



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, November 9, 2021
LOCATION: 250 Elm Street, Thiensville, WI
TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	DOUGLAS CHIMENTI
	CAROL GENGLER
	MIKE DYER
	KEN KUCHARSKI
	RICK GATTONI
	VACANT
PLANNER:	JON CENSKY
DIRECTOR OF	ANDY LAFOND
COMMUNITY	
SERVICES/PUBLIC	
WORKS:	

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. BUSINESS

A. Approval of Minutes

1. October 12, 2021

B. Review and action regarding New Tenant Sign, Alive & Well Naturally, Tyler Schuette, Teresa Lopez, 140 South Main Street

C. Review and action regarding Architectural Update to Approved Cheel project, 105 S. Main Street

D. Review and action regarding New Single-Family Home, Lot 9, 118 North Orchard Street, Hillcrest Builders

V. STAFF REPORT (AVAILABLE TUESDAY)

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, October 12, 2021

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chair Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni (absent)	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you **must** pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There were no citizens present to be heard or correspondence received.

IV. BUSINESS

All applicants or their contractors must be present for any approvals.

- A.** Approval of Minutes
1. September 14, 2021

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve the September 14, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding Request from Daily Taco + Cantina, Jesse Daily,
105 West Freistadt Road for Extension to October 31, 2021 Deadline to Remove
Temporary Tent

Jesse and Barkha Daily were present and shared that the tent is necessary for survival of the business. Having enough space to support customer demand is critical. The tent area will be maintained through the winter.

Plan Commission Minutes
October 12, 2021
Page two of four

Commissioner Hughes has no objections to the request. Commissioner Chimenti noted that the Plan Commission put restrictions on two other businesses with the same date to remove a temporary tent. Three businesses agreed to the date of October 31st to remove their tent. Commissioner Gengler inquired if the other businesses who were originally given a similar deadline are able to keep their tents up without coming to the Plan Commission that had a similar request. Director LaFond stated that these were each individual approvals and would need to make separate requests to keep their tent up past the October 31st deadline. Commissioner Kucharski has no objection to this request. The Village does have an Ordinance and at some point businesses will be required to comply with the Code. Mrs. Daily does not want to keep the tent up when the weather gets nicer.

Mr. Daily noted there are several restaurants in Cedarburg that are continuing to have seating in tents for their customers all winter long. Planner Censky noted that Cedarburg allows temporary tents and that, subject to staff approval, are allowed until the end of the year. After that point, businesses must obtain Plan Commission approval and Fire Inspector review. If a tent is heated, it should be reviewed and approved by a Fire Inspector.

Chair Mobley questioned if it is safe to eat outside in winter in a tent and does not want requests for tents to be just to provide more seating.

Commissioner Kucharski noted there was discussion yesterday at the Village Board meeting. Two concerns that came up were concerns regarding heavy snow and if the tent would be heated and vented properly. Fire Chief Reiels noted that any type of heating of the tent would have to be approved by the Fire Department. Mrs. Daily agreed about Fire Department approval and added that they will consult with the Fire Chief.

Commissioner Chimenti noted that when this tent was initially applied for, that it was for four or five tables; they now are requesting 10 tables. Mr. Daily noted there are currently six tables in the tent. Some of the additional tables would be seating for two customers. Commissioner Chimenti noted he has skied all over the United States, including large resorts in Colorado and has never seen a tent for outdoor dining. Mr. Daily suspects many of those venues are serving food that guests grab and go and their customers are a different demographic and dressed differently.

Commissioner Dyer views this as a permanent, flexible structure. Commissioner Kucharski noted he would favor approval if there is an expiration date set.

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Gengler to approve Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road for Extension to October 31, 2021 Deadline to Remove Temporary Tent, Deadline Extended to March 20, 2022, Contingent on Fire Inspection.

Ayes: Commissioners Gengler, Hughes and Kucharski and Chair Mobley

Naes: Commissioners Dyer and Chimenti.

MOTION CARRIED.

- C. Review and action regarding Architectural, Site, Landscaping, Exterior Lighting Plans Approval, Hawthorne Square, NexJenn Real Estate, LLC, 286-266 North Main Street & 217-227 Green Bay Road

Trish Ullrich, NexJenn Real Estate, and T.J. Moore, Eppstein Uhen Architects were present. The proposed project includes three buildings that will be located between Walgreens and the existing apartments to the east on Green Bay Road. There will be two retail buildings along North Main Street and a three-story multi-family residential building in the center with surface and below-grade parking. The retail buildings along North Main Street will have a pedestrian-friendly design compatible with Thiensville's historic character. Mr. Moore displayed and discussed the stone, shingles, paneling and other exterior products.

Plan Commission Minutes
October 12, 2021
Page three of four

Commissioner Gengler inquired what the back side of the retail buildings would look like. Mr. Moore noted the appearance will be similar to the front. There will be parking on the back sides of the buildings.

Chair Mobley asked Mr. Moore to review the trees that will be planted as part of the landscaping plan. The parking area will consist predominantly of locust trees with some flowering trees. The trees will be relatively substantial when planted; some of the maples could grow to be 40 to 60 feet tall.

Mr. Moore noted there will be 104 stalls of underground parking for the 89 apartment units.

Director LaFond noted several changes that have occurred since the initial design of the project. There are walk-outs on either end from the townhomes, stone walls have been added along Freistadt Road (an architectural element that buffers the development from the street), part of the courtyards are designed to accommodate stormwater with infiltration ponds for the roof drains and there will be a large-capacity storage for stormwater under the parking lot.

Mr. Moore noted that the plans are intended to integrate the development with the wider plans for improvements along North Main Street.

Commissioner Kucharski likes the looks of the project and that there appears to be adequate parking.

Ms. Ullrich shared that there is a marketing plan for the commercial space that will be pursued after plans are approved.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve Architectural, Site, Landscaping, Exterior Lighting Plans Approval, Hawthorne Square, NexJenn Real Estate, LLC, 286-266 North Main Street & 217-227 Green Bay Road, Approval is Contingent on Complying with all Staff Recommendations in Planner Censky's Report: the building will need to be equipped with a sprinkler system approved by the Fire Department, the applicant will need to meet with the Fire Department to discuss location of fire protection equipment and to verify that the driveway has sufficient turning radius for fire trucks, the light structures being reduced to a height of 20', the applicant shall correct any problems with light glare should a problem arise and be verified once installed and approval should be contingent on the execution of the Development Agreement. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Architectural and Landscape Plan Approvals, Two Hundred Green, Lakeside Development Co., 200 Green Bay Road

Director LaFond shared that this development has already received rezoning and a PDO that set the number of structures as well as setbacks and deviations from Village Code. This is a review of detailed architectural and landscape plans. The initial proposal included four individual house elevations; there are now eight options. The plans now include recognition of the historic nature of the parcel and corner that will include the cornerstone, a historic plaque, a bench and some other hardscaping on the corner. The developer is requesting approval of all 16 house styles at one time.

Tom Zabjek of Lakeside Development Co. noted that the first five homes now being built in the Foxtown development in Mequon are similar. There has been great interest in those homes and are getting numerous phone calls from individuals interested in the Two Hundred Green development in Thiensville.

Director LaFond noted that the Developer's Agreement calls for four distinct designs and requires that similar homes and similar paint schemes cannot be next to each other.

Mr. Zabjek noted that Lakeside Development has been using engineered wood with a coating that has worked better than cement board.

Commissioner Chimenti inquired if the homes will be pre-constructed spec homes or if the Developer is selling a lot and the buyer gets to choose the elevation. Mr. Zabjek noted it will be a combination. The plan is to build the house and install the drywall. The interior work, including cabinetry and flooring, can be selected by the buyer. Jill Ridley from Lakeside Development shared that the experience with the Foxtown Homes is that buyers have included upgrades that are beyond what was initially anticipated.

Commissioner Hughes noted that some of the shades of green are similar and should not be allowed next to each other even though they are technically different colors. Mr. Zabjek noted that one of the advantages to the Village is that Lakeside Development is building all of the homes and will have control over details such as this. The colors of the homes will complement each other.

Director LaFond shared that the homes facing Riverview Drive will have bay windows and there will be trellis-type structures along Riverview Drive to buffer the development.

Director LaFond noted that Commissioners are considering a landscape plan for the common areas of the site – the area adjacent to Riverview Drive as well as the eastern and northern sides of the property. There will be a homeowner's association agreement that requires all landscaping to be done by one vendor so it will be cohesive and maintained. Mr. Zabjek added there is a maintenance easement between each home.

Planner Censky believes this will be a beautiful project for Thiensville and fully complies with the PDO.

Commissioner Hughes inquired about the timeline for groundbreaking. Mr. Zabjek shared that the plan is to take the ground-up concrete and use it for the road base and use the ground-up asphalt as the binder course for the road. The plan for home construction is to start from the north and work to the south.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve Architectural and Landscape Plan Approvals, Two Hundred Green, Lakeside Development Co., 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

Director LaFond noted there were no staff-approved projects in the prior month. There are four code-enforcement activities that were shared. Commissioner Kucharski and Director LaFond discussed Village Board consideration of a proposed ordinance that will limit parking at a home to one commercial vehicle no longer than 21 feet and 10,000 pounds gross vehicle weight. This received initial consideration at the Village Board meeting and will receive final action at November's Board meeting. Director LaFond also encouraged Commissioners to look at the Thrive in Thiensville materials related to the Tax Incremental District now on the Village website.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the Meeting at 7:33 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,

Submitted by,



Gary Achterberg
Administrative Assistant

Amy L. Langlois
Village Clerk/Deputy Treasurer

ALIVE AND WELL NATURALLY SIGN

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: November 9, 2021

General Information

Applicant:	Tyler Schutte and Teresa Lopez
Status of Applicant:	Tenant
Location:	140 S. Main Street
Requested Action:	Direction Wall Sign
Existing Zoning:	B-1 Central Business District

Report:

The applicants are requesting approval of their sign plan for two separate tenants in the former Dr. Lewis's buildings located at 140 S. Main Street. On the principal front building, the applicant will be using the existing approved projecting sign over the entrance to the building and the wall sign on the north side and installing their new business identification copy. Since communities cannot regulate content on signs, as it is protected by the first amendment/free speech, those two signs are grandfathered.

The sign that is before you for consideration with this request, is the directional wall sign on the rear building. This sign is proposed to be located on the west façade of the rear building toward the north end where it will be visibly from Main Street. This sign measures 6 square feet in size. According to **Section 16.17a.** of the Sign Code, **One Wall per commercial building is permitted and shall be placed against and not extending more than 12 inches from the building's surface. The total area of the sign shall not exceed 50 feet in area for every one linear foot of building front width.** Since this building is located in the Historic District, sign illumination shall be external only.

Staff Comments:

While the applicant did not submit information on the width of the back building to establish the maximum size allowed, staff has estimated that the 6 square foot sign is within the permitted limits and, therefore, approval is recommended.

