

VILLAGE OF THIENSVILLE
PUBLIC HEARING AND
PLAN COMMISSION
AGENDA

DATE: Tuesday, December 15, 2020

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

TIME: 6:00 PM

I. 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. PUBLIC HEARING

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

A. Motion To Open Public Hearing

B. Director Of Community Services/Public Works Andy LaFond To Read And Explain Notice

Documents:

[PUBLIC HEARING NOTICE.PDF](#)
[DAILY FINAL.PDF](#)

C. Comments From Anyone Present Requesting To Be Heard

D. Director Of Community Services/Public Works Andy LaFond To Read Any Correspondence Received Related To The Request

E. Motion To Close Public Hearing

IV. BUSINESS

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

A. Approval Of Minutes

1. October 13, 2020

Documents:

[10-13-2020 PLAN MINUTES.PDF](#)

- B. Review And Action Regarding Conditional Use Permit For Jesse Daily, Daily Taco & Cantina, LLC, 105 West Freistadt Road To Use Drive-Thru Window On East Side Of Building For Online Order Pickup

Documents:

[DAILY FINAL.PDF](#)

[DAILY TACO DEVELOPMENT APPLICATION.PDF](#)

- C. Review And Action Regarding Outdoor Storage Shed, Lyn Falk, 129 Grand Avenue

Documents:

[LYN FALK SHED1 FINAL.PDF](#)

[FALK SHED.PDF](#)

- D. Review And Action Regarding New Home, Hillcrest Builders, Lot 5, 110 North Orchard Street

Documents:

[HILLCREST BUILDERS FINAL.PDF](#)

[LOT 5.PDF](#)

[NORTH ORCHARD STREET MAP.PDF](#)

- E. Review And Action Regarding New Home, Hillcrest Builders, Lot 8, 116 North Orchard Street

Documents:

[HILLCREST BUILDERS FINAL.PDF](#)

[LOT 8.PDF](#)

[NORTH ORCHARD STREET MAP.PDF](#)

- F. Review And Action Regarding New Home, Hillcrest Builders, Lot 10, 120 North Orchard Street

Documents:

[HILLCREST BUILDERS FINAL.PDF](#)

[LOT 10.PDF](#)

[NORTH ORCHARD STREET MAP.PDF](#)

- G. Review And Action Regarding New Home, Hillcrest Builders, Lot 11, 122 North Orchard Street

Documents:

[HILLCREST BUILDERS FINAL.PDF](#)

[LOT 11.PDF](#)

[NORTH ORCHARD STREET MAP.PDF](#)

- H. Review And Recommendation To The Village Board. The Applicant Is Requesting A

Land Use Plan Amendment From Office/Professional Service To Single-Family Residential And Rezoning From B-3 Office/Professional Business District To R-2 Single Family Residential District And Planned Development Overlay (PDO) District, Lakeside Development Company, Parcel Located At 200 Green Bay Road

Documents:

[ZABJEK LUP AND REZONING FINAL.PDF](#)
[LAKESIDE DEVELOPMENT.PDF](#)
[CONCEPT PLAT-REV 2 11X17 \(12.3.20\).PDF](#)
[LAKESIDE DEVELOPMENT PLAN APPLICATION.PDF](#)
[LAKESIDE DEVELOPMENT APPLICATION.PDF](#)

I. Discussion Regarding B-1 District First Floor Use

J. Discussion And Possible Action Regarding Covid Temporary Business Measures Which Include Temporary Enclosures, Tents And Igloos (Commissioner Kucharski)

V. STAFF REPORT

Documents:

[STAFF REPORT.PDF](#)

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

Amy L. Langlois, Village Clerk
December 11, 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.

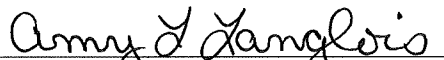
VILLAGE OF THIENSVILLE
OFFICIAL PUBLIC NOTICE
OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Plan Commission of the Village of Thiensville that will meet on Tuesday, December 15, 2020, at 6:00 PM at the Village of Thiensville Municipal Building, Board Room, 250 Elm Street, Thiensville, Wisconsin, to consider a Conditional Use Permit applied for by Jesse Daily, Daily Taco, LLC, 105 West Freistadt Road, 1900/161 LOT 2 BLK 6 .48 AC ASSESSOR'S PLAT to use drive through window on east side of building for online order pickup.

Said Conditional Use shall be considered pursuant to Chapter 17.1205 of the Village Zoning Code.

Published: November 24, 2020
December 1, 2020

Village of Thiensville Plan Commission



Amy L. Langlois, Village Clerk

DAILY TACO & CANTINA RESTAURANT - STAFF REPORT

To: Cedarburg Plan Commission

Prepared by: Jon Censky, Planner

Agenda Item: III. & IV. B.

Date: December 15, 2020

General Information

Applicant:

Jesse Daily, Daily Taco & Cantina

Status of Applicant:

Owner

Location:

105 West Friestadt Road

Requested Action:

Conditional Use Approval

Existing Zoning:

B-4 Highway Business District

Lot Size:

Existing Land Use:

Restaurant

Report:

The applicant is requesting conditional use approval to use the existing side window, previously used for drive-thru pickups, to now be used for prepaid online order pickups. This use requires customers to call in, order, prepay for the order and then are assigned a specific time to pick up their order.

Staff notes that restaurants with drive-in and drive-thru lanes are only permitted by conditional use permit in the B-4 Zoning District. I would further note that while “online pickup windows” are not specifically listed as a permitted use in the B-4 District, Section 17.0204 D. does provide approval authority to the Commission as it states: **Uses not specified in this ordinance and which are found to be similar in character to principal uses permitted in the district may be permitted by the Plan Commission. Section 17.0311 C.(3) of the Code lists Restaurants with drive-in or drive-thru lanes as permitted by conditional use.** Accordingly, since this restaurant building is already supported by a drive-thru lane and the characteristics of lanes for online order pickups is fundamentally the same as for drive-thru, Commissioners can approve this request.

Staff Comments:

Staff would note that the proposed drive circling in front and then rapping around the building, provides sufficient queuing to support the use without impacting adjacent onsite traffic circulation. Accordingly, staff recommends approval of the drive-thru lanes as proposed subject to:

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, October 13, 2020

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. September 1, 2020
 2. September 22, 2020

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the September 1, 2020 and September 22, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Sign Code Waiver, Plan Approval, Fisher Family Chiropractic, Indaba, LLC, 136 North Main Street

Fisher Family Chiropractic recently relocated to 136 North Main Street in Thiensville from the City of Mequon. Don from Sign Effectz, Inc. was in attendance. Proposed are two wall signs to be installed on the second floor west elevation and on the second floor south elevation. These signs will be face-lit channel letters with dark letters on a white acrylic background; at night the view will be of dark blue illuminated letters. The signs measure 26 square feet in size.

Village Planner Jon Censky reported that no more than one wall sign per tenant is allowed per the Sign Code. The Commission can grant a waiver if comfortable with the two proposed signs.

Planner Censky suggested having a master site plan for the building. Director of Community Services/Public Works Andy LaFond stated that other signs on this building are at a different elevation. The multi-tenant sign has eight tenants listed. Without a comprehensive site plan for the building, there may be multiple requests at different heights and colors. Commissioner Kucharski shared that the building has two main exposures and both are very visible.

One of the tenants, Welltopia, does have a wall sign as well as a projecting sign that was approved by the Plan Commission. Planner Censky shared that the sign on the west wall really only serves those directly across the street.

The proposed sign on the south is much more visible than the sign on the west elevation.

Fisher Chiropractic will be on the second floor of the Health Alliance building with the signs between the second and third floor.

Commissioner Gengler agrees that a comprehensive master plan be should be submitted for this site. Commissioner Hughes inquired if the monument sign could be altered to add more businesses.

Chairman Mobley suggested only having one sign on the south side instead of granting a waiver. Don from Sign Effectz does not know which sign the applicant would prefer. Planner Censky stated the Commission could approve one sign with the business owner deciding which one they would like to install.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to Deny Sign Code Waiver, Approve One Sign at Either Location and To Return Next Month With a Comprehensive Sign Plan If the Business Owner Wants a Second Sign. **MOTION CARRIED UNANIMOUSLY.**

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

Josh Brown from Sign Effectz, Inc. was in attendance. Mr. Brown is hoping to reface the existing pole sign with the Cousins Subs updated brand. It is not feasible at this time due to the Covid pandemic and sales being down to replace the pole sign with a monument sign. The franchise owner, Mr. Gierach, would like to improve the property while incorporating their new brand by replacing the sign face.

Planner Censky stated that a review of the file indicates that the applicant received approval of a similar request in 2012. Minutes should have reflected that a waiver was granted at the time simply because the Village was in the process of reviewing the Sign Code at that time and were not sure how that would effect this sign so a waiver was granted to reface the sign. This sign is nonconforming because it exceeds the height limit of 15 feet and size limit of 40 square feet. The current sign stands 18 feet 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."

What is proposed is not in compliance. Section 16.24 of the Code provides the applicant the right to request a waiver: "The Plan Commission may, in its judgement, waive or modify the provisions of this chapter where it would further the public interest." If the Commission is comfortable with this request, the applicant will need a waiver for approval otherwise, Code requires that the sign be brought into compliance.

Mr. Gierach, who owns five Cousins stores, stated that he was in the middle of remodeling the Slinger store right when Covid hit, however, decided to proceed with that. Mr. Gierach would like to change the sign in Thiensville. The brand logo has changed two times within five years and would like to get the current logo up. The Cousins two stores that have drive-thru services are doing well, however, the other three are down 65%. At this time it is hard to spend the money on a new monument sign.

Mr. Gierach inquired if the height of the pole and the size of the size could be reduced to make it compliant. Planner Censky stated that this would require Plan Commission approval.

Chairman Mobley shared that the Village has offered to update the corner of North Main Street and Freistadt Road and to work with the property owner on a monument sign, however, at this point the property owner is not interested. Chairman Mobley asked Mr. Gierach to work with his landlord. Mr. Gierach would like this corner to look like everything else in Thiensville.

Commissioner Kucharski inquired how much Cousins corporate is pushing to get the new logo sign up. Mr. Gierach shared that there is not a great push at this time, however, if the franchise were to be sold, everything would need to be brought up to code. Mr. Gierach questioned the effectiveness of a monument sign.

Commissioner Gengler inquired as to when the property owner had last been contacted regarding a monument sign on this corner. Director LaFond believes it was a little over a year ago.

Commissioner Hughes suggested a blind study be performed for the businesses in this area to hear feedback from residents. Planner Censky suggested that a meeting be held involving Mr. Giersch, Mr. Brown, Village staff and Mila Kofman regarding signage.

This item has been tabled at this time.

D. Review and approval of Shed, Chun Siu Chang, 421 Bel Aire Drive

The applicant, Jack Chang, 421 Bel Aire Drive, is proposing a backyard shed to be located 150 feet from and facing their home. The shed measures 6 feet by 8 feet (48 square feet in size). The shed will be of wood material with the siding to be Brick Dust and the roof will be Autumn Brown in color.

Planner Censky shared that this shed complies with the code and reminded Mr. Chang that the shed cannot be located closer than 3 feet to any property line.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Shed, Hun Siu Chang, 421 Bel Aire Drive. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of Playhouse, Sophia Barry, 317 Riverview Drive

Sophia Barry, 317 Riverview Drive, is seeking approval for a playhouse to be placed in the rear of the home and will not be visible from the road. It will be painted to match the home.

Planner Censky stated the playhouse must be placed 3 feet from the property line.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to approve Playhouse, Sophia Barry, 317 Riverview Drive. **MOTION CARRIED UNANIMOUSLY.**

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

Director LaFond had internally performed a downtown B-1 District parking study last year. The study involved evaluating all public and private lots as well as a count of all available spaces. The Police Department had done a count on a couple Wednesdays, a couple Fridays and a couple Saturdays at 5:00 PM and 7:00 PM of how many spaces were used at those times. An average was taken of what was available, what was used and what the trends were. Also, looked at was where there may be private partnerships between businesses that could lease spaces after hours.

The general observations after doing this study were that the preference was parking lots over street parking. The majority of the peak parking congestion is related to the three restaurants in the Central Business District (this includes Shully's when there is a special event. Noted also is a lack of bicycle racks. Also, there is inadequate parking lot signage, striping and lighting.

Available parking greater than 350 feet from a destination is underutilized. This is a national trend which indicates: for retail - people will walk 300-600 feet, employees - willing to walk 1,200-1,500 feet and for special events - people are willing to walk 1,500-2,000 feet. These amounts are all reduced by 25% if a street has to be crossed.

If you take the four major downtown destinations and put a 350 circle around them, people really don't want to walk any further than that. After looking at the parking study, there are plenty of spaces outside of this 350 feet circle.

A solution could be to look into leasing or to potentially purchase some right-of-way from the railroad. This is on the outer limits, the railroad tracks would have to be crossed and the railroad is difficult to deal with. Land is difficult to obtain from the railroad. A lease could potentially be looked into as well.

Beyond this, the Village owns the parking lot behind Greg Mueller Upholstery and leases it to Mr. Mueller. This lease is up for renewal annually. The Village could look into not renewing this lease to Mr. Mueller and make this Village parking which would gain 12-20 spots. Chairman Mobley encouraged this lot to be considered as public parking. Commissioner Gattoni inquired how this might affect Mr. Mueller's business. Director LaFond shared that the lot is used by customers during business hours and then personally for over-night parking. This lot is leased for \$400 per year.

Director LaFond shared that the Ford employee parking lot is still owned by Tom Schmit and was not sold to Boucher Ford. This is near the Main Street Road bridge. There are 21 spots in this lot. Suburban Harley owns the green house between the Core building and the Buntrock lot which could be acquired by the Village to make the Buntrock lot larger. Another idea is that the lumber yard is actually several parcels. Remington's currently leases a portion of the lot for parking, and located in the back portion of the lot there are some buildings that Harley utilizes.

Shully's has a fairly sizeable lot and also own a few homes that could possibly be taken down and used as a parking lot. Shully's also has a demolition permit from the Historic Preservation Commission to take down the green and white house next to the Across the Street building on Green Bay Road.

Director LaFond shared that the lot the Village owns would cost \$25,000-\$30,000 to pave and make more contiguous between the two lots. Depending on the layout about 12-20 spaces would be available. Regarding the railroad company, depending on the right-of-way width, between 33-60 spaces would be available. This would come at a great cost to the Village in regards to attorney time negotiating with the railroad as well as retaining wall and construction costs. Administrator Landisch-Hansen suggested if there is a hindrance for those that cross a street, there may be the same for crossing a railroad. The Ford employee lot could potentially be used for employees of all these businesses after the dealership closes for the day. The assessed value is \$126,000 for this lot.

Director LaFond's recommendations were to encourage private partnerships and for private business owners to make improvements to their own lots, improve public and private parking signage, partnerships for employee parking, consider purchasing the Ford lot, discontinue the lease and expand the Buntrock lot and suggested there may be opportunity on the lot that is currently leased to Remington's. The lot leased to Remington's is labeled for "Remington customers only."

The parking study presented by Director LaFond was conducted before the Covid pandemic.

**G. Discussion regarding Pick-Up Windows (Director of Community Services/Public Works
Andy LaFond)**

Director LaFond shared with the Commission that currently in B-1, B-2 and B-4 restaurants are a Permitted Use. Restaurants with a drive-in and drive-thru lanes are a Conditional Use. Drive-thru's are historically heavily regulated because they include things like extra lighting, drive-thru lanes, painted lanes, traffic backups and lighted menu boards. Planner Censky shared that drive-thru operation is different from drive-up i.e. for drive-thru you place the order, drive through, pay and pick up as opposed to a drive-up window which are typically prepaid orders placed by phone or email and ready for pick up. Drive-thru's require a Conditional Use Permit and meeting for that.

Director LaFond is bringing this before the Commission to see if the Commission is more inclined to view pick-up windows as a restaurant business use or if considered still lumped into the scrutiny that a regular drive-thru goes through and considered as a conditional use requiring a permit. The use of pick-up windows is becoming a trend. Currently, there is no definition for a pick-up window in the Code. Chairman Mobley asked the Commission to give this some thought. Director LaFond indicated that this could be considered a permitted use or a conditional use. For conditional use, a Conditional Use Permit is required which involves holding a public hearing. Commissioner Chimenti inquired how many businesses even have the opportunity for a pick-up window.

Commissioner Kucharski shared that many businesses do curbside pick-up which requires no permit. Director LaFond stated the Code does have a definition of a drive-in. This definition gets close to the curbside pick-up option which is a conditional use.

At this time, a pick-up window will be considered the same as a drive-thru which is a Conditional Use.

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

Director LaFond shared that much of the B-1 District consists of single-family homes and duplexes and few have first floor commercial. The B-1 District requires 100% of the first floor to be commercial. A lot of these pre-date the modern code. There have been two recent discussions with developers and owners inquiring about converting B-1 buildings into either entirely residential or asking for a portion of the first floor to be residential. Director LaFond inquired that with the current state of retail, could it be that the entire first floor is commercial with the first floor remaining empty and/or would the Commission consider half of the first floor being residential or even 100% of the first floor being residential. For instance, we have someone that is interested in tearing down a house and building another house. You cannot construct something new that does not conform.

Planner Censky would like to look more into this. A text amendment may be appropriate i.e. residential uses are allowed on the first floor as that use does not face a public street. This is a possible change to the Code.

There is nothing before the Commission this evening for consideration.

Commissioner Gattoni inquired what properties are interested in this zoning. Director LaFond will provide a map at a future meeting.

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

IV. STAFF REPORT

No report.

V. BUSINESS FROM THE FLOOR

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

Commissioner Kucharski inquired if there has been any clarification regarding the Insurance Innovation sign on Main Street and Riverview Drive. Director LaFond shared that a letter and application has been sent, however, has not been returned to date.

VI. MOTION TO ADJOURN TO CLOSED SESSION

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to adjourn to Closed Session at 7:06 PM 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

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

Naes: None

MOTION CARRIED.

MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Commission to reconvene in Open Session

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to Reconvene in Open Session at 8:20 PM. **MOTION CARRIED UNANIMOUSLY.**

VII. ADJOURNMENT

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Hughes to adjourn the meeting at 8:20 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

DAILY TACO & CANTINA RESTAURANT - STAFF REPORT

To: Cedarburg Plan Commission

Prepared by: Jon Censky, Planner

Agenda Item: III. & IV. B.

Date: December 15, 2020

General Information

Applicant:

Jesse Daily, Daily Taco & Cantina

Status of Applicant:

Owner

Location:

105 West Friestadt Road

Requested Action:

Conditional Use Approval

Existing Zoning:

B-4 Highway Business District

Lot Size:

Existing Land Use:

Restaurant

Report:

The applicant is requesting conditional use approval to use the existing side window, previously used for drive-thru pickups, to now be used for prepaid online order pickups. This use requires customers to call in, order, prepay for the order and then are assigned a specific time to pick up their order.

Staff notes that restaurants with drive-in and drive-thru lanes are only permitted by conditional use permit in the B-4 Zoning District. I would further note that while “online pickup windows” are not specifically listed as a permitted use in the B-4 District, Section 17.0204 D. does provide approval authority to the Commission as it states: **Uses not specified in this ordinance and which are found to be similar in character to principal uses permitted in the district may be permitted by the Plan Commission. Section 17.0311 C.(3) of the Code lists Restaurants with drive-in or drive-thru lanes as permitted by conditional use.** Accordingly, since this restaurant building is already supported by a drive-thru lane and the characteristics of lanes for online order pickups is fundamentally the same as for drive-thru, Commissioners can approve this request.

Staff Comments:

Staff would note that the proposed drive circling in front and then rapping around the building, provides sufficient queuing to support the use without impacting adjacent onsite traffic circulation. Accordingly, staff recommends approval of the drive-thru lanes as proposed subject to:

DRIVE THREE

Village of Thiensville

250 Elm Street
Thiensville, WI 53092
(262) 242-3720
Fax: (262) 242-4743

DEVELOPMENT APPLICATION FORM

(Required to be submitted for all zoning related applications – see attached list)

Project Name: DAILY TACO, LLC Date: 9/14/20

Submittal deadline for next Plan Commission meeting: _____

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Village Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

Property Information:

Tax key Number(s) _____

Property Address 105 FRIESTADT RD.

Current Zoning: COMM. Proposed Zoning: COMMERCIAL

Present Use: RESTAURANT Proposed Use: RESTAURANT

APPLICANT If the applicant is not the owner of record, all owner(s) of record sign the application must submit a signed letter of authorization along with the application.

Name: JESSE DAILY

Address: 215 MADERO DR.

City T-VILLE State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: ROCKY MOUNTAIN DESIGN + BUILD

Company: JAKE BENDER

Address: 215 MADERO DR.

City T-VILLE State WI Zipcode 53092

Phone: 414-241-1017 Fax: _____

E-mail address: JESSE@CORE-WI.COM

By the execution of this Application, the Owner(s) authorizes the Village of Thiensville or its agents, to enter upon the property between 7:00 a.m. and 7:00 p.m. daily for the purposes of inspection. Owner(s) grants this authorization even if Owner(s) has/have posted this property against trespassing pursuant to §943.13 Wis Stats.

Applicant and Owner hereby certify that they have read and understand all the information in this form.

Applicant: [Signature] Date: 9/14/20

Owner: _____ Date: _____

Owner: _____ Date: _____

(If more than two owners of record, please submit a letter of authorization signed by the remaining owners of record. That letter will also serve as certification that all owners have read and understand

VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

Check each box that applies to your submittal

TYPE OF REQUEST	BASE FEE	DEPOSIT FEE IF REQUIRED FOR PROFESSIONAL REVIEW	✓	Receipt
Pre-Application – Phone Consultation	\$25.00			
Pre-Application Conference/ Conceptual approval before Plan Commission		\$150.00		
Rezoning Requests*/Parcel Splitting	\$400.00 + \$95/hr over 4 hrs.	\$1,000.00		
Site Plan Review				
Minor Requests (no construction)	\$150.00 + \$95/hr. over 6 hrs.	\$250.00		
Minor Site Plan Request		\$250.00		
Zoning Code Research/Review		\$250.00		
BSOP Construction <10,000sf	\$150.00	\$1,000.00		
BSOP Construction 10,000sf – 50,000sf	\$900.00 + \$95/hr over 9 hrs.	\$1,000.00		
Certified Survey Map	\$300.00 + \$95/hr over 3 hrs.	\$1,000.00		
Amendment to the Zoning Ordinance (Map or Text)*	\$250.00 + \$95/hr over 2 hrs.	\$1,000.00		
Planned Unit Development Overlay*	\$835.00 + \$95/hr over 2 hrs.	\$1,000.00		
Request for Variance*	\$150.00	\$1,000.00		
* Conditional Use Permit*	\$350.00 + \$95/hr over 4 hrs. + PH	\$1,000.00		
Special Exception Request	\$275 + \$95/hr over 4 hours	\$1,000.00		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: _____ TOTAL DEPOSIT/APPLICATION FEE(S): _____

*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk's Office.

The village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded

REVIEW SUBMITTAL BY CONSULTANT: 4 full sets of plans, owners statement, related exhibits, application and fees due 14 days prior to Plan Commission meeting.

PLAN COMMISSION SUBMITTAL: 12 full sets of Revised Plans 6 days prior to the Plan Commission meeting.

VILLAGE OF THIENSVILLE
250 ELM STREET
THIENSVILLE, WI 53092
(262) 242.3720

APPLICATION FOR VARIANCE / CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION

CASE NUMBER: _____ DATE PUBLISHED: _____

DATE FILED: _____ FEE PAID: _____

APPLICANT AND/OR AGENT: JESSE DAILY

ADDRESS: 215 MADENO DR. PHONE: 414-241-1013

OWNER OF PROPERTY: MILA

ADDRESS: 105 FREESTADT RD PHONE: 262-242-9017

CONTRACTOR: AMDB

ADDRESS: SEE PREVIOUS PHONE: _____

TAX KEY NUMBER: _____ LOT SIZE: _____

ZONING DISTRICT: _____ PRESENT USE: RESTAURANT

PRESENT IMPROVEMENTS UPON LAND: LANDSLAPING, WINDOW TRIM,
PAINT : DRIVE-THRU ACCESS

PROPOSED USE: _____

ORDINANCE REQUIREMENTS

VARIANCE / CONDITIONAL USE /
SPECIAL EXCEPTION REQUESTED

ATTACH THE FOLLOWING:

1. Adjoining owners; map and listing of names and addresses of all abutting and opposite property owners within 300 feet of property lines.
2. Plot Plan: showing the lot involved, dimensions, existing structures and proposed improvements.
3. Two photographs: different views.
4. Application for zoning compliance.
5. Elevation drawing: showing side views of proposed improvements

SIGNED: _____

DATE: 9/14/20

VILLAGE OF THIENSVILLE
250 ELM STREET
THIENSVILLE, WI 53092
(262) 242.3720

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

STATUTORY REQUIREMENTS

State Law does not allow the Board of Appeals to approve a variance unless the situation meets all three of the specific tests listed below. State how and why your situation and request satisfies these tests.

Unnecessary hardship is present in that a literal enforcement of the terms of the zoning ordinance would deny the applicant all reasonable use of the property because:

NEED DRIVE THRU FOR ONLINE ORDER
PICKUPS

The hardship is due to physical limitations of the property rather than the circumstances of the appellant because (economic or self-imposed hardships do not meet this test):

The variance will not be contrary to the public interest as expressed by the objectives of the Zoning Ordinance because:

Applicant Signature

Date

Applicant Address

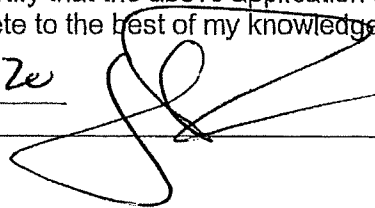
REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by :

1. Plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses and size of property, existing improvements, easements, streets and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed front, side and rear yards; all abutting properties, their elevations and use, and improvements thereon within 1,000 feet of the subject site and the requested change or addition.
2. Evidence of title to or interest in property affected by appeal or application.
3. If exception, variance or conditional use is requested, attach list of names and addresses of owners of property within 100/300 feet of premises and of opposite street frontage.
4. Filing fee of \$ _____ for each appeal or application to cover cost of publication of notices and other administrative costs.
5. Two copies of this application and all attachments for filing with the Zoning Administrator and/or Planning agency.
6. Name and address of counsel if applicant elects to have appeal or application treated as contested case. In a contested case, all parties have the right to be represented by counsel, to examine and cross-examine witnesses and may request a verbatim transcript of all testimony.
7. An additional fee of \$ _____ to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments thereto are true, correct and complete to the best of my knowledge and belief.

Date: 9/14/20



Signature of Applicant or Appellant

ELECTION TO TREAT APPLICATION OR APPEAL AS CONTESTED CASE

I elect that my application or appeal be treated as a contested case and hereby submit the additional fee of \$ _____.

Date: _____



Signature of Applicant or Appellant

FREISTADT RD

DETAIL

N

PROPERTY LINE

W. FREISTADT ROAD

LANDSCAPE AREA WITH 5' GRAVEL, LOWER THAN SIDEWALK SOUTH OF SIDEWALK AND WOOD BEAM BUFFER SOUTH OF GRAVEL

SIDEWALK

DRIVE THRU CLEARANCE BAR

POTENTIAL FUTURE BUILDING GROWING AREA EXPANSION

5' HANDICAP ENTRANCE

SIGN OPTION 1

ENTRANCES

OUTDOOR DINING

W/ROOF

MAINT.

AS-BUILT
DRIVE THRU LANE WITH LANDSCAPE BUFFER
105 FREISTADT ROAD

SOUTH PROPERTY LINE

CONC

W.E.P.CO. R.O.W.

AM
DAY LLC

LYN FALK 129 GRAND AVENUE – BACKYARD SHED

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Item No. **IV. C.**

Date: December 15, 2020

General Information

Applicant:	Lyn Falk
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-2 Single Family Residential District
Proposed Zoning:	No Change
Location:	129 Grand Avenue
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Background:

The applicant is requesting approval of a backyard shed to be located directly south of her existing garage and 10' west of the neighboring property line. The shed will measure 10' feet by 12' for 120 square feet and will stand 9'10" tall at its peak. It will be made of wood material painted creamy-yellow to match the color scheme of the home and garage and will be covered with black shingles.

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 principal 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-2 requirements that 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

Small Projects Application



PLEASE COMPLETE THIS FORM 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: 129 GRAND AVE, Thiensville WI 53092

120740204000
Tax Key

Current Zoning

Property Owner

LYN FALK
Name

129 GRAND AVE
Address

44-840-1244
Phone

LFALK@RETAILWORKSINC.COM
Email address

Applicant ☒ Same as owner

Name

Address

Phone

Email address

Application checklist

- ☒ Submit drawings and/or other descriptions of project
- ☒ 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.

OVER

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.

I am looking to place a pre-built outdoor storage shed on my property just behind my (detached) garage. Overall dimensions are 10' x 12' x 9'-10" peak height. Materials include a floor system with 2x4 joists, 4x4 runners and engineered wood decking. Siding is LP engineered and treated siding that resists rot, decay and insects, primed and ready for paint. We would paint the siding to match the garage and house (creamy-yellow). Roof will have extended overhangs and 25-year shingles (black). More detailed description and specs are attached. The kit would be purchased through Costco. They would deliver and install the shed.

John Falk
Applicant's Signature

10.21.20
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.

