



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

210 W Brown St. Milwaukee, WI 53212

2. NAME AND ADDRESS OF OWNER:

Name(s): Kyle Stephens

Address: 210 W Brown St.

City: Milwaukee

State: WI

ZIP: 53212

Email: kyle0822@hotmail.com

Telephone number (area code & number) Daytime: 414-795-4468

Evening:

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): JM Remodeling and Construction

Address: 7701 N Teutonia Ave

City: Milwaukee

State: WI

ZIP Code: 53209

Email: customerservice@jmremodelingwi.com

Telephone number (area code & number) Daytime: 414-354-2800

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 or 414-286-5722 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

attached Digital photographs of affected areas & all sides of the building

attached Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections

attached Material and Design Specifications (please attach)

B. NEW CONSTRUCTION ALSO REQUIRES:

attached Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)

attached Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Construct a detached outbuilding designed for golf simulator use in accordance with approved plans and specifications. The structure will include appropriate dimensions and clearances for safe simulator operation. Any modifications to the layout or scope must be approved through a written Change Order. The project includes site preparation and demolition work consisting of layout staking, removal and disposal of the existing concrete slab, temporary removal and reinstallation of a section of wood fence, grading, and preparation of the building pad and foundation subgrade. Existing fence materials will be reused where possible; however, exact matching of weathered materials is not guaranteed.

Concrete and foundation work includes excavation, installation of footings, reinforced foundation walls, damp-proofing, insulation, backfilling, vapor barriers, reinforcement, and pouring of the interior concrete slab with saw-cut control joints. Adjacent patio construction includes excavation, gravel base preparation, reinforcement, and installation of a broom-finished concrete patio slab. Rock excavation, soil correction, and groundwater mitigation are excluded.

Carpentry and framing work includes construction of the structure per approved plans, wall and roof framing, sheathing, siding, house wrap, installation of transom windows, a rated steel service door, and an insulated overhead garage door. Interior finish carpentry includes installation of prefinished window and door casing, baseboards, fitting and touch-up work. Crown molding and custom millwork are excluded.

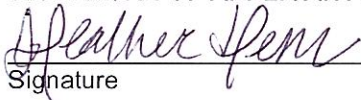
Electrical work includes supplying power from the existing house, installation of general and exterior outlets, recessed and exterior lighting, switches, HVAC circuits, and complete wiring and testing. HVAC work includes installation of a mini-split heating and cooling system with indoor and outdoor components, refrigerant lines, controls, and testing.

The building will be insulated with R-19 wall insulation and R-38 ceiling insulation, along with vapor barriers and sealed penetrations. Drywall installation includes hanging, taping, mudding, sanding, and finishing to a smooth surface. Interior painting includes primer, finish coats, surface protection, and touch-ups.

Flooring consists of carpet tile installation over the prepared concrete slab. A dry bar area will include prefinished base cabinets, cabinet hardware, and a quartz countertop.

Exterior work includes installation of roofing materials, flashing, ridge venting, gutters, downspouts, cedar lap siding, trim, fascia, soffits, caulking, and sealing.

6. SIGNATURE OF APPLICANT (owner signature required for demolition):



 Signature

Heather Henn

Please print or type name

05-28-2026

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Email Form to: hpc@milwaukee.gov

Historic Preservation Commission
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.

SUBMIT