

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, August 4, 2020

LOCATION: Village of Thiensville, 250 Elm Street

TIME: 6:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/86750423389?pwd=eG1RNHR4ODBPL3hobGR1bHVKc1ZZZz09>

Meeting ID: 867 5042 3389

Passcode: 646713

Dial by your location

+1 929 205 6099 US

+1 301 715 8592 US

+1 312 626 6799 US

I. CALL TO ORDER

II. ROLL CALL

Plan Chairman: Van Mobley
Commissioners: Mike Dyer
Rick Gattoni
Carol Gengler
Sarah Hughes
Ken Kucharski
Dan Luedtke
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. July 7, 2020

Documents:

[7-7-20 PLAN COMMISSION MIINUTES.PDF](#)

B. Update From Mark Hammond, MSP Real Estate, Inc., 200 Green Bay Road

C. Review And Approval Of Shed, Andrew Wagner, 432 Madero Drive

Documents:

[WAGNER SHED.PDF](#)

D. Review And Approval Of Shed, James Freel, 522 Rosedale Drive

Documents:

[FREEL SHED.PDF](#)

E. Review And Approval Of Detached Garage, Andrew And Molly Ticcioni, 105 Kieker Road

Documents:

[TICCONI GARAGE-PLAN.PDF](#)
[TICCONI GARAGE PLANS.PDF](#)

IV. STAFF REPORT

Documents:

[STAFF REPORT.PDF](#)

V. BUSINESS FROM THE FLOOR

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

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk
July 31, 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
PLAN COMMISSION
MINUTES**

DATE: Tuesday, July 7, 2020

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/86261421966?pwd=Vkh6MzRkNzRQcIV6UWJvL3BxT3M4QT09>

Meeting ID: 862 6142 1966

Password: 881369

Dial by your location

+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 (absent)
Rick Gattoni Ken Kucharski
Carol Gengler (excused) Dan Luedtke

Planner: Jon Censky

Director of Community

Services/Public Works: Andy LaFond

III. BUSINESS

A. Approval of Minutes

1. June 10, 2020

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gattoni to approve the June 10, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

**B. Review and approval of Variance Extension for One Year to Sign Code for Temporary
"For Sale or Lease" Sign, MSP Real Estate, Inc., 200 Green Bay Road**

Director of Community Services/Public Works Andy LaFond shared that there have been improvements made in regards to yard maintenance since a certified letter had been sent asking for the grass to be mowed as well as for dead trees to be removed. The grass has been mowed and the dead trees have been marked. Director LaFond also asked for a soffit in the back to be repaired.

Commissioner Dyer inquired if the "For Sale" sign should be brought up to code due to the length of time it has been up.

Plan Commission Minutes
July 7, 2020
Page two of three

Director LaFond shared that in the last six months there have been two inquiries about the building. There has been one offer on the building, however, it was not accepted.

The Commission would like an update from MSP Real Estate at the August meeting.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve Variance Extension for One Year to Sign Code for Temporary "For Sale or Lease" Sign, MSP Real Estate, Inc., 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

C. Review and approval of Shed, Andrew Wagner, 432 Madero Drive

Mr. Wagner was not in attendance. This item has been tabled until August.

D. Review and approval of Shed, Patricia Sholts, 103 North Highland Avenue

Vince Cicirello, 103 North Highland Avenue, is requesting a shed measuring 8' x 10' to be located at the northwest corner of the property, it will be of DuraPlus vinyl siding and the color will be natural tones (tan/brown).

Village Planner Jon Censky reported that the plans fully comply with the dimensional requirements of the code in respect to size and location.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Shed, Patricia Sholts, 103 North Highland Avenue. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of New Home, Bob Schmeckpeper, 125 Ellenbecker Road

Bob Schmeckpeper submitted plans for a single-family new home at 125 Ellenbecker Road. The lot is the old playground from the Lumen Christi elementary school.

The home will be built by Bielinski Homes. The siding will be gray/blue with four feet of block in the front, white gutters and trim, Driftwood roof, Timely Autumn Brown front door with a dark oak garage door.

Planner Censky shared that because Ellenbecker Road was not constructed within a standard public road right-of-way but rather is within an easement for public right-of-way for road and utilities purposes, the 25 foot front setback is measured from the edge of that easement as opposed to the standard public road right-of-way. Planner Censky does not see this changing in the foreseeable future. With that, the plans fully comply.

Village Planner suggested that the Director of Public Works review and approve the grading, drainage and erosion control plans. Director LaFond will consult with the builder and ensure that there are no new issues introduced by building this new home. The home to the south of this development has their sump pump currently discharging on to the property that Mr. Schmeckpeper purchased so there are some things to address to alleviate any future neighborhood drainage issues. Approval this evening should include the condition that Director LaFond review and approve the grading, drainage and erosion control plans.

Planner Censky shared that this proposed home compliments the home recently approved for development on North Orchard Street.

Mr. Schmeckpeper hopes to break ground in August. Director LaFond shared that sanitary sewer is available, this property has a private well and electrical is overhead in the back.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve New Home, Bob Schmeckpeper, 125 Ellenbecker Road, With the Condition that the Applicant Secure a Building Permit Prior to Construction, Director of Community Services/Public Works LaFond Review and Approve the Grading, Drainage and Erosion Control Plans and the Applicant Coordinating Connection to the Sanitary Sewer and Water Systems with Director LaFond. **MOTION CARRIED UNANIMOUSLY.**

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

IV. STAFF REPORT

Director LaFond informed the Commission that there was a fence at 209 South Highland Avenue that was staff approved.

Also, there was a garage submitted at 300 Buntrock Avenue that will need to go to the Zoning Board of Appeals. The existing garage will be razed with a new garage constructed in the same location. The old garage is out of compliance in regards to setback. The applicants are requesting a variance. If the variance is granted by the Zoning Board of Appeals, then the garage will be before the Plan Commission for review. This cannot be grandfathered due to the fact that the garage will be removed before a new one is constructed. Village Planner Censky suggested that at the very minimum to grandfather this, there would need to be a frame of a new garage.

V. BUSINESS FROM THE FLOOR

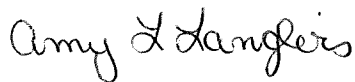
Commissioner Kucharski inquired about a home addition on Freistadt Road and asked if Director LaFond could look into this to see if any permits had been pulled and/or if Plan Commission is required for any work at the home.

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 Luedtke to adjourn the meeting at 6:19 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



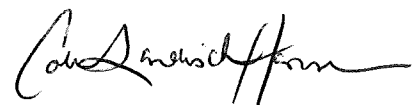
Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

WAGNER BACKYARD SHED

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: August 4, 2020

General Information

Applicant:	Andrew Wagner
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	432 Madero Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

Proposal:

The applicant is requesting approval of a shed to be located at the southeast corner of his rear yard. Because the lot is located at the corner of Heidel Road and Madero Drive with the drive to Heidel Road but where the home is addressed to and faces Madero Drive, the rear yard is defined as that opposite the front elevation and therefore the location of the proposed shed is code compliant. The proposed shed measures 8' X 10' (80sf), will be of Rough-Cut stain resistant siding and have a height of 8 feet. The applicant will be prepared to discuss his color scheme at Tuesday's meeting

Commissioners are reminded that **Section 17.0603. E.** of the Zoning Code states, **Accessory Structures under 150 square feet such as garden or utility sheds, shall be placed or erected in the rear yard provided that no such structure shall be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall not be located closer than 3 feet to any property line.**

Planner's Comments:

My review of these plans indicates full compliance with the dimensional requirements of the code and therefore approval should be conditioned on the following:

- The applicant securing a building permit prior to installation.

done underground per Ordinance 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# _____																			
ISSUING MUNICIPALITY ☐ TOWN ☐ VILLAGE ☐ CITY OF _____ COUNTY: _____		PROJECT LOCATION (Building Address)		H32 MADERO DR. STORAGE SHED ☐ COMMERCIAL ☒ ONE & TWO FAMILY																				
		PROJECT DESCRIPTION																						
Owner's Name ANDREW WAGNER		Mailing Address - Include City & Zip H32 MADERO DR. THIENSVILLE		Telephone - Include Area Code 414-559-3952																				
Construction Contractor (DC Lic No.)		Mailing Address - Include City & Zip amwagner432@gmail.com		Telephone - Include Area Code																				
Dwelling Contractor Qualifier (DCQ Lic No.)		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code																				
Plumbing Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code																				
Electrical Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code																				
HVAC Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code																				
PROJECT INFORMATION			Subdivision Name CENTURY ESTATES		Lot No. _____ Block No. _____																			
Zoning District _____		Lot Area _____ Sq. Ft.		N.S.E.W. _____																				
Front _____ Ft.		Rear _____ Ft.		Left _____ Ft. Right _____ Ft.																				
1a. PROJECT ☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☒ Other SHED 8x10		3. TYPE ☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial		6. STORIES ☐ 1-Story ☐ 2-Story ☐ Other																				
1b. GARAGE ☐ Attached ☐ Detached		4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other																				
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																				
9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other		10. PLUMBING Sewer ☐ Municipal ☐ Septic No. _____		11. WATER ☐ Municipal Utility ☐ Private On-Site Well																				
12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>LP.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐	13. HEAT LOSS (Calculated) Total _____ BTU/HR	
Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar																		
Space Htg	☐	☐	☐	☐	☐	☐																		
Water Htg	☐	☐	☐	☐	☐	☐																		
14. ESTIMATED COST \$ _____																								
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): _____ SIGN: _____ DATE: _____																								
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: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		PERMIT(S) ISSUED Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		SEAL NO. _____ Municipality No. _____																				
RECEIPT 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. _____																				

Heidel Rd.

145 ft

Driveway

Garage

House

65 ft

2X10
SHED

71 ft

96.02 ft

EXISTING
fence
is
highlighted

50 ft

141.94 ft

432 Madero Dr.

PLANS CONDITIONALLY
APPROVED
VILLAGE OF THIENSVILLE

DP CERT. NO. 70325
CERT. INSP. 5-20-99
DATE

115.10 ft

Madero Dr.