=====

VILLAGE STAFF REVIEW

- ☒ Application Complete. Items needed: _____
- ☐ Submitted to Village Planner on 10/22/2020 ☐ Approved by Planner on _____
- ☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Administrator

Date

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>120740204000</u>																					
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>THIENSVILLE</u>	PROJECT LOCATION (Building Address) <u>129 GRAND AVE</u>	PROJECT DESCRIPTION <u>OUTDOOR STORAGE SHED</u> ☐ COMMERCIAL ☐ ONE & TWO FAMILY																						
	COUNTY: <u>OZAUKEE</u>																								
Owner's Name <u>LYN FALK</u> Mailing Address - Include City & Zip <u>129 GRAND AVE THIENSVILLE, WI 53092</u> Telephone - Include Area Code <u>414 840-1244</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. _____ Block No. _____																					
Zoning District _____	Lot Area _____ Sq. Ft.	N.S.E.W. _____	Front _____ Ft.	Rear _____ Ft.																					
		Setbacks _____	Left _____ Ft.	Right _____ Ft.																					
1a. PROJECT		3. TYPE	6. STORIES	9. HVAC EQUIPMENT																					
☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____		☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial	☐ 1-Story ☐ 2-Story ☐ Other _____	☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____																					
1b. GARAGE		4. CONST. TYPE	7. FOUNDATION	10. PLUMBING																					
☐ Attached ☐ Detached		☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____	Sewer ☐ Municipal ☐ Septic No. _____																					
2. AREA		5. ELECTRICAL	8. USE	11. WATER																					
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____	☐ Seasonal ☒ Permanent ☐ Other _____	☐ Municipal Utility ☐ Private On-Site Well																					
				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	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																			
Space Htg	☐	☐	☐	☐	☐	☐																			
Water Htg	☐	☐	☐	☐	☐	☐																			
				13. HEAT LOSS (Calculated) Total _____ BTU/HR																					
				14. ESTIMATED COST \$ <u>3500⁰⁰</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>LYN FALK</u> SIGN: <u>[Signature]</u> DATE: <u>10.21.20</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. _____																					
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. _____																					

129 GRAND AVE THIENSVILLE





VIEW FROM CHURCH PARKING LOT
NEXT DOOR



+4



Installed Sheds by Yardline - Somerfield Gable Shed

Item 1408640

★★★★★ 4.0 (135)

Your Price **\$3,499.99**

Shipping & Handling Included*

Special Event - Ends 10/25/20!

Limited Time Offer. While supplies last.

Features:

- Installation and Delivery Included
- Flexible Door Location
- Includes Storage Loft and Shelf
- Integrated Transom Door Windows and Large Side Window

Option : Without Paint Service

Without Paint Service

Structure Size : 10' x 12'

10' x 12'

8' x 12'

— 1 +

Add to Cart

☰ Add to List

Arrives approximately 6 - 8 weeks from time of order.

☐ Compare Product

↻ Share  [Print](#)

Product Details

Specifications

Manuals & Guides

Shipping & Returns

Reviews

Product Details

Delivery only to the following states: AL AZ CA CO CT DE GA ID IL IA KY LA MD MA MO NE NV NH NJ NC OR PA TN TX UT VT VA WA WI WY

Product details have been supplied by the Manufacturer, and are hosted by a third party.

Before ordering:

- Be sure to check your local building and zoning codes to ensure that all appropriate permits have been acquired. Always check with your local building authority and home owner's association for any restrictions/requirements before finalizing your purchase
- Siding is pre-primed and ready for paint (paint not included)

SPECIAL FEATURES:

- 25-year shingles included with 5 colors to choose from
- Flexible door location - install doors on eave or gable side
- Extra-wide 64" double doors accommodate ATV's, wheelbarrows, tractors, lawnmowers and more
- 8'W shelf (8'x12' Somerfield) / 10'W shelf (10'x12' Somerfield)
- 4' deep storage loft
- 7' tall sidewall height | 9'10" peak height
- Large operable window
- Integrated transom windows
- Two arched gable vents provide ventilation
- Extended roof overhangs
- LP® engineered & treated siding resists rot, decay & insects
 - Siding primed and ready for paint
- Premium 3-point door lock
- Premium 2x4 construction
- Roofing felt for added protection from moisture
- Complete floor system - treated 2x4 joists, 4x4 runners and engineered wood decking
- Aluminum threshold protects your entryway
- Decorative door hinges show off a classic look
- Professional installation included with purchase
- Two sizes available: 8'x12' and 10'x12'

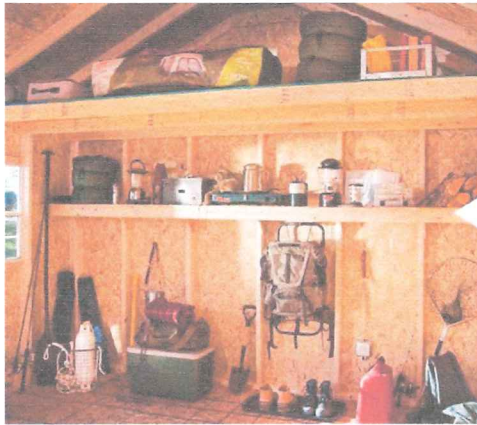
HIGHLIGHTS





MADE HERE. MADE RIGHT.

FLEXIBLE DOOR LOCATION



SMART ORGANIZATION SYSTEM

Keeps items organized and within reach.

- 8'W shelf (8'x12' Somerfield) / 10'W shelf (10'x12' Somerfield)

EXTRA-WIDE 64" DOUBLE DOORS

Industry-leading 64" wide door opening



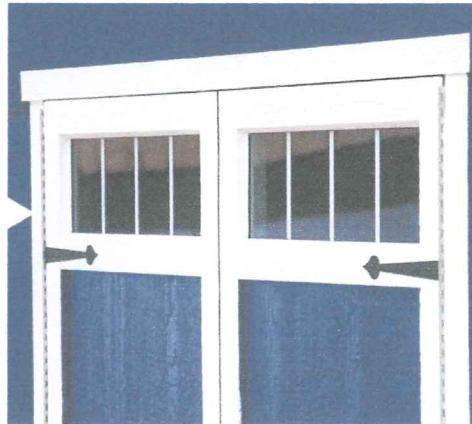


LARGE WINDOW

- Invites natural light inside and makes your shed feel like home
- Window is fully operational
- Includes screen and lock
- Features smart trim
- Size: 22"x30"

INTEGRATED TRANSOM DOOR WINDOWS

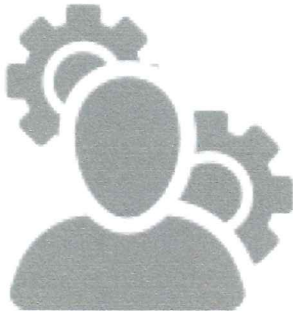
Lets extra light in without compromising wall space.



ARCHED GABLE VENTS

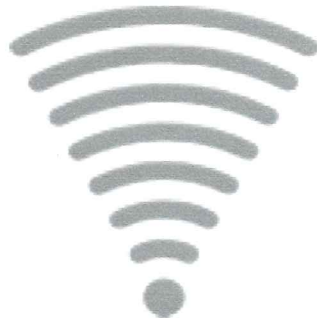
Two arched vents let fresh air in.

WHY WOOD?



CUSTOMIZABLE

Customize your shed with paint & shingles to match your home. Expand your space with hooks, hangers and shelving.



STRONG

Wood has centuries of proven performance to meet demanding wind & snow loads. It won't rust or dent like metal, or sag like plastic.

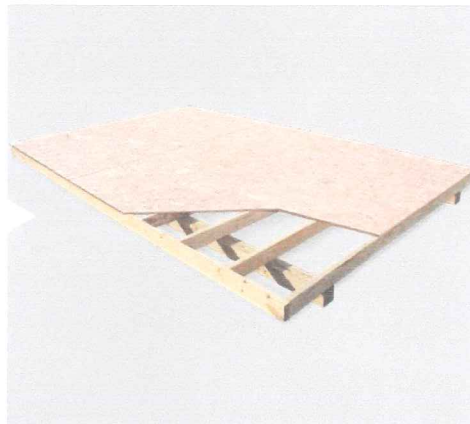


EARTH FRIENDLY

All wood is sourced from sustainable forests for optimal resource usage.

INCLUDES COMPLETE FLOOR SYSTEM

- Constructed of treated 2" x 4" framing with 16" joist spacing
- OSB decking is an engineered wood product designed for strength, durability and consistency
- 5/8" sheets cover the floor frame providing years of safe and



ENGINEERED & TREATED SIDING

- Factory primed & ready to paint
- Treated to resist rot, decay & insects
- Superior dent resistance

HOW THE INSTALLATION PROCESS WORKS

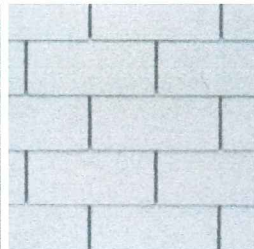


SHINGLES INCLUDED

- Choose a color to match your home or unique taste
- 3-tab shingles with a 25-year warranty
- Shingle color chosen during scheduling phone call.
- Actual shingle colors may vary from sample shown.



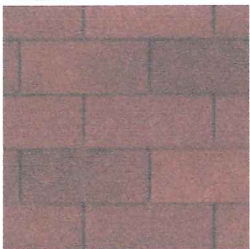
BLACK



WHITE



DRIFTWOOD

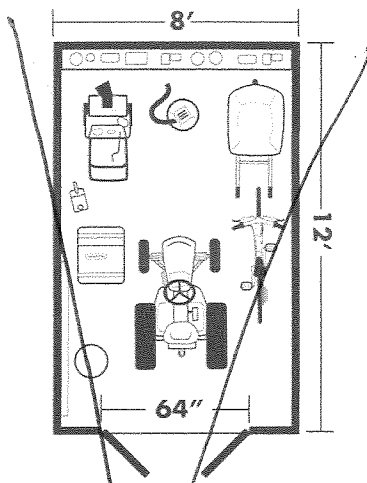


DARK BROWN

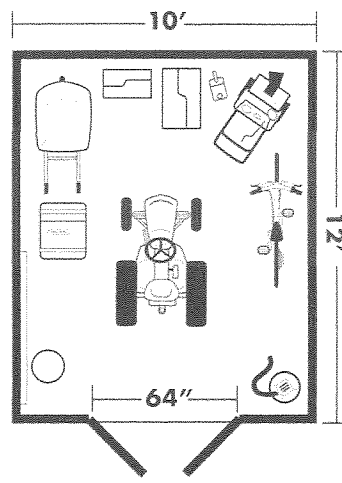


LIGHT BROWN

SPECS



- **Common Size:** 8'W x 12'D
- **Cubic Feet Storage:** 780
- **Floor size:** 8'W x 12'D
- **Recommended Concrete Slab Size:** 8'W x 12'D
- **Type of Floor:** Treated Frame & OSB Decking
- **Floor weight capacity:** 40 lb/square foot
- **Peak Height:** 9' - 10"
- **Sidewall Height:** 7'
- **Double Door Opening Width:** 64"
- **Double Door Opening Height:** 70"
- **Shelf:** 8'W x 12"D
- **Loft:** 8'W x 4'D
- **Wall Framing:** 2 x 4
- **Joist Spacing:** 16" o.c.
- **Stud Spacing:** 24" o.c.
- **Number of Rafters:** 5 sets
- **Rafter Spacing:** 24" o.c.
- **Overhang Length (Front):** 9"
- **Overhang Length (sides):** 8"
- **Assembled Weight:** 2,051 lbs.
- **Transom Windows:** 2
- **Transom Window Size:** 9" x 27"
- **Type of Vent:** Arched (2)
- **Aluminum Threshold:** Included
- **Continuous Piano Hinges:** Included
- **Type of Handle:** 3 pt. locking mechanism
- **Warranty:** Limited 15-year warranty
- **Roof Style:** Gable/ Ranch



- **Common Size:** 10'W x 12'D
- **Cubic Feet Storage:** 1,015
- **Floor size:** 10'W x 12'D
- **Recommended Concrete Slab Size:** 10'W x 12'D
- **Type of Floor:** Treated Frame & OSB Decking
- **Floor weight capacity:** 40 lb/square foot
- **Peak Height:** 9'10"
- **Sidewall Height:** 7'
- **Double Door Opening Width:** 64"
- **Double Door Opening Height:** 70"
- **Shelf:** 10'W x 12"D
- **Loft:** 8'W x 4'D
- **Wall Framing:** 2 x 4
- **Joist Spacing:** 16" o.c.
- **Stud Spacing:** 24" o.c.
- **Number of Rafters:** 5 sets
- **Rafter Spacing:** 24" o.c.
- **Overhang Length (Front):** 9"
- **Overhang Length (sides):** 8"
- **Assembled Weight:** 2,447 lbs.
- **Transom Windows:** 2
- **Transom Window Size:** 9" x 27"
- **Type of Vent:** Arched (2)
- **Aluminum Threshold:** Included
- **Continuous Piano Hinges:** Included
- **Type of Handle:** 3 pt. locking mechanism
- **Warranty:** Limited 15-year warranty
- **Roof Style:** Gable/ Ranch

▲
BACK TO TOP

[View More](#)

Specifications

Brand	Yardline
Collection Name	Somerfield
Door Opening Dimensions: W x H	70 in. x 64 in.
Features	Lockable Doors
Material	Wood
Maximum Roof Load	30 Pound per Square Foot
Number of Doors	2
Number of Vents	2
Number of Windows	2
Option	With Paint Service
Structure Size	10 ft. x 12 ft.
Weight	2,447 lb.

Manuals & Guides

More Special Events

Shipping & Returns

Special order merchandise, custom merchandise and installed merchandise cannot be returned or refunded after the expiration of your three business day right-to-cancel period. This is an exception to Costco's standard return policy.

The estimated delivery time will be approximately 6-8 weeks from the time of order.

Standard shipping with professional installation is included in the quoted price. Professional installation will require 1-4 days to complete. **Please include a daytime phone number in the shipping information at the time of checkout and please monitor your emails for an opportunity to set your delivery appointment.** Extraordinary delivery requirements may necessitate an additional fee to the carrier.

Installation Requirements:

- Proper installation requires that your site is level to within 6" across the footprint of the building.
- Check with your local building department to see if a building permit is required in your area.
- In the event a permit is required, compliance with local codes is the responsibility of the customer and additional charges will apply.
- Access to electricity within 150 feet and three feet of clearance around the structure are required for proper installation.



*INSTALLATION **PROCESS**

*All YardLine shed installations will be stick built, but pre-fabrication, as seen in this video, will be utilized in specific regions. Concrete leveling blocks shown are not included.

DELIVERY AND PROFESSIONAL INSTALLATION INCLUDED

A professional installer will assemble your shed, along with optional accessories. Installation on a properly prepared site takes up to two days.

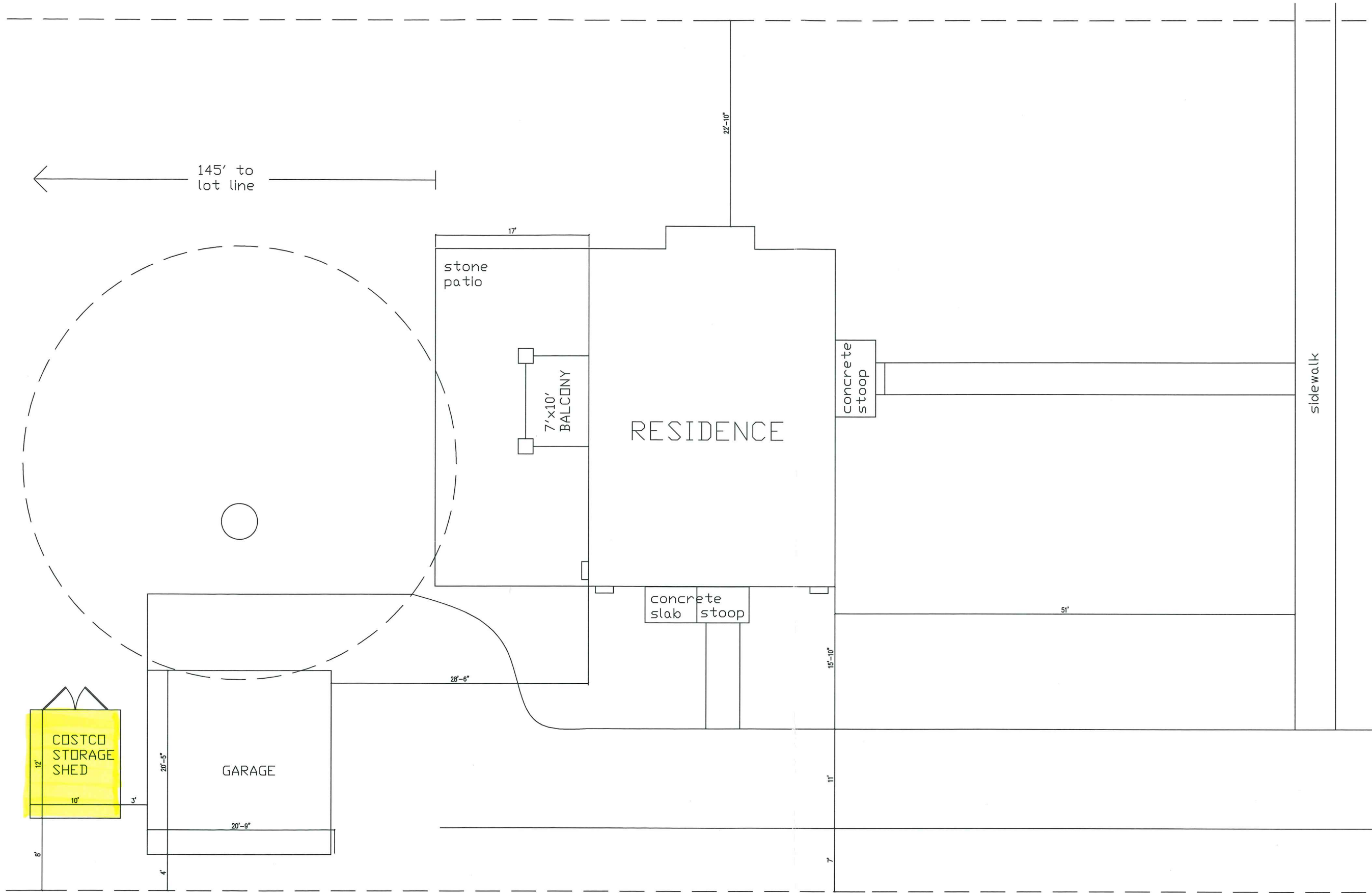
ABOUT OUR INSTALLERS

- 4.6 average installer rating
- 5,665 sheds built in 2019
- Trained through our network of manufacturing partners
- Will review your order before and after your shed is assembled to ensure 100% satisfaction
- Carefully screened, fully licensed (where required) and insured
- Customer rated to make sure they make the grade to install for us

QUESTIONS?

THINGS TO KNOW

IT'S MORE THAN JUST A SHED
YOUR SHED IS WHAT **YOU** MAKE IT



prepared by
Retailworks Inc.
changing the customer experience
424 West Walnut Street
Milwaukee, WI
53212
www.retailworksinc.com
414.249.4881

Lyn Falk
129 Grand Ave
Thiensville, WI
414.840.1244

FALK RESIDENCE
SITE PLAN
10.15.19

A1

Disclaimer:
Changes to the plans made during design, bidding, negotiation & construction may not be incorporated in the files. Recipient of files must satisfy themselves to the level of accuracy & completeness of the files. Dimensions are approximate. General contractor & subs to take their own field measurements prior to starting any construction. Recipient will maintain sufficient controls on CAD documents to ensure security, integrity & copyrights of these files.



FALK RESIDENCE - 129 Grand Ave, Thiensville, WI 53092
SITE PLAN

SCALE: 3/32" = 1'0"

dimensions are approximate

BONNILAKE ORCHARD STREET, LLC

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **IV.D.-G.**

Date: December 15, 2020

General Information

Applicant:

Hillcrest Builders

Status of Applicant:

Design/Build Firm

Location:

Lots 5, 8, 10 and 11 Orchard Street

Requested Action:

Approval of House Plans

Existing Zoning:

R-2 Single Family Residential

Report:

The applicant is requesting approval of their architectural plans for the proposed homes on lots 5, 8, 10 and 11 of the Orchard Street development. These homes are designed by Hillcrest Builders and are all similar in design, as view from the front, but with two of the homes having the pedestrian entrance and the garage on opposite sites from the other two. The real noticeable change in the homes will be that all four homes have a different color scheme.

More specifically, the color scheme for the proposed home on lot 5 will be Alside Riviera Dusk for the siding and that will be accented by Ageless Slate color on the shake material. The roof material will be dimensional shingles driftwood color. The color of both the siding and shake material on the home for lot 8 will be Alside Coastal Sage and the roof shingles will be of the Certainteed Landmark type in Driftwood. The siding color on the home for lot 10 will be Alside Sterling Grey and the shake material will be of Platinum Gray color and the roof shingles will be dimensional in the Pewter color. The color of the siding on the home on lot 11 will be Tuscan Clay with the Shake material being Monterey Sand with the roof being on the Weatherwood color.

The homes range in size from 2,750 square feet of livable space on lot 5 with a 547 square foot garage; the home on lot 8 is proposed at 2,351 square feet with a 505 square foot garage; lot 10 proposed at 1,908 square feet with a 558 square foot garage and the home on lot 11 is proposed at 1,682 with a 303 square foot garage. All homes will be of vinyl siding with a dimensional shingle roof. The color scheme for each home along with the home design and interior space layout is included in your packet.

Staff Comments:

My review indicates that the plans are all code compliant and while the home designs are like one another, the noticeable change from one to the next is their color scheme. They will, however, complement the character of the neighborhood and therefore staff recommends approval subject to:

- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application

Property Address: Lot 5 - 110 N. Orchard Street, Thiensville WI 53092

Tax Key #

Property Owner

Bonnilake Orchard Street, LLC

Name

592 W. Bonniwell Road, Mequon 53097

Address

414-940-9912

Phone

bonnilake-re@sbcglobal.net

Email address

R-2 Single Family

Current Zoning

Applicant ☐ Same as owner

Hillcrest Builders - John A. Ader

Name

124 S. Swift Street, Glenbeulah, WI 53023

Address

(O)920-526-3028 (C)920-980-8308

Phone

jader@hillcrestbuilders.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.

New Single Family Residence

John A. Ader
Applicant's Signature

11/23/20
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.

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As-Surveyed)

Lot 5, ORCHARD STREET SUBDIVISION, being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 21 East, located in the Village of Thiensville, Ozaukee County, Wisconsin.

NOTE: Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

For questions regarding underground utilities please contact:

DEEPS OUTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



Proposed Concrete Walk - 35 S.F.
Proposed Driveway - 527 S.F.
Proposed Drive Approach - 86 S.F.

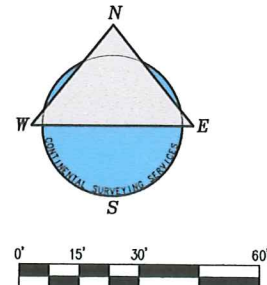
Prop. Garage Curb - 703.4
Prop. & Approx. 1st Floor - 703.07
Prop. Garage Slab - 703.07
Prop. Top of House Curb - 702.90
Prop. Finished Yard Grade - 702.4 / 694.4
(Per Future Grading Plan)
Prop. Top of Wall - 701.9
Prop. Top of Footing - 693.9

Proposed 29.4' Driveway
Driveway Slope - 6.4%

Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon within the Subject Property or onto adjoining properties. Proposed Grades shown hereon are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. Proposed Grades shown hereon may be the opinion of the Surveyor Identified on this map as being the best grades possible for the lot and proposed houses as shown. **HEREFORE** all Proposed Grades shown must be verified and checked by an Licensed Professional Engineer or by another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon and **HEREFORE** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. If the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the Surveyor at the cost of the Client will hire a Civil Engineer who could determine the adverse effects of the proposed grades shown hereon.
ALL RECOMMENDATIONS ARE WELCOMED.



SCALE:
1"=30'

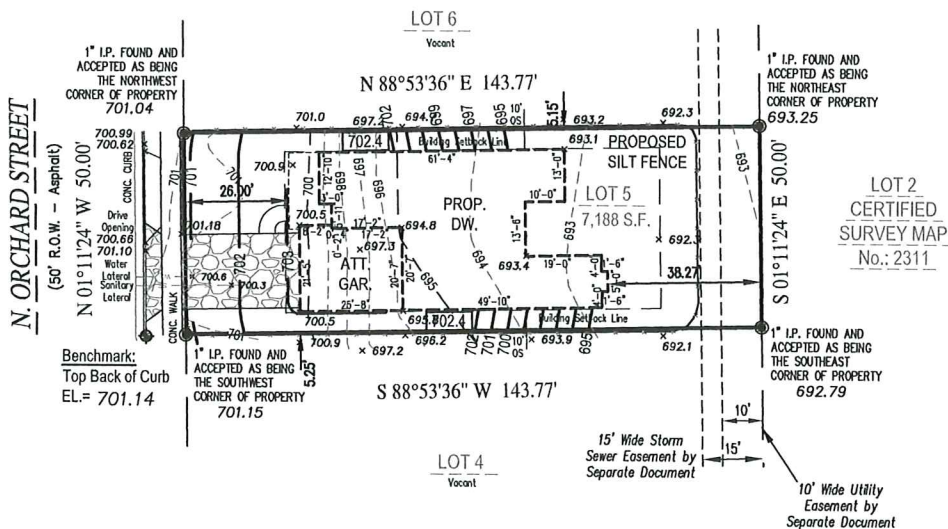
Conversion Table	
Decimal to Inches	Inches to Decimal
0.1" = 1/8"	1" = 0.083'
0.2" = 1/4"	2" = 0.166'
0.3" = 3/8"	3" = 0.250'
0.4" = 1/2"	4" = 0.333'
0.5" = 6"	5" = 0.416'
0.6" = 3/4"	6" = 0.500'
0.7" = 7/8"	7" = 0.583'
0.8" = 8"	8" = 0.666'
0.9" = 9"	9" = 0.750'
1.0" = 10"	10" = 0.833'
1.1" = 11"	11" = 0.916'
1.2" = 12"	12" = 1.000'

NEW GRADING PLAN:

This Note is notice of a future Grading Plan to "ORCHARD STREET SUBDIVISION" that it is being revised to reflect full exposures on Lot 5 and potentially other lots within the same subdivision. Elevations and drainage patterns shown hereon are not confirmed to comply with the new Master Grading Plan.

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated October, 27th, 2020 and was submitted to the Surveyor on October, 27th, 2020. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.



This map was drafted by: LMM

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

**CONTINENTAL
SURVEYING
SERVICES LLC**



CLIENT:
Hillcrest Builders
P.O. BOX 28
Glenbeulah, WI. 53023

PROPERTY ADDRESS:
Lot 5 N. Orchard Street
Thiensville,
Wisconsin

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLETES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Main Office:
2059 Hwy 175, Suite "A"
Richfield, WI. 53076

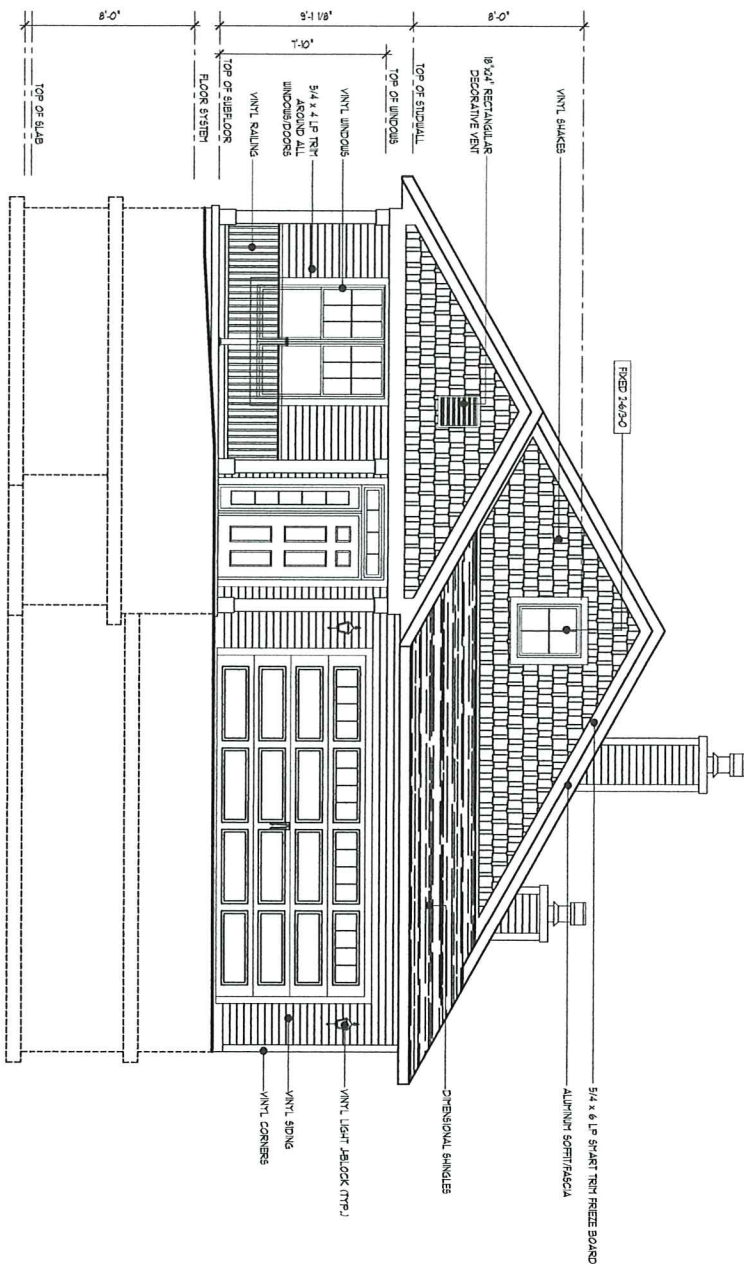
Phone: (262) 389-9200
Website: www.ccssurveys.com
Email: survey@ccssurveys.com

PARCEL INFO:
TAX KEY NUMBER: 12-096-0005.000
PROJECT NO.: 20201027_BS00001
SERVICE PERFORMED: BSO

Dated this 19th Day of NOVEMBER, 2020.



