckingham Similar in design to Style #101

Kensington Similar in design to Style #111

Canterbury Similar in design to Style #200

Windsor Similar in design to Style #202

NOTE: All 6' high residential fences have four horizontal rails, not three as shown.

