

Village of Mukwonago
Notice of Meeting and Agenda

HISTORIC PRESERVATION COMMISSION MEETING
Thursday, March 11, 2021

Time: **5:30 pm**

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

- 1. Call To Order**
- 2. Roll Call**
- 3. Introduction of Staff and Commission Members.**

4. Public Hearing

All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Commission asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must sign the Public Hearing Appearance sign-in sheet before speaking.

- 4.1 Public Hearing on a request for a certificate of Design Approval for new construction and site improvements (garage and driveway) in the Grand and Pearl Historic District at 402 Grand Ave, Tax Key Number 1973-047 Regina L. Kellner
[Attachment - Grand Ave - 402 - MUKV1973047 - Public Notification](#)

5. New Business

- 5.1 Consideration and recommendation on 402 Grand Avenue, Tax Key Number 1973-047 Regina L Kellner, Request for a certificate of Design Approval for new construction and site improvements (garage and driveway) in the Grand and Pearl Historic District.
[Attachment - Grand 402 MUKV1973047 Application Packet](#)

- 5.2 Discussion and consideration of creating a standardized meeting schedule.

- 5.3 Discussion of Historic Preservation Ordinance and Zoning Code rewrite

6. Adjourn

Membership: Trustee Jim Decker, Jeff Vanevenhoven, Ray Gooden, Mary Patz, Jeane 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.

**NOTICE OF PUBLIC HEARING BEFORE THE VILLAGE OF MUKWONAGO
HISTORIC PRESERVATION COMMISSION TO CONSIDER A CERTIFICATE
OF APPROPRIATENESS FOR A NEW DETACHED GARAGE/DRIVEWAY.
(402 GRAND AVE - MUKV1973047)**

Please take notice there will be a public hearing before the Village of Mukwonago Historic Preservation Commission in the Board Room of the Village Hall, 440 River Crest Court, Mukwonago, Waukesha and Walworth Counties, on Thursday, March 11, 2021, commencing at 5:30 P.M. or soon thereafter to consider the following matter:

REGARDING: Consider of a certificate of appropriateness for a detached garage and driveway use pursuant to Section 100-306 of the Village Municipal Code (a/k/a Zoning Ordinance).

TAX KEY/LOCATION: MUKV1973047; 402 Grand Ave, currently a developed residential property.

APPLICANT: Regina L Kellner

LEGAL DESCRIPTION: PT BLK E H A YOUMANS ADDITION TO THE VILLAGE OF MUKWONAGO PT NE1/4 SEC 26 T5N R18E COM E LI GRAND AVE 71 FT 10 IN N22 1/2°E FROM N PT BLK F N89°E 150 FT N22 1/2°E 60 FT N79 3/4°W 140 FT 10 IN S22 1/2°W 90 FT TO BGN DOC# 3678863

The proposal may be viewed at Village Hall, 440 River Crest Court, Mukwonago, WI during business hours.

All interested parties will be heard. Written comments will be accepted up to the time of the hearing. For more information, please contact John S. Fellows, AICP village planner at (262) 363-6420 x. 2111, or at jfellows@villageofmukwonago.com.

Diana Dykstra, Village Clerk

To be published: February 25, 2021.



Historic Preservation Commission

March 4th 2021 at 5:30pm

Village Board Chambers

Mukwonago, WI

Consideration of a Certificate of Appropriateness

402 Grand Avenue Parcel Number: MUKV1973047

Case Summary

Parcel Data

Proposal:	New Construction Detached Garage / Driveway
Applicant:	JD Griffiths – Bradley J Karazsia
Owner:	Regina L Kellner
Request:	New Detached Garage and Driveway
Staff Recommendation:	Approve with Conditions
Historic Preservation Commission Recommendation:	Pending

Parcel Characteristics / Conditions

Acreage:	0.237
Current Use:	Single Family Residents
Proposed Use:	Single Family Residents
Reason for Request:	New Construction
Land Use Classification:	Historical Residential / Village Center
Zoning Classification:	R-3 Single Family - Duplex / Historic District Overlay
Census Tract:	2039.02

Public Notice

A public hearing notice was published once in the Waukesha Freeman, and letters were mailed to surrounding property owners. Public comment as of this date, staff has not received any comments or other communications regarding this proposal.

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:	<p>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.</p> <p>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.</p>
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:	Contributing Structure

Property Specific Summary:

402 Grand Avenue

William Hillier Residence Circa 1905 Topped with a truncated hipped roof, this two-and-one-half story home rests on a fieldstone foundation and is constructed of both rock-faced and pressed concrete block. The primary (west) facade features a one-story, flat-roof porch with concrete block supports. The porch balustrade is comprised of stacked, alternating concrete block. The projecting gabled wing features a single window along each of the first two floors, as well as the upper half-story; the uppermost of which carries a diamond-paned upper sash and is surrounded by concrete block with a pressed design. The gabled roof dormer to the south is sheathed with stucco and carries a small, square opening. Remaining fenestration is somewhat regularly placed and is largely comprised of double-hung sashes arranged singly and in pairs. Metal awnings top the majority of the windows along the west and south facades. This residence was built by William Hillier in circa 1905. William was one of three brothers (along with Theodore and Henry) that were known as Hillier Bros., a carpentry and/or masonry firm in Mukwonago. Although the Hillier name did not appear in the Wisconsin State Gazetteers until 1901, newspaper briefs indicate that the brothers were active in the community by no later than 1892. In addition to residential work which included mason and/or plastering work at the First Congregational Parsonage at 211 Pearl Avenue, the Rolland Porter Residence at 212 Pearl Avenue and the foundation for the Asa Craig Residence and Barn at 403 Division Street (barn no longer extant), the Hillier Bros, firm was responsible for the original construction of the vast majority of the sidewalks in the village. The Hillier family maintained the subject property until at least 1955.

