

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, March 9, 2021

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

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer (excused)	Sarah Hughes (arrived at 6:04 PM)
	Rick Gattoni (excused)	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. February 9, 2021

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve the February 9, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding Sign Plan Approval, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt

Jesse Daily proposed a permanent sign for Daily Taco + Cantina at 105 West Friestadt Road. The metal, back-lit sign will be mounted on the east side of the building. Village Planner Jon Censky noted the sign complies with the Sign Code.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve Sign Plan, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and action regarding cheel, llc, Rebuild, Jesse Daily, 105 South Main Street

Jesse Daily, cheel, llc, 105 South Main Street, shared that they are going on five months of not being in operation after the early-November fire that destroyed the cheel. There are more than 30 employees relying on the business for income. Mr. Daily is eager to get started with the rebuild of cheel. The proposed building incorporates many of the elements of the proposed Pavilion addition that was approved by the Historic Preservation Commission and the Plan Commission. The proposed new building will have a much larger and more functional kitchen and provides approximately three times the space and includes a separate event space which was not a part of the old building. The event space will be called the Phoenix Room and will provide the ability to do catering for weddings and other events and will also separate the music from the dining area. The basement of the building will have a commissary kitchen. Barkha Daily said the basement kitchen will allow them to support other small businesses that are looking to rent commercial kitchen space.

Anna Burns of the Brookwater Group is managing the project. Mr. Daily noted that the design will be the cornerstone of the community. Ms. Burns shared that the proposed new structure fits in the footprint occupied by the old cheel building and the Pavilion addition. It is the same height as the previous structure and does not exceed the previous dimensions of the cheel and Pavilion.

Commissioner Chimenti inquired about parking as the plans call for increasing the catering capability. Ms. Burns shared that the driveway will be widened considerably to accommodate catering trucks, food delivery and customers picking up food. Mr. Daily added that catering vehicles likely will be at the business prior to opening for business. Chairman Mobley inquired where the catering trucks would park. Mr. Daily indicated he has other properties where vehicles could be parked and there is a driveway on the west side of the Core building that could be also used. There will be no tenants living in the building.

Ms. Burns noted the entire capacity of the new structure is 150 people per floor. The capacity of the cheel was 100 and the Pavilion would have added 160. Mr. Daily indicated the capacity of the new building is less than the combined capacity of the old cheel building and the Pavilion. Commissioner Gengler asked what the beer garden would add - the beer garden capacity is 75. Commissioner Chimenti noted that maximum capacity will be 375 people. Valet parking is also being considered.

Chairman Mobley inquired how much parking would be required with a capacity of 375 people. Director LaFond noted the Village Code is based on square footage. The second floor is considered a nightclub which requires more parking. Calculating the square footage inside and outside including the baaree - 70 parking spots are required. Pre-fire with the approved Pavilion 56 parking spots were required. Mr. Daily added they currently have 54 public spaces available, 6 or 7 spaces in the cheel lot and 12 additional spaces that have been leased from Boucher Village Ford. Mr. Daily also has talked to the car dealership about using their east lot across from Suburban Motors Harley-Davidson for valet parking and employee parking.

Planner Censky noted Director LaFond referred to parking spaces based on square footage. The Village recognizes that many of the downtown sites pre-date the automobile and do not necessarily have the capacity to offer on-site parking. The Code allows the Plan Commission and Village Board to establish a balance. Planner Censky noted the Village is trying to be creative to address the parking needs.

Commissioner Kucharski noted Mr. Daily mentioned valet parking and potential use of the Boucher lot on the east side of Main Street and stated there are other areas in the Village as well. Commissioner Kucharski believes that unless there is a parking agreement, valet parking cannot be considered. Mr. Daily feels very confident after discussions with the car dealership.

The restaurant will be busy on Friday and Saturday evenings and is closed on Sundays. Chairman Mobley shared that on Friday and Saturday nights, there are at least four vibrant restaurants and event venues in that area - Remington's, cheel, Skippy's and Shully's. Friday and Saturday nights are when the Plan Commission should think about whether there is adequate parking.

Ms. Burns noted it will take nine months to a year from approval to opening the business.

Chairman Mobley noted all of the businesses provide differing amounts of parking for their own businesses and asked Commissioners to agree to suspend the rules and allow the public to speak. Commissioner Kucharski added he had no problem with that and has correspondence he would like to share.

Chairman Mobley added the Village has public parking on the street and public parking lots in the area. The Village has the possibility of adding to that. The Village has a lot that is currently leased to Greg Mueller and has the possibility of being expanded to add more parking. Mr. Daily also noted there is space just west of the train tracks on Buntrock Avenue. Commissioner Chimenti asked how many spaces would be available including the leased lot. Director LaFond stated that this lot would add between 12 and 20 spots.

Commissioner Hughes suggested providing metered parking as a way for the Village to bring in revenue. Chairman Mobley added that the Village needs to be fair to all of the businesses that rely on public parking.

Commissioner Kucharski shared communication from Todd Berlin, General Manager of Suburban Motors Harley-Davidson. The motorcycle dealership has an exclusive lease with Remington's for the lot next to the Thiensville Lumber building. Going forward, non-Remington's customers in that lot will be ticketed and towed. Suburban has additional lots in Thiensville, but has no desire to lease additional parking for other developments due to insurance and liability concerns. Mr. Berlin asked where everyone would park if Suburban decides in the future to convert the Thiensville Lumber building to clothing sales or restaurant use and reclaims the parking lot it currently leases to Remington's. While there are no plans in place, Mr. Berlin is concerned with the parking situation.

The next letter Commission Kucharski read was from Bob and Amy Ollman, owners of Remington's River Inn. Mr. and Mrs. Ollman stated that the cheel has been an asset to the community and surrounding businesses. Remington's does not want to disturb their plans but wants to talk about parking and believes the Village Ordinances on parking requirements are terribly understated. There already is demand for parking and adding capacity will only put more pressure on the need. If a reasonable, common-sense parking plan is not put into place, Mr. and Mrs. Ollman believe they will have to hire a company to ticket and tow unauthorized cars from the lot they lease which will push more cars to the street and municipal lots. Parking needs need to be stress-tested to ensure the viability of all businesses on Main Street. The question was asked if there has been any discussion about the Village working with the cheel to relocate to another parcel.

The next letter Commissioner Kucharski read was from Scott and Beth Shully, owners of Shully's Cuisine & Events. The Shully's are happy the cheel is moving forward with expansion plans in Thiensville. The cheel, Skippy's, Remington's and Shully's all benefit from each other, however, parking for employees and customers is a real issue that needs to be addressed by the Village and the owners of the four businesses. All the businesses are located within two blocks of each other and on a busy Friday or Saturday night, the four might attract between 500 to 700 guests. There also are 50 to 70 employees. The Shully's asked the Village for a further study of parking to accommodate their employees and customers in a safe and conscientious manner. All of the businesses want to provide their customers with a positive experience as they enjoy the great attributes Thiensville has to offer.

