

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, May 11, 2021

LOCATION: Village of Thiensville
Fire Department Training Room
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Commissioner Kucharski called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley (excused)	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni (excused)	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.

IV. BUSINESS

A. Approval of Minutes
1. April 13, 2021

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Dyer to approve the April 13, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

Commissioners took up Item C first.

**B. Review and action regarding 20' x 20' Temporary Tent, Kristina Eckert, glaze, llc,
149 Green Bay Road**

Kristina Eckert, 149 Green Bay Road, is requesting a 20' x 20' temporary tent. The same tent was used last year and noted people are more comfortable being outside. The tent is used for birthday parties and other activities as well as by customers who purchase ice cream.

Commissioner Kucharski noted that the tent is a great idea and suggested that use of the tent be permitted through the summer season. It is likely other businesses will make similar requests. The accommodation is for the customers as much as for the business. Village Planner Jon Censky added other communities are taking similar steps to help local businesses. Having people outside also shows that the community is active.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve 20' x 20' Temporary Tent, Kristina Eckert, glaze, llc, 149 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding 12' x 10' Storage Shed, Erin Shutic, 604 East Freistadt Road

Erin Shutic, 604 East Freistadt Road, presented a 12' x 10' pre-made shed that will match the house. It will be white with black shutters. Ms. Shutic shared that she had talked to neighbors to the north and the west; both have no concerns regarding the shed and its placement. The proposed shed completely complies with zoning requirements according to Planner Censky. Staff has no objections.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve 12' x 10' Storage Shed, Erin Shutic, 604 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Ordinance Amending the B-1 Central Business District Text to Allow Limited Residential Use on the Ground Floor Space of Buildings

Director LaFond noted that the Plan Commission discussed this Ordinance at a prior meeting and was tabled because Commissioner Chimenti had a question related to bathrooms in the commercial space. The building inspector reported that requirement would not be a zoning issue but would be addressed in Wisconsin Administrative Code, according to Director LaFond. Planner Censky added the zoning code regulates the use and rules from other entities also come into play. Commissioner Kucharski likes the fact that the resident cannot occupy the storefront portion of the ground floor; there still has to be business or office space.

Commissioner Chimenti still has concerns and understands that property owners can make more from residential rent but a small space in front is not likely to be leased for business purposes. There is no incentive to the landlord to convert the space back to business use and believes this is a loophole to change business zoning to residential. Commissioner Chimenti has talked to others in the community who also do not like the idea.

Planner Censky asked if the spaces were initially business or residential. Director LaFond shared that the majority were built as residences. Planner Censky shared that a similar Ordinance came before the Cedarburg Plan Commission who shared the same concerns. Cedarburg and Thiensville are similar with regard to the original downtown area i.e. single-family homes and duplexes mixed in with commercial properties. Cedarburg ultimately allowed the residential use if the property was originally constructed as a residence. While it might not always be the case, Director LaFond noted the spirit of this proposal is that the spaces would be owner-occupied. There are perhaps 10 or 12 properties to which this could apply.

Director LaFond asked if these could be handled through the conditional use process with a review when the property changes hands. Planner Censky stated that would be possible and would allow the Plan Commission to review requests on a case-by-case basis. Planner Censky inquired about restructuring the Ordinance to limit it to structures originally built as a residence.

Commissioner Kucharski noted he likes the proposed Ordinance, and there are not that many properties that this pertains to. Commissioner Chimenti added that the Commission is addressing the issue of empty storefronts and questioned what if the storefront is never filled? Planner Censky noted that the residents provide customers for other businesses, so there is a benefit.

Commissioners agreed to table the item for a month and consider revisions so the Ordinance would apply to properties that originally were residential. Commissioner Chimenti would like to research approaches other smaller communities have taken.

V. STAFF REPORT

Director LaFond reported that Planner Censky approved three fence applications at: 501 Alta Loma Drive, 302 East Freistadt Road and 322 Woodside Lane. All comply with Village Code.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gengler to adjourn the Meeting at 6:23 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer



Village of Thiensville

Small Projects Application



THIS FORM MUST BE COMPLETED FOR ALL PROJECTS THAT CAN BE APPROVED AT THE STAFF LEVEL.
THIS INCLUDES FENCES, DECKS, SWINGSETS, HOT TUBS, EGRESS WINDOWS AND PARKING PADS.

Property Address: 312 Sunny Lane, Thiensville WI 53092

Tax Key # _____

Current Zoning _____

Property Owner

William Treis
Name

312 Sunny Lane
Address

865 406 8144
Phone

billy treis@hotmail.com
Email address

Applicant ☒ Same as owner

William Treis
Name

312 Sunny Lane
Address

865 406 8144
Phone

billy treis@hotmail.com
Email address

Application checklist

- ☒ Submit drawings, photo example or rendering and/or other descriptions of project
- ☒ Submit Scaled drawing or survey with proposed location and setbacks
- ☒ Complete building permit application

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.

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.

L 10'x10' Shed 98" H, 11'x11' Limestone pad

3 feet of each property line, Tan in Color

Left Back corner of lot


Applicant's Signature

4-26-21
Date

The applicant is responsible to pay planner charges after a first half hour that will be paid by the village. Work cannot begin until staff approval and paid building permit approval. Staff reserve the right to forward application to the Plan Commission for approval if deemed necessary.