At the time of creation of the historic district this property had an original accessory structure at the rear of the property. At some time during 2007 to 2010 based upon photographic evidence this structure was removed, however the foundation slab remains at this time. The national historic district nomination documents do not mention this past accessory structure as significant but did list the entire property and contributing to the district.



National Register Image 2004.



Google Images Front of House 2012.



Google Images 2007



Google Images 2010

Site Plan

Site Modifications	A new driveway is proposed.
Utilities	No modification to utilities is planned.
Stormwater Management	No modification to are planned or required.
Wetlands	None
Signage	None
Parking	Meets or exceeds standards.
Staff Review Comments	Staff has reviewed all accessory structures within the historic district. All are located at the rear of the property like the proposed. All existing structures are generally placed parallel to the property lines. The property unlike other properties in the district is not rectangular. This property is on a corner and has exposure from three points of view (Grand, Pearl, and the intersection of Pearl and Grand). Historically the original accessory structure was places parallel to the street, but not aligned to the house, thus there is precedent for a variation of alignment. Staff suggest that if the garage could be slightly shifted to appear to be less askew and either parrel to the structure or to the street the proposed structure will fit more contextually into the district.

Architectural Review – New Construction

Architectural Review

The applicant is proposing to build one detached garage at the rear of the parcel on a slight angle.

The proposed garage is planned to be 26 feet wide by 25 ft 1 inch deep with 1 ft overhangs on the front, and sides with a minimal overhang at the rear of the structure. The structure is planned to have a two-car overhead door opening with a man door to the left of the overhead door. The roof pitch will be 5 over 12. Other fenestration details will include a square window at the front and rear of the building.

The building will be a wood framed structure with asphalt shingles (Color: Driftwood), and vinyl siding (Color: Victorian Gray) with trim features such as the fascia, soffit, corner boards, door, and overhead door in vinyl and metal (Color: white)

District Review

The district contained 22 parcels. Of these 22 parcels 10 properties appear to retain here historic accessory structures such as a garage or barn. Many of these structures appear to date to the construction of each street or within the period of significance for the district.

There appear to be four garages that are attached or detached that replicate the massing, proportions of the contributing structure and in some cases duplicating details.

There appear to be 4 garages that are newer in design and do not have any massing similarities to the primary structure on the property or to other structures within the district.

Staff Review Comments

Staff recommends that the proposed garage could more contextually fit within the district with modifications. Modifications are listed in the order of most significance.

- A. Modify the roof pitch to be more like the roof pitch (gable or hip) of the existing structure, or the roof pitch of the original accessory structure.
- B. Modify the direction of the gable to be east west rather than north south to mirror the original pitch of the prior structure.

Recommendation

Site Plan and Architectural Review

Staff recommends the Historic Preservation Commission request the Planning Commission and the Village Board approval of a resolution authorizing the Historic Preservation Commission to issue a Certificate of Appropriateness for a new garage and driveway at 402 Grand Street 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.
6. The applicant shall work with the Village Planner to modify the site design for the garage to align it with the northern property line, parallel to the house, or parallel to the street to allow the structure to better fit into the context of the Grand and Pearl Historic District.
7. The applicant shall work with the Village Planner to modify the roof pitch of the building to be more similar the roof pitch (gable or hip) of the existing structure, or the roof pitch of the original accessory structure. The applicant shall also work with the Village Planner to modify the direction of the gable to be east-west rather than north-south to mirror the original pitch of the prior structure.
8. Any future modification to the site such as modification of the contribution building or accessory structures shall require a certificate of appropriateness to be issued.

Attachments

1. Maps
2. Plans
3. VB Resolution



Village of Mukwonago GIS

402 Grand Ave - Certificate of Appropriateness - Garage

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" = 100'

VILLAGE OF MUKWONAGO

440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/23/2021



Village of Mukwonago GIS

402 Grand Ave - Certificate of Appropriateness - Garage

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" = 83'