Finally, Commissioner Kucharski added he received a phone call earlier in the day from Greg Mueller. Greg Mueller wants Jesse and Barkha Daily to continue to succeed, but added they cannot keep adding on size to a building and not have enough parking.

Commissioner Hughes inquired if the area just west of the railroad tracks could be a parking structure.

Chairman Mobley inquired of Director LaFond if he has reached out to the railroad. Director LaFond noted he has taken the first step of contacting the right-of-way agent.

Noted is that there are two ways the Village can immediately contribute: Molyneux Park and the lot behind Greg Mueller's business. Another step is for Mr. Daily to obtain a lease for additional parking from Boucher Village Ford. Chairman Mobley suggested a motion to table this in order to get direction from the staff and to discuss parking at the next Board meeting.

Mrs. Daily shared the following before the Commission made a motion: the cheel cannot have a different location because insurance will not pay for it and occupancy for the proposed building has actually decreased from the plans when the Pavilion was approved. Ms. Burns added that the actual square footage of the proposed building is only an increase of 330 square feet from what was previously approved.

Mr. Daily asked for approval tonight contingent on obtaining more leased parking from Boucher.

Chairman Mobley noted he understands the concerns and the Village also has a timeline to solve the parking concerns at the Village Board level and proposed a Special Plan Commission meeting after the upcoming Village Board meeting to seek a firm commitment from the Board that they are willing to spend money on some of the lots the Village owns. Mr. Daily added time is of the essence. Commissioner Kucharski noted this is a problem that needs to be solved for everyone in the community.

Approval could be contingent on getting 16 more parking spaces from Boucher. Commissioner Kucharski noted he believes the item still must be tabled until they have a signed commitment.

Commissioner Gengler added the proposed cheel building will be beautiful and a great addition.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to Table Action Regarding cheel, llc, Rebuild, Jesse Daily, 105 South Main Street, Until Special Plan Commission Meeting on Tuesday, March 16, 2021, Action Contingent on Obtaining a Lease for Additional Parking and for the Village Board to Look Into Additional Parking Spaces Behind Mueller Upholstery for Village Parking. **MOTION CARRIED UNANIMOUSLY.**

- D. Review and action regarding Sign Code Waiver, Sign Plan Approval, Cousins Subs, John Stewart, Property Owner Anna Bakalinsky, 253 North Main Street

John Stewart, owner of Cousins Subs, 235 North Main Street was present. Due to the concerns regarding the proposed white lettering, Corporate has agreed to a concept with a red sign. Director LaFond explained that Cousins asked about the street sign and the Village would like to see a comprehensive, multi-tenant sign plan for the site. The existing sign is out of compliance. This proposal is an application for a wall sign that is separate from the free-standing sign at the street. Director LaFond shared that two Cousins owners ago, they promised to make adjustments and bring the pole sign into compliance within 10 years which would be November 13, 2021.

Village Code specifically requires a dark-color for an interior-lit sign according to Planner Censky. The new proposal is in line with the other signs in the shopping center as most are red or dark green.

The Cousins owner is working with Sign Effectz on this sign. As soon as this is resolved, they will address the sign on the street.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve Sign Plan, Cousins Subs, John Stewart, Property Owner Anna Bakalinsky, 253 North Main Street.

Ayes: Commissioners Chimenti, Gengler and Kucharski and Chairman Mobley
Naes: Commissioner Hughes
MOTION CARRIED.

- E. Review and action regarding Proposed Outdoor Pavilion, The Watermark, Scott and Beth Shully, 146 Green Bay Road

Scott and Beth Shully are proposing replacing their tent in the yard at Shully's Cuisine & Events, 146 Green Bay Road with an outdoor pavilion. It is similar to the pavilion at Fiddleheads on Main Street with overhead garage doors that open and close.

The pavilion will be erected on the existing cement patio and will primarily be made of glass, the existing sidewalls will be charcoal gray, the lamps on the exterior will match ones on the nearby barn, there will be downward-facing can lighting to illuminate the outside of the pavilion and the roof will be black metal.

The overall capacity will be limited to the capacity of The Watermark according to Planner Censky. The pavilion likely would be used for three seasons according to Beth Shully.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gengler to approve Proposed Outdoor Pavilion, The Watermark, Scott and Beth Shully, 146 Green Bay Road, Contingent on the Following:

- 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, which combined, cannot exceed the capacity limits imposed for the indoor space.
- Approval is subject to the Fire Department review and approval.
- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant submitting a site survey for staff approval.
- The applicant securing a building permit prior to construction.

MOTION CARRIED UNANIMOUSLY.

F. Review and recommendation to the Village Board, A Developer's Agreement Between The Village of Thiensville and Lakeside Development Company for the Village Green Development

Director LaFond shared the Developer's Agreement between the Village of Thiensville and Lakeside Development for the Village Green Development. The Plan Commission already has conducted a Public Hearing and made a favorable recommendation to the Village Board. Zoning and the PDO Agreement have been approved by the Village Board which sets forth changes from Code, primarily zoning and setbacks. The next step is for the Plan Commission to review the Developer's Agreement with a recommendation to the Village Board.

The Developer's Agreement is a working document. There is a lot of asbestos that must be removed. The duties of the Developer in Phase I will be demolition. If the Developer runs into unexpected expenses with asbestos removal, the Agreement provides the opportunity to ask the Village to renegotiate; it does not lock the Village into additional expenses. Phase II involves connecting to the sanitary sewer system, obtaining a water services agreement with the City of Mequon, constructing stormwater drainage and developing a plan for connecting with other utilities, such as We Energies, Time Warner and AT&T. A landscaping plan will come before the Plan Commission for approval. The site, not the building, is in the Historic District. The Agreement asks that a portion of the lot at the corner be reserved and kept as 200 Green Bay Road to honor the historic nature of the site. The Developer will construct a hardscape area with a bench, the original cornerstone and the historic plaque that is now on the building.

The Developer's Agreement includes details on the construction of 16 single-family homes. The Developer shall get Plan Commission approval for each distinct house and garage style. There will be a minimum of four distinct house styles and floor plans, all garage styles that face a street or walking path shall include windows and the two homes adjacent to Riverview Drive shall include bay windows on the south elevation. The Developer plans to build all 16 homes and sell them. Repeating styles of homes must have different paint schemes and not be next to each other.

Developer Tom Zabjek complimented Village staff, particularly Director LaFond and Administrator Colleen Landisch-Hansen, for making the Development Agreement seamless. Lakeside Development has met with Village staff twice and has come to an agreement that makes sense for both parties. Lakeside Development anticipates closing on the property April 2, 2021 and hopes to start demolition that week or the following week.

