VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, January 12, 2021 LOCATION: Village of Thiensville
250 Elm Street
TIME: 6:00 PM
CALL TO ORDER

II. ROLL CALL
Plan Chairman: Van Mobley
Commissioners: Douglas Chimenti Mike Dyer
Rick Gattoni
Carol Gengler
Sarah Hughes
Ken Kucharski
Planner: Jon Censky
Director of Community Services/
Public Works: Andy LaFond

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

A. Approval Of Minutes

1. December 15, 2020

Documents:

12-15-2020 PLAN MINUTES.PDF

B. Review And Action Regarding Sign, The Wellness Way, Andew McGuire, 122 Green Bay Road

Documents:

THE WELLNESS WAY - SIGN.PDF
THE WELLNES WAY SIGN SUBMITTAL.PDF

C. Review And Action Regarding Proposed Outdoor Pavilion, The Watermark, Scott And Beth Shully, 146 Green Bay Road

Documents:

SHULLYS OUTDOOR PAVILION.PDF
SHULLY PLAN COMM APP.PDF
SHULLY COA.PDF

IV. STAFF 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

Amy L. Langlois, Village Clerk
January 7, 2021

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
PUBLIC HEARING AND
PLAN COMMISSION
MINUTES

DATE: **Tuesday, December 15, 2020**

TIME: **6:00 PM**

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

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
	Rick Gattoni	Ken Kucharski
Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. PUBLIC HEARING

The applicant, Jesse Daily, Daily Taco & Cantina, LLC, is seeking a Conditional Use Permit to Use Drive-Thru Window on East Side of Building for Online Order Pickup, 105 West Freistadt Road

A. Motion to Open Public Hearing

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to Open the Public Hearing at 6:02 PM. **MOTION CARRIED UNANIMOUSLY.**

B. Director of Community Services/Public Works Andy LaFond to read and explain Notice

Director of Community Services/Public Works Andy LaFond read and explained the Notice. The applicant, Jesse Daily, is seeking a Conditional Use Permit to use drive-thru window on east side of building for online order pickup at Daily Taco & Cantina, LLC, 105 West Freistadt Road.

C. Comments from anyone present requesting to be heard

Mr. Daily shared that he and his wife recently opened Daily Taco & Cantina at 105 West Freistadt Road. One of the reasons they partnered with Mila Kofman was for the ability to have, during this health pandemic, drive-thru and curbside pickup. Mr. Daily explained that there is no kiosk to place an order; orders can be placed by phone at which time a scheduled pick-up time is given with every order queued four minutes apart. At this time, the only source of revenue for this building would be by drive-thru. There is no dining indoors at this time. Mr. Daily is requesting this Conditional Use Permit be approved in order to continue business.

Mr. Daily understands there has been concern regarding egress expressed by nearby businesses. The cars in the drive-thru are not parked and are only there for a minute and then they move. Should there be an issue where the Fire Department needed to get through, those cars can easily be moved. If there is an instance where someone's food may not be ready at their scheduled time, they are directed to park in the lot on the east side of the building, given a buzzer and drive back through when their buzzer goes off.

Mila Kofman, 105 West Freistadt – Ms. Kofman stated that she does not see any problem with the drive-thru. The drive-thru has been in existence for many years and there has never been any problems. The design has not changed. Ms. Kofman did speak with James Wilke from McNabb and Risley.

D. Director of Community Services/Public Works Andy LaFond to read any correspondence received related to the request

Director LaFond shared three letters with the Commission in regards to this request:

James M. Wilke, 215 North Main Street – Mr. Wilke wrote to inform the Commission of the existing easement north of Milas Bakery and south of Daily Taco. First, Mr. Wilke recognized the loss of cheel and stated he is deeply sorry for all that the Daily's are going through and this action is in no way meant to harm them. Mr. Wilke welcomes them.

Mr. Wilke shared that the drive-thru lane has encroached the 20 foot easement which has been enforced since 1955. There is an 8 foot setback off the north wall of Milas Bakery and then a 20 foot easement.

Mr. Wilke is asking that the yellow lines indicating a lane be removed as to not obstruct the easement which is to be open at all times. Vehicles may not stop or park within the easement, with the exception of making a delivery. Other businesses in the center receive many semi-truck deliveries a day as well as Fed-X, Amazon, garbage trucks and most important emergency vehicles, such as fire equipment, rescue and police.

Two businesses have already had trucking companies question if there could be delays going in between the buildings.

Nicholas Soja, 215 North Main Street – Mr. Soja is the owner of McNabb and Risley, Inc., however, does not own the property and wrote expressing concerns that the business owners and property owners have concerning the drive thru. Mr. Soja stated that the drive thru lane is encroaching into the easement allowed to all building owners. Historical documents show that previous enforcement by the Village of Thiensville of the easement of the property should be enforced again. This easement is to allow for semi-truck deliveries, garbage pickup, delivery trucks for businesses and more importantly emergency service vehicles to easily and property service the businesses on this corner of Main Street. Also, written consent from all property owners that benefit from the easement must unanimously agree and be given written consent to allow any modifications to the easement per the original agreement. Mr. Soja thanked the Commission.

John Timm, Timm Holdings, LLC, Owner, Extreme Ski & Bike, 235 North Main Street – Mr. Timm wrote to inform the Commission that the legally binding easement between Cousins Subs/Milas and Daily Taco must be observed. The purpose of the easement is to provide unobstructed access for trucks and vehicles to the rear of the buildings. Mr. Timm is asking that Daily Taco have a plan in place to address the drive-thru lane within the easement to allow unobstructed access for trucks and other vehicles to the rear of all buildings.

Mr. Timm believes a solution can be reached to satisfy all property owners involved. Unobstructed access to the rear of the building is critical to the function of the businesses. Not allowing vehicles to stop within the easement while in the Daily Taco drive-thru lane or having vehicles move to allow access for trucks and other vehicles to the rear of the building may be a solution. Mr. Timm also believes all can work together to keep this a successful shopping center.

E. Motion to Close Public Hearing

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to Close the Public Hearing at 6:14 PM. **MOTION CARRIED UNANIMOUSLY.**

IV. BUSINESS

A. Approval of Minutes
1. October 13, 2020

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gengler to approve the October 13, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding a Conditional Use Permit for Jesse Daily, Daily Taco & Cantina, LLC, 105 West Freistadt Road to Use Drive-Thru Window on East Side of Building for Online Order Pickup

Village Planner Jon Censky shared that this is a situation where the Code has not necessarily caught up to the changes in the industry. The Code specifically identifies drive-in and drive-thru lanes for restaurant pick up; it does not speak to online pick-up windows. The Code does, however, have a section that says if the use is similar in character to a permitted use then the Commission has the authority to approve. Planner Censky stated that the proposed lanes are sufficient in length to provide adequate queuing and does not see any potential problems.

In respect to the easement, that is a legally binding agreement between private property owners. The Village had no part in approving this agreement so the Village in not responsible to enforce it; this is between the private property owners.

Director LaFond reported that the Village also consulted with Village Attorney Tim Schoonenberg. Attorney Schoonenberg stated that the underlying easement between private parties is not tied into a Conditional Use Permit as this is two separate issues and the issuance of a Conditional Use Permit for Daily Taco would not prevent or nullify the existing easement between private parties on the neighboring parcel. In 2009 the opinion from the Village Engineer was that the Village cannot control the traffic movement on an existing use for private property.

Also, through further research with the Register of Deeds, the easement is on Ms. Kofman's other property. Daily Taco is on its own parcel. Speaking with Fire Chief Brian Reiels, emergency access is needed here and the Village does have enforcement action over a fire lane – not over the easement. Mila's is properly labeled on the building wall with "no parking". After reviewing this with Chief Reiels, he indicated no concerns regarding emergency vehicle access. Drivers will be in their cars in the drive-thru and, therefore, able to move their vehicles immediately if needed.

Director LaFond also noted that after reviewing the easement, it did state that the 20' easement can be used for temporary stopping for the purpose of delivering or picking up persons, goods or merchandise. It appears that the language in the easement states that picking up goods and merchandise was part of the agreement.

