



**Historic Preservation Commission Meeting
Municipal Building, 625 52nd Street – Room 204
Thursday, February 29, 2024
5:00 pm**

Alderperson Jan Michalski, Chairperson
Commissioner Chris Allen, Vice-Chairperson
Commissioner Peter Johnson

Commissioner Royanne Moon
Commissioner Sue O'Day
Commissioner William Siel

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes from the meeting held December 6, 2023

1. Election of Chairperson and Vice-Chairperson
2. Certificate of Appropriateness at 625 57th Street. (Kenosha National Bank) (District 2) PUBLIC HEARING

Commissioner Comments

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

HISTORIC PRESERVATION COMMISSION
Minutes
December 6, 2023

MEMBERS PRESENT:

Alderson Jan Michalski, Chris Allen, Peter Johnson, Sue O'Day, William Siel

MEMBERS EXCUSED: Royanne Moon, Merike Phillips

STAFF PRESENT: Mike Maki, Community Development Specialist, Rachel Gasper, Planner

The meeting was called to order at 5:00pm by Alderson Michalski. Roll call was taken and a quorum was present.

Citizens Comments – None

A motion was made by Mr. Johnson and seconded by Mr. Siel to approve the minutes of the September 29, 2022 meeting. The motion passed. (Ayes 5, Noes 0)

1. Certificate of Appropriateness for Exterior Rehabilitation at 6501 Third Avenue. (Kemper Center) (District 3) PUBLIC HEARING

Public hearing opened.

Steve Mar-Pohl, W9172 Ripley Road, Cambridge, WI, InSite Consulting Architects, LLC, stated they are designing and planning for the next phase. They are going to work around the entire building, which they are now ½ to ⅓ done. He went over the past projects. They are restoring historic windows to meet preservation guidelines, make roof repairs and masonry work. He was available for any questions.

Public hearing closed.

Mr. Maki stated that this is a continuation of the projects at Kemper Center. He went through the Staff report. He noted if funds allow they will also be doing an alternate to remove, flash and reset coping stones. Staff recommends approval.

Alderson Michalski asked what is all involved in the restoration of the historic windows?

Mr. Mar-Pohl stated that it is a case by case basis. He went over how they were done last year. They are sent to a contractor in Glenbeulah, WI, which reconstructs the windows as they originally were. We make sure they perform exactly as they should when reinstalled. They work with contractors throughout the state who work with historical properties.

Mr. Siel asked what the term "Patch and Dutchman repairs" mean in regards to the windows?

Mr. Mar-Pohl stated that the term is used in masonry and wood work. They try to save as much original wood as they can. They carefully cut out the damaged piece of wood and replace with new wood - using a piece with the same number of tree rings and the same wood species so that the the shrink and growth of the wood remains the same. It is like doing a surgical cut out.

Mr. Siel asked if the Kenosha County Parks Department is funding this work?

Mr. Mar-Pohl replied yes and CDBG funds from the City as well.
Mr. Siel asked about the ordinance with the City on County parcels?

Mr. Maki stated that any listed property in the City of Kenosha is regulated by Chapter 15, regardless of property ownership.

Mr. Siel stated that the contractor has exceeded expectations.

Alderson Michalski stated they are doing a great job.

Motion was made by Mr. Johnson, seconded by Mr. Allen to approve the Certificate of Appropriateness per staff recommendation. The motion passed. (Ayes 5, Noes 0)

2. Southport Beach House update

Mr. Maki provided an overview of the five phases of the project. The phases included tuckpointing, replacement of cream city brick, new slate roofing, bathroom remodeling, site drainage investigation and new windows in the ballroom. The project is expected to be completed in 2024. The Parks Department will be issuing a Request for Proposals for a new use over Winter 2023-24.

Alderson Michalski asked what is the advantage of only using one contractor?

Mr. Maki stated they have familiarity with the building and have experience with the building. Berglund Construction is well suited for the projects because their specialty is historic buildings and went over their history. InSite consulting is also used and both Berglund and InSite have won a number of projects in the City.

Ms. O'Day asked Staff a name of a person involved with the Beach House?

Mr. Maki believes it was Smith.

Alderson Michalski stated that there will be excess bricks and slate in storage for future work. He asked how soon are they set to open the beach house?

Mr. Maki stated once the bathrooms are fully functionable, it will also depend on who the operator will be, which may require additional improvements to obtain an occupancy permit. If the City keeps the building, then it could be open sooner.

Alderson Michalski asked if someone wanted to rent it for a wedding reception, could that happen sooner than later?

Mr. Maki stated that the City Administration has said they do not want to be in charge of rentals, so that is not an option at this time.

Mr. Siel asked if the beach house is a shared jurisdiction between the City and the Southport Park Association?

Mr. Maki stated to a degree, the City owns the building and will continue to do so. The Southport Park Association is a non profit group that was established to recognize the importance of the building and to raise funds for its preservation. They will be a part of the RFP process.