Chairman Mobley thanked Tom Zabjek and stated that this is a very good development on that site for the Village of Thiensville. Commissioner Hughes added concern regarding speeding and traffic on Riverview Drive as well as the number of homes and believes the Village needs to do a traffic study.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to approve Developer's Agreement Between the Village of Thiensville and Lakeside Development Company for the Village Green Development, 200 Green Bay Road.

Ayes: Commissioners Chimenti, Gengler, Kucharski and Chairman Mobley

Naes: Commissioner Hughes

MOTION CARRIED.

G. Review and recommendation to the Village Board regarding Ordinance Amendment Regarding Nonconforming Structures

Planner Censky shared that the intent of the ordinance amendment is to allow owners of non-conforming structures to enjoy the benefits of structural repairs so long as they follow the dimensional requirements of the Zoning Code.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to recommend to the Village Board to Adopt Ordinance Amendment Regarding Nonconforming Structures. **MOTION CARRIED UNANIMOUSLY.**

H. Review and recommendation to the Village Board regarding Ordinance Text Amendment To Allow Limited Residential Use on First Floor in the B-1 Central Business District

Currently, the restriction of the use of the first floor in the B-1 District is that there shall be no residential use of the first floor. The proposed text amendment allows limited residential use of the first floor as long as that portion is not fronting a public street according to Planner Censky, and also 30 percent of the area has to be for business use. Commissioner Chimenti suggested that one item that might be added is the requirement of separate bathrooms. Planner Censky noted that would already be covered in the commercial building code. The building inspector will be asked to look into this. Director LaFond added that this is a recommendation to the Village Board. The Ordinance change will require a Public Hearing.

Chairman Mobley suggested tabling the item in order to research the issue of separate bathrooms. The proposal will be brought back to the Plan Commission once that information is obtained.

IV. STAFF REPORT

No report.

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hughes to adjourn the Meeting at 7:47 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer

VILLAGE OF THIENSVILLE
SPECIAL PLAN COMMISSION
MINUTES

DATE: Tuesday, March 16, 2021

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

TIME: 6:00 PM

I. CALL TO ORDER

Chairman 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 (arrived at 6:04 PM)
	Rick Gattoni (excused)	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

A. Update on Village Board Parking Discussion

The Village Board, per the request of the Plan Commission, discussed parking in the B-1 District at its March 15, 2021 meeting. Staff discussed previous studies and presented two immediate ideas that involve parcels the Village owns. It will take several months to do a study based on easements, property owners, what is achievable and what can be combined. Some options would involve easements from either We Energies or the railroad. The Village Board asked for more information and directed staff to conduct a more in-depth study; realistically no action is likely to be taken until after the 2022 budget is set. It is the Village's desire and plan for the Lumber Yard area to be redeveloped; and when that occurs, there will be even more demand for parking in the area.

B. Review and action regarding cheel, llc, Rebuild, Jesse Daily, 105 South Main Street

Mr. Daily has obtained an amended lease as well as a new lease for private parking. The 14 parking spots they had for employees at the time the Pavilion was approved was changed to 20 spots for customers and employees. Staff also has reviewed a 12-spot lease for employees, taking the total number from 14 to 32. There will be eight parking spots, including a handicapped spot, on the cheel property.

Commissioner Chimenti noted there are four businesses competing for parking in the downtown area. Parking has been discussed at every Plan Commission meeting since Commissioner Chimenti joined the Commission in October. Mr. Daily stated that the capacity for occupants in the proposed new cheel building is fewer than when the Pavilion was approved.

The parking issues discussed by the Village Board affect all businesses downtown. Remington's would face similar concerns if it loses the lease for its parking on Main Street according to Commissioner Chimenti. Chairman Mobley noted there are other areas Village staff can explore to coordinate shared parking on Friday and Saturday evenings.

Special Plan Commission Minutes

March 16, 2021

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Commissioner Kucharski reviewed the plans and determined there was capacity of 179 on the first floor, 170 on the second floor and 75 at the baaree. That is a total of 424 and a big increase over the original facility. Barkha Daily stated that capacity is actually 32 fewer than what had been approved for the cheel and Pavilion. The parking is still approximately 30 spots short according to Commissioner Kucharski.

Mr. Daily stated that if their customers are finding it difficult to park, they will explore other options.

In the past, other businesses that have come to the Plan Commission have had the same parking requirements. They either came up with that number or came close according to Commissioner Kucharski. Mr. Daily responded that it will be a rare situation when the cheel and baaree will be at capacity.

Parking is at a premium in the downtown business district. Between Shully's, Remington's, Skippy's and the cheel, there are 50 to 70 employees and 500 to 700 customers. Commissioner Kucharski stated that this is a fantastic new facility, but the parking cannot support it.

There are a total of 12 businesses in the area. There have been few problems with people parking in spots designated solely for one business. The issue is that all of these businesses are growing and need the space.

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Chimenti to approve cheel, llc, Rebuild, Jesse Daily, 105 South Main Street.

Ayes: Commissioners Chimenti, Dyer, Gengler, Hughes and Chairman Mobley

Naes: Commissioner Kucharski

MOTION CARRIED.

Commissioner Kucharski noted his vote is based strictly on the fact that there is not adequate parking, however, does support the business.

IV. STAFF REPORT

No report.

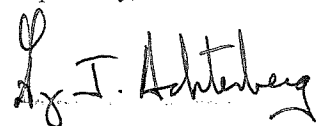
V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

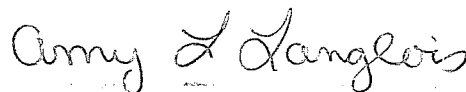
MOTION by Commissioner Dyer, **SECONDED** by Commissioner Chimenti to adjourn the Meeting at 6:29 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer

RUDZINSKI PORCH ADDITION

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: April 13, 2021

Item # III.B.

General Information

Applicant:	Ryan Rudzinski
Status of Applicant:	Property Owner
Requested Action:	Front Porch Addition Approval
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	506 Crescent Lane
Land Use Plan Designation:	Single Family Residential
Existing Land Use:	Single Family Residential

Proposal:

The applicant is requesting approval to add a covered front porch to his home at 506 Crescent Lane. The porch will extend 8' out from the face of the home and then wrap around to the east side and connect with the existing porch adjacent to the garage. A 7' wide step down to grade is shown out from the entrance door. The porch will be constructed of composite decking boards and will be covered by a standing seam steel roof.

Planners Comments:

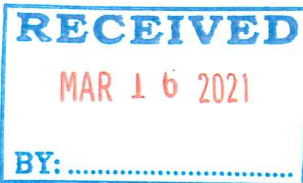
This porch addition is designed to complement the look of the home in terms of color, material, and roof slope. The applicant will have sample decking material for your review at Tuesday's meeting. My review indicates full compliance with the setback requirements of the zoning code and accordingly, approval is recommended subject to:

- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 506 Crescent Lane, Thiensville WI 53092

120572203000

Tax Key #

Property Owner

Ryan Rudzinski

Name

506 Crescent Lane

Address

262-957-6807

Phone

ryan.rudzinski@milwaukeeetool.com

Email address

R-1 single family

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.