Chairman Mobley stated that it appears the easement is for the parcel to the south of Daily Taco and when that easement was written, the Pizza Hut was not under the current owner. Commissioner Gattoni believes there is sufficient space for the drive-thru. Commissioner Chimenti stated it seems that the current owner wants to extend the easement into an adjacent property; it is 20 feet now which is what is required.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve Conditional Use Permit for Jesse Daily, Daily Taco & Cantina, LLC, 105 West Freistadt Road to Use Drive-Thru Window on East Side of Building for Online Order Pickup. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Outdoor Storage Shed, Lyn Falk, 129 Grand Avenue

Lyn Falk, 129 Grand Avenue is requesting approval a storage shed. The shed measures 10' x 12' for 120 square feet and will stand 9' 10" tall at its peak. It will be made of wood material painted creamy yellow to match the color scheme of the home with black shingles. The shed will not be visible from Grand Avenue.

Planner Censky reported that the shed completely complies with all zoning requirements and recommended approval.

Ms. Falk thanked the Village for such a fabulous place to live and is excited about the recent Village purchase in the TIF district.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Outdoor Storage Shed, Lyn Falk, 129 Grand Avenue. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding New Home, Hillcrest Builders, Lot 5, 110 North Orchard Street

Fred Bersch, Bonnilake Real Estate, is developing the ten lots on North Orchard Street. Also in attendance is Dan Gerke of Hillcrest Builders. Mr. Gerke is the sales representative and also designs homes. Presented this evening are four new homes on North Orchard Street. Three of the four homes presented are customer homes; the fourth is on Lot 11 and is a spec/model home. The spec/model home will be similar to what was proposed originally on Lot 7. The three customer homes have a gabled roof with varying depths of front porches from the front façade and changes in the garage door.

Director LaFond shared that each of these homes are not exactly the same in appearance. Some of those differences are that some garage doors have windows, porch depth, front door, two are barrier free entry (the garage door is raised relative to the front door which changes the front elevation - Lot 5 and Lot 10), stone wainscot on Lot 7, chimney on Lot 5 as well as variations to color.

Planner Censky shared that all these homes carry a common theme and the theme respects the character of the neighborhood. Planner Censky recommends that Director LaFond review and approve the grading, drainage and erosion control plans for these homes.

Commissioner Gengler, who lives in the neighborhood, shared that if the current home on Lot 7 is any indication of what the other homes will look like, that is exciting. Commissioner Gattoni appreciates that there are differences between the homes and that they are not all the same. Commissioner Hughes believes they all look great. Commissioner Chimenti likes that the homes are not exactly the same. Chairman Mobley believes the new homes fit very nicely with the current homes.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Hughes to approve New Home, Hillcrest Builders, Lot 5, 110 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding New Home, Hillcrest Builders, Lot 8, 116 North Orchard Street

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to approve New Home, Hillcrest Builders, Lot 8, 116 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding New Home, Hillcrest Builders, Lot 10, 120 North Orchard Street

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to approve Hew Home, Hillcrest Builders, Lot 10, 120 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

G. Review and action regarding New Home, Hillcrest Builders, Lot 11, 122 North Orchard Street

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Dyer to approve New Home, Hillcrest Builders, Lot 11, 122 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

H. Review and recommendation to the Village Board. The applicant is requesting a Land Use Plan Amendment from Office/Professional Service to Single-Family Residential and Rezoning from B-3 Office/Professional Business District to R-2 Single Family Residential District and Planned Development Overlay (PDO) District, Lakeside Development Company, Parcel Located at 200 Green Bay Road

Tom Zabjek and Jill Ridley of Lakeside Development Co. were both in attendance. Mr. Zabjek is the President of Lakeside Development Co. and Ms. Ridley is the Director of Marketing and Real Estate Development. Proposed is to take the former M&I Bank at 200 Green Bay Road, which has been vacant for the last 12 years, and redevelop the site with 16 new homes. Mr. Zabjek believes that this proposal is the best use of the property.

Planner Censky shared that for any land use change to take place, state law does require that the Comprehensive Land Use Plan for the site and the zoning on this site be consistent with each other. Accordingly, the first item before this Commission this evening is to consider a recommendation to change the land use classification for this site from the commercial classification to the single-family residential classification. Then, if this change is supported, the next step is to consider recommending rezoning the site from B-3 Office/Professional Business District to R-2 Single Family Residential District and the Planned Development Overlay (PDO) District. That District will be applied over the R-2 – it is an added zoning district. The PDO District is being used because it does provide the Commission and the Village Board the authority to modify the base district standards on a case-by-case basis.

Recognizing that this is for a pocket neighborhood development, the modifications proposed are as follows:

1. An increase to the allowable density from 6.4 units per acre up to 8.7 dwellings per acre.
2. A decrease in the lot size from 6,800 square feet down to 3,056 square feet.
3. A decrease in the front yard setback of 25 feet to 3 feet. This is with the understanding that this has a private road – it will not be a public road. There is also a side yard modification from 5 feet to 3 feet.

Director LaFond shared the following:

The current building was built in 1963 and last occupied in 2007
1.84 acres
Current assessment is $387,900
Site Notes: 4 drive-thru lanes, 43 parking spaces and at one point had an additional parking lot across the street with 24 additional spaces

2009
Proposal by MSP Real Estate for a senior housing and memory care
Units proposed: 68
Units Per Acre: 36.95
Rezoning request denied

2013
Proposal by MSP Real Estate for multi-family
Units proposed: 60
Units Per Acre: 36.95
Rezoning request denied

2015
Proposal by The Hoff Group for townhomes
Units Proposed: 44
Units Per Acre: 23.91
Proposal withdrawn by developer

In addition to the above, since 2007, Village staff have met with many interested parties. Projects considered were restaurants, chiropractic offices, engineering firm, offices for a university, lawyer's office, financial firm and a church. Some of the complications included inability to obtain property from owner and high cost for remediation and renovation. In 2016 it was estimated that to renovate the building would cost between $500,000-$600,000.

Storm water is reviewed and addressed in the Developer's Agreement. Requirements are reviewed by the Village Engineer, MMSD and the DNR. The current proposal has more green space than the current condition.

A 2009 sewer analysis completed by the Village Engineer indicated capacity for 60 units on the site. Sanitary sewer capacity will again be reviewed as part of the approval process for a new development.

Director LaFond shared some comparable developments in the Village:

Village Green Homes Proposed Pocket Neighborhood - Green Bay Road
16 Homes
1.84 Acres
8.69 Units Per Acre
One Driveway

The Pines - Heidel Road
12 Units
1.12 Acres
10.7 Units Per Acre
One Driveway

Thiensville Village Homes - Elm Street
14 Units
1.8 Acres
7.77 Units Per Acre
One Driveway

White Coach Condominiums - Main Street
12 Units
.91 Acres
13.1 Units Per Acre
One Driveway

Village Estate Condominiums - North Main Street
44 Units
3.44 Acres
12.79 Units Per Acre
Driveway, Two way in with one-way exit

Village Place Condominiums - Freistadt Road
16 Units
1.17 Acres
13.67 Units Per Acre
One-Way Driveway

Water's Edge Condominiums - Lake Bluff Road
32 Units
2.3 Acres
13.9 Units Per Acre
4 Driveway Entrances

LakeView Condominiums - Lake Bluff Road
12 Units
.87 Acres
12.37 Units Per Acre
One Entrance

Willowbrook Place - Green Bay Road
60 Units
2.46 Acres
22 Units Per Acre
One Entrance

The current zoning code densities are as follows:

District	Description	Units/Acre
R-1	Single-Family Residential	3.2
R-2	Single-Family Residential	6.4
R-3	Two-Family Residential	5.8
R-4	Multi-Family Residential	11.5
R-5	Multi-Family Residential	14
PDO	Planned Development Overlay	22

Commissioner Dyer had indicated that the corner of the property is in the floodplain and inquired if that needed to be split from the other properties. Director LaFond clarified that this is an outlot. The previous Developer's Agreement had this lot being deeded over to the Village. It is very small.