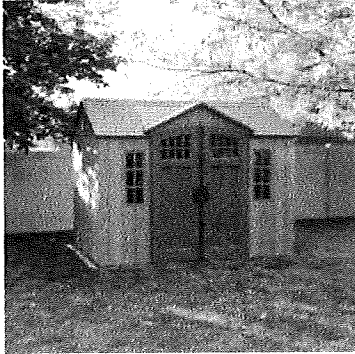
Pickup times may be limited, due to high demand. Check availability

[All Departments](#)

[Outdoor & Patio](#)

[Sheds & Outdoor Storage](#)

[Plastic & Resin Storage Sheds](#)



Lifetime 10' x 8' Rough Cut Outdoor Storage Shed

★★★★★ (96)

- **Sturdy construction:** Steel-reinforced doors and heavy-duty trusses for lasting durability
- **Lockable doors:** Keep your belongings safe and secure
- **Reinforced shelves:** Support large and heavy items
- **Assembled dimensions:** 96"H x 96"W x 120"L
- **Warranty:** Covered by the Sam's Club Member Satisfaction Guarantee

From **\$999.00**

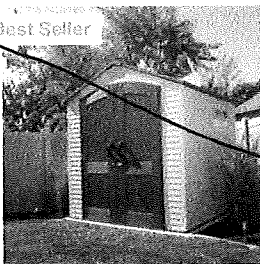
Out of stock

[Check more clubs](#)

Sorry, we're currently out of this item. Check out the substitutions below for comparable items.

members also considered

Best Seller

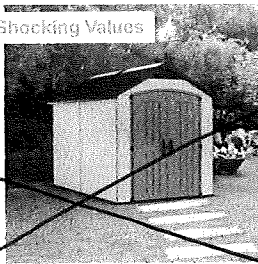


7' x 7' Lifetime Outdoor Storage Shed

★★★★★ Free shipping

\$999.00

Shocking Values



Keter Montfort 7.5' x 11' Resin Outdoor Storage Shed, Gray

★★★★★ Free shipping *Plus*
 Save \$700.00 Compare at \$1699.00

\$999.00

Best Seller



Foundation Kit for 8' x 10' Shed

★★★★★ Free shipping *Plus*

\$477.00

[Description](#)

[Policies & plans](#)

[Member reviews & questions](#)

Description

Store lawnmowers, tools and equipment in this Lifetime 8 x 10-foot rough cut outdoor storage shed. Use this shed to store your belongings, and attach a padlock to the reinforced doors to keep your things safe from intruders.

This Lifetime rough-cut outdoor storage shed has eight-pane windows in the doors, two side windows and four skylights that provide ample natural light so you can see your belongings without a flashlight. The polycarbonate windows open halfway to give you some fresh air, and the two screened vents help provide airflow while keeping out bugs and other pests.

This Lifetime rough-cut outdoor storage shed has a stain-resistant exterior that resists fading in the sun and maintains its color without needing to be painted. The included floor doesn't crack or peel over time, and the textured nonslip surface resists oil and stains so it can be used for a variety of activities.

Easy Construction

This Lifetime 8 x 10-foot rough-cut outdoor storage shed comes in two boxes and includes installation hardware for easy construction. Use the required Lifetime 8 x 10-foot foundation kit (not included), prepare the building site and easily assemble this shed to add stylish storage space to your yard.

This Lifetime rough-cut outdoor storage shed is made from steel-reinforced polyethylene panels that stand up against harsh weather conditions. UV protection keeps the roof and walls from fading or cracking in the sun, and the sturdy construction holds up against winds up to 65mph.

Does this set include everything for construction?

This Lifetime 10 x 8-foot rough-cut outdoor storage shed includes hardware but not the required Lifetime 8 x 10-foot foundation kit.

Are the materials weather-resistant?

Made from reinforced polyethylene panels, this Lifetime rough-cut outdoor storage shed is weather-resistant.

Policies & plans

Specifications

- Attractive exterior
- UV-protected to help prevent fading and cracking
- Stain-resistant exterior never needs painting
- High-density polyethylene (HDPE) floor
- Oil-, stain- and slip-resistant floor surface does not crack, chip or peel
- High-pitched roof
- Steep angle allows for quick drainage of rain and snow
- Spacious walk-around interior
- Heavy-duty steel trusses increase strength
- Lockable doors
- Steel-reinforced doors provide extra-large opening, sturdy structure and exterior padlock loop
- Screened vents provide airflow and keep pests out
- Shelving system is steel reinforced, customizable and adds additional storage space
- Steel-reinforced walls
- Designed with dual-wall high-density polyethylene (HDPE) panels with steel wall supports for added strength
- Cubic Feet: 491.3 ft 3 (13,91 m3)
- Exterior Dimensions: 7'8"W x 9'8"D x 8'H (234 x 295 x 244 cm)
- Interior Dimensions: 7'6"W x 9' 6"D x 5'10" - 7'10"H (229 x 290 x 118 - 239 cm)
- Roof Pitch: 6:12
- Screened Vents: Two screened vents
- Shed Wind Rating without Extreme Weather Kit: 65 mi/hr
- Windows: One 16.5"W x 16.5"H
- Polycarbonate window opens halfway

Warranty

This product is covered by the Sam's Club Member Satisfaction Guarantee.

Assembled Country

USA

Assembled Size

120" L x 96" W x 96 H

Weight: 486 lbs.

Component Country

USA And Imported

Shipping Info

Delivery is not available to AK, HI or Puerto Rico

Member reviews & questions

★★★★★ 4.1 96 Reviews

Search topics and reviews



96

Reviews

97

Questions

133

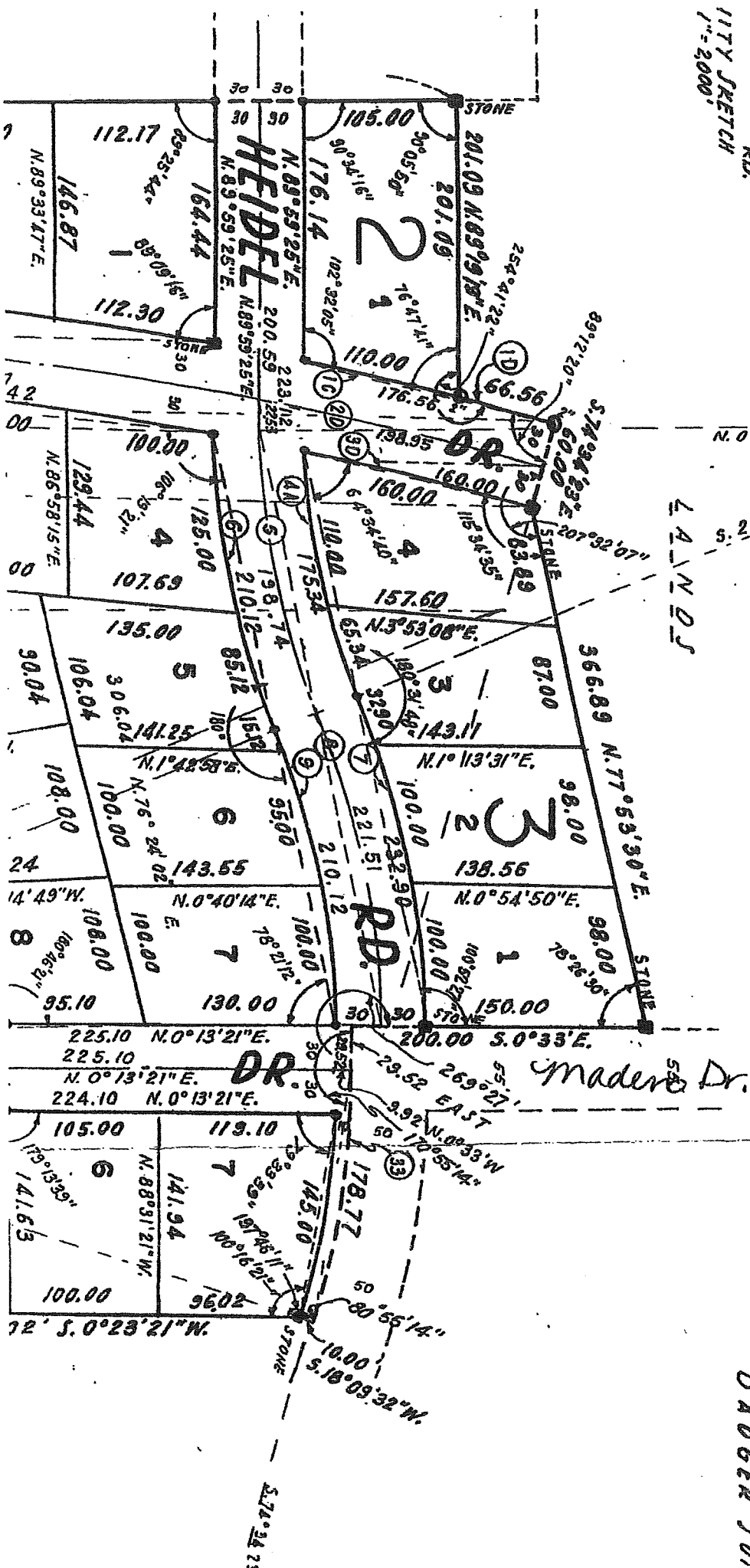
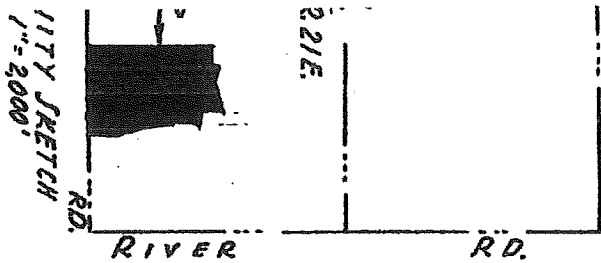
Answers

CENTURY

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST
RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE,



BADGER JUN



FREEL BACK YARD SHED

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: August 4, 2020

General Information

Applicant:	James Freel
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	522 Rosedale Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

Proposal:

The applicant is requesting approval to replace his existing shed with a new one to be located off the southeast corner of his garage and 4' from the south property line at 522 Rosedale Drive. The proposed shed measures 10' X 14' (140sf), with the longer side facing toward the street. Since the information submitted does not discuss height, building material or color scheme, the applicant will need to be prepared with that information at Tuesday's meeting.

Commissioners are reminded that **Section 17.0603. E.** of the Zoning Code states, **Accessory Structures under 150 square feet such as garden or utility sheds, shall be placed or erected in the rear yard provided that no such structure shall be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall not be located closer than 3 feet to any property line.**

Planner's Comments:

My review indicates full compliance with the building location requirements of the code and, therefore, approval should be conditioned on the following:

- The applicant providing a description of the building material and color scheme.
- The height of the shed shall not exceed 12'.
- The applicant securing a building permit prior to installation.