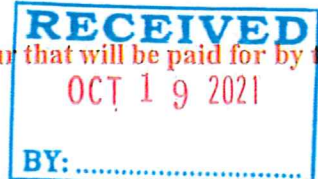


Village of Thiensville

SIGN REVIEW APPLICATION - \$150.00 FEE

Please Allow Two (2) Weeks for Sign Review

The applicant is responsible to pay planner charges after a first half hour that will be paid for by the village.



THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission to Jon Censky via email, 6954jpc@sbcglobal.net or by regular mail.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. **ELEVEN (11) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville, WI one week prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name Tyler Schuette and Teresa Lopez
Premises Address 140 S Main St. Thiensville & 140 B.
Business Name Milwaukee Personal Training Business Phone 414-343-9993
Property Owner Bob Ollman Address 140 S Main St
Property Owner Phone 414 406 7180 E-mail robertjollman@gmail.com
Contractor Signs & Letters Address Cary Schoessow 10016 W Freistadt E-mail lettersandsignsll@gmail.com
Contractor Phone 262-24-2-7713 Contractor Fax _____
Estimated Project Cost: \$ 2,000.00

Sign(s) requested: (check all that apply) ☒ Wall ☐ Monument ☒ Projecting

☐ Marquee, Awning or Canopy ☐ Sandwich Board ☐ On-site Directional Signs

Colored plans must include a scaled sketch of the proposed sign labeling dimensions and area, lettering (including height), colors, types of materials, method of illumination, height and dimensions of the pole or mounting bracket, and date of preparation. A summary of all existing signs that will remain on the site (including dimensions) is also required. Color and material samples must be provided for sign review.

Wall sign, Marquee, Canopy or Awning sign proposals must specify building elevation or a photograph of the façade on which will be located, including a dimensioned shape showing where the sign will be placed and what size it will be.

Ground Mounted Signs and On-site Directional sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

Projecting sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular to the building.

Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review. After approval from the Village Plan Commission, a sign permit is required from the Village Inspection Department.

Signature of Applicant Jesse M Cooper / Tyla Schmitt Date 10/19/21
 Signature of Owner [Signature] Date 10/19/21

VILLAGE OF THIENSVILLE SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy. and directional signs	<u>\$150.00*</u>	\$100.00*	61802 10/20/21
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

*Plus any additional costs of the planning consultant's review at the rate of \$50/hr.

If needed, additional review time for planning, engineering and legal services will be billed back to the applicant and no permits or approvals will be given until all invoices are paid.

Revised 8/23/19





MPT top sign - 42" wide x 36" high
MaxMetal = \$328 ea. (2) \$593

Ozone Steam Sauna

MediCupping

MicroCurrent Frequency

SkinCare-Waxing-Lashes

PRF-Far-Infrared Therapy

O3 Ozone Lymphatic Decompression

Male Dry Salt Therapy

BodyWork

Enzymes-Herbs-Oils

Kangen Water

Ozone Insufflations

Alive & Well

NATURALLY

262-297-7070

By Appointment

AliveAndWellNaturally.com

1.27'x2.00' smooth wood plywood sealed edges - premium vinyl - \$584

Oil

1.27'x2.00' Maibuchi - premium vinyl - \$552

MPT

MILWAUKEE

PERSONAL TRAINING

(414)343-9993

ENTRANCE

RECEIPT

AREA

NATURALLY

Maibuchi sign - 42" x 12" - premium vinyl - one (1)st camera (2)nd - \$162

Alive & Well

NATURALLY

By Appointment

Window door lettering

1.7' x 1.4' - Installation

premium vinyl - \$120

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<https://mail.google.com/mail/u/0/#inbox?projector=1>

1/2



Village of Thiensville

Plan Commission Application

Property Address: 105 S Main Street, Thiensville WI 53092

120500723002

Tax Key #

Property Owner

105 S Main Street LLC

Name

Jesse Daily

Address

107 Buntrock Ave

Phone

414-241-1013 Jesse@core-usa.com

Email address

B-1

Current Zoning

Applicant ☒ Same as owner

Name

Address

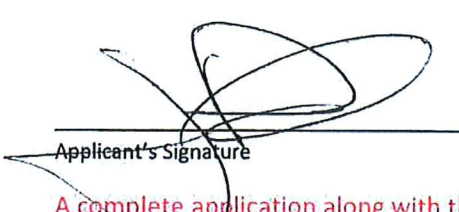
Phone

Email address

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

cheel plan updates


Applicant's Signature

11/5/21
Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Thiensville Plan Commission Application Revised 8.25.20

Page 1 of 3

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.

- ☒ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- ☐ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☐ Grading plan showing existing and finished grades.
- ☐ Professionally prepared landscape plan.
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☒ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☒ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District? ☒ Yes ☐ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required

**All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.*

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VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 10/20/2021 Planner Staff Report Completed on 11/5/2021

Plan Commission Meeting Date 11/9/2021

☒ Historic Preservation Approval (if needed) on 11/9/2021

ADDITIONAL REMARKS/CONDITIONS:

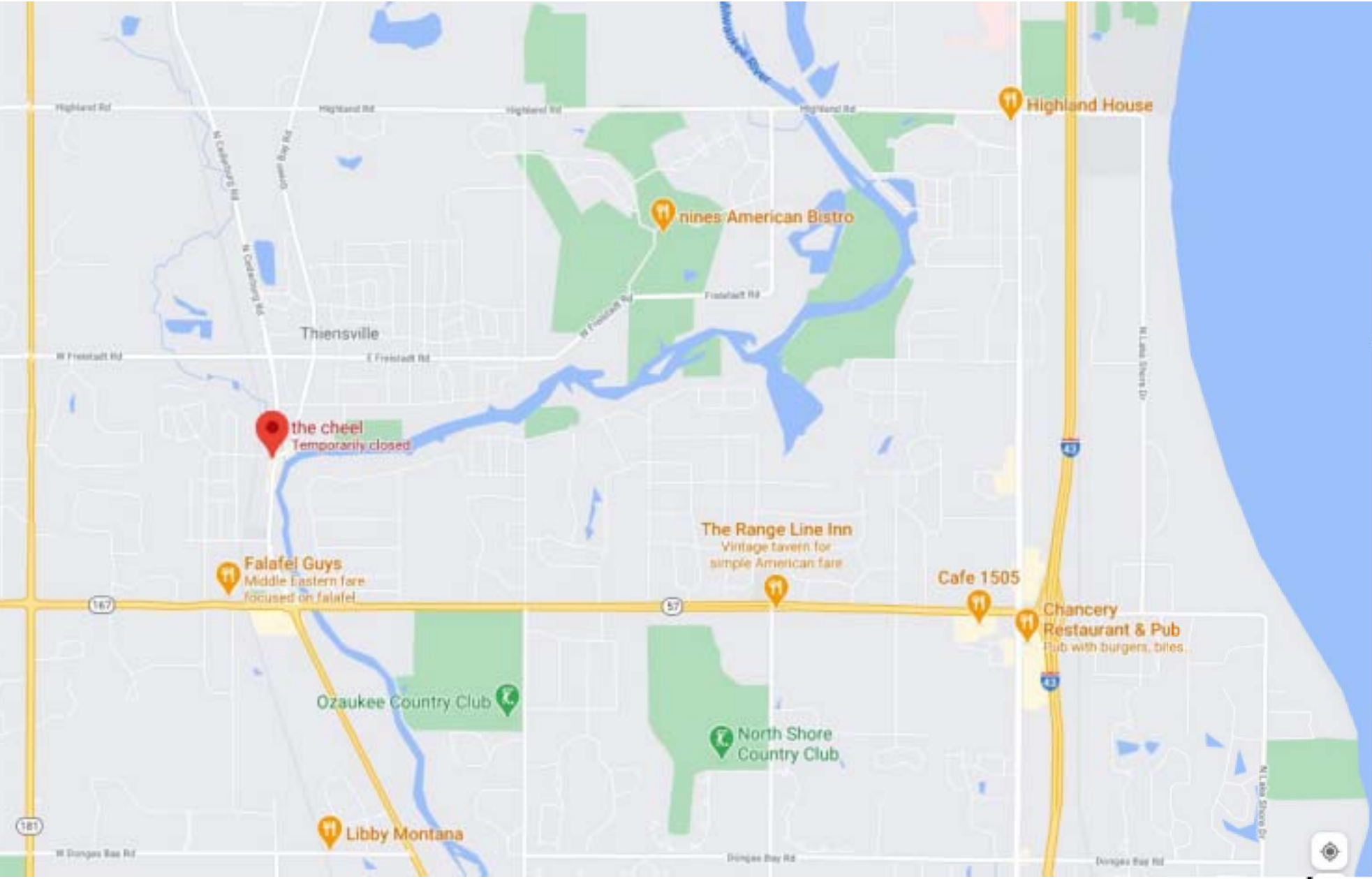
Village Staff

Title

Date

CHEEL / PHOENIX ROOM

105 S MAIN STREET, THIENSVILLE, WI 53092



SHEET INDEX

A-1 TITLE SHEET
PROPERTY SURVEY

A-2 SITE PLAN / UTILITIES
LANDSCAPE PLAN

~~A-3 SITE LIGHTING PLAN~~

A-4 MAIN STREET ELEVATION
BUILDING RENDERINGS

A-5 SOUTH / NORTH ELEVATIONS

A-6 WEST ELEVATION
SAMPLE EXTERIOR DETAILS

A-7 FOUNDATION PLAN

A-8 FIRST FLOOR PLAN

A-9 SECOND FLOOR PLAN

A-10 ROOF PLAN
~~BUILDING CROSS SECTION~~

~~A-11 FURNITURE PLANS
SAMPLE INTERIOR DETAILS~~

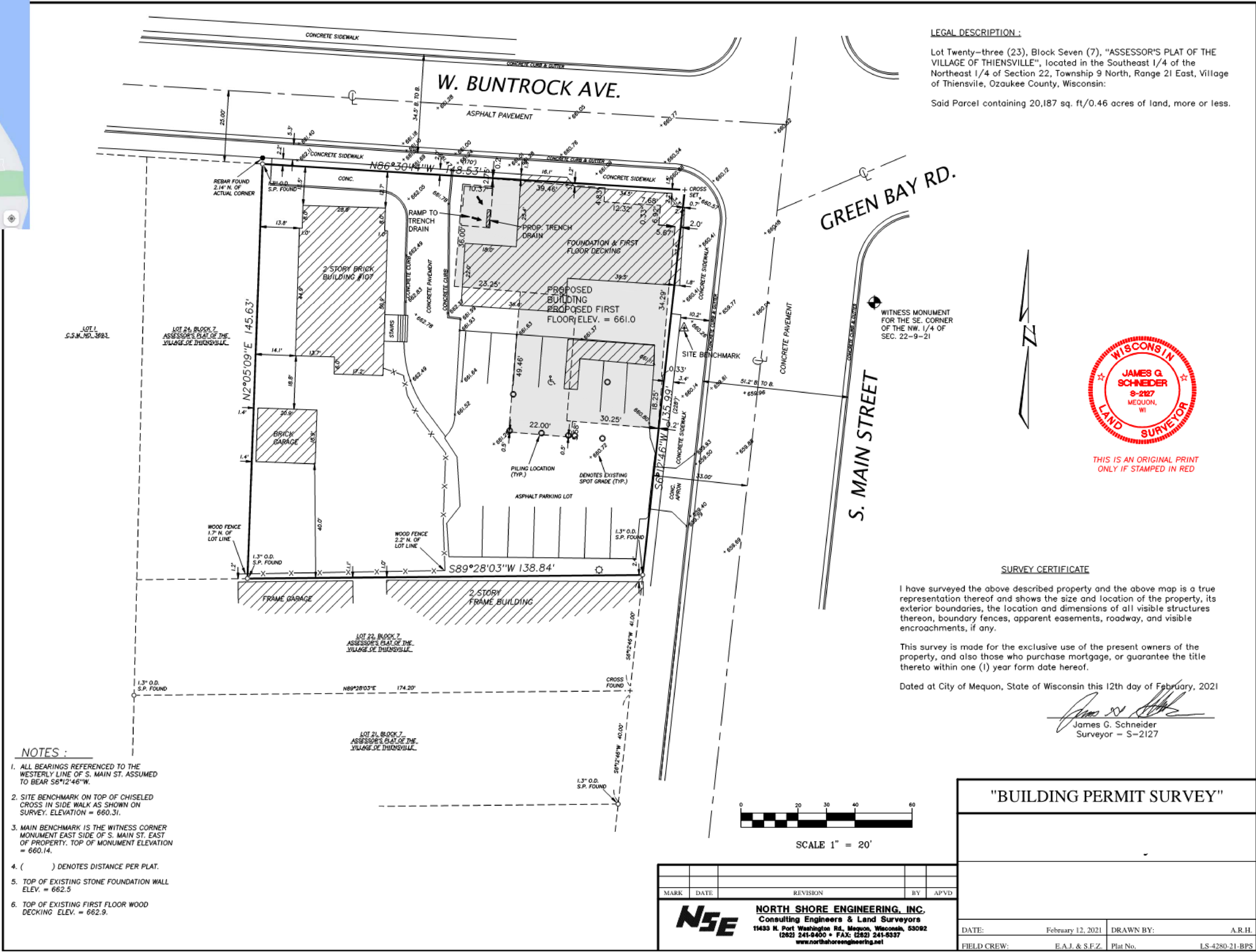
PLAN CALCULATIONS (NOW)

	BSMT	1ST	2ND
KITCHEN	1,915	1,155	560
BAR / DINING	1,265	1,805	1,535
PATIO / DECK	-	940	985
ACCESSORY	400	355	675
TOTAL SF	3,580	4,255	2,770

EXCLUDES ROOF DECK

PLAN CALCULATIONS (BEFORE)

	BSMT	1ST	2ND
KITCHEN	1,430	1,318	633
BAR / DINING	-	1,600	1,764
PATIO / DECK	-	1,410	828
ACCESSORY	2,505	1,350	1,350
TOTAL SF	3,935	5,685	4,575



PROJECT INFORMATION

THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
10/19/2021

SCALE:
1" = 20'-0"

SHEET:
A-1



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

DATE:

SCALE:

SHEET:

A-1



1
A2 PROPOSED SITE - UTILITY PLAN
SCALE: 1" = 10'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

PROJECT DESCRIPTION:

THE CHEEL / PHOENIX CLUB

BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:

BROOKWATER GROUP

1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

10/19/2021

$$1'' = 10'-0''$$

SHEET:

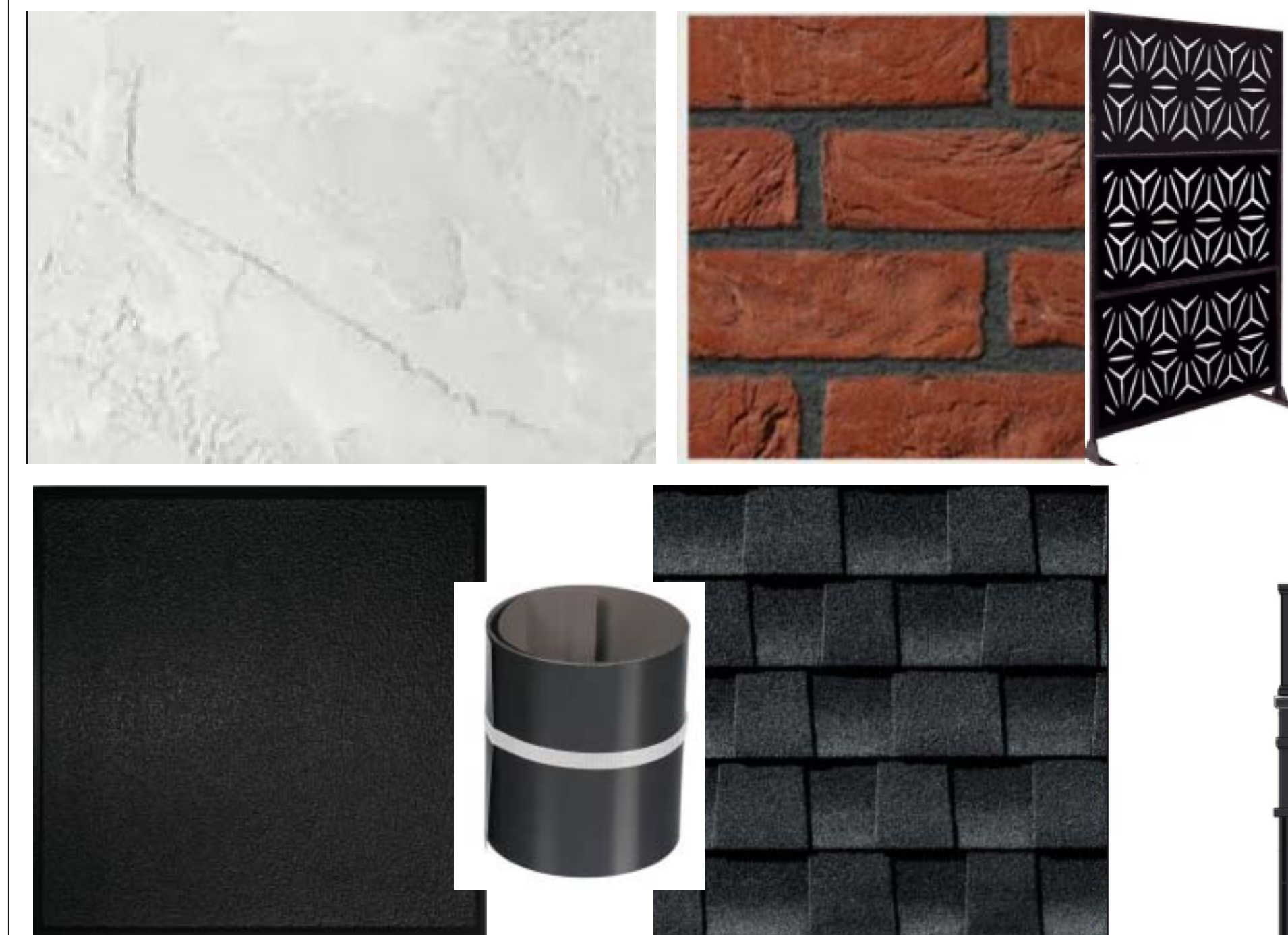
A-2



2 NE RENDERING
A4 SCALE: NONE



3 SE RENDERING
A4 SCALE: NONE



4 EXTERIOR MATERIALS
A4 STUCCO - CEMENT HARD COAT STUCCO / WHITE / FREEFORM

ACCENTS - BLACK TRIM COIL ALF10K AND POWDER COATED METAL TO MATCH

MASONRY - MODULAR BRICK / BRICKCRAFT ASHBURY

MORTAR - SPEC MIX SM800 BLACK

SHINGLE ROOFING - GAF TIMBERLINE HD CHARCOAL LIFETIME



1 EAST ELEVATION
A4 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**MAIN STREET
ELEVATION**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

10/19/2021

SCALE:

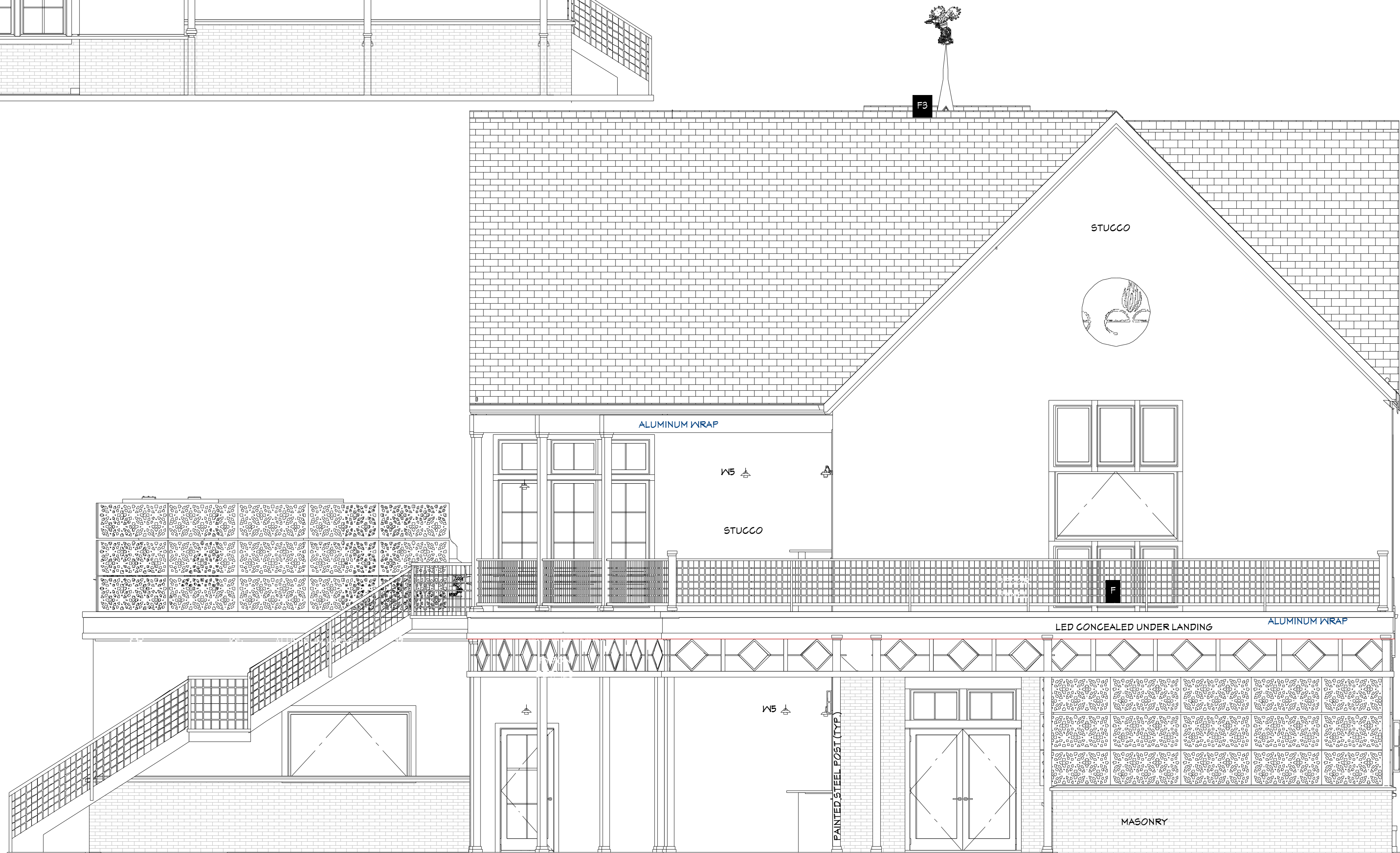
1/4" = 1'-0"