Commissioner Kucharski inquired if the neighbors had been contacted regarding egress. Mr. Zabjek had spoken to the neighbor to the north and discussed various options i.e. getting an easement, purchasing some land. Mr. Zabjek stated the proposed roadway allows for sufficient room for egress in both directions without having to exit to the north.

Planner Censky stated that cul-de-sacs tend to be safer in regards to crime.

Chairman Mobley likes that these are single-family residences, and Mr. Zabjek is a quality builder. The size of the proposed homes are similar to area homes.

Commissioner Gattoni stated that these homes all differ and are unique in their own way. Mr. Zabjek stated that there are four different elevations and the electric will be relocated.

Commissioner Gengler believes this is a welcomed opportunity for people to live in Thiensville. The location also allows for walkability in the Village.

Commissioner Chimenti agreed and stated this opens up the market for a single family who does not want a yard but wants their own home that is not a townhome or multiplex.

Mr. Zabjek shared that he had developed Stonefields in the City of Mequon. A homeowner's association maintains these grounds, and this is the plan for 200 Green Bay Road as well.

A Public Hearing will be held on Monday, January 18, 2021 at 6:00 PM if the Plan Commission votes to move this project forward. Chairman Mobley believes this is a good opportunity for single-family residential which seems to be what is wanted in the Village.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gengler to recommend to the Village Board to Amend the Land Use Plan from Office/Professional Service to Single-Family Residential and to Rezone from B-3 Office/Professional Business District to R-2 Single Family Residential District and Planned Development Over (PDO) District, Lakeside Development Company, Parcel Located at 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

I. Discussion regarding B-1 District First Floor Use

Director LaFond brought this back to the Plan Commission based on previous discussions regarding the B-1 District first floor use. Provided was a map of the B-1 District which includes residential, mixed and commercial uses. The current code indicates for B-1 that 100% of the first floor area shall be used for commercial use only. With the changing environment of retail and leased office space, there is a possibility that requiring the first floor to be 100% commercial will cause the Village commercial district to be vacant. Maybe it could be allowed by Conditional Use for a portion of the first floor to be residential.

The minimum lot size for B-1 is 7,200 square feet with a 60 foot wide lot. This causes challenges for being ADA compliant. There was an inquiry as to if the first floor could be 100% residential. There are other buildings for sale that are having a hard time finding a buyer.

There are also restrictions in regards to the residential use that it has be the owner, employee or caretaker, with some exceptions.

Planner Censky shared that in other communities, because first floor businesses typically need frontage, first floor residential is allowed in the back. Commissioner Gattoni stated that minimal change allows things to stay the same.

A variance had been granted 2-3 years ago by the Zoning Board of Appeals allowing 30% of the rear of the first floor be allowed for residential for a property on Green Bay Road.

Director LaFond stated that we do not want vacant buildings or the entire downtown to be residential.

Administrator Landisch-Hansen stated that this does not have a great impact on the TIF district, however, would affect the historic district.

Commissioner Chimenti expressed concern regarding residents and noise in the Commercial District and stated that there should be stipulations in the zoning addressing this. Planner Censky agreed stating that whenever there are residents in a downtown area, they have to realize any noise complaint must be reasonable.

Planner Censky stated that the residence becomes an Accessory Use in the Commercial District. In each District there are Permitted Uses, Accessory Uses and Conditional Uses. Those residential uses would fall into the Accessory Use.

Administrator Landisch-Hansen shared that due to Covid and many people working from home, this may give individuals the opportunity to meet with a client in their home.

Director LaFond stated that there could either be no further action or a Text Amendment to the Accessory Uses be considered. This will be before the Plan Commission at a future meeting.

J. Discussion and possible action regarding Covid Temporary Business Measures Which Include Temporary Enclosures, Tents and Igloos (Commissioner Kucharski)

Commissioner Kucharski stated that the Village Board has been very supportive of businesses by relaxing the rules/ordinances in regards to signage, tents, etc. and this is appreciated by all businesses. This was discussed at last evening's Village Board meeting with the Board supporting these measures continue.

Commissioner Kucharski does not support temporary igloo use and that if a portable structure goes up, it should be presented and action taken by the Plan Commission. Chairman Mobley agreed that relaxing ordinances without an end in sight is not a good idea and it may also be worth looking into the Sign Code in the future.

Director LaFond is now reviewing submittals from businesses which does include an end date. A tent that is 1500 square feet or smaller does not require a Village permit.

Commissioner Kucharski shared that come spring, businesses may get more creative and more items/structures may be brought before the Plan Commission.

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

V. STAFF REPORT

Director LaFond shared that moving forward the wording on the agendas has been changed to read "Review and action" or "Review and discussion".

The sign plan on Riverview and Main has not been submitted to date.

Two staff approved projects include a fence at 400 Oakwood and 100 South Highland.

VI. 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.

VII. ADJOURNMENT

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 7:20 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,	Approved by,	Signed by,
Amy L. Langlois Village Clerk	Andy LaFond Director of Community Services/ Public Works	Colleen Landisch-Hansen Administrator

THE WELLNESS WAY - SIGNAGE

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Agenda Item: III. B.

Date: January 12, 2021

General Information

Applicant:	Andrew McGuire, The Wellness Way
Status of Applicant:	Tenant
Location:	122 Green Bay Road, Suite 100
Requested Action:	Projecting sign approval
Existing Zoning:	B-1 Central Business District
Land Use Plan Designation	Business
Existing Use	Multi-Tenant Commercial

Report:
The applicant is requesting approval of a projecting sign to be hung on the north wall of the multi-tenant commercial building at 122 Green Bay Road. The sign measures 22.64" by 48" for a total size of 7.5 square feet and will be made of composite aluminum with digital green and black graphics to match the business color. Illumination will be by an exterior sway arm light mounted above direct downward towards the sign.

Since this building is in the Green Bay Historical District the sign is governed by certain sections of **Section 16.17 a D.** as follow:

- **The projecting sign shall be illuminated from the exterior only. No interior illumination shall be permitted on projecting signs.**
- **The projecting sign shall not exceed twelve square feet in area per surface.**
- **Projecting signs must be mounted firmly, in a workmanship-like manner and projects perpendicular to the building.**

Staff Comments:
This plan was reviewed by the Historic Preservation Commission on December 8, 2020 and approval was recommended by unanimous vote. Since this sign does not project over the public right-of-way, other associated regulations of this Section do not apply. Accordingly, staff's review indicated that the sign is code compliant and therefore approval is recommended.

RECEIVED
DEC 04 2020
BY: .....

SIGN REVIEW APPLICATION - $150.00 FEE
Please Allow Two (2) Weeks for Sign Review

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 to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

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. At this time **SEVEN (7) 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 two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name Andrew McGuire

Premises Address 172 Green Bay Rd Ste 100 Thiensville WI 53092

Business Name The Wellness Way MEQuon Business Phone 262-478-9104

Property Owner Joe and Trish Ullrich Address _____

Property Owner Phone (414) 331-6522 E-mail ullrichmanagement@gmail.com

Contractor Signarama Address N84 W15787 E-mail jb@signswithimpact.com
Menomonee Falls WI

Contractor Phone 262-251-4300 Contractor Fax _____

Estimated Project Cost: $ 1800-2100

Sign(s) requested: (check all that apply) _____Wall _____Monument __X__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 it 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 _____ Date 12-1-20

Signature of Owner _____ Date 12-3-20

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	**$150.00***	**$100.00***	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	**$150.00***	**$100.00***	60315 12/4/20
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/hour.

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 5/2018

RECEIVED
DEC 0 1 2020
BY: ....

