

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, October 13, 2020 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
Administrator: Colleen Landisch-Hansen
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. September 1, 2020

Documents:

[9-1-2020 PLAN MINUTES.PDF](#)

2. September 22, 2020

Documents:

[9-22-2020 SPECIAL PLAN MINUTES.PDF](#)

B. Review And Approval Of Sign Code Waiver, Plan Approval, Fisher Family Chiropractic, Indaba, LLC, 136 North Main Street

Documents:

[FISHER SIGN PLAN REPORT.PDF](#)

C. Review And Approval Of Sign Code Waiver, Plan Approval, Cousins Subs, 2MGA Enterprises, Anna Bakalinski, 253 North Main Street

Documents:

[COUSINS SIGN PLAN REPORT.PDF](#)

D. Review And Approval Of Shed, Chun Siu Chang, 421 Bel Aire Drive

Documents:

[SHED PLAN REPORT.PDF](#)

E. Review And Approval Of Playhouse, Sophia Barry, 317 Riverview Drive

Documents:

[PLAYHOUSE PLAN REPORT.PDF](#)

F. Parking Study (Director Of Community Services/Public Works Andy LaFond)

G. Discussion Regarding Pick-Up Windows (Director Of Community Services/Public Works Andy LaFond)

H. Discussion Regarding B-1 District First Floor Use (Director Of Community Services/Public Works Andy LaFond)

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. MOTION TO ADJOURN TO CLOSED SESSION

Deliberating about the investment of public funds in future Village properties requiring a Closed Session due to the competitive nature and bargaining positions at risk if conducted in a public meeting. Such Closed Session is authorized pursuant to Wis. Stats. Article 19.85(1) (e).

1. Roll Call Vote

MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Commission to reconvene in Open Session

VII. ADJOURNMENT

Amy L. Langlois, Village Clerk
October 9, 2020

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
PLAN COMMISSION
MINUTES**

DATE: Tuesday, September 1, 2020

LOCATION: Village of Thiensville
250 Elm Street
and via Zoom

TIME: 6:00 PM

Due to the State of Wisconsin's Emergency Order #12 related to COVID-19, the meeting will be conducted using Zoom, an online meeting tool.
(See instructions below for accessing the meeting.)

Join Zoom Meeting

<https://us02web.zoom.us/j/83323249585?pwd=Lzh5YVdBYTYydlpNZm54SVhiL2lYdz09>

Meeting ID: 833 2324 9585

Passcode: 559653

Dial by your location

+1 929 205 6099 US

+1 301 715 8592 US

+1 312 626 6799 US

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Mike Dyer	Sarah Hughes (arr. 6:26 PM)
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. PUBLIC HEARING

- A. PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 2 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 18, 2020 & AUGUST 25, 2020.)**
- B. CONSIDERATION AND POSSIBLE ACTION ON "RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 2, VILLAGE OF THIENSVILLE, WISCONSIN".**

- 1. Motion to Open Public Hearing

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to Open the Public Hearing.
MOTION CARRIED UNANIMOUSLY.

2. Administrator to read and explain Notice

Administrator Landisch-Hansen read and explained the Notice.

3. Administrator to give a brief explanation

Administrator Landisch-Hansen introduced Brian Roemer of Ehlers to give a description and explanation of the Project Plan as well as the TIF boundaries.

4. Comments from anyone present requesting to be heard

Mr. Roemer, Ehlers, shared the proposed Project Plan and how the creation of this Tax Incremental District could benefit the Village.

The District map, found on page 6 of the Project Plan, includes 17 parcels starting from east on Green Bay Road extending along Freistadt Road to Williamsburg Drive. Parcel 17 should be where parcel 13 is – the parcels themselves do not change, however, the map will be corrected.

The Village is anticipating a development on lot 5 which is a mixed multi-family and retail development. This development has an estimated construction of around \$25 million with estimated increment value of around \$22 million. With that, there are certain project expenditures associated with that lot that the Village would like the increment revenues to support. This includes several utility system improvements, street improvements, potential cash grants and development incentives. Beyond these projects, other portions of the District may have opportunity for property acquisition for development, environmental audits and remediation along with demolition.

A proforma analysis was conducted which looks at a cash flow investment of 10 years without TIF assistance and then a cash flow with TIF assistance. Projects of this type typically need to provide a return in the range of 12% to 15% to attract the necessary investment capital. Without TIF assistance it looks to be about 6.7%. The Developer has requested that the Village provide incentive payments on a pay as you go basis with an estimated present value of \$2 million. Projected future value payments are \$3.28 million. Provisions of the requested assistance would improve the Project's return on investment to 11.7%. None of these project costs are committed. What is contemplated today is the creation of the TIF District.

For now what is shown in the Project Plan is the Village's desire to see this on a pay as you go basis which means the Developer has to produce the increment in order to receive the funds. They have to produce the development, they have to hit certain increment thresholds in order to receive the funds and under the pay as you go \$2.0 million of today's dollars over the life of District is \$3.28 million, paying this off in 20 years. This is the projected incentives for now and will be agreed upon with a Developer's Agreement.

Certain property acquisitions are being considered as well. In addition to that, there are certain infrastructure improvements along Freistadt Road that the Village will be looking to complete i.e. water main work, street lights, streetscaping and burying of overhead utilities.

The District is designated as a blighted area district under State Stat. 66.1105(2)(ae)1. The District will have 27 years to recoup the increment revenues and is projected to close at 25 years.

A TID allows the Village to, by creating it by September 30, 2020, use the base value established on January 1, 2020. The tax revenue will continue to go to the Village and the other outlying taxing jurisdictions. From any construction value that happens 2020 and beyond for the remainder of the District being open, those other overlying taxing jurisdictions tax revenues go to the Village to help pay for these project costs. The Village is only eligible for certain project costs by State Statue identified in section 6 and 7. The specific dollars identified by this plan are further identified in section 8. If the Village chooses to have other expenditures they wish to spend money on, the amendment process will need to be followed. The Joint Review Board meets annually.

Public Hearing and Plan Commission Minutes
September 1, 2020
Page three of five

Administrator Landisch-Hansen shared that over the past several years there has been a progression of redevelopment along Main Street. This is the next area of focus for the Village for redevelopment and improvements.

Scott Bern - 243-245 Green Bay Road – Mr. Bern inquired how the parcels were selected for the District. Administrator Landisch-Hansen shared that the parcels were selected based on the location of the proposed development on lot 5. Mr. Bern's parcel is along the same block where there may be potential opportunities for redevelopment and, therefore, why it was included. Chairman Mobley stated that including Mr. Bern's property has no impact on him or the taxes he pays. The only thing is if Mr. Bern takes down his house and rebuilds a more expensive house, that increment goes to the Village. The District only changes where the tax dollars go, it does not change the impact to homeowners outside of what they may see on their property value.

Paul Linquist – 222 Vernon – Mr. Linquist inquired what would happen if property values were to decrease if this is a blighted property, does the tax still stay the same. Mr. Roemer stated that in that sense, the base value has gone down so it is anything over and above the base value that would go to the Village instead of the other taxing authorities.

5. Administrator reads any correspondence received related to the request

There were no written correspondence received.

6. Comments from the Plan Commission

Commissioner Dyer inquired how this District would affect other potential other Districts? Does the Village refrain from doing anything for 27 years? Mr. Roemer referred to page 10 of the Project Plan. The total equalized value of the Village is \$392,582,000. By State Statute you are only allowed to have the base value of any new or amended District plus the total existing District to be 12% of that \$392,582,000. So that 12% is just over \$47,000,000. That is the total base value since the Village has no existing increment value. That is the maximum allowed. The base value of the 17 parcels are \$12.1 million so it would be the difference of those two leaving \$35 million available in the future. After the known developments were to happen, there would be about \$14 million of base value. There is still a decent amount to work with. The District can be amended if other opportunities arise decreasing the current District to free up funds to be used on other development.

The amendment process is similar to the creation process. Only four amendments can be made to a District throughout the life of the District. It is very common to have amendments.

7. Motion to Close Public Hearing

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to Close the Public Hearing at 6:21 PM. **MOTION CARRIED UNANIMOUSLY.**

IV. BUSINESS

A. Approval of Minutes
1. August 4, 2020

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the August 4, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and recommendation regarding the Proposed Project Plan, Boundaries and Creation of Tax Incremental District No. 2

Chairman Mobley shared that this TID will provide the Village of Thiensville tools for development similar to the last TIF District. When TIF No. 1 expired, there was a lack of revenue in order to accomplish development projects. Some of those projects completed during TIF No. 1 were Pigeon Creek (a major flood mitigation project), storm retention basins, Main Street and the development by Fiddleheads, Reuters and the Health Alliance. In many ways this can be seen as a tool that will be used, just in a different area but for similar purposes. The end result of this is a much nicer downtown area, and this TIF would help development moving north in the Village. Chairman Mobley is glad that this is before the Plan Commission for consideration.

Commissioner Gengler is pleased that the Village did not use eminent domain.

Chairman Mobley inquired if the proposed projects are required to happen. Mr. Roemer stated that this creation gives the Village an opportunity for future projects and that there is no commitment on the Village's part to complete them. These projects move forward as any other projects would based on Village practice. Any negotiations would be before the Plan Commission with a Developer's Agreement. The Village Board has the final decision; the Plan Commission recommends to the Village Board.

Phasing was explained by Administrator Landisch-Hansen. This was looked at based on the known proposed development and moved west. The parcels must be continuous in a District. Mr. Roemer shared that the phasing is based on the time lag of receiving revenues i.e. the construction year, assessment year and taxes received. The Village only wishes to complete their projects when the increment is available in order to not spend dollars they do not have.

Commissioner Gattoni inquired how much time the Village has to execute plans to receive the revenues. Mr. Roemer stated that there is no time restraint. Revenue is received on the increment, not on the base value. If the development happens 10 years down the road, we only get it for 17 years based on the 27 year life of the District.

Any time there is a cumulative balance higher than the principle outstanding, the District could be closed as long as there were no more project costs and revenues have been recovered to pay off any debt services. At this time the District could be amended to use this revenue to pay for other projects that were not previously identified.

Chairman Mobley shared that the Village can do some public projects one-half mile outside of the District and still use TIF money.

Commissioner Kucharski believes this gives the Village an avenue to improve/develop areas that have been vacant or aging, however, not all properties in these boundaries necessarily need development and believes that this is good for the Village.