=====

VILLAGE STAFF REVIEW

- ☒ Application Complete. Items needed: 511012021
- ☒ Submitted to Village Planner on 5/14/2021 ☐ Approved by Planner on _____
- ☒ Historic Preservation Approval (if needed) on ma

ADDITIONAL REMARKS/CONDITIONS:

Village Staff Signature

Date

REGIONAL CONSULTING ENGINEERS, INC.

PROFESSIONAL ENGINEERS AND SURVEYORS

MILWAUKEE, WISCONSIN

4842 NO. 88TH ST.

PHONE 464-4638

1/4

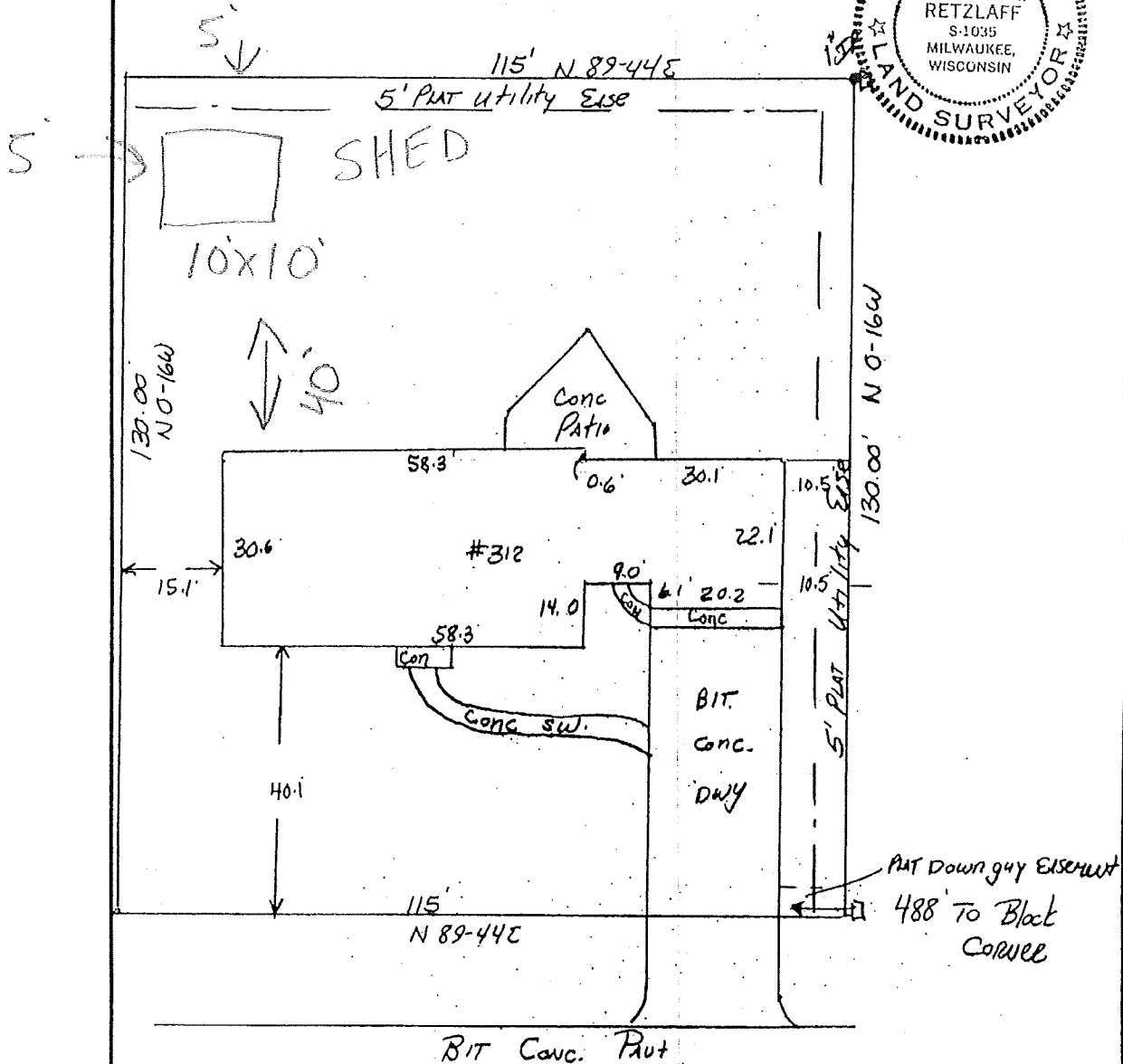
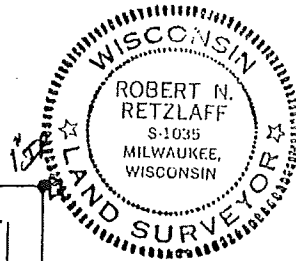
PLAT OF SURVEY

DESCRIPTION:

Lot 4 in Block 9 in Laurel Acres Addition Number 2, being a Subdivision of a part of Lot 9 in Block 1 of the Assessor's Plat of the Village of Theinsville, Ozaukee County, Wisconsin.

OWNERS: Jerome J and Judi Uhan - 312 Sunny Lane

REQUESTED BY: Republic Savings



STATE OF WISCONSIN } ss.
COUNTY OF MILWAUKEE }

I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF; AND AS TO THEM I CERTIFY THE ACCURACY OF SAID SURVEY AND MAP.