A porch addition, 52' long and 8' wide spanning the front of the home and around to the side entrance. The roof material will be standing seam steel, with a color yet to be determined but neutral to the existing house colors.

The porch will be a combination of cedar posts left natural in color, with a sealed finish and a composite decking that will also be a color neutral to the house colors.

The height of the covered space will be approximately 8' with a roof pitch of 12"-2-1/2".

The setback from the street will be 49' to the front of the porch, with the home being 57' set back. From the neighbor to the west 13' to the lot line to the edge of the porch and 50' from the lot line to the property to the east.

Applicant's Signature

03/16/21

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.

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 _____ Planner Staff Report Completed on _____

Plan Commission Meeting Date _____

☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date

All new services and upgrades shall be done underground per Ordinance 1995-07

262-346-4577

SAFEbuilt.

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAXKEY#

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY
OF Thiensville
COUNTY: Dzauke

PROJECT LOCATION
(Building Address)

500 Crescent Ln
Thiensville, WI 53092

PROJECT DESCRIPTION

Porch addition

☐ COMMERCIAL ☒ ONE & TWO FAMILY

Owner's Name <u>Ryan Rudzinski</u>	Mailing Address - Include City & Zip <u>500 Crescent Ln Thiensville, WI 53092</u>	Telephone - Include Area Code <u>262 957 6807</u>
Construction Contractor (DC Lic No.) <u>Towne Construction</u>	Mailing Address - Include City & Zip <u>W 8073 Randallwood Ln Fond du Lac, WI 54937</u>	Telephone - Include Area Code <u>(920) 923 9111</u>
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier 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

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 ☐ New ☒ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other		3. TYPE ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial		6. STORIES ☐ 1-Story ☒ 2-Story ☐ Other		9. HVAC EQUIPMENT ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ Other		12. ENERGY SOURCE <table border="1"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec.</th> <th>Solid</th> <th>Solar</th> </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 ☒ Attached ☐ Detached		4. CONST. TYPE ☒ Site Constructed ☐ Mfrd. UDC ☐ Mfrd. HUD		7. FOUNDATION ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other		10. PLUMBING Sewer ☒ Municipal ☐ Septic No.		* ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																								
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: ☐ New ☐ Rewire _____ Phase _____ Volts ☐ Underground ☐ Overhead Power Company:		8. USE ☐ Seasonal ☒ Permanent ☐ Other		11. WATER ☒ Municipal Utility ☐ Private On-Site Well		13. HEAT LOSS (Calculated) Total _____ BTU/HR																								
						14. ESTIMATED COST <u>\$ 38,250.00</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): Ryan Rudzinski SIGN: Ryan Rudzinski DATE: 2/23/21