All new services and upgrades shall be
done underground per Ordinance 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# _____																						
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>THIENSVILLE</u> COUNTY: <u>OZAUKEE</u>	PROJECT LOCATION (Building Address) <u>522 ROSEDALE DR.</u> <u>THIENSVILLE</u>	PROJECT DESCRIPTION <u>SHED REPLACEMENT</u> ☐ COMMERCIAL ☐ ONE & TWO FAMILY																						
	Owner's Name <u>JAMES FREEL</u> Mailing Address - Include City & Zip <u>522 ROSEDALE DR., THIENSVILLE, WI 53092</u> Telephone - Include Area Code <u>(248) 444-7783</u> Construction Contractor (DC Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
Dwelling Contractor Qualifier (DCQ Lic No.) _____ Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code _____																							
Plumbing Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																							
Electrical Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																							
HVAC Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																							
PROJECT INFORMATION		Subdivision Name _____		Lot No. _____																					
Zoning District _____	Lot Area _____ Sq. Ft.	N.S.E.W. Setbacks _____	Front _____ Ft. Rear _____ Ft.	Left _____ Ft. Right _____ Ft.																					
1a. PROJECT ☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☒ Other <u>REPLACE SHED</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 _____	12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>LP</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	Fuel	Nat. Gas	LP	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	LP	Oil	Elec. *	Solid	Solar																			
Space Htg	☐	☐	☐	☐	☐	☐																			
Water Htg	☐	☐	☐	☐	☐	☐																			
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. _____	13. HEAT LOSS (Calculated) Total _____ BTU/HR																					
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	14. ESTIMATED COST \$ <u>4000.00</u>																					
I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																									
☒ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																									
APPLICANT (PRINT): <u>JAMES K. FREEL</u> SIGN: <u>[Signature]</u> DATE: <u>6-July-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: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	PERMIT(S) ISSUED Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	SEAL NO. _____ Municipality No. _____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">RECEIPT</th> <th style="width:20%;">PERMIT EXPIRATION:</th> <th style="width:60%;">PERMIT ISSUED BY MUNICIPAL AGENT:</th> </tr> <tr> <td> CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____ </td> <td> Permit expires two years from date issued unless municipal ordinance is more restrictive. </td> <td> Name _____ Date _____ Certification No. _____ </td> </tr> </table>		RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____ Date _____ Certification No. _____															
RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:																							
CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____ Date _____ Certification No. _____																							

Shed Project – Summary

Property owner: James Freel

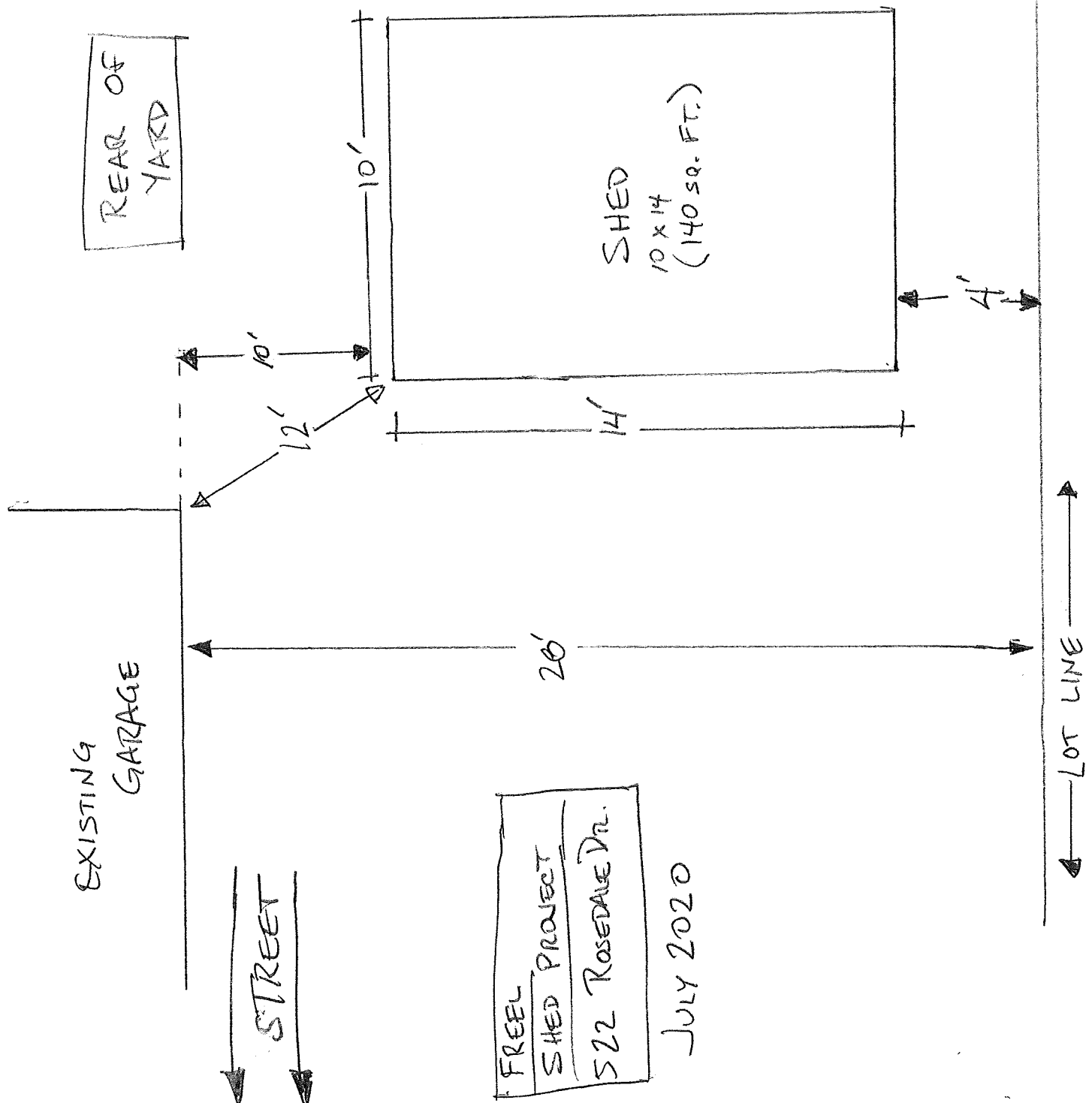
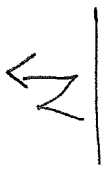
Property address:

522 Rosedale Dr.

Thiensville, WI

- New shed replaces old shed
- Shed to be located on same location in rear yard as old shed
 - Located in rear yard of lot
 - Corner of shed to existing garage/principle structure: 12 feet
 - Shed wall to nearest lot line: 4 feet
- New shed is 10 feet by 14 feet (140 square feet)

Shed constructed offsite by Double H Buildings LLC, 3198 E County Road V, Mishicot, WI 54228



NOTE: NEW SHED
REPLACES EXISTING
SHED AT SAME
LOCATION

TICCIONI GARAGE

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: August 4, 2020

General Information

Applicant:	Andrew and Molly Ticcioni
Status of Applicant:	Property Owner
Requested Action:	Garage Plan Approval
Zoning	R-2 Single Family District
Proposed Zoning:	No Change
Location:	105 Kieker Road
Land Use Plan Designation:	Single family
Existing Land Use:	Residential

Proposal:

The applicant is requesting approval of a detached garage to be located off the southwest corner of his house at 105 Kieker Road. The proposed garage measures 25' X 25' for a total of 625 square feet and will be 19' 4" high. Two overhead garage doors will face the front (east elevation) and a pedestrian door faces their home (north elevation). The plans indicate that the applicant will use fiber cement lap siding on the first story painted Dried Thyme to complement the color of the house. The gables will be of fiber cement shake siding painted Rock Garden to also reflect the color scheme of the house and the roof shingles will be of IKO Cambridge AR in weatherwood color.

According to **Section 17.0603 F. 1. & 2. Of the Zoning Code, Detached accessory buildings shall be placed in the rear yard. Subject to Plan Commission approval, one detached private garage not to exceed 625 square feet in area may be placed in the side yard on any property having a residence without an attached garage provided no such garage structure shall be closer than five (5) feet to the principle structure, no detached garage shall exceed twenty (20) feet in height nor shall it be closer than three (3) feet to any lot line. Detached garages may not be sited in front of an existing residence or in such other location as shall unreasonable affect or adversely impact the beauty and general enjoyment of existing residence or adjoining properties, as determined by the Village of Thiensville Plan Commission.**

My review of these plans indicates full compliance with the location and dimensional requirements of the code and, therefore, approval is recommended subject to the applicant securing a building permit prior to construction.

done underground per Ordinance 1995-07.

RECEIVED

262-346-4577
SAFEbuilt.

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

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

PERMIT NO.

TAXKEY# 12-060-01-12-001

ISSUING MUNICIPALITY

BY: Thiensville
COUNTY: Ozaukee

PROJECT LOCATION
(Building Address)

105 Kieker Road

PROJECT DESCRIPTION

Detached Garage

☐ COMMERCIAL ☒ ONE & TWO FAMILY

Owner's Name Andrew + Molly Ticcioni

Mailing Address - Include City & Zip
105 Kieker Rd Thiensville WI 53092

Telephone - Include Area Code
414-803-5656

Construction Contractor (DC Lic No.) 15984

Mailing Address - Include City & Zip
3801 THOMA PARK Dr. WEST BEND 53095

Telephone - Include Area Code
262-719-0548

Dwelling Contractor Qualifier (DCQ Lic No.) 259153

Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor

Telephone - Include Area Code
262-573-3345

Plumbing Contractor (Lic No.) N/A

Mailing Address - Include City & Zip

Telephone - Include Area Code

Electrical Contractor (Lic No.) 1114859

Mailing Address - Include City & Zip
331 E. Rawson Av. PAIC CREEK 53154

Telephone - Include Area Code
414-640-2347

HVAC Contractor (Lic No.) N/A

Mailing Address - Include City & Zip

Telephone - Include Area Code

PROJECT INFORMATION

Subdivision Name

Lot No.

Block No.

Zoning District

Lot Area

Sq. Ft.

N.S.E.W.

Front

Ft.

Rear

Ft.

Left

Right

Ft.