Commissioner Dyer inquired how much debt capacity the Village has. Administrator Landisch-Hansen indicated just over \$18 million is the maximum that can be borrowed. Mr. Roemer shared that the Village chooses as they go as to what they spend the money on.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to recommend to the Village Board to Approve the Proposed Project Plan, Boundaries and Creation of Tax Incremental District No. 2. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and recommendation regarding Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 2, Village of Thiensville, Wisconsin

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to recommend to the Village Board to Approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 2, Village of Thiensville, Wisconsin. **MOTION CARRIED UNANIMOUSLY.**

- D. Review and acceptance of Resignation of Dan Luedtke from the Plan Commission

Chairman Mobley is sorry to accept this resignation from Commissioner Luedtke and thanked him for all his service stating "you could not ask for a better Commissioner and the Village has been well served."

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Gengler to accept the Resignation of Dan Luedtke from the Plan Commission with Deepest Regret. **MOTION CARRIED UNANIMOUSLY.**

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

V. STAFF REPORT

Administrator Landisch-Hansen inquired that in light of the temporary measures put in place through September to help out local businesses if the Commission would like to meet again in September in case some of these businesses would like to propose a more permanent measure considering the current climate. There may be some other items of business to consider as well. Hopes are to schedule Historic Preservation Commission on the first Tuesday of the month and the Plan Commission meetings on the second Tuesday of the month in an effort to not hold up projects in the Historic District.

A second Plan Commission meeting will be held on Tuesday, September 22, 2020 at 6:00 PM and the October meeting will be on Tuesday, October 13, 2020 at 6:00 pm.

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 Dyer, **SECONDED** by Commissioner Hughes to adjourn the meeting at 6:46 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 2,
VILLAGE OF THIENSVILLE, WISCONSIN**

WHEREAS, the Village of Thiensville (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 2 (the "District") is proposed to be created by the Village as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Ozaukee County, the Mequon-Thiensville School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Planning Commission, on September 1, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Village of Thiensville that:

1. It recommends to the Village Board that Tax Incremental District No. 2 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the Village.

Adopted this 1st day of September, 2020.



Van A. Mobley
Plan Commission Chair



Andy LaFond
Plan Commission Secretary

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 2
VILLAGE OF THIENSVILLE**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

**VILLAGE OF THIENSVILLE
SPECIAL PLAN COMMISSION
MINUTES**

DATE: Tuesday, September 22, 2020

LOCATION: Village of Thienerville
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:	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni	Ken Kucharski
	Carol Gengler (excused)	Douglas Chimenti
Planner:	Jon Censky (excused)	
Director of Community Services/Public Works:	Andy LaFond	

The Commission welcomed Commissioner Douglas Chimenti.

III. BUSINESS

- A.** Review and recommendation regarding cheel Pavilion, Return Widow's Walk to cheel Structure and Erect Hitching Post Patio, Jesse Daily, cheel, llc, 105 South Main Street

The applicants Jesse Daily and Matthew Buerosse, cheel, llc, 105 South Main Street, as well as architect Anna Burns, were in attendance. Mr. Daily shared that back in the day the cheel had at the very top of the building a widow's peak. This is no longer on the building. Mr. Daily would like to erect a railing around the top of the building emulating the widow's walk. The railing will be wrought iron.

Mr. Daily also shared proposed plans for a cheel pavilion and a hitching post rooftop patio and the following:

- In early June, the cheel has seen diners seated come back substantially — now down 57% compared to pre-pandemic levels.
- According to Yelp there has been permanent closures at about 35% for retail, for restaurants about 53%, beauty and spas at 24% and fitness at about 26%. Those businesses that cannot expand onto their parking lots with outdoor seating are really taking a hit. The cheel customer seating preference ratio of indoor seating to outdoor seating is about 90/10 (90% wishing to dine outdoors and 10% wishing to dine inside).
- The cheel's capacity is 49 on the inside and 49 on the patio. As a result of Covid, the seating has been reduced to 25 inside, 25 on the patio and the proposed pavilion will hold about 40. Capacity has been reduced about 10% overall with the expanded footprint.
- 52% of Americans would feel uncomfortable dining in a restaurant/bar throughout the next season (Forbes/iAudito). This is as of August, 2020.
- 85% of independent restaurants nationwide could permanently close by the end of the year (The Independent Restaurant Coalition).
- The cheel has seen a 70% loss of revenue 2019 vs 2020, March through May.
- Socially distance dining was instituted in June, 2020 using tents.
- Much revenue was lost prior to reopening; lost inventory was about 70%. It cost about \$30,000 to repurchase inventory. This was not applicable for the PPP Loan.
- Solutions shared: selling peace of mind, keeping socially distance dining, perception of outdoor dining and keeping the current number of tables while maintaining social distancing. The goal is for capacity to be 100 after the pavilion is complete.

Plan Commission Minutes
September 22, 2020
Page two of four

- A UV hospital grade air purification system was installed at cheel allowing the inside air to be circulated and sanitized every 10 minutes. Even with this, only about 10% of patrons are willing to dine inside.
- The proposed pavilion is an homage to the old Firehouse and the Fiddleheads pavilion. The same architect from the Fiddleheads' pavilion, Anna Burns, will be used for the cheel pavilion.
- The design is 100% non-combustible construction with all egress using garage doors when open.

The idea of the proposed pavilion will mimic the footprint in the tent while adding a rooftop patio. Currently, there are two tents installed; one for overflow for the baaree and one for overflow for the cheel. By adding this, only three parking spaces will be lost. The parking lot is owned and maintained by the Core building, 107 Buntrock Avenue.

The pavilion has stairs to a patio on top, the doors facing the west open up like a scissors and to the right there is a garage door that slides up along with a wall that goes around the perimeter of the building.

In regards to parking, required parking per capacity is 56. Currently, there is parking available for 54 guests north of the Firehouse, the lot on Buntrock, the lot by Molyneux Park and on the street. Eight spots will be available once the tents are removed in the cheel parking lot. Mr. Daily also shared that he has an Agreement with Boucher where Boucher has leased the cheel 12 spots in their parking lot adjacent to the cheel for staff to park.

There are currently two bathrooms at the cheel, two at the baaree and two at the Core building available to customers. Four of these are handicap accessible.

As far as the noise, the cheel is following the Village noise ordinance. Beams and fabrics will be been added to absorb sounds. There are no plans to have music in the pavilion.

Neighbors have been contacted regarding these plans and there has been no opposition.

Hopes are to begin construction by end of October taking about 2-3 weeks to construct. This is being constructed offsite. There is a floor to the pavilion.

Mr. Daily would like to create a safe, and cool, environment for his customers.

Director of Community Services/Public Works Andy LaFond shared that the structure is 46' x 32' in size and includes architectural elements that mimic features of the hitching post building that was formerly on the site. It is open on all sides but primarily accessed through the northeast corner. In the commercial district, the amount of principal structures is not limited and allows for more than one commercial structure for the betterment of the site. The amount of principal structures is at the discretion of the Plan Commission. The Zoning Code Sec. 17.0205 states: all principal structures shall be located on a lot and only one principal structures shall be located, erected or moved onto a lot in the single-family and two-family residential districts. The Plan Commission may permit more than one structure per lot in other districts where more than one principal structures is needed.

This is a "L" shaped property as the parking lot belongs to 107 Buntrock Avenue. The cheel is on its own parcel, 105 South Main Street. Because the two properties are contiguous, this allows for the liquor license to be used at both properties. There are no setback requirements from Main Street in the B-1 District; this is also at the Plan Commission discretion. Proposed is 8.5'. Proposed is a traffic circulation change with a one-way entrance on Main Street exiting on Buntrock Avenue. The proposal removes three parking spaces from the site. The B-1 District is not subject to the parking requirements of the Zoning Code. If the Zoning Code was applied for the cheel, baaree and Core, 56 parking spots are required (which includes the new structure). Section 17.0503 excludes the B-1 District from parking requirements.

The Historic Preservation Commission unanimously approved the project, appreciated the throwback to the previous structure and supported the architectural variety.

Plan Commission Minutes
September 22, 2020
Page three of four

This property is not in the flood plain.

It was communicated by staff to Mr. Daily not to totally rely solely on public parking.

Director LaFond recommends the following upon approval:

1. The applicant provides sample materials and a color scheme with specific colors identified at the meeting.
2. The proposed structure shall include adequate drainage facilities for surface and storm waters as to prevent icing on public sidewalks.
3. Building Inspector and Fire Marshal approval.
4. All temporary tents must be removed upon occupancy of the new structure.
5. If the private parking agreement expires or is cancelled, the owners are responsible for reporting that to the Village and present a new parking plan. Existing parking be converted to angle parking.

Commissioner Chimenti inquired about traffic flow and how to address those turning from Green Bay onto South Main Street and making an immediate stop to turn into cheel. There is not a lot of space between the traffic light and the entrance into cheel. Mr. Daily has signs showing the flow of traffic and is unaware if there have been any accidents entering on South Main Street. It was mentioned to possibly think about entering on Buntrock Avenue and exiting on Main Street. Director LaFond suggested angling the parking spots. Mr. Daily shared that after construction when the parking lot is sealed that all the spots will be angled. Commissioner Gattoni suggested using arrows to direct the flow of traffic.

Commissioner Gattoni inquired about the airflow in the pavilion. Radiant heating with exhaust fans around the perimeter will be installed. This creates a natural air flow.

Mr. Daily stated that there will not be anyone on the second floor past midnight and inquired how the pavilion is classified in the new noise ordinance as far as patio vs. outdoor seating. Director LaFond stated that the new ordinance would cover the outside or when the doors are open and there is a separate ordinance for indoor noise.

Commissioner Kucharski's biggest question/obstacle pertains to parking stating that the public lots are used by other Village businesses and are not solely for the cheel. Commissioner Kucharski does not want to run into a situation where there is no parking available for Village businesses. Mr. Daily would like to look at other areas in the Village that parking could be added. Mr. Buerosse also noted that there are many Village businesses that are daytime only businesses and not open in the evenings. The cheel is not open on Mondays and no longer serves lunch.

Chairman Mobley inquired about transporting the food from the kitchen to the pavilion. In the winter, plastic vestibules will be installed.

Commissioner Kucharski inquired that because this is a new permanent structure, will the property be required to become completely handicap accessible. Director LaFond stated that this would be a commercial plan review determination. Ms. Burns stated that the pavilion is independent of the cheel structure, and the pavilion does not harm the accessibility of the cheel. If the structure does not comply, a permit will not be granted.