Mr. Siel asked how long has it been since it was used?

Mr. Maki stated in 2018 it stopped being available for rentals or election polling purposes. The rentals could've stopped in 2017.

Mr. Siel asked if that activity had been taking a bad toll on the building?

Mr. Maki replied no, they were doing projects that impacted the bathrooms, the interior spaces of the beach house and around the structure. It was not conducive for the public to use while work was being done.

Mr. Siel asked will the Beach House remain that way unless we find an operator to run it?

Mr. Maki stated that once the windows are installed, the interaction with the public and the contractors will be less of a problem. The phase in 2024 will be in the courtyards and those spaces are not used. The Parks Department will be putting out proposals this winter.

Mr. Siel asked about the courtyards not being used?

Mr. Maki stated they will be a part of future phases.

Mr. Seil asked if the beach house will be for public or private use?

Mr. Maki stated it will have a private operator which will do private rentals if they choose.

Mr. Siel stated there is a transition with the Simmons Beach House. He is looking forward to seeing the buildings come alive again. He asked if Simmons Beach House will be back in use as the warm weather returns?

Mr. Maki stated that project is with the City Parks Department, but he believes so.

Ms. O'Day stated she feels the road in front of the Southport Beach House is deteriorating and will need to be fixed.

Motion was made by Mr. Siel, seconded by Ms. O'Day to receive and file. The motion passed. (Ayes 5, Noes 0)

Commissioner's Comments -

Mr. Siel spoke.

Ms. O'Day spoke.

A motion was made by Mr. Siel and seconded by Ms. O'Day to adjourn. The motion passed. (Ayes 5, Noes 0)

The meeting adjourned at 5:44pm.

Certification that the minutes have been approved by the Historic Preservation Commission.

Rich Schroeder, Deputy Director of City Development

Meeting Minutes Prepared by: Laurie Bauman, City Development



HISTORIC PRESERVATION COMMISSION
Staff Report - Item #1

Thursday, February 29, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 204 – Kenosha, WI 53140

Election of Chairperson and Vice-Chairperson

NOTIFICATIONS AND APPROVAL REQUIREMENTS:


N/A

LOCATION AND ANALYSIS:

1. The Bylaws of the Kenosha Historic Preservation Commission requires the election of a Chairperson and Vice-Chairperson by the Commission and that they take office at the first regular meeting of the calendar year.
2. The term of office for the Chairperson and Vice-Chairperson shall be one (1) year.

RECOMMENDATION:

A recommendation is made to elect a Chairperson and Vice-Chairperson.


Rachel Gasper, Planner
Rich Schroeder, Deputy Director

**HISTORIC PRESERVATION COMMISSION
KENOSHA, WISCONSIN**

BYLAWS

By the Historic Preservation Commission:

- Approved June 30, 1994
- Amended May 30, 2002
- Amended February 23, 2012
- Amended July 28, 2022

SECTION ONE: SCOPE

The Historic Preservation Commission of the City of Kenosha, Wisconsin, created by Ordinance of the Common Council, is composed of seven (7) members. Seven (7) members are appointed by the Mayor with the approval of the Common Council.

Of the membership, one (1) shall be an Alderman; and six (6) shall be citizen members. Each member shall have, to the highest extent practicable, a known interest in historic preservation. With respect to citizen membership, where available for and willing to accept an appointment, one (1) member shall be a registered architect, one (1) member a historian, one (1) member a licensed real estate broker and one (1) member shall be a past or present owner of historic property.

The responsibility of the Commission is to promote historic preservation within Kenosha by nominating structures, sites and districts for historic designation, preparing district plans, reviewing proposed work and issuing certificates of appropriateness and letters of denial, providing technical assistance, and fostering an appreciation of the city's historical and architectural heritage.

SECTION TWO: TERM OF OFFICE

The Mayor shall appoint the Commissioners, subject to confirmation by the Common Council.

Of the initial members so appointed,

- Two shall serve a term of one year;
- Two shall serve a term of two years; and
- Three shall serve a term of three years

Thereafter, the term of office shall be three (3) years. However, the term of the Alderman member shall cease upon vacation of such position. Any vacancy occurring on the Commission shall be filled by appointment of the Mayor, with the approval of the Common Council, for the unexpired term.

The Historic Preservation Commission may submit names of persons to be considered for such appointment. No member shall serve for more than two (2) consecutive terms.

SECTION THREE: OFFICERS

The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and the Vice-Chairperson shall be elected by the Commission and take office at the first regular meeting of the calendar year. The term of office for the Chairperson and the Vice-Chairperson shall be one (1) year.

The Chairperson shall preside at all meetings of the Commission and may appoint standing and ad hoc committees as necessary to assist in and to expedite the work of the Commission. The Vice-Chairperson shall preside over meetings in the absence of the Chairperson.

The Director or designee of the Department of City Development shall act as Secretary who shall attest to the action of the Commission as required and shall be responsible for the records of the Commission.