SHEET:

A-4



1 NORTH ELEVATION
A5 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A5 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**EAST AND SOUTH
ELEVATIONS**

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

10/19/2021

SCALE:

1/4" = 1'-0"

SHEET:

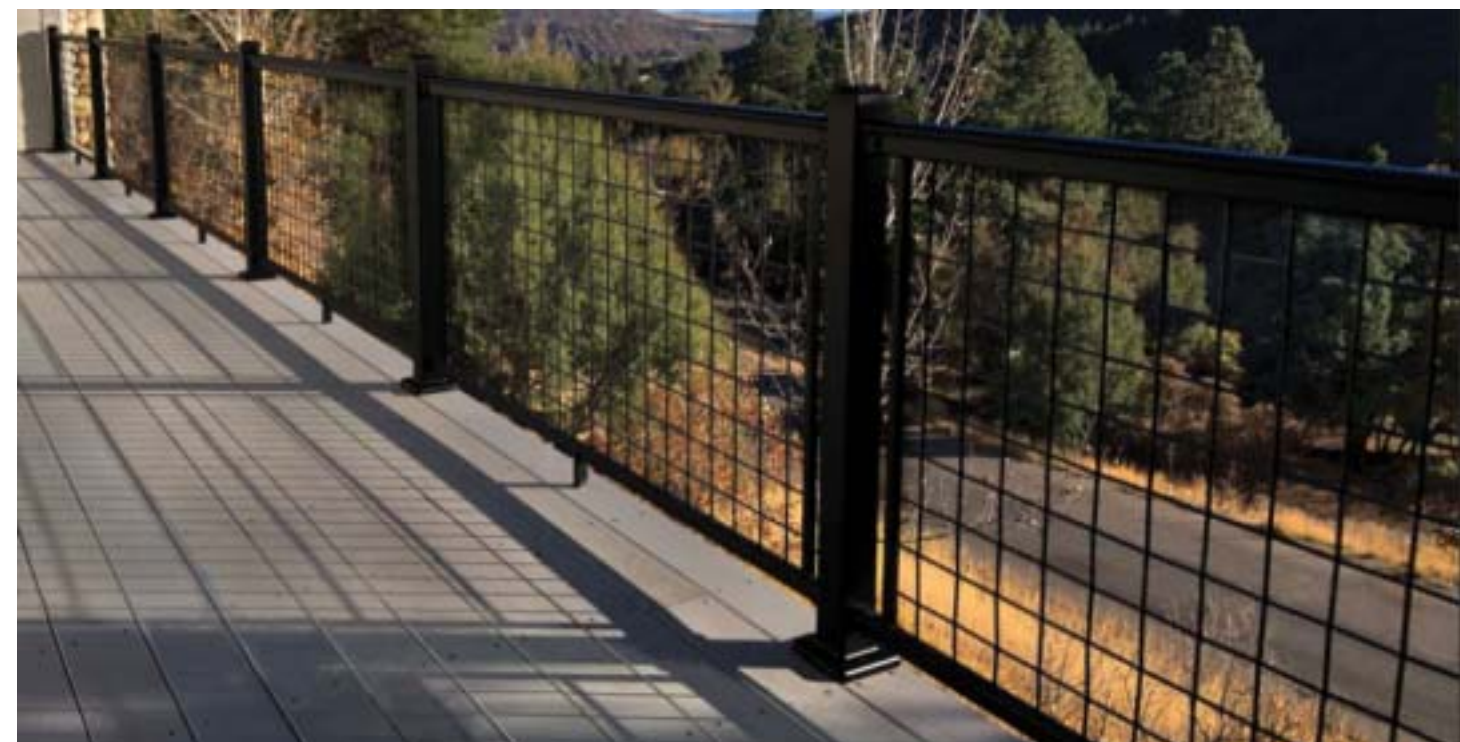
A-5



1 WEST ELEVATION
A6 SCALE: 1/4" = 1'-0"



3 ALUM WRAPPED BEAM DETAIL
A6 SCALE: NONE



4 RAILING DETAIL
A6 SCALE: NONE



5 WINDOW BAY DETAIL
A6 SCALE: NONE



6 OVERHEAD DOOR DETAIL
A6 SCALE: NONE

2 MAIN ENTRY DOORS
A6 SCALE: NONE

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
**WEST ELEVATION
EXTERIOR DETAILS**

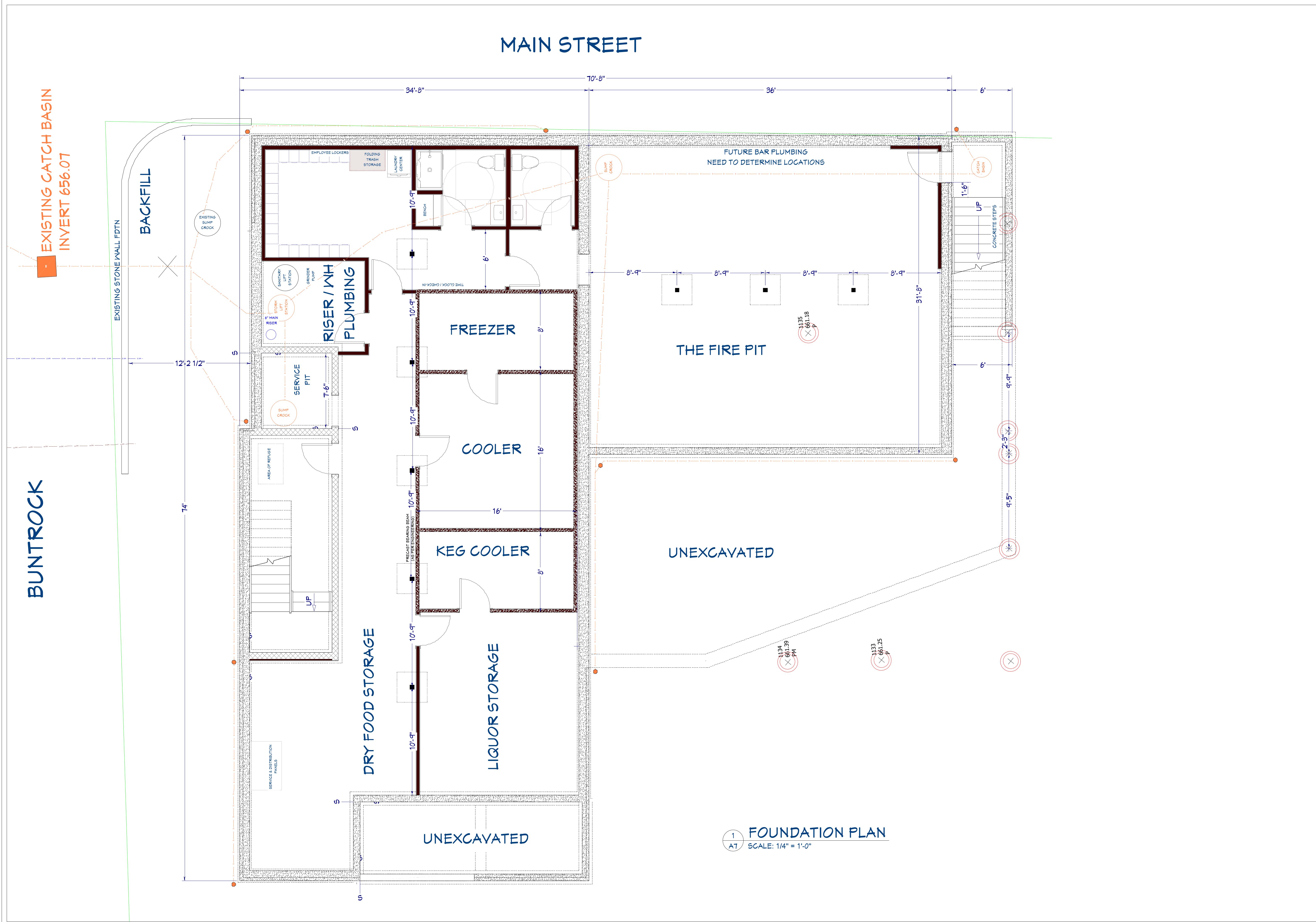
PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
10/19/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-6



NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
FOUNDATION PLAN

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

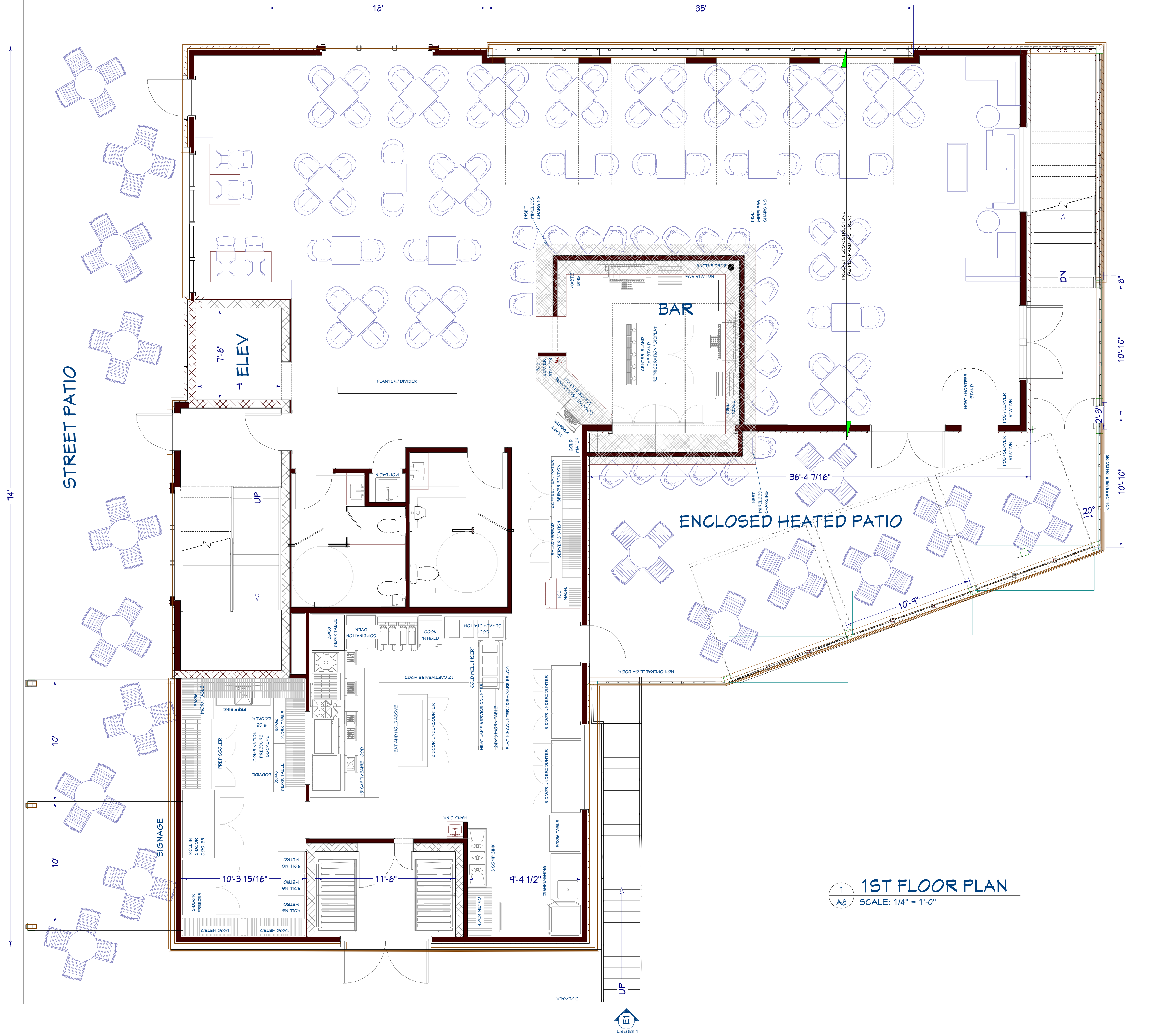
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
10/19/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-7