VILLAGE OF MUKWONAGO

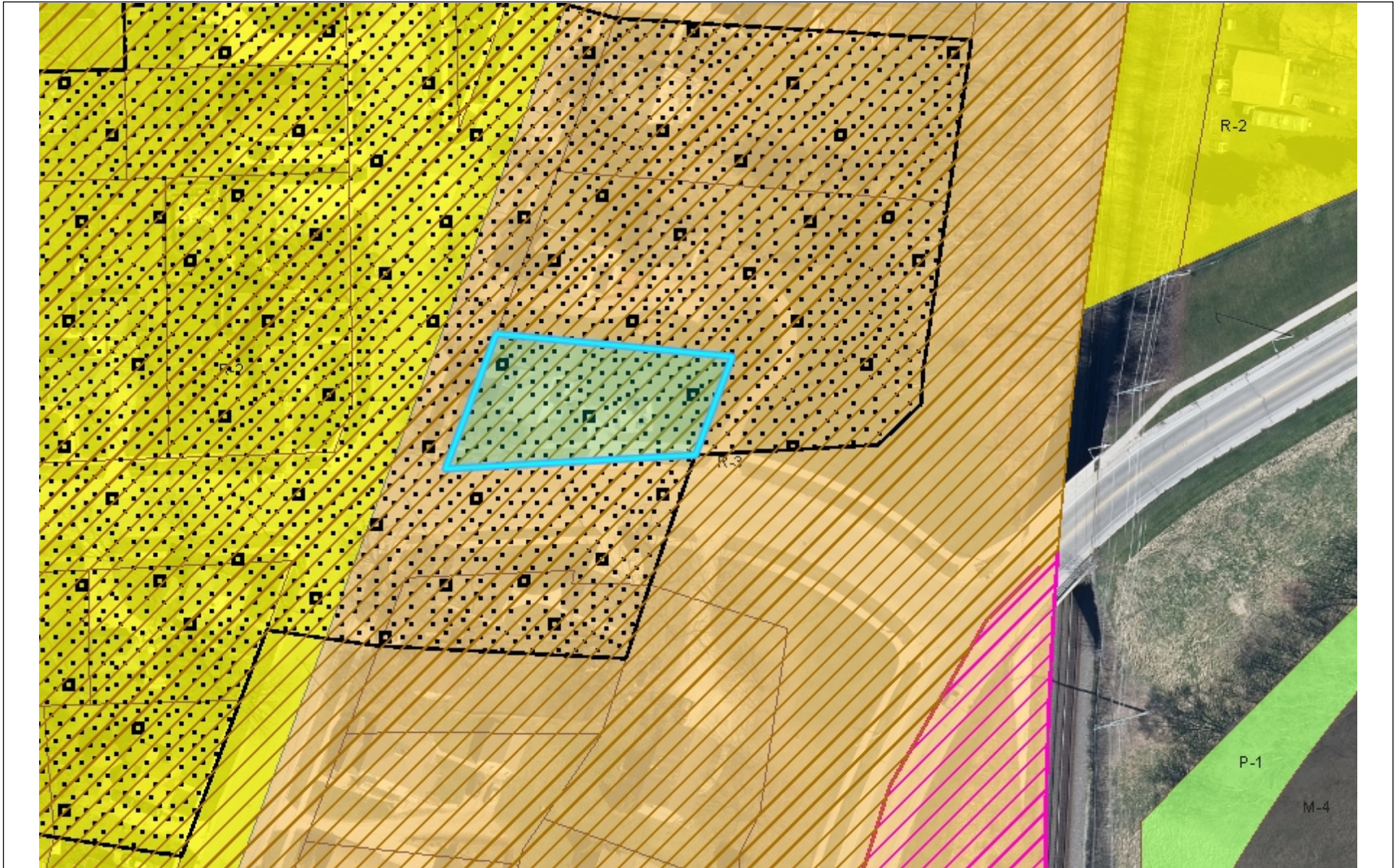
440 River Crest Court

PO Box 206

Mukwonago, WI 53149

262-363-6420

Print Date: 2/23/2021



Village of Mukwonago GIS

402 Grand Ave - Certificate of Appropriateness - Garage

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" = 83'