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

Applicant: Andrew McGuire

Name of Business: The Wellness Way MEQUON

Street Address: 122 Green Bay Rd Ste 100 City: Thiensville State: WI Zip: 53092

Home Phone: ________ Cell Phone: 715-570-9437 Business Phone: 262-478-9104

Email: amcguire@thewellnessway.com

Property Owner: Joe + Trish Ullrich

Mailing Address: 3048 N. Marietta Ave

City: Milwaukee State: WI Zip: 53211

Contact Phone Number: (414) 331-6522

Description of Project: Adding signage mount to building

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

Custom Aluminum support pole with sandblasted ink, green, black, and white. Sign will be lit with swan arm lighting.

Proposed Sign(s): Wall____ Monument/Ground____ Pole____ Projecting X Marquee, Awming or Canopy____
Sign to include Lumination
Sandwich Board____ Directional Sign____ **(Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)**

Signature of Applicant: [signature] Date: 11-18-20
Print Name Andrew McGuire

◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆

Thiensville Historic Preservation Commission: Project Approved X Project Not Approved____

Commission Signature: Ronald Heinritz Date: 12/8/2020

(Comments/Stipulations from HPC): Sign face to be no larger than W2'-L4'
Corners to be rounded or scaloped.

SAFEbuilt

UNIFORM SIGN PERMIT APPLICATION

PERMIT NO.

TAX KEY #

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY

OF Thiensville

PROJECT LOCATION (BUILDING ADDRESS): 122 Green Bay Rd Ste 100 Thiensville WI

PROJECT DESCRIPTION: Adding signage to building

☒ COMMERCIAL ☐ RESIDENTIAL

Owner's Name	Mailing Address	Telephone - Include Area Code
Joe and Trish Ullnch	3048 N. Marietta Ave Milwaukee WI	(414) 331-6522
Contractor's Name	**Mailing Address**	**Telephone - Include Area Code**
Signarama Menomonee Falls	N84 W15787 N Menomonee Falls WI 53051	(262) 251-4300

SITE

_____ 1/4, _____ 1/4, SECTION _____, T _____ N, R _____ E(or)W

Lot: Average Width / Average Depth	Subdivision Name	Lot No.	Block No.
	Central Business District		

Zoning District	Total Area	Setbacks N.S.E.W.	Front Ft.	Rear Ft.	Left Ft.	Right Ft.
B-1						

1. PROJECT
☒ New ☐ Repair
☐ New ☐ Raze
☐ New ☐ Move
☐ Other _____

3. TYPE
☐ Residential
☒ Commercial
☐ Other _____

4. USE
☐ Seasonal
☒ Permanent
☐ Other _____

7. SIGN TYPE
☐ Wall ☐ Ground
☒ Projecting ☐ Roof
☐ Pole ☐ Other

10. PRESENT USE OR OCCUPANCY
The Wellness Way Menomonee chiropractic & wellness

2. AREA - SIGN FACE
1st Side ~ 20 Sq. Ft.
2nd Side _____ Sq. Ft.
Other _____ Sq. Ft.
TOTAL _____ Sq. Ft.

5. HEIGHT
5 sq ft

8. ILLUMINATED
☐ Internally
☒ Externally

9. ESTIMATED COST
TOTAL $ 1800 - 2100.

EXISTING SIGNS
Thiensville Mill on front top of building. New sign will be on side near parking lot.

6. SHORELAND/FLOODLAND
Shore setback _____ feet from sign to ordinary high water mark.
Floodplain setback _____ feet from sign to 100 year floodplain.

TYPE OF MATERIAL
☐ Wood ☒ Metal ☐ Other _____
☐ Plastic ☐ Canvas

EXISTING SIGN
Sign 1 Size: Width _____ Height _____
Setback _____ Offset _____
Sign 2 Size: Width _____ Height _____
Setback _____ Offset _____

PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION:

1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express of implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.

SIGNATURE OF APPLICANT _____ DATE 11-20-20

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

_____

_____

_____

FEES:	PERMIT(S) REQUIRED	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Plan Review Fee _____	☐ Construction _____	Permit expires two years from day issued unless otherwise noted below:	Name _____
Inspection Fee _____	☐ HVAC _____		Date _____
Administration Fee _____	☐ Electrical _____		Certification No. _____
Other _____ _____	☐ Plumbing _____		
Total _____	☐ Other _____		

White - Municipal Files
Wisconsin Uniform 10/17

Yellow - Applicant

Pink - Clerk/Assessor

Action Graphics
PRINT. MAIL. SIGNS.

5203 N. 125th Street • Butler, WI 53007 • 262.373.1999 • actiongraphic sink.com

Estimate # 144937

Date: 12/08/20

RECEIVED
DEC 0 9 2020
BY:.....

Dr. Andrew McGuire
The Wellness Way Theisville
Dr. Andrew McGuire
122 Green Bay Road, Suite 100
Thiensville WI 53092

SHIP TO:

The Wellness Way Theisville
Dr. Andrew McGuire
122 Green Bay Road, Suite 100
Thiensville WI 53092

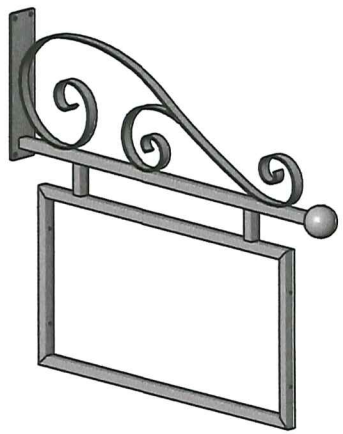
Acct.No	Ordered By	Phone	Fax	P.O. No	Prepared By	Sales Rep
5506	Dr. Andrew McGuire	262-478-9104			Raph	

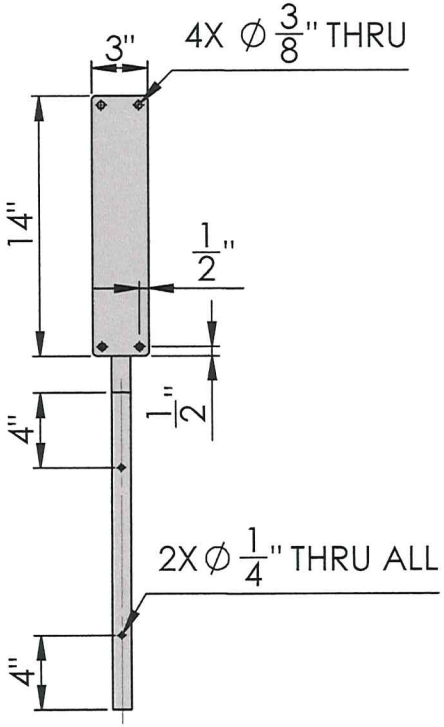
Quantity	Description	Unit Price	Price
1	**Sign Frame Torino 40" (price includes shipping)**	490.0000/Ea	**490.00**
1	**Sign Max metal 15" x 30", priint and Lam 1 side, art design and proofs 15 x 30** Download/Preflight Design 4-Color Process (1 Side(s) Printed) 3mm Max-Metal Matte Laminate	234.0000/Ea	**234.00**
1	**Installation of sign on location** Travel To Site Location (30 miles (total)) Application/Installation	303.0000/Ea	**303.00**
1	**Par 20 Light - 18" arm (Price includes shipping)(electrician must install)**	175.0000/Ea	**175.00**