BUNTROCK



1
A8 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:

PROJECT DESCRIPTION:

THE CHEEL / PHOENIX CLUB

BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:

BROOKWATER GROUP

1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:

10/19/2021

SCALE:

$$1/4" = 1'-0"$$

SHEET:

A-8

MAIN STREET



1 2ND FLOOR PLAN
A9 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
THE PHOENIX CLUB
FLOOR PLAN

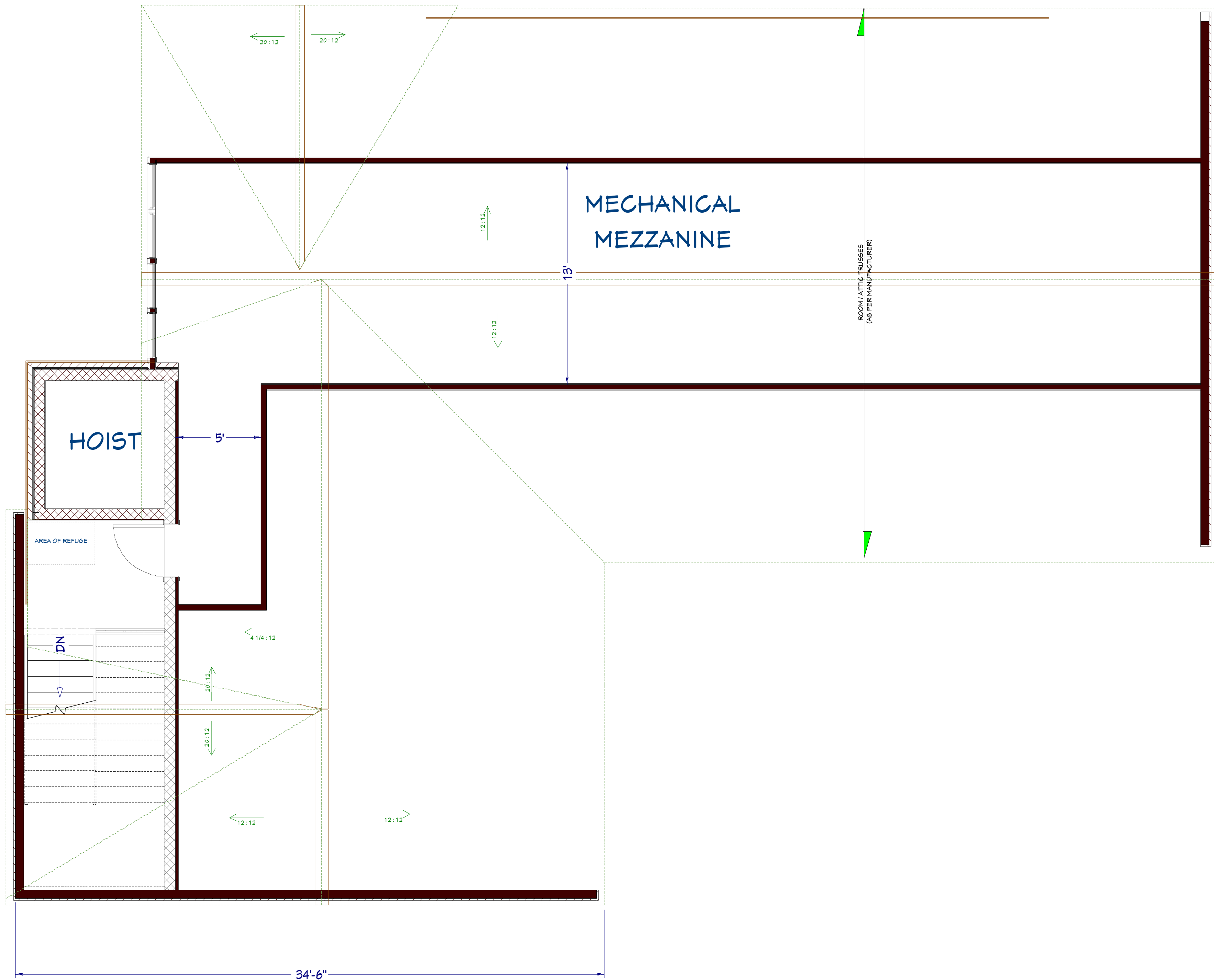
PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

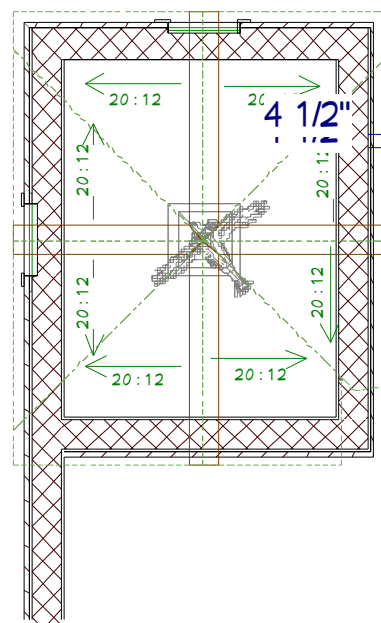
DATE:
10/19/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-9



1 ROOF PLAN
A10 SCALE: 1/4" = 1'-0"



2 TOWER ROOF PLAN
A10 SCALE: 1/4" = 1'-0"

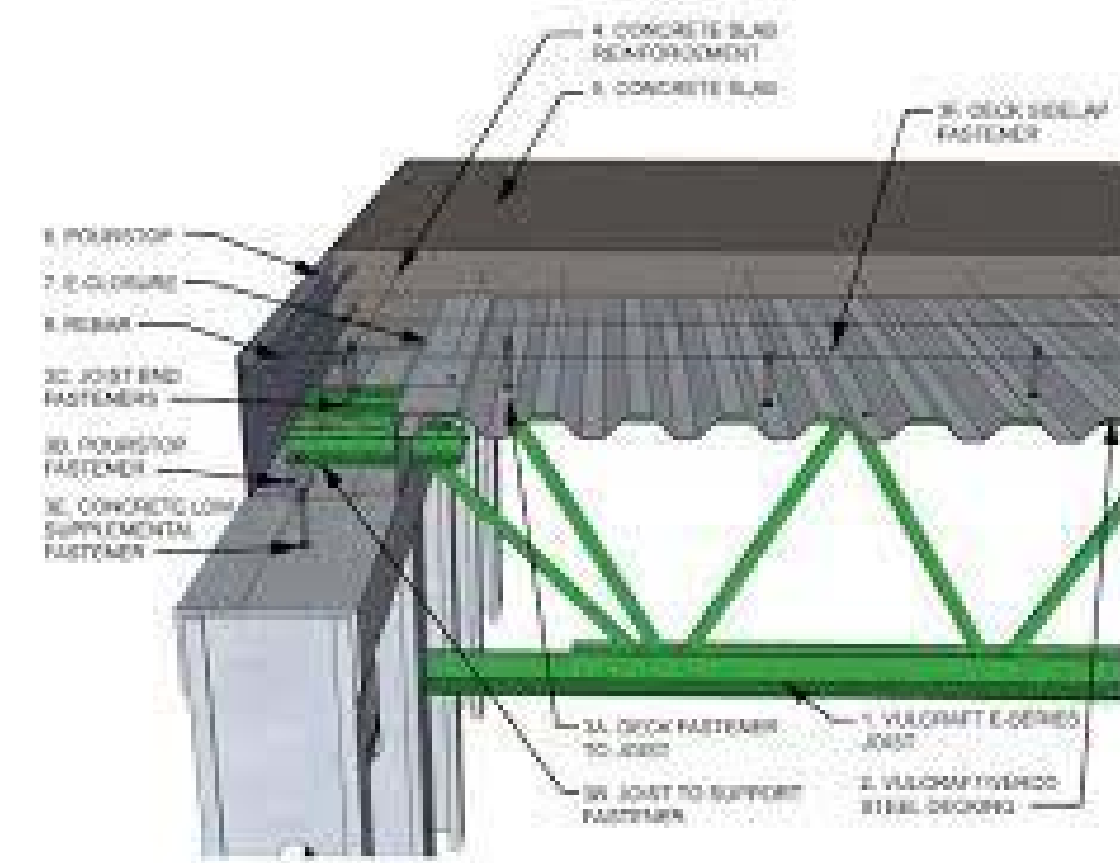


Figure 3-1. Ecospan® System Components and LDM Components

4 ECOSPAN DETAIL
A10 SCALE: NONE

3 BUILDING SECTION
A10 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE
1	BID PLANS	AMB	01/26/20

SHEET TITLE:
ROOF PLAN
BLDG CROSS SECTION

PROJECT DESCRIPTION:
THE CHEEL / PHOENIX CLUB
BARKHA & JESSE DAILY
105 BUNTROCK AVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
414-333-2310 www.thebrookwatergroup.com

DATE:
10/19/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-10

UPDATE TO CHEEL RESTAURANT PLANS

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Date: November 9, 2021

General Information

Applicant:	Jesse Daily, cheel llc
Status of Applicant:	Owner
Requested Action:	Updated Restaurant Plans
Zoning	B-1 Central Business District
Proposed Zoning:	No Change
Location:	105 S Main Street
Land Use Plan Designation:	Business
Existing Land Use:	Beer Garden, Professional Offices, Restaurant

Updated Cheel Plans:

Commissioners are reminded that earlier this year you approved the site and architectural plans for the cheel restaurant. Since that approval, the applicant has been working with the architect to refine the details to those plans which has resulted in certain changes that you should be made aware of for approval. The following is a summary of the changes:

- The building footprint and size has been reduced and is now 3,600 square feet smaller.
- The building setback from the Buntrock Road right-of-way has been increased from 0 to 12 feet which will improve safety and visibility at that intersection and provide the Village the ability to improve the design of the intersection in the future if needed.
- The size of the patio has been reduced by 300 square feet.
- The width of the exit drive has increased.
- As a result of the reduced building size, the code requires 14 fewer parking stalls.