By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



FRONT ELEVATION

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

NOTES

- FOUNDATION
 - FOUNDATION DESIGN TO BE BUILT ON MIN. 1200' 45" SOL. CONDITIONS
 - POURED CONCRETE WALL TO MEET 1500 PSI CONCRETE
 - HOUSE WALLS TO BE 8" x 8" POURED CONCRETE WALLS DUES NOTED OTHERWISE
 - GARAGE AND STORM WALLS TO BE 6" x 40" POURED CONCRETE WALLS DUES NOTED OTHERWISE
 - FOUNDATION WALL, HORIZONTAL REINFORCEMENT FOR A PLAIN CONCRETE WALL SHALL HAVE 4" HORIZONTAL ROSS BAR #8, 1 WALL AND 5'S FOR 4' OF IT WALL CONTINUOUS, 5'S FOR 4' WALL AND 5'S FOR 4' OF IT WALL CONTINUOUS, (TO BEAT) PLACED IN BETWEEN AT CORNERS, HORIZONTAL REINFORCEMENT SHALL EXTEND AROUND CORNERS A MINIMUM OF 30 BAR DIAMETERS
 - FOUNDATION WALLS / VERTICAL REINFORCEMENT SHALL COMPLY WITH MAXIMUM UNBLENDED NET HEIGHT PER 905 TABLE 13.02.6
 - ALL CONCRETE FORMING TO BE A MINIMUM OF 4" BELOW GROUND AND USED AS READ BY SOL. CONDITIONS AND BUILDING CODES
- FOUNDATION WALL TO MEET 1500' CONCRETE TO BE BE POURED WITH 4" DUES AT 12" O.C. AND 1" NO. 10 WALL PENETRATION INTO THE FOOTING AND 8" INTO THE WALL
 - EXTENSIVE FOOTING FOR 8" x 8" PD TO BE MIN. OF 27" DEEPER THAN FOOTING AND OR PER AC 33.04 TABLE 13.01.1
 - DECK FOOTINGS SHALL COMPLY WITH 57.01 OF DISCREPANCY BUILDING CODE CHAPTERS 905 300.03 APPENDIX B
 - HOISTING BREAK LOAD AT ALL BEAM JOINTS
 - SEE ROOF AND GABLE ATT. ALL ROOFING PLACES ROOFING AND SHEET / GABLE TO FOLLOW ALL STATE AND LOCAL CODES
 - ALL INSULATION IS TO BE 2" R-19 INSULATION / G-40, UNLESS NOTED / 2" R-19 INSULATION / UNLESS NOTED
 - ROOF SYSTEMS & 1/2" FLOORS UNLESS NOTED OTHERWISE ALL BEAM JOINTS AND FLOOR SYSTEM SIZES THAT ARE PRESENT IN ROOF RATING PLAN TRUSS LAYOUT, ALL ENGINEERING BY SUPPLIER

GENERAL

- FOUNDATION AND FOOTING CONSTRUCTION TO BE DONE ACCORDING TO THE FOLLOWING:
 - FOUNDATION SHALL BE CONCRETE WITH 4" O.C. BARS. DOOR, WINDOW AND VENTILATION INTO THE FOOTING AND TO THE WALL.
 - EXTERIOR FOOTING FOR 8" x 8" TO BE 24" IN THICKNESS.
 - 2" DIA. CONTINUOUS FOOTING AND OR PER. AC. 30-14 TABLE 12.12.
- DECK FOOTINGS SHALL COMPLY WITH STATE OF MISSISSIPPI BUILDING CODE CHAPTERS 901-30-25 APPENDIX B.
- THERE ARE BREAK REQS. AT ALL BEAM JOINTS.
- SEE CODES AND LOCATE ALL FOOTING, PLASTER, WINDOW AND SHIP. HATCH ON FOLLOWING STATE AND LOCAL CODES.
 - ALL WINDOW UNITS TO BE 2" DIA. WINDOW UNIT W/ WINDOW WELL AREA.
 - WINDOW UNITS SHALL BE EXTERIOR FINISH.
- E-008 SYSTEM IS 1" DIA. HORIZONTAL REBAR. USED TO OVERLAP ALL BEAM JOINTS AND FLOOR 8" DIA. SIZES MUST BE VARYED W/ ROOF RAILING PLAN. NO.6 LAYOUT, ALL ENGINEERING BY SUPPLIER.
- EXTERIOR DOOR SHALL BE 24" x 10'1" SIZED AT 1/2" O.C.
- EXTERIOR WINDOW SHALL BE 24" x 10'1" SIZED AT 1/2" O.C.
- EXTERIOR PARTITION SHALL BE 24" x 10'1" AT 1/2" O.C.
- DIVISIONS ARE 2" DIA.
- ALL BEARING MEMBERS ARE 2" DIA. AND UNLESS OTHERWISE NOTED.
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PLACES FOR ROUGH OPENINGS.
- READER RESPONSIBLE FOR ALL BLOCKING AND PRE-INSTALLATIONS AS REQUIRED BY CODE.
- PROVIDE 4" TIE, HEIGHT 6" OVER REQUIRED 9" SPACE.
- MINIMUM 4" AIR CLEARANCE AS REQUIRED BY CODE.
- CODE LOCATIONS TBD ON SITE AT THE OF DRAWING.

APPLICABLE MUNICIPAL CODES

- DECK, STATE OF WISCONSIN BUILDING CODE CHAPTERS 350-359
APPENDIX B

ROUGH OPENING SCHEDULE

- EXTERIOR / INTERIOR DOORS**

- EXTERIOR DOORS • DOOR • 2 1/2"
- INTERIOR DOORS (INCLUDING BI-FOLDS) • DOOR • 2 1/2"
- DOUBLE DOOR (STANDARD) • DOOR • 2 1/2"
- DOUBLE DOOR (W/ ASYMMETRY) • DOOR • 3 1/2"
- POCKET DOOR • DOOR WIDTH 32, 37, HEIGHT 84 1/4"

SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	1850	SQUARE FEET
BASMENT AREA	1150	SQUARE FEET
FINISHED BASEMENT AREA	750	SQUARE FEET
GARAGE AREA	547	SQUARE FEET
FRONT PORCH AREA	165	SQUARE FEET
REAR PORCH/DECK AREA	105	SQUARE FEET
TOTAL FINISHED LIVING AREA	2750	SQUARE FEET

REVIEW SET - NOT FOR CONSTRUCTION !!!

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REVISIONS:	
9-3-2020	TM
9-30-2020	TM
10-2-2020	TM
10-27-2020	TM



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CUSTOMER:
COOPER RESIDENCE

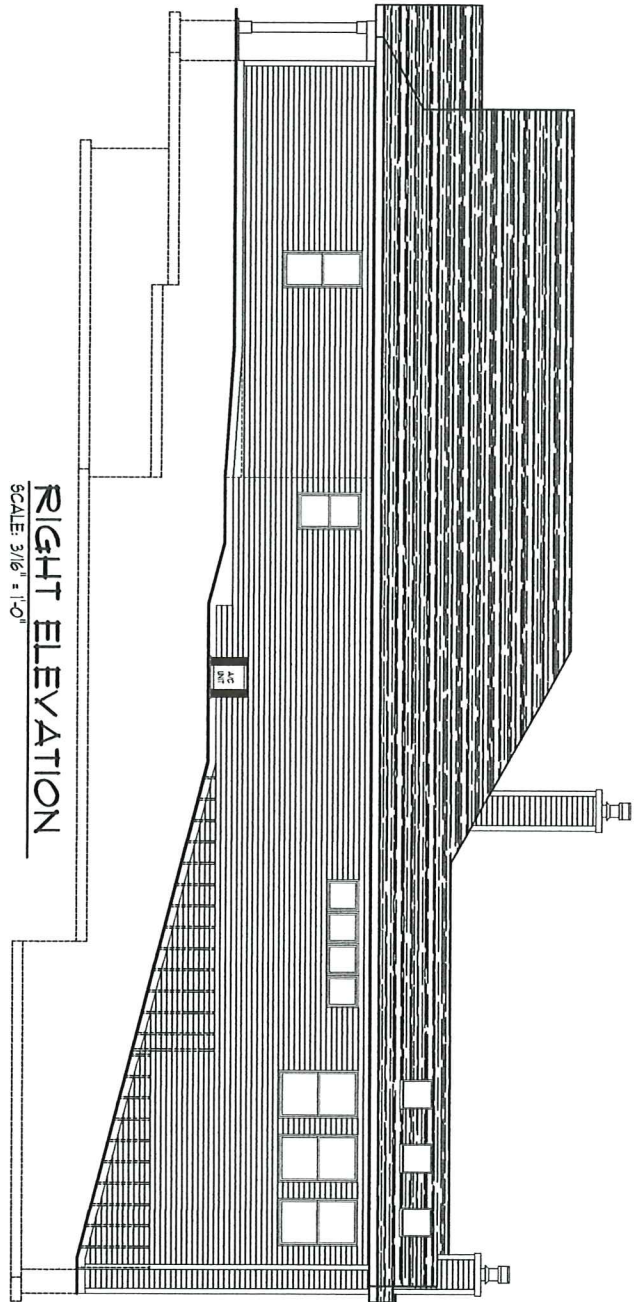
JOB ADDRESS:
110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 26
GLENBEULAH, WI 53023
PH: (920) 526-3029
FAX: (920) 526-3601

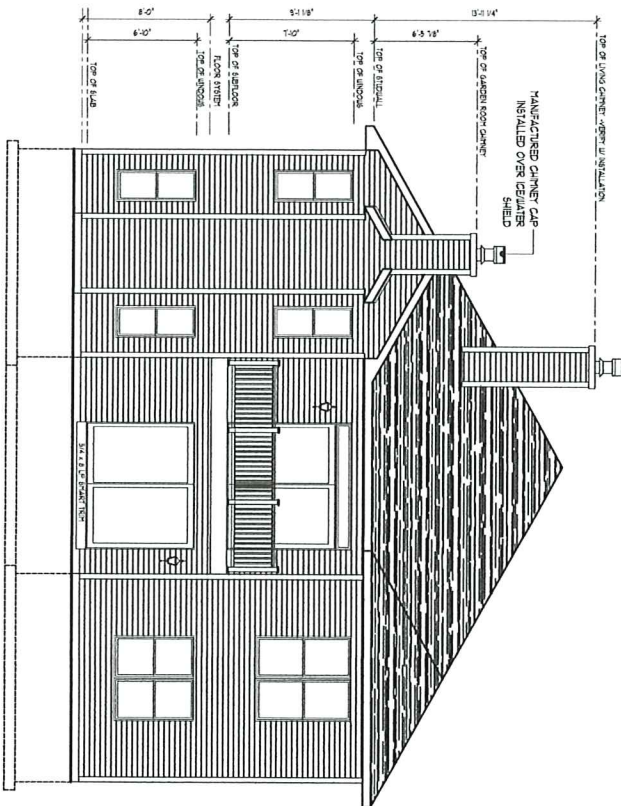
MOD. VINTAGE 1A

JOB NO.

L20-028



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

HILLCREST BUILDERS
110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY OF OZAUKEE

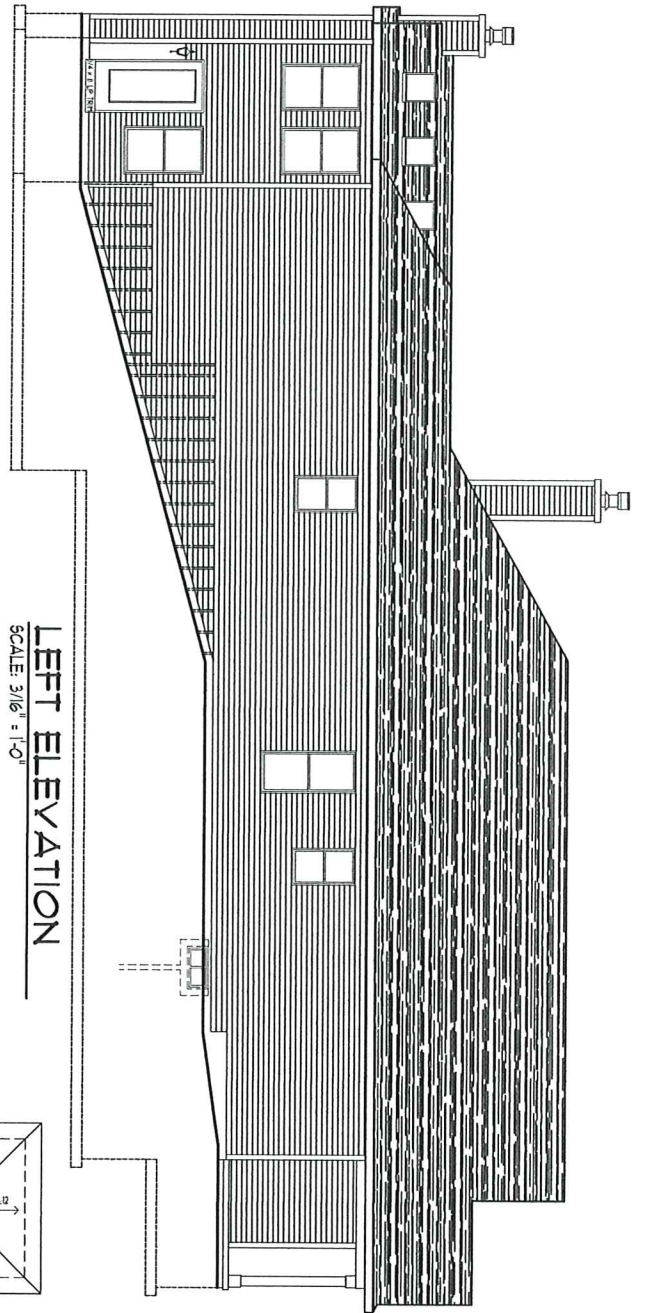
CUSTOMER:
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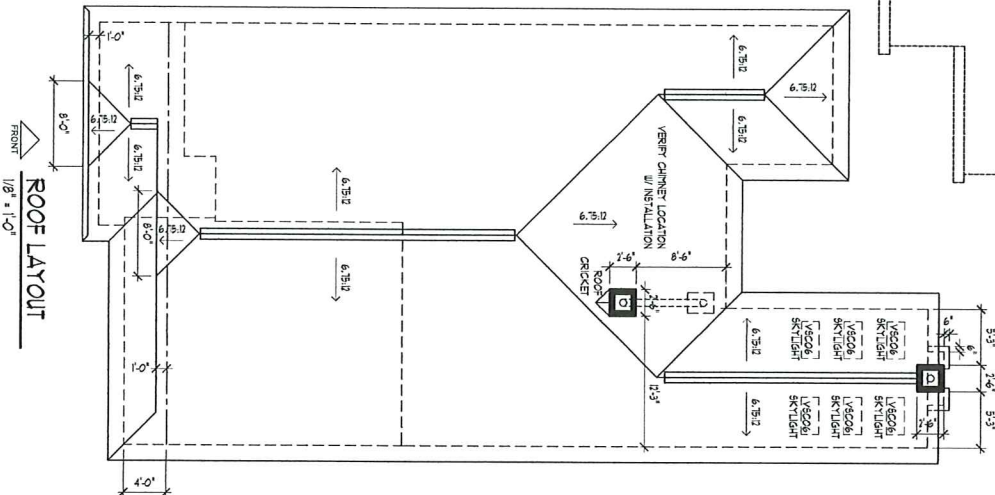
DATE	BY	DESCRIPTION
9-3-2020	TM	
9-30-2020	TM	
10-2-2020	TM	
10-27-2020	TM	

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LEFT ELEVATION
SCALE 3/16" = 1'-0"

NOTES	LEGEND
* ARCHITECTURAL SYMBOLS IN 1/8" = 1'-0" PLAN * IF GAS ROOF HEATING IS USED, INSTALL GAS AND WATER SHUT-OFFS IN ALL APPLICABLE LOCATIONS * ALL DIMENSIONS ARE SHOWN TO STUD * TOP VIEW OF ROOF SHOWS FOR SENSITIVE LAYOUTS * ALL REEL, LEADS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS	CONTINUOUS ROOF VENT STATIC VENT



REVIEW SET - NOT FOR CONSTRUCTION !!!

L20-028

SHEET
3 OF 9

MOD. VINTAGE 1A

HILLCREST BUILDERS
110 ORCHARD STREET
LOT 6, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

CUSTOMER:
COOPER RESIDENCE

JOB ADDRESS:
110 ORCHARD STREET
LOT 6, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

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9-30-2020	TM
10-2-2020	TM
10-27-2020	TM

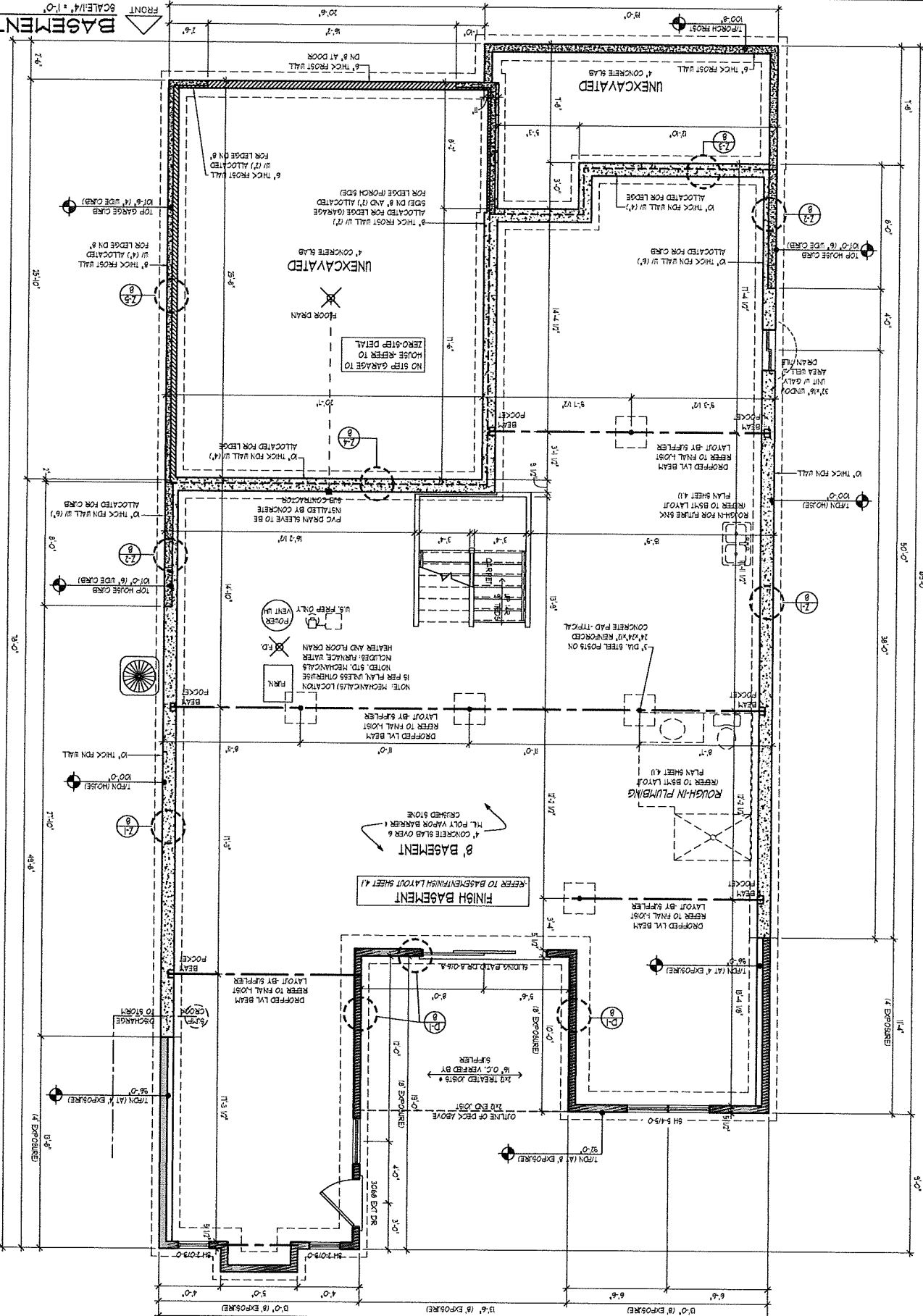
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REVISIONS
9-3-2020
9-30-2020
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BASEMENT PLAN



FINISH BASEMENT
REFER TO BASEMENT FINISH LAYOUT SHEET A1

8' BASEMENT
4" CONCRETE SLAB OVER 6" M.L. POLY VAPOR BARRIER 1
CRUSHED STONE

ROUGH-IN PLUMBING
(REFER TO BOST LAYOUT
PLAN SHEET A1)

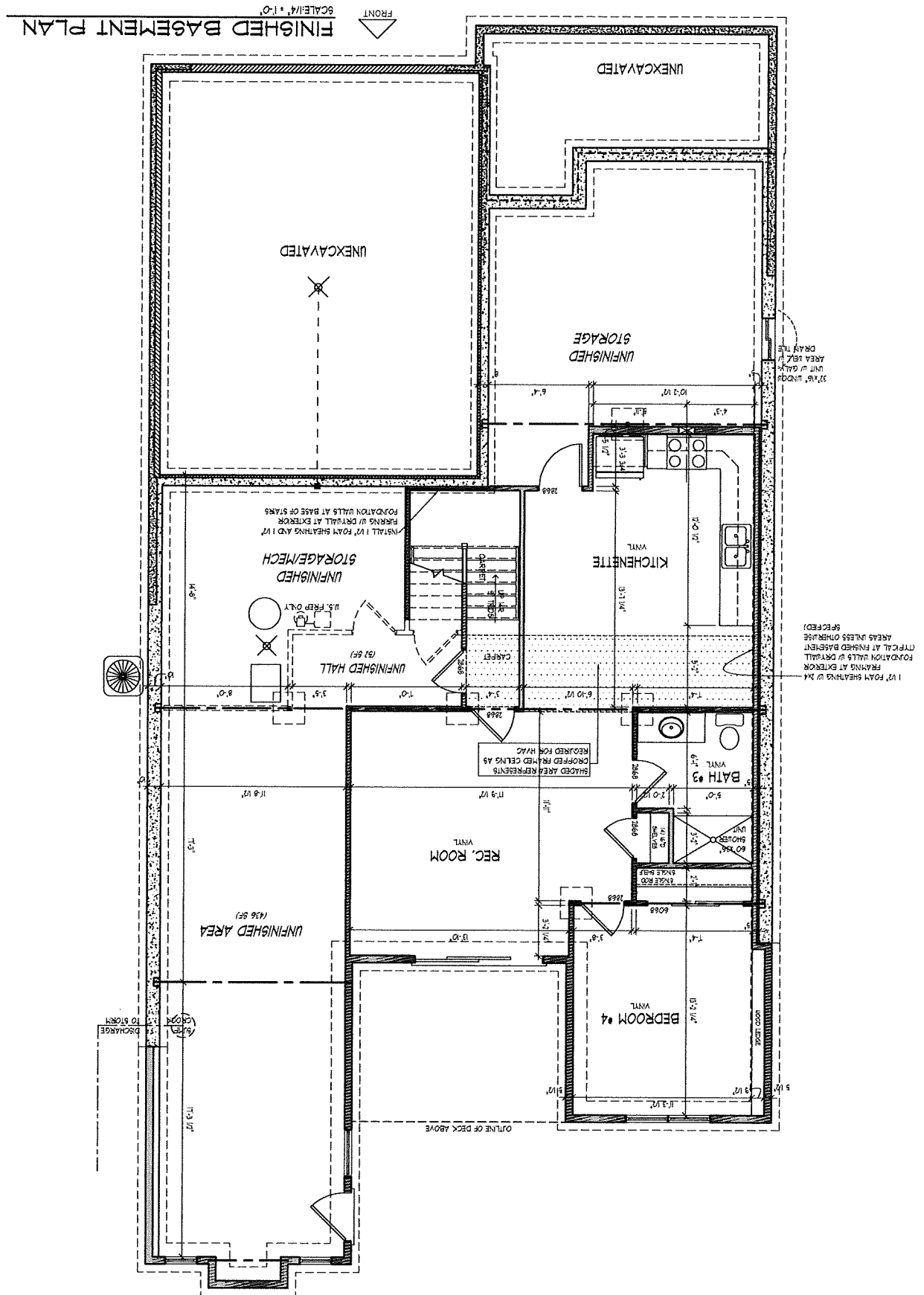
NOTE: MECHANICALS LOCATION
IS PER PLAN UNLESS OTHERWISE
NOTED. STD. MECHANICALS
INCLUDED: FURNACE, WATER
HEATER AND FLOOR DRAIN
U.S. REFR ONLY
FURNACE
F.D.
FURNACE

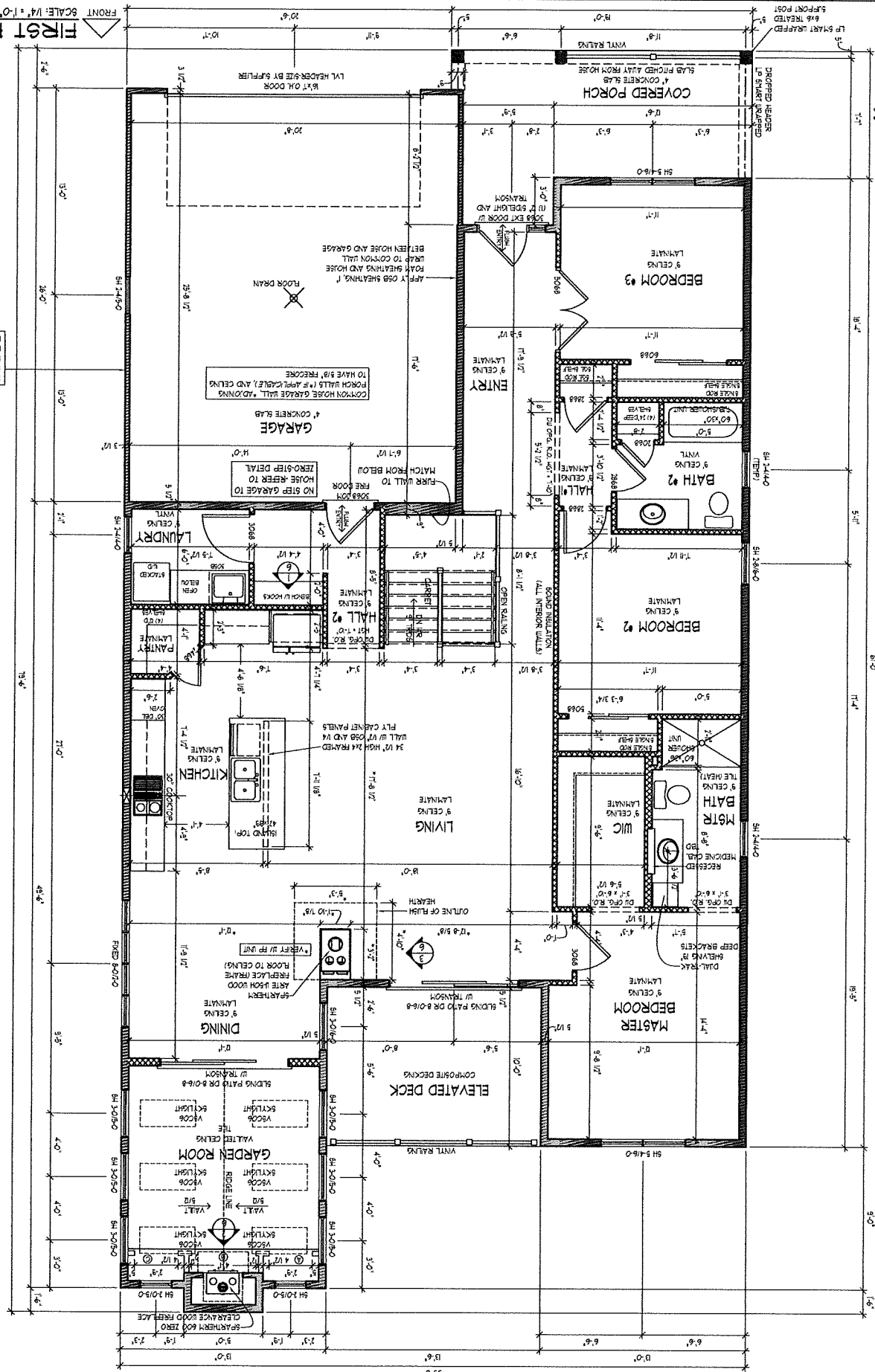
NO STEP GARAGE TO
HOUSE - REFER TO
ZERO-STEP DETAIL

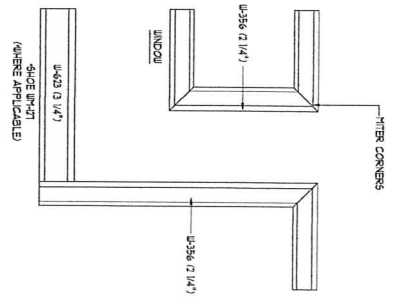
FLOOR DRAIN

UNEXCAVATED
4" CONCRETE SLAB

UNEXCAVATED
4" CONCRETE SLAB

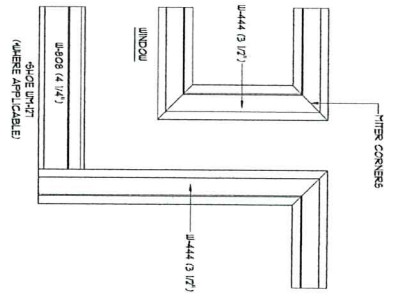






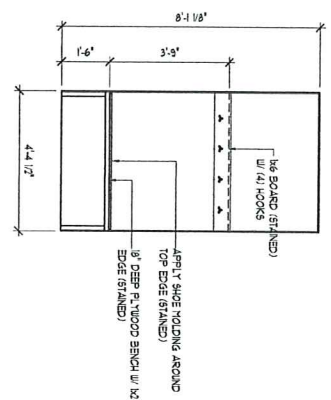
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1 1/2" = 1'-0"