NOTE: AN AGREEMENT EXISTS BETWEEN REGIONAL CONSULTING ENGINEERS, INC. AND THE LENDING INSTITUTION TO OMIT THE RESETTING OF ANY MISSING LOT CORNER PIPES ON THIS SURVEY UNLESS SPECIFICALLY REQUESTED AT THE TIME OF SURVEY ORDER PLACEMENT.

DATED THIS 28th DAY OF May 19 85

Robert N. Retzlaff
SURVEYOR

JOB NO 85701

FREE IN-STORE PICKUP Over one million online items eligible >

You're shopping
Se Milwaukee ▼

● CLOSED until 8 am

Delivering to
53207 ▼

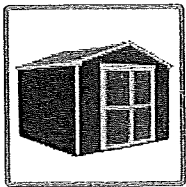
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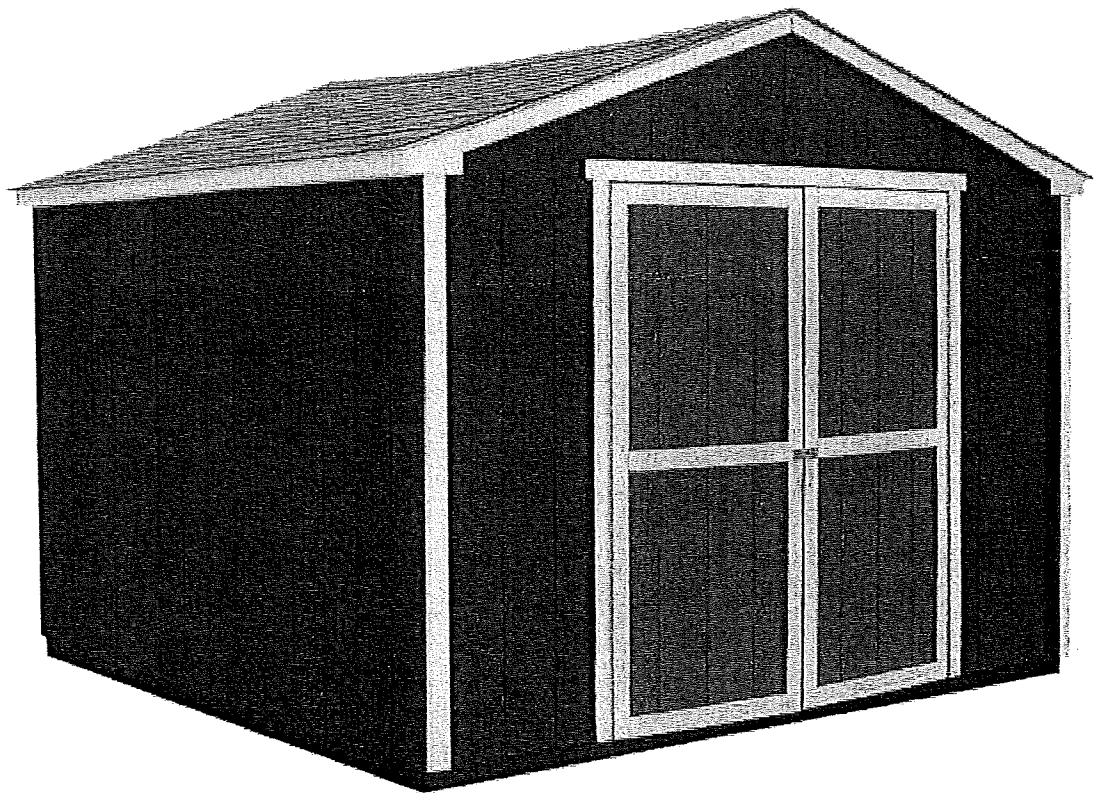
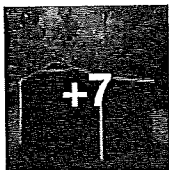
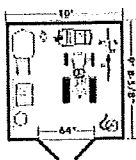
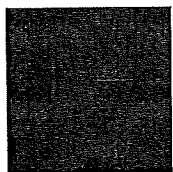
Cart | 0 items

Home / Storage & Organization / Sheds, Garages & Outdoor Storage / Outdoor Storage / Sheds / Wood St

Internet #205922152 Model #60422-5



TAN



Feedback

Hover Image to Zoom

Top Rated

1952

Installed Princeton 10 ft. x 10 ft. Wood Storage Shed with Onyx Black
Shingles

WILLIAM TREIS 312 SUNNY LANE

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Date: June 8, 2021

Item No. IV. B.

General Information

Applicant:	William Treis
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	312 Sunny Lane
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Report:

The applicant is requesting approval of a backyard shed to be located at the northwest corner of his property at 312 Sunny Lane. The shed will be placed 3' from the north property line and 3' from the west, it measures 10' x 10' for 100 square feet in size and will stand 8 feet tall'. It will be constructed of wood material with a double door system on the front elevation and the roof will be covered with asphalt shingles of a color to compliment the tan color of the shed.

As Commissioners are aware **Section 17.0603. E.** of the zoning code states: **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principle structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements and, therefore, approval is recommended subject to the following:

- The applicant securing a building permit prior to construction.