1a. PROJECT

☒ New ☐ Addition ☐ Raze
☐ Alteration ☐ Repair ☐ Move
☐ Other

3. TYPE

☐ Single Family
☐ Two Family
☐ Multi
☐ Commercial

6. STORIES

☐ 1-Story
☐ 2-Story
☐ Other

9. HVAC EQUIPMENT

☐ Forced Air Furnace
☐ Radiant Baseboard or Panel
☐ Heat Pump
☐ Boiler
☐ Central Air Conditioning
☐ Other

12. ENERGY SOURCE

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

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

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 625 Sq. Ft.
Garage _____ Sq. Ft.
Other _____ Sq. Ft.
TOTAL _____

5. ELECTRICAL

Entrance Panel Size: N/A Amp
Service: New Rewire
Phase _____ Volts
☐ Underground
☐ Overhead
Power Company:

8. USE

☐ Seasonal
☒ Permanent
☐ Other

11. WATER

☐ Municipal Utility
☐ Private On-Site Well

13. HEAT LOSS (Calculated)

Total _____ BTU/HR

14. ESTIMATED COST

\$ 50,000

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

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

APPLICANT (PRINT): Andrew Ticcioni

SIGN: [Signature]

DATE: 7/16/20

APPROVAL CONDITIONS

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

INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final
Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final

FEES:

PERMIT(S) ISSUED

SEAL NO. _____

Municipality No. _____

Building Fee _____
Zoning Fee _____
WI Seal _____
Electric Fee _____
Plumbing Fee _____
HVAC Fee _____
Adm. Fee _____
Other _____
Total _____

Bldg. # At top of form
Zoning # _____
Elec. # _____
Plmb. # _____
HVAC # _____

RECEIPT

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. _____

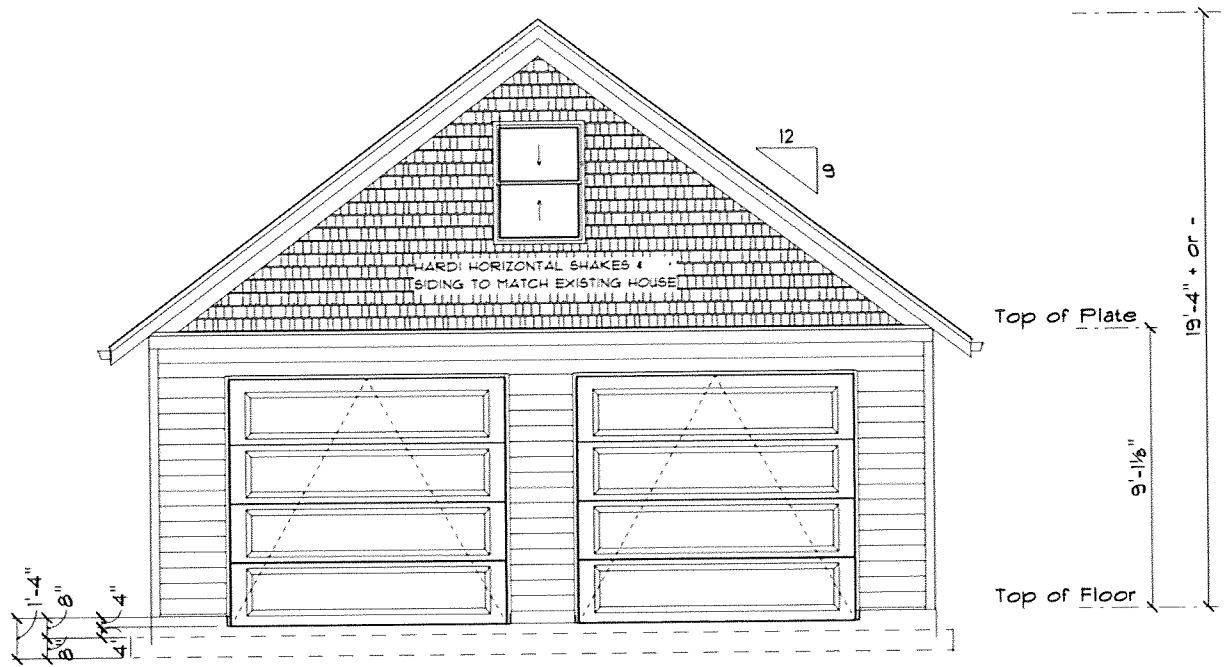
Ticcioni Detached Garage Project

105 Kieker Rd., Thiensville, WI 53092

Project Description:

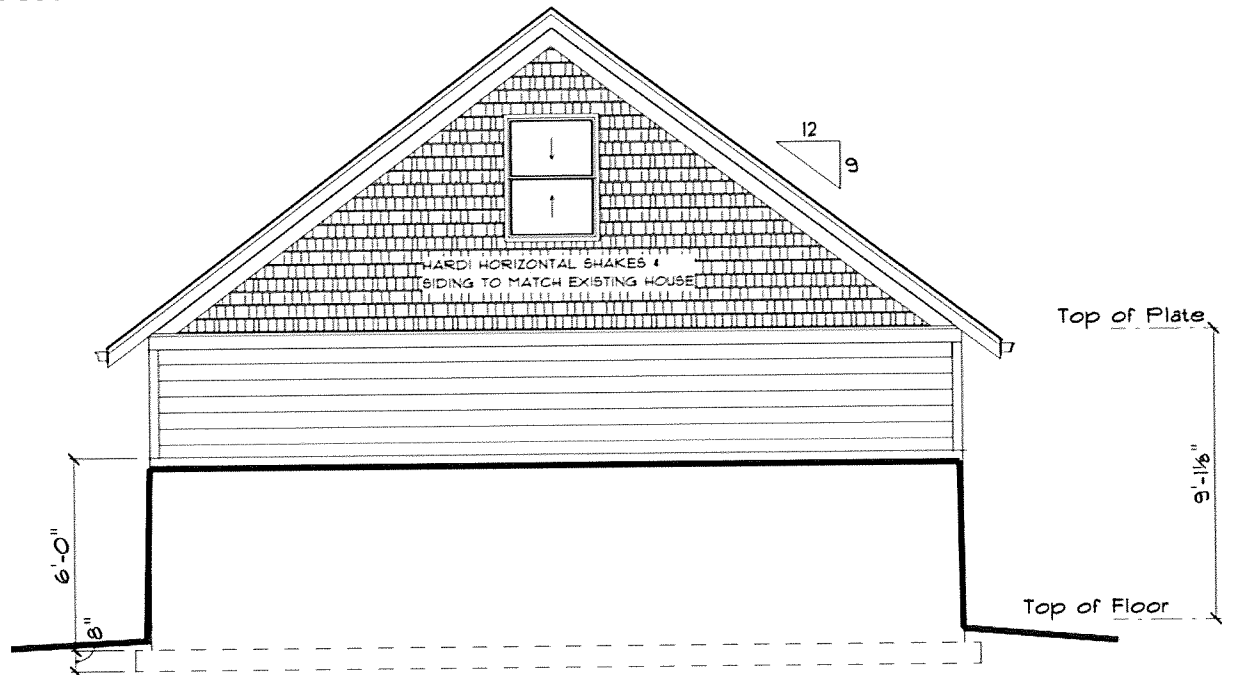
- Detached garage
 - 25' wide by 25' deep (625 square feet)
- Poured cement floor and graduated 6' tall perimeter wall (garage is built into a small hill)
- 9' tall walls
- Two 9' wide x 8' high garage doors on east exposure
- 36" wide service door on northeast corner
- Double hung window centered on east and west gable exposures
 - Red aluminum clad exterior to match house
- Window on north and south exposure of lower level
 - Red aluminum clad exterior to match house
- Lap siding (fiber cement, primed for paint) on first story
 - Sherwin Williams color: Dried Thyme to match house
- Shake siding (fiber cement, primed for paint) on the east and west gable
 - Sherwin Williams color: Rock Garden to match house
- Exposed rafter tails with overhang to match the house
 - Sherwin Williams color: Restrained Gold to match house
- Window, door, freeze boards, corner, and other decorative trim to match house
- Roof and gutters to match house
 - IKO Cambridge AR shingle in Weatherwood color
- Electrical service
 - Wall-mounted exterior lights on east exposure corners