STD. TRIM PACK

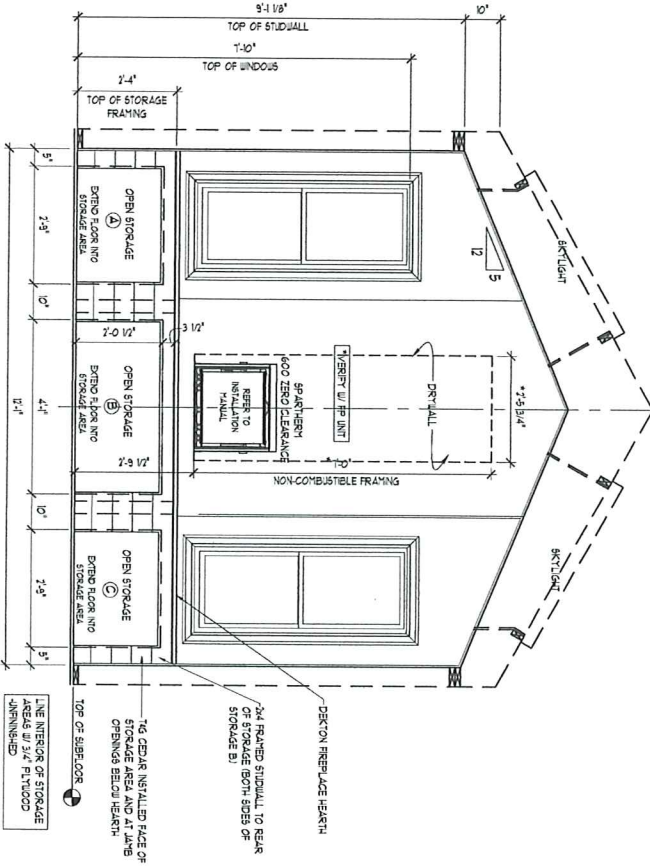


TRIM DETAIL -B6T FLOOR
1 1/2" = 1'-0"

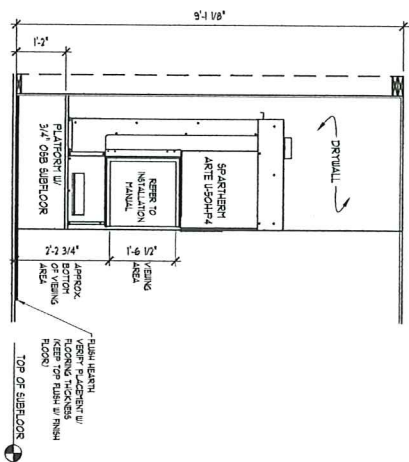
TRIM PACK 1



1 BULL-TIN BENCH DETAIL
3/8" = 1'-0"



2 GARDEN ROOM FIREPLACE ELEVATION
1 1/2" = 1'-0"



3 LIVING/DINING FIREPLACE ELEVATION
1 1/2" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

CUSTOMER:
COOPER RESIDENCE

JOB ADDRESS:
110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZARK

HILLCREST BUILDERS
CLARENCE, MO. 64731
PH: (417) 526-5028
FAX: (417) 526-5028

MODEL:
MOD. VINTAGE 1A

SHEET
6 OF 9

JOB NO.
L20-028

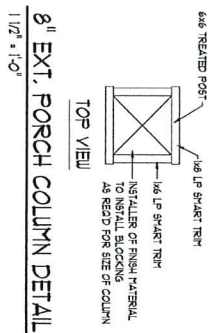
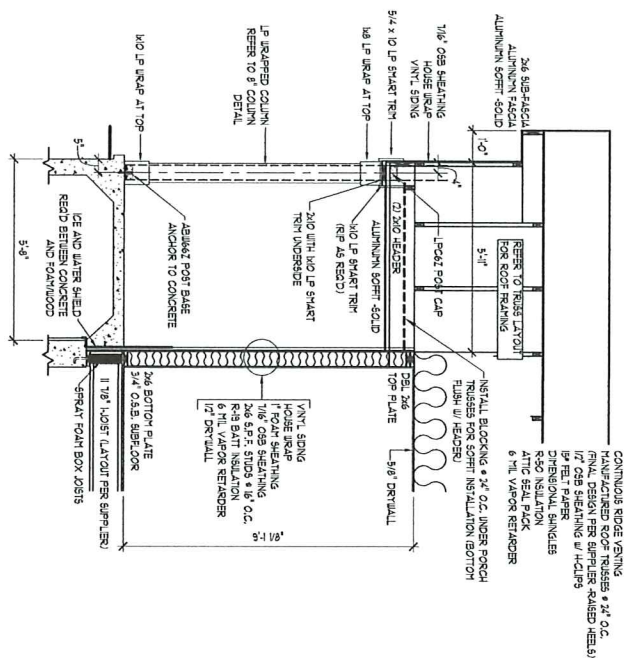
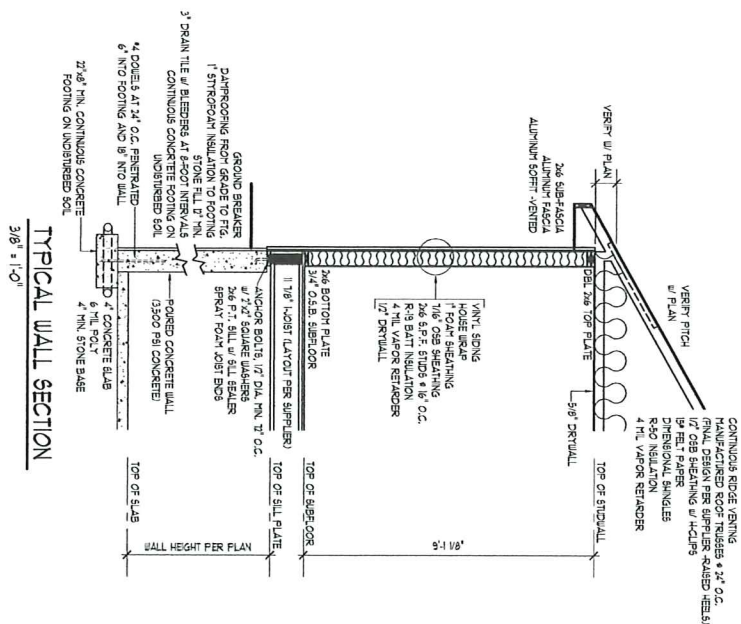
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[illegible]

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CUSTOMER:
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110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 26
GLENBUELAH, WI 5302
PH: (920) 526-5028
FAX: (920) 526-5601

MOD. VINTAGE 1A

SHEET

L20-028

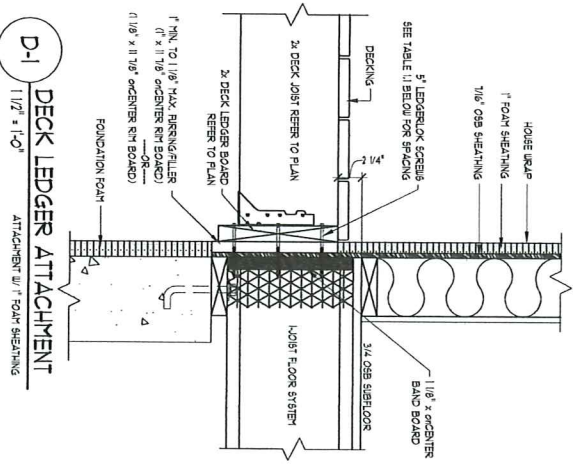
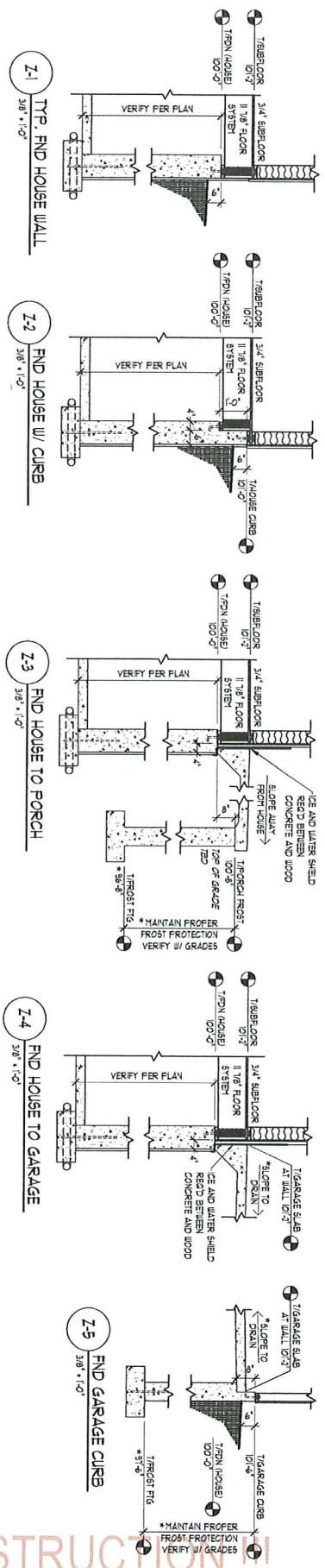
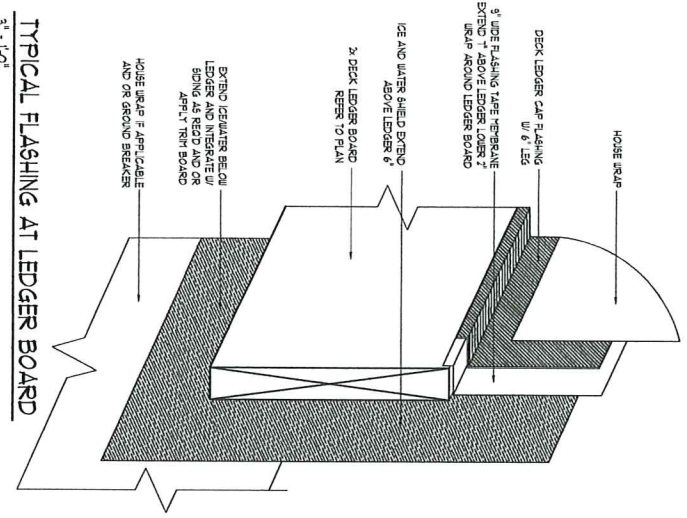
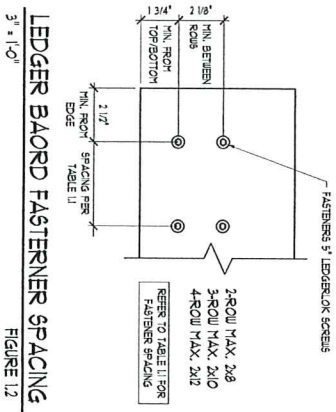


TABLE 11
MAXIMUM SPACING (IN.)

LEDGER CONNECTION DETAIL FASTENERS ARE 5\"/>



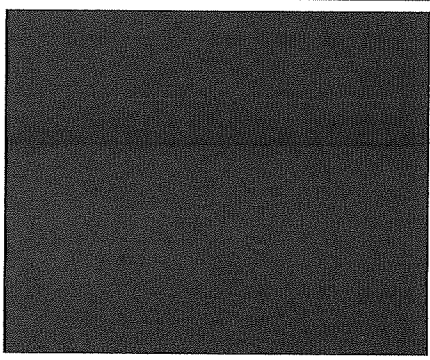
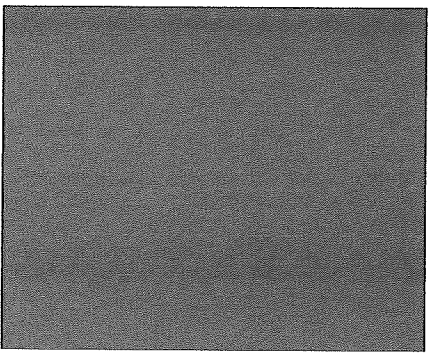
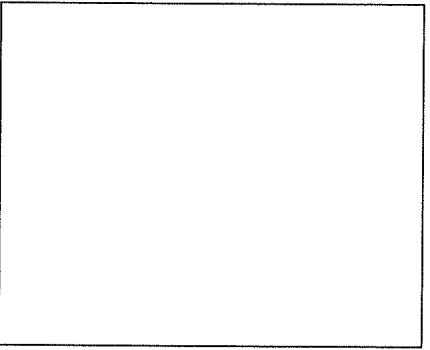
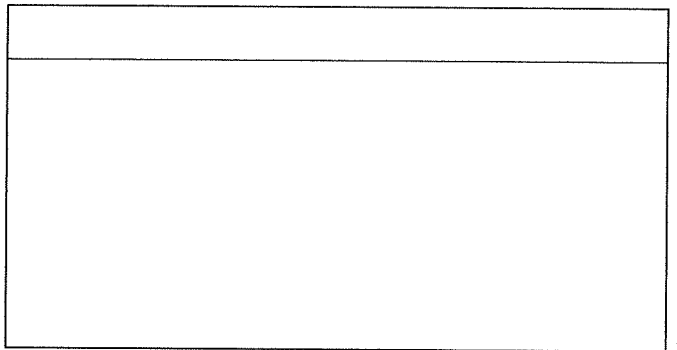
REVIEW SET - NOT FOR CONSTRUCTION!!!



Exterior Color Selections

Customer: Wendy Cooper

Location: Orchard Street Thiensville, WI (Lot #5)

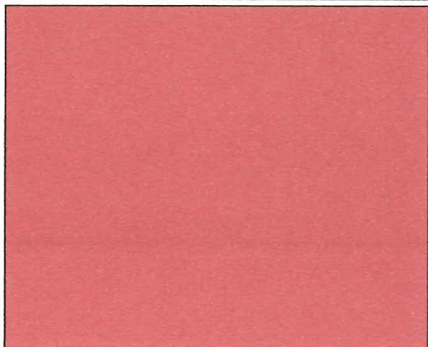
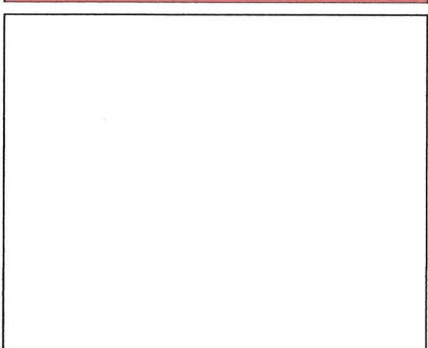
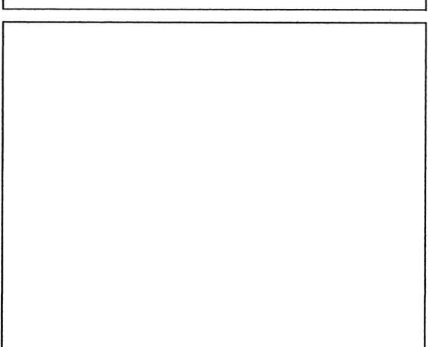
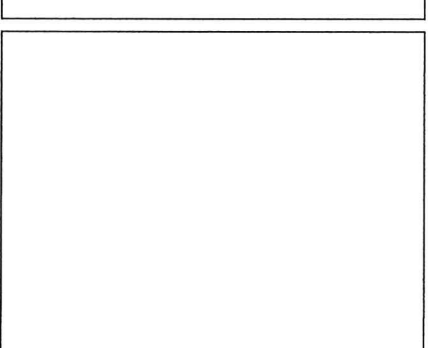
	Roofing: ▪ Mfr: Certaineed Landmark ▪ Color: Driftwood
	Siding: ▪ Mfr: Alside ▪ Color: Alside Riviera Dusk
	Siding: ▪ Mfr: Alside Shake ▪ Color: Alside Ageless Slate
	

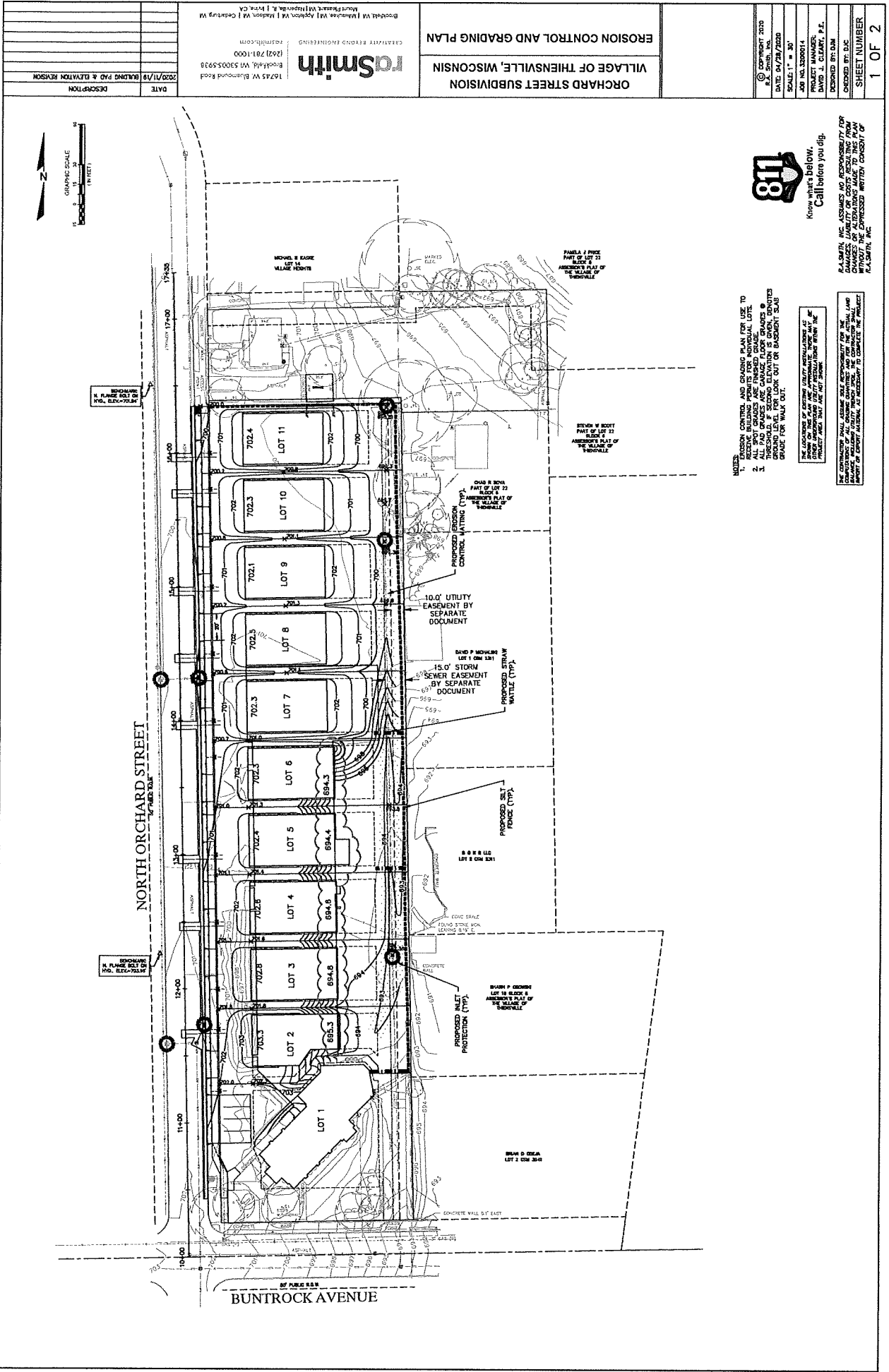


Exterior Color Selections

Customer: Wendy Cooper

Location: Orchard Street Thiensville, WI (Lot #5)

	Front Door: ▪ Mfr: Western ▪ Color: SW6871 Positive Red
	Exterior Windows: ▪ Mfr: Lindsay ▪ Color: White
	Garage Door(s): ▪ Mfr: Amarr Lincoln 2000 ▪ Color: white
	Other exterior: ▪ Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ Color: Alside Glacier White



Print Date: 12/10/2020

BONNILAKE ORCHARD STREET, LLC

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **IV.D.-G.**

Date: December 15, 2020

General Information

Applicant:

Hillcrest Builders

Status of Applicant:

Design/Build Firm

Location:

Lots 5, 8, 10 and 11 Orchard Street

Requested Action:

Approval of House Plans

Existing Zoning:

R-2 Single Family Residential

Report:

The applicant is requesting approval of their architectural plans for the proposed homes on lots 5, 8, 10 and 11 of the Orchard Street development. These homes are designed by Hillcrest Builders and are all similar in design, as view from the front, but with two of the homes having the pedestrian entrance and the garage on opposite sites from the other two. The real noticeable change in the homes will be that all four homes have a different color scheme.

More specifically, the color scheme for the proposed home on lot 5 will be Alside Riviera Dusk for the siding and that will be accented by Ageless Slate color on the shake material. The roof material will be dimensional shingles driftwood color. The color of both the siding and shake material on the home for lot 8 will be Alside Coastal Sage and the roof shingles will be of the Certainteed Landmark type in Driftwood. The siding color on the home for lot 10 will be Alside Sterling Grey and the shake material will be of Platinum Gray color and the roof shingles will be dimensional in the Pewter color. The color of the siding on the home on lot 11 will be Tuscan Clay with the Shake material being Monterey Sand with the roof being on the Weatherwood color.

The homes range in size from 2,750 square feet of livable space on lot 5 with a 547 square foot garage; the home on lot 8 is proposed at 2,351 square feet with a 505 square foot garage; lot 10 proposed at 1,908 square feet with a 558 square foot garage and the home on lot 11 is proposed at 1,682 with a 303 square foot garage. All homes will be of vinyl siding with a dimensional shingle roof. The color scheme for each home along with the home design and interior space layout is included in your packet.

Staff Comments:

My review indicates that the plans are all code compliant and while the home designs are like one another, the noticeable change from one to the next is their color scheme. They will, however, complement the character of the neighborhood and therefore staff recommends approval subject to:

- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application

Property Address: Lot 8 - 116 N. Orchard Street, Thiensville WI 53092

Tax Key #

Property Owner

Bonnilake Orchard Street, LLC

Name

592 W. Bonniwell Road, Mequon 53097

Address

414-940-9912

Phone

bonnilake-re@sbcglobal.net

Email address

R-2 Single Family

Current Zoning

Applicant ☐ Same as owner

Hillcrest Builders - John A. Ader

Name

124 S. Swift Street, Glenbeulah, WI 53023

Address

(O)920-526-3028 (C)920-980-8308

Phone

jader@hillcrestbuilders.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.

New Single Family Residence

John A. Ader

Applicant's Signature

11/23/20

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.

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As-Surveyed)

Lot 8, ORCHARD STREET SUBDIVISION, being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 21 East, located in the Village of Thiensville, Ozaukee County, Wisconsin.

NOTE: Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

For questions regarding underground utilities please contact:

DEEPS OUTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-5511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



Proposed Concrete Walk - 34 S.F.
Proposed Driveway - 548 S.F.
Proposed Drive Approach - 78 S.F.

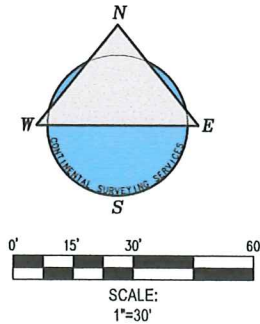
Prop. & Approx. 1st Floor - 704.4
Prop. Top of Wall - 703.17
Prop. Garage Slab - 702.83
Prop. Finished Yard Grade - 702.5
(Per Grading Plan)
Prop. Top of Footing - 695.17

Proposed 29.7' Driveway
Driveway Slope - 7.7%

Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

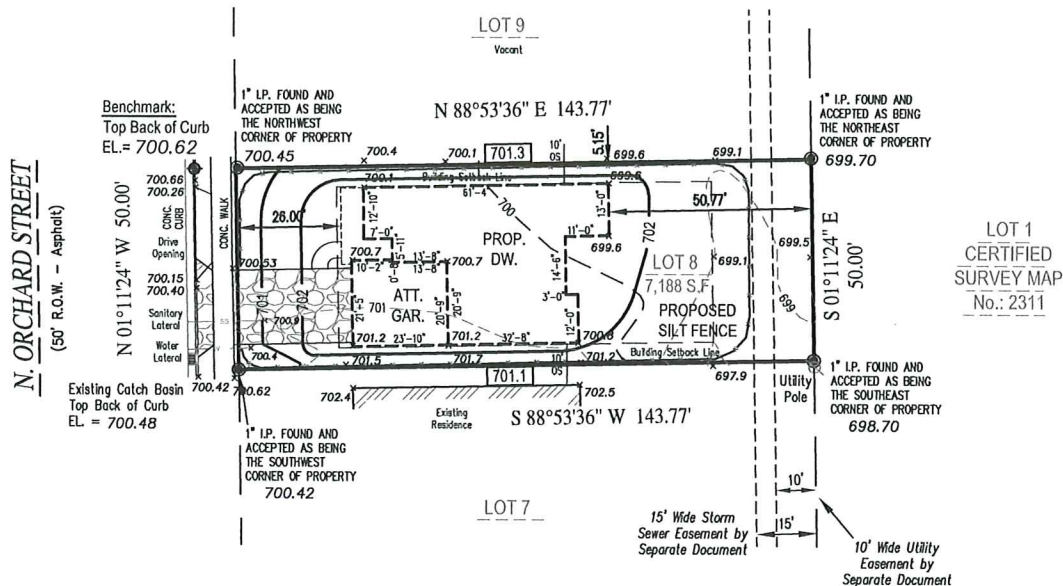
As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown herein within the Subject Property or onto adjoining properties. Proposed Grades shown herein are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. Proposed Grades shown herein may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. **HEREFORE** all Proposed Grades shown must be verified and checked by an Licensed Professional Engineer or by another party willing to provide an opinion of the adverse effects of the Proposed Grades shown herein and **HEREBY** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. **If the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the Surveyor at the cost of the Client will hire a Civil Engineer who could determine the adverse effects of the proposed grades shown herein.**
ALL RECOMMENDATIONS ARE WELCOMED.



Conversion Table	
Decimal to Inches	Inches to Decimal
0.1" = 1/8"	1" = 0.083'
0.2" = 1/4"	2" = 0.166'
0.3" = 3/8"	3" = 0.250'
0.4" = 1/2"	4" = 0.333'
0.5" = 5/8"	5" = 0.416'
0.6" = 3/4"	6" = 0.500'
0.7" = 7/8"	7" = 0.583'
0.8" = 4/5"	8" = 0.666'
0.9" = 9/10"	9" = 0.750'
1.0" = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

PROPOSED BUILDING NOTE:

The Proposed building(s) and/or addition(s) shown on this survey has been drawn and/or was field staked per drawings dated November, 06th, 2020 and was submitted to the Surveyor on November, 06th, 2020. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and/or errors. In regards to the proposed building(s) and/or addition(s) please direct all questions to Client named on this map.



This map was drafted by: LMM

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

**CONTINENTAL
SURVEYING
SERVICES LLC**



CLIENT:
Hillcrest Builders
P.O. BOX 28
Glenbeulah, WI. 53023

PROPERTY ADDRESS:
Lot 8 N. Orchard Street
Thiensville,
Wisconsin

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLES WITH WISCONSIN ADMINISTRATIVE CODE AC-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 89.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

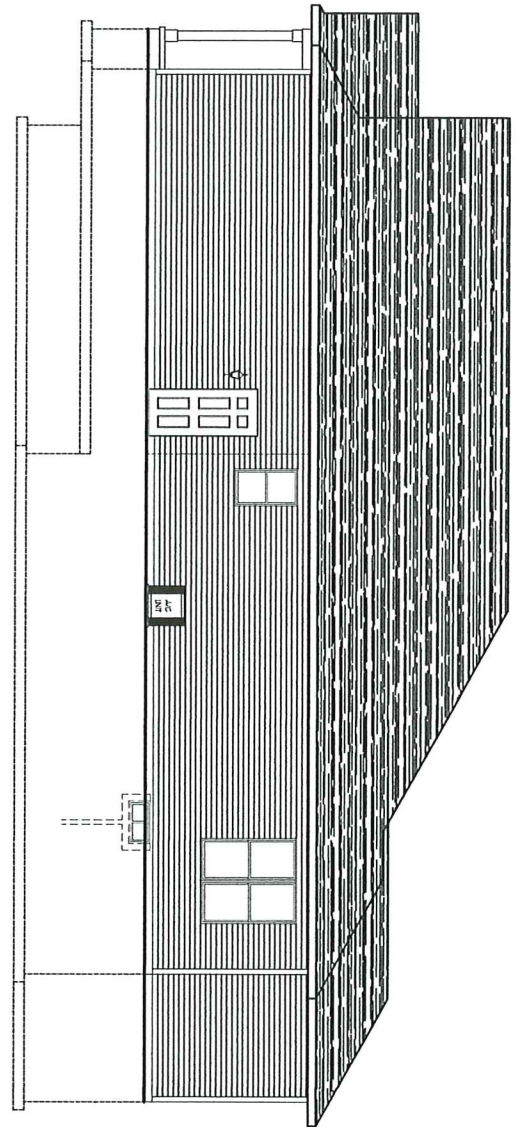
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

PARCEL INFO:
TAX KEY NUMBER: 12-096-0008.000
PROJECT NO.: 20201106_BS00001
SERVICE PERFORMED: BS0

Dated this 18th Day of NOVEMBER, 2020.