262-346-4577 SAFEbuilt.		WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>				PERMIT NO. _____ TAXKEY# _____	
ISSUING MUNICIPALITY		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) <u>312 Sunny Lane</u>		PROJECT DESCRIPTION <u>Shed</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY	
Owner's Name <u>William Treis</u>		Mailing Address - Include City & Zip <u>312 Sunny Lane</u>		Telephone - Include Area Code <u>865 406 8144</u>			
Construction Contractor (DC Lic No.) <u>By home owner</u>		Mailing Address - Include City & Zip		Telephone - Include Area Code			
Dwelling Contractor Qualifier (DCQ Lic No.)		Dwelling Contractor Qualifiers shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code			
Plumbing Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code			
Electrical Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code			
HVAC Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code			

RECEIVED
 MAY 10 2021
 BY: _____

PROJECT INFORMATION				Subdivision Name		Lot No.		Block No.					
Zoning District		Lot Area Sq. Ft.		N.S.E.W. Setbacks		Front Ft.		Rear Ft.		Left Ft.		Right Ft.	

1a. PROJECT		3. TYPE		6. STORIES		9. HVAC EQUIPMENT		12. ENERGY SOURCE																									
☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____		☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial		☐ 1-Story ☐ 2-Story ☐ Other _____		☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec.</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table>					Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar																											
Space Htg	☐	☐	☐	☐	☐	☐																											
Water Htg	☐	☐	☐	☐	☐	☐																											
1b. GARAGE		4. CONST. TYPE		7. FOUNDATION		10. PLUMBING		* ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																									
☐ Attached ☐ Detached		☐ Site Constructed ☐ Mid. UDC ☐ Mid. HUD		☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____		Sewer ☐ Municipal ☐ Septic No. _____																											
2. AREA		5. ELECTRICAL		8. USE		11. WATER		13. HEAT LOSS (Calculated)																									
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____		☐ Seasonal ☐ Permanent ☐ Other _____		☐ Municipal Utility ☐ Private On-Site Well		Total _____ BTU/HR																									
								14. ESTIMATED COST																									
								\$ <u>2600.00</u>																									

I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): William Treis **SIGN:** William Treis **DATE:** 5/10/21

APPROVAL CONDITIONS		This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.	
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final			
FEES:		PERMIT(S) ISSUED	
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	
		SEAL NO. _____	
		Municipality No. _____	
		RECEIPT	
		PERMIT EXPIRATION:	
		PERMIT ISSUED BY MUNICIPAL AGENT:	
		CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	
		Permit expires two years from date issued unless municipal ordinance is more restrictive.	
		Name _____ Date _____ Certification No. _____	

DAILY TACO + CANTINA TEMPORARY TENT

To: Thiensville Plan Commission

By: Jon Censky, Village Planner

Agenda Item: IV.C.

Date: June 8, 2021

General Information

Applicant:

Jesse Daily - Daily Taco

Status of Applicant:

Owner

Location:

105 West Friestadt Road

Requested Action:

Temporary Tent Approval

Existing Zoning:

B-4 Highway Business District

Lot Size:

Existing Land Use:

Restaurant

Report:

This item is before you in response to the new policy as discussed in the enclosed letter by Administration Assistant, Gary Achterberg. Mr. Daily is seeking approval of a temporary 20'X20' tent to be located off the northwest corner of the Daily Taco + Cantina restaurant, inside the drive-thru lane at 105 West Friestadt Road. While Mr. Daily has only provided a picture of the proposed tent and dimensions, the actual tent may be completely different as the picture shows a typical recreational tent and the actual tent will be of a commercial grade.

Accordingly, since we only have general information for this tent, the applicant will need to provide better details at the meeting or Commissioners should withhold action on this request.

Village of Thiensville
250 Elm Street
Thiensville, WI 53092-1602

TEMPORARY TENT APPLICATION

APPLICANT INFORMATION:

Name: JESSE DAILY
Address: _____ Phone #: 414-241-1013

TENT INFORMATION:

Address where tent will be placed: 105 W. FREISTADT RD.
Date to be installed: 5/1/21 OR SOONER Date to be removed: END OF SEASON
Size: 30 x 20 Total Square Feet: 600 SF
Will the tent have any advertising – specify: POSSIBLY BANNER
Where on building of site will it be installed: WEST PARKING LOT
CANOPIES
Details of Tent Installation and Owner: (Use reverse side if necessary)

Signature of Applicant

Date

3/25/21

VILLAGE USE ONLY

Application approved _____, denied _____

Comments: _____

Village Administrator

Date

Police Department Notification Date: _____

Village of Thiensville - Amy Langlois

To: Jesse Daily
Subject: RE: Tent Request

Thank you, Jesse.

From: Jesse Daily <jesse@core-usa.com>
Sent: Monday, May 24, 2021 1:37 PM
To: Village of Thiensville - Amy Langlois <alanglois@village.thiensville.wi.us>; Jonathan Censky <6954jpc@sbcglobal.net>
Subject: Re: Tent Request

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Hi Amy / Jon -

It will look similar to this, albeit commercial construction. Attached is the layout. We are going to put it as close to our building as possible - and along the fence line on the North-side. It'll be at least 20' away from the sidewalk/planting bed. With respect to the banner - it'll just be along the west side of the tent.