Deputy Chief Joel Deutsch shared that he had met with Ms. Burns a few weeks ago. Some of the same concerns of the Fire Department were shared this evening i.e. parking and occupancy. Deputy Chief Deutsch is working with Ms. Burns regarding a sprinkler system.

The proposed colors are gray pillars with red trim. The red trim matches the old firehouse.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve cheel Pavilion, Return Widow's Walk to cheel Structure and Erect Hitching Post Rooftop Patio, Jesse Daily, cheel, llc, 105 South Main Street, With the Following Stipulations: 1. The applicant provides sample materials and a color scheme with specific colors identified at the meeting; 2. The proposed structure shall include adequate drainage facilities for surface and storm waters as to prevent icing on public sidewalks; 3. Building Inspector and Fire Marshal approval; 4. All temporary tents must be removed upon occupancy of the new structure; and 5. If the private parking agreement expires or is cancelled, the owners are responsible for reporting that to the Village and present a new parking plan. Existing parking be converted to angle parking.

Ayes: Commissioners Chimenti, Dyer, Gattoni and Chairman Mobley
Naes: None
Abstain: Commissioner Kucharski
MOTION CARRIED.

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

IV. STAFF REPORT

Director LaFond reported two items approved by staff: 1) a fence for Christopher Stewart at 335 Grand Avenue and 2) a playset for Sarah Hughes at 225 Riverview Drive.

The temporary measures established and set in place during the Covid pandemic originally were to be reviewed at the end of September, however, with continued restrictions, staff will extend this to the end of October. A letter will be sent to businesses in mid-October asking if any of these measures will be permanent and, if so, the correct permits must be then applied for.

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 Gattoni to adjourn the meeting at 6:54 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

FISHER FAMILY CHIROPRACTIC SIGN CODE WAIVER/PLAN APPROVAL

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **III.B.**

Date: October 13, 2020

General Information

Applicant:

Eric Rohs - Sign Effectz, Inc.

Status of Applicant:

Sign design firm

Location:

136 North Main Street

Requested Action:

Wall sign approval

Existing Zoning:

B-1 Central Business District

Report:

The applicant is requesting approval to install two wall signs on the Thiensville Health Alliance building at 136 North Main Street, one on the second-floor west elevation and the other on the second-floor south elevation. These signs will be face-lit channel letters with dark letters on a white acrylic background where at night the view will be of dark blue illuminated letters. The signs measure 26 square feet in size.

According to **Sections 16.17 b 4.** of the Sign Code, **Multiple Tenant Building, signage shall be in accordance with the regulations in Section 16.16 – Design Guidelines, Multiple tenants shall be limited to one wall sign not exceeding 30 square feet.**

Staff Comments:

Since the applicant is proposing two wall signs a waiver must be approved for his plan to be approved or Commissioners should limit the signage to one wall sign. While the Welltopia pharmacy has two signs one is a projecting sign and the other is a wall sign.



Village of Thiensville

Plan Commission Application

Property Address: 136 N. Main Street, Thiensville WI 53092

12-050-03-10-001

Tax Key #

Property Owner

Indaba LLC

Name

136 N Main St., Thiensville, WI 53092

Address

Phone

Email address

B-4

Current Zoning

Applicant ☐ Same as owner

Eric Rohs - Sign Effectz, Inc.

Name

1827 W Glendale Ave., Milwaukee, WI 53209

Address

262-220-9220

Phone

ericr@signeffectz.com

Email address

Project description

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

We are proposing to install (2) Two wall signs for Fisher Family Chiropractic on the West and South elevations of building. Both wall signs are raceway mounted Channel Letters which read; "FISHER FAMILY CHIROPRACTIC" with/Spine logo. The over all dimension of each sign is 3'-0" High x 9'-10" Wide. The letters are a White Aluminum return with White Acrylic faces with Translucent Blue vinyl applied to the faces. The faces are finished with a Black Vinyl Trim Cap. Both signs are internally Illuminated. The signs will be installed above the Second story windows on both the West and the South elevations, with an over all height of 26' to the top of the signs.

Eric Rohs

Applicant's Signature

10/01/20

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. 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

Village of Thiensville

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 at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission to Jon Censky via email, 6954jpc@sbeglobal.net or by regular mail.

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

Applicant/Petitioner Name Eric Rohs - Sign Effectz, Inc.

Premises Address 136 N. Main Street

Business Name Fisher Family Chiropractic Business Phone 262-229-5527

Property Owner Indaba LLC Address 136 N Mains St., Thiensville, WI 53092

Property Owner Phone _____ E-mail _____

Contractor Sign Effectz, Inc. - Eric Rohs Address 1827 W Glendale Ave., E-mail ericr@signeffectz.com
Milwaukee, WI 53209

Contractor Phone 262-220-9220 Contractor Fax _____

Estimated Project Cost: \$ 3,000.00

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

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

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

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

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

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

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

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

Signature of Applicant Eric Rohs Eric Rohs Date October 1, 2020

Signature of Owner * Requesting a letter of approval from the Property Owner. Date _____

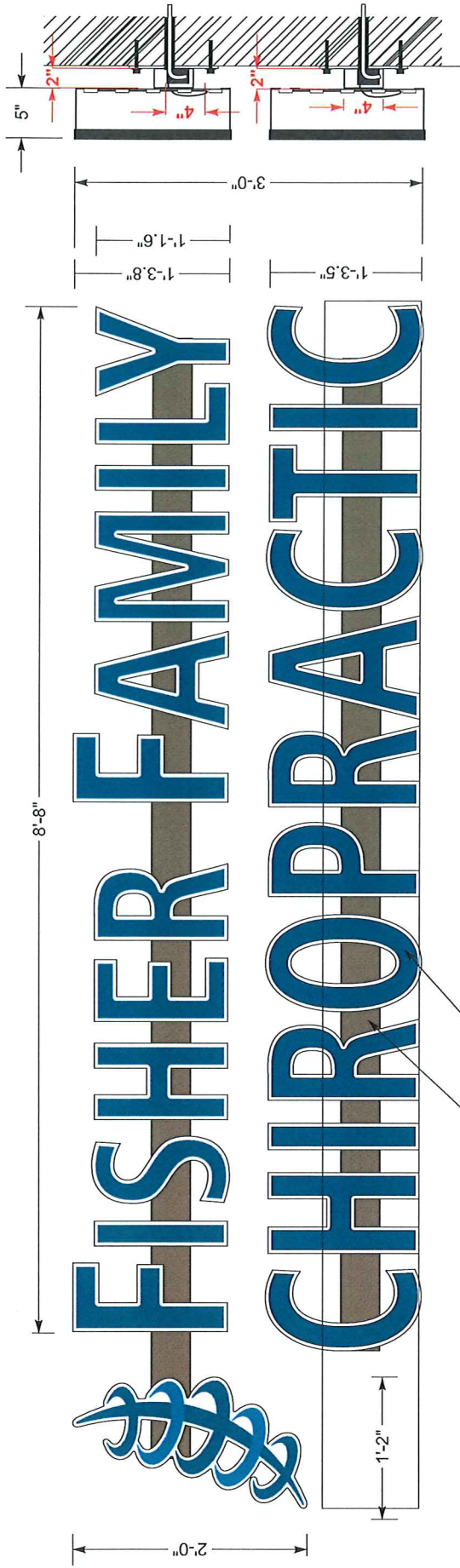
VILLAGE OF THIENSVILLE
SIGN REVIEW FEE SCHEDULE - CONSULTANT

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*	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

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

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

Revised 9/2012



Qty: (2) Sets Req'd

SW 6152 Superior Bronze Paint
(to match building)

3M Bright Blue 3630-167
Translucent Vinyl

3M 3630-127
Intense Blue
Translucent Vinyl

1" Thk Black
Trimcap

#7328 1/8" Thk
White Acrylic Faces
w/ 1st Surface Vinyl

.063" Thk, 5" Deep
Pre-Finished White
Aluminum Returns w/
.063" Thk Pre-Finished
White Aluminum Backers

Fabricate and Install (2) Sets of Standard Face-Lit Channel Letters
to be Installed on 2nd Floor of Building. (1) on S. Elevation (1) on N. Elevation
Letters to Have White Returns, 1" Thk Black Trim Cap
#7328 1/8" Thk White Acrylic w/ 1st Surface Translucent
Vinyl Overlay (inset). Internally Illuminated w/ White LEDs.
Raceways can only be 4"h x 2"d.

120 V Primary Electrical Connection to Existing Power by Others



Sq. Footage Total:
Logo = 3.5 Sq. Ft.
Letters = 26 Sq. Ft.

SignEffectz, Inc.
SIGN / LIGHTING
www.signeffectz.com

CUSTOMER: Fisher Family Chiropractic
136 N Main St.
Theinsville WI

Signature: _____ **Date:** _____

REVISIONS:

Rev A	By	Date
Rev B	By	Date
Rev C	By	Date
Rev D	By	Date
Rev E	By	Date
Rev F	By	Date

DISCLAIMER:
This is an original design created by Sign Effectz. The
submitter design professional understands that the
United States Code. You agree not to copy, photograph,
modify or share directly or indirectly any of the foregoing
information with any other party, nor will you permit any
third party to use or share the foregoing without the written
consent of Sign Effectz.

DRAWING:

Order #:

Date: 08/26/20

Sales: DLN

Scale: 3/4"=1'

Drawn by: DLN



West Elevation



South Elevation



Remove existing signs in Mequon and install on building in Thiensville.

Paint raceways to match new building.

CUSTOMER: Fisher Family Chiropractic
136 N Main St.
Thiensville WI

Signature: _____ Date: _____

DISCLAIMER:
This is an original design created by Sign Effectz. The client has agreed to pay for the design and to hold the copyright to the design. The client has agreed to hold Sign Effectz harmless from any and all claims, damages, or liabilities, in whole or in part, arising from the use of the design, whether by the client or any third party, without the written consent of Sign Effectz.

REVISIONS:

Rev	By	Date
Rev A		
Rev B		
Rev C		
Rev D		
Rev E		
Rev F		

DRAWING:

Order #: _____
Date: 09/04/20
Sales: DLN Drawn by: DLN
Scale: 3/4"=1'

COUSIN'S SUBS SIGN CODE WAIVER/PLAN APPROVAL

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **III.C.**

Date: October 13, 2020

General Information

Applicant:	Josh Brown
Status of Applicant:	Sign design firm
Location:	253 North Main Street
Requested Action:	Sign face replacement
Existing Zoning:	B-2 Shopping Center District

Report:

The applicant is requesting sign code waiver to relace the face of the existing free-standing pole sign with one of white letters on a red background to reflect the new Cousin's Corporate design. A review of the file indicates that the applicant received approval of a similar request in 2012 to reflect the new corporate design back then.