VILLAGE OF MUKWONAGO

440 River Crest Court

PO Box 206

Mukwonago, WI 53149

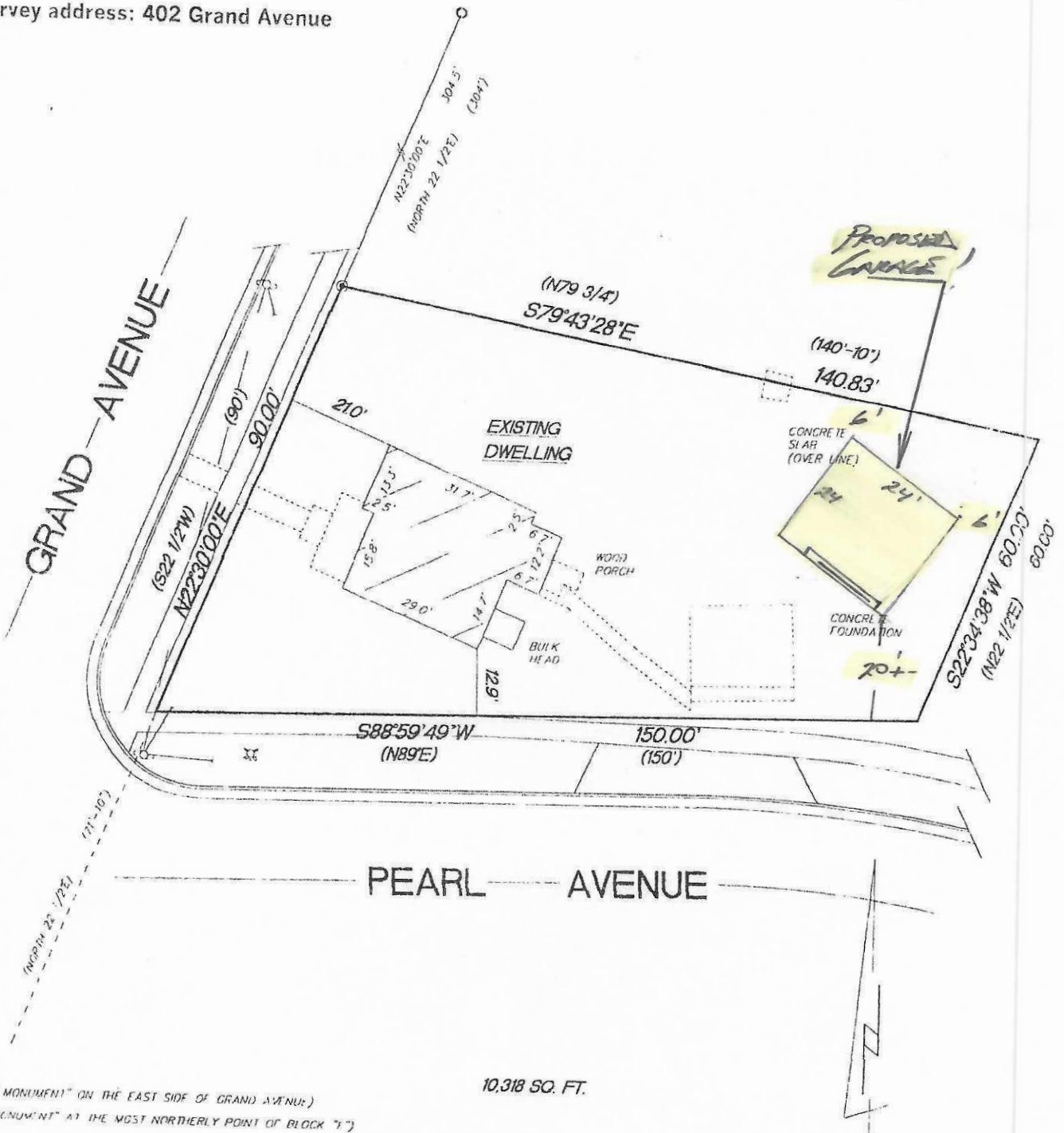
262-363-6420

Print Date: 2/23/2021

part of Block "E" in H.A. Youman's Addition to the Village of Mukwonago, in the Northeast Section 26, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a stake monument on the East line of Grand Avenue 71 feet and 10" North 22 1/2 degrees from the Stone Monument at the most Northerly point of Block "F" in said H.A. Youman's Addition, and thence running North 89 degrees East on the North line of Street 150 feet; thence North 22 1/2 degrees East parallel to Grand Avenue 60 feet; thence North 79 3/4 degrees 140 feet and 10" to the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue 90 feet to the place of beginning.

Surveyed for: Regina Westemeier

Survey address: 402 Grand Avenue



I hereby certify that I have surveyed the above described

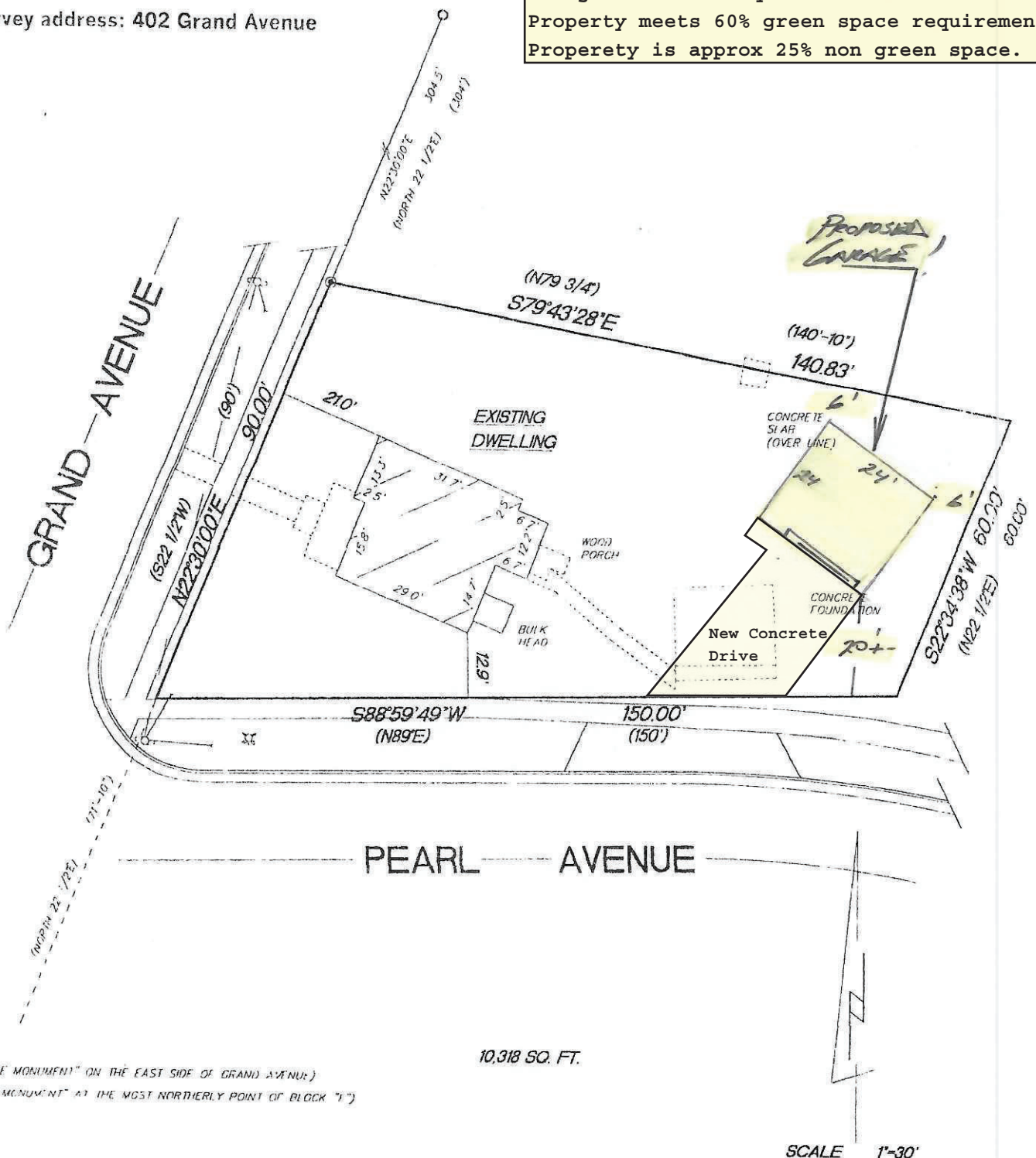
KETTLE MORaine SURVEYING INC.
575 W36245 Wilton Road

All that part of Block "E", in H.A. Youman's Addition to the Village of Mukwonago, in the Northeast Section 26, in Township 5 North, Range 18 East, in the Village of Mukwonago, Waukesha County, Wisconsin, described as follows: Beginning at a stake monument on the East line of Grand Avenue 71 feet and 10" North 22 1/2 degrees from the Stone Monument at the most Northerly point of Block "F" in said H.A. Youman's Addition, and thence running North 89 degrees East on the North line of Street 150 feet; thence North 22 1/2 degrees East parallel to Grand Avenue 60 feet; thence North 79 3/4 degrees 140 feet and 10" to the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue; thence South 22 1/2 degrees West on the East line of Grand Avenue 90 feet to the place of beginning.