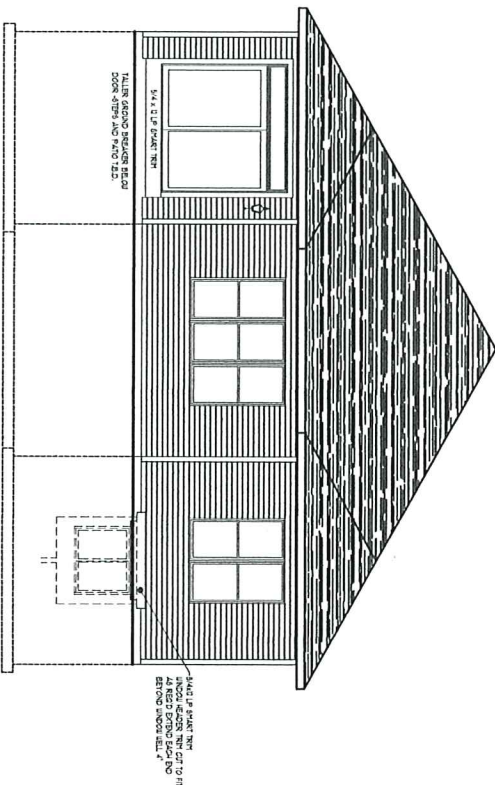


By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

CUSTOMER:
EVANS RESIDENCE

JOB ADDRESS:
116 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
116 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE
PHONE: (920) 526-3024
FAX: (920) 526-3024

MODEL:
MOD. VINTAGE 1A

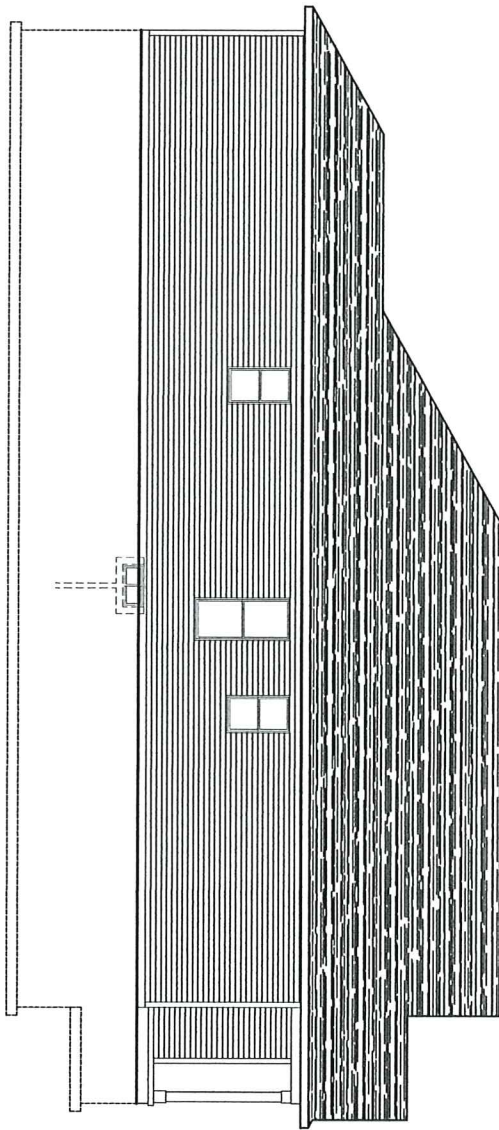
SHEET
2 OF 8

JOB NO.
L20-046



REVISIONS:	
10-16-2020	TM
11-6-2020	TM
11-17-2020	TM

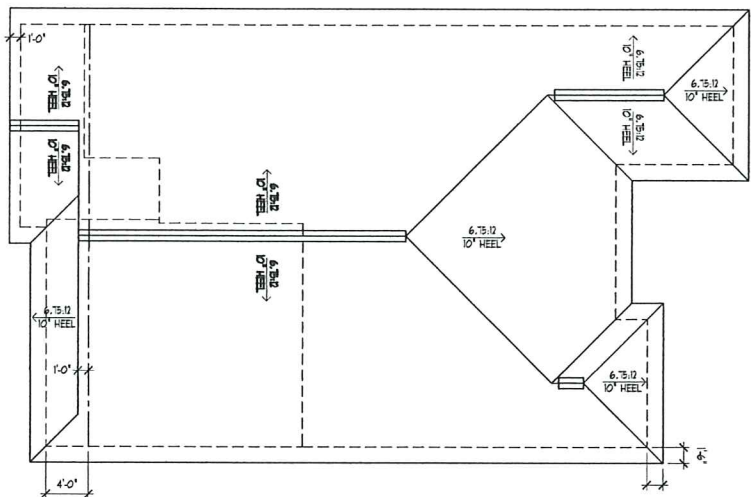
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LEFT ELEVATION

SCALE: 3/16" = 1'-0"

NOTES	LEGEND
• ACQUANTER SHINGLES BY 12" ELT • 12" GIB ROOF SHEETING BY 12" ELT • INSTALL 1/2" AIR WATER SHIELD WITHIN 3" OF EAVES AND AT ALL VALLES • INSTALL CONTINUOUS ROOF VENTING IN ALL APPLICABLE LOCATIONS • ALL DIMENSIONS ARE SHOWN TO STUD • FOR VIEW OF ROOF FLASH FOR REFERENCE LAYERS TO FULL DIMENSIONED TRIMS • ALL DIMENSIONS TO BE VERIFIED FROM FINAL TRIM LAYOUTS	CONTINUOUS ROOF VENT 5/16" VENT



ROOF LAYOUT

1/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

CUSTOMER:
EVANS RESIDENCE

JOB ADDRESS:
116 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
O. BOX 21, AXMINSTER, WI 53001
PH: (262) 526-2023
FAX: (262) 526-5001

MODEL:
MOD. VINTAGE 1A

SHEET
3 OF 8

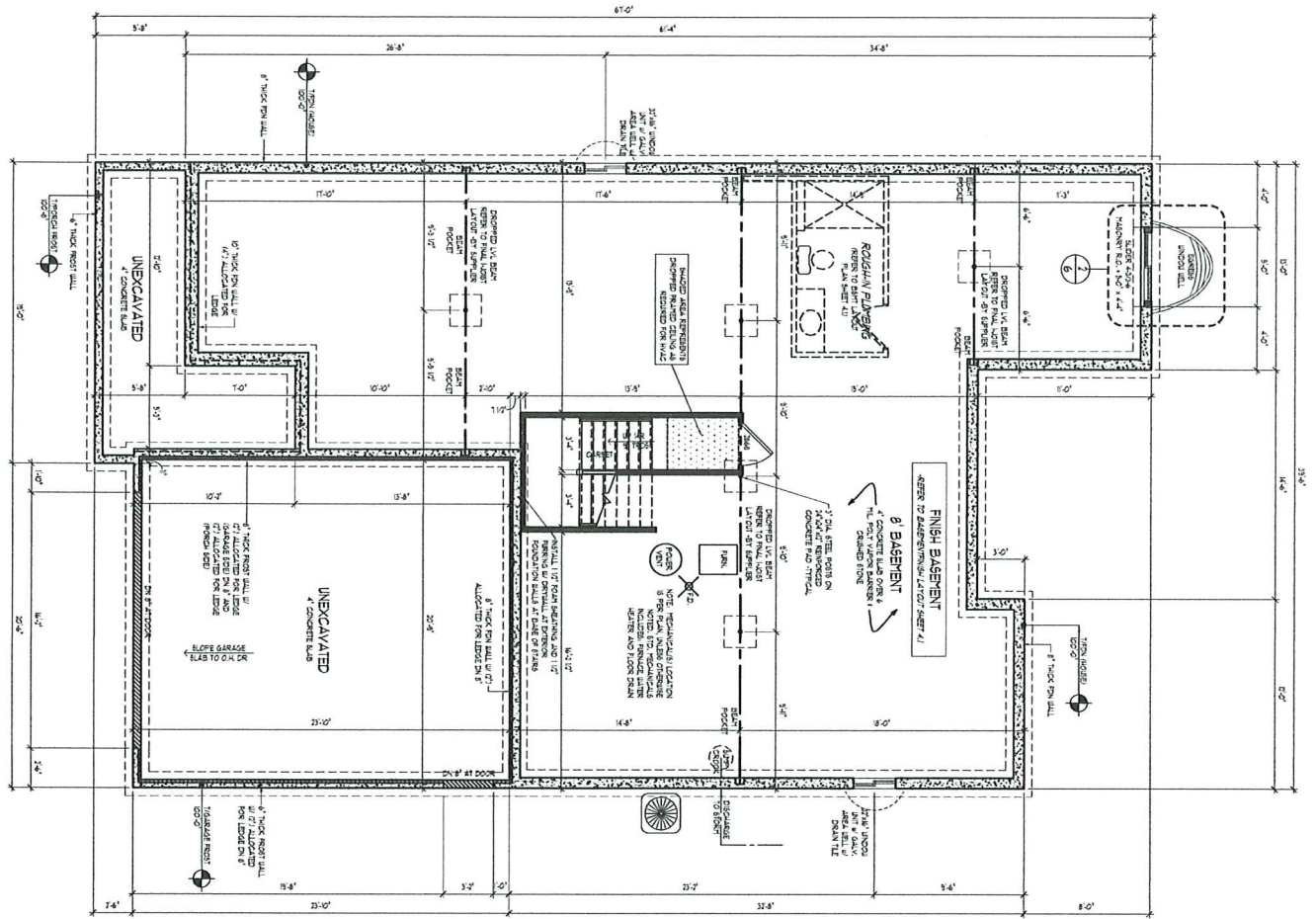
JOB NO.
L20-046

HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

REVISIONS:	DATE	BY
10-16-2020	TM	
11-6-2020	TM	
11-17-2020	TM	

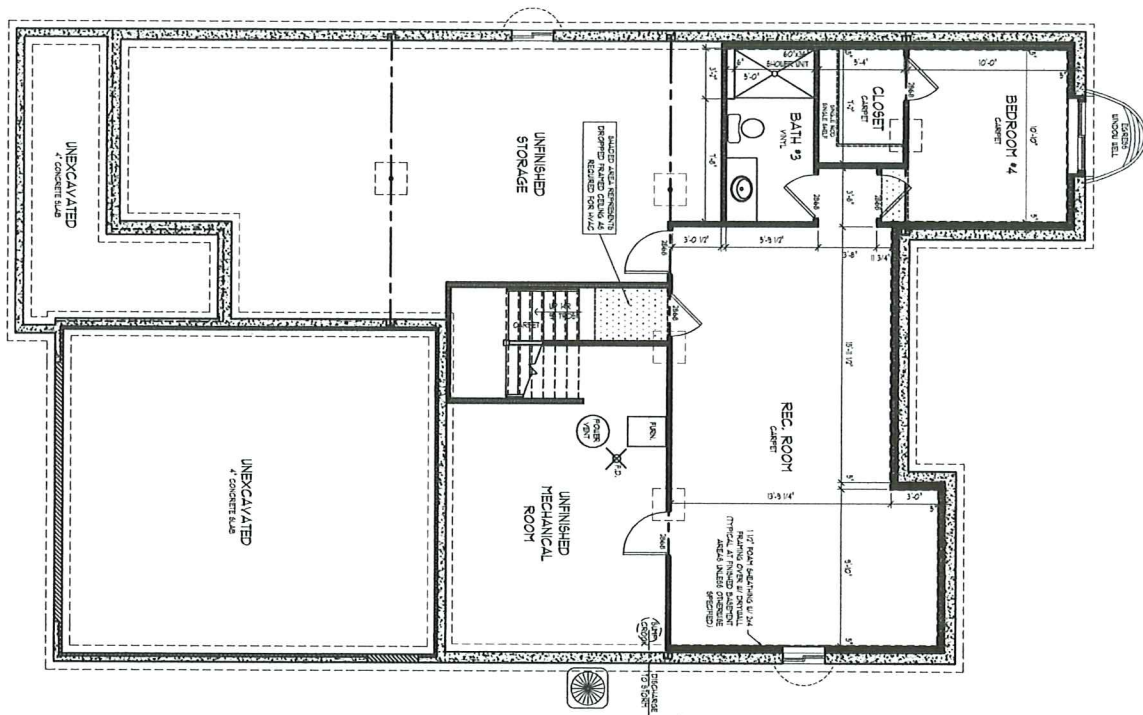
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BASMENT PLAN SCALE 3/8" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

CUSTOMER: EVANS RESIDENCE 116 ORCHARD STREET LOT 8, ORCHARD STREET SUBDIVISION VILLAGE OF THIENSVILLE COUNTY: OZAUKEE		Hillcrest builders VISIT US AT www.hillcrestbuilders.com		REVISIONS: <table border="1"> <tr> <td>10-16-2020</td> <td>TM</td> </tr> <tr> <td>11-6-2020</td> <td>TM</td> </tr> <tr> <td>11-17-2020</td> <td>TM</td> </tr> </table>	10-16-2020	TM	11-6-2020	TM	11-17-2020	TM	NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.
10-16-2020	TM										
11-6-2020	TM										
11-17-2020	TM										
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HILLCREST BUILDERS 116 ORCHARD STREET VILLAGE OF THIENSVILLE, WI 53024 PH: (920) 526-3224 FAX: (920) 526-3221											



REVIEW SET - NOT FOR CONSTRUCTION !!!

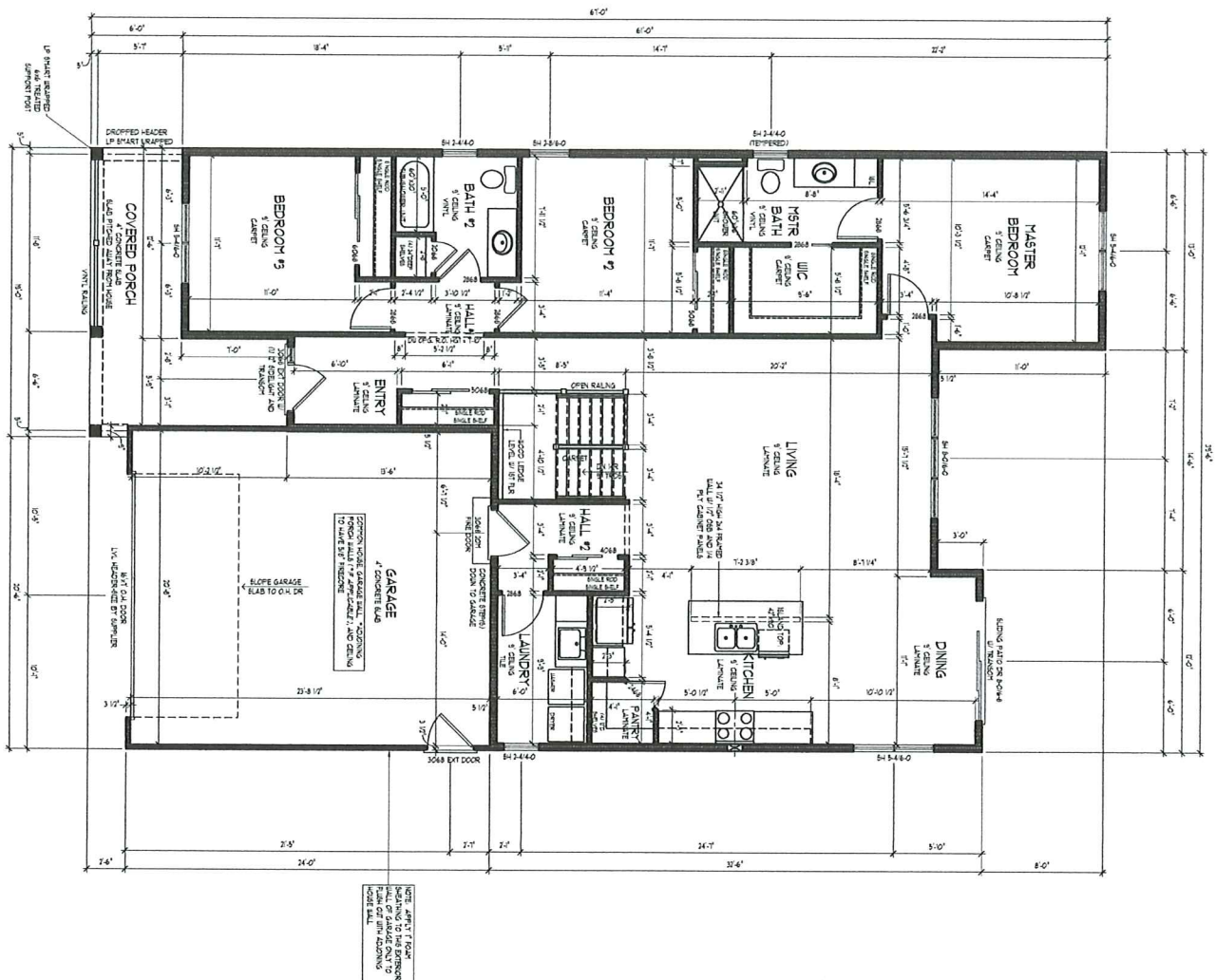
HILLCREST BUILDERS
CLARENCE, WI 53003
PH: (920) 526-0228
FAX: (920) 526-0501
MODEL:
MOD. VINTAGE 1A
SHEET
4.1 OF 8
JOB NO.
L20-046

CUSTOMER:
EVANS RESIDENCE
JOB ADDRESS:
116 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST
builders
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REVISIONS		
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11-6-2020	TM	
11-17-2020	TM	
8-18-2020	JA	

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FIRST FLOOR PLAN

SCALE 3/8" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

L20-046

SHEET
5 OF 8

MOD. VINTAGE 1A

HILLCREST BUILDERS
116 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

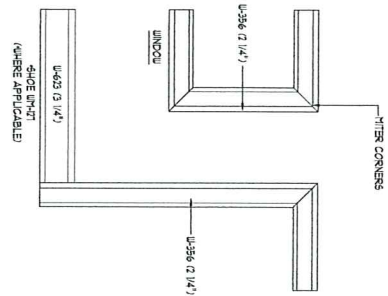
CUSTOMER:

EVANS RESIDENCE

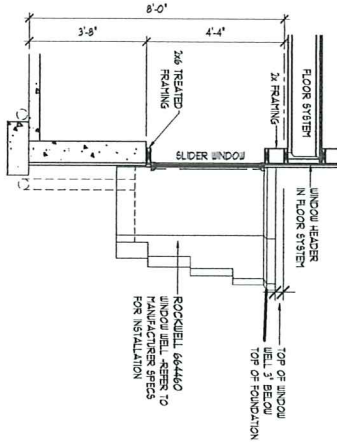
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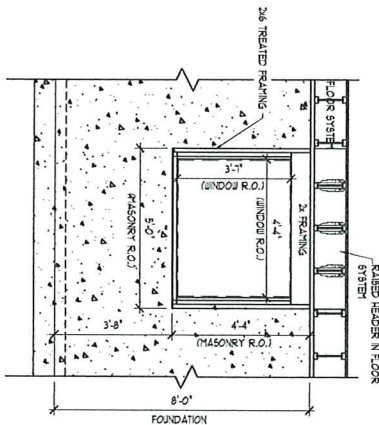
VISIT US AT www.hillcrestbuilders.com



TRIM DETAIL
 1 1/2" x 1'-0" 3/16" TRIM PLANK



2
 8' EGRESS WINDOW WELL DETAIL
 3/8" x 1'-0"
 WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR



REVIEW SET - NOT FOR CONSTRUCTION !!!

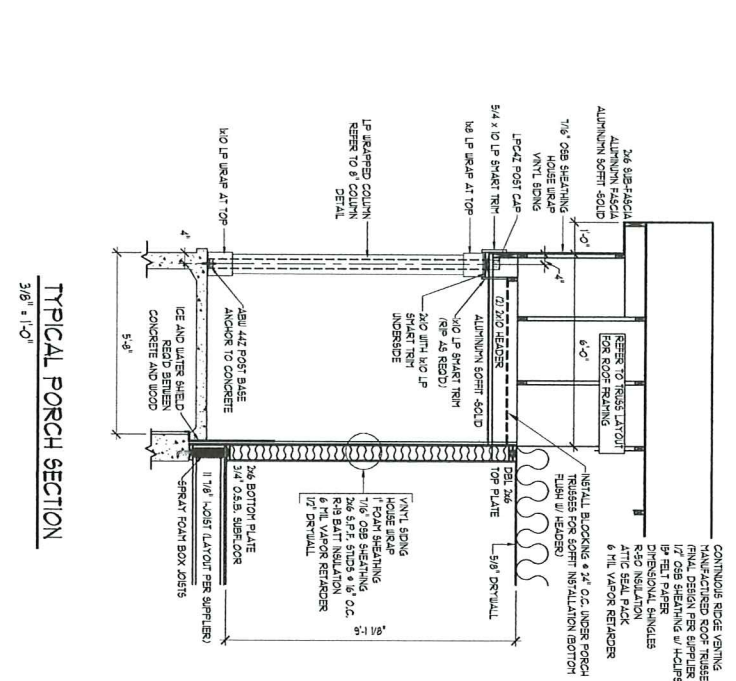
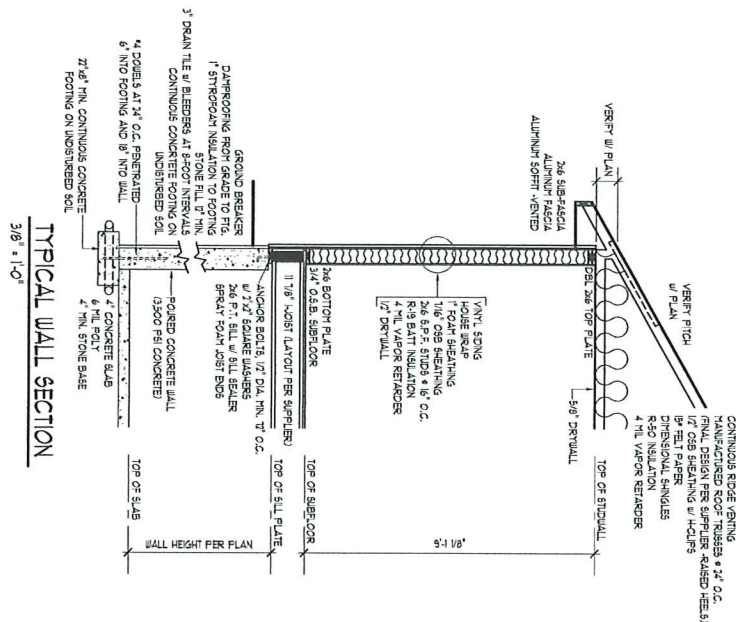
HILLCREST BUILDERS
 P.O. BOX 29
 CLINTON, MO 64733
 PH: (660) 526-0028
 FAX: (660) 526-0031
 MOD. VINTAGE 1A
 SHEET
 6 OF 8
 JOB NO.
 L20-046

CUSTOMER:
EVANS RESIDENCE
 JOB ADDRESS:
 116 ORCHARD STREET
 LOT 8, ORCHARD STREET SUBDIVISION
 VILLAGE OF THIENSVILLE
 COUNTY: OZAUKEE

HILLCREST
 builders
 VISIT US AT www.hilcrestbuilders.com

REVISIONS:		
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11-6-2020	TM	
11-17-2020	TM	

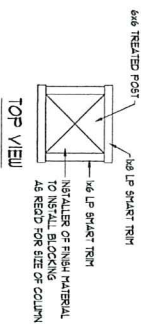
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REVIEW SET - NOT FOR CONSTRUCTION !!!

8" EXT. PORCH COLUMN DETAIL

1/16" = 1'-0"



TYPICAL PORCH SECTION

3/8" = 1'-0"

CUSTOMER:
EVANS RESIDENCE
1116 ORCHARD STREET
LOT 8, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLADWIN, MI 49735
PH: (517) 924-2028
FAX: (517) 924-2028

MODEL:
MOD. VINTAGE 1A

SHEET
7 OF 8

JOB NO.
L20-046

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REVISIONS:

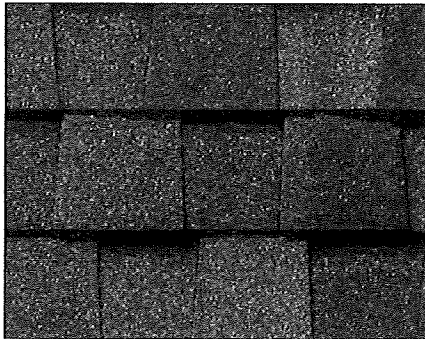
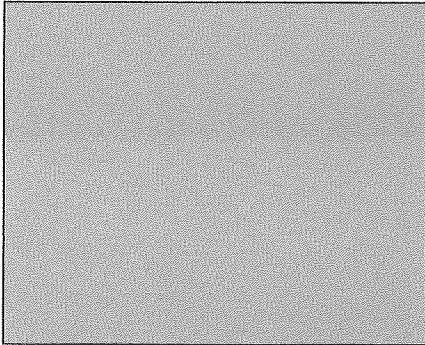
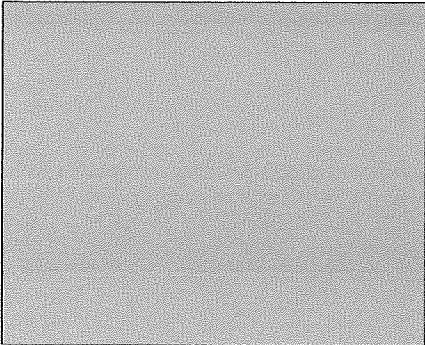
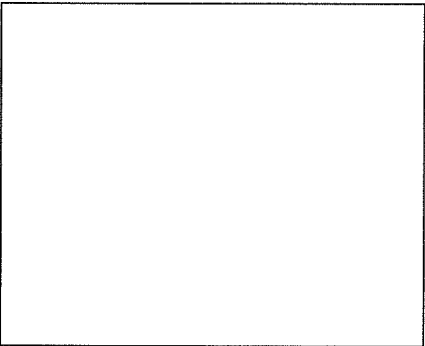
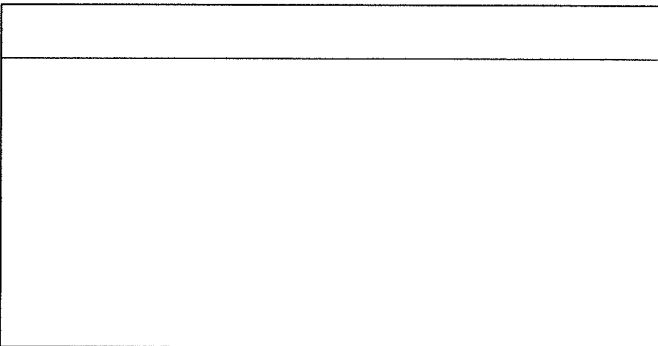
10-15-2020 TM
11-6-2020 TM
11-17-2020 TM



Exterior Color Selections

Customer: Evans

Location: Orchard Street Thiensville, WI (Lot #8)

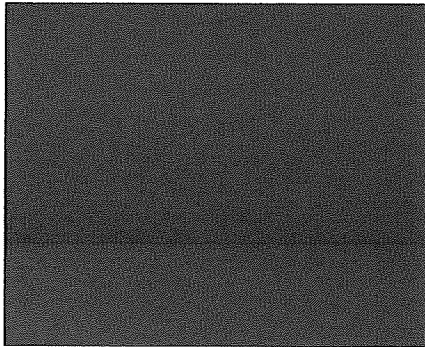
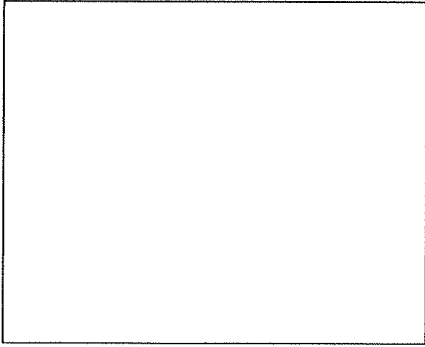
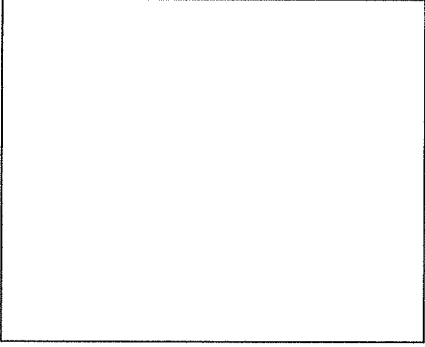
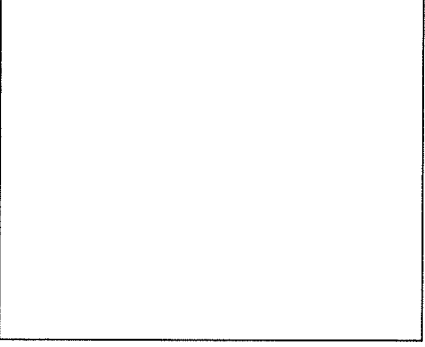
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Exterior Color Selections

Customer: Evans

Location: Orchard Street Thiensville, WI (Lot #8)

	Front Door: ▪ Mfr: Western ▪ Color: SW 6244 Naval
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	Other exterior: ▪ Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ Color: Alside Glacier White

Print Date: 12/10/2020

BONNILAKE ORCHARD STREET, LLC

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **IV.D.-G.**

Date: December 15, 2020

General Information

Applicant:

Hillcrest Builders

Status of Applicant:

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Location:

Lots 5, 8, 10 and 11 Orchard Street

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R-2 Single Family Residential

Report:

The applicant is requesting approval of their architectural plans for the proposed homes on lots 5, 8, 10 and 11 of the Orchard Street development. These homes are designed by Hillcrest Builders and are all similar in design, as view from the front, but with two of the homes having the pedestrian entrance and the garage on opposite sites from the other two. The real noticeable change in the homes will be that all four homes have a different color scheme.

More specifically, the color scheme for the proposed home on lot 5 will be Alside Riviera Dusk for the siding and that will be accented by Ageless Slate color on the shake material. The roof material will be dimensional shingles driftwood color. The color of both the siding and shake material on the home for lot 8 will be Alside Coastal Sage and the roof shingles will be of the Certainteed Landmark type in Driftwood. The siding color on the home for lot 10 will be Alside Sterling Grey and the shake material will be of Platinum Gray color and the roof shingles will be dimensional in the Pewter color. The color of the siding on the home on lot 11 will be Tuscan Clay with the Shake material being Monterey Sand with the roof being on the Weatherwood color.