EAST EXPOSURE



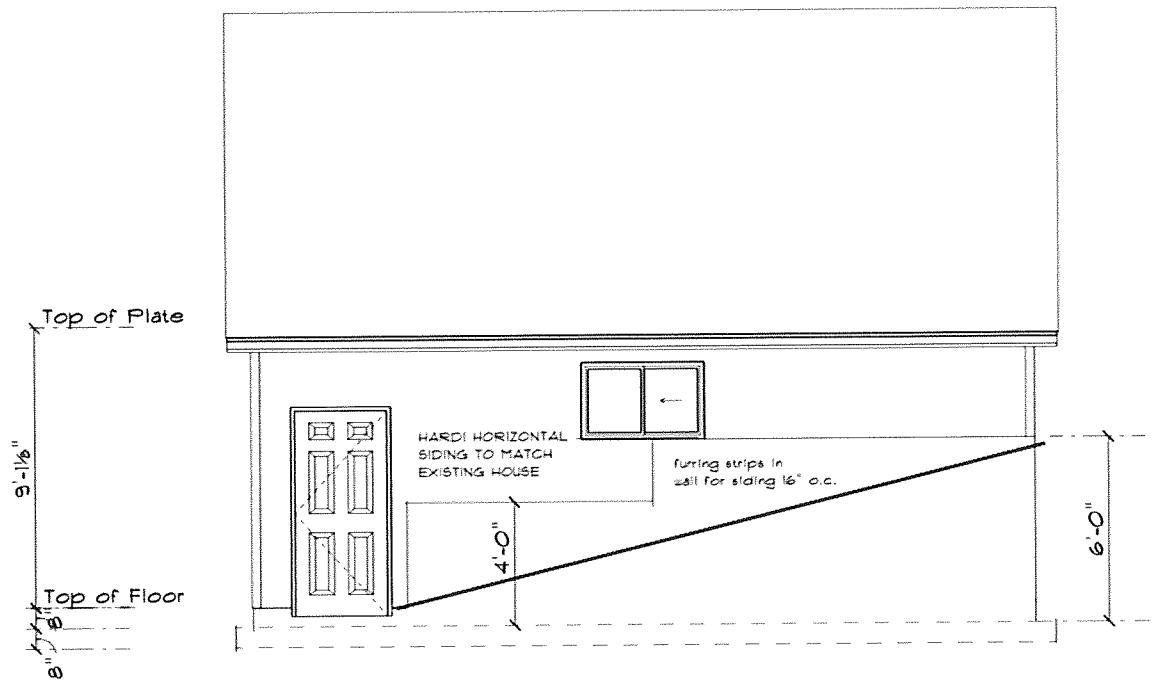
FRONT ELEVATION

WEST EXPOSURE



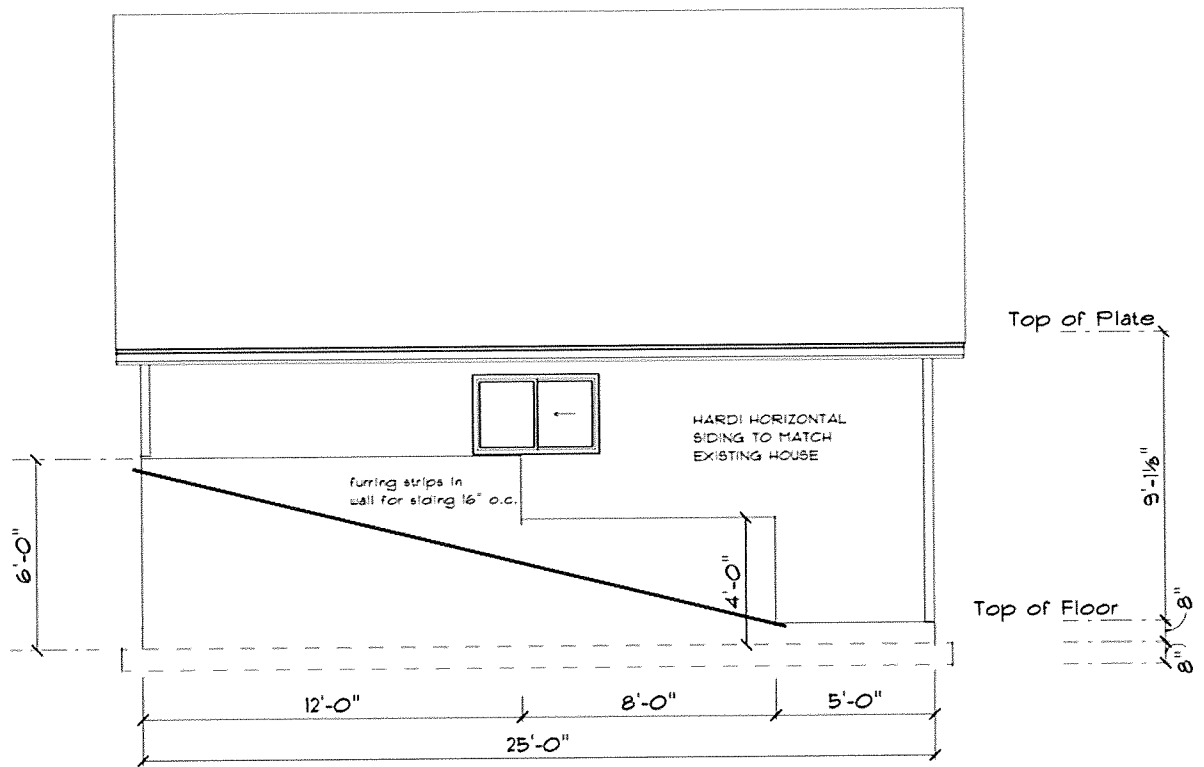
REAR ELEVATION

NORTH EXPOSURE



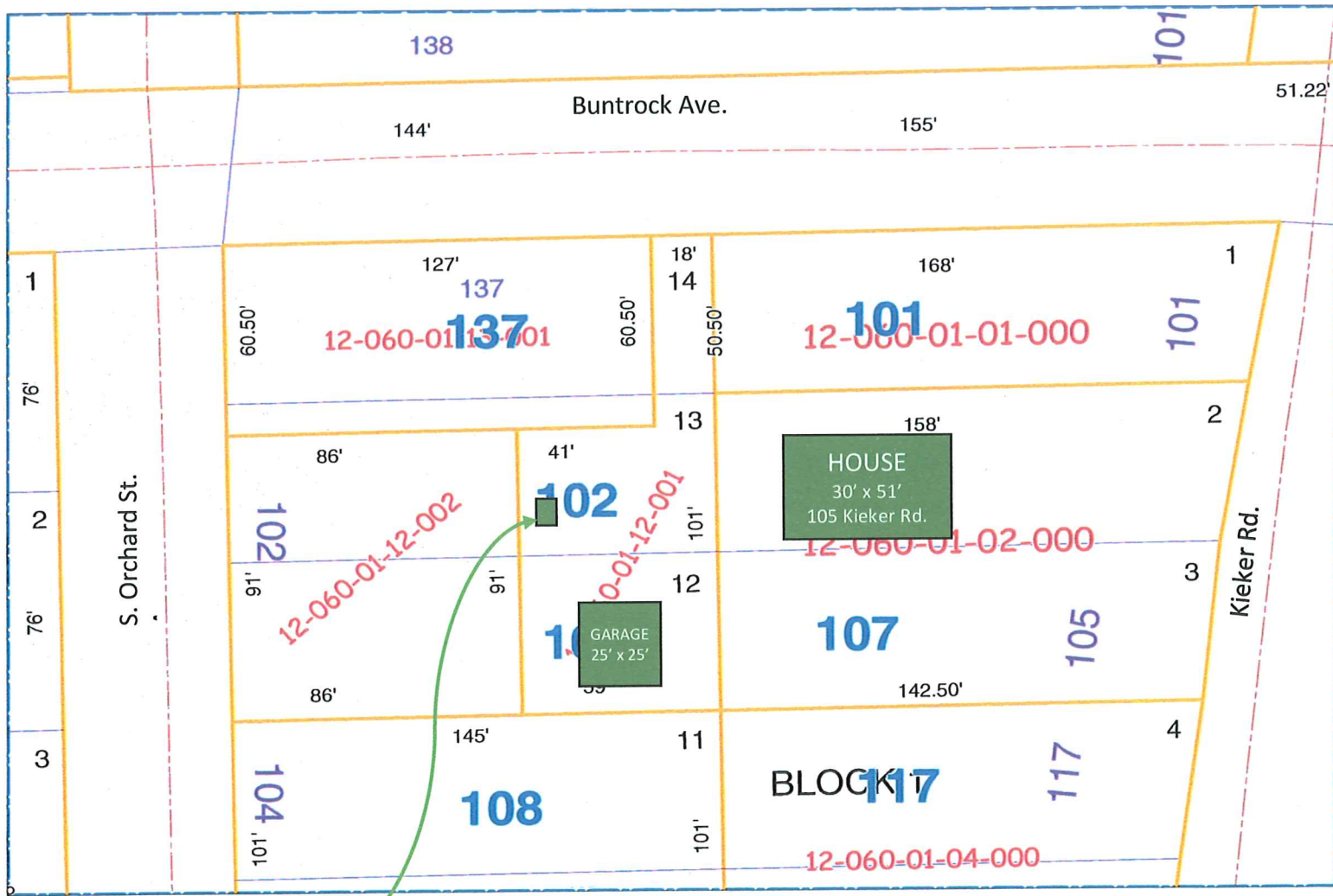
RIGHT ELEVATION

SOUTH EXPOSURE



LEFT ELEVATION

Kieker's Subdivision
Thiensville, Wisconsin
 Building Permit Request - Garage
 Andrew & Molly Ticcioni
 105 Kieker Rd.
 July 2020



GARDEN SHED (8' x 6')

Scale (approx.): 0.5" = 25'
 Garage dimensions: 25' x 25'
 Garage height: 19' 4"

Garage location:
 Southwest corner of the rear yard
 20' from the west property line
 10' from the south property line
 40' from the west exposure of the house

Request to Combine Tax Parcels

Step I This section to be completed by property owner:

Tax Parcel Numbers Involved:
12-060-01-02-000 & 12-060-01-12-001

Requested by: Andrew Ticcioni

Email: andrew.ticcioni@gmail.com

Phone Number: 414-803-5656

Reason For Combination Request:

Need to build an accessory structure
(garage) on parcel 12-060-01-12-001.
Village of Thiensville requires parcels
to be combined to proceed.

Recording area

Request to Combine Tax Parcels.
This is an Internal Document

Andrew Ticcioni Owners signature 7/21/20 Date

As separate lots, are these properties buildable? ☒ Yes ☒ No

Are there any landlocked parcels involved? ☐ Yes ☒ No

Have deed restrictions been recorded in the Register of Deeds Office:

☐ Yes ☒ No If yes list Document # _____ Vol _____ Page _____

Is building(s) location situated across multiple lots? ☒ Yes ☐ No

under minimum
square feet to
build

Step II It is the responsibility of the property owner to have this section completed by the
Municipal Clerk/Treasurer and the Municipal Assessor:

Combination approved by Municipal Clerk and/or Treasurer (Does this combination affect special assessment
billing? If yes, combination cannot be completed.):

Signed: Amey L. Xangleis Date: 7/22/2020

Combination approved by Municipal Assessor:

Signed: [Signature] Date: 7/22/2020

Step III It is the responsibility of the property owner to have this section completed by the
County Treasurer

Combination approved by County Treasurer (Any outstanding real estate taxes owed? If yes, combination cannot
be completed.):

Signed: [Signature] Date: 7/22/2020

Return COMPLETED form to: Register of Deeds
PO Box 994
Port Washington WI 53074-0994