Surveyed for: Regina Westemeier

Survey address: 402 Grand Avenue

Garage Meets 5% requirement on max size
Property meets 60% green space requirement
Property is approx 25% non green space.



("STAKE" MONUMENT" ON THE EAST SIDE OF GRAND AVENUE)
STONE MONUMENT AT THE MOST NORTHERLY POINT OF BLOCK "F")

10.318 SQ. FT.

SCALE 1"=30'

- FOUND 1 1/4" O.D. IRON PIPE
- ⊙ FOUND 1/2"x1 1/2" IRON BAR
- () RECORDED DIMENSIONS

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 26-5-18 AND IS ASSUMED TO BEAR S88°31'44"E

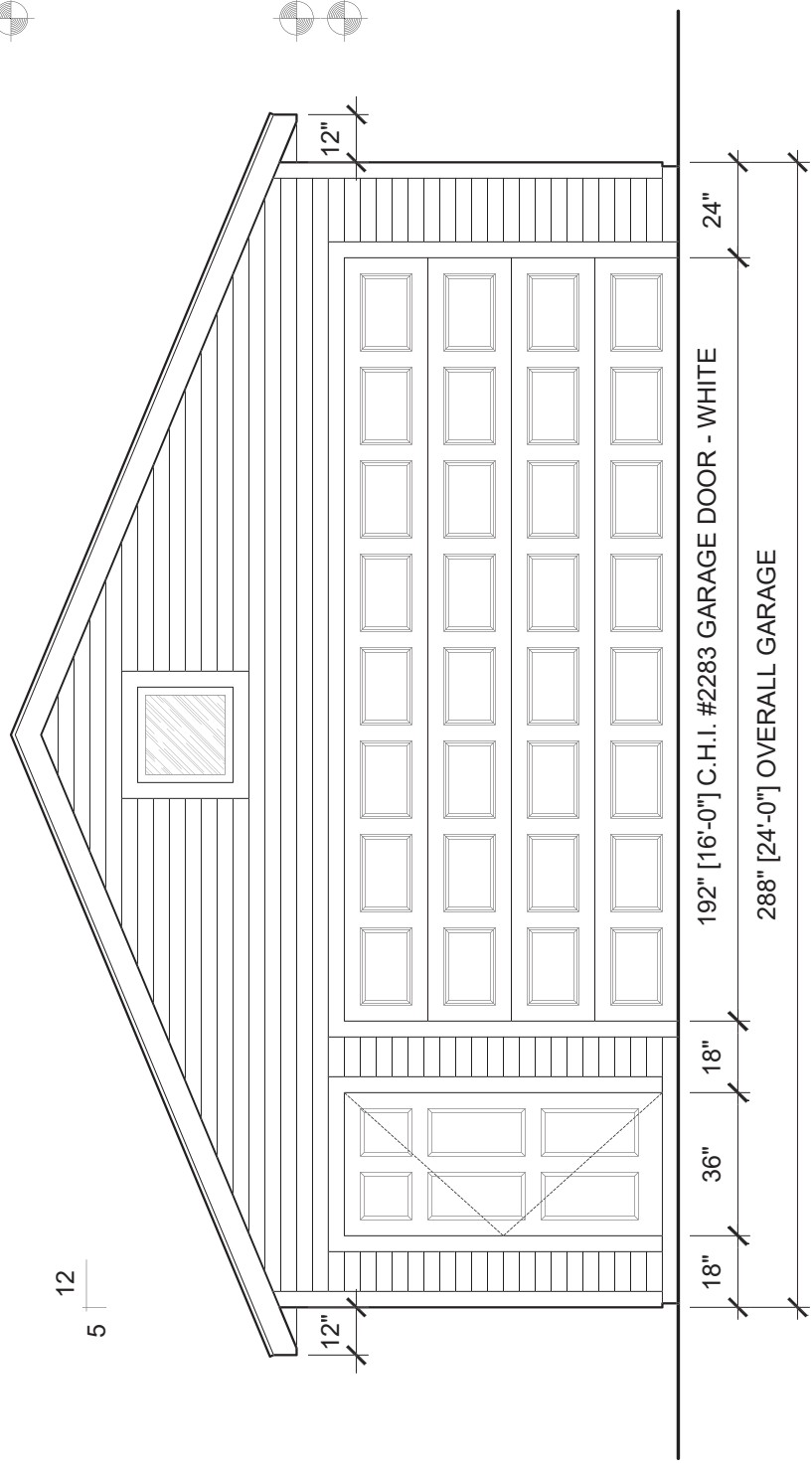
MONUMENTATION WAS WAIVED BY CLIENT IN ACCORDANCE WITH A-E701(2) OF THE WISCONSIN ADMINISTRATIVE CODE