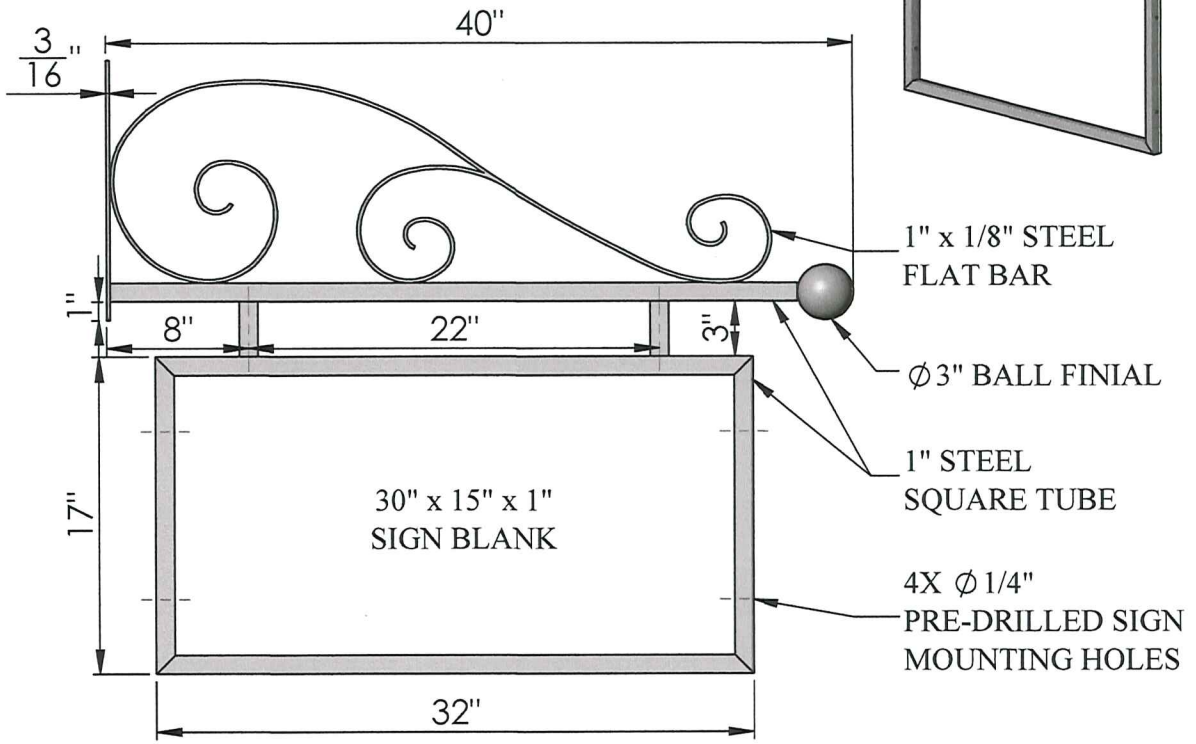
Terms	Subtotal		Shipping	Postage	Tax	Total		
Net 30 Days	1,202.00		0.00	0.00	66.11	1,268.11		

Thank you for the opportunity to Quote this project. Prices valid for 60 days. Please contact us with any questions.

RECEIVED
DEC 0 9 2020
BY:







SIDE VIEW

FRONT VIEW

Date: 05/2015 Scale: NTS CB: Order#:	Content: 30" Torino Sign Bracket with Stationary Frame PN: 370B-40-3015-FRM Color/Finish: Textured Black Powder Coat Customer Approval: _____	Design by Sign Bracket Store. All visual representations and designs are the intellectual property of Sign Bracket Store and protected under copyright law. Any duplication of this design is in direct violation of the law and will result in legal action. © Copyright 2008-2015	SIGN BRACKET STORE By Hooks & Ladder SignBracketStore.com T: 888-919-7446 F: 760-603-0812

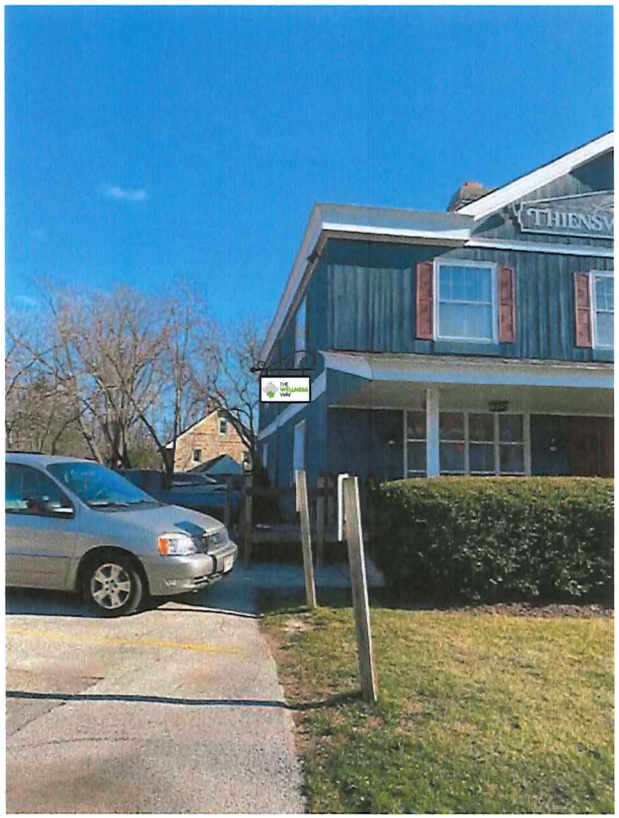
RECEIVED
DEC 0 9 2020
BY:

Action Graphics
actiongraphicsink.com

COMPANY INFORMATION		
COMPANY NAME:	*THE WELLNESS WAY*	*CLIENT APPROVAL*
CONTACT NAME:	*ANDREW MCGUIRE*	APPROVED:
ADDRESS:	*122 GREEN BAY RD, STE 100, THEINSVILLE*	REVISE & RESUBMIT:
EMAIL:		DATE:
PHONE:	*262.527.4003*	

Action Graphics
actiongraphicsink.com

PROPOSED:



General Notes:

NEW FRAME AND SIGN
MOUNTED TO THE BUILDING

Materials and Specs:

30" TORINO SIGN BRACKET
BLACK POWDER COATED METAL

30" x 15" SIGN INSERT

ACM PANEL 4-COLOR PRINT & LAM
(ALUMINUM FACED INSERT)

Revisions:

Signature:	Date:
1.	
2.	
3.	

Disclaimer:

The artwork shown is property of Action Graphics. This is not to be reproduced, copied, loaned, exhited, or used by anyone other than Action Graphics, unless written permission is given. Design charges will be applied to anyone disreguarding the above disclaimer.

www.actiongraphicsink.com 262-373-1999

REPRESENTATIVE: *RAPHAEL*
GRAPHIC DESIGNER: *NATHAN*
DATE: *12.08.2020*

Colors Used: BLACK GREEN GRAY

SHULLY'S OUTDOOR PAVILION

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: January 12, 2021

Item No. III. C

General Information

Applicant:	Shully's
Status of Applicant:	Property Owner
Requested Action:	Pavilion Approval
Zoning	B-1 Central Business; FFO Flood fringe overlay
Proposed Zoning:	No Change
Location:	146 Green Bay Road
Land Use Plan Designation:	Business
Existing Land Use:	Catering Business

Proposal:

The applicant is requesting approval of an outdoor pavilion directly south of their existing warehouse behind the Watermark. To support this pavilion, they propose a 20' extension to the exiting warehouse concrete slab. The proposed pavilion will be 2,800 square foot and is intended to be used for year-round outdoor dining. As indicated in their plans, the new pavilion will be fully enclosed but with large overhead doors on all elevations that can be raised or lowered depending on weather conditions. The building will be white with grey fascia and silver garage doors.

While the Zoning Code limits the number of principal structures on a lot to one in all non-commercial districts, it does allow more than one on lots zoned for business uses, but subject to Plan Commission approval. Specifically, **Section 17.0205 B. states that The Plan Commission may permit more than one structure per lot in districts (other than residential) where more than one structure is needed for the orderly development of the parcel. When additional structures are permitted, the Plan Commission may allow common wall construction on the lot or access adjacent lots or may impose additional yard requirements, landscaping requirements, or parking requirements, or may require a minimum separation distance between buildings.**

Staff notes that as the dining area on this site expands, we do have concerns about parking. More specifically, for this 2,800 square foot building, the code would require an additional 11 stalls. Staff notes however, that the requirements for the B-1 District seems 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*:**

Staff feels that the parking issue cannot be ignored and must be addressed. While its staff's understanding that the applicant has acquired the site directly across the street from their business and intends on removing the existing duplex and then constructing a parking lot, until that happens, the site will be deficient for the parking demand. My review indicates these plans are otherwise code compliant in regards to dimensional requirements. Accordingly, 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, 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 razing the duplex on the site across the street, submitting plans for the new parking lot and then constructing the parking lot prior to securing the occupancy permit for use of the pavilion.
- The applicant securing a building permit prior to construction.