Let me know if you have further questions.



W

PATIO AREA

TENT

20x20

S

ENTRANCE

N

DAILY TACO, LLC

ENTRANCE

E



Village of Thiensville

250 Elm Street
Thiensville, WI 53092-1602

Phone (262) 242-3720
Fax (262) 242-4743

COPY

April 2, 2021

Dear Thiensville Business Owner:

In 2020, beginning with the Safer at Home order and then extended through the year, the Plan Commission and Village Board relaxed certain regulations and codes through a staff-approval process. These included temporary COVID measures related to signs, banners, tents, drive-thrus, expanded outdoor seating, outside displays and temporary alteration to site plans.

These measures were adopted in order to assist small businesses take the steps necessary to operate and succeed during difficult times.

For 2021, the Plan Commission has requested that any applications for temporary business measures or any temporary alteration to site plans, such as expanded outdoor dining, be reviewed by the Village Planner and approved by the Plan Commission.

For your convenience, here is a link to the Plan Commission application:
www.village.thiensville.wi.us/115/Permit-Forms-Requirements

If you have any questions or need assistance, please don't hesitate to call.

Sincerely,

Gary Achterberg
Administrative Assistant

cc President Van Mobley
 Administrator Colleen Landisch-Hansen
 Director of Community Services/Public Works Andy LaFond
 Planner Jon Censky
 Thiensville Business Association President Ron Knaus

SHULLY'S ACROSS THE STREET TEMPORARY TENT

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: June 8, 2021

Item No. IV. D.

General Information

Applicant:	Scott & Beth Shully
Status of Applicant:	Property Owner
Requested Action:	Temporary Tent Approval
Zoning	B-1 Central Business; FFO Flood fringe overlay
Proposed Zoning:	No Change
Location:	143 Green Bay Road
Land Use Plan Designation:	Business
Existing Land Use:	Residential/Catering Business

Proposal:

Last year, in order to help local businesses, survive the pandemic by providing a safer dining environment, the Village Board had temporarily relaxed certain regulations by having staff assume the approval process for this type of use. Since the country has a better handle on the pandemic, applications are now being sent through the standard approval process. The code would otherwise require that this tent be processed as a conditional use with the required public hearing.

Specifically, the Shully's are requesting approval of a temporary tent located in the rear yard of their business site at 143 Green Bay Road, across the street from the Watermark catering business/restaurant. The proposed white tent with window wall panels measures 30' X 40' and will be set on a raised metal frame covered in a dark green fabric. Code compliant stairs lead from the tent to the grassy area behind the tent.

This tent is a satellite use of the applicant's Watermark business. No additional parking is provided for this site, however, the parking that supports the Watermark business at 146 Green Bay Road will support this temporary tent use as well. Commissioners are reminded that the parking requirements for the B-1 District are somewhat flexible as **Section 17.0503**, states: **In all Districts, except the B-1 Central Business District, and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, or sale of property (within 6 months of sale), off-street parking stalls for all vehicles in accordance with the those regulations set forth herein, including compliance with all of the requirements for parking, landscaping loading and driveways highway access. Businesses**

which do provide parking in the B-I District shall comply with the surfacing and design requirements of this section.

Staff Comments:

I recommend approval subject to:

- The total dining area on this site be restricted to the capacity limits imposed by the Fire Department for the main building. Therefore, the dining will then be split between indoor and outdoor areas of the Watermark site and this site combined, which cannot exceed the capacity limits imposed for the indoor space of the Watermark Restaurant.
- Approval is subject to the Fire Department review and approval.



Village of Thiensville

Plan Commission Application

Property Address: 143 GREEN BAY ROAD, Thiensville WI 53092

Tax Key #

Current Zoning

Property Owner

Applicant ☒ Same as owner

Name

Name

Address

Address

Phone

Phone

Email address

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.

ERECTING OF A TEMPORARY 30' X 40' WHITE
FRAME TENT. THE TENT IS WHITE WITH PANEL WINDOW
PANEL SIDEWALLS. THE TENT IS SET ON A RAISED METAL
FRAME WITH ALL FRAME ENCASED IN DECORATIVE DARK GREEN
FABRIC. UP TO CODE STAIRS W/ HANDRAILS LEAD DOWN TO THE
GRASS YARD. 40" GAUGE RAILS COMPLETELY SECURE THE PERIMETER
OF THE TENT. ENTRY INTO THE TENT IS COMPLIANT WITH ALL

Applicant's Signature

Date

(OVER)

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.