Department of City Development staff may make recommendations to the Chief of Inspection whether projects shall be reviewed by the Commission or whether they are exempt from review in accordance with Section 15.0 of the City's Zoning Ordinance.

SECTION FOUR: MEETINGS

Regular meetings of the Commission shall be held as provided in the Rules. The Chairperson may call special meetings as deemed necessary and is obligated to do so upon the request of three (3) or more members. A simple majority of the Commission must be present at a meeting to constitute a quorum.

SECTION FIVE: RULES

The Commission may adopt such rules and regulations as it may deem necessary for the conduct of its meetings for the orderly presentation and processing of requests or to obtain information upon which to base its decisions. Such rules may be adopted or amended by a two-thirds vote of the full membership of the Commission.

SECTION SIX: HEARINGS

The nomination of a structure, site, or district for historic designation or any rescinding recommendation to the Common Council for approval shall be preceded by at least one (1) public hearing conducted by the Commission. At least ten (10) days prior to such hearing, the Commission shall notify owners of relevant properties located within one hundred (100) feet of the date, time and place of the hearing. Notice of the time and place of the hearing shall also be published as a Class 2 Notice, under the Wisconsin Statutes.

The Commission shall also notify persons in charge of the following: Department of Public Works, Redevelopment Authority, Fire and Police Departments, Kenosha County Health

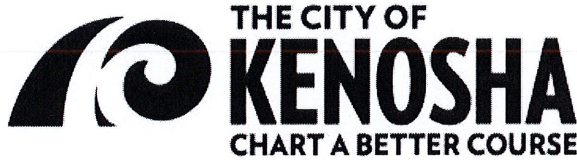
Department and the Department of City Development . Within ten (10) days after the close of the public hearing, the Commission shall make and forward a recommendation to the Common Council.

SECTION SEVEN: ATTENDANCE

Commissioners shall attend throughout the year, a minimum of 70% of the Historic Preservation Commission's regularly scheduled meetings. If a Commissioner's attendance falls below 70%, that member may be replaced in order for the Commission to operate at its fullest membership.

SECTION EIGHT: ADOPTION AND AMENDMENTS

The adoption of or amendments to these bylaws shall only occur by a favorable vote of two-thirds of the full membership of the Commission.



HISTORIC PRESERVATION COMMISSION
Staff Report – Item #2

Thursday, February 29th at 5:00 pm
Municipal Building
625 52nd Street – Room 204 – Kenosha, WI 53140

Certificate of Appropriateness at 625 57th Street. (Kenosha National Bank) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Siel, District 2, has been notified.

LOCATION AND ANALYSIS:


Site: 625 57th Street **Historic District:** N/A

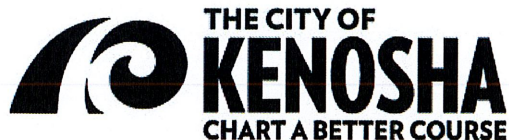
1. Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for any exterior alteration, rehabilitation, reconstruction, or restoration of a Historic Structure that is not classified as an exempt item. Kenosha National Bank, located at 625 57th Street, is listed as a local historic structure.
2. The current application includes:
 - a) Installation of six (6) new cellular panel antennas (non-camouflaged)
 - b) Installation of six (6) new panel antennas with radios (non-camouflaged)
3. The Historic Preservation Commission previously approved a Certificate of Appropriateness application for new antennas on the building penthouse in 2006. The antennas were required to have a vinyl covering that coordinates with the brick facade. The equipment was to be located in an interior room on the third floor.
4. The project was reviewed for conformance with the Standard 10 for Granting of a Certificate of Appropriateness, Section 15.10 D.
 - a) New additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic District, structure or site. The new work is differentiated from the old and compatible with the existing size, scale and architectural features to protect the historic integrity of the Historic District, structure or site and its environment.
5. Per section 15.12 of the Zoning Ordinance, the plans are not consistent with construction standards that are recommended for alterations to historic structures. Staff recommends that the mechanical apparatus, in this case antennas, will be installed where they do not detract from the architectural integrity of the structure, as was a condition of the previous approval of new antenna installation. The proposed location at the edge of the parapet wall will detract from the architectural integrity of the historic structure. Therefore, the antennas and radios should be setback further from the parapet face so that they are not visible from across the street. Another option would be to camouflaged them to match the face of the parapet. Staff would prefer that the antennas and radios be setback from the roofline.

RECOMMENDATION:

A recommendation is made to approve the Certificate of Appropriateness for the installation of antennas in the Kenosha National Bank per Section 15.10 D. of the Zoning Ordinance for the City of Kenosha, subject to an increased setback from the roof line.