L.G. Kieker's Subdivision

Thiensville, Wisconsin

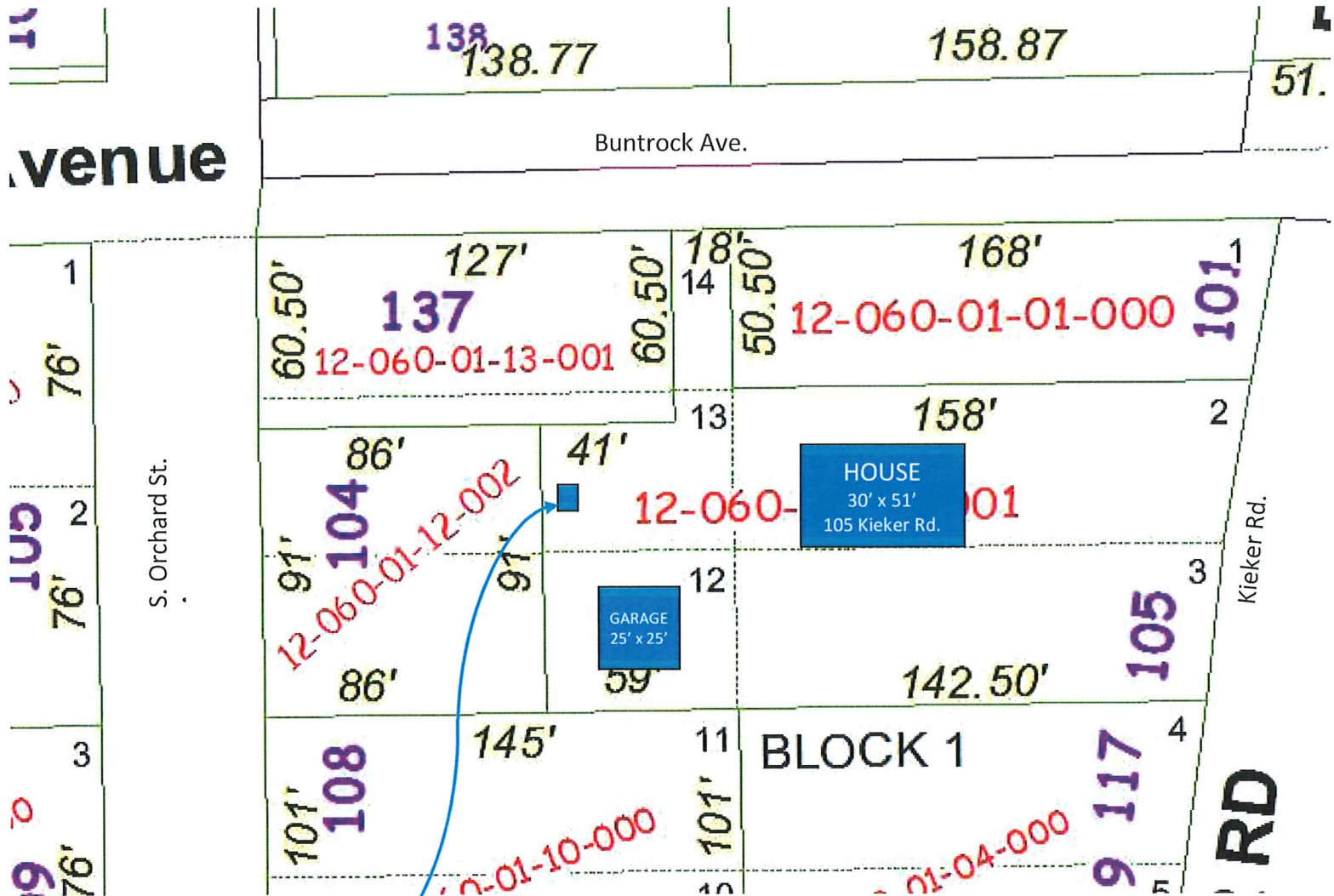
Building Permit Request - Garage

Andrew & Molly Ticcioni

105 Kieker Rd.

July 2020

** Updated with combined parcels **



GARDEN SHED (8' x 6')

Scale (approx.): 0.5" = 25'
Garage dimensions: 25' x 25'
Garage height: 19' 4"

Garage location:

Southwest corner of the rear yard
20' from the west property line
10' from the south property line
40' from the west exposure of the house

Avenue

KIEKER RD

KIEKER'S

ELLENB

12-050-06-18-002

107.70

CSM #3941

Lot 2

Doc 1021127

158.87

51.22'

106.59

109.59

12-096-0001-000

54.55

138.77

1

168'

12-060-01-01-000

50.50'

2

158'

12-060-01-02-001

142.50'

3

4

BLOCK 1

5

12-060-01-04-000

6

128'

14

60.50'

12-060-01-13-001

127'

13

41'

12

12-060-01-12-002

60.50'

86'

91'

86'

145'

107'

10

12-060-01-10-000

9

130'

107'

12-060-01-09-001

107'

107'

107'

107'

107'

107'

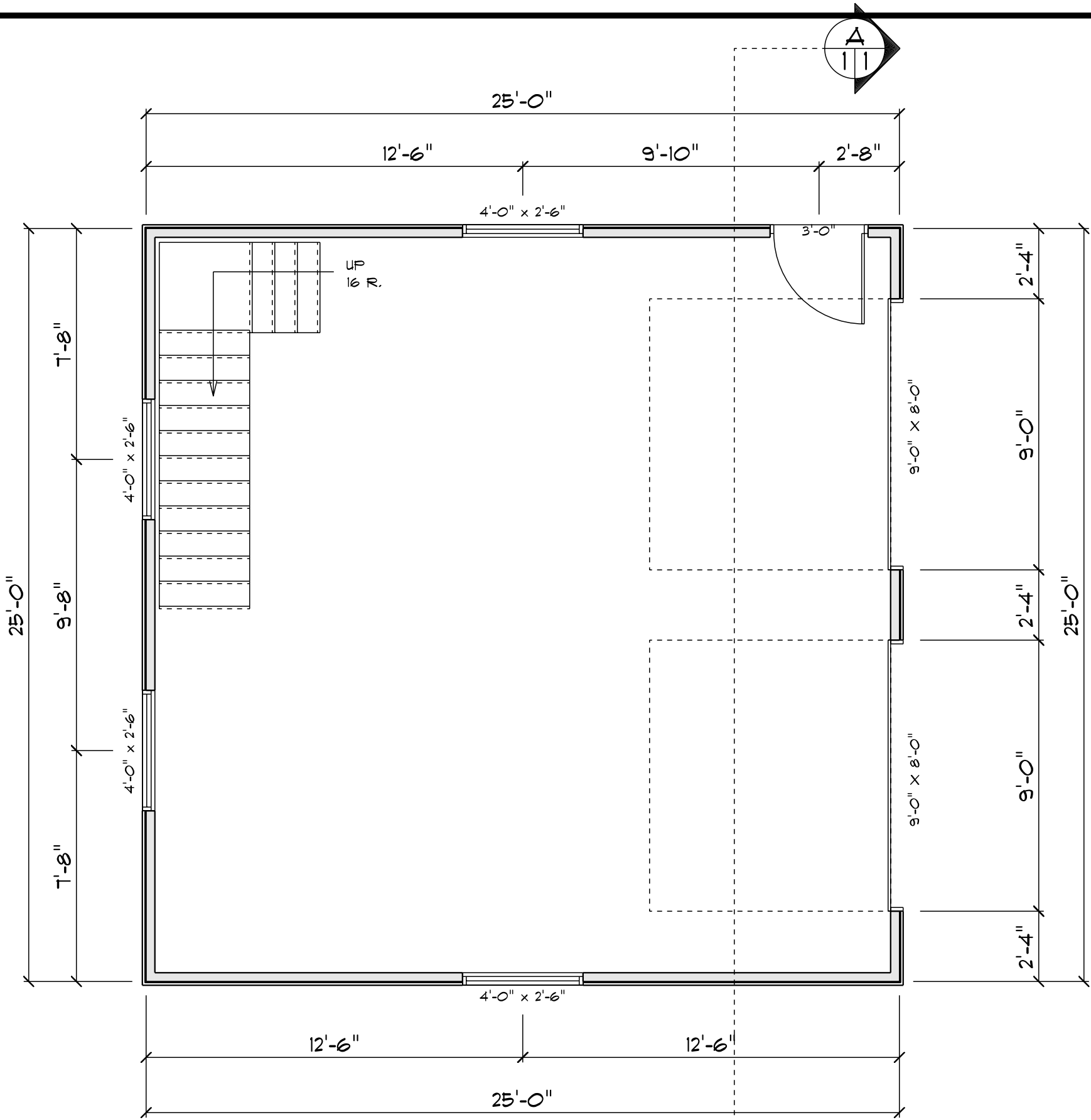
107'

107'

107'

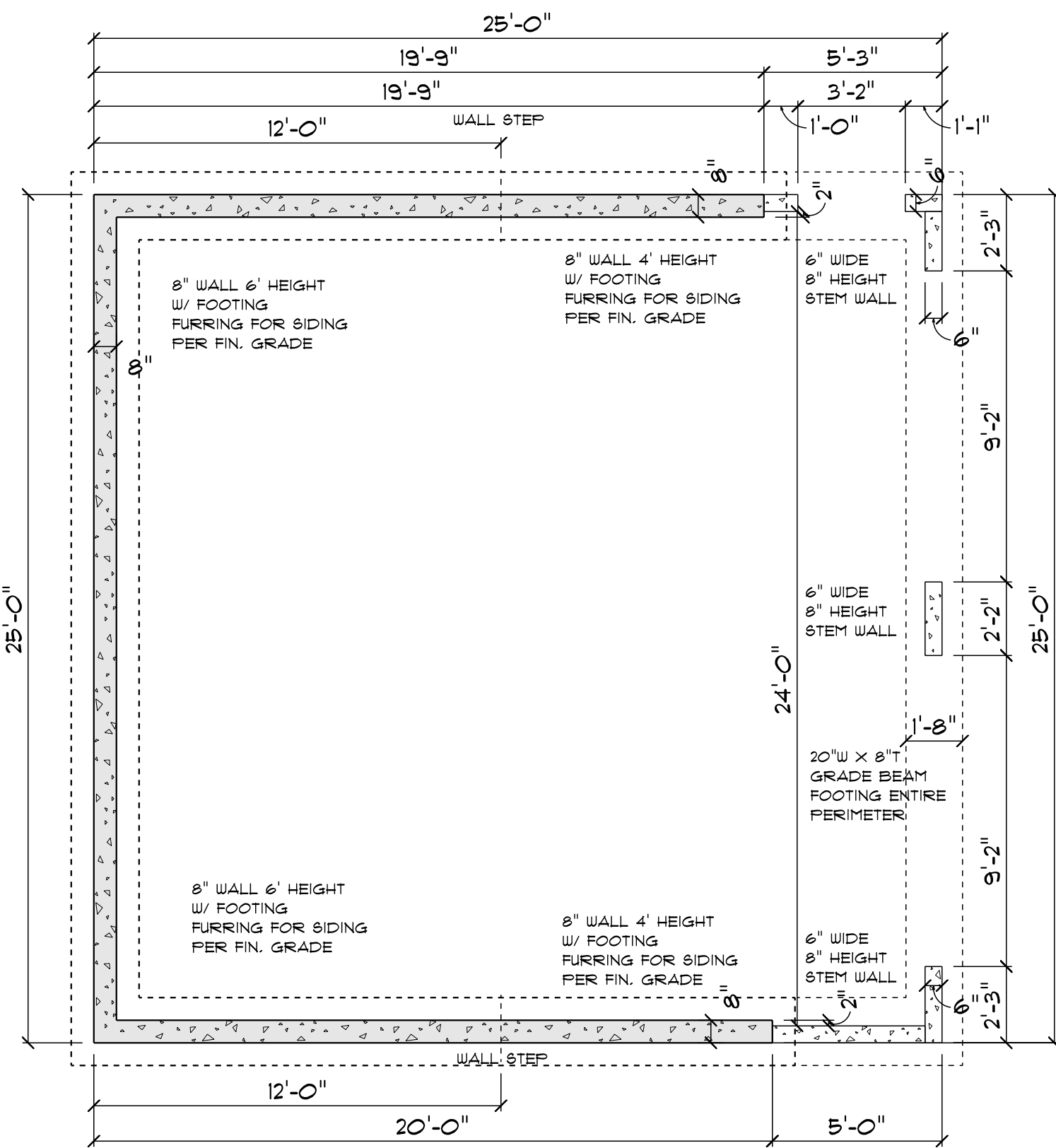
107'

