



# 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)**

Geuder Paeschke & Frey

**ADDRESS OF PROPERTY:**

324 N 15th St, Milwaukee

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Sunset Investors St Paul, LLC

Address: 10700 W Venture Drive, Ste G1

City: Franklin

State: WI

ZIP: 53132

Email: ken@sunsetinvestors.com

Telephone number (area code & number) Daytime: 414-529-8352

Evening: 414-617-3998

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

Name(s): Kendall Breunig

Address: 10700 W Venture Drive, Ste G1

City: Franklin

State: WI

ZIP Code: 53132

Email: ken@sunsetinvestors.com

Telephone number (area code & number) Daytime: 414-529-8352

Evening: 414-617-3998

**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:**

Digital photographs of affected areas & all sides of the building

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

Material and Design Specifications (please attach)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

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

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:**

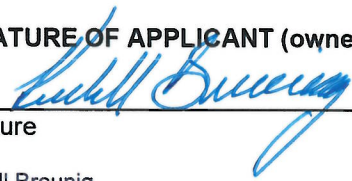
Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Exterior Changes:

- 1) NW corner. Open blocked up walls to original entrance shape and reinstall ballusters
- 2) NE corner. Remove door on first floor and concrete steps, which were not original and remove stair and door to basement.
- 3) East Wall, South corner. Open back up original door opening and install new door and wood surround
- 4) South side. demolish remnants of former area well and fill. Add new main entrance door and stair exit door in old window openings, and add a small canopy above both.
- 5) East wall that is more modern block wall where a utility building used to connect is to have a man door installed in it. The block will remain and simply be painted to cream brick color.
- 6) South wall: change a prior boarded up opening in what was originally an interior wall, into a 4'x7' window to match others in building.
- 7) West wall: Large wall of industrial windows are too deteriorated to repair. Replace entire wall with new Quaker windows designed to match originals. Also square up the North corner of the window wall. The window wall was actually a 1950's alteration.
- 8) Repair all the existing windows in the building with new glass. About 12 windows require fabrication of new external grids, which will all be done on the less visible South side. The existing windows were installed in 2003 after a major fire in 2001. The existing are Traco aluminum with exterior grids.
- 9) Open up 5 window openings that had been bricked up in the past and install new matching Quaker windows. All on the rear of the building.
- 10) Install 5 new windows where no window was installed in the original openings in 2003.
- 11) Add entrance signs at the NW and NE corners of the building at the 2 main entrances. Brick walls and planter box to be constructed with reclaimed cream city brick and cut limestone caps. The West sign wall also is a screen for the new electrical transformer at that corner of the building.
- 12) Add 4 brick piers and 6' high black aluminum fencing at the NW corner to remove the existing chain link fencing.
- 13) Exterior Lighting: 5 used 20' tall light poles similar to the Third Ward street light poles. Industrial lamp shades with exposed bulbs in all other locations. If additional sidewalk lighting should be needed it would be more gooseneck industrial lamp shades with exposed bulbs.
- 14) Interior: Level floors, soundproof floors with sound pad, 1.5" gypcrete, plywood, and finish floors. Wood floors in all common areas and in apartments except carpet in bedrooms and LVT in bathrooms. 47 new apartments.

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

Signature



Kendall Breunig

Please print or type name

2/14/2026

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](mailto: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](http://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**