Staff notes that this sign is nonconforming as it exceeds the height and size limit of the code. More specifically, the code establishes a height limit of 15' and a size limit of 40 square feet whereas this sign stands 18 feet high and is 53 square feet in size.

According to the Sign Code, **Existing signs which become nonconforming upon the adoption of the Sign Code shall not be reconstructed, remodeled, relocated or changed in size unless such action will make the sign conforming in all respects with the code.** Section 16.24 of the code provides the applicant the right to request a waiver as it states: **The Plan Commission may, in its judgement, waive or modify the provisions of this chapter where it would further the public interest.**

Staff Comments:

Staff notes that because this Commission was in the process of amending the Sign Code back in 2012 when the applicant's original sign face replacement was proposed, which ultimately did not affect the height and size limits of free-standing signs, you elected to approve a waiver. Since the code was amended which did not affect the height and size limits of free-standing signs, Staff recommends denial and the applicant come back with a plan that is code compliant.



SIGN REVIEW APPLICATION -
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 Josh Brown - Sign Effectz, Inc.

Premises Address 253 N Main St, Thiensville, WI 53092

Business Name Cousins Subs Business Phone 262.242.9198

Property Owner 2MGA Enterprises - Anna Balalinsky Address 420 N MADERO DR, THIENSVILLE, WI 53092

Property Owner Phone 262-389-4906 E-mail anna@milasbakery.com

Contractor Sign Effectz Address 1827 W Glendale Ave, Glendale, WI 53209 E-mail joshb@signeffectz.com

Contractor Phone 414.651.2335 Contractor Fax 414.264.5564

Estimated Project Cost: \$ 2,000

Sign(s) requested: (check all that apply) ☐ Wall ☒ Reface Monument ☐ Projecting
☐ Marquee, Awning or Canopy ☐ Sandwich Board ☐ On-site Directional Signs

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

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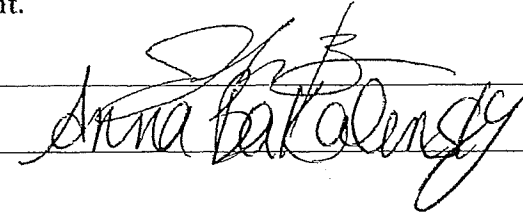
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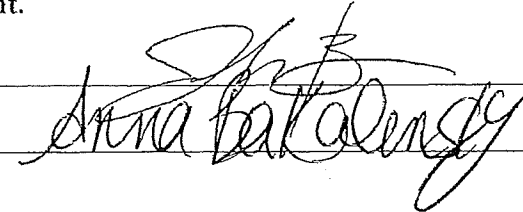
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Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign

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 9-16-20

Signature of Owner  Date 9-16-20

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*	
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* Plus any additional costs of the Planning Consultant's review at the rate of \$50/hour.

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Village of Thiensville

Plan Commission Application

Property Address: 253 N Main St,, Thiensville WI 53092

12-050-06-01-000

Tax Key #

Property Owner

2MGA Enterprises

Name

420 N MADERO DR THIENSVILLE, WI 53092

Address

262-389-4906

Phone

anna@milasbakery.com

Email address

B2

Current Zoning

Applicant ☐ Same as owner

Josh Brown - Sign Effectz

Name

1827 W Glendale Ave, Milwaukee, 53209

Address

414.651.2335

Phone

joshb@signeffectz.com

Email address

Project description

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

Refacing the existing "Cousins Subs" pylon signage. Approx 64" tall x 120" wide. Due to the circumstances COVID has left a lot of local businesses, a full monument replacement isn't achievable at this time. This local franchise owner is trying to make all efforts invest in improvements as able leading us to the face replacement.


Applicant's Signature

09/16/20

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

THIS IS AN ORIGINAL SPECIFICATION BY SIGN EFFECTZ, INC. THE UNDERSIGNED HAS AGREED TO PROVIDE THE SIGN EFFECTZ, INC. WITH ALL NECESSARY INFORMATION AND TO MAINTAIN THE SIGN EFFECTZ, INC. AS THE SOLE SOURCE OF SUPPLY FOR THE SIGN EFFECTZ, INC. PROJECT. THE UNDERSIGNED HAS AGREED TO MAINTAIN THE SIGN EFFECTZ, INC. AS THE SOLE SOURCE OF SUPPLY FOR THE SIGN EFFECTZ, INC. PROJECT. THE UNDERSIGNED HAS AGREED TO MAINTAIN THE SIGN EFFECTZ, INC. AS THE SOLE SOURCE OF SUPPLY FOR THE SIGN EFFECTZ, INC. PROJECT.

Legacy Cousins Thiensville

Fab & Install:
Pylon refacing, 2 new polycarbonate
faces w/first surface applied vinyl

Project Address
Cousins
253 N Main Street
Thiensville, WI 53092

Billing Address
Same

Rev.	Description	Date	Init.
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

Concept Notes

PROJECT NUMBER 29322885

DRAWN BY: JPC CHECK BY: X MKR JCB

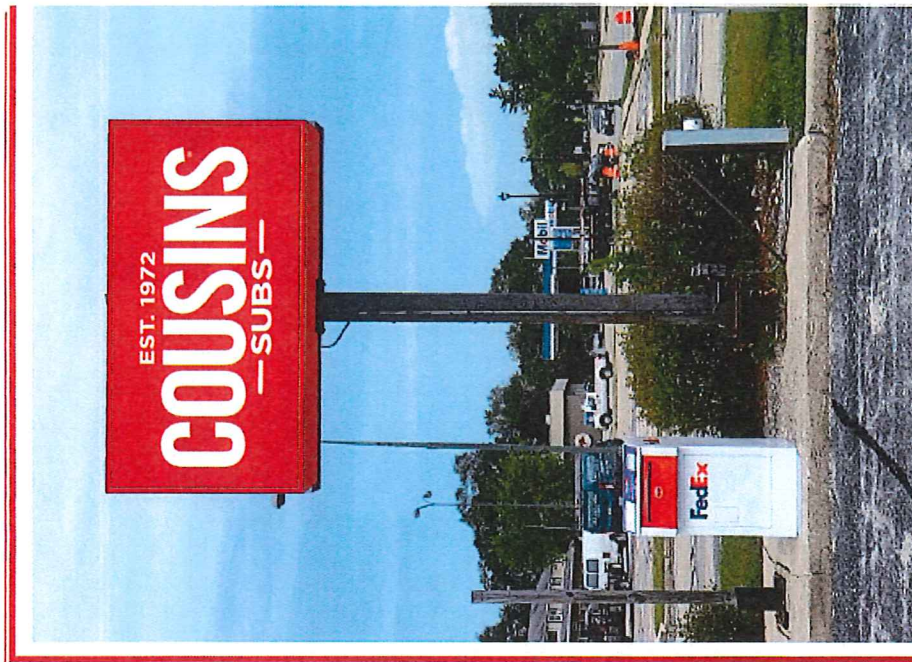
DATE: 09/14/20 SCALE: XX" = 1' - 0"

B X C-01
SIZE CONCEPT NO. SHEET NO.