107'



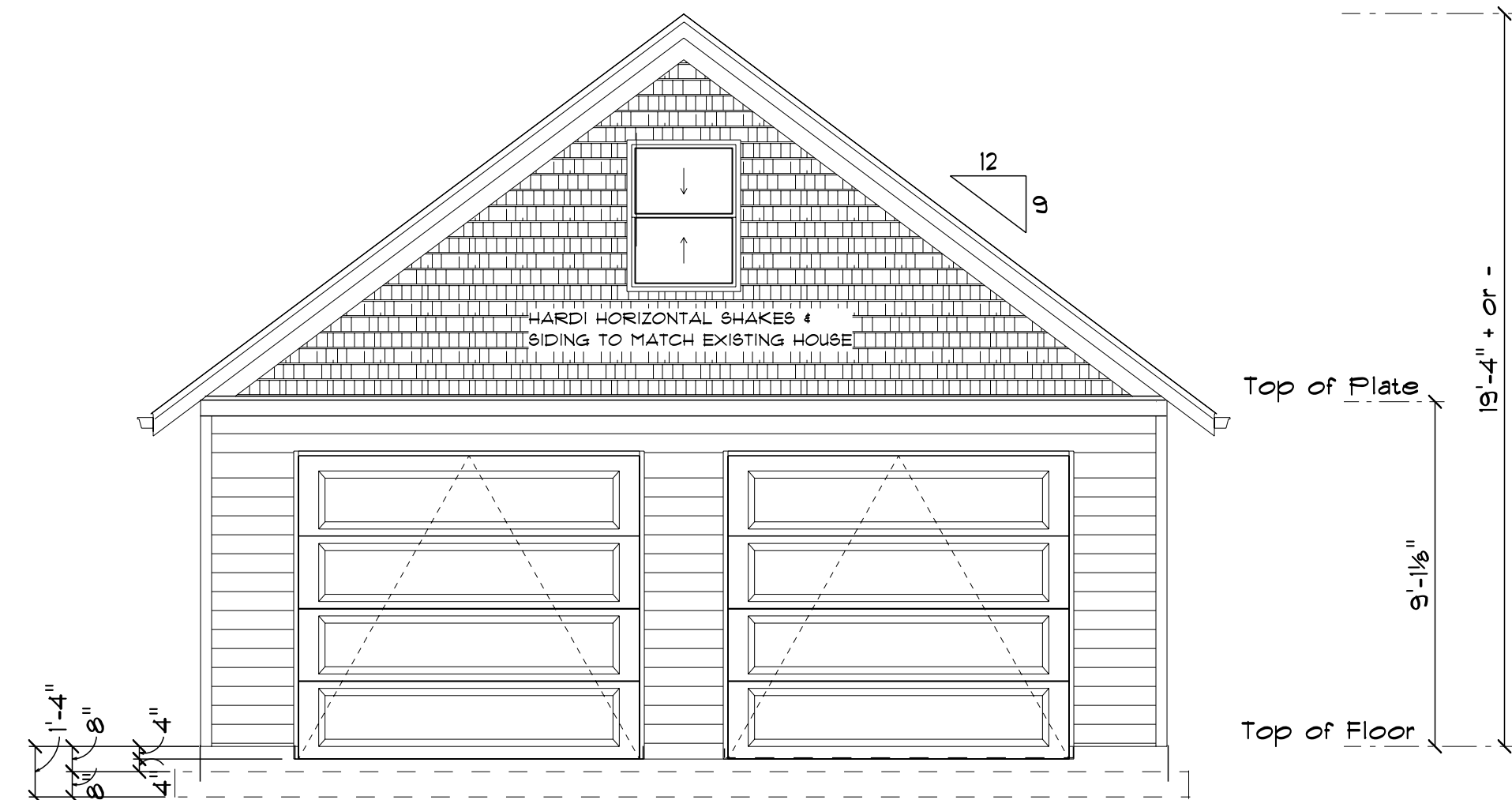
FLOOR PLAN

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



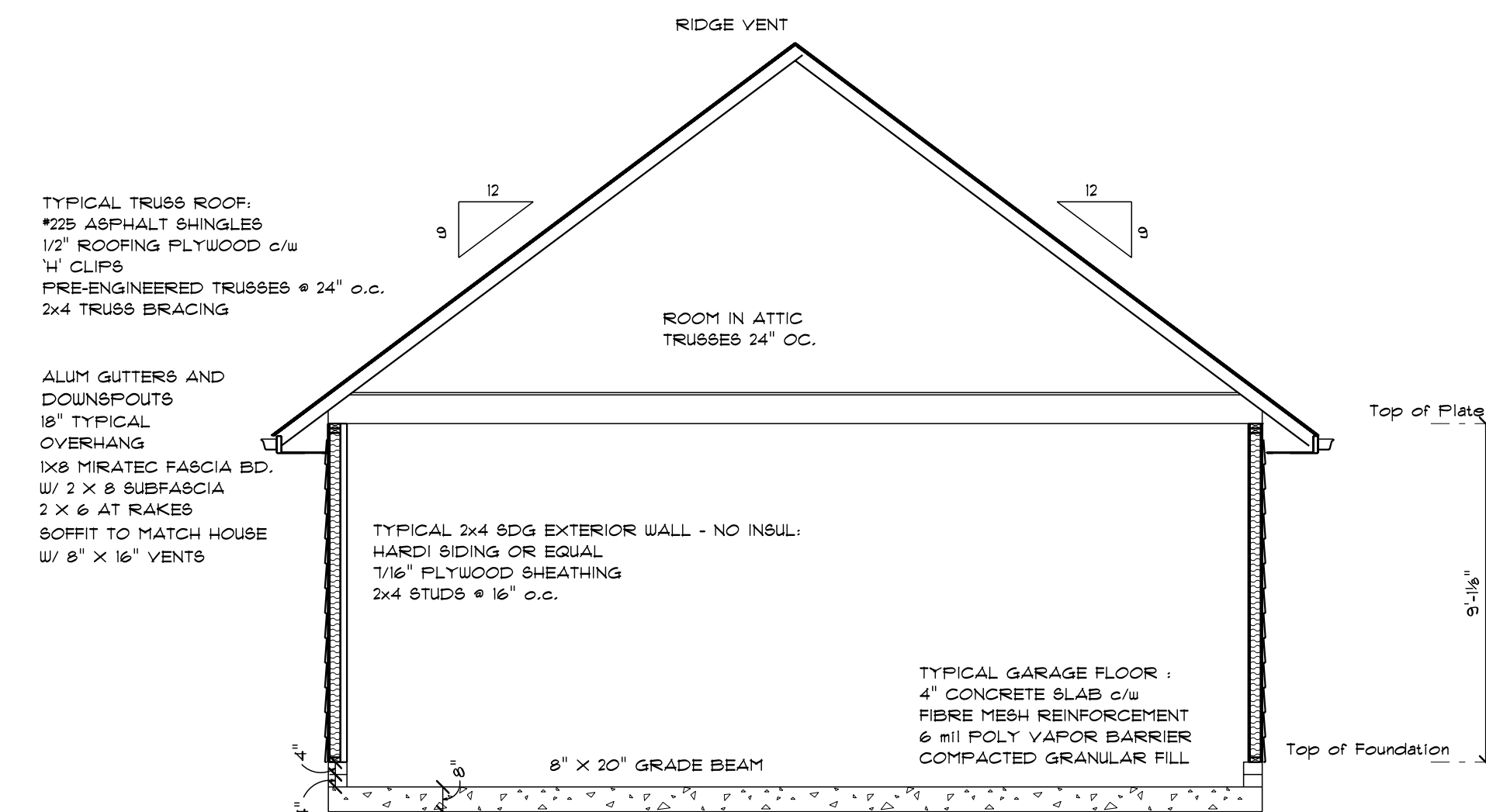
FOUNDATION PLAN

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



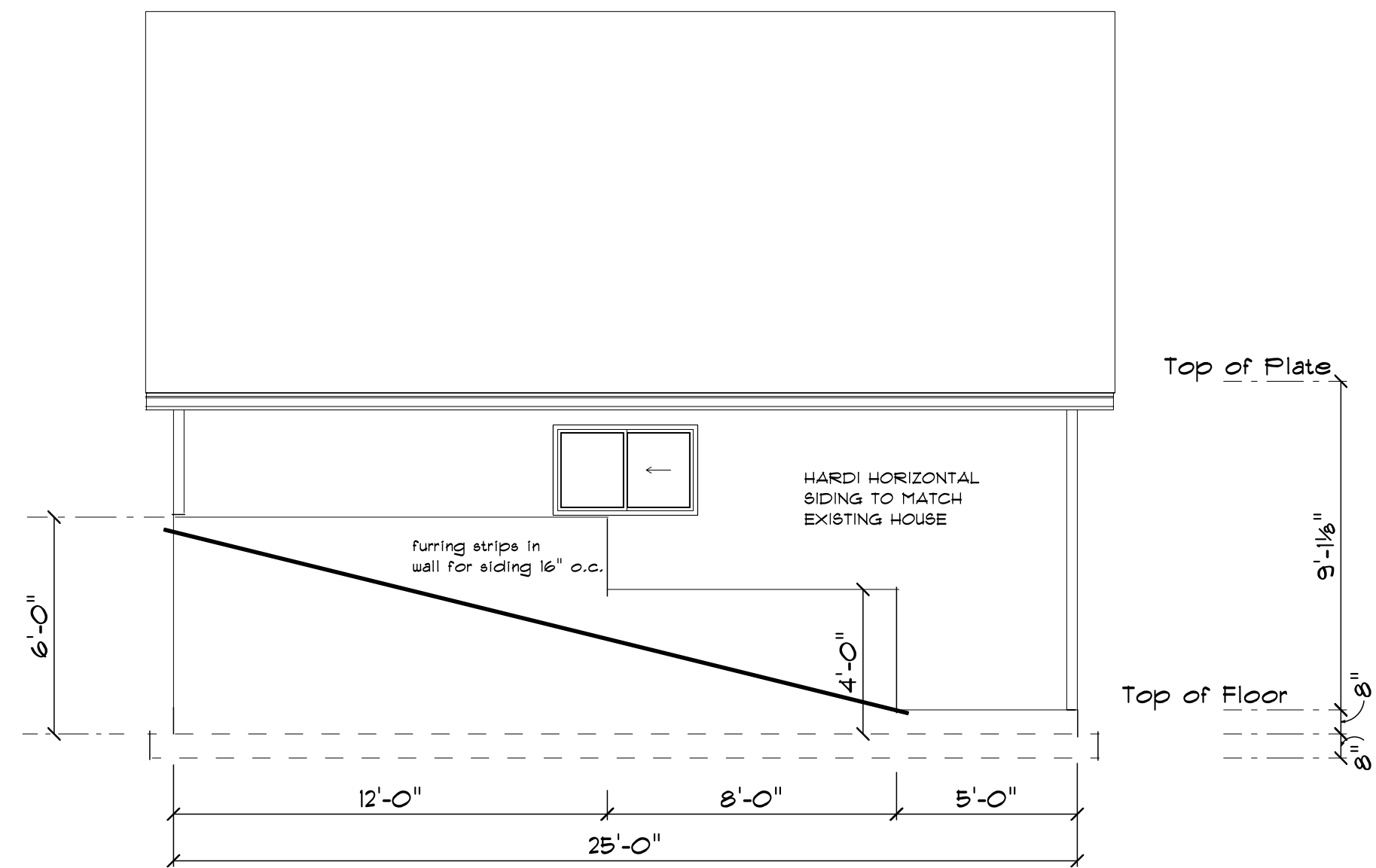
FRONT ELEVATION

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



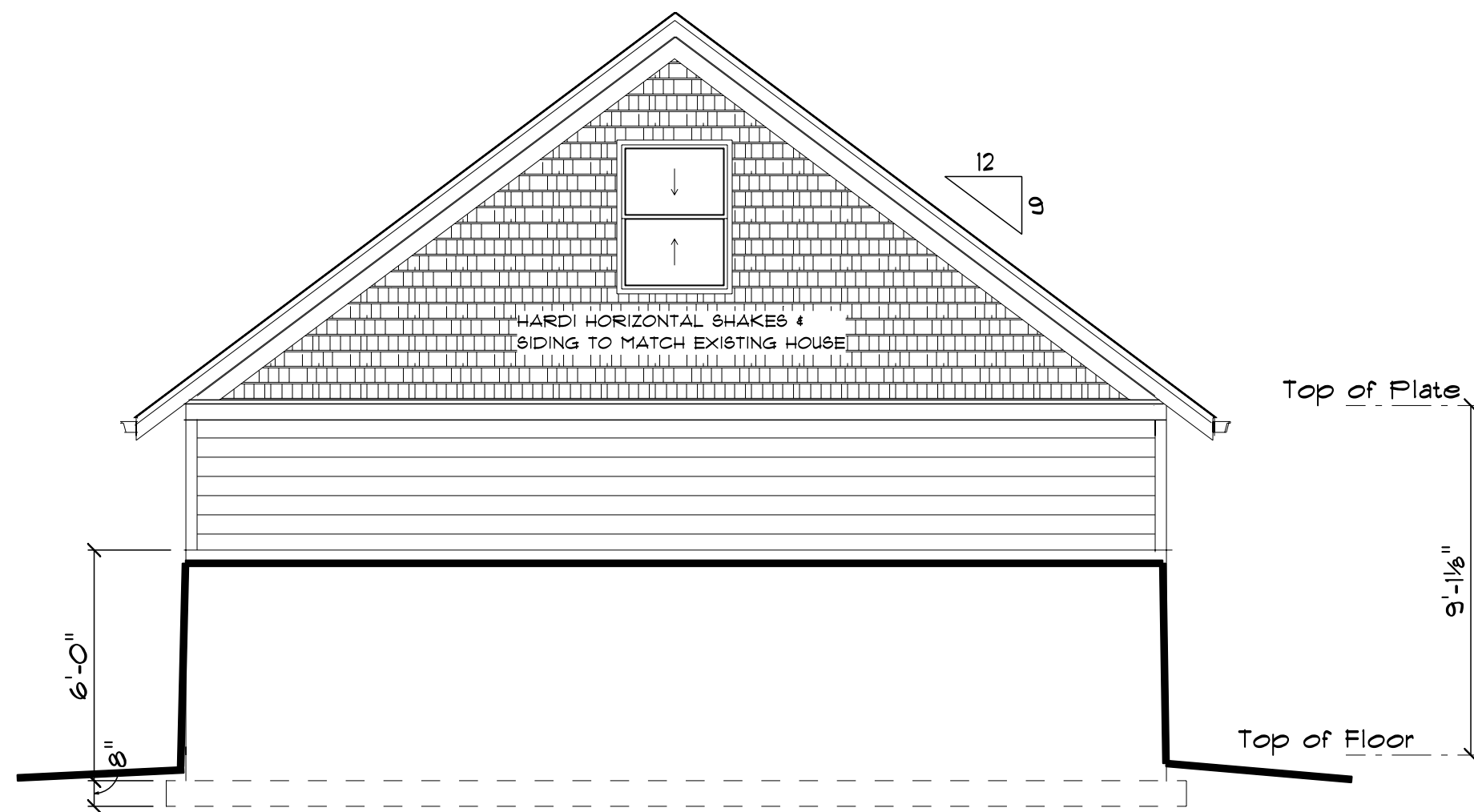
TYPICAL CROSS SECTION