Rachel Gasper, Planner


Rich Schroeder, Deputy Director



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Form #CD316 (rev. 1/20)

Kenosha Historic Preservation Commission
Certificate Of Appropriateness Application

MAILING INFORMATION

Name and Address of Owner/Applicant [Please print]:

Verizon Wireless
M/S 3846 P.O. Box 2375, Spokane, WA 99210-2375

Phone: 214-766-5683
Fax: _____
E-Mail: _____

Name and Address of Architect/Designer/Builder [Please print]:

Phone: _____
Fax: _____
E-Mail: _____

PROJECT INFORMATION

Property Address: 625 57th Street Kenosha

Date of Application: 02/06/2024

Project Description: Verizon Wireless is adding Cellular services

PROJECT TYPE:

- New Construction, Additions, Demolitions and Public Improvements
- New Construction, Additions, Demolitions, Exterior Alterations, Rehabilitation, Reconstruction and Restorations
- All Projects
- In the instance of introducing materials which do not duplicate the original
- In the instance of introducing new architectural details or architectural details which do not duplicate the original

REQUIRED DOCUMENTATION:

- ☐ Site Plan
(1 Set 24" x 32" and 12 sets maximum size 11" x 17")
- ☐ Building Elevations (Existing and Proposed)
(1 Set 24" x 32" and 12 sets maximum size 11" x 17")
- ☐ Photographs (Digital preferred)
- ☐ Material Samples
- ☐ Pictures or Drawings

Your Application will be forwarded to the Department of Inspections for review and input. *Required documentation must be submitted to City Development a minimum of two weeks prior to the meeting date to allow for the application to be placed on the Historic Preservation Commission meeting agenda.*

Applicant's Signature: Chad Banks

Date: 02/06/2024

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625 57th Street
Kenosha, Wisconsin 53140
Verizon Project: Rustic Road



1. Northeast across the street.
2. Southeast across the street.
3. Southwest across the street.
4. Northwest from 6th Ave and 58th St.
5. North from 58th St. at alley.
6. Northeast from 7th Ave. and 58th St.
7. North at sidewalk on 7th Ave.
8. Northwest at parking lot.