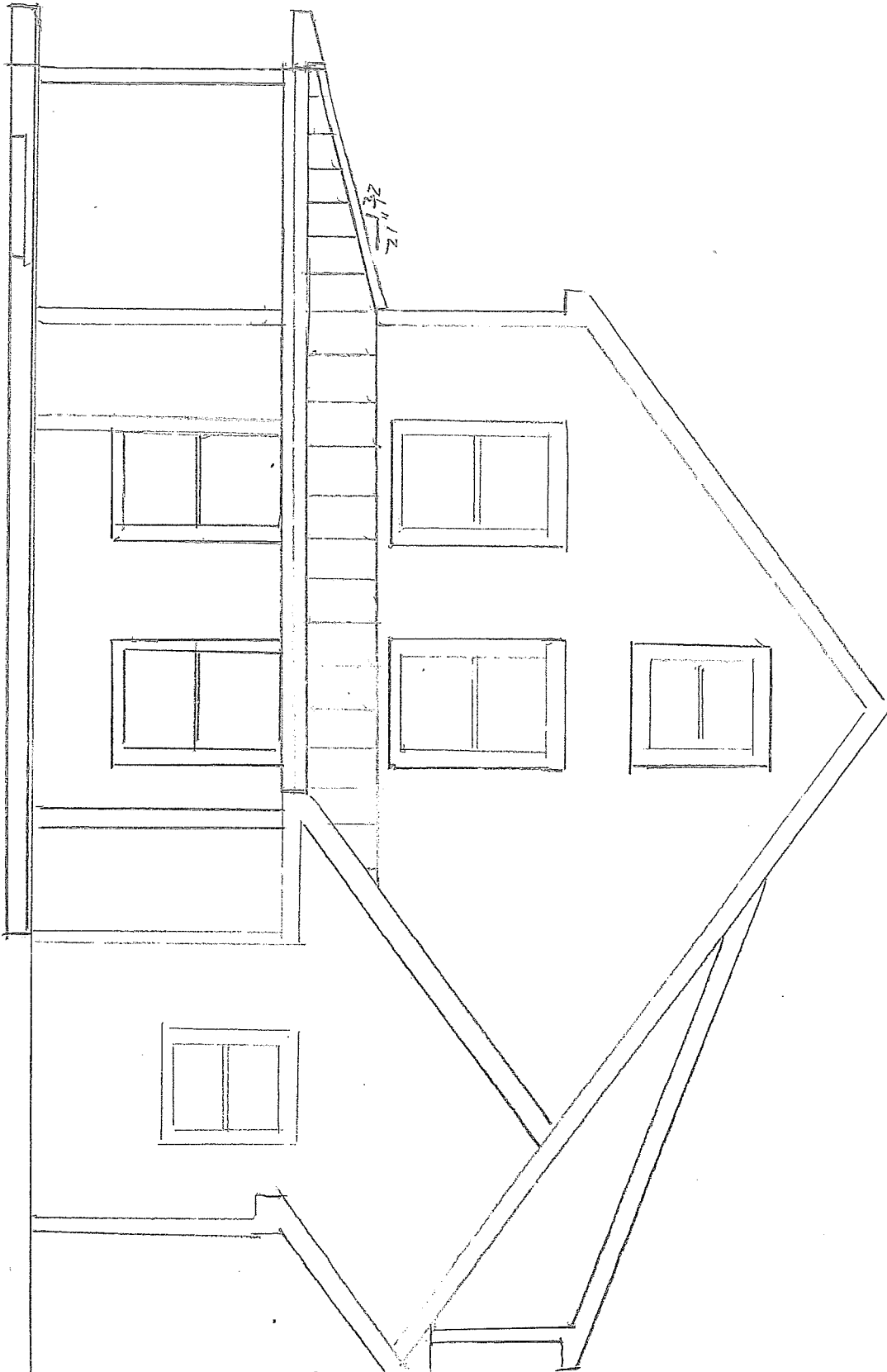
APPROVAL CONDITIONS

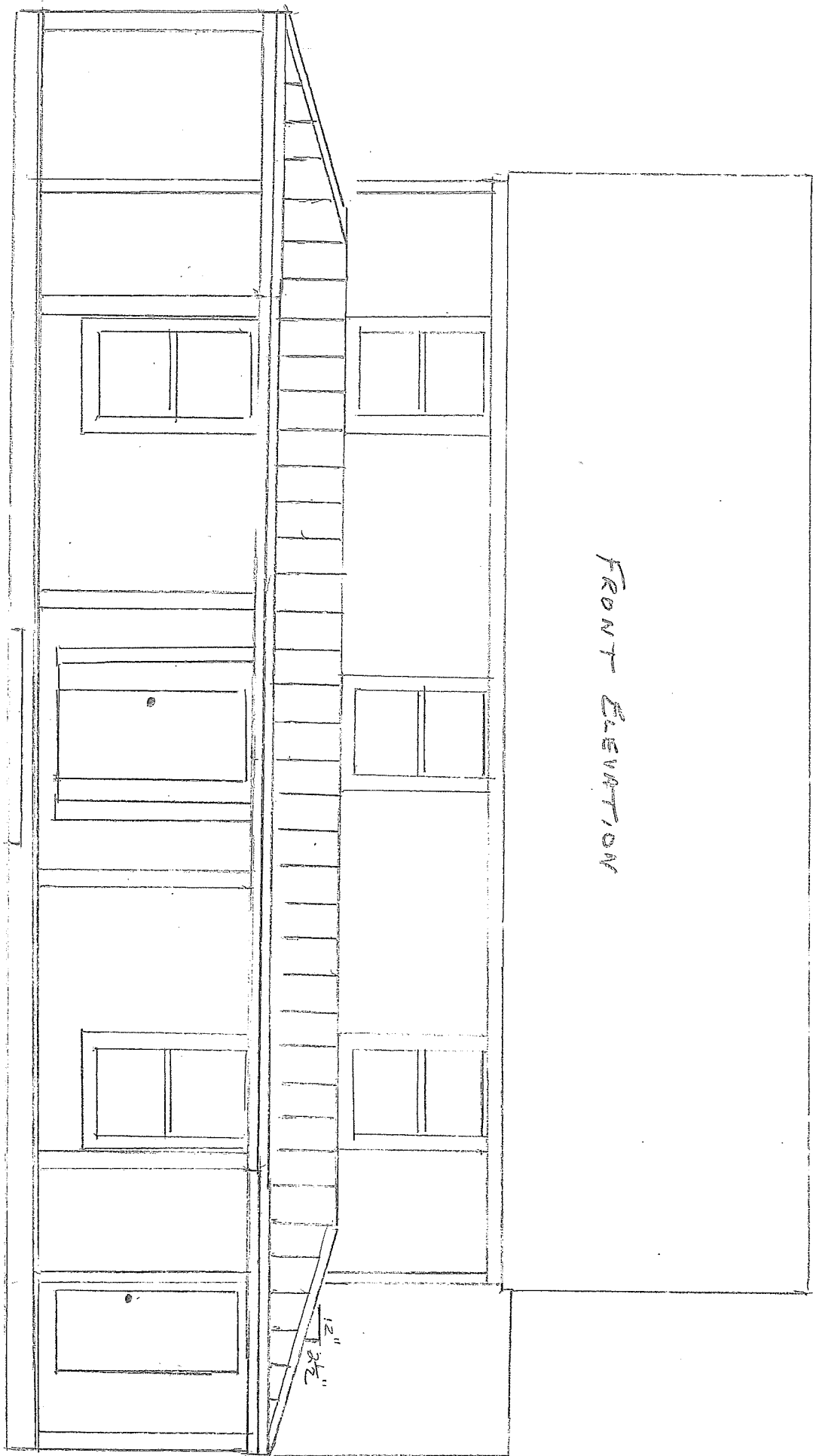
This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

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	SEAL NO. _____	Municipality No. _____	
Building Fee _____	Bldg. # At top of form _____	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Zoning Fee _____	Zoning # _____	CK # _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____
WI Seal _____	Elec. # _____	Amount \$ _____		Date _____
Electric Fee _____	Pimb. # _____	Date _____		Certification No. _____
Plumbing Fee _____	HVAC # _____	From _____		
HVAC Fee _____		Rec By. _____		
Adm. Fee _____				
Other _____				
Total _____				