I hereby certify that I have surveyed the above described

KETTLE MORaine SURVEYING INC.
575 W36245 Wilton Road

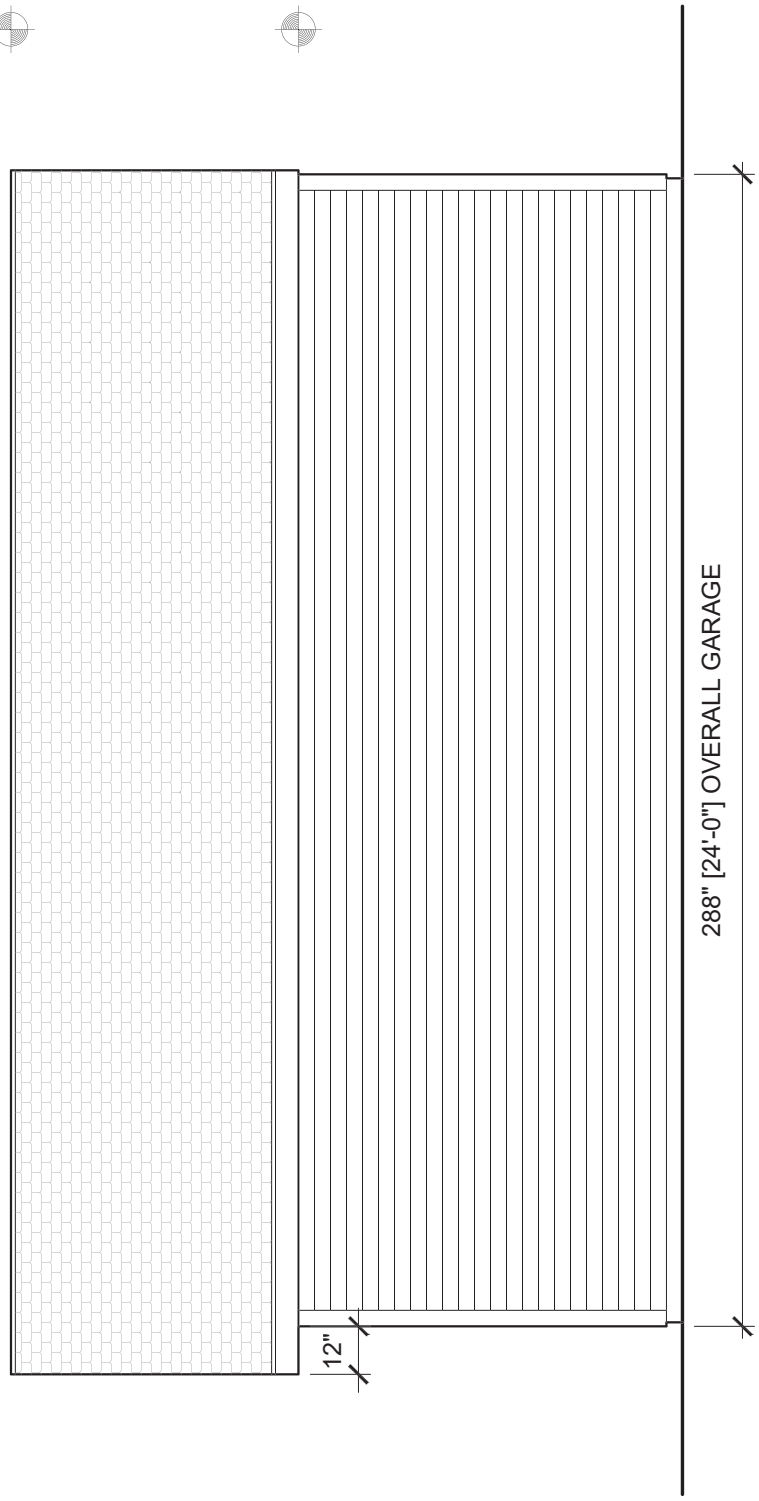


≈14'-0" ELE.



≈14'-0" ELE.

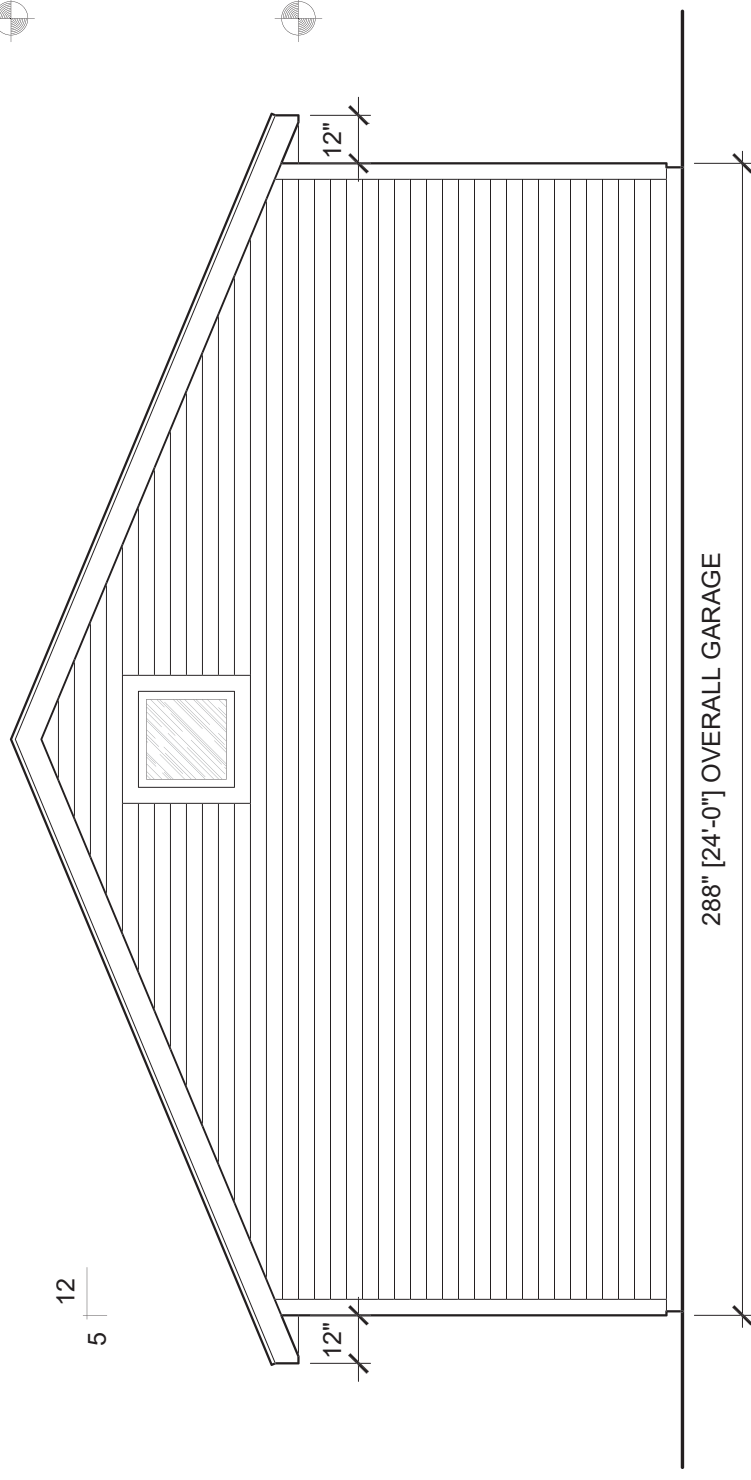
8'-0" WALLS



CHRIS COSTELLO RESIDENCE		ELEVATION	DATE: 02.09.2021
		SCALE: 1/4" = 1'-0"	PAGE: 3 OF 6

≈14'-0" ELE.