1. View looking Northeast from across the street



2. View looking Southeast from across the street



3. View looking Southwest across the street



4. View looking Northwest from 6th Ave and 58th St.



5. View looking North from 58th St. at alley



6. View looking Northeast from 7th Ave. and 58th St.

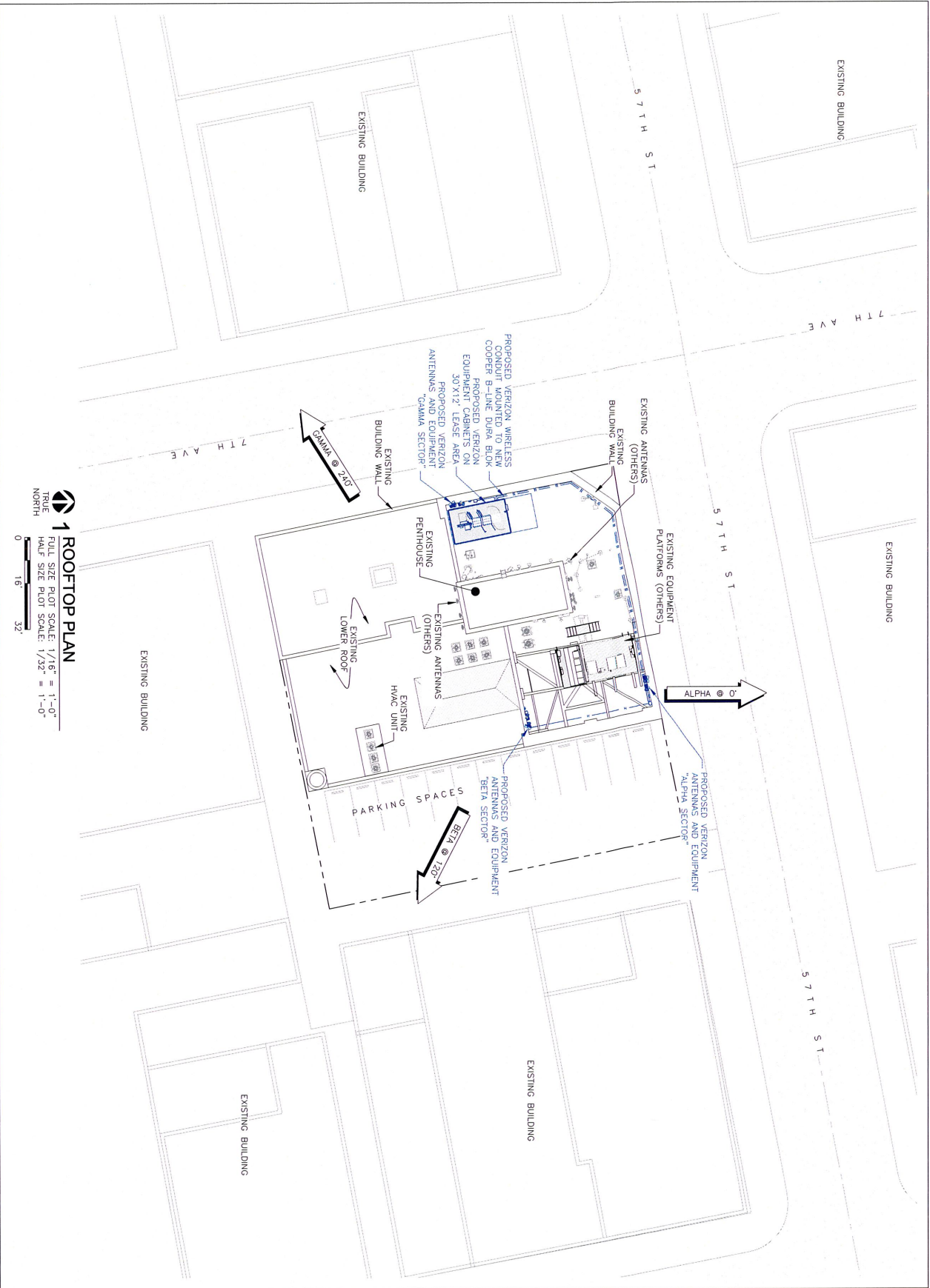


7. View looking North at sidewalk on 7th Ave.



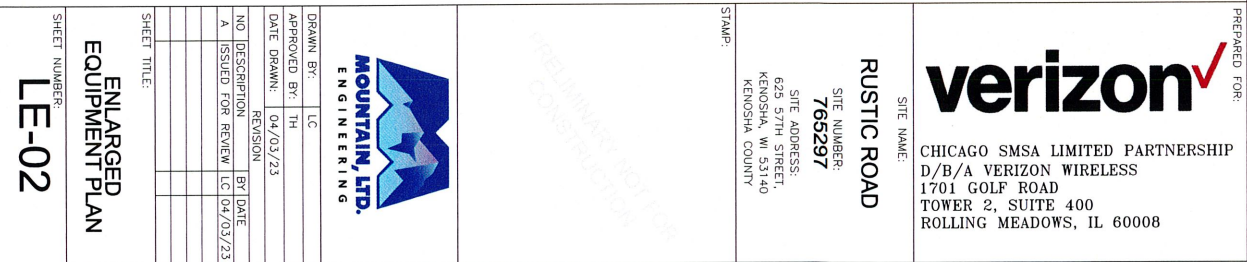
8. View looking Northwest at parking lot.