Village of Thiensville

Plan Commission Application

Property Address: 146 GREEN BAY ROAD, Thiensville WI 53092

Tax Key #

B-2
Current Zoning

Property Owner

SCOTT AND BETH SHULLY
Name

2309 LAGOON CT, MEQUON
Address

S - 414.801.6633 B 414-510.6633
Phone BETH@SHULLYSCUISINE.COM

sshully@SHULLYSCUISINE.COM
Email address

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.

SEE ATTACHED

Scott Shully
Applicant's Signature

12.21.20
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. Anny 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

Shully's Catering 146 Green Bay Road
Proposed Outdoor Pavilion on Back Lawn at the Watermark

Beth and I are seeking permission to construct an outdoor, year round pavilion behind the Watermark. The concrete pad that the tent use to sit on will be extended another 20' to the south to measure 40X70' or 2,800 sq. ft. in total.

Pinno Buildings did the design of the pavilion and will be the contractor used in construction of the project. They designed and built our warehouse. The pavilion will measure 40'X70' and will be 17' high at the peak. The pavilion will have a gray metal roof to match the color of the Watermark and warehouse. The exterior of the pavilion with be white on the trim and gray fascia and silver for the garage door windows.

Due to our building being in a flood zone the exterior of the will be constructed with overhead garage type doors that can be raised or lowered depending on the weather. There will be 2 sets of fixed 6' wide double doors built into a fixed 8' frame. Emergency exit signs will be placed over the doors from the inside. The interior of the pavilion will be constructed with a completely open air feel to the space.

One of the primary reasons for us constructing the pavilion is that people want outdoor and open air space. We believe the pavilion in concert with the Watermark will be a perfect combination for the present and going into the future. We will now be able to offer our spaces for larger events that require an auction area or larger reception space and a more attractive setting than the tent.

Thank you, Scott and Beth Shully

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.

TAX KEY#

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY
OF THIENSVILLE
COUNTY: OZAUKEE

PROJECT LOCATION (Building Address): 146 GREEN BAY ROAD

PROJECT DESCRIPTION: OUTDOOR PAVILLION

☒ COMMERCIAL ☐ ONE & TWO FAMILY

Owner's Name: SCOTT & BETH SHULLY | Mailing Address - Include City & Zip: 2309 LAGOON CT MEQUON 53092 | Telephone - Include Area Code:

Construction Contractor (DC Lic No.): PINNO CONSTRUCTION, MARK | Mailing Address - Include City & Zip: | Telephone - Include Area Code: 414 750 6953

Dwelling Contractor Qualifier (DCQ Lic No.): SAME - PINNO | Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor | Telephone - Include Area Code:

Plumbing Contractor (Lic No.): N/A | Mailing Address - Include City & Zip: | Telephone - Include Area Code:

Electrical Contractor (Lic No.): MICHAEL O'DONOGHE ELEC | Mailing Address - Include City & Zip: | Telephone - Include Area Code: 414 477 4634

HVAC Contractor (Lic No.): N/A | Mailing Address - Include City & Zip: | Telephone - Include Area Code:

PROJECT INFORMATION

Subdivision Name | Lot No. | Block No.

Zoning District: B-2 | 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

1b. GARAGE N/A
☐ Attached ☐ Detached

2. AREA
Basement # 40x70 Sq. Ft.
Living Area Sq. Ft.
Garage Sq. Ft.
Other Sq. Ft.
TOTAL 2,800 sq ft.

3. TYPE
☐ Single Family
☐ Two Family
☐ Multi
☒ Commercial

4. CONST. TYPE
☐ Site Constructed
☐ Mfd. UDC
☐ Mfd. HUD

5. ELECTRICAL
Entrance Panel
Size: amp
Service: New Rewire
Phase Volts
Underground
Overhead
Power Company:

6. STORIES
☒ 1-Story
☐ 2-Story
☐ Other

7. FOUNDATION
☒ Concrete
☐ Masonry
☐ Treated Wood
☐ ICF
☐ Other

8. USE
☒ Seasonal
☐ Permanent
☐ Other

9. HVAC EQUIPMENT
☐ Forced Air Furnace
☐ Radiant Baseboard or Panel
☐ Heat Pump
☐ Boiler
☐ Central Air Conditioning
☐ Other N/A

10. PLUMBING
Sewer
☐ Municipal N/A
☐ Septic No.

11. WATER
☐ Municipal Utility
☐ Private On-Site Well N/A

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated)
Total BTU/HR

14. ESTIMATED COST
$ 145,000

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): SCOTT SHULLY SIGN: DATE: 12.20.20

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:
Zoning Fee	Zoning #	CK #	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal	Elec. #	Amount $	PERMIT ISSUED BY MUNICIPAL AGENT:
Electric Fee	Plmb. #	Date	Name
Plumbing Fee	HVAC #	From	Date
HVAC Fee		Rec By.	Certification No.
Adm. Fee			
Other			
Total			

White - Municipal Files | Yellow - Applicant | Pink - Clerk/Assessor

Wisconsin Uniform 05/16

RECEIVED
JAN 0 5 2021
BY: .....

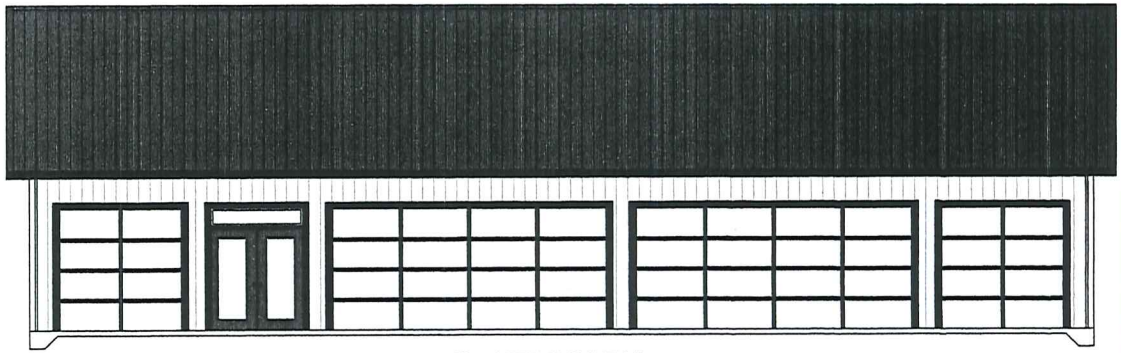
2

1 FRONT ELEVATION
1/8" = 1'-0"

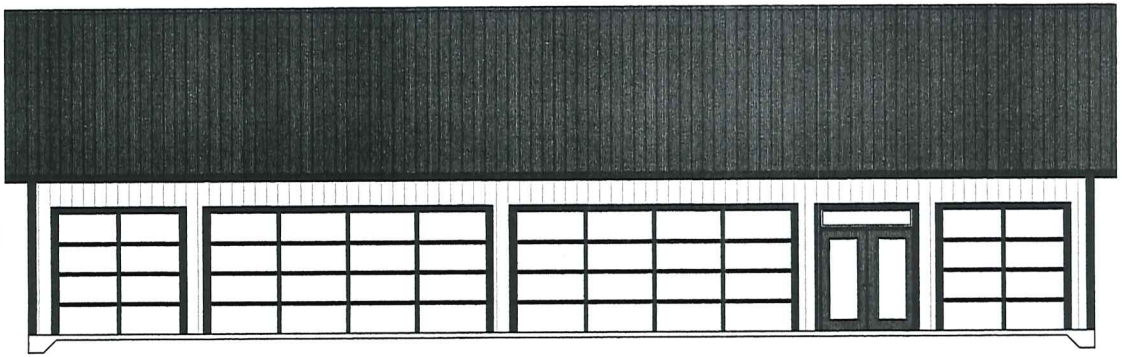
2 BACK ELEVATION
1/8" = 1'-0"

PRELIMINARY DRAWING

CONTRACT SPECIFICATIONS TAKE PRECEDENCE OVER BUILDING PLANS



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

NOTE:
COLORED ELEVATION DRAWINGS ARE FOR CONCEPT ONLY. DUE TO INDIVIDUAL COMPUTER MONITOR AND PRINTER LIMITATIONS, COLORS SEEN HERE MAY NOT ACCURATELY REFLECT McELROY PAINT COLORS. PLEASE REFER TO THE ACTUAL PAINT OR PRODUCT SAMPLES.