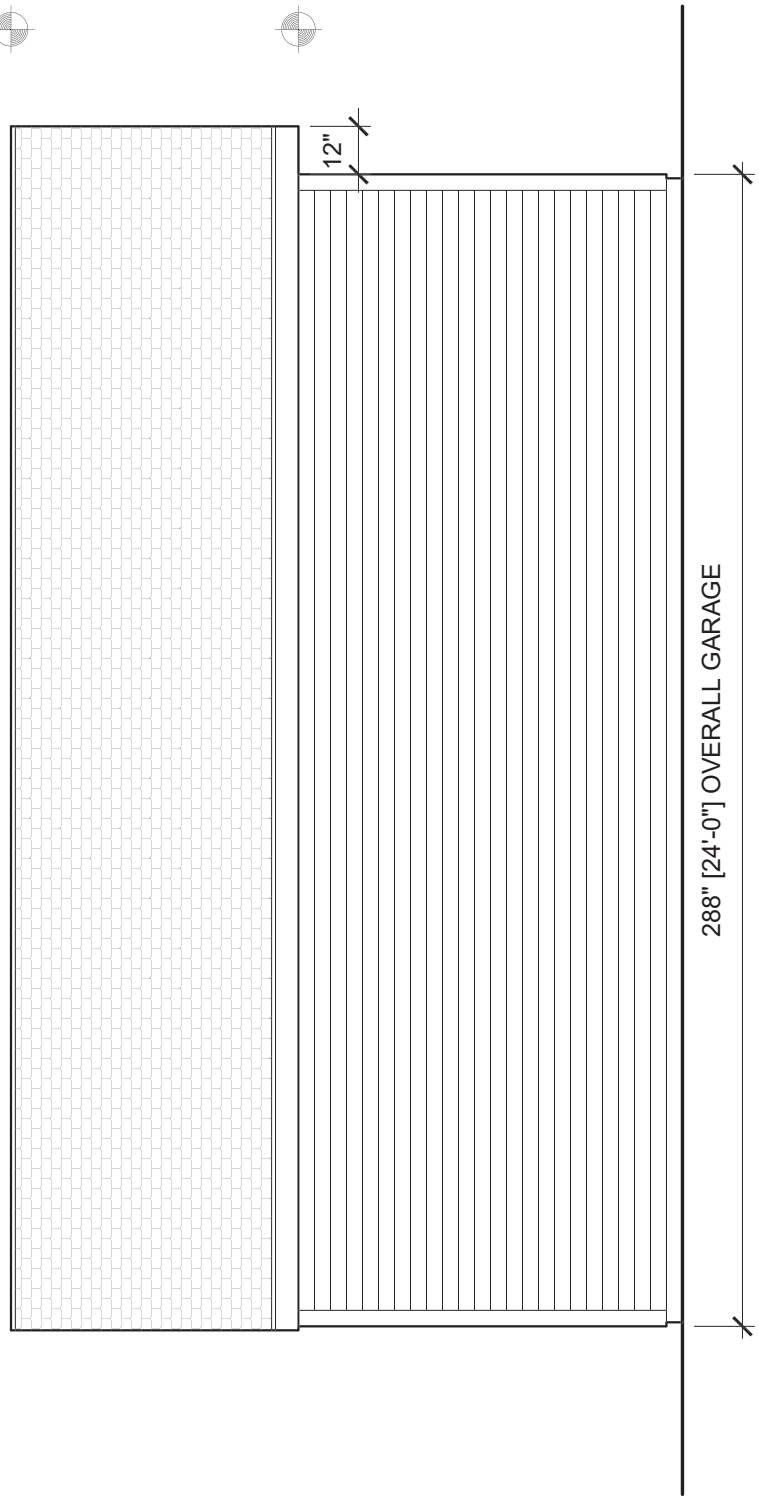
8'-0" WALLS



ELEVATION	DATE: 02.09.2021
SCALE: 1/4" = 1'-0"	PAGE: 4 OF 6

≈14'-0" ELE.