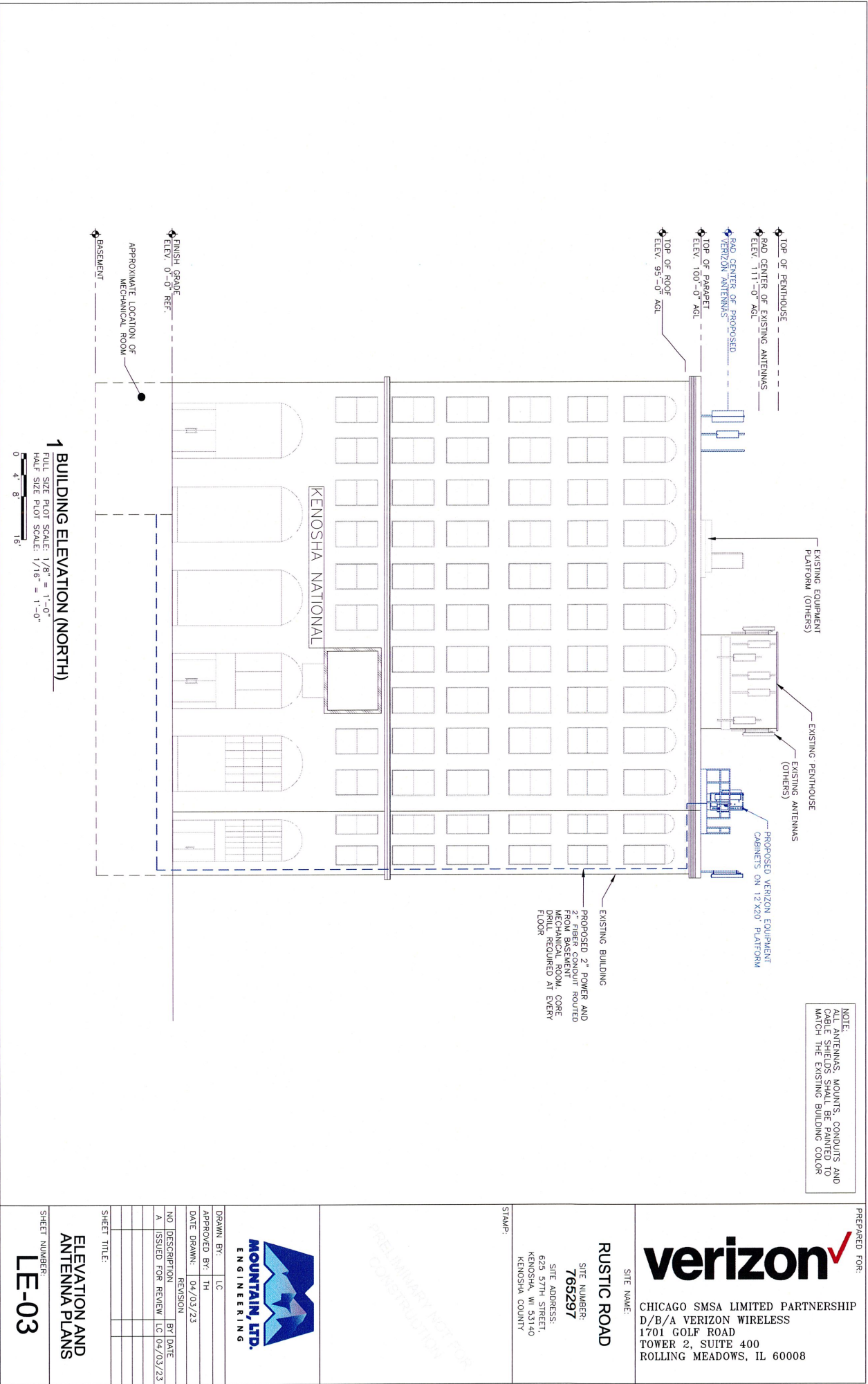




1 ROOFTOP PLAN
 FULL SIZE PLOT SCALE: 1/16" = 1'-0"
 HALF SIZE PLOT SCALE: 1/32" = 1'-0"
 TRUE NORTH

<p>PREPARED FOR:</p> <p>verizon</p> <p>CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS 1701 GOLF ROAD TOWER 2, SUITE 400 ROLLING MEADOWS, IL 60008</p>		<p>SITE NAME:</p> <p>RUSTIC ROAD</p> <p>SITE NUMBER:</p> <p>765297</p> <p>SITE ADDRESS:</p> <p>625 57TH STREET, KENOSHA, WI 53140 KENOSHA COUNTY</p>		<p>STAMP:</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p>DRAWN BY: LC</p> <p>APPROVED BY: TH</p> <p>DATE DRAWN: 04/03/23</p> <p>REVISION</p> <p>NO DESCRIPTION BY DATE</p> <p>A ISSUED FOR REVIEW LC 04/03/23</p>		<p>MOUNTAIN, LTD. ENGINEERING</p>		<p>SHEET TITLE:</p> <p>ROOFTOP PLAN</p> <p>SHEET NUMBER:</p> <p>LE-01</p>	





PREPARED FOR:

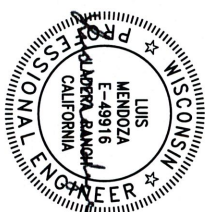
verizon
CHICAGO SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

SITE NAME:

RUSTIC ROAD

SITE NUMBER:
765297
SITE ADDRESS:
625 57TH STREET,
KENOSHA, WI 53140
KENOSHA COUNTY

STAMP:

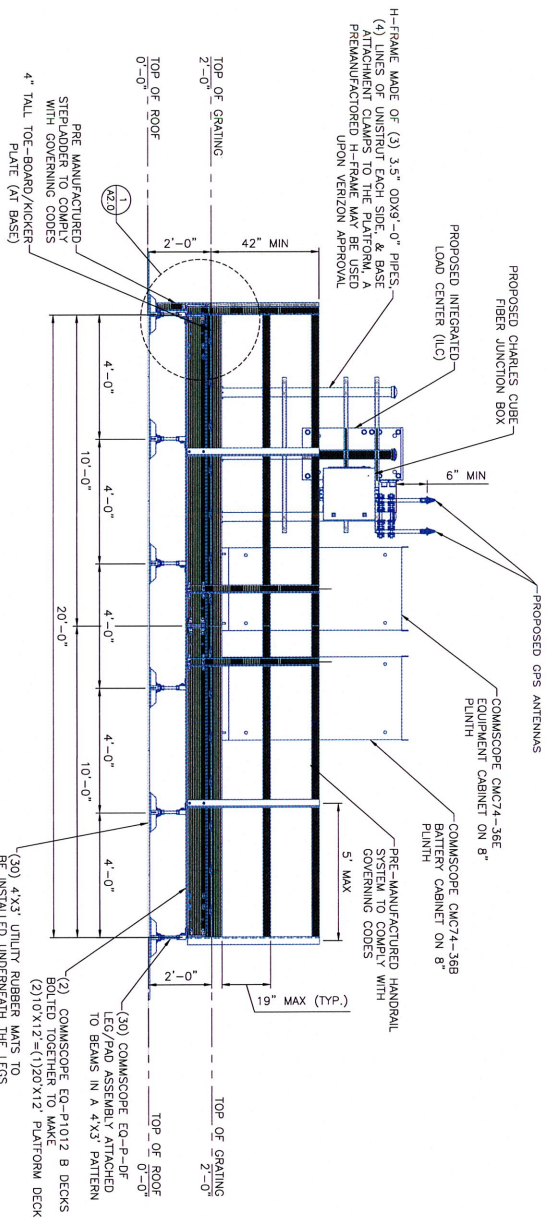


NO	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	PP	08/07/23
B	REVISED PER NEW RDS	PP	08/16/23
C	REVISED PER NEW RDS	PP	09/20/23
D	REVISED PER NEW RDS	PP	10/17/23
O	ISSUED - ZONING & PERMITS	DD	01/19/24
I	ISSUED FOR CONSTRUCTION	DD	01/22/24