ADA REQUIREMENTS. All lighting is located inside the tent. The only exterior lighting are located at the entry into the building. This tent and platform were erected last year, no changes or alterations have been made from last year. We ask for a mid May through October at latest early November for the tent to be in place

THANK YOU, SCOTT & BETH STULLY

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: _____

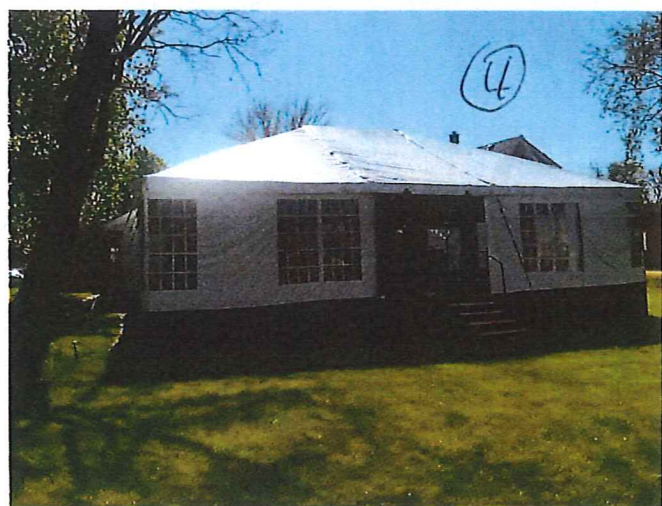
Submitted to Village Planner on 5/14/2021 Planner Staff Report Completed on _____

Plan Commission Meeting Date 6/1/2021

☐ Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

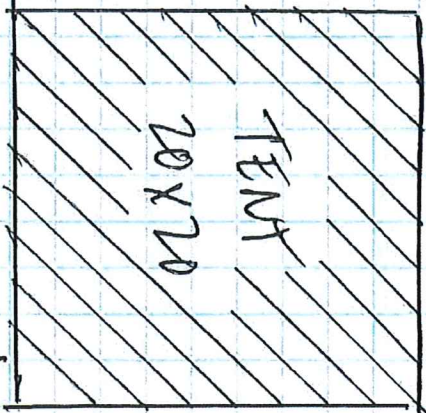
_____ Village Staff	_____ Title	_____ Date
------------------------	----------------	---------------



- 1- SECURED 40" RAILING
- 2- STEPS TO LOWER LAWN
- 3- TRANSITION FROM BUILDING TO TENT
- 4- WEST FACING W/ STAIRS
- 5- SOUTH FACING

N

PAVILION AREA



ENTRANCE

DAIRY TACO, LLC

ENTRANCE

S

N

E

BECKER DESIGN BUILDING UPDATE

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: June 8, 2021

Item # IV. E.

General Information

Applicant:

Amy & Neil Becker

Status of Applicant:

Property Owner

Requested Action:

Front Façade update

Zoning

B-1 Central Business; FFO Flood fringe overlay

Proposed Zoning:

No Change

Location:

137 Green Bay Road

Land Use Plan Designation:

Business

Existing Land Use:

Design Business

Proposal:

The applicant is requesting approval to update the front façade of the Becker Design building at 137 Green Bay Road with installation of new front windows with large grid divides, an awning over the front door, wood over the stone front planters and four new gooseneck light fixture to be evenly spaced along the front face of the building. The building stone material will be painted white with grey trim. There will be no building expansion with is cosmetic change.

Staff Comments:

This is a welcome update to a dated looking building, and I recommend approval subject to:

- The overhead canopy not extending over the public sidewalk in front of their building.
- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application

Property Address: 137 Green Bay Road, Thiensville WI 53092

120 500 305 002

Tax Key #

Property Owner

Neil Becker / Becker Design

Name

137 Green Bay Road

Address

262-643-4456 Office

414-617-3616 Mobile

Phone

neil@beckerdesign.net

Email address

Commercial

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.

We would like to improve the dated look of our building. As the attached rendering shows,
we would paint, add horizontal wood under the planter box to complement the mid-century
building aesthetic. We will put in new windows with black grid. The design also includes
traditional looking exterior lights (similar to the ones used at Shully's across the street).
Also included is an awning with "Becker" cut out of the metal, for a small and understated
way to include our logo.


Neil Becker

Applicant's Signature

5/21/21

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

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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).
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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 5/17/21 Planner Staff Report Completed on _____

Plan Commission Meeting Date 6/8/21

☒ Historic Preservation Approval (if needed) on 6/22/21

ADDITIONAL REMARKS/CONDITIONS:

_____	_____	_____
Village Staff	Title	Date

Becker Design

Will be before HPC on
Tuesday, June 22nd



CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: Amy Becker / Neil Becker

Name of Business: Becker Design

Street Address: 137 Green Bay Rd City: Thiensville State: WI Zip: 53092

Home Phone: _____ Cell Phone: 414-405-4573 Business Phone: 414-617-3616

Email: neil@beckerdesign.net or amynelbecker@yahoo.com

Property Owner: Neil Becker

Mailing Address: 137 Green Bay Rd

City: Thiensville State: WI Zip: 53092

Contact Phone Number: 414-617-3616

Description of Project: face lift of current building

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Painting bricks & building with, new windows with
grids, wood over planer boxes, new lighting and an awning.
of faux wood painting trim gray.