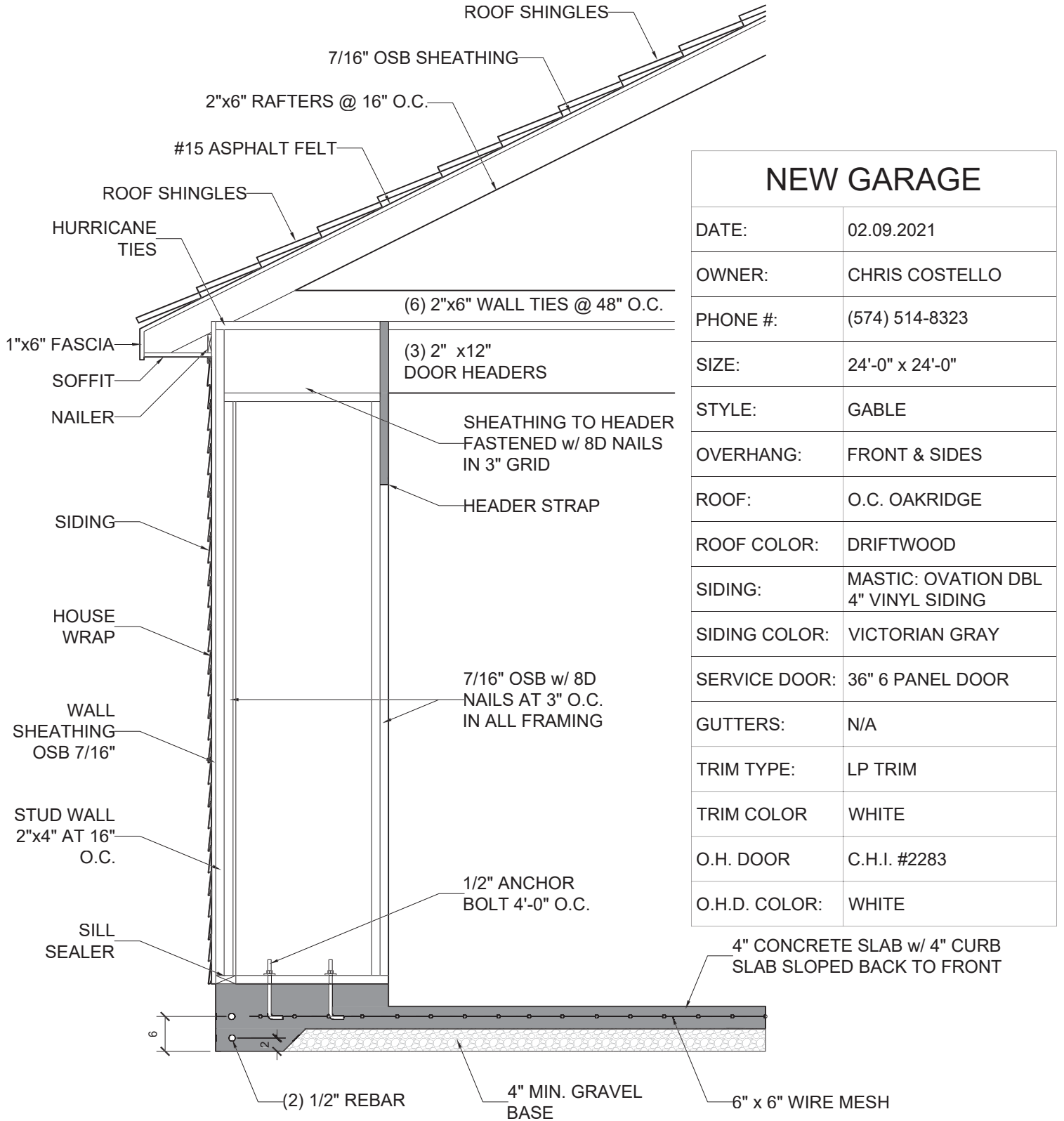
8'-0" WALLS



CHRIS COSTELLO RESIDENCE		ELEVATION	DATE: 02.09.2021
		SCALE: 1/4" = 1'-0"	PAGE: 5 OF 6



TYPICAL CROSS SECTION



NEW GARAGE

DATE:	02.09.2021
OWNER:	CHRIS COSTELLO
PHONE #:	(574) 514-8323
SIZE:	24'-0" x 24'-0"
STYLE:	GABLE
OVERHANG:	FRONT & SIDES
ROOF:	O.C. OAKRIDGE
ROOF COLOR:	DRIFTWOOD
SIDING:	MASTIC: OVATION DBL 4" VINYL SIDING
SIDING COLOR:	VICTORIAN GRAY
SERVICE DOOR:	36" 6 PANEL DOOR
GUTTERS:	N/A
TRIM TYPE:	LP TRIM
TRIM COLOR	WHITE
O.H. DOOR	C.H.I. #2283
O.H.D. COLOR:	WHITE

OWNER: CHRIS COSTELLO
 ADDRESS: 402 GRAND AVE.
 MUKWONAGO, WI 53149

GARAGE SIZE: 24'-0" x 24'-0"
 GARAGE SYTLE: GABLE
 DRAWING SCALE: 1/2" = 1'-0"



RESOLUTION 2021 - XX

RESOLUTION In agreement with issuance of a certificate of appropriates for new construction (Garage) and driveway for 402 Grand Avenue within the PEARLAND GRAND AVENUE HISTORIC DISTRICT

- Draft February 23, 2021 -

WHEREAS, Regina L Kellner owns the property located at 402 Grand Avenue, which is located in the Pearl and Grand Avenue Historic District; and

WHEREAS, the property owner would like to add an accessory structure (garage) and driveway to the single-family property; and

WHEREAS, the Plan Commission evaluated her request, and was in agreement with the approval of a certificate of appropriated subject to various conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Mukwonago, Wisconsin hereby is in agreement with the issuance of a certificate of appropriates for new construction (Garage) and driveway for 402 Grand Avenue within the PEARLAND GRAND AVENUE HISTORIC DISTRICT application 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.
6. The applicant shall work with the Village Planner to modify the site design for the garage to align it with the northern property line, parallel to the house, or parallel to the street to allow the structure to better fit into the context of the Grand and Pearl Historic District.
7. The applicant shall work with the Village Planner to modify the roof pitch of the building to be more similar the roof pitch (gable or hip) of the existing structure, or the roof pitch of the original accessory structure. The applicant shall also work with the Village Planner to modify the direction of the gable to be east-west rather than north-south to mirror the original pitch of the prior structure.
8. Any future modification to the site such as modification of the contribution building or accessory structures shall require a certificate of appropriateness to be issued.

NOW, THEREFORE, BE IT FURTHER RESOLVED the applicant, upon the approval of this determination shall agree to accept the same in writing.

Passed and dated this _____ day of _____ 2021.

VILLAGE OF MUKWONAGO

By: _____
Fred Winchowky, Village President

Attest: _____
Diana Dykstra, Village Clerk