COPYRIGHT NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS A VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT

PINNO BUILDINGS
Quality Post Frame Buildings
W8856 COUNTY RD. T
ROSENDALE, WI. 54974
PHONE(920)922-7010
FAX(920)922-9093
www.rapinno.com

SHULLYS
40'X70'X10' - SHOP
COLORED ELEVATIONS

DRAWING NO.
20-346

DRAWN BY:
PLS

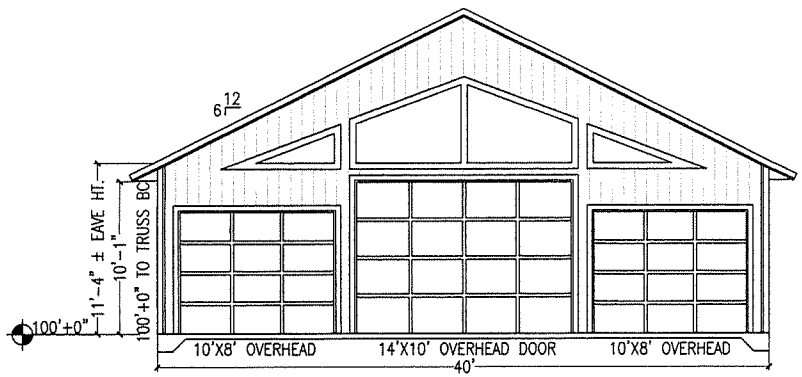
SCALE:
AS SHOWN

DATE:
12/17/2020

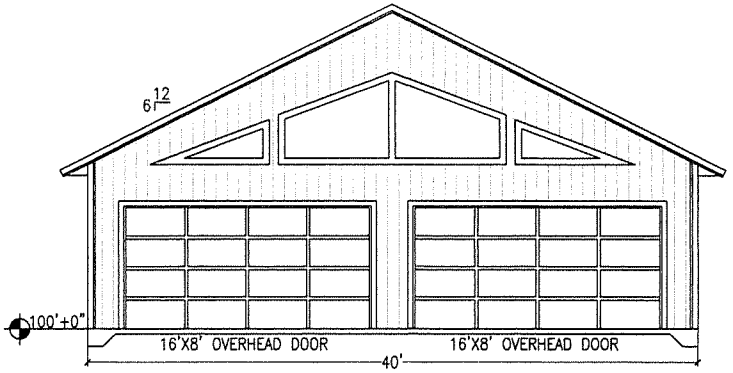
REVISIONS
1/4/2021

SHEET NO.
1 OF 1

2



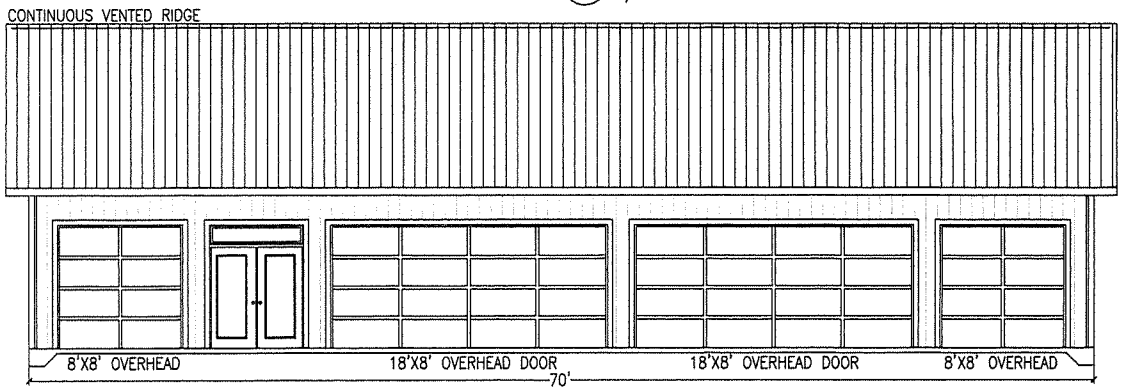
1 FRONT ELEVATION
1/8" = 1'-0"



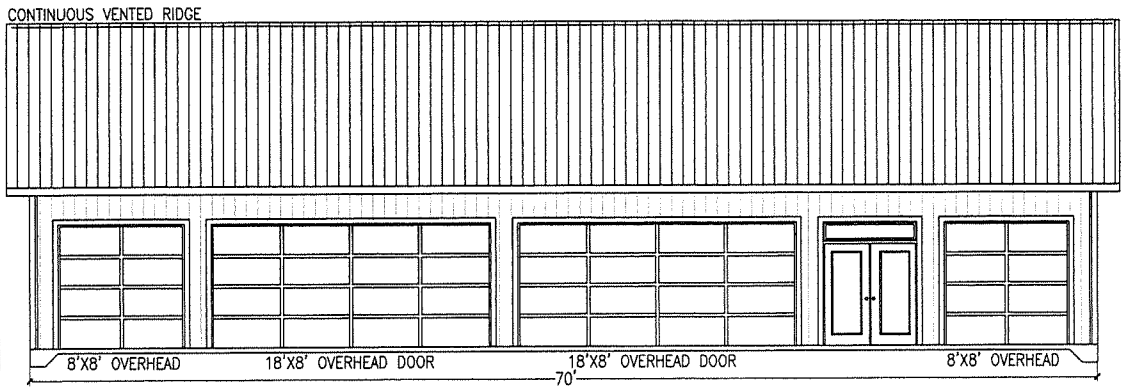
2 BACK ELEVATION
1/8" = 1'-0"

PRELIMINARY DRAWING

CONTRACT SPECIFICATIONS TAKE PRECEDENCE OVER BUILDING PLANS



3 LEFT ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

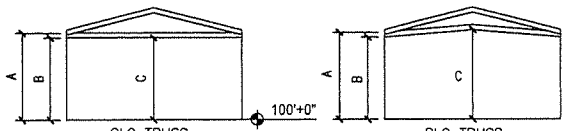
COPYRIGHT NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS A VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT

PINNO BUILDINGS
Quality Post Frame Buildings
W8856 COUNTY RD. T
ROSENDALE, WI. 54974
PHONE(920)922-7010
FAX(920)922-9093
www.rapinno.com

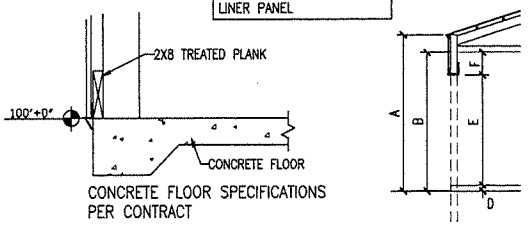
SHULLYS 40'X70'X10' - SHOP
ELEVATIONS

DRAWING NO. 20-346
DRAWN BY: PLS
SCALE: AS SHOWN
DATE: 11/3/2020
REVISIONS
11/5/2020
12/17/2020
1/4/2021
SHEET NO. 1 OF 2

2



NOTE:
CEILING HEADROOM WILL BE LESS WITH DRYWALL OR LINER PANEL



CONCRETE FLOOR SPECIFICATIONS
PER CONTRACT

A = EAVE HEIGHT	11'-4"
B = TRUSS CLEARANCE AT HEEL	10'-1"
C = TRUSS CLEARANCE AT CENTER OF BUILDING	10'-1"
CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT	
D = OVERHEAD FRAME OUT BOTTOM ELEVATION	100'-0"
E = OVERHEAD FRAME OUT HEIGHT	10' 8'
F = ACTUAL HEADROOM AVAILABLE	60" 24"