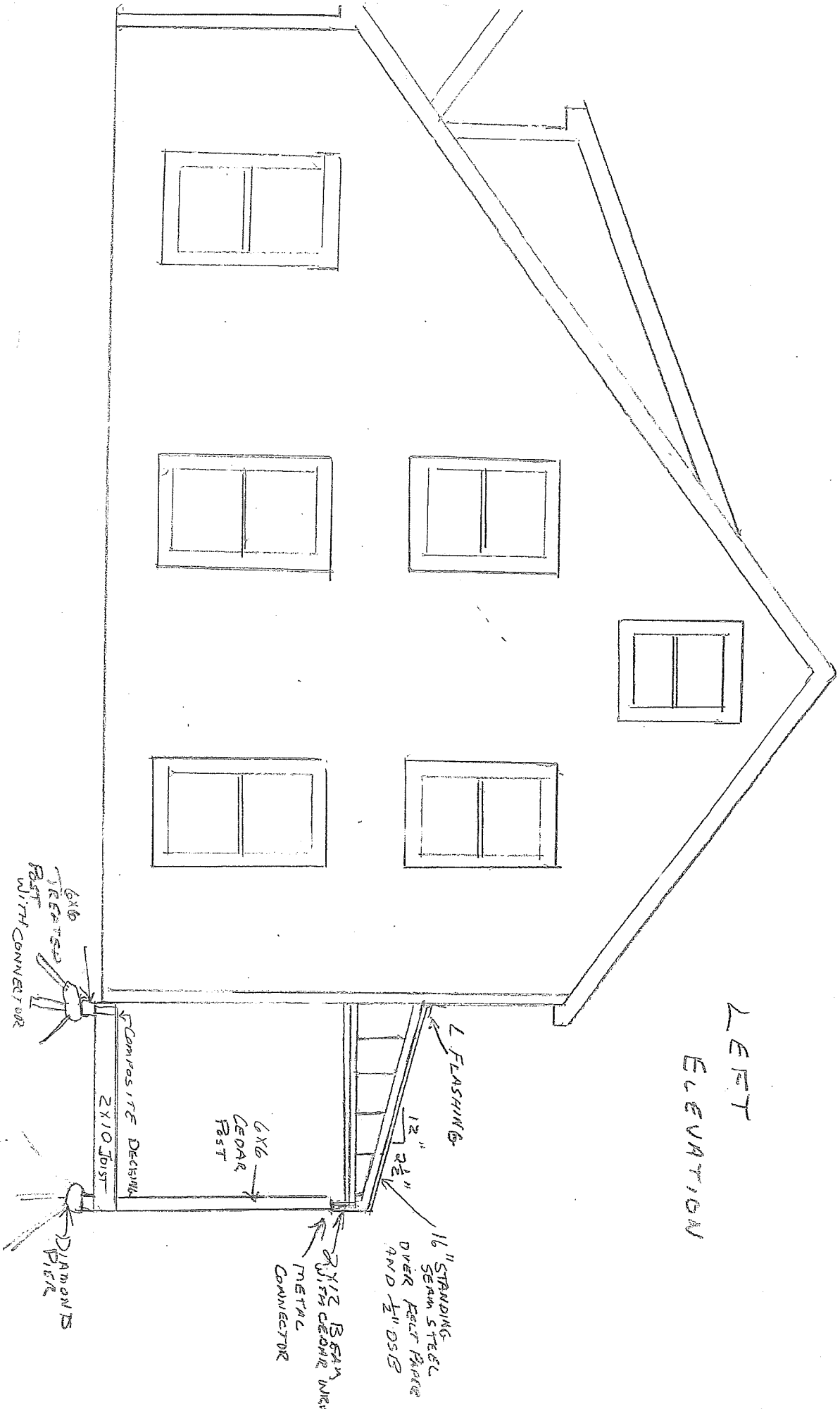
RIGHT
ELEVATION





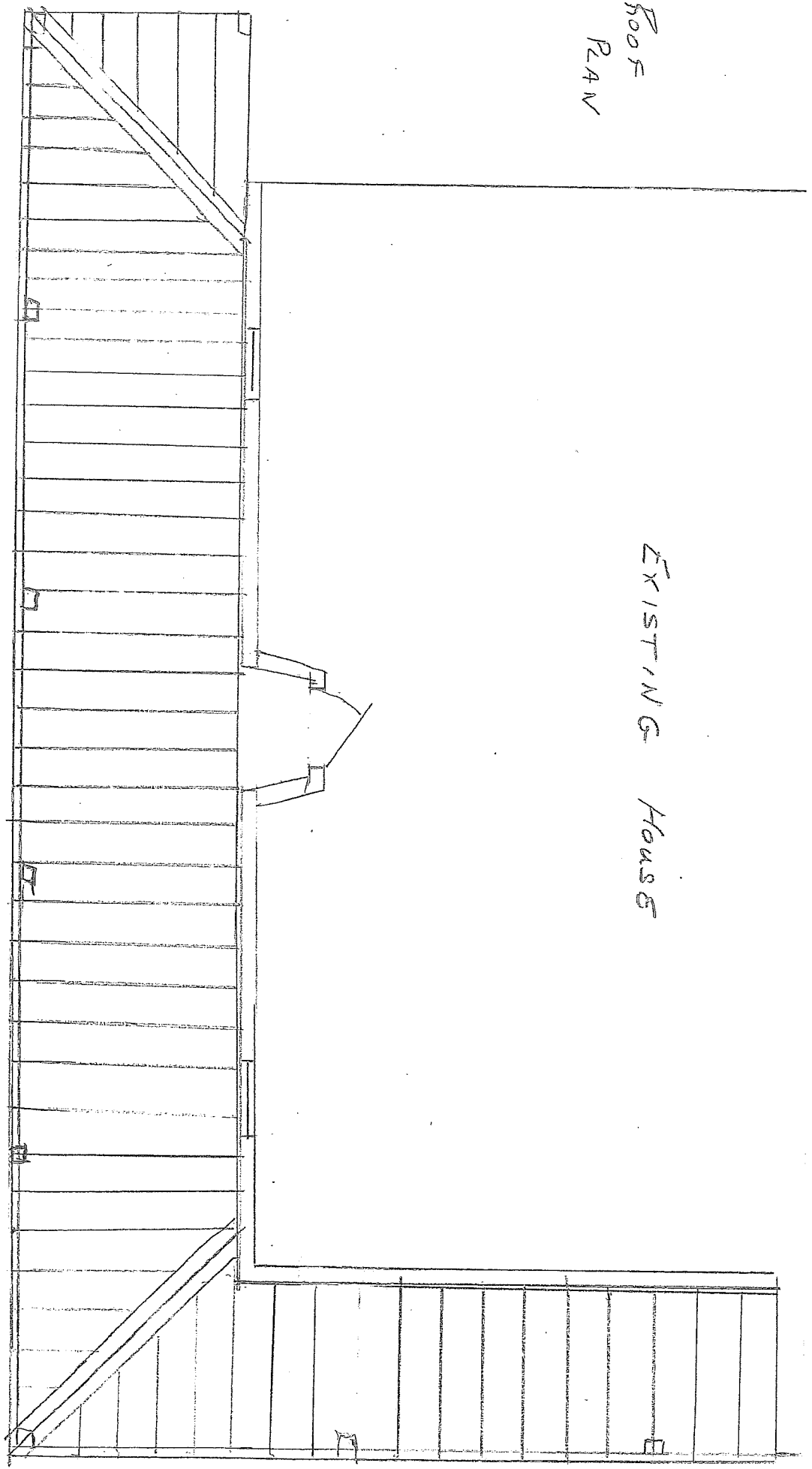
FRONT ELEVATION

LEFT ELEVATION



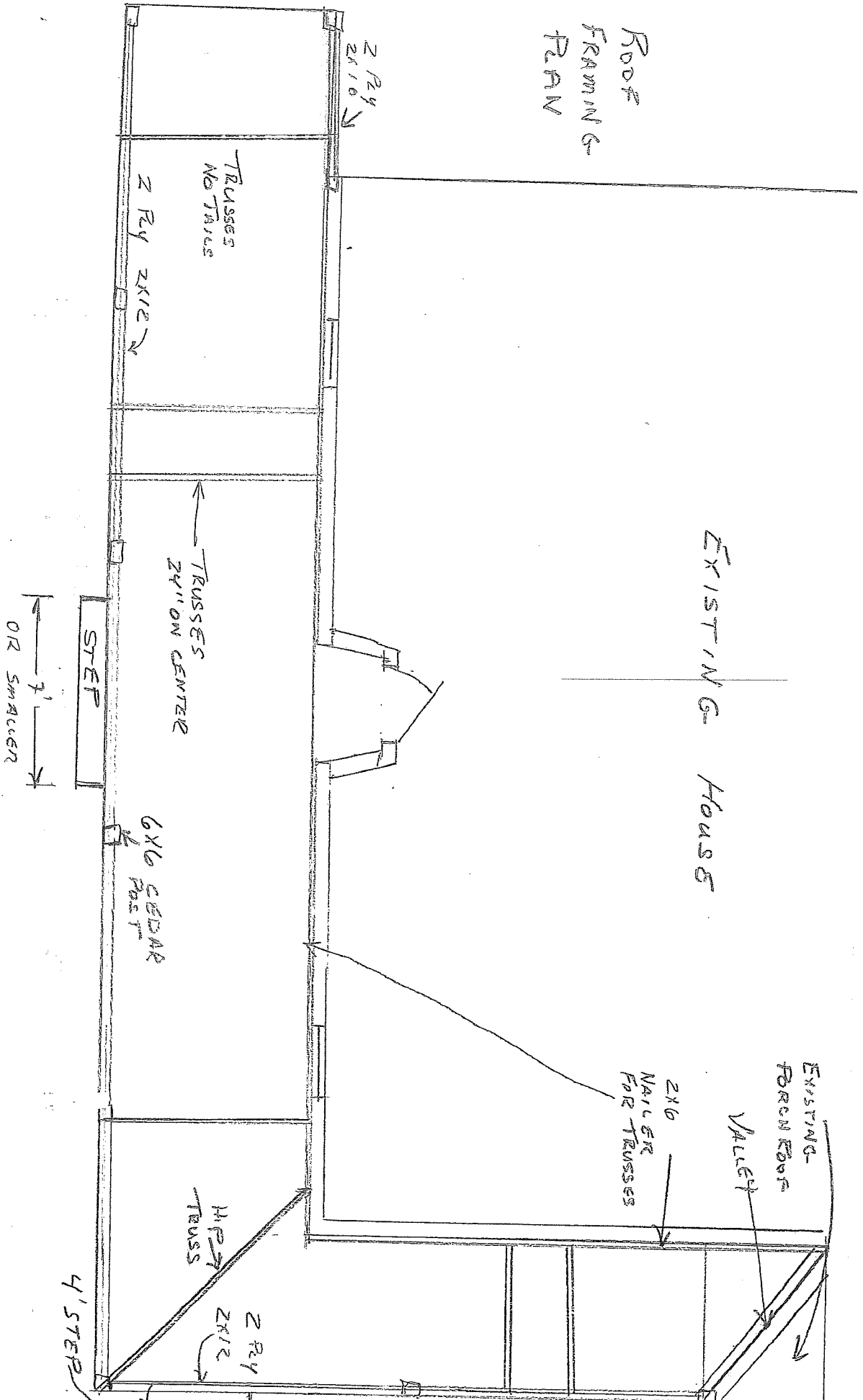
Roof
PLAN

EXISTING HOUSE



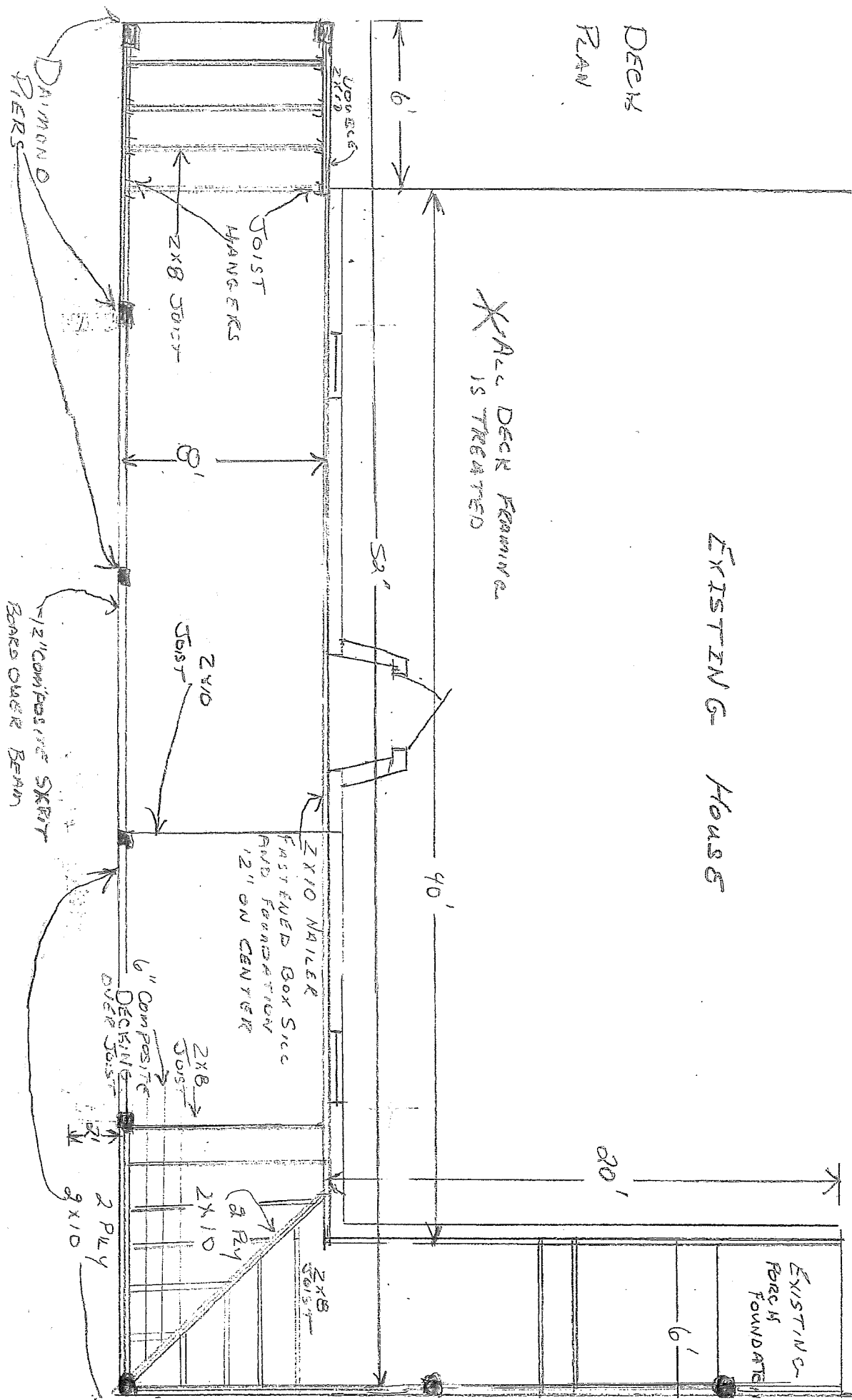
ROOF
FRAMING
PLAN

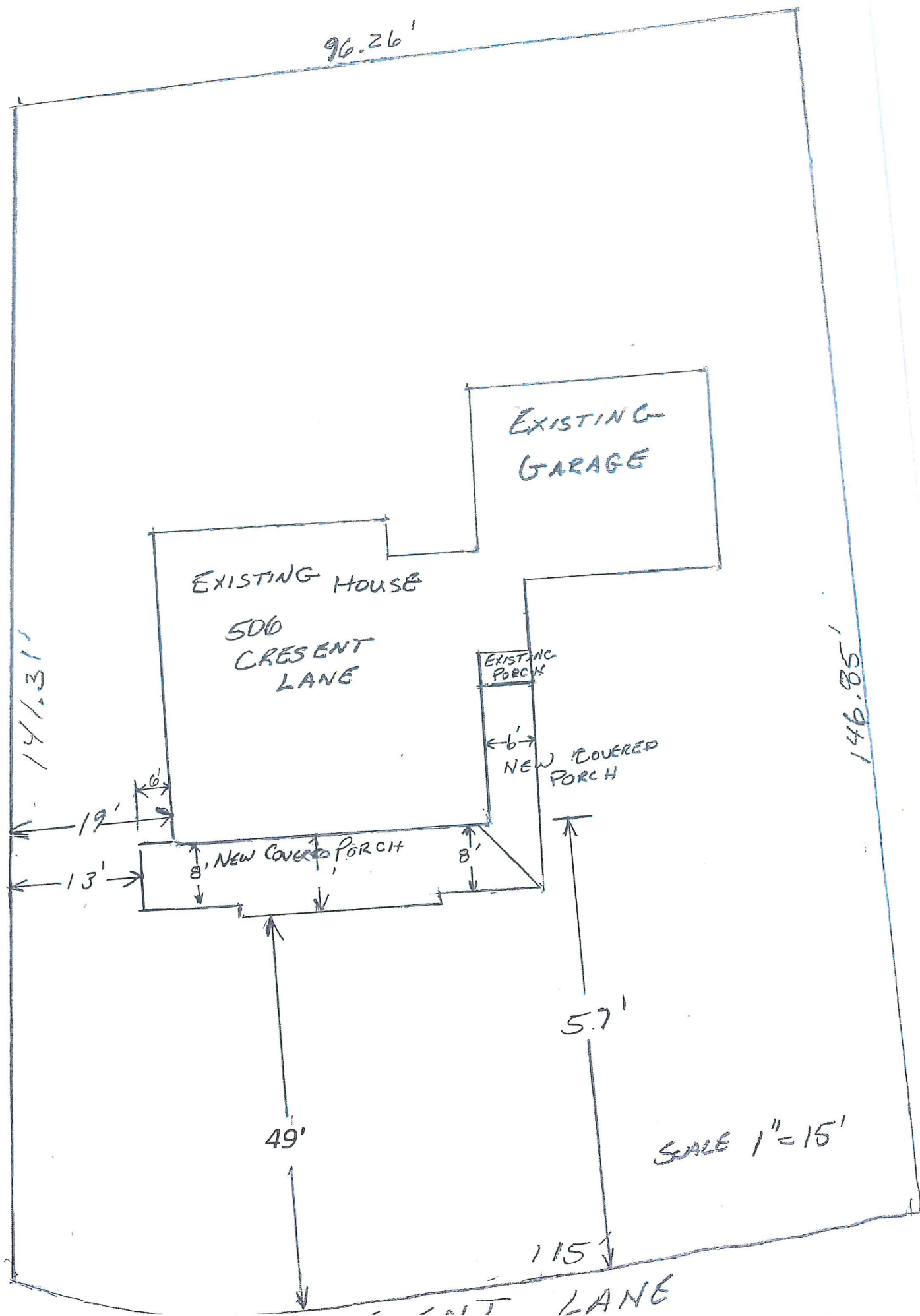
EXISTING HOUSE



EXISTING
FORACIS
FOUNDATION

X AC DECK FORWARD







Village of Thiensville - Gary Achterberg

From: Rudzinski, Ryan <ryan.rudzinski@milwaukeeetool.com>
Sent: Monday, March 15, 2021 10:26 PM
To: Village of Thiensville - Gary Achterberg
Subject: RE: Porch addition
Attachments: Rudzinski lot and deck plansv2.pdf; deck plans w lot size 2 (002).pdf; 506 Crescent lane porch.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Attached are the plans, setback info and the existing picture of our home.

We plan to likely keep the posts natural cedar with likely just a sealant. The roof will be metal and something consistent to the existing asphalt roof on the house, the decking will be a composite and also something neutral to the house with a brown or dark grey color. Our intention is to make the transition to the porch feel natural and not anything obtrusive to our home or others around it. Our neighbors are in fact already very excited to see this transformation.

Please let me know if I am also in need of additional documentation here.

Thanks,

Ryan Rudzinski
262-957-6807

From: Rudzinski, Ryan
Sent: Monday, March 15, 2021 3:27 PM
To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Subject: RE: Porch addition