**PLATFORM
ELEVATION**

SHEET NUMBER:

A1.2



1 OVERALL PLATFORM ELEVATION A-A

FULL SIZE PLOT SCALE: 1/2" = 1'-0"
HALF SIZE PLOT SCALE: 1/4" = 1'-0"

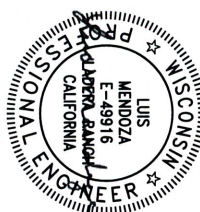


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verizon✓
CHICAGO SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

SITE NUMBER:
765297

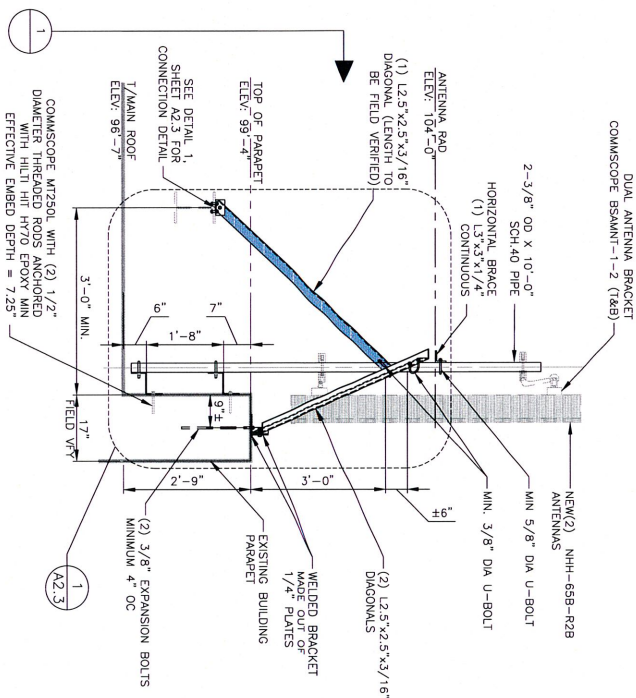
SITE ADDRESS:
625 57TH STREET,
KENOSHA, WI 53140
KENOSHA COUNTY



MOUNTAIN, LTD.
ENGINEERING

DRAWN BY:	JS
DATE DRAWN:	05/23/23
REVISION	
NO DESCRIPTION	BY DATE
A ISSUED FOR REVIEW	DP 08/07/23
B REVISED PER NEW RDS	DP 08/16/23
C REVISED PER NEW RDS	DP 09/20/23
D REVISED PER NEW RDS	DP 10/11/23
E ISSUED - ZONING & PERMITS	DD 01/19/24
F ISSUED FOR CONSTRUCTION	DD 01/22/24

SHEET NUMBER:
A2.1



CROSS SECTION OF THE PARAPET

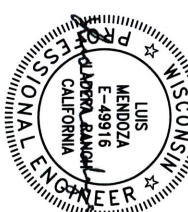
NOTE:
SECTOR GAMMA POSITION 1 PIPE MOUNT KICKER
TO BE ATTACHED TO THE TOP OF THE PLATFORM, PER
CONNECTIONS USED IN ULINE - PLEASE SEE DETAIL 3