While the general building design and use of materials remain unchanged, there is a slight modification to the north elevation with one less gable roof and the tower is shifted further to the west than previously approved.

Staff Comments:

Staff support this plan update as it reduces the impact at this location, requires less parking, and improves the intersection vision corner providing for a safer environment. Accordingly, staff recommends approval.

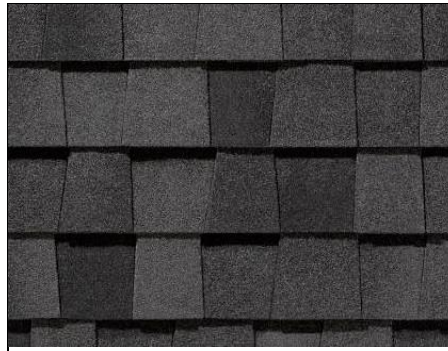
The following conditions were part of the original approval:

- The proposed structure shall include adequate drainage facilities for surface and storm waters as to prevent icing on public sidewalks.
- Building Inspector and Fire Marshal approval of all building plans.
- The applicant shall report any changes to private off-site parking lease agreements to Village Staff.
- The applicant will monitor parking needs and if problems surface, will need to report to staff on how they will address them.
- Engineering review and approval of the stormwater management, drainage and erosion control plans.



Exterior Color Selections

Customer: Jeff Weil and Samantha Schroeder
Location: 118 North Orchard Street, WI (Lot #9)



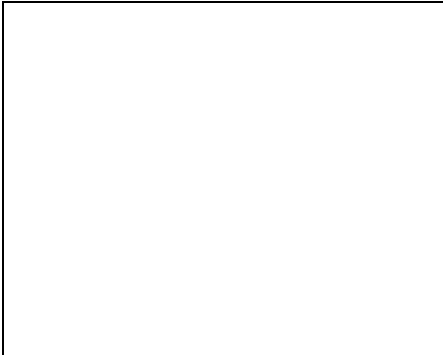
Roofing:

- **Mfr:** Certaineed Landmark
- **Color:** Moire Black



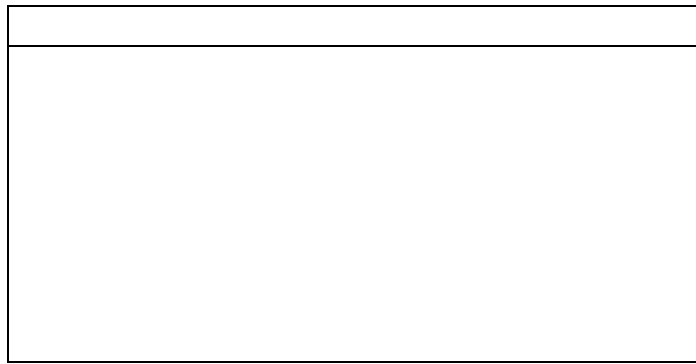
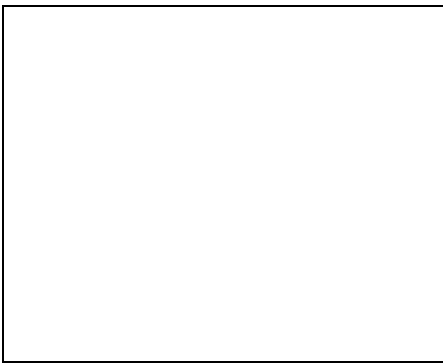
Stone:

- **Mfr:** Buechel Stone Thin Veneer
- **Color:** Fond Du Lac Heritage Blend



Siding and Shake:

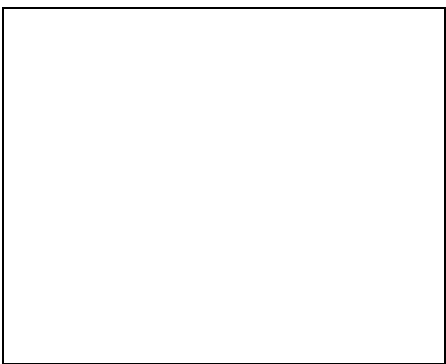
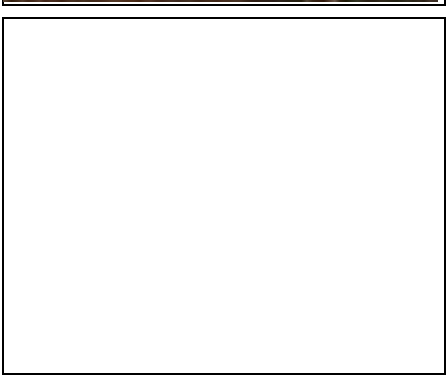
- **Mfr:** Alside
- **Color:** Alside Glacier White





Exterior Color Selections

Customer: Jeff Weil and Samantha Schroeder
Location: 118 North Orchard Street, WI (Lot #9)

	Front Door: ▪ Mfr: Western ▪ Color: SW5258 Tri Corn Black
	Exterior Windows: ▪ Mfr: Lindsay ▪ Color: White
	Garage Door(s): ▪ Mfr: Amarr Lincoln 2000 ▪ Color: Walnut
	Other exterior: ▪ Door trim, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ Color: Alside Glacier White

HILLCREST BUILDERS

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: November 9, 2021

General Information

Applicant:

Hillcrest Builders

Status of Applicant:

Design/Build Firm

Location:

Lots 9, 118 N Orchard St.

Requested Action:

Approval of House Plans

Existing Zoning:

R-2 Single Family Residential

Report:

The Architectural plans for homes on lots 4, 5, 8, 10 and 11 of the Orchard Street development have all been approved at previous meetings and at this meeting the applicant is requesting approval of the plans for lot 9. These plans are consistent in design as those previously approved. The front elevation, like some of the other homes, will have the garage on the left side and pedestrian entrance with a covered porch on the right. While the noticeable difference in the homes in this project will be in color selection, the applicant has not submitted his color scheme for this home yet and, therefore, will need to provide that at Tuesday's meeting

This home will have 2,331 square feet of livable space with a 303 square foot garage. The home design and interior space layout is included in you packet.

Staff Comments:

My review indicates that the plans are code compliant and, therefore, staff recommends approval subject to:

- Director of Community Services/Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant discussing the color scheme at Tuesday's meeting.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application

Property Address: 118 North Orchard Street, Thiensville WI 53092

Tax Key #

Property Owner

Jeffery Weil and Samantha Schroeder
Name

4328 White Oak Lane Sheboygan, WI 53083
Address

(920) 980-6900
Phone

samantha.schroeder@nm.com
Email address

R-2 Single Family

Current Zoning

Applicant ☐ Same as owner

Hillcrest Builders
Name

124 South Swift Street Glenbeulah, WI 53023
Address

(920) 526-3028
Phone

jader@hillcrestbuilders.com
Email address

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

New single family residence

 - Hillcrest Builders
Applicant's Signature

10-22-2021
Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- ☐ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☐ Grading plan showing existing and finished grades.
- ☐ Professionally prepared landscape plan.
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☐ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District? ☐ Yes ☒ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required

**All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.*

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 10/22/21 Planner Staff Report Completed on _____

Plan Commission Meeting Date 11/9/21

☒ Historic Preservation Approval (if needed) on 11/9

ADDITIONAL REMARKS/CONDITIONS:

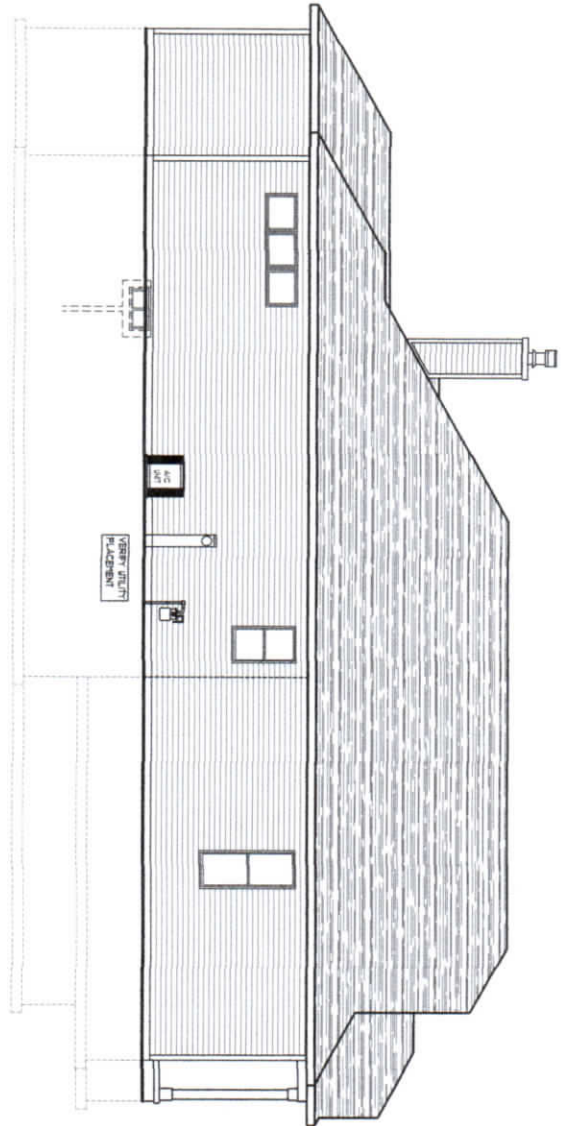
Village Staff

Title

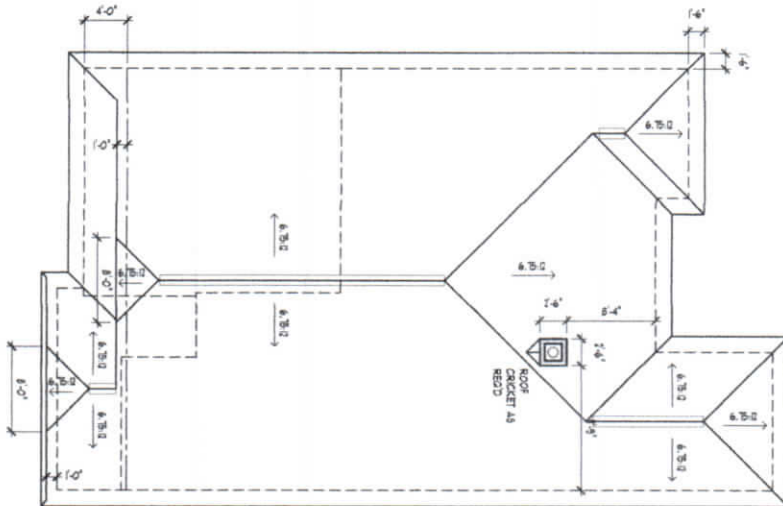
Date



Page 34 of 41



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



NOTES	LEGEND
• ARCHITECTURAL SYMBOLS BY FIELD • 1" GAB ROOF MEETING BY HCLING • METAL ICE AND WATER SHIELD WITHIN 2' OF EAVES AND AT ALL VALLEYS • METAL CONTINUOUS ROOF VENTING IN ALL APPLICABLE LOCATIONS • ALL DIMENSIONS ARE STD TO FTD • TOP VIEW OF ROOF BUSH FOR REFERENCE ONLY, REFER TO FULL DIMENSIONED TRUSS LAYOUTS • ALL WALL HEIGHTS TO BE VIEWED FROM FULL TRUSS LAYOUTS	CONTINUOUS ROOF VENT STATIC VENT