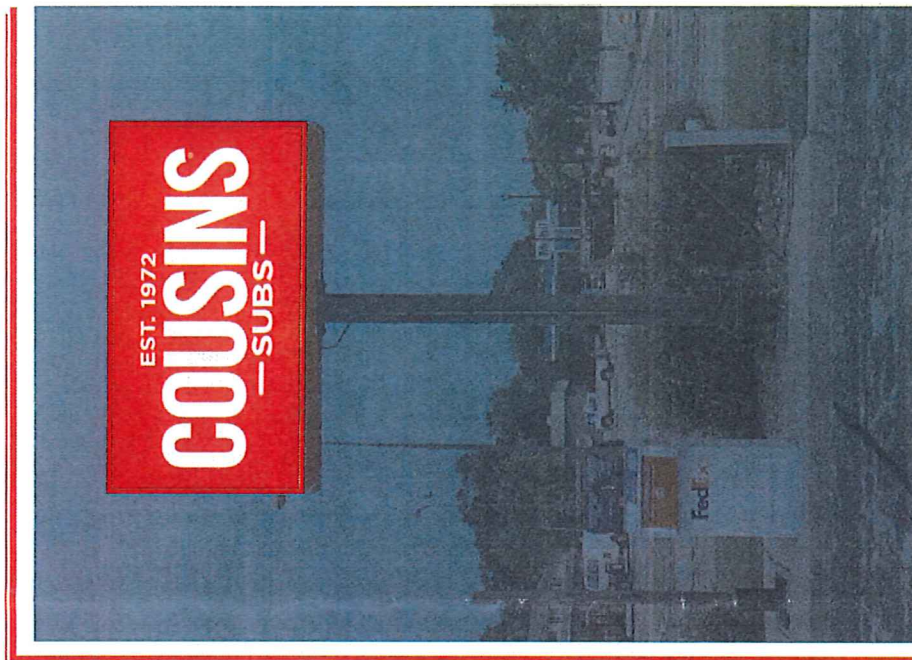
CONCEPT RELEASE NO 01 VRK 01 REV. 00

ESTIMATE QUOTE NO X

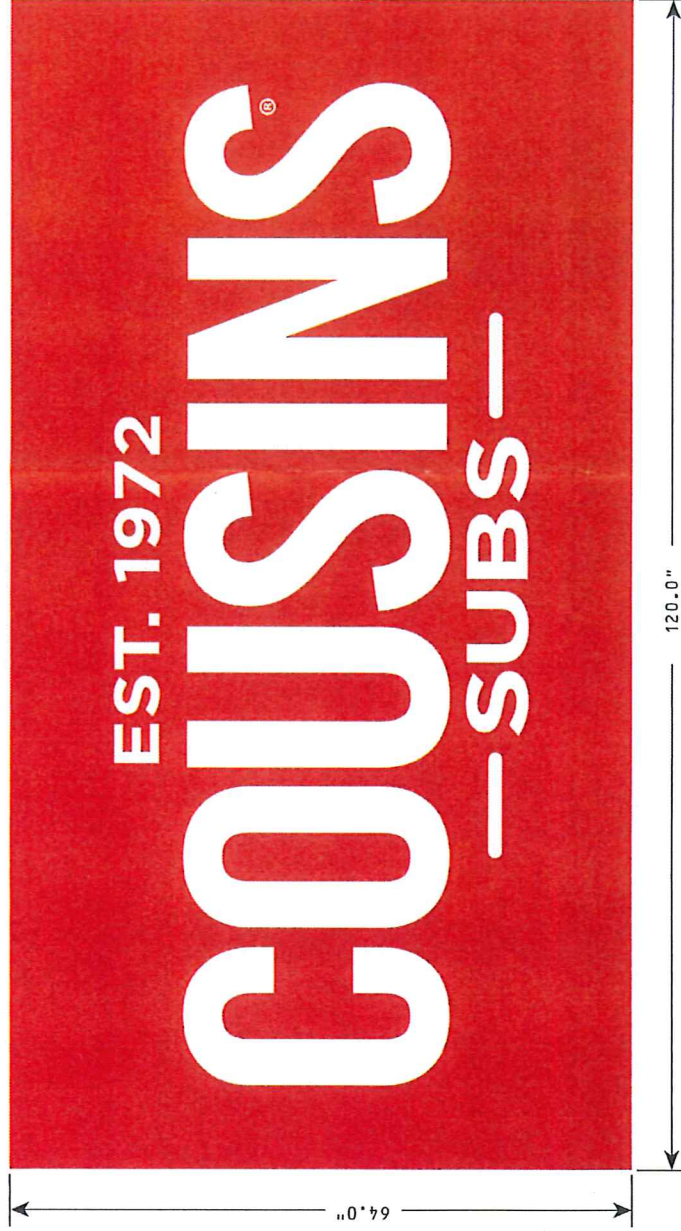
Copyright © 2020 Sign Effectz Inc. All Rights Reserved



Pylon Reface, Daytime



Pylon Reface, Nighttime



Pylon Reface x 2: Polycarbonate, First surface vinyl applied, RED 3M # 3730-73L to match PMS 1805
Logo centered in field

SignEffectz, Inc.
SIGN & LIGHTING
1827 W. Glendale Ave. Milwaukee, WI 53229
414-264-5504
414-264-5564
www.signeffectz.com

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Legacy Cousins
Thiensville

Fab & Install:
Pylon refacing, 2 new polycarbonate
faces w/first surface applied vinyl

Project Address
Cousins
253 N Main Street
Thiensville, WI 53092

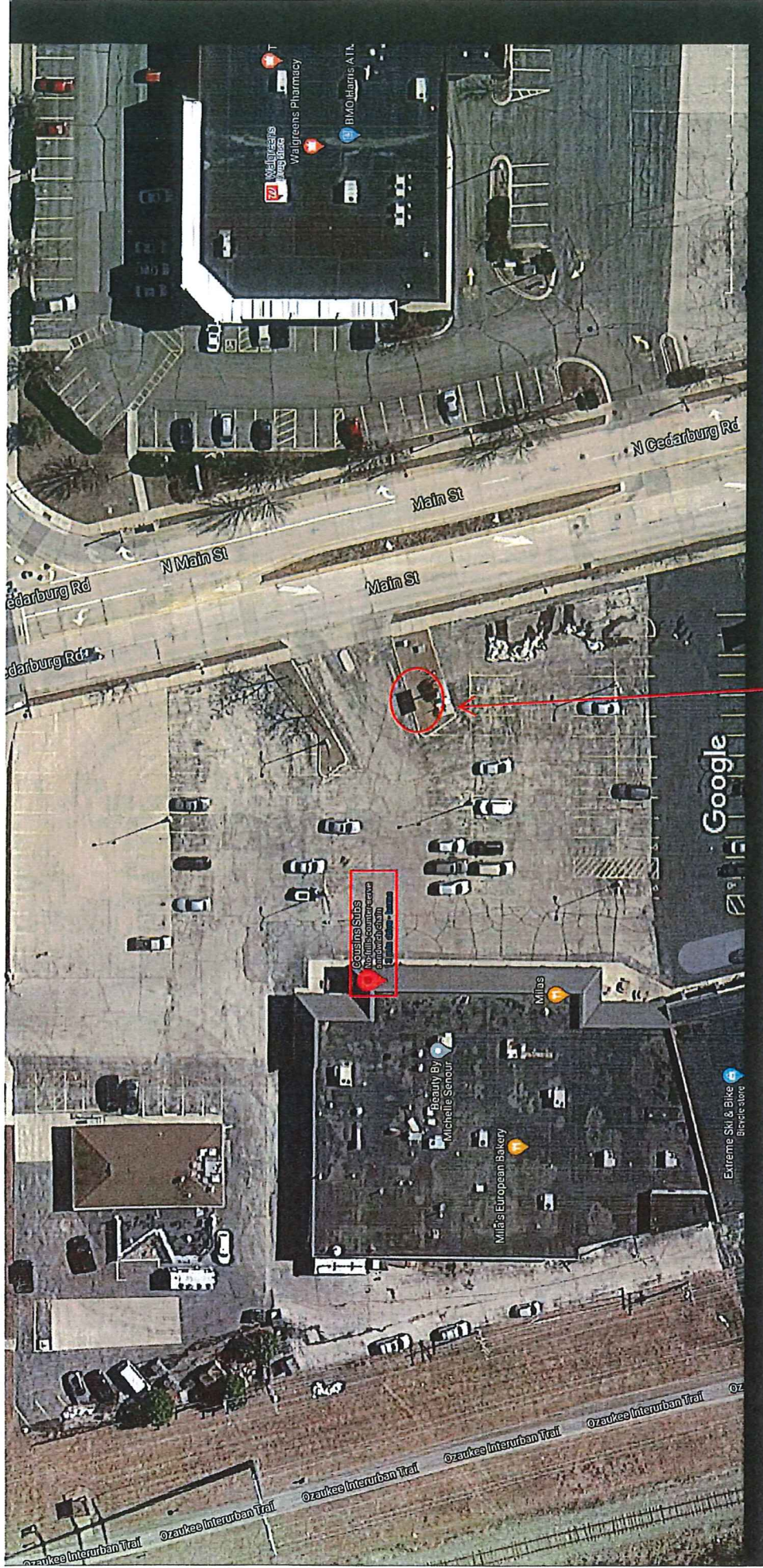
Billing Address
Same

Rev.	Description	Date	Init
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

Concept Notes

PROJECT NUMBER 29322885	
DRAWN BY: JFG	CHECK BY: X MGR JCB
DATE: 09/14/20	SCALE: 1.0" = 1' - 0"
B SIZE	X C-02
CONCEPT NO.	SHEET NO.
CONCEPT RELEASE NO 01	VER 01 REV 00
ESTIMATE QUOTE NO X	

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Map data ©2020, Map data ©2020 20 ft

Pylon Sign

SHED - CHUN SIU CHANG, 421 BEL AIRE DRIVE

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **III.D.**

Date: October 13, 2020

General Information

Applicant:	Chun Siu Chang
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	421 Bel Aire Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Background:

The applicant is proposing a backyard shed to be located 150 feet back from, and facing, their home, it measures 6 feet by 8 feet for 48 square feet in size with a wall height of 5 feet, slightly higher at the peak. The shed will be of wood material with the siding to be "Brick Dust" color and the roof "Autumn Brown."

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

Staff Comments:

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

- The shed being at least 3' from any property line.
- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 421 BEL-AIRE DR, Thiensville WI 53092

120530503000
Tax Key #

993/750 LOT 3
Current Zoning

Property Owner

CHUN SIU CHANG
Name

Applicant ☒ Same as owner

Name

421 BEL-AIRE DR. THIENSVILLE
Address

Address

262-352-99-15
Phone

Phone

JACK CHANG 16853@yahoo.com
Email address

Email address

Project description

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

8 W X 6 H SHED House red color
4" WILDEX 6.2 TALL SHED DOOR ENDWALL PLACEMENT
6" exterior sidewall height 2x6 treated wood Foundation
will be install to back yard 150 feet from house

[Signature]
Applicant's Signature

10-2-2020
Date

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

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

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

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

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

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

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

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

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

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 10/2/20 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 Ordinances 1995-07

262-346-4577 SAFEbuilt.		WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>				PERMIT NO. TAXKEY# <u>12at3at03000</u>																		
ISSUING MUNICIPALITY		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>THIRSVILLE</u> COUNTY: <u>OSAGE</u>		PROJECT LOCATION (Building Address) <u>421 BEL-AIRE DR. THIRSVILLE WJ 53092</u>		PROJECT DESCRIPTION ☐ COMMERCIAL ☒ ONE & TWO FAMILY																		
Owner's Name <u>CHUN SIU CHANG</u>		Mailing Address - Include City & Zip <u>421 BEL-AIRE DR. THIRSVILLE 53092</u>		Telephone - Include Area Code <u>262-352-9915</u>		Construction Contractor (DC Lic No.) <u>TUFF SHED INC</u>																		
Dwelling Contractor Qualifier (DCQ Lic No.)		Mailing Address - Include City & Zip <u>11039 GAGE AVE FRANKLIN PARK IL 60131</u>		Telephone - Include Area Code <u>1-847-616-8035</u>		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor																		
Plumbing Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code		Electrical Contractor (Lic No.)																		
HVAC Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code		PROJECT INFORMATION																		
Zoning District		Lot Area Sq. Ft.		Subdivision Name N.S.E.W. Front Rear Setbacks Ft. Ft. Ft.		Lot No. Block No. Left Right Ft. Ft.																		
1a. PROJECT ☐ New ☐ Addition ☐ Raze ☒ Alteration ☐ Repair ☐ Move ☒ Other <u>SHED storage house</u>		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																		
1b. GARAGE ☐ Attached ☐ Detached		4. CONST. TYPE ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		7. FOUNDATION ☐ Concrete ☐ Masonry ☒ Treated Wood ☐ ICF ☐ Other		10. PLUMBING Sewer ☐ Municipal ☐ Septic No.																		
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																		
12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat Gas ☒</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat Gas ☒	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐	13. HEAT LOSS (Calculated) Total _____ BTU/HR	
Fuel	Nat Gas ☒	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg	☐	☐	☐	☐	☐	☐																		
Water Htg	☐	☐	☐	☐	☐	☐																		
14. ESTIMATED COST \$ <u>1379 =</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): <u>CHUN SIU CHANG</u> SIGN: <u>[Signature]</u> DATE: <u>10-2-2020</u>																								
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. _____		RECEIPT																		
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.																		
PERMIT ISSUED BY MUNICIPAL AGENT:		Name _____ Date _____ Certification No. _____																						