The homes range in size from 2,750 square feet of livable space on lot 5 with a 547 square foot garage; the home on lot 8 is proposed at 2,351 square feet with a 505 square foot garage; lot 10 proposed at 1,908 square feet with a 558 square foot garage and the home on lot 11 is proposed at 1,682 with a 303 square foot garage. All homes will be of vinyl siding with a dimensional shingle roof. The color scheme for each home along with the home design and interior space layout is included in your packet.

Staff Comments:

My review indicates that the plans are all code compliant and while the home designs are like one another, the noticeable change from one to the next is their color scheme. They will, however, complement the character of the neighborhood and therefore staff recommends approval subject to:

- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application

Property Address: Lot 10 - 120 N. Orchard Street, Thiensville WI 53092

Tax Key #

Property Owner

Bonnilake Orchard Street, LLC

Name

592 W. Bonniwell Road, Mequon 53097

Address

414-940-9912

Phone

bonnilake-re@sbcglobal.net

Email address

R-2 Single Family

Current Zoning

Applicant ☐ Same as owner

Hillcrest Builders - John A. Ader

Name

124 S. Swift Street, Glenbeulah, WI 53023

Address

(O)920-526-3028 (C)920-980-8308

Phone

jader@hillcrestbuilders.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.

New Single Family Residence

John A. Ader
Applicant's Signature

11/23/20
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.

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As-Surveyed)

Lot 10, ORCHARD STREET SUBDIVISION, being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 21 East, located in the Village of Thiensville, Ozaukee County, Wisconsin.

NOTE: Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

For questions regarding underground utilities please contact:

DEEPSURF
PHONE: Wisconsin 1 Call Center 1 (800) 242-5511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



Proposed Concrete Walk - 40 S.F.
Proposed Driveway - 535 S.F.
Proposed Drive Approach - 88 S.F.

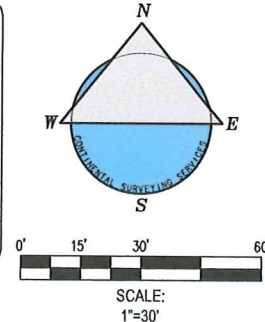
Prop. Garage Curb - 703.3
Prop. & Approx. 1st Floor - 702.97
Prop. Garage Slab - 702.97
Prop. Top of House Curb - 702.80
Prop. Finished Yard Grade - 702.3
(Per Grading Plan)
Prop. Top of Wall - 701.80
Prop. Top of Footing - 693.80

Proposed 27.5' Driveway
Driveway Slope - 9.2%

Proposed Wall Height per Plans/Builder's
Poured Wall

PROPOSED GRADES NOTE:

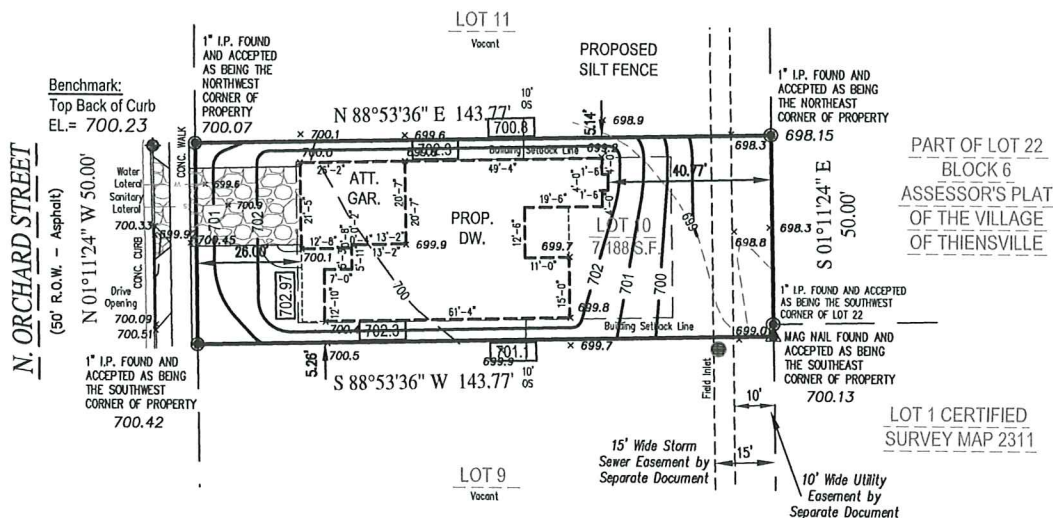
As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon within the Subject Property or onto adjoining properties. Proposed Grades shown hereon are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd Party. Proposed Grades shown hereon may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. **NEVERTHELESS** all Proposed Grades shown must be verified and checked by an Licensed Professional Engineer or by another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon and **NEVERTHELESS** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. If the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the Surveyor at the cost of the Client will hire a Civil Engineer who could determine the adverse effects of the proposed grades shown hereon.
ALL RECOMMENDATIONS ARE FOLLOVED.



Decimal to Inches	Inches to Decimal
0.1" = 1/8"	1" = 0.083'
0.2" = 1/4"	2" = 0.166'
0.3" = 3/8"	3" = 0.250'
0.4" = 1/2"	4" = 0.333'
0.5" = 5/8"	5" = 0.416'
0.6" = 3/4"	6" = 0.500'
0.7" = 7/8"	7" = 0.583'
0.8" = 4/5"	8" = 0.666'
0.9" = 9/10"	9" = 0.750'
1.0" = 1"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

PROPOSED BUILDING NOTE:

The Proposed building(s) and/or addition(s) shown on this survey has been drawn and/or was field staked per drawings dated September, 28th, 2020 and was submitted to the Surveyor on October, 14th, 2020. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and/or errors. In regards to the proposed building(s) and/or addition(s) please direct all questions to Client named on this map.



This map was drafted by: LMM

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

**CONTINENTAL
SURVEYING
SERVICES LLC**



CLIENT:
Hillcrest Builders
P.O. BOX 28
Glenbeulah, WI. 53023

PROPERTY ADDRESS:
Lot 10 N. Orchard Street
Thiensville,
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: 12-096-0010.000
PROJECT NO.: 20201014_BS00001
SERVICE PERFORMED: BS0

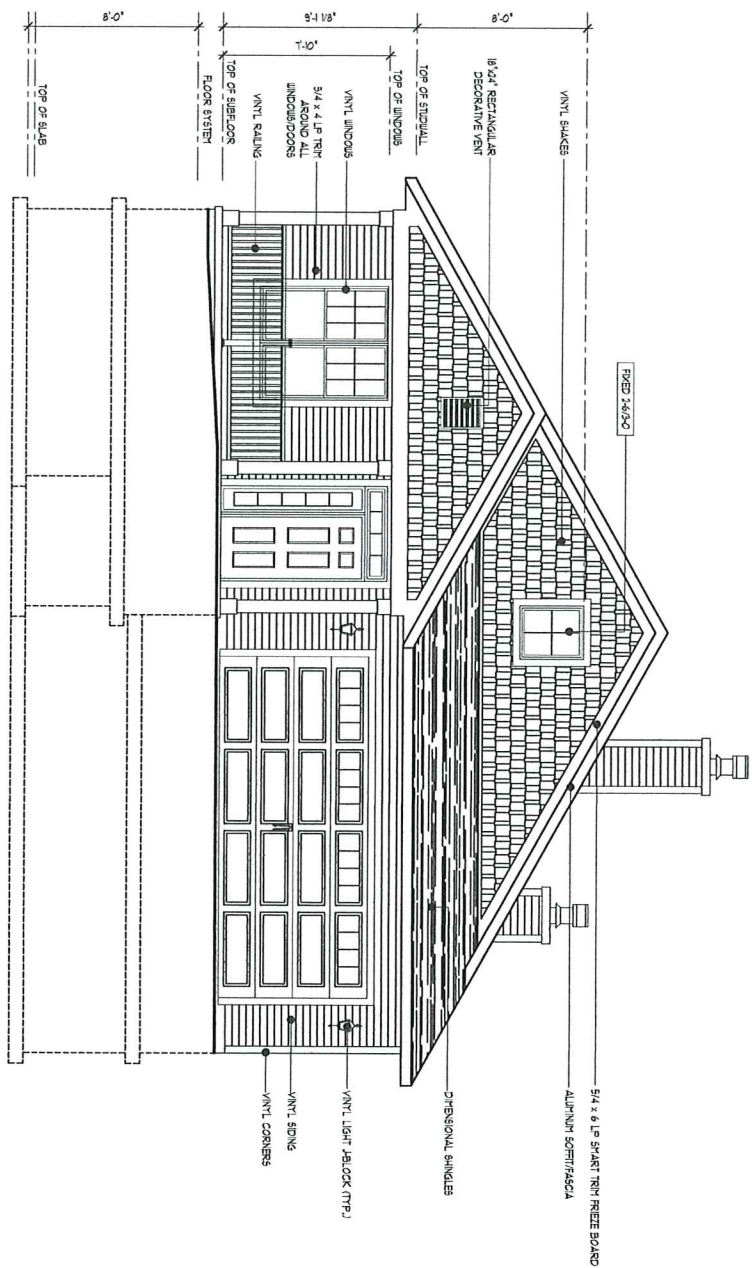
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLES WITH WISCONSIN ADMINISTRATIVE CODE AC-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 89.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 18th Day of NOVEMBER, 2020.



By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



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

8 FOUNDATION

- FOUNDATION DESIGN TO BE BUILT ON MIN 1000 PSF SOIL CONDITION
- POURED CONCRETE WALL TO MEET 3500 PSI CONCRETE
- WALLS TO BE 8" x 8" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE
- GARAGE AND STORP WALLS TO BE 8" x 4" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE
- FOUNDATION WALL HORIZONTAL REINFORCEMENT FOR 4" PLAIN CONCRETE WALLS TO BE 1/2" DIA. BARS @ 48" ON CENTER ONE AT THE TOP ONE AT THE BOTTOM AND THE OTHER TWO EVENLY SPACED IN BETWEEN. AT CORNERS, HORIZONTAL REINFORCEMENT SHALL EXTEND AROUND CORNERS A MINIMUM OF 30 BAR DIAMETERS
- FOUNDATION WALLS - VERTICAL REINFORCEMENT SHALL COMPLY WITH MINIMUM UNBALANCED TIL HEIGHT PER 909 TABLE 310.8B.
- ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 4" BELOW GRADE AND SIZED AS REQUIRED BY SOIL CONDITIONS AND BUILDING CODES

NOTES

- FOUNDATION WALL TO FOOTING CONNECTION TO BE BE DOUBLED WITH #4 DOUBLES AT 2' O.C. WITH 6" DOUBL. PENETRATION INTO THE FOOTING AND 8" INTO THE WALL
- EXTERIOR FOOTING FOR 8" x 8" RO TO BE MIN. OF 12" UNLESS NOTED OTHERWISE
- DECK FOOTING SHALL COMPLY WITH STATE OF WISCONSIN BUILDING CODE CHAPTERS 905.300-305 APPENDIX B
- POST/BEAM BREAK READ AT ALL BEAM JOCKETS
- SEE CODE AND LOCATE ALL FOOTING, PLASTER, BRICK AND SHIP, MASON TO FOLLOW ALL STATE AND LOCAL CODES
- ALL WINDOW BELLS TO BE STD. 37/64" WINDOW LINT W/ GALV. AREA WELL W/ DEAN TILE EXTENDED INTO WINDOW WELL AREA
- FLOOR SYSTEM IS 11 7/8" I-JOISTS UNLESS NOTED OTHERWISE. ALL BEAM, HEADERS, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF RAINING PLAN THOUS LAYOUT. ALL ENGINEERING BY SUPPLIER

GENERAL

- EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.
- EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.
- INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.
- DIVISIONS ARE STUD TO STUD
- ALL BEARING HEADERS ARE 2x12 UNLESS OTHERWISE NOTED
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINISH WINDOW/DOOR PACKET FOR ROUGH OPENINGS
- FRAMER RESPONSIBLE FOR ALL BLOCKING AND PRE-BLOCKING AS REQUIRED BY CODE
- MINIMUM 6" VENT HEIGHT OVER HEATED SPACES
- PROVIDE ATTIC ACCESS AS REQUIRED BY CODE (LOCATIONS) TBD ON SITE AT TIME OF FRAMING

APPLICABLE MUNICIPAL CODES

- BUILDING STATE OF WISCONSIN BUILDING CODE CHAPTER 300-305
- PLUMBING STATE OF WISCONSIN BUILDING CODE CHAPTER 301-307
- ELECTRICAL STATE OF WISCONSIN BUILDING CODE CHAPTER 308
- MECHANICAL STATE OF WISCONSIN BUILDING CODE CHAPTER 309-315
- DECK STATE OF WISCONSIN BUILDING CODE CHAPTERS 905.300-305 APPENDIX B

SQUARE FOOTAGE

AREA	1950	SQUARE FEET
FIRST FLOOR LIVING AREA	1950	SQUARE FEET
BASMENT AREA	1950	SQUARE FEET
FINISHED BASEMENT AREA	780	SQUARE FEET
GARAGE AREA	541	SQUARE FEET
REAR PORCH/DECK AREA	165	SQUARE FEET
TOTAL FINISHED LIVING AREA	780	SQUARE FEET

ROUGH OPENING SCHEDULE

- EXTERIOR / INTERIOR DOORS
- EXTERIOR DOORS • DOOR • 1 1/2"
- INTERIOR DOORS (INCLUDING BIPOLDS) • DOOR • 1 1/2"
- DOUBLE DOOR (STANDARD) • DOOR • 1 1/2"
- DOUBLE DOOR (W/ LEFT/RIGHT) • DOOR • 1 1/2"
- POCKET DOOR • DOOR WITH 2 1/2" HGT • 84 1/4"
- 8 1/4" DOOR • DOOR WITH 2 1/2"

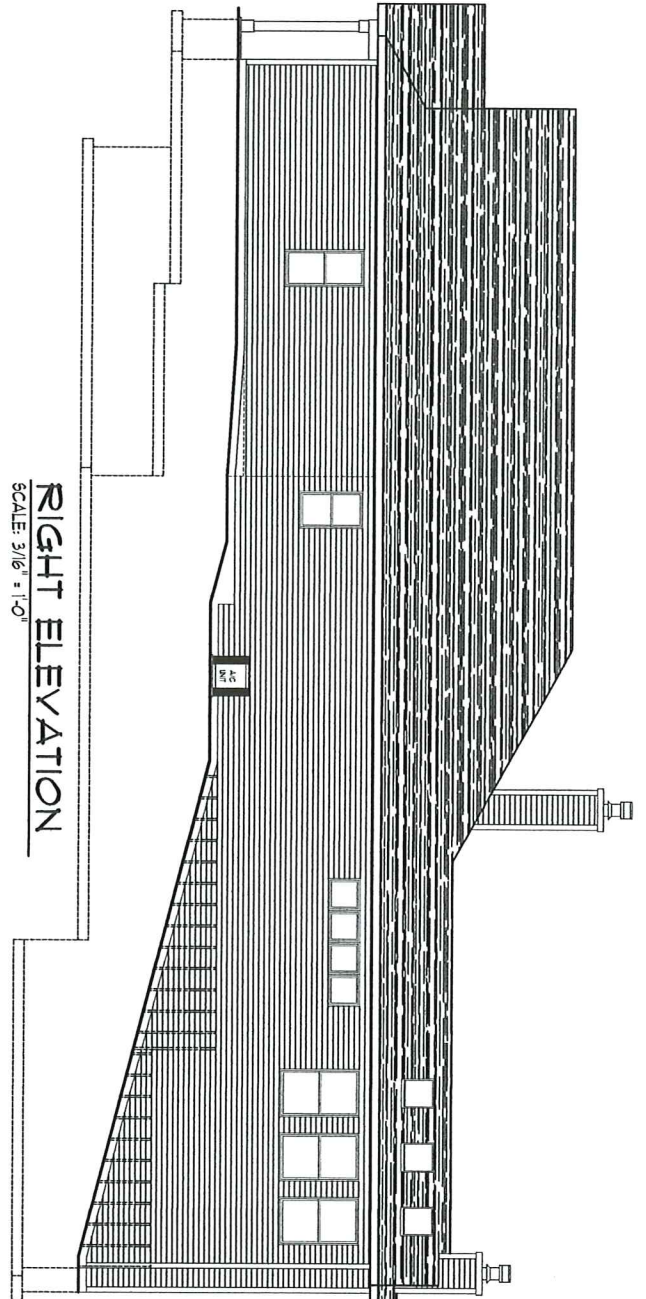
CUSTOMER:
COOPER RESIDENCE
JOB ADDRESS:
110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE



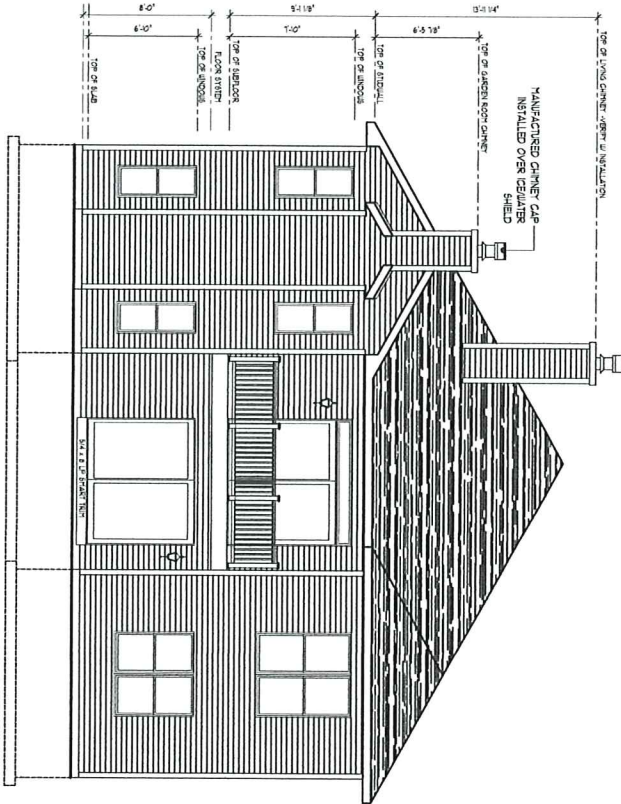
REVISIONS:	
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9-30-2020	TM
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10-27-2020	TM

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HILLCREST BUILDERS
GLENNDALE, WI 53023
PH: (262) 526-2028
FAX: (262) 526-2050
MODEL:
MOD. VINTAGE 1A
SHEET
1 OF 9
JOB NO.
L20-028



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION !!!

HILLCREST BUILDERS
GLENNDALE, WI 53023
PH: (262) 526-5222
FAX: (262) 526-5253

MODEL:
MOD. VINTAGE 1A

SHEET
2 OF 9

JOB NO.
L20-028

CUSTOMER:
COOPER RESIDENCE

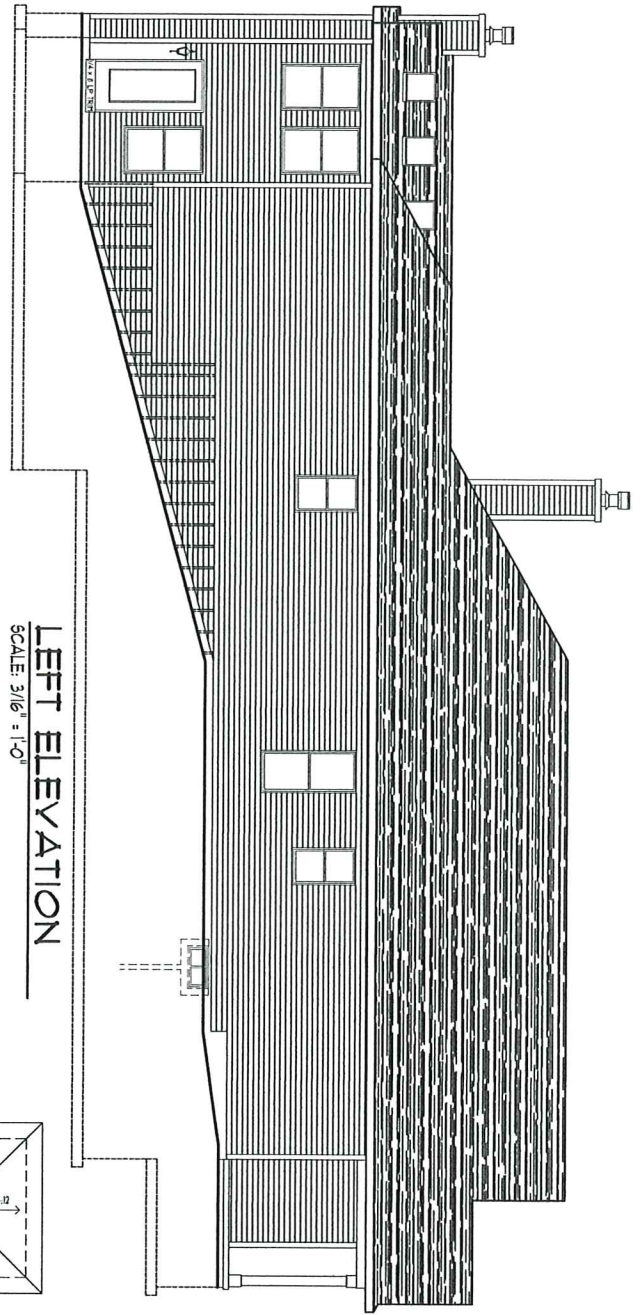
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VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

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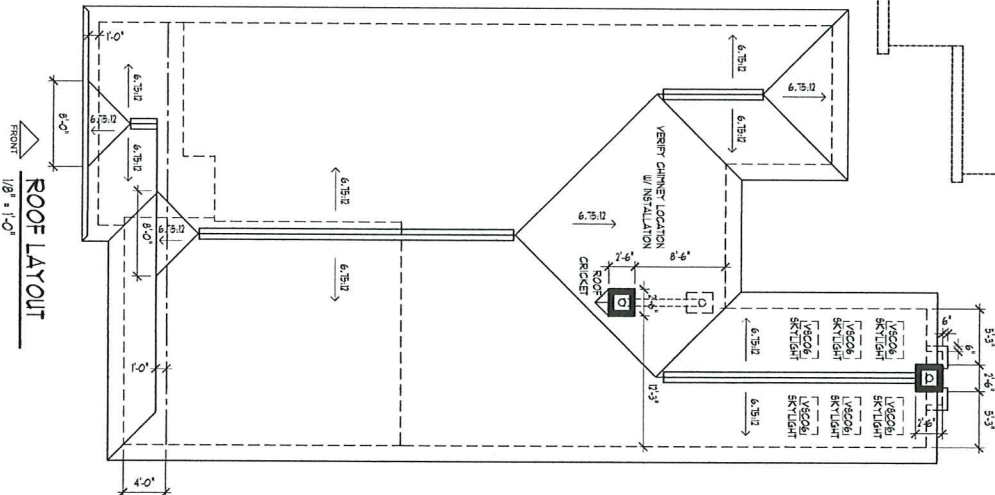
LEFT ELEVATION
SCALE: 3/16" = 1'-0"

NOTES

- ARCHITECTURAL FINISHES W/ 3" BELT UNDERLAYMENT
- 1" OF GAB ROOF SHEDDING W/ 4" CLIPS
- INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS
- INSTALL CONTINUOUS ROOF VENTING IN ALL APPLICABLE LOCATIONS
- ALL DIMENSIONS ARE SHOWN TO STUD
- TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FULL DIMENSIONED TRUSS LAYOUTS
- ALL BELT LEADS TO BE VERIFIED UPON FULL TRUSS LAYOUTS

LEGEND

- CONTINUOUS ROOF VENT
- STATIC VENT



REVIEW SET - NOT FOR CONSTRUCTION !!!

CUSTOMER:
COOPER RESIDENCE

JOB ADDRESS:
110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE



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HILLCREST BUILDERS
OLD FARM ROAD, WI 53023
PH: (262) 526-4028
FAX: (262) 526-5068

MODEL:
MOD. VINTAGE 1A

SHEET
3 OF 9

JOB NO.
L20-028

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REVISIONS	
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9-30-2020	TM
10-2-2020	TM
10-27-2020	TM

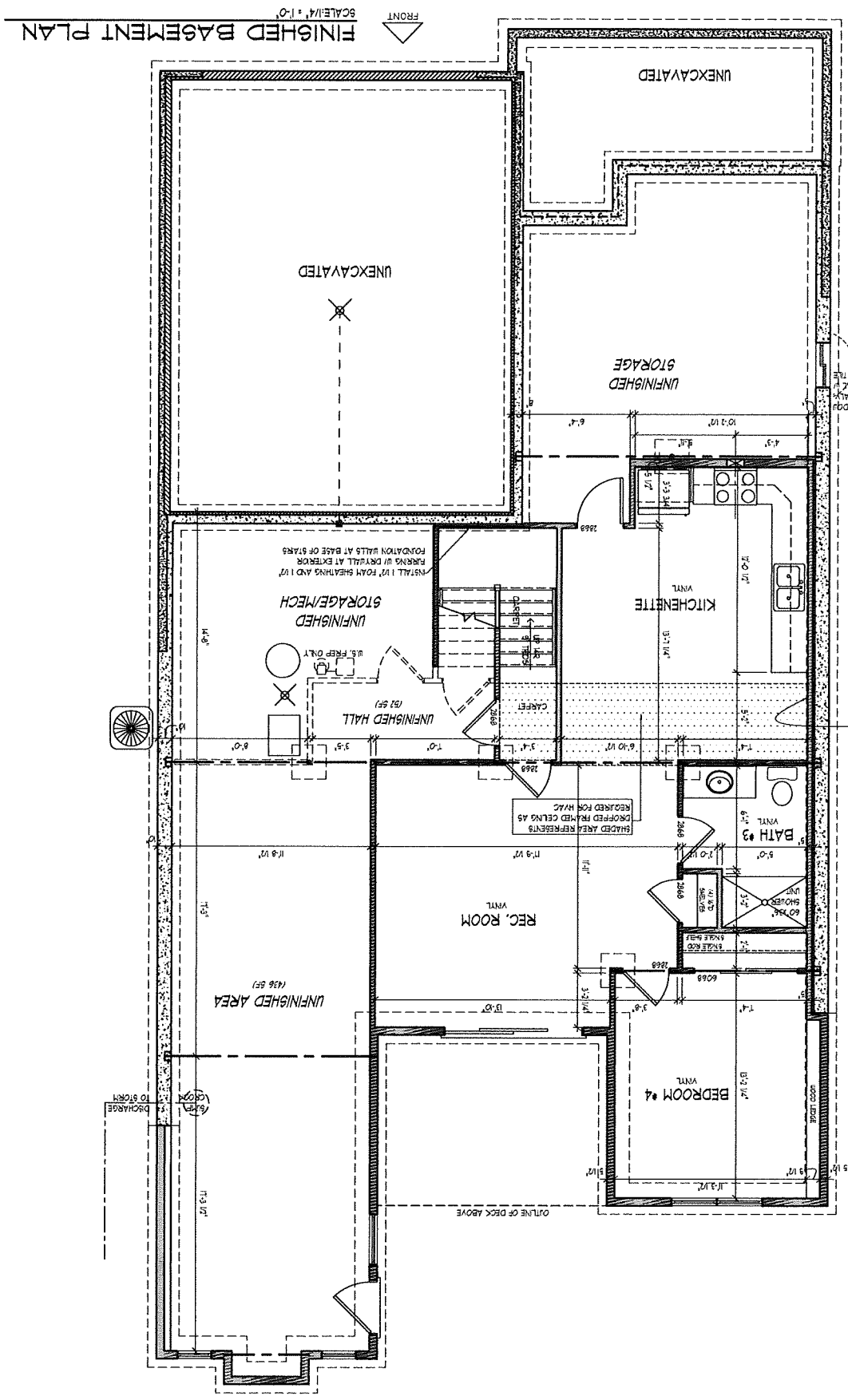
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HILLCREST
builders

CLUSTER:
COOPER RESIDENCE

JOB ADDRESS:
110 ORCHARD STREET
VILLAGE OF THIENSVILLE
COUNTY: OZARK

HILLCREST BUILDERS 1100 S. ORCHARD STREET GLENNDALE, MO 64025 PH: (920) 526-2322 FAX: (920) 526-2667	MODEL: MOD. VINTAGE 1A	SHEET 4.1 of 9	JOB NO. L20-028
--	----------------------------------	--------------------------	---------------------------



FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0"
FRONT

COOPER RESIDENCE

VILLAGE OF THINSVILLE
110 ORCHARD STREET
JOB ADDRESS:
COUNTY: OZARK

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MOD. VINTAGE 1A

SHEET

5 of 9

JOB NO. L20-028

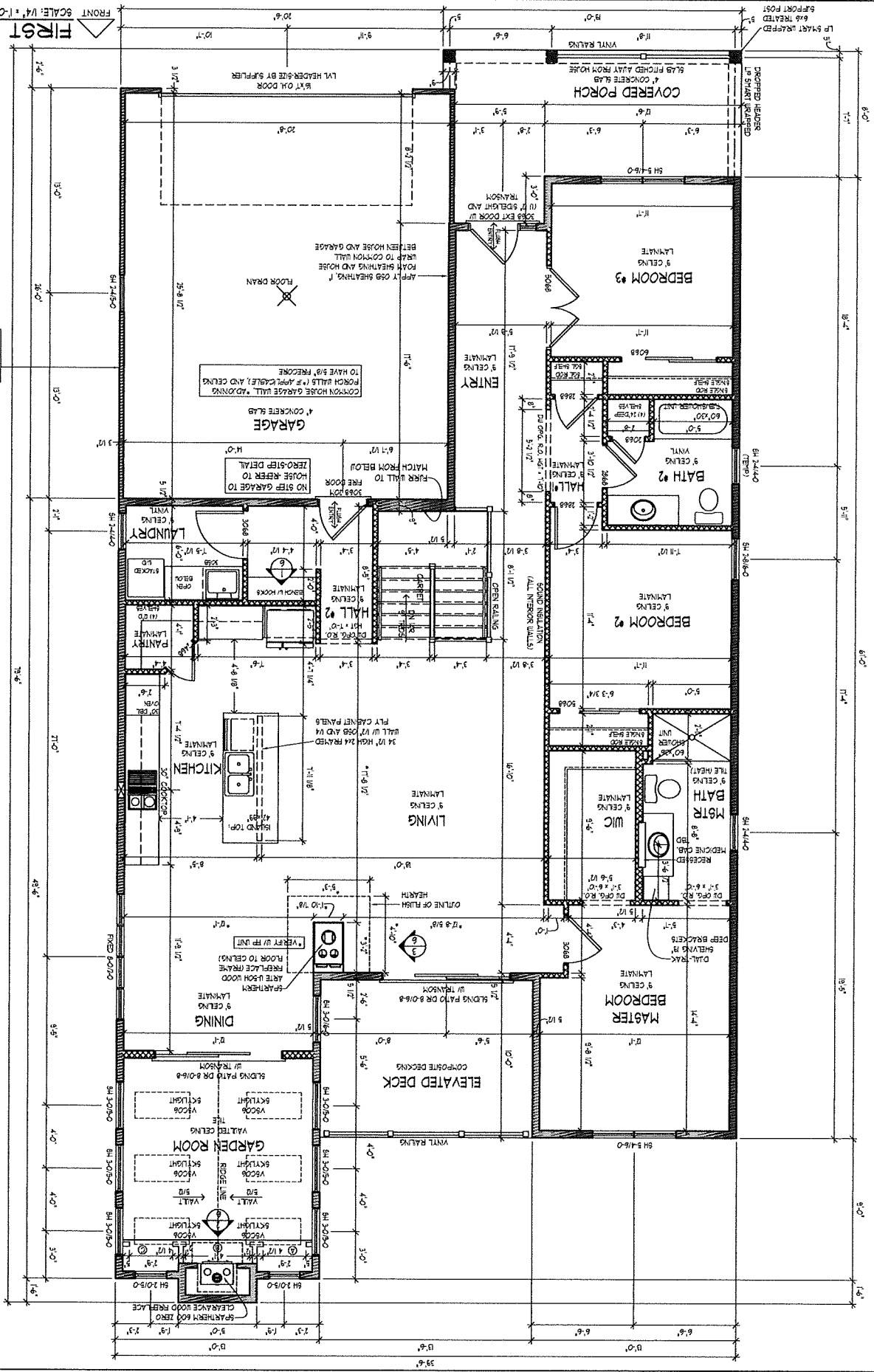
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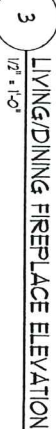
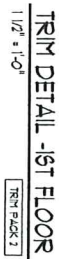
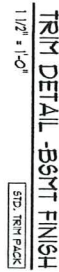
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10-2-2020	TM
10-27-2020	TM

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FRONT SCALE: 1/4" = 1'-0" FIRST FLOOR PLAN

NOTE: APPLY IF FOOT SHEATHING TO THIS EXTERIOR WALL OF GARAGE ONLY TO PUSH OUT WITH ADDING HOUSE WALL.