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



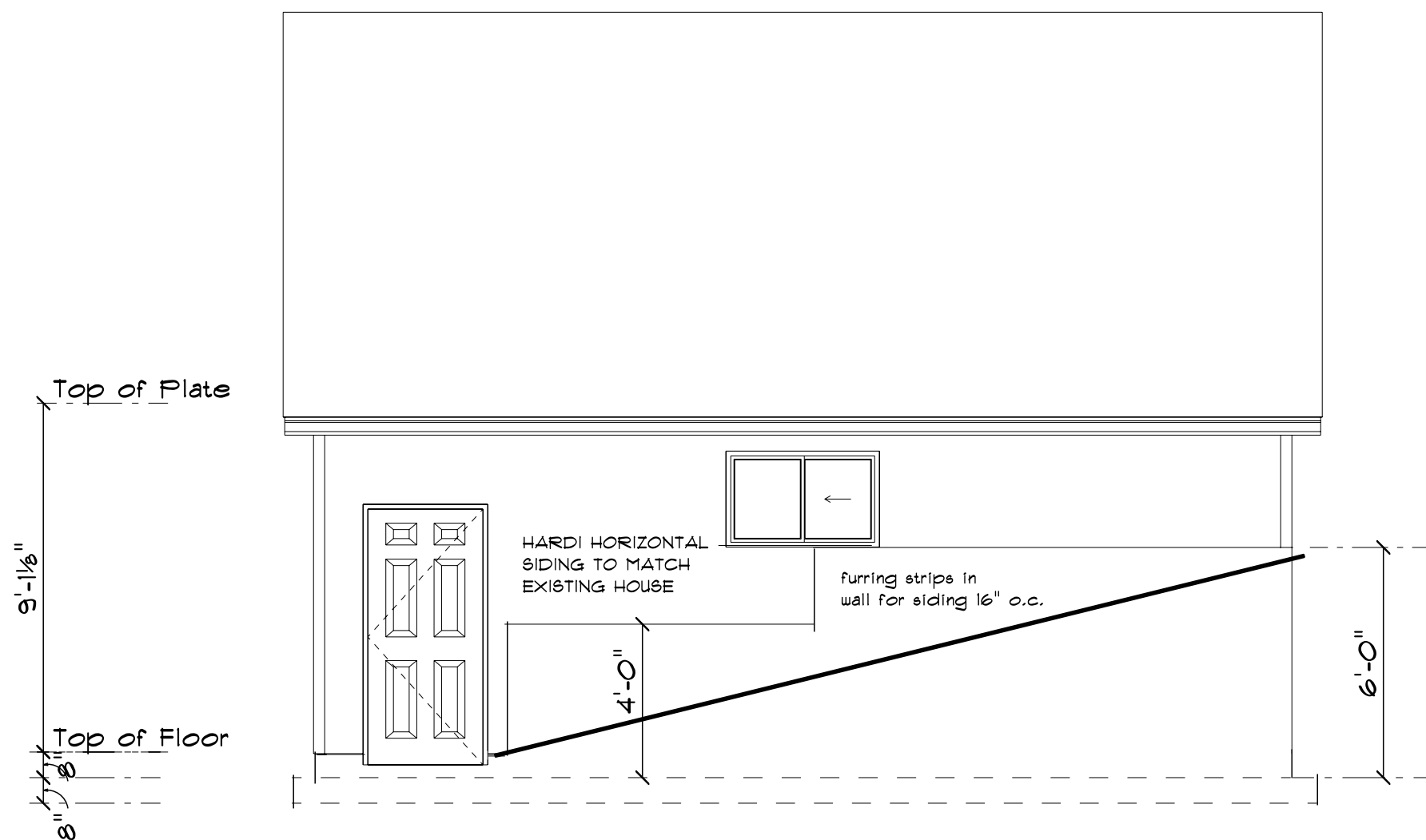
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

REVISED:
6/15/20
7/14/20

APPROVED:

OWNERS:
ANDY TICCONI
105 KIEKER RD,
THIENSVILLE, WI 53092

PROJECT:

TICCONI
25' X 25' DET. GARAGE

DRAWING TITLE:

ELEVATIONS

DR. NO.

18/20

DATE:

6/15/20

SCALE:

1/4" = 1'-0"

DRAWN BY:

B.R.

SHEET #

1.1

STAFF REPORT

[illegible]