Roof Type	Standard
Roof Color	Autumn Brown
Siding Type	Siding
Siding Color	Brick Dust
Trim Color	Delicate White
Accent Color	None
Current	3 Free Options.
Promotion:	None



Configured	\$999.00
------------	----------

Building Base
Price

Selected	\$380.00
----------	----------

Upgrades and
Services

Promotional	\$0.00
-------------	--------

Discounts

Subtotal	\$1,379.00
-----------------	-------------------

Price shown here is a subtotal of

Sales Order

Location: GRAFTON | #420 | 262-376-4908
 Factory Location: FRANKLIN PARK | #420 | 847-768-1505

Scheduled Date: Pending
 Created Date: 09/30/2020

Factory Address: 11039 GAGE AVE.
 FRANKLIN PARK, IL 60131
 Prepared by: William Eichelberg | |
 weichelberg@tuffshed.com

Customer: chun siu chang
 p. (262) 352-9915 | c.
 jackchang16853@yahoo.com

Special Instructions:

SF SO: 00426022
 HD Store #
 Customer PO
 JDE SO: 1569064

Serial Number:

Ship to Address: 421 bel aire dr
 thiensville, WI 53092
 US

KR-600 8 x 6	1.00
PAINT SR-600 MR-450 KR-600 8' WIDE	1.00
Shed Anchor into Dirt - Auger or MR88	4.00
Door - Decorative Single Door Trim - Lower X	1.00
16"x8" Wall Vent	1.00
Paint Discount, Customer To Apply 2nd Coat. Tuff Shed Supplies Paint, Roller & Brush	1.00

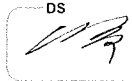
DocuSigned by:


 Customer Signature
DAF2771D3A32428

10/1/2020

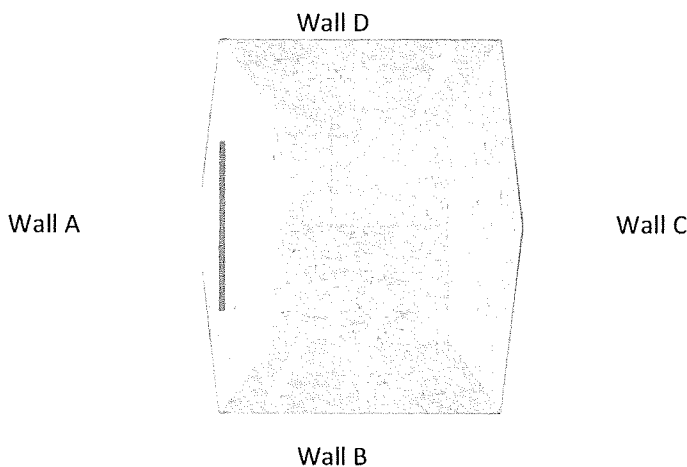
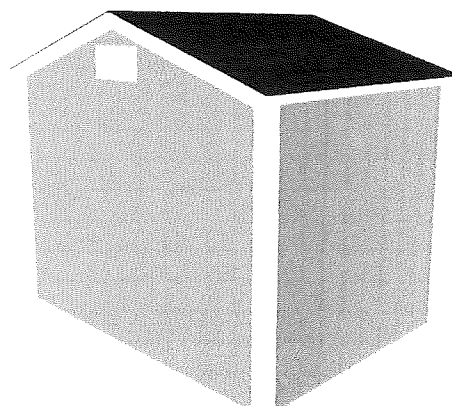
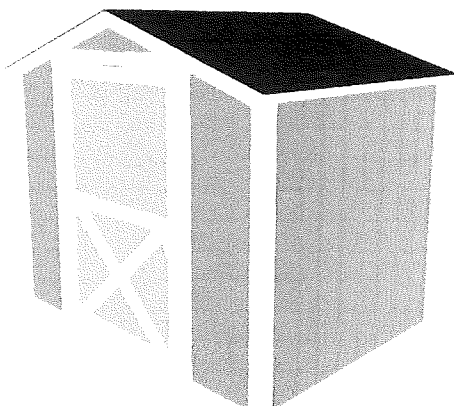
Date

Initials


DS

TUFF SHED

chun siu chang
421 bel aire dr
thiensville WI 53092
Q2459013-2452041



Base Details

Building Size & Style

KR-600 - 8' wide by 6' long

Door

4' x 6'2" Single Shed Door, Left Hinge
Placement, LowerX

Paint Selection

Base: Brick Dust, Trim: Delicate White
Customer to apply 2nd coat

Roof Selection

Autumn Brown 3 Tab

Drip Edge

White

Options Details

Floor and Foundation

4 Ea Shed Anchor into Dirt - Auger or
MR88

Vents

16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed
installs it?

No

Is there a power outlet within 100 feet of installation
location?

Yes

The building location must be level to properly install the
building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the
perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within
approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

Signature: _____

DocuSigned by:

DAF2771D3A32428

Date: 10/1/2020

TUFF SHED®

There are two main types of TUFF SHED building purchases. Most purchases are new buildings, with components fabricated at our factories, then transported to the customer's site where the building is assembled and installed.

A small percentage of purchases are buildings that have been used as displays. In these cases, the fully assembled building is picked up, then transported to the customer's site where it is delivered into place via tilt-bed trailer.

This document outlines what to expect with both types of purchases.

 *Items that are specific to display buildings are notated with this icon.*

You've decided on the building style, size and design. Important planning remains for you and for us, including:

- **Review your Building Order** – This tells us how to fabricate your building, where to place items and what colors to use for shingles and paint (if you've selected this upgrade).

 *If you Purchased a Display Building – Display buildings are sold in "as is" condition, and can include wear and tear that ranges from minor blemishes to more significant issues such as damaged trim, missing shingles or bent or dented floor joists. Display purchases are discounted to reflect their condition. We recommend inspecting the building first-hand to determine for yourself if the display's condition is acceptable.*

- **Vents** - We strongly recommend adding vents to your building. Along with paint and roofing, there may be no other feature that can help your building perform better.
- **Insulation** - If you are planning to insulate or finish the inside of your building, we need to know so that we can design the building to perform as an insulated structure.
- **Building Permit(s)/HOA Requirements** – Customers need to confirm with their HOA and/or municipality for appropriate building permit and setbacks requirements. Contact us immediately if you need help.

Your building will be here before you know it.

Now it's time to prepare the site and yourself for the upcoming installation:

- **Prepare the Job Site** – Clean the site of all debris (i.e. old tree stumps, trash, dog waste, etc) and a pathway to and from where the delivery vehicle parks.
- **Review Access to Delivery Area** – For new buildings, installers will need to carry building components in large sections to the assembly/installation site. If fence gate has a top "bar", please measure the height and width of the gate opening and provide us with this info prior to installation.
- **Identify and Mark Underground Utilities** - When choosing the location of the building, the customer must take into account any underground utilities that may be impacted by the delivery or installation of the building. It is the customer's responsibility to have marked all underground utilities that will affect the delivery/installation site. Remember that these buildings and delivery trucks are heavy, and that if your building was purchased with earth anchors, that these anchors will be driven into the ground at a typical depth range of up to three feet deep. Many municipalities will help you locate underground electrical, natural gas, fiber optic, cable TV and sewer. They generally will not be able to help you mark location of sprinkler heads, underground irrigation, or septic tanks/drain fields.
-  *For display building purchases, the building will be delivered into place via a heavy-duty truck and long, tilt-bed trailer. The truck and trailer MUST have a clear 12' wide, relatively straight path from paved road, as trailers are unable to make tight turns, similar to a boat trailer or camper. It is vitally important that there are NOT obstacles which cannot be navigated around, such as: fences, trees, branches, playsets or underground septic systems.*
-  *Don't Over-Irrigate Prior to Delivery* – This is especially true if your building is a display building, as our delivery vehicles are heavy, and can leave tire tracks when driving across grass or other vegetation.
- **Scheduling** – If we haven't scheduled already, give us a call to schedule installation date and time range.

- **Pre-fabrication** – For new building purchases, we will begin pre-fabricating your building several days in advance of the installation. For many installs, we begin pre-fabrication 5 business days before installation. Our outbound locations may begin manufacturing 10-12 business days before installation. At this time, we will begin placing the rough openings for items like doors, windows and vents.
- **Restocking/Rescheduling Fee** – If changes or cancellation occurs within pre-fabrication period, a restocking/rescheduling or cancellation fee may apply. At this point, building materials have already been ordered, inventoried and have potentially been pre-fabricated, specific to your design.

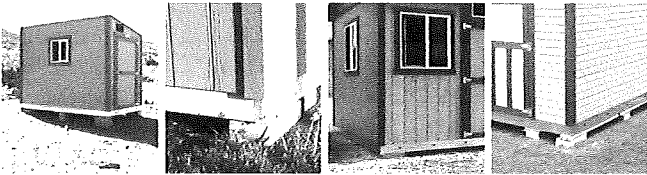
Check out our video at tuffshed.com/leveling

It's important that buildings are constructed on a level site. Providing a clean and level site is the customer's responsibility. However, for a reasonable fee, TUFF SHED can help create a level building foundation by adding concrete blocks and wood shims beneath the structure.

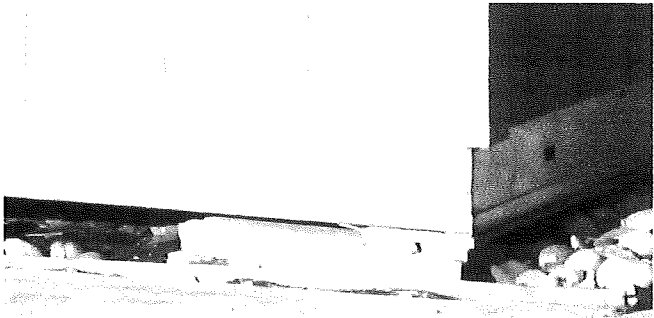
TUFF SHED does NOT dig into the ground to level a building.

If a small amount of leveling is necessary (up to 4"), it will be provided by TUFF SHED at no charge. If more substantial leveling is required, the customer must choose between paying TUFF SHED an additional fee for leveling using the concrete block and wood shim method, or having the ground leveled by someone other than TUFF SHED. TUFF SHED charges for leveling vary by severity of site condition and building size. See Figure 1.