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CUSTOMER:
COOPER RESIDENCE

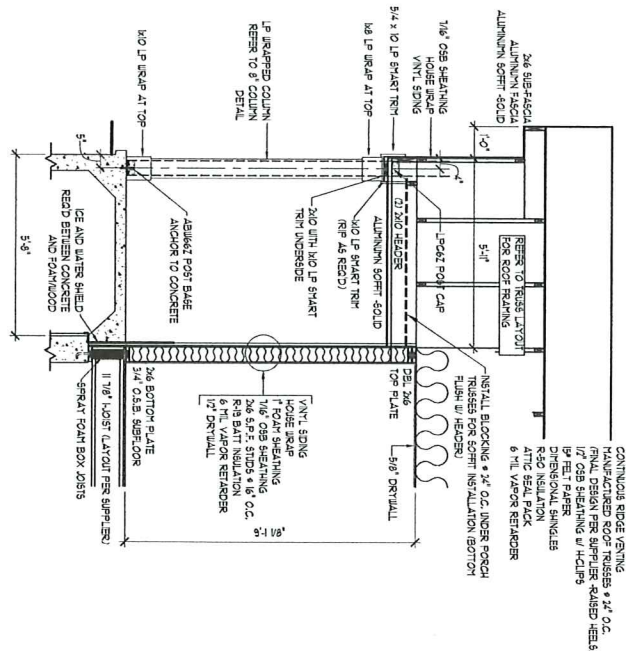
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**110 ORCHARD STREET
LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE**

HILLCREST BUILDERS
P.O. BOX 26
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
6 of 9

L20-028



TYPICAL PORCH SECTION
3/8" = 1'-0"

8" EXT. PORCH COLUMN DETAIL
1 1/2" = 1'-0"

HILLCREST BUILDERS
P.O. BOX 25
GLENDELL, NJ, WI 53023
PH: (920) 526-1026
FAX: (920) 526-3501

MODEL:
MOD. VINTAGE 1A

SHEET
7 OF 9

JOB NO.
L20-028

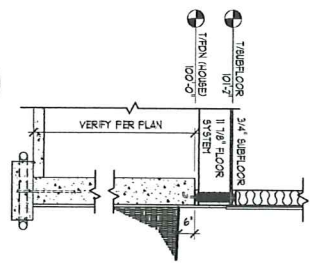
CUSTOMER:
COOPER RESIDENCE

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LOT 5, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

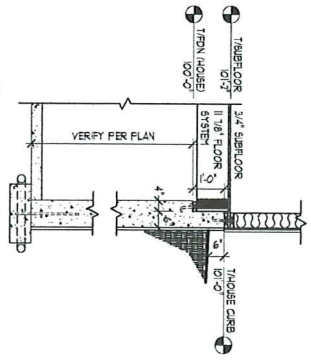


REVISIONS:	
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10-2-2020	TM
10-27-2020	TM

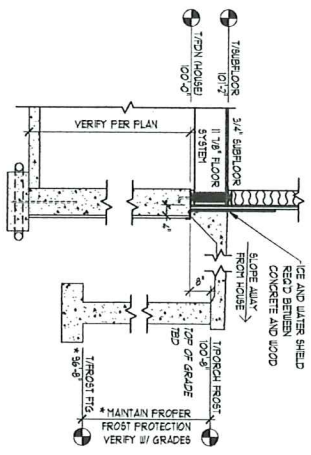
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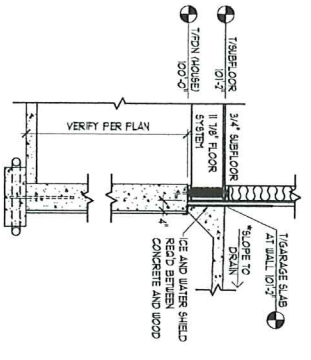
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3/8" x 1'-0"



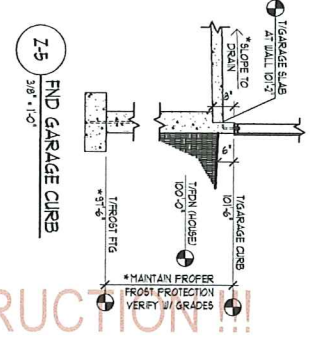
Z-2
3/8" x 1'-0"



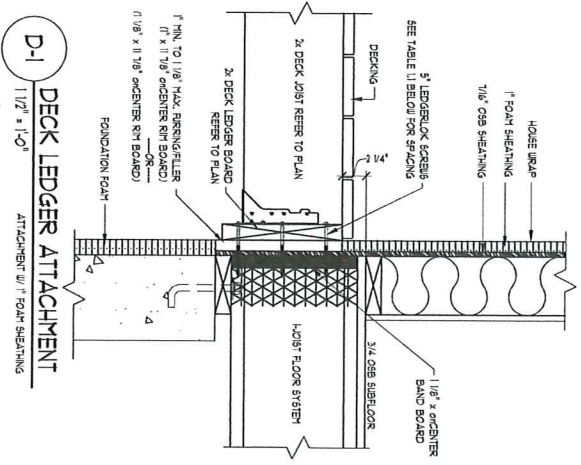
Z-3
3/8" x 1'-0"



Z-4
3/8" x 1'-0"



Z-5
3/8" x 1'-0"

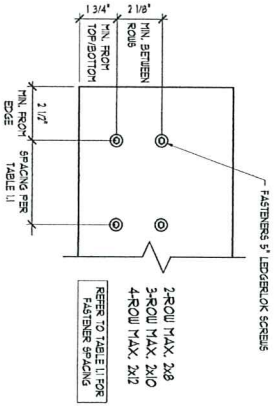


D-1
1/2" x 1'-0"

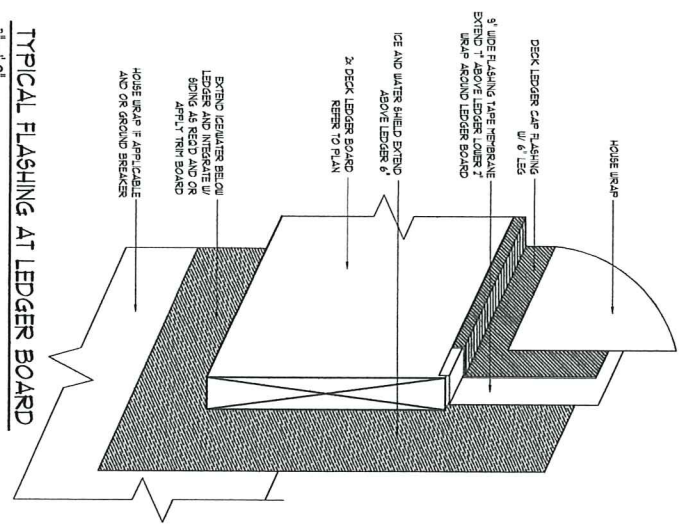
TABLE 11
MAXIMUM SPACING (IN.)

JOIST SPAN	(2)	(3)	(4)
6'-0"	16	24	32
8'-0"	12	16	24
10'-0"	12	16	24
11'-0"	12	16	16
12'-0"	8	16	16
13'-0"	8	12	16
14'-0"	8	12	16
15'-0"	8	12	16
16'-0"	8	12	16

LEDGER BOARD FASTENER SPACING
FIGURE 12



TYPICAL FLASHING AT LEDGER BOARD
3\"/>



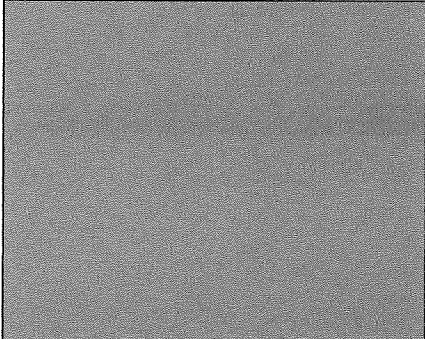
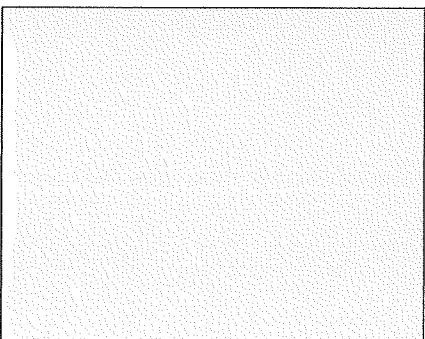
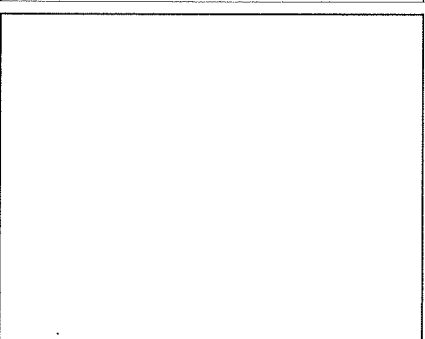
REVIEW SET - NOT FOR CONSTRUCTION !!!



Exterior Color Selections

Customer: Wendy Werner

Location: Orchard Street Thiensville, WI (Lot #10)

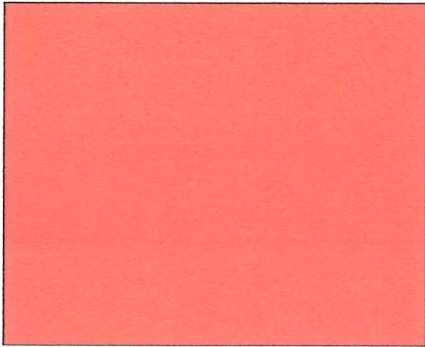
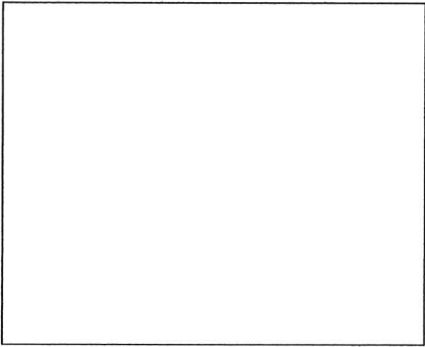
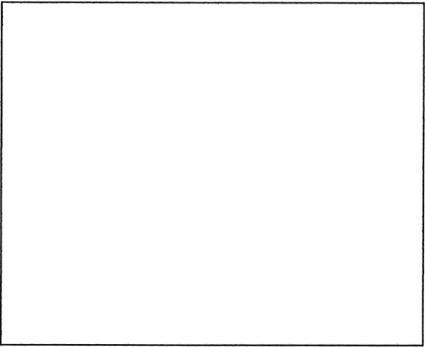
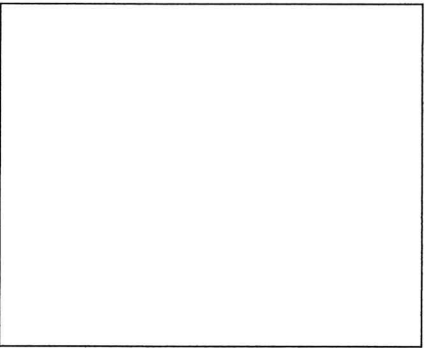
	Roofing: ▪ Mfr: Certaineed Landmark ▪ Color: Pewter
	Siding: ▪ Mfr: Alside ▪ Color: Alside Sterling Grey
	Siding: ▪ Mfr: Alside Shake ▪ Color: Alside Platinum Gray
	

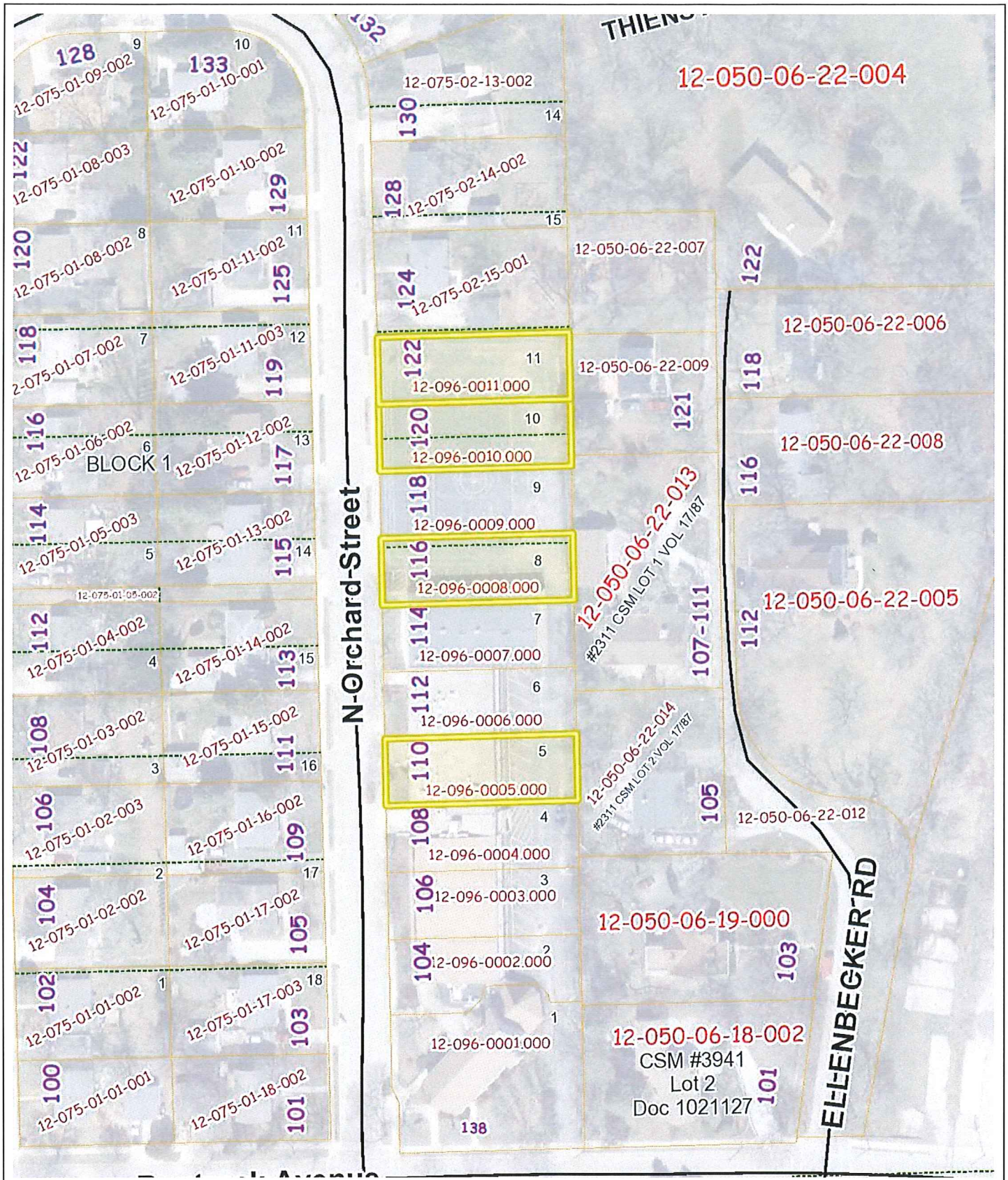


Exterior Color Selections

Customer: Wendy Werner

Location: Orchard Street Thiensville, WI (Lot #10)

	Front Door:
	▪ Mfr: Western ▪ Color: SW 6875 Gladiola
	Exterior Windows:
	▪ Mfr: Lindsay ▪ Color: White
	Garage Door(s):
	▪ Mfr: Amarr Lincoln 2000 ▪ Color: white
	Other exterior:
	▪ Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ Color: Alside Glacier White



Village of Thiensville

DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 100'



Village of Thiensville

250 Elm Street
Thiensville, WI 53092
262-242-3720

Print Date: 12/10/2020

BONNILAKE ORCHARD STREET, LLC

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item: **IV.D.-G.**

Date: December 15, 2020

General Information

Applicant:

Hillcrest Builders

Status of Applicant:

Design/Build Firm

Location:

Lots 5, 8, 10 and 11 Orchard Street

Requested Action:

Approval of House Plans

Existing Zoning:

R-2 Single Family Residential

Report:

The applicant is requesting approval of their architectural plans for the proposed homes on lots 5, 8, 10 and 11 of the Orchard Street development. These homes are designed by Hillcrest Builders and are all similar in design, as view from the front, but with two of the homes having the pedestrian entrance and the garage on opposite sites from the other two. The real noticeable change in the homes will be that all four homes have a different color scheme.

More specifically, the color scheme for the proposed home on lot 5 will be Alside Riviera Dusk for the siding and that will be accented by Ageless Slate color on the shake material. The roof material will be dimensional shingles driftwood color. The color of both the siding and shake material on the home for lot 8 will be Alside Coastal Sage and the roof shingles will be of the Certainteed Landmark type in Driftwood. The siding color on the home for lot 10 will be Alside Sterling Grey and the shake material will be of Platinum Gray color and the roof shingles will be dimensional in the Pewter color. The color of the siding on the home on lot 11 will be Tuscan Clay with the Shake material being Monterey Sand with the roof being on the Weatherwood color.

The homes range in size from 2,750 square feet of livable space on lot 5 with a 547 square foot garage; the home on lot 8 is proposed at 2,351 square feet with a 505 square foot garage; lot 10 proposed at 1,908 square feet with a 558 square foot garage and the home on lot 11 is proposed at 1,682 with a 303 square foot garage. All homes will be of vinyl siding with a dimensional shingle roof. The color scheme for each home along with the home design and interior space layout is included in your packet.

Staff Comments:

My review indicates that the plans are all code compliant and while the home designs are like one another, the noticeable change from one to the next is their color scheme. They will, however, complement the character of the neighborhood and therefore staff recommends approval subject to:

- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application

Property Address: Lot 11 - 122 N. Orchard Street, Thiensville WI 53092

Tax Key #

Property Owner

Bonnilake Orchard Street, LLC

Name

592 W. Bonniwell Road, Mequon 53097

Address

414-940-9912

Phone

bonnilake-re@sbcglobal.net

Email address

R-2 Single Family

Current Zoning

Applicant ☐ Same as owner

Hillcrest Builders - John A. Ader

Name

124 S. Swift Street, Glenbeulah, WI 53023

Address

(O)920-526-3028 (C)920-980-8308

Phone

jader@hillcrestbuilders.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.

New Single Family Residence

John A. Ader
Applicant's Signature

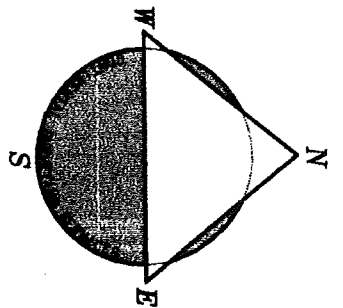
11/23/20
Date

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.

N. ORCHARD STREET

(50' R.O.W. - Asphalt)

Lot 11 N. Orchard Street

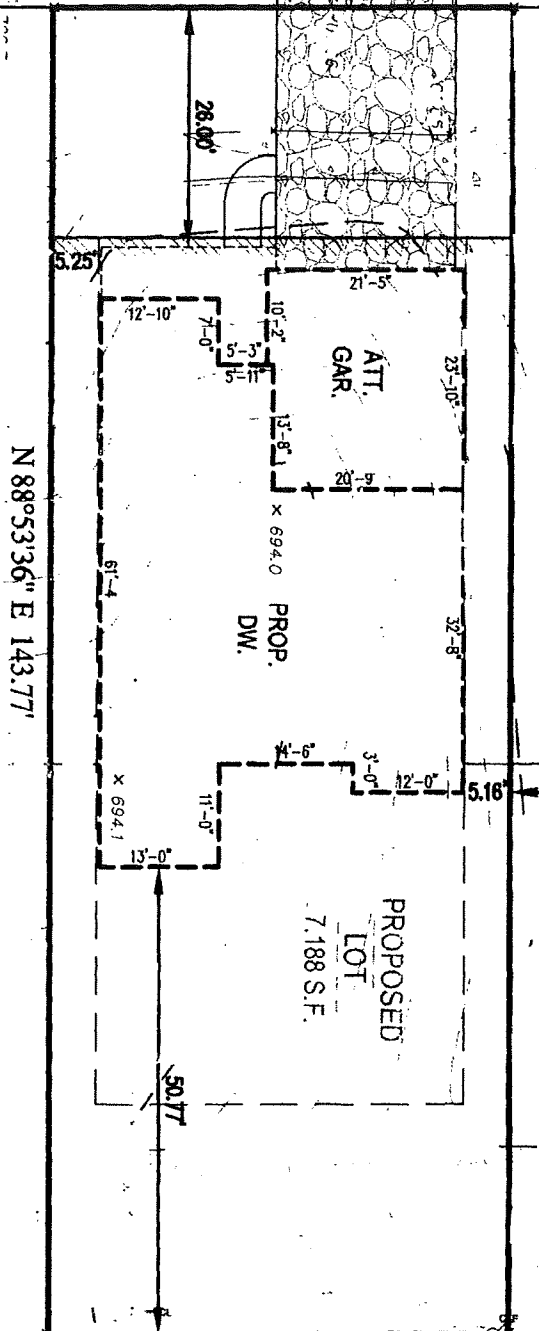


SCALE:
1"=20'

N 01°11'24" W 50.00'

CONC. CURB

CONC. WALK



N 88°53'36" E 143.77'

N 88°53'36" E 143.77'

N 01°11'24" W 50.00'

HILLCREST BUILDINGS P.O. BOX 28 SLINGMULLEN, WI 53243 PH: (920) 548-3028 FAX: (920) 528-3601	MODEL: MOD. VINTAGE 1A	SHEET 1 of 8	JOB NO. L20-008
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EXTERIOR / INTERIOR DOORS

- EXTERIOR DOORS: DOOR: 1 1/4"
- INTERIOR DOORS INCLUDING SHUTTERS: DOOR: 1 1/2"
- DOUBLE DOOR (STANDARD): DOOR: 1 1/2"
- DOUBLE DOOR W/ AUTOMATIC: DOOR: 1 3/4"
- POCKET DOOR: DOOR WITH 4": 2 1/2" HGT: 1 1/4"
- BIPART DOOR: DOOR WITH 4": 1"

THESE ARE TYPICAL ROUGH OPENINGS OF COMMON DOORS SPECIFIED IN THE CODES. THESE DOORS ARE NOT TO BE USED AS THE ONLY MEANS OF EGRESS. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY ROOM OPENING REQUIREMENTS IS THE CONTRACTOR'S.

[illegible]

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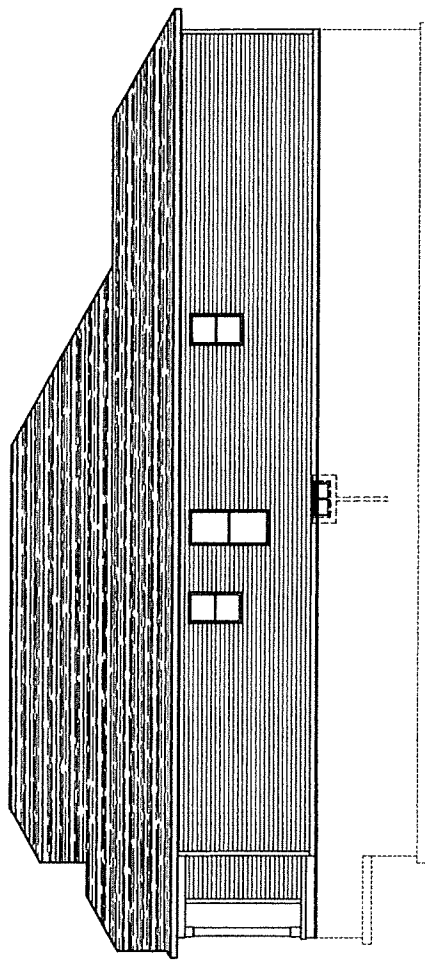
REVISIONS	DATE	BY
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3-12-2020	TM	
4-27-2020	TM	



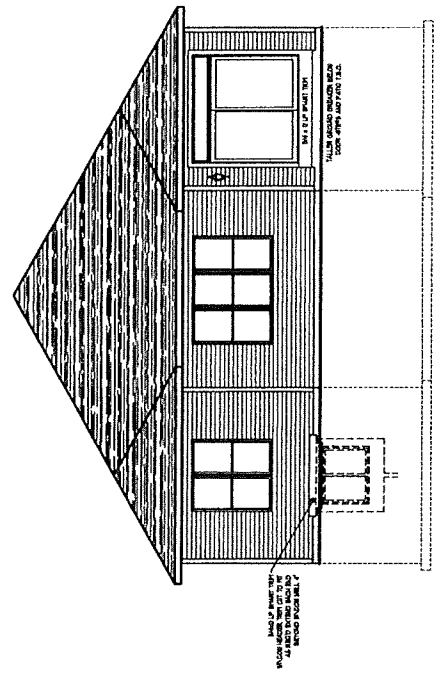
 VISIT US AT www.hilcrestbuilders.com

THIENSVILLE SPEC
 CUSTOMER:
 1011 OAKWOOD STREET
 LOT 11 OAKWOOD STREET SUBDIVISION
 COUNTY: OZARKIE
 VILLAGE OF THIENSVILLE

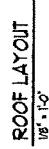
HELLCREST BUILDERS
 1011 OAKWOOD STREET
 LOT 11 OAKWOOD STREET SUBDIVISION
 COUNTY: OZARKIE
 VILLAGE OF THIENSVILLE
 TEL: 712.525.5800
 FAX: 712.525.5800
 MODEL:
 MOD. VINTAGE 1A
 SHEET
 2 OF 8
 JOB NO.
L20-008



RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"



REAR ELEVATION
 SCALE: 3/16" = 1'-0"

[illegible]

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9-12-2020	TM	
4-27-2020	TM	



Hillcrest
builders

VIA EMAIL AT www.hillcrestbuilders.com

11

0.617472
THIENSVILLE SPEC
JOB ADDRESS:
ORCHARD STREET
LOT 11, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY - OZARK

HALLORSTADT & HILDEBRAND P.O. BOX 29 GLENMILL, PA 15116 TEL (412) 524-3323 FAX (412) 524-3328 TOLL (800) 540-3600	MODEL: MOD. VINTAGE 1A	SHEET 5 OF 8	JOB NO. L20-008
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BASEMENT PLAN
SCALE 3/8" = 1'-0"