Proposed Sign(s): Wall ☐ Monument/Ground ☐ Pole ☐ Projecting ☐ Marquee, Awning or Canopy ☐

Sandwich Board ☐ Directional Sign ☐ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: Amy Becker Date: 4/20/2020
Print Name: Amy Becker Neil Becker

Thiensville Historic Preservation Commission: Project Approved ☐ Project Not Approved ☐

Commission Signature: _____ Date: _____

(Comments/Stipulations from HPC): _____



2017-2018
CASA WYOMING

www.shervin-williams.com/homeowners/
color/find-and-choose-colors/
paint-colors-by-family/SW7006-eclat-white

www.shervin-williams.com/homeowners/color/find-and-choose-color/paint-colors-by-family/SW7006-urbane-breeze

www.trex.com/
inspiration/colors
Color-Spiced Rum

www.wayfair.com
Outdoor Barn Light
13.75" H x 12" W x 24"

www.corten.com

NEIL BECKER
Principal : neil@beckdesign.net

BECKER

137 Green Bay Road, Thiensville, Wisconsin 53092
P 262 643 4456 M 414 617 3516 beckerdesign.net

ORDINANCE NO. 2021-

An Ordinance Amending the B-1 Central Business District Text To Allow Limited Residential Use of the Ground floor Space of Buildings

The Village Board of the Village of Thiensville, Wisconsin, hereby ordains as follows:

SECTION 1. The introduction to Section 17.0308 of the Village of Thiensville Zoning Code is repealed and replaced with the following:

17.3038 B-1 CENTRAL BUSINESS DISTRICT

The B-1 District is intended to provide appropriate zoning regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the potential for development of commercial, cultural, entertainment, and other activities which contribute to its role as the "heart" of the Village. This district zoning is intended to enhance and promote traditional design elements consistent with Section 17.1210 ("Architectural Review") and the Village's Architectural Guidelines. This district zoning also intends to encourage the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures. ~~One hundred percent of the floor area of the first floor of buildings in the B-1 District shall be used for commercial uses only.~~

SECTION 2. Section 17.0308

Section 17.0308 B. (4) Rental efficiency and one-bedroom apartments ~~on the non-ground level~~ provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 450 square feet for a one-bedroom apartment. No residential use shall occupy any portion of the ground floor that fronts on a public street right-of-way and no more than 70% of the ground floor shall be devoted to residential use.

SECTION 3. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this _____ day of _____, 2021.

Van Mobley, Village President

Countersigned:

Village Clerk

Village of Thiensville - Amy Langlois

From: Village of Thiensville - Andy Lafond
Sent: Thursday, May 13, 2021 12:01 PM
To: Village of Thiensville - Colleen Landisch; Village of Thiensville - Amy Langlois
Subject: FW: Plan Commission Update

fyi

From: Village of Thiensville - Andy Lafond
Sent: Thursday, May 13, 2021 12:01 PM
To: 'mjkpps@gmail.com' <mjkpps@gmail.com>
Subject: Plan Commission Update

Mike,

One plan commissioner continues to have questions about the ordinance change so it was again tabled by the commission. Sorry, this I'm sure this is not the answer you were looking for. The commissioner's concern was that too many businesses would be converted and never returned to 100% commercial on the first floor. Staff offered a compromise to change the ordinance to conditional use so that the allowed use of first floor as 70% residential would have to be re-approved at the time of sale. Staff also suggested the idea the ordinance could be tweaked to allow this use just for structures that were originally constructed as single family residences.

I will put this on the agenda again next month. One thing you could do if you wish is to write an email or letter to the Village Board and Plan Commission with your opinion on the matter. Or speak at the citizens to be heard portion of the Committee of the Whole or Plan Commission

Regards,

Andy LaFond

Director of Community Services/Public Works

Village of Thiensville

262-242-3720 Office

262-242-0180 Public Works

262-242-4743 Fax

www.Village.thiensville.wi.us



Sign up for The **Village Voice** electronic newsletter

CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM FOR PROPERTIES IN THE
THIENSVILLE HISTORIC DISTRICT

Applicant: _____

Michael Koepke

Name of Business: _____

LTK Interiors



Street

Address: _____

127 S. Main

City: _____

Thiensville

State: _____

WI

Zip: _____

53092

Home Phone: _____

Cell Phone: _____

414 313 3301

Business Phone: _____

Email: _____

mjkpps@gmail.com

Property Owner: _____

Same

Mailing Address: _____

City: _____

State: _____

Zip: _____

Contact Phone Number: _____

Description of
Project: _____

*Raze home and 2 car garage. Remodeling will cost
more than replacement.*

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

Proposed Sign(s): Wall _____ Monument/Ground _____ Pole _____ Projecting _____ Marquee, Awning or Canopy _____

Sandwich Board _____ Directional Sign _____ (Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)

Signature of Applicant: _____

Date: _____

Print Name _____

Thiensville Historic Preservation Commission: Project Approved _____

Project Not Approved _____

Commission Signature: _____

Ronald Heinig

Date: _____

8/12/2020

(Comments/Stipulations from HPC): _____

*No action taken. Referred
to Village staff.*

From: Michael Koepke <mjkpps@gmail.com>
Sent: Tuesday, June 8, 2021 9:00 AM
To: Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>
Subject: B1 Zoning change

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Mr. Lafond:

I would like to express my support for the proposed changes suggested by the Village of Thiensville staff to recommend changing the first floor use of a business from 100% to 30% in the B1 district. The current zoning is creating an undue burden on the current owners of the property and future owners for the following reasons:

- 1) The village of Thiensville zoning adoption was created in 2000. In 2000, I don't believe that anybody could have realized the future impact that the internet would have on businesses. The amount of acceptable businesses listed in the zoning for B1 has been dramatically reduced due to the internet. The internet has dramatically changed most businesses by not requiring customer/owner personal interactions.
- 2) Many of these buildings were never intended to have businesses on the first floor. Most were constructed for residential purposes.
- 3) We currently have limited parking in the village without implementation of the current zoning requirements. You would be forcing property owners to have a business without adequate parking.
- 4) I have counted 20 of the 54 buildings in the B1 district that don't meet the minimum width requirement of 60 feet. These properties do not meet the code requirements and should not be required to be forced to an unreasonable zoning standard. The lots are just too small for the width requirements to accommodate businesses.