Hi Gary,

Attached are the kitchen plans, the porch plans will be in a sperate message to follow.

I spoke to Paul on the phone and he was also looking for the list of contractors for the kitchen.

Please let me know what else is needed for the kitchen remodel portion.

Thanks,

Ryan Rudzinski
262-957-6807

From: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Sent: Monday, March 1, 2021 1:34 PM
To: Rudzinski, Ryan <ryan.rudzinski@milwaukeeetool.com>
Subject: RE: Porch addition

CAUTION: EXTERNAL EMAIL

Hi Ryan,

Your building permit application is here. Our building inspector will see it when he is in the office tomorrow (Tuesday) morning. If you have questions or want to talk to him, he's here from 9 a.m. to 10 a.m. (although usually not right at 9 and almost always later than 10). Just call Village Hall or stop by if you want to talk to him. His name is Paul Mortimer.

And, thanks for pulling together the other items for the porch. Better to have all this together before it gets to Plan Commission.

Gary

From: Rudzinski, Ryan <ryan.rudzinski@milwaukeeetool.com>
Sent: Monday, March 1, 2021 1:16 PM
To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Subject: RE: Porch addition

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 Gary,

Thanks for the reply, I contacted our builder about the items needed for the porch.

What is the next step for the interior remodel (Kitchen)? As far as getting to a point of having the permits needed.

Thanks,

Ryan Rudzinski