ROOF LAYOUT
1/8" = 1'-0"

APPROVED
BY: *[Signature]*
DATE: 10/18/21

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

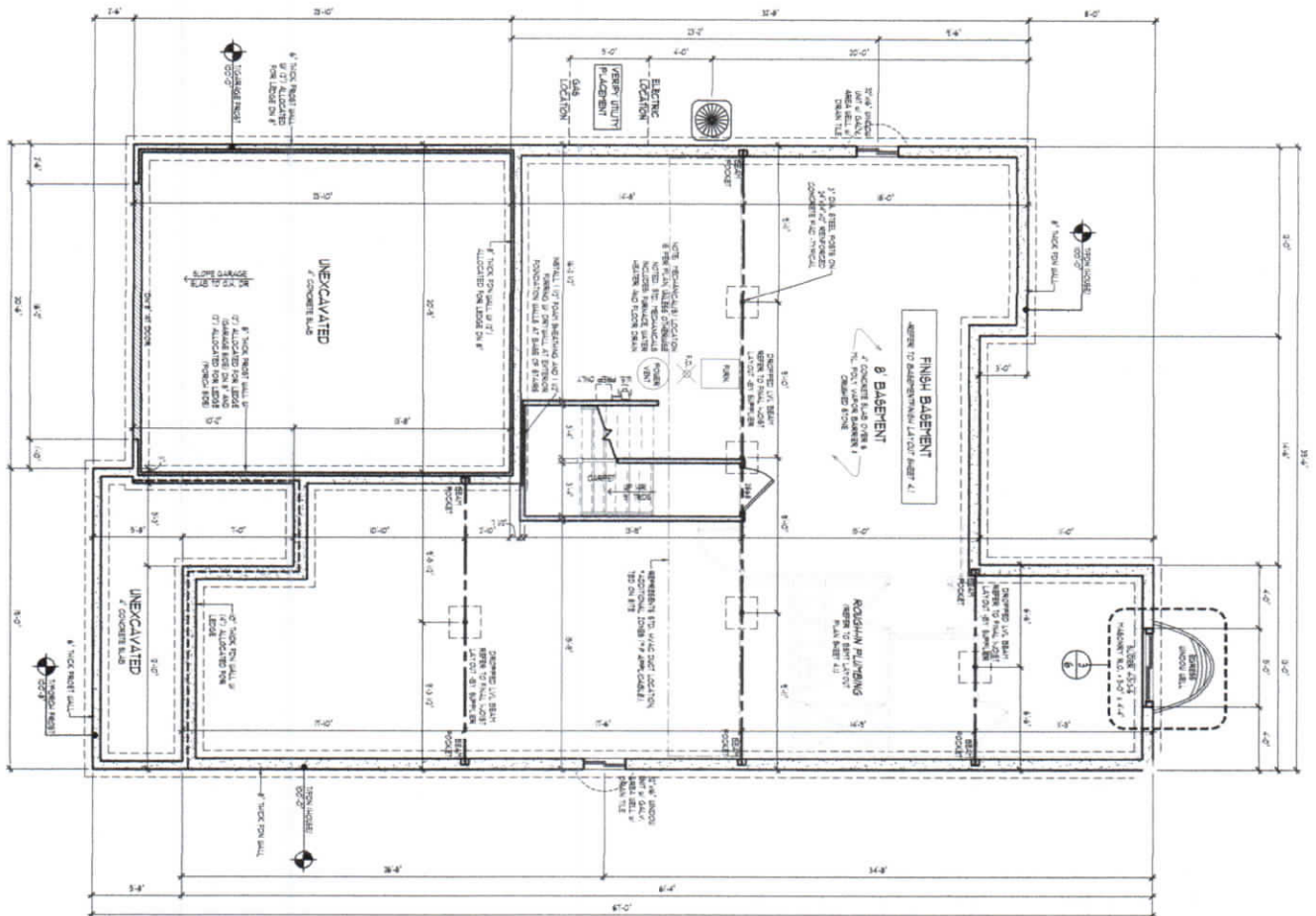
JOB NO.
L21-057

CUSTOMER:
WIEL-SCHROEDER RESIDENCE
JOB ADDRESS:
118 ORCHARD STREET
LOT 9, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST
builders
VISIT US AT www.hillcrestbuilders.com

REVISIONS:	DATE	BY
10-15-2021	TW	

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



BASEMENT PLAN

SCALE: 3/8" = 1'-0"



PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

HILLCREST BUILDERS
1115 ORCHARD STREET
LOT 9, ORCHARD STREET SUBDIVISION
VILLAGE OF THENSVILLE
COUNTY: OZAUKEE

CUSTOMER:
WIEL-SCHROEDER RESIDENCE

JOB ADDRESS:
1115 ORCHARD STREET
LOT 9, ORCHARD STREET SUBDIVISION
VILLAGE OF THENSVILLE
COUNTY: OZAUKEE

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SCALE: 3/16" = 1'-0"



APPROVED
BY: ESD DATE: 10/18/21

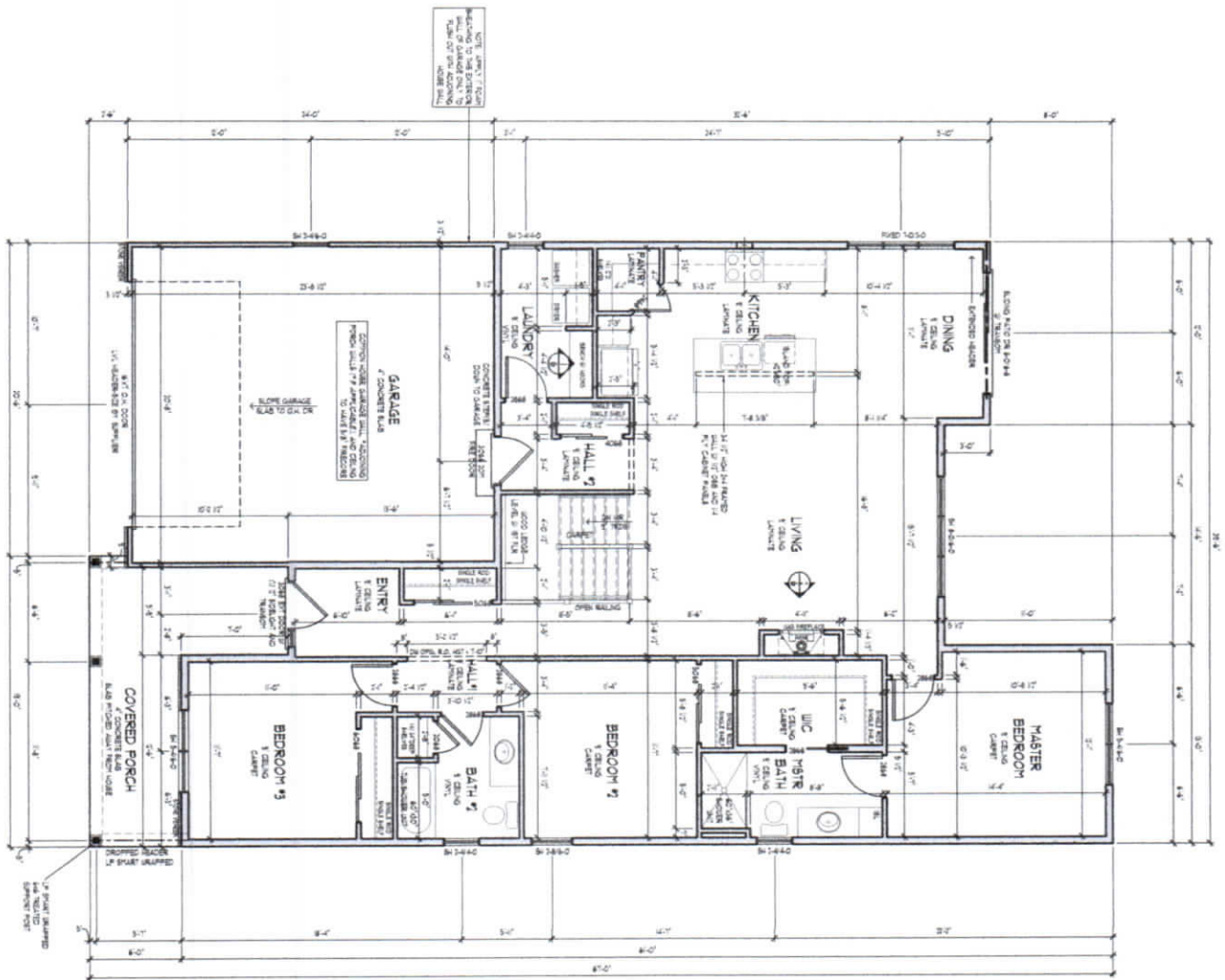
HELLO! I'M A
P.O. BOX 28
CLARKFIELD, MA 01102
Ph: (920) 526-5208
Fax: (920) 526-5601

WIEL-SCHROEDER RESIDENCE



REVISIONS:	
10-15-2021	TM

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FIRST FLOOR PLAN

SCALE 3/8" = 1'-0"

APPROVED
DATE: 10/18/21

PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

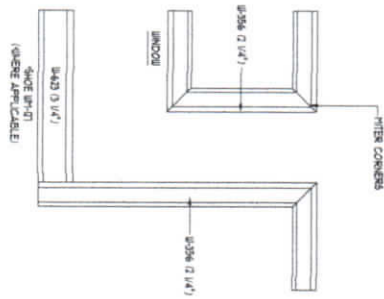
JOB NO. L21-057
SHEET 5 OF 7
MOD. VINTAGE 1A

CUSTOMER: WIEL-SCHROEDER RESIDENCE
JOB ADDRESS: 118 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

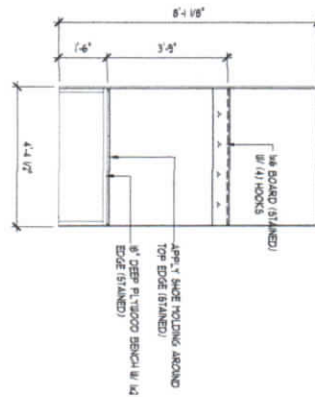
HILLCREST builders
VISIT US AT www.hillcrestbuilders.com