Please forward to the Planning Commission as I am unable to attend in person for the meeting. Thank you.

OwnerSort	SiteAddress	ORIGINAL CONSTR	Curent Use
KUCHARSKI KENNETH C	109-115 GREEN BAY ROAD	MIXED	MIXED
BECKER DESIGN LLC	137 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
HIGHLANDER 2003 LLC	119-131 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
118 N MAIN LLC	114-118 N MAIN STREET	COMMERCIAL	COMMERCIAL
SHULLYS EVENTS LLC	139-141 GREEN BAY ROAD	RESIDENTIAL	RESIDENTIAL(VACANT)
MARCY REAL ESTATE LLC	120 N MAIN STREET	COMMERCIAL	COMMERCIAL
SHULLYS EVENTS LLC	143 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
INDABA LLC	136 N MAIN STREET	COMMERCIAL	COMMERCIAL
GLAZE LLC	149 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
JOHN WILLIAM F	151 GREEN BAY ROAD	RESIDENTIAL	MIXED
HAROLD W SCHNELL AND JOAN L SCHNELL	153-155 GREEN BAY ROAD	RESIDENTIAL	MIXED
T K DAVIS PROPERTIES LLC	157 GREEN BAY ROAD	MIXED	MIXED
HEART SPACE OF WISCONSIN LLC	163 GREEN BAY ROAD	RESIDENTIAL	MIXED
GRANDVILLE LLC	161 GREEN BAY ROAD	COMMERCIAL	MIXED
GWIDT DAVID A	171-175 GREEN BAY ROAD	RESIDENTIAL	RESIDENTIAL
THIENSVILLE PROPERTIES LLC	177 GREEN BAY ROAD	MIXED	MIXED
GERALD D ABRAHAM AND CAROLYN L ABRAHAM REV LIV TRST	193-199 GREEN BAY ROAD	RESIDENTIAL	MIXED (VACANT)
MEQUON VENTURES LLC	142 N MAIN STREET	RESIDENTIAL	MIXED (VACAN)
DIEHL THOMAS M	184-186 GREEN BAY ROAD	RESIDENTIAL	RESIDENTIAL
SAMANTHA REALTY COMPANY LLC	170 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
THIENSVILLE ROW LLC	162-166 GREEN BAY ROAD	MIXED	MIXED
WALLACE JEFFREY B	106-108 GREEN BAY ROAD	RESIDENTIAL	RESIDENTIAL
WESTON THIEN & NIEMAN LLC	118 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
ULLRICH MANAGEMENT LLC	120-122 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
OLD THIENSVILLE LANDMARK LLC	136 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
SHULLYS LLC	146-150 GREEN BAY ROAD	COMMERCIAL	COMMERCIAL
BROWN-WILLIAMSON SUSAN	154-156 GREEN BAY ROAD	RESIDENTIAL	MIXED
MARK AND DAWN FUCHS LIVING TRUST	207 ELM STREET	RESIDENTIAL	RESIDENTIAL
MARANDA PROPERTIES LLC	206 ELM STREET	RESIDENTIAL	RESIDENTIAL
MONTAINE THOMAS A	116-122 S MAIN STREET	RESIDENTIAL	RESIDENTIAL
MONTAINE THOMAS A	100-108 S MAIN STREET	MIXED	MIXED
ROBERT J OLLMAN AND AMY M OLLMAN INC	130-136 S MAIN STREET	COMMERCIAL	COMMERCIAL
PINNACLE REAL ESTATE LLC	140-146 S MAIN STREET	MIXED	MIXED
E-COLLECTIQUE LLC	174 S MAIN STREET	COMMERCIAL	COMMERCIAL
E-COLLECTIQUE LLC	178-182 S MAIN STREET	COMMERCIAL	COMERCIAL
HABITAT INTERIOR DESIGN INC	184-190 S MAIN STREET	MIXED	MIXED
MEISNER LIVING TRUST	177-179 S MAIN STREET	RESIDENTIAL	MIXED
ASKREN PROPERTIES LLC	175-B S MAIN STREET	COMMERCIAL	COMMERCIAL
KPDT LLC	167-169 S MAIN STREET	RESIDENTIAL	MIXED
BANTZ HOLDINGS LLC	175 S MAIN STREET	COMMERCIAL	COMMERCIAL
163 S MAIN ST LLC	159-163 S MAIN STREET	RESIDENTIAL	MIXED
SUBURBAN MOTORS OF GRAFTON INC	133 S MAIN STREET	COMMERCIAL	
LTK INTERIORS INC	127 S MAIN STREET	RESIDENTIAL	MIXED
MUELLER GREGORY J	121-123 S MAIN STREET	MIXED	MIXED
105 S MAIN STREET LLC	105 S MAIN STREET	VACANT	VACANT
SUBURBAN MOTORS OF GRAFTON INC	109-113 BUNTROCK AVENUE	MIXED	MIXED (Vacant)