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3-12-2020	TM	
4-27-2020	TM	

VISIT US AT WWW.HILLCRESTBUILDERS.COM

HILLCREST builders

THIENSVILLE SPEC

LOT 11 ORCHARD STREET SUBDIVISION

ORCHARD STREET

THIENSVILLE, OHIO 45155

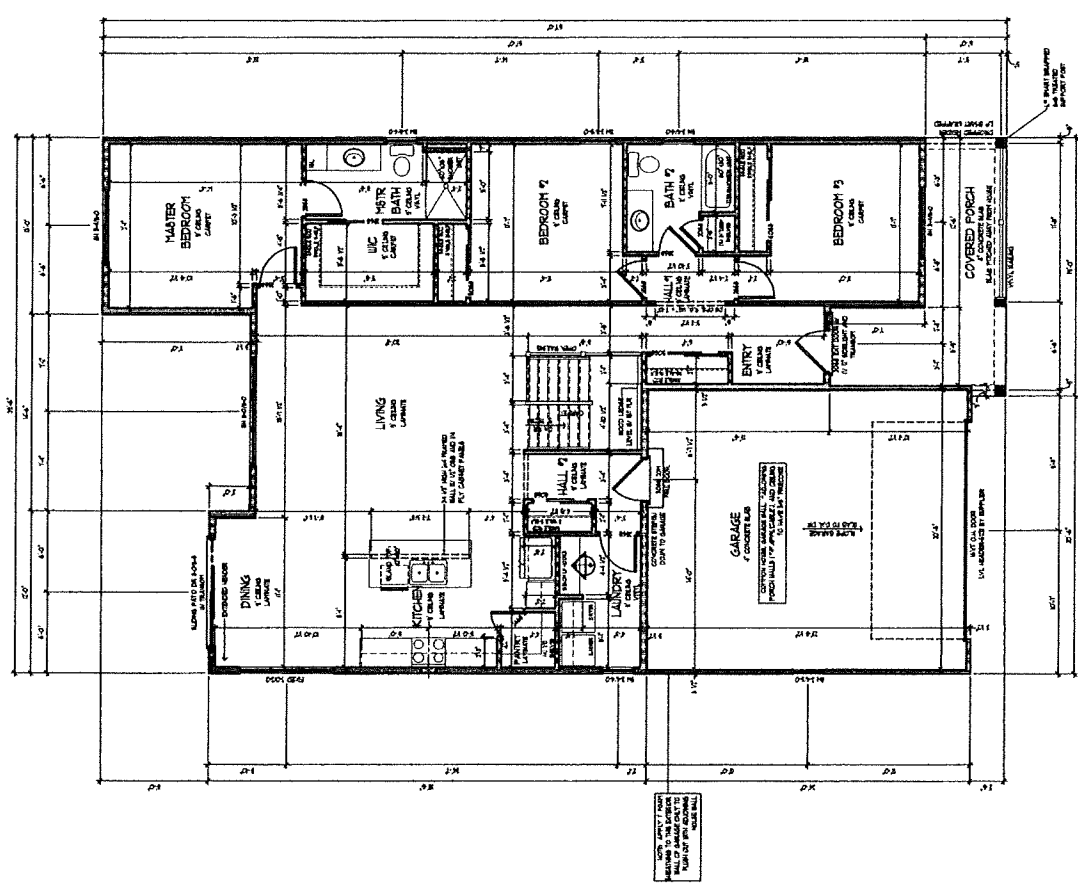
OWNER: [REDACTED]

DATE: 02/20/20

MODEL: MOD. SHIRAZ 1A

SHEET 5 of 8

JOB NO. L20-008



FIRST FLOOR PLAN
SCALE 3/8" = 1'-0"

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4-27-2020	TM		



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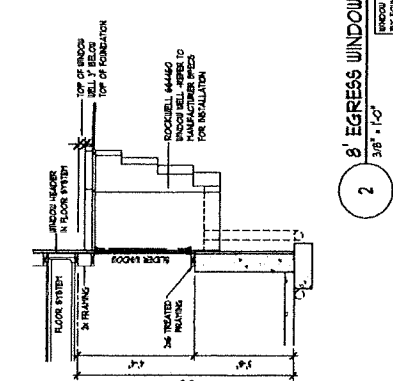
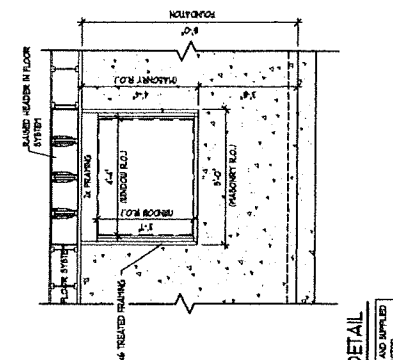
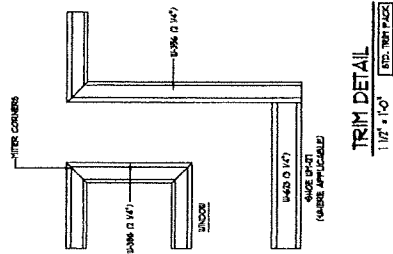
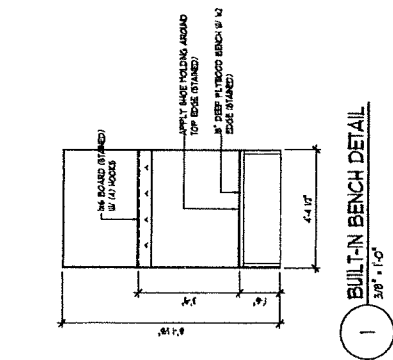
THIENSVILLE SPEC
 ORCHARD STREET
 LOT 11 ORCHARD STREET SUBDIVISION
 COUNTY: OZARKIE

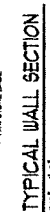
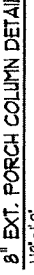
HILLCREST BUILDERS
 616 MEDLARK RD S2020
 FARMINGTON, MO 64401
 PHONE: (417) 252-2200
 FAX: (417) 252-2201

MODEL:
 MOD. VINTAGE 1A

SHEET:
 6 OF 8

JOB NO.
 L20-008







FOCUS
ENGINEERING LLC
4071 Oak's Dr., Elkhorn, NE 68022
(402) 235-4276
contact@focus-engineering.com

PANEL FASTENING SCHEDULE		
FASTENING TYPE	FASTENER	SPACING (ROWS / FIELD)
WOOD BRUSHER 1/2" X 100'	1/2" 17' RODS 2000	6' / 1'
WOOD BALL BRUSHER 1/2" X 100'	1/2" 17' RODS 2000	6' / 1'
WOOD ROD BRUSHER 1/2" X 100'	1/2" 17' RODS 2000	6' / 1' TYPICAL 5' 6" ROWS AND SPACING

[illegible][illegible]

CHEQUER WALL BRACING LEGEND

	CHEQUER WALL / BRACED WALL PANEL
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PLEASE CALL / BRUCE PAMEL 763
LEWIS IN ROOM
ALBERT
763
763

BEAR BALL, STRAIGHT BALL, ONE

PAINT, ROSE BLOSSOM, 1880.



PLEASE READ CAREFULLY: THIS PRODUCT IS NOT TO BE USED IN ANY MANNER OTHER THAN AS SPECIFIED IN THE INSTRUCTIONS. IT IS NOT TO BE USED IN ANY MANNER OTHER THAN AS SPECIFIED IN THE INSTRUCTIONS. IT IS NOT TO BE USED IN ANY MANNER OTHER THAN AS SPECIFIED IN THE INSTRUCTIONS.

WALL BRACING TYPE ABBREVIATIONS	
T-49	DEC

[illegible]

08-2	OFFICER BOULED PAPER, APPLIED BOTH SIDES
CLAW	PORTAL MADE IN CONTINUOUS RIDGE IMPACTED WALL AT LOCATION SPECIFIED ONLY. IT THERE WAS IMPACT WASTED GOOD MATERIAL. ARE WORKMEN GOOD

PANEL FASTENING SCHEDULE

SEATING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD BLOCKS, 2x4x10"	3/8" 12" ROD BOLTS	6' / 5'
WOOD 4x12, 4x14, 4x16, 4x18	3/8" 12" ROD BOLTS	6' / 5'

[illegible]

TIME	NO. OF TIMES / SCORE	6' 15"
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ENGINEERING LLC
607 Davis Dr., Wilmette, IL 60091


 (617) 339-6786
 contact@coachingwithnight.com
 www.coachingwithnight.com

100

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71

THIENSVILLE SPEC
CUSTOMER
JOA ADDRESS
ORCHARD STREET
10711 ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY, OZARK

McLEOD BLDG
 P.O. BOX 28
 GLENDALE, WI 53023
 PH: (920) 526-1028
 FAX: (920) 626-3661

MODEL:
 MOD. VINTAGE 1A

SHEET
 8 OF 8

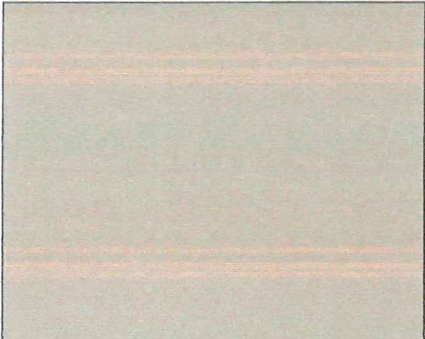
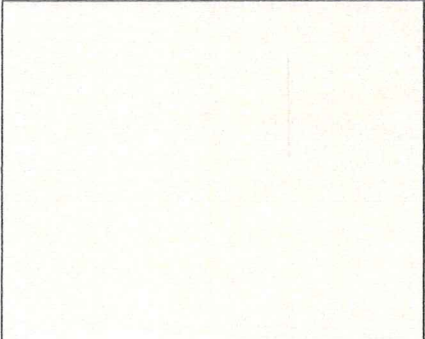
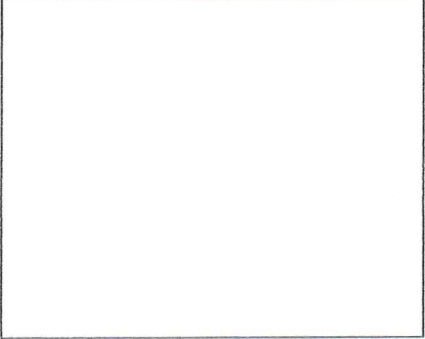
JOB NO.
L20-008



Exterior Color Selections

Customer: Thiensville Spec

Location: Orchard Street Thiensville, WI (Lot 11)

Weathered Wood 	Roofing: ▪ Mfr: Certaineed Landmark ▪ Color: Weatherwood
	Siding: ▪ Mfr: Alside ▪ Color: Tuscan Clay
	Siding: ▪ Mfr: Alside Shakes ▪ Color: Monterey Sand
	Front Door: ▪ Mfr: Western ▪ Color: White

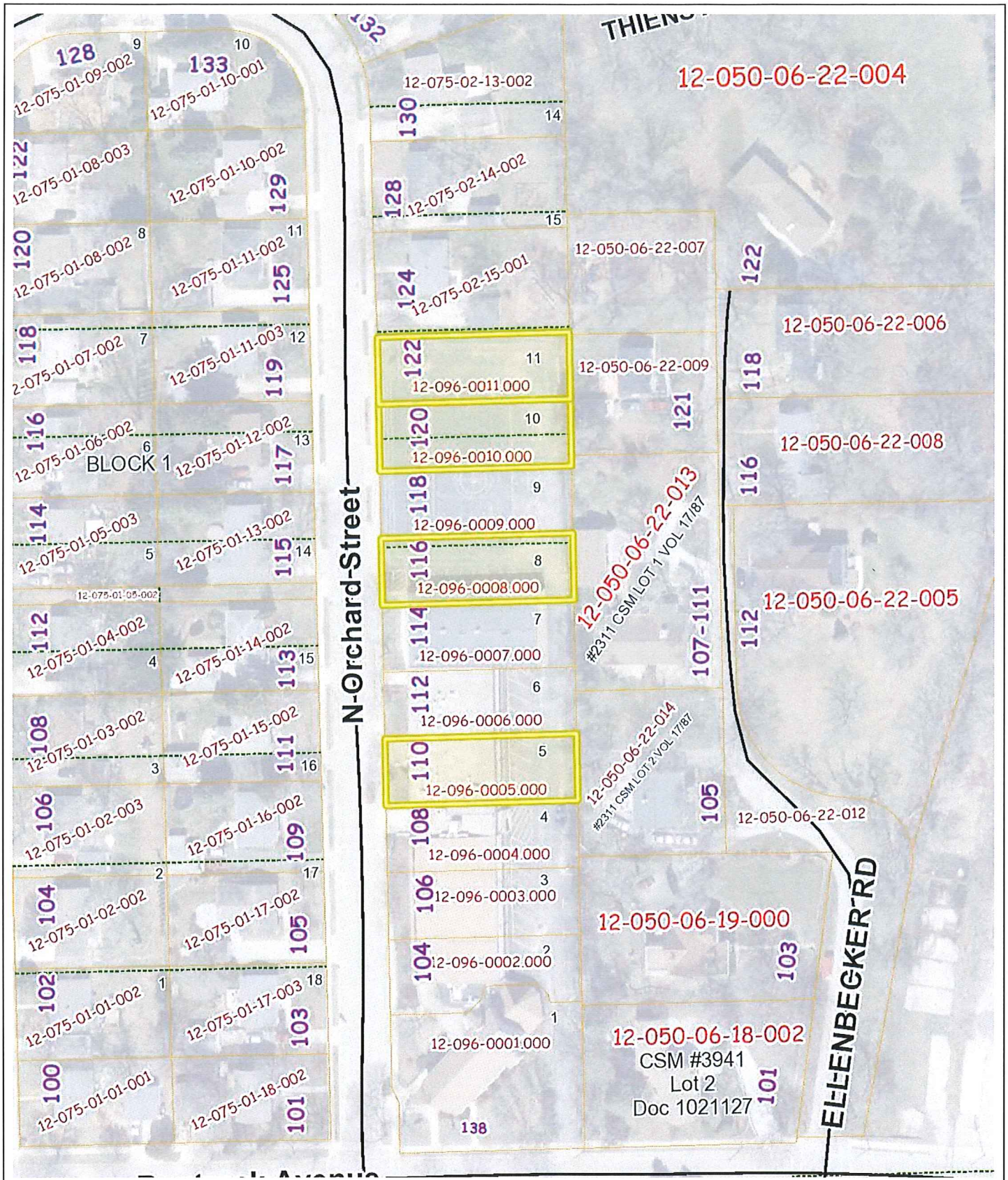


Exterior Color Selections

Customer: Thiensville Spec

Location: Orchard Street Thiensville, WI (Lot 11)

	Other exterior: ▪ Mfr: Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns, Railing ▪ Color: White
	Exterior Windows: ▪ Mfr: Lindsay ▪ Color: White
	Garage Door(s): ▪ Mfr: Amarr Lincoln 2000 ▪ Color: White



Village of Thiensville

DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 100'



Village of Thiensville

250 Elm Street
Thiensville, WI 53092
262-242-3720

Print Date: 12/10/2020

LAND USE PLAN AMENDMENT, CONCEPT PLAN APPROVAL AND REZONING RECOMENDATION – LAKESIDE DEVELOPMENT CO.

To: Plan Commission

Prepared by: Jonathan Censky, Village Planner

Agenda Item: IV.H.

Date: December 15, 2020

General Information

Applicant:

Lakeside Development Co.

Status of Applicant:

Accepted Offer/Owner

Location:

200 Green Bay Road

Requested Action:

1. Land Use Plan Amendment
2. Rezoning Recommendation

Existing Zoning:

B-3 Office/Profession Business District

Proposed Zoning:

R-2 PDO Single-Family/Planned Development

Surrounding Zoning:

R-2 – East; B-3-North; R-3-South; R-5-West

Lot Size:

1.84-acres

Existing Land Use:

Vacant Bank Building

Report:

Commissioners are reminded that at your October 13, 2020 meeting, the applicant presented his concept plans for the redevelopment of the former M&I bank site at 200 Green Bay Road, to a residential pocket neighborhood style subdivision and asked for your feedback to help guide his decision to proceed. Based on the feedback, the applicant has submitted a concept plan showing more details and with that plan, as the basis, he is now requesting a Land Use Plan amendment and rezoning recommendation.

Specifically, the applicant requests approval to amend the use classification for this site, as shown on the Comprehensive Land Use Plan, from Commercial to the Single-Family Classification. If Commissioners support and recommend that Land Use change, the applicant is then requesting to rezone the property in accordance with those changes and his proposed concept plan, from B-3 Office and Professional Business District to R-2 (PDO) Single-Family Residential and Planned Development Overlay Districts. The PDO serves to tie this project together as one, unified, residential pocket neighborhood subdivision. The project will consist of 16 single-family parcels ranging in size from 3,056 square feet to 3,276 square feet, on a parent parcel of 1.84 acres in size, for an overall density of 8.69 units/acre.

This project will be supported by a private road/drive intersecting Riverview Drive just east of Green Bay Road with an interior private sidewalk accessing both public roads. The 16 new homes will be

two-story structures each with two-car garages and will be of a traditional design with craftsmen and bungalow elements to reflect the historic feel of Thiensville.

Nonconformity to Standards

Since “Pocket Neighborhood” development is new to Thiensville and is characterized by compacted design, smaller lots and homes, and is pedestrian oriented, etc., the use of the PDO Planned Development Overlay District is essential. In accordance with the PDO Ordinance, the Plan Commission, through its review and the Village Board through its approval, must accept and acknowledge that there will be departures from the standards of the base underlying Zoning District and identify those departures in the approval of the plans. Staff’s review of the plans indicates the following list of departures from the standards:

1. R-2 Density Requirement

Code Requirement – Section 17.0304 Density

The R-2 Residential District is intended to provide for single-family residential development, at densities not to exceed 6.4 dwelling units/ net acre, served by municipal sanitary sewer facilities.

Departure – $16 \text{ dwelling units} \div 1.84 \text{ acres} = 8.7 \text{ dwelling units/acre}$

2. R-2 Lot Size and Width Requirement

Code Requirement – Section 17.0304 D Lot size and Width

Lots shall have a minimum area of 6,800 square feet in area and shall be not less than 60 feet in width.

Departure – The proposed lots ranging in size from 3,056 square feet to 3,276 square feet in size and are proposed 31.5 feet in width.

3. R-2 Yard Requirement

Code Requirement – Section 17.0304 Yard

There shall be a minimum building setback of 25 feet from the street right-of-way.

There shall be a side yard on each side of the principal structure of not less than 5 feet in width.

There shall be a rear yard of not less than 25 feet.

Departure – The applicant proposes a front and rear yard from Green Bay Road of 3’ and a side yard of 3’. The front setback from the private interior road is proposed at 3’

Staff Comments:

If the applicant is successful with this rezoning, the next step in the approval process will be preliminary/final plat, development agreement, landscape plan and signage plan approval. Staff feels this project is ideal for the Village as it is close to the business community, which promotes walking resulting in less vehicle trips as would otherwise be necessary if this project were located further from the Village center. If Commissioners feel comfortable with these departures, your recommendation should include the following stipulations:

- Storm water management permit required.
- Village Engineer/Director of Public Works review and approval of all utility plans.

- Village Engineer/Director of Public Works review and approval of the site grading, erosion control and storm water management plans.
- Plan Commission approval of the detailed Architectural, Lighting and landscaping plans.
- Plan Commission and Village Board approval of the preliminary/final plat and development agreement.

Village Green A Proposed Pocket Neighborhood

Lakeside Development Company, a Mequon, WI development, design, and construction management firm, is respectfully requesting the rezoning of the property located in the Village of Thiensville:

Subject Property Address: 200 Green Bay Road (former M&I Bank)
Tax Key: 12-050-04-19-000
Lot Size: 1.84 Acres
Current Zoning: Commercial
Proposed Real Estate Zoning: Single Family Residential, PDO

What Is A Pocket Neighborhood?

The following is an abbreviated Best In American Living article regarding pocket neighborhoods, published Winter, 2017:

The term “pocket neighborhood,” was first coined by Ross Chaplin of Ross Chaplin Architects, an award-winning firm that began this now fast-growing trend with the creation of the Third Street Cottages in Langley, Washington.

To help this vision come to life, the municipality adopted an innovative Cottage Housing Development (CHD) zoning code. From there, pocket communities really took off in the Pacific Northwest in collaboration with developers and builders, including The Cottage Company in Seattle.

While pocket neighborhoods are traditionally comprised of homes less than 1,000 square feet, there is also a market for this type of community with larger families who wish to take advantage of the pocket neighborhood lifestyle but need a bit more space. Conover Commons Homes is a second pocket neighborhood within the community, consisting of twelve 3-plus bedroom homes, ranging from 1,700 to 2,700 square feet.

Today, one can find pocket neighborhoods popping up in many areas of the country. The design concept can be incorporated in infill, suburban and rural settings, and a development does not need to be limited to a single pocket.

The homes design includes outdoor areas of private space through side, rear and front gardens. Each home includes a front porch, from which residents may enjoy the common area while still maintaining some privacy.

Cottage-style homes with craftsman or bungalow elements are the most common architectural styles but, there are others as well. The specific interior and exterior architecture of the home is also an important component of a pocket neighborhood since residences are closely spaced. Therefore, each home should be designed with open and closed sides that nest together to shield views into neighbors' homes. Any loss of light may be compensated for using skylights and high windows, as well as the opportunity for additional windows where an attached garage may have been in a traditional home.

Cutting edge communities found that creating small homes on small lots allow more compact development, which uses land efficiently and can offer greater access to amenities. Living in smaller homes requires more places to go to get out of the house, so residents tend to spend more time socializing with neighbors.

Residents may also enjoy a smaller mortgage, with the option to enhance their home by selecting higher-end finishes. Then there is the increasing value of these small homes. The Third Street Cottages, the first of the pocket neighborhoods, have resold for as much as 250 percent of their original price, proving their enduring appeal and value.

Small homes feed our recent fascination with resilience and sustainability because they meet the needs of communities that wish to increase density and reform land use patterns without losing the feel of a single-family community. Smaller homes also can reduce energy use and greenhouse gas emissions through the use of passive solar energy, low water-use fixtures, and the abundance of vegetation in these communities found in the interior courtyard, personal gardens and surrounding open space. Additionally, the demographic shift toward smaller households and the rise in single-person households is driving a need for a more diverse housing stock that includes small homes.

The following is an abbreviated BizTimes article about a Brookfield WI pocket neighborhood, dated March 17, 2020:

The city of Brookfield could soon be home to a pocket neighborhood development, which would offer small-footprint homes arranged around a shared common area.

The project, known as Cottage Commons, is expected to be valued at \$6.4 million upon completion. The work includes the demolition of two existing single-family ranch-style houses.

Simon noted the site is currently zoned for multi-family, though he opted not to go that route. He said there are plenty of multi-family offerings in the area already. "Putting it all together, a pocket neighborhood made the most sense", he said.

Dan Ertl, Brookfield Director of Community Development, said this type of neighborhood would be a first for the city.

"It's a development concept that mimics to a certain degree how communities were built years ago, and resurrecting sort of the intimate neighborly type atmosphere that maybe some of us grew up with," he said.

However, he said, the city faces the challenge of figuring out how to best accommodate the project with its existing suburban development rules and models. For instance, Brookfield and similar communities are expected to have wider streets and meet certain criteria for firefighting equipment.

"Our suburban development rules weren't set up for this urban form," Ertl said.

This likely will not be the only pocket neighborhood that Simon develops. He said he is considering developing them in four or five communities in all.

It's also not the first time a Milwaukee suburb has been identified for this type of urban style neighborhood. A similar project, consisting of 23 deeded lots, was proposed in Mequon as part of the Foxtown development by Lakeside Development Company.

Lakeside Development Company:

Lakeside Development Company, a Wisconsin corporation, was founded in 1986 by Scott Humber and Tom Zabjek. Lakeside is a full-service real estate company which includes brokerage, land development, architecture, construction, and property management. Through quality building, including careful attention to every detail, and developing meaningful relationships with clients, Lakeside has set itself apart and created a brand that clients trust and authorities' acclaim.

National and local professionals have spoken well of Lakeside's designs and construction management. From the Metropolitan Builders Association and Ozaukee Realtors' Association to Better Homes and Gardens and Houzz.com, industry publications and groups have validated their years of experience and expertise.

Lakeside projects include both residential developments (The Preserve, StoneFields-Mequon, Woodland Shores- Grafton, The Enclave-Door County) and commercial developments (office buildings on Market Street and Port Washington Road (Mequon), entailing over 200,000 square feet). Lakeside is constructing a 23 single family pocket neighborhood at Foxtown in Mequon which is still under development.

Market Demand:

With a shortage of buildable residential sites in Thiensville, there is a lack of new construction of single-family homes. This limits potential Thiensville buyers mainly to older, pre-existing real estate which may require architectural updating, mechanicals, or aesthetics and, in some cases, all of these areas. This may deter some by creating a challenge in time and/or money relegating them to choose other areas in which to pursue buying a home. With the Village Green development, there will be the opportunity to capture these buyers with fresh new construction and open living space design.

Another area for interested buyers lies within the current rental market. Renters generally do not want the responsibility of a yard or property upkeep which comes with home ownership. With a pocket neighborhood, those responsibilities befall the Homeowners' Association. The opportunity to invest in real estate without having to worry about the exterior maintenance is desirable and, in most cases, cost effective. Lakeside developed StoneFields where the same type of HOA exists the first with deeded lot in Wisconsin.

Again, with Village Green, there will be maintenance free homeownership with renter's lifestyle yet being an owner and growing within a community.

There is a high-density rental population within the Mequon-Thiensville Town Center and Arrival Corridor. We feel this audience of renters are prime candidates for Village Green having the wherewithal to pay premium rents who may opt for ownership. The following is a summary of the inventory in the Town Center and Arrival Corridor:

- Artesia- 33 units
- Mequon Town Center- 28 units
- Reserve-81 units
- Spur 16 -356 units
- West House at Foxtown- 81 units

All these properties are at least 90% occupied and, in some cases, 100% with some of the rents as high as \$4,900. These statistics would make the Village Green development even more attractive and attainable for ownership versus renting coupled with the historically low interest rates.

Why A Pocket Neighborhood.

With the purchase price of the subject site plus remediation and demolition costs, it is not economically feasible to build single family housing under the current zoning.

The proposed PDO (Planned Development Overlay) fits in nicely with the existing buildings. To the west at Main Street there is commercial development on both sides of the street. To the east of the commercial development, there are several three-story apartment buildings, then moving further to the east, Lakeside's proposed project would be a transition with two-story lower density single-family houses. This lower density would transition into the mainly ranch style houses to the east. This way of transitioning is the preferred method by most municipal planners.

Constructing smaller homes on smaller lots allows more compact development, which uses land efficiently and can offer greater access to amenities. Living in smaller homes requires more places to go to get out of the house, so residents tend to spend more time socializing with neighbors.

Situation Analysis:

The existing building structure, which was a high traffic bank with numerous parking spaces, four drive-through lanes, and an ATM, has remained vacant for upwards of 12 years. The inspection of the building revealed severe deterioration including animal infestation in addition to required asbestos remediation. The following is an e-mail from Tim Van Harpen of Van Harpen Consulting LLC to Tom Zabjek, Lakeside Development's President, dated November 10, 2020:

As you requested, some of the highlights of the asbestos investigation reveal that the following materials are positive for asbestos:

- There is 7500 SF of floor tiles and mastic
- There is 7500 SF of fire proofing above the first-floor ceiling
- All ceiling tiles must be removed and disposed of as RACM. The term refers to Regulated Asbestos Containing Material. Basically, this material must be handled with care, packaged, and sent to a disposal site licensed to accept this material. I believe in this case the tiles are contaminated by the fireproofing. They were not made with asbestos. And none was found in the material itself.
- There is 700 LF of pipe insulation in the basement
- There is about 5000 SF of duct insulation

In addition, there is misc. asbestos in caulking, glazing, electrical boxes, and boiler parts.

A new inspection will need to be done prior to permits being issued, to provide for a responsible party and reflecting current regulations.

Lakeside's proposed development will complement the existing homes and compliment the current neighborhood. New construction two-story homes would appeal to urban professionals and families alike given the walk ability to downtown, parks and conveniences. Residential homes versus rentals will also lend to an integration into the community.

Snapshot of Proposed Development:

- Sixteen (16) single family homes (deeded lots) with upper and lower master suite options
- Two-story structures
- Two car attached garages with basement
- Current property assessed value \$387,900
- Proposed project will lend to an incremental assessed value over \$7 million
- Proposed project will increase surrounding property values
- Proposed project will enhance the existing neighborhood

Homeowner Association Management Structure:

- Lawn Maintenance
- Snow removal
- Controlled garage lighting to illuminate the alley using universal lamps
- Strict architectural standards and homeowners' covenants.

Design:

Architecture:

- Two story traditional homes will be in keeping with the current architecture
- Architectural features with the historical/quaint community look
use of existing site infrastructure
- Existing utility infrastructure is adequate for proposed development
- Storm water management using existing stormwater facility site is 90% imperviable

Access to Site:

- Access to alley via Riverview Drive
- Sidewalks on all sides

General Statement:

Site Statistics:

- Total site area 1.84 acres
- Proposed number of residential lots 16
- Sixteen new two-story homes with approximately 2,000 square feet
- All municipal services currently available to the site

Development Statistics:

- Lots estimated to be 31'.6" x 102'
- Homes will be 3' from the back and front lot lines
- Homes will be 3' from the proposed south lot line and 6'.6" from the proposed north lot line (9'.6" between homes)
- There will be 2'.8" from the front lot line to the Westerly sidewalk
- With the 3' setback, the front porches will be 5'.8" to the sidewalk
- The alley will be private and 20' wide
- The homes are 32'.6" from the grade to the peak of the roofs
- Estimated site and infrastructure cost is \$1.6 million

Development Timeline:

- Municipal entitlements, February 2021, Lakeside Development Co.
- Demolition/grading, remediation and infrastructure, June 2021, Van Harpen Consulting, LLC
- Commence construction, June, 2021, Lakeside Development Co.
- Project completion, approximately 18-24 months from approval

Additional Development Timeline Per Van Harpen Consulting, LLC:

	Event	Days		Start	Finish
	Site Fencing entire perimeter	4		1-Feb	4-Feb
	DNR Demolition Notification	10		1-Feb	12-Feb
	Asbestos Removal	30		15-Feb	12-Mar
	We Energies Abandon Request	30		1-Feb	1-Mar
	Small items Removal	7		15-Mar	22-Mar
	Vault Door Removal	3		15-Mar	18-Mar
	We Energies Removes Elect and Gas	2		17-Mar	19-Mar
	Cap Sewer and Water	1		18-Mar	19-Mar
	Building Demolition	30		22-Mar	