REVISIONS:	DATE	BY
10-15-2021	TM	

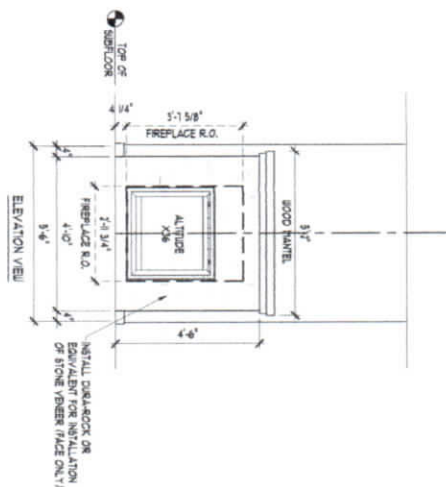
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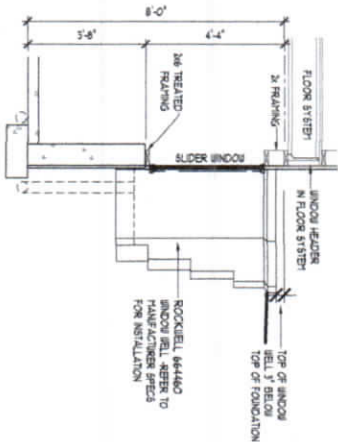
TRIM DETAIL
1/2" = 1'-0"
STD. TRIM PLANK



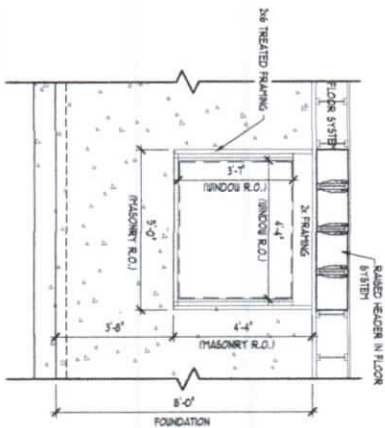
BUILT-IN BENCH DETAIL
3/8" = 1'-0"



2 GAS FIREPLACE DETAIL
3/8" = 1'-0"



3 8' EGRESS WINDOW WELL DETAIL
3/8" = 1'-0"
WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR



PRELIMINARY PLAN - NOT FOR CONSTRUCTION!!!

APPROVED
DATE: 10/18/21

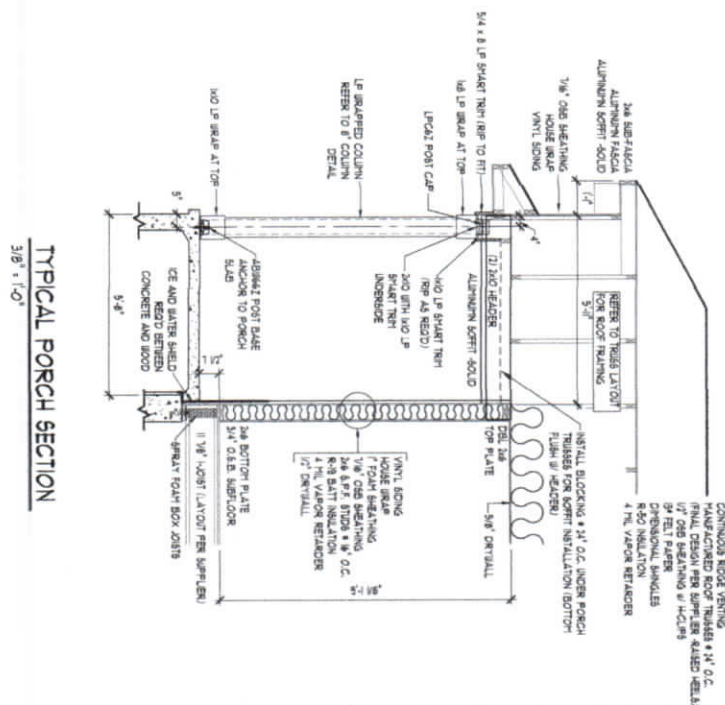
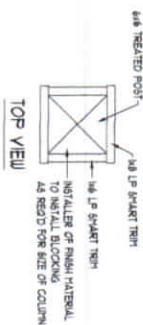
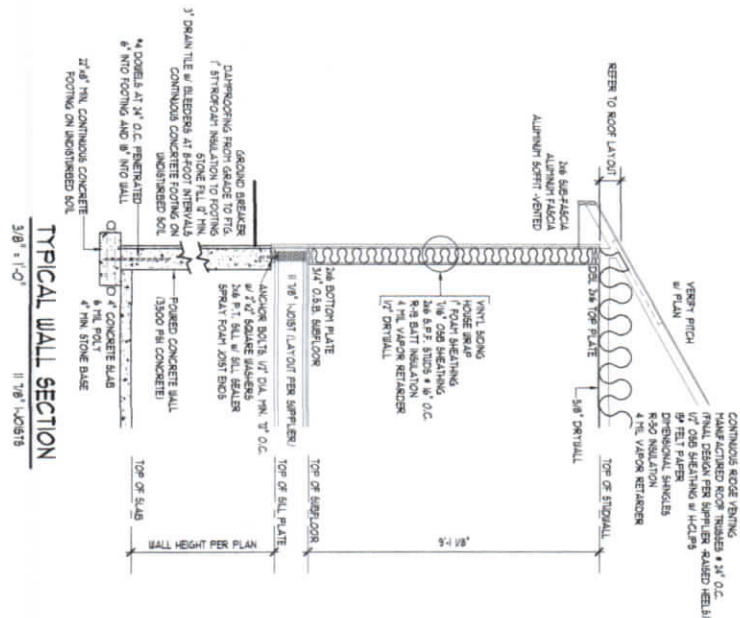
SHEET 6 OF 7
JOB NO. L21-057
MOD. VINTAGE 1A

CUSTOMER: WIEL-SCHROEDER RESIDENCE
JOB ADDRESS: 118 ORCHARD STREET
LOT 9, ORCHARD STREET SUBDIVISION
VILLAGE OF THENSVILLE
COUNTY: OZAUKEE

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REVISIONS:
10-15-2021 TM

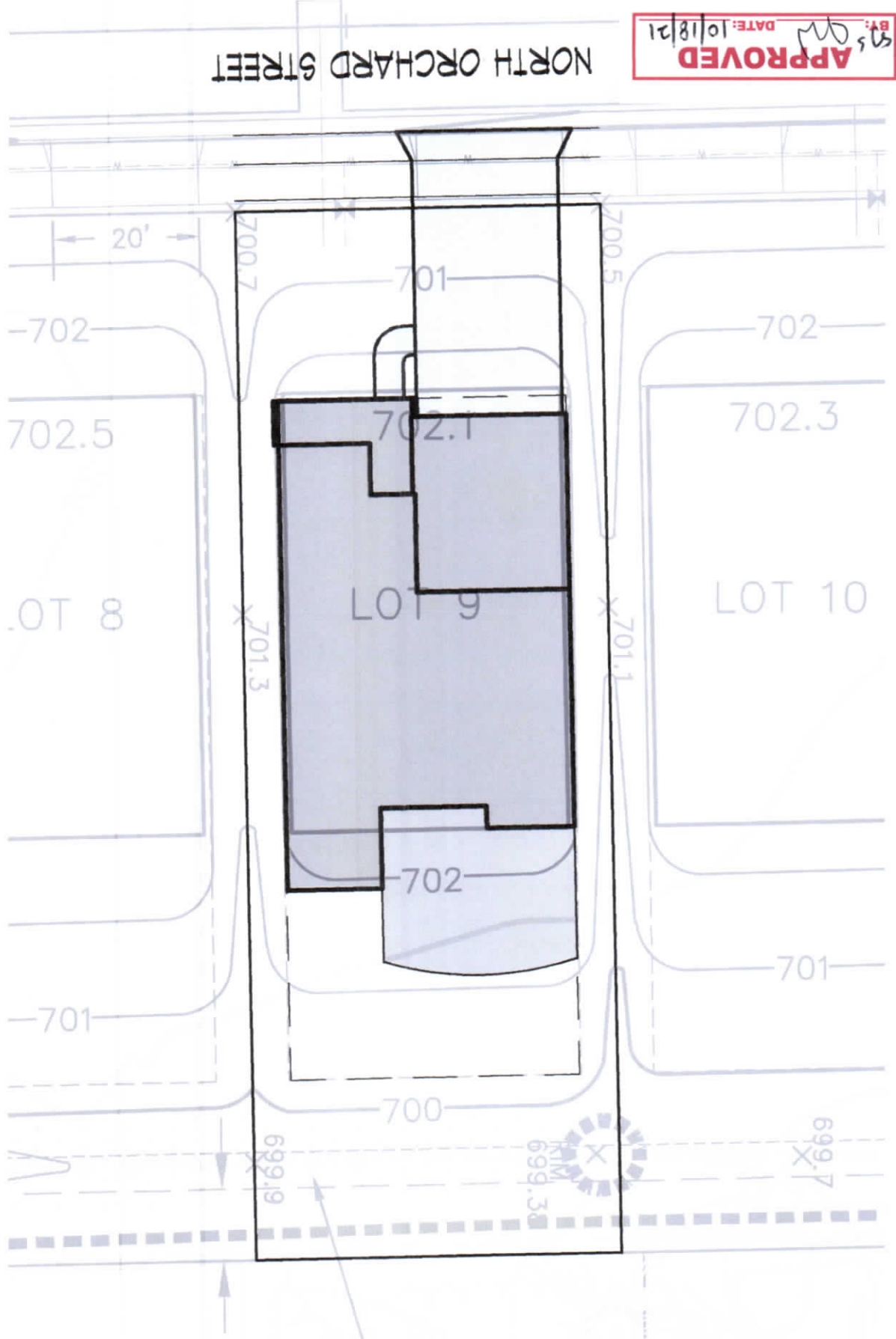
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APPROVED
BY: JS DATE: 10/18/21

JOB NO. L21-057	SHEET 7 OF 7	MODEL: MDO VINTAGE IA	HILLCREST BLDG#2056 P.O. BOX 718 OZAUKEE, WI 53590 TEL (920) 224-5600 FAX (920) 224-5600	CUSTOMER:	 HILLCREST builders VISIT US AT www.hillcreastbuilders.com	REVISIONS:					NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
				WIEL-SCHROEDER RESIDENCE							
JOB ADDRESS: 118 ORCHARD STREET LOT 9, ORCHARD STREET SUBDIVISION VILLAGE OF THIENVILLE COUNTY: OZAUKEE											

REVISIONS: DATE BY 10-15-2021 TM		WIEL-SCHROEDER L21-057 PROPOSED HOUSE PLACEMENT	HILLCREST builders VISIT US AT www.hillcrestbuilders.com HILLCREST BUILDERS P.O. BOX 28 GLENBUELL, WI 53025 PH: (920) 526-5028 FAX: (920) 526-5301
--	--	--	--



BY: *[Signature]*
 DATE: 10/18/21
APPROVED