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN THE ACTUAL HEADROOM AVAILABLE

NOTES:

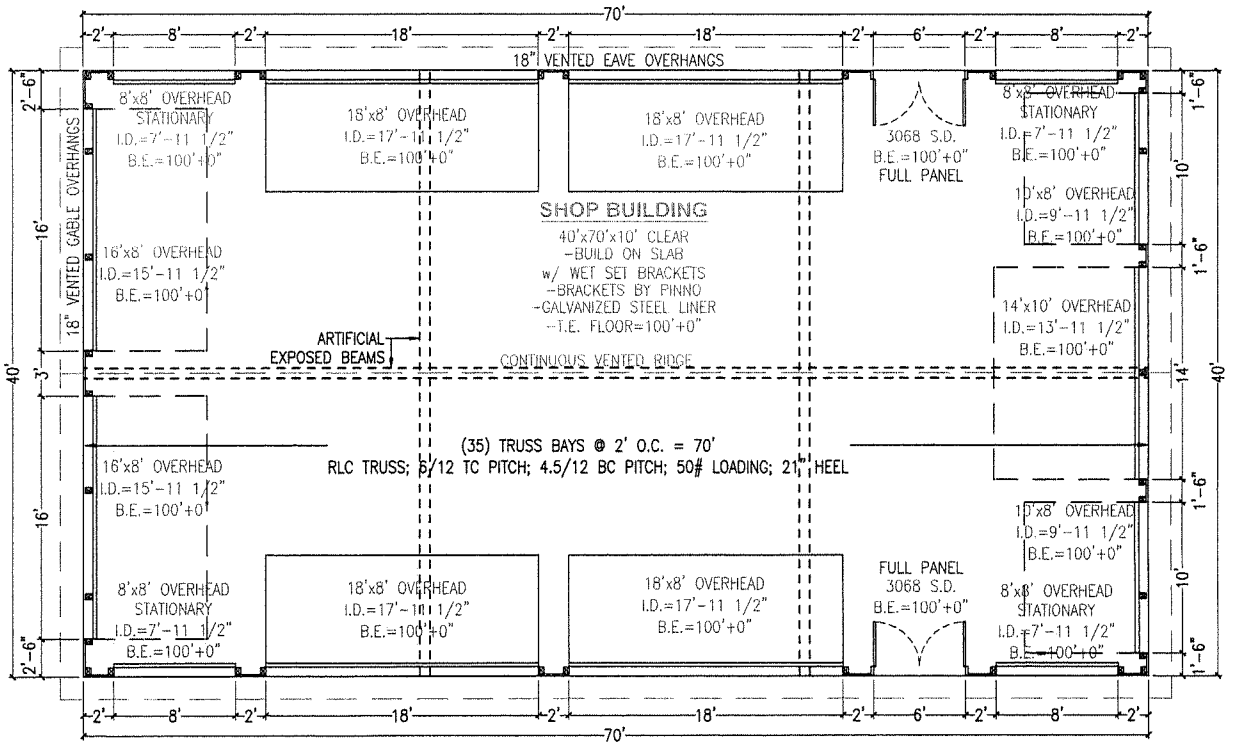
1. INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE.
2. ARE THERE ANY BUILDINGS WITHIN 10' OF BUILDING SITE?
   YES ____ NO ____
   IF SO, THEN SEND PICTURE OF BUILDING OR LIST THE CONDITION OF BUILDING ____
3. INDICATE ANY UNDERGROUND UTILITIES, i.e. SEWER; WATER; ELECTRIC; ETC. IF NONE CIRCLE NONE
   NONE LIST ____
4. ACTUAL WIDTH OF SLIDE DOOR CLEARANCE WILL BE 6" LESS THAN NOMINAL DOOR SIZE, AND 12" LESS IF DOOR IS OFF THE CORNER. EXAMPLE: IF NOMINAL SLIDE DOOR IS 10'-0" WIDE, THE ACTUAL CLEARANCE IS 9'-6" ON STANDARD DOOR, OR 9'-0" IF DOOR IS OFF THE CORNER.

CLASSIFICATION OF BUILDING:

SHOP BUILDING X COMMERCIAL ____ EQUINE ____
AG & PERSONAL STORAGE ____ LEAN ____ OTHER ____

CUSTOMER NAME SHULLYS
EXACT PLAN AND DOOR LOCATION APPROVED BY:

CUSTOMER SIGNATURE



1 FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY DRAWING

CONTRACT SPECIFICATIONS TAKE PRECEDENCE OVER BUILDING PLANS

BUILDING COLORS:

SIDE	WHITE	BOTTOM TRIM	BLACK
GABLE	WHITE	CORNER TRIM	BLACK
ACCENTS	N.A.	ROOF	BLACK
WALK DOOR	BLACK	RIDGE CAP	BLACK
WINDOWS	WHITE	GABLE TRIM	BLACK
DOOR/WINDOW TRIM	BLACK	FASCIA TRIM	BLACK
OVERHEAD DOOR	BLACK	EAVE TRIM	BLACK
OVHD. DOOR TRIM	BLACK	SOFFIT	BLACK
SLIDE DOOR	N.A.	SOFFIT F&J TRIM	BLACK
SLIDE DOOR TRIM	N.A.	CUPOLA SIDE	N.A.
WAINSCOT	N.A.	CUPOLA ROOF	N.A.
WAINSCOT TRIM	N.A.	WEATHERVANE	N.A.
WNSCT. CORNER TRIM	N.A.	EAVE TROUGHS	N.A.
EAVELITE	N.A.	DOWNSPOUTS	N.A.

COPYRIGHT NOTICE: UNAUTHORIZED COPYING OF OR BUILDING FROM PLAN IS A VIOLATION OF U.S. COPYRIGHT LAWS, CONSTITUTING CRIMINAL THEFT

PINNO BUILDINGS
Quality Post Frame Buildings
W8856 COUNTY RD. T
ROSENDALE, WI. 54974
PHONE(920)922-7010
FAX(920)922-9093
www.rapinno.com

SHULLYS 40'X70'X10' - SHOP
FLOOR PLAN

DRAWING NO. 20-346
DRAWN BY: PLS
SCALE: AS SHOWN
DATE: 11/3/2020
REVISIONS
11/5/2020
12/17/2020
1/4/2021
SHEET NO. 2 OF 2

26'
20' x 40'

CERTIFICATE OF APPROPRIATENESS

APPLICATION FORM FOR PROPERTIES IN THE THIENSVILLE HISTORIC DISTRICT

Applicant: SCOTT AND BETH SHULLY

Name of Business: SHULLY'S CATERING INC

Street Address: 146 GREEN BAY RD City: THIENSVILLE State: WI Zip: 53092

Home Phone: 262.242.6633 Cell Phone: 4.801.6633 Business Phone: 262.242.6633

Email: sshully@shullyscuisine.com beth@shullyscuisine.com

Property Owner: SCOTT & BETH SHULLY

Mailing Address: 2309 LAGOON CT

City: MEQUON State: WI Zip: 53092

Contact Phone Number: SAME

Description of Project: CONSTRUCTION OF A 40'X70' OUTDOOR YEAR ROUND PAVILION

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

GRAY METAL ROOF TO MATCH THE WATERMARK AND WAREHOUSE. EXTERIOR TO BE GRAY FASCIA WITH WHITE TRIM AND SILVER FOR GARAGE DOOR WINDOWS

NONE Proposed Sign(s): Wall____ Monument/Ground____ Pole____ Projecting____ Marquee, Awming 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: [signature] Date: 12.21.20

Print Name SCOTT SHULLY

◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆

Thiensville Historic Preservation Commission: Project Approved X Project Not Approved____

Commission Signature: Ronald Heinritz Date: 1/5/2021

(Comments/Stipulations from HPC): Lighting plan to be submitted at a later date.