From: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Sent: Wednesday, February 24, 2021 1:27 PM
To: Rudzinski, Ryan <ryan.rudzinski@milwaukeeetool.com>
Subject: Porch addition

CAUTION: EXTERNAL EMAIL

Hello Jamie and Ryan,

Thanks for bringing in your plans for your porch addition today. As Jamie and I discussed, I wanted to get an initial submission from you so we could take a quick look and help things go smoothly when this goes to Plan Commission. We're looking at the April 13 Plan Commission meeting, which has a March 26 submission deadline.

Our director of Community Services, Andy LaFond, looked everything over. We're off to a good start, but he said there is some more information that you should provide:

- Plans sketched on a lot survey that show setback distances.
- Photos of the existing elevation (what it looks like now)
- A list of materials and colors that you intend to use.
- A rendering of what the new porch will look like or a photo of a similar example. (The contractor should be able to help with this.)

Once we have the submission, we'll forward it to our planner, who will review everything. He may have questions, but I think having all the pieces together ahead of time will be helpful.

So everything is together, I am going to return what you brought in today by mail. (I am keeping the separate kitchen remodel building permit.)

Once you have everything together, we'll need eight copies, along with a PDF version of the submission. You can email that to me.

If you have questions, please call. Thanks a lot,

[illegible][illegible]