A2.2

RUSTIC ROAD

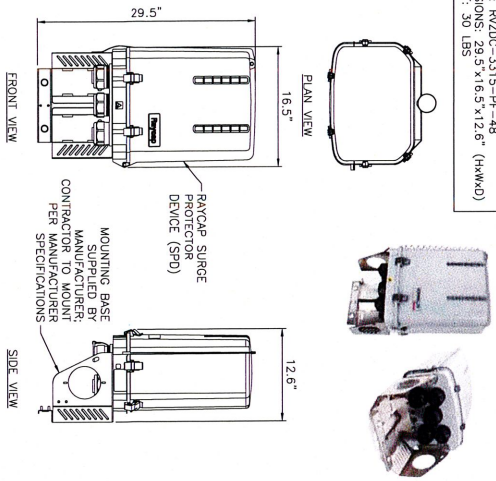
SITE NUMBER:
765297

SITE ADDRESS:
625 57TH STREET,
KENOSHA, WI 53144
KENOSHA COUNTY



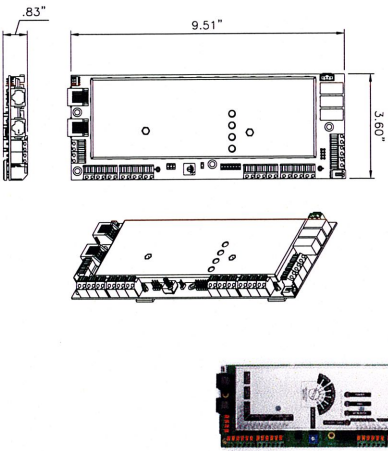
MOUNTAIN, LTD.
ENGINEERING

MANUFACTURER: RAYCAP
MODEL: RZDC-3315-PF-48
DIMENSIONS: 16.5" X 16.5" X 12.6" (HxWxD)
WEIGHT: 30 LBS



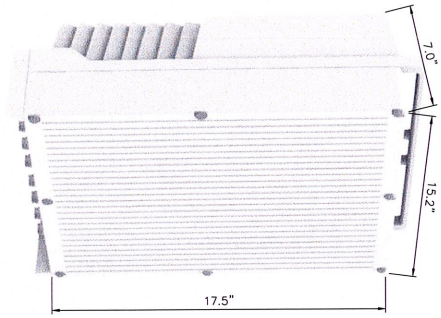
1 RAYCAP SURGE PROTECTOR DEVICE (SPD)

MANUFACTURER: RAYCAP
MODEL: RZDC-3315-PF-48
DIMENSIONS: 16.5" X 16.5" X 12.6" (HxWxD)
WEIGHT: 1.1 LBS (.50 KG)



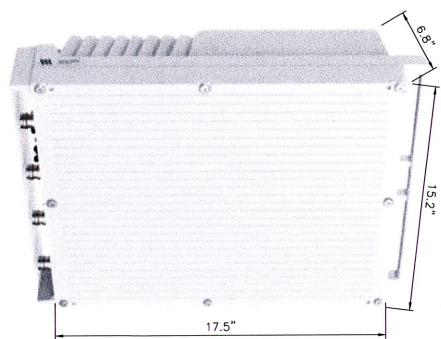
4 ALARM 3315-ALM-RS485

MANUFACTURER: ERICSSON
MODEL: RRU 4950
DIMENSIONS: 17.5" X 15.2" X 7.0" (HxWxD)
WEIGHT: 89.5 LBS

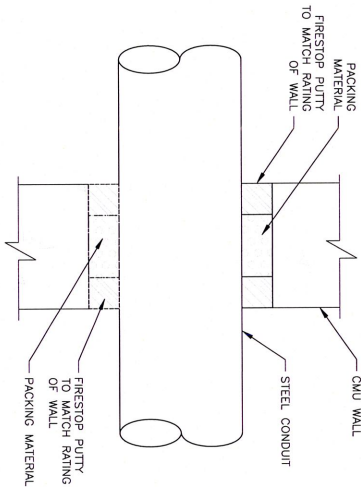


2 REMOTE RADIO UNIT (RRU)

MANUFACTURER: ERICSSON
MODEL: RRU 4950
DIMENSIONS: 17.5" X 15.2" X 6.8" (HxWxD)
WEIGHT: 88.4 LBS

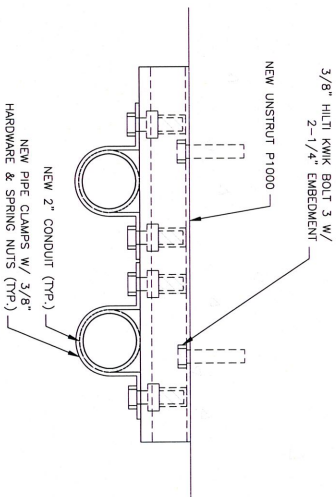


3 REMOTE RADIO UNIT (RRU)



5 CONDUIT WALL PENETRATION

SCALE: N.T.S.



6 CONDUIT WALL MOUNT DETAIL

SCALE: N.T.S.

PREPARED FOR:

verizon
CHICAGO SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008

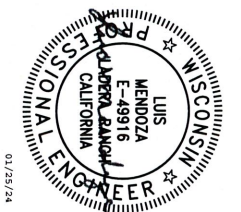
SITE NAME:

RUSTIC ROAD

SITE NUMBER:
765297

SITE ADDRESS:
625 57TH STREET,
KENOSHA, WI 53140
KENOSHA COUNTY

STAMP:



DRAWN BY:	JS
APPROVED BY:	JS
DATE DRAWN:	05/23/23
REVISION	
NO DESCRIPTION	REV DATE
A ISSUED FOR REVIEW	DP 08/07/23
B REVISED PER NEW RFS	DP 09/16/23
C REVISED PER NEW RFS	DP 09/20/23
D REVISED PER NEW RFS	DP 10/17/23
E ISSUED - ZONING & PERMIT	DD 01/19/24
F ISSUED FOR CONSTRUCTION	DD 01/22/24

EQUIPMENT DETAILS

SHEET NUMBER:

A4.1