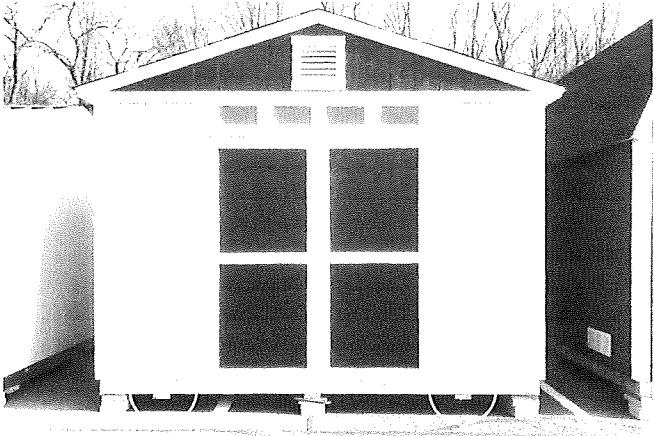
		up to 200 s.f.	>200 s.f.
Inches Out of Level	5" - 8" Out	\$150	Bid Only
	9" - 12" Out	\$200	Bid Only
	>12" Out	Bid Only	Bid Only



Blocking up or "shimming" a building is not always the best solution from an appearance standpoint. Please consider the appearance and your long term satisfaction in the building when making the leveling decision. See figure 2.



 Buildings used as displays will be leveled by placing concrete blocks and wooden shims under the perimeter floor joists only. Display buildings may also include wood skids under the floor joists, which will not be removed or leveled upon delivery. See figure 3.



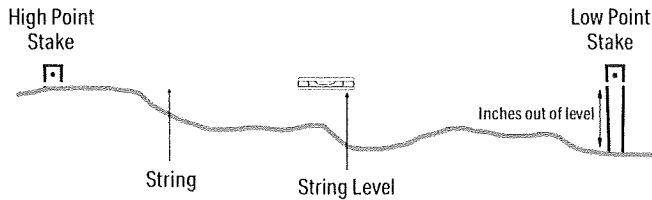
To accomplish this, you will need wood stakes and a string bubble level and long piece of nylon string, OR a carpenter's level and a long, straight 2x4. The string or 2x4 must be longer than the distance from the high point corner to the other three corners.

Determine where the building will be placed, then drive a stake into each of the four corners and determine which of the corners appear to be the highest and the lowest points. At the high point stake place the string or 2x4 (short-edge down) on the ground and fasten it (i.e. tie or clamp) to the high point stake.

Then position the opposite end of the string or 2x4 at the low point stake. Using the string or 2x4 and the level, raise or lower the string or 2x4 at the low point stake until the level bubble floats exactly centered between the two vertical lines in the center glass vial. Now measure the distance from the ground to the bottom edge of the string or 2x4. This is the distance this first dimension is out of level. Repeat this

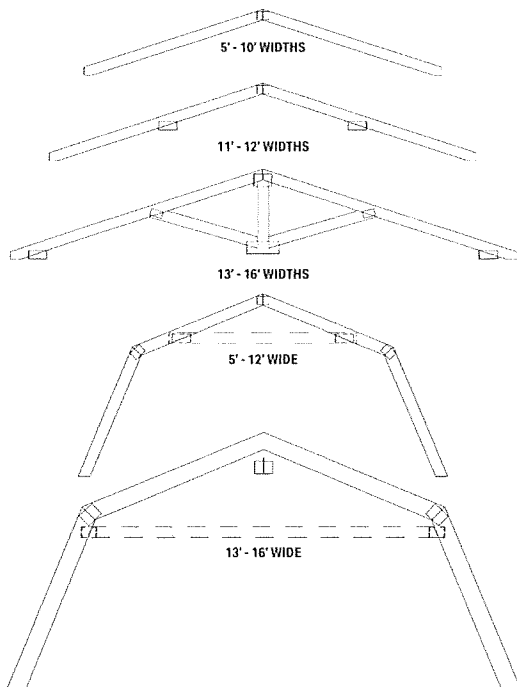
process for the other two corners, measuring again from the high point corner, writing down your measurements.

Now you can determine the distance your build site is out of level and select a method to level the site.



The type of roof truss that comes standard with your building will vary by the roof type, pitch (steepness) and building width. This is especially important on buildings starting at 12' wide as these trusses include a bottom chord or collar tie (see diagrams below) that can impact the amount of usable space overhead.

See truss examples here and contact the TUFF SHED factory with questions.



Your TUFF SHED building is about to become a reality. Important details for installation day:

- Our installers will arrive on the site, unload materials and components, and begin to assemble your building.
- ☐ *If you purchased a display building, our delivery driver will arrive on the site, review your desired building location, and the access route for his truck and trailer.*

- Please have someone over the age of 18 at home.
- An out of level site will force our installers to stop work and collect an additional leveling fee prior to resuming.
- Our installers will need a power source so they can plug in the compressors that power their tools.
- Inspect the building before the installers leave for the day.
- It may surprise you – but like most home builders, the weather seldom interferes with installation.
Rain, snow, and sleet will most likely not prevent installation and will not damage the structure during installation. Ask for details.

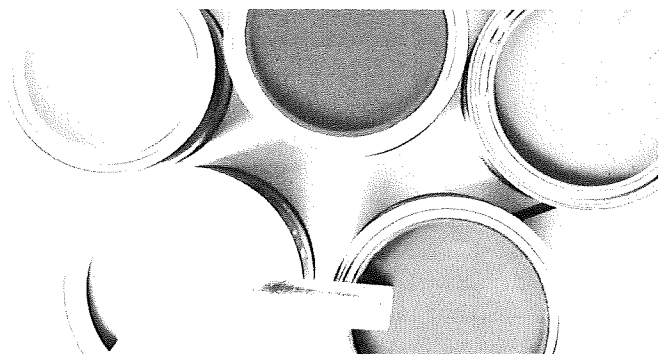
If you have selected the paint upgrade on a new building, then TUFF SHED will paint your building. Here's our painting process:

- Before being transported to the building site, the first coat of paint is applied at our factories by roller to exterior siding and trim surfaces.
- The second coat of paint is applied during on-site installation. A Seasonal Second Coat Paint Discount is available in select winter markets during cold/wet months. If this discount has been applied to your order, then the installers will not apply the second coat of paint to your building during installation regardless of weather at the time of install.
- Customers who have received our Seasonal Second Coat Paint Discount will be provided with siding and trim paint, a roller and two small brushes. These customers should apply the second coat of paint to their building on a dry day when the temperature is higher than 35 degrees.
- ☐ *Display buildings received the first and second coats of paint prior to being put into service as a display. No additional painting will be included in the purchase.*

Your TUFF SHED building will need routine care & maintenance to ensure the building withstands things like weather and wear & tear over time:

- **Keep your Building on the Level** – When normal ground settling occurs, it can affect your TUFF SHED building, making it difficult to open, close or latch the door. This is not a warranty issue, but in most cases, the building can be easily re-leveled by the customer or for a reasonable fee by TUFF SHED.
- **Protect your Floor** – Do not add rubber mats or vinyl flooring inside as they can create a serious moisture and rot issue. Do not block floor track vent holes.

- **Redirect Water** – Water is the enemy of most structures. Take care to redirect water from your building whenever possible. Rain water runoff from other structures and misdirected irrigation systems can damage your TUFF SHED building, and is not covered by warranty.
- **Re-paint Regularly** – Painting is one of the easiest ways to protect the exterior wood surfaces of a TUFF SHED building. Your building's warranty coverage requires that the building be re-painted every five years. We recommend using high quality materials like Glidden Paints.



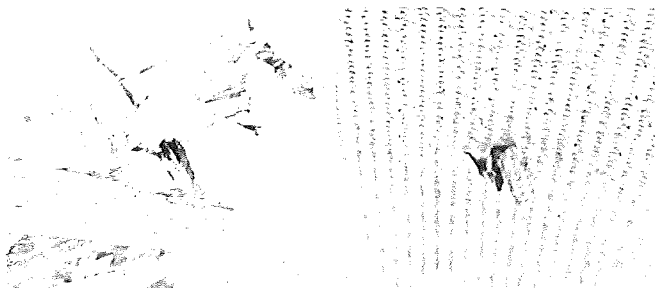
Wondering about the appearance of a certain feature of your TUFF SHED building?

This information can help you better understand why some components look the way they do.

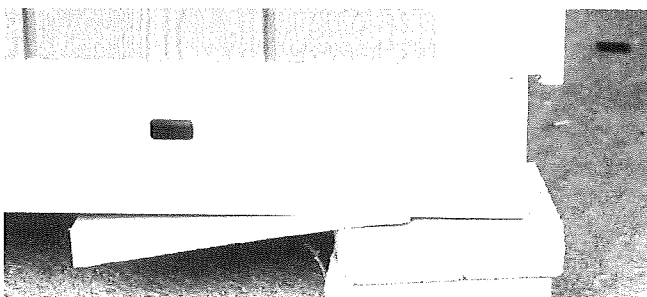


Display buildings are sold in "as is" condition, which can vary, ranging from minor blemishes like faded paint to more significant issues such as damaged trim, missing shingles, and dented or bent floor joists.

- It's not a mistake that nails are poking through the roof on the inside of your building. This is necessary due to building codes requiring shingle nails to "pierce the roof decking material" and does not affect the performance of the roof.



- Most of our sheds include 16-gauge, hot-dipped galvanized steel floor joists, which are designed to be placed directly on any firm, level surface.
- White "Chalking" on the Steel – This appearance is normal and does not affect the performance of the steel or the 40-year industry-rating on the material.



- **Exposed Steel** – These joists are designed to withstand the elements and are exposed after installation. Some customers prefer to cover the steel with "skirting" made from siding. While we can add a skirting, we don't recommend it, since wood siding material contacting the ground can wick up moisture into the building.
- **Small Rectangular Holes in the Steel** – During production, small vent holes are punched into the steel. These holes allow for airflow beneath the building. Snap-in screen vents are available as an inexpensive upgrade.
- We use dimensional lumber for wall and roof framing that has been dried, then stored in a controlled environment (our factories) prior to installation. It is unlikely that this wood will have a uniform appearance, and may have blemishes or "waning and knots". This is normal and will not affect the structural integrity of the building.



- We strive to make the building weathertight. But they are not airtight. Air and mice can infiltrate your building as they can your home.

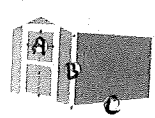
TUFF SHED
1988 1001 1982



TUFF SHED
The Keystone Series®

\$999 **\$16**

KR-600



MORE PRICING DETAILS INSIDE DISPLAY

A

SIZE 8' X 6'

4" WILDEX 6.2 TALL

① SHED DOOR END WALL
PLACEMENT

ON ALL TUFF SHED BUILDINGS

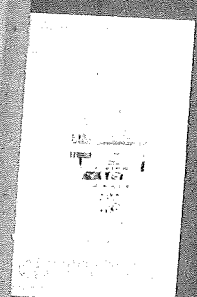
② 6" EXTERIOR
SIDEWALL HEIGHT

③ 2x6 TRUSSED
WOOD FOUNDATION
SERVICES TUFF SHED

WAS: 1.792

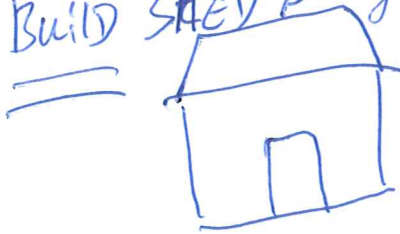
1.523

TUFF SHED



near Neighbor

Build SHED storage House



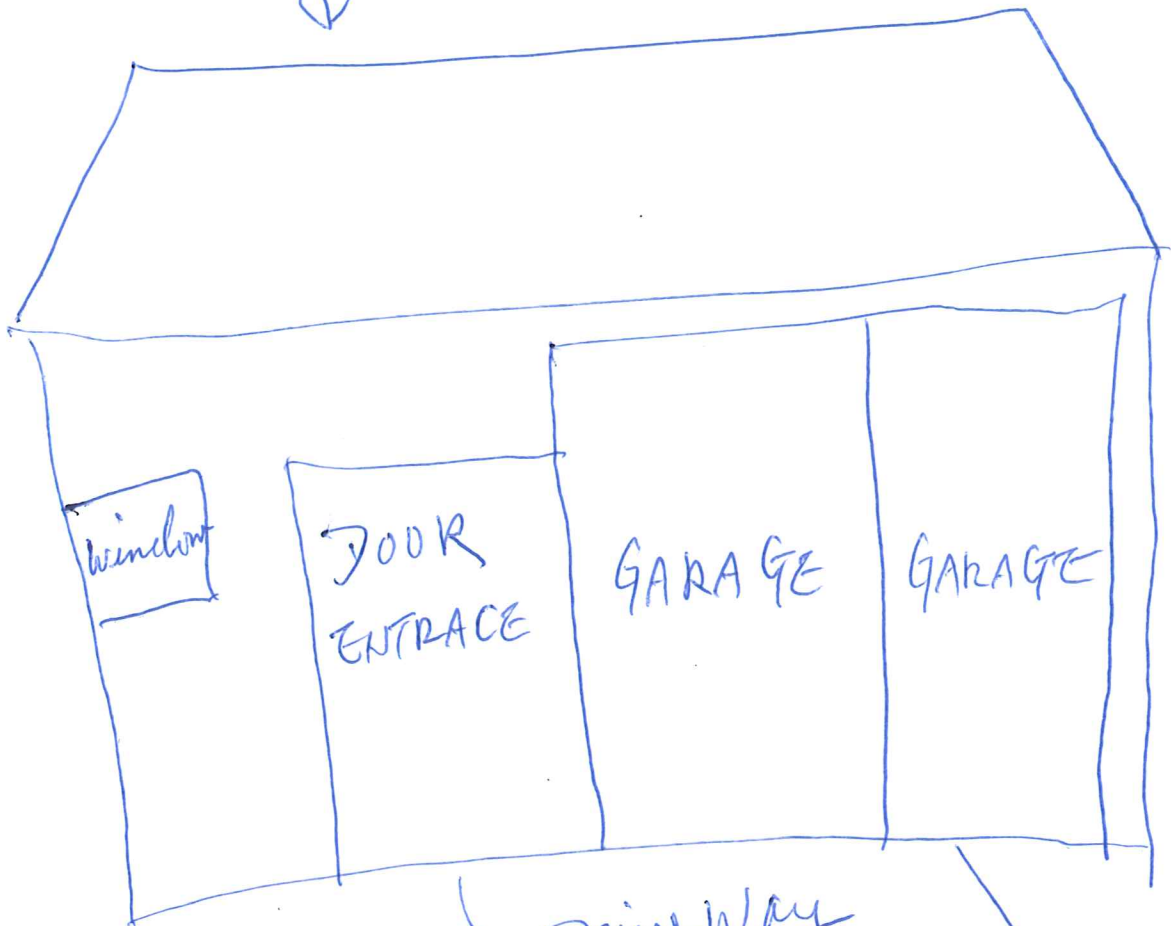
apple Tree

150 FEET

BACK YARD

side to walk back yard

side to walk BACK YARD



Driveway

PLAYHOUSE – SOPHIA BARRY

To: Plan Thiensville Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **III.E.**

Date: October 13, 2020

General Information

Applicant:

Sophia Barry

Status of Applicant:

Owners

Location:

317 Riverview Drive

Requested Action:

Playhouse

Existing Zoning:

R-2 Single Family District

Report:

While the Zoning Code addresses structures such as sheds, fences, and pools, it is silent to such things as playhouses. Accordingly, structures like this, which are common and incidental to residential uses, are typically processed as accessory structures and are subject to the regulations thereof. In this instance, the applicant is requesting approval of a playhouse to located in their rear yard that will be 5' X 5' in size and designed to match the look of the existing principle house.

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

Staff Comments:

Staff's review of the plans indicates full compliance with the dimensional requirements of the R-2 Zoning District and, therefore, staff recommends approval subject to:

- The playhouse being place not closer than 3 feet to any property line.
- Securing a building permit prior to construction commencement



Village of Thiensville

Small Projects Application



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

Property Address: 317 Riverview Dr. Thiensville Thiensville WI 53092

120500430000

Tax Key #

Residential

Current Zoning

Property Owner

Sophia Barry

Name

317 Riverview

Address

262-354-4006

Phone

Sophia.Barry@kw.com

Email address

Applicant

☒ Same as owner

Sophia Barry

Name

317 Riverview

Address

262-354-4006

Phone

Sophia.Barry@kw.com

Email address

Application checklist

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

Is property in Thiensville's Historic District?

☐ Yes

☒ No

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

Project description

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

playhouse in the rear of home
private. not visible from the
street or neighbors yards -
painted to match home.
Other homes on the street have
similar, visible from the road.


Applicant's Signature

Oct. 2, 2020
Date

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

=====

VILLAGE STAFF REVIEW

- ☒ Application Complete. Items needed: _____
- ☒ Submitted to Village Planner on 10/2/2020 ☐ Approved by Planner on _____
- ☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff Review

Date

Village of Thiensville - Amy Langlois

From: Village of Thiensville - Andy Lafond
Sent: Friday, October 2, 2020 2:41 PM
To: Village of Thiensville - Gary Achterberg
Cc: Village of Thiensville - Amy Langlois
Subject: RE: Playhouse 317 Riverview Drive

Gary,

I'll go with Jon's statement that previously these went to PC. Please have the applicant fill out the PC application. In the meantime send these materials to Jon for review.

Andy

From: Village of Thiensville - Gary Achterberg
Sent: Wednesday, September 30, 2020 2:07 PM
To: 'Jon Censky' <6954jpc@sbcglobal.net>; Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>; Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Cc: 'Sophia Barry' <sophiabarry@kw.com>
Subject: Playhouse 317 Riverview Drive

Hi Jon,

A resident who recently moved into the Village has asked about putting a playset in their yard that was at their previous residence. They now live at 317 Riverview Drive. The playset is about 5 feet by 5 feet. It will not be able to be seen from the street at its proposed location, according to the homeowner. She said she also wants to decorate it so it looks very similar to their home, both with pain and possibly some stone since their home is lannon stone. I've attached a submitted photo of the playhouse and also a map that shows the proposed location relative to the house. She said it is screened by mature arbor vitae on one side.

Contact information is Sophia Barry, 317 Riverview Drive, 262-254-4006, sophiabarry@kw.com. Note that she is copied on this email.

Thanks.

Gary

Gary Achterberg
Administrative Assistant
Village of Thiensville
262-242-3720 Office
262-242-4743 Fax

www.village.thiensville.wi.us

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From: Sophia Barry <sophiabarry@kw.com>

Sent: Wednesday, September 23, 2020 11:42 PM

To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>

Subject: Re: Playhouse permission ?



14 feet from one neighbor side behind thick arborvitae trees totally obscured, 100 ft from the other side (also tree-covered) 150 ft from the top of the backyard and 175 from the bottom of the backyard.

See attached aerial survey-The little yellow oval is the representation.

It is made with quality materials (not a chintzy plastic thing), and the neighbors directly across the street have a playhouse identical, visible from the road (our backyard is not, or 'from either neighbors yard).

I hope that helps.

Thanks so much!

		SOPHIA BARRY
		REALTOR®
		262-354-4006
		SOPHIA.BARRY@KW.COM
		201 E SILVER SPRING DR. WHITEFISH BAY, WI 53217

On Wed, Sep 23, 2020 at 1:54 PM Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us> wrote:

Hi,

Just do your best to guess those setbacks. Yes, I got the photo. I'd just like to have all the pieces in one email, so I can just forward your submission to our planner.

Thanks a lot,

Gary

From: Sophia Barry <sophiabarry@kw.com>
Sent: Wednesday, September 23, 2020 1:30 PM
To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>
Subject: Re: Playhouse permission ?

Ok will do! I did have the picture on there but I will try again. The play house will be set back from my house and garage and property lines- in the middle of my yard.



On Wed, Sep 23, 2020 at 1:21 PM Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us> wrote:

Hi Sophia,

Thanks for this. Could you also please include a rough drawing of where this will be located in your yard with approximate distances noted from lot lines, your home, garage, etc? And, also your full address.

If you could resend the email to include the photo, the drawing and the other information, that would be great. If it's complicated for you to email the drawing, just let me know. You can drop it off here on paper and I can assemble the pieces so I can pass it on to our Village Planner.

Thanks a lot,

Gary

Gary Achterberg

Administrative Assistant

Village of Thiensville

262-242-3720 Office

262-242-4743 Fax

www.village.thiensville.wi.us

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From: Sophia Barry <sophiabarry@kw.com>

Sent: Wednesday, September 23, 2020 1:01 PM

To: Village of Thiensville - Gary Achterberg <gachterberg@village.thiensville.wi.us>

Subject: Playhouse permission ?

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,

I wanted to ask for permission for this playhouse I have a private treed half acre lot and the playhouse is going to be painted to match my house, purchasing from my friend. My neighbor across the street has one identical. I live on Riverview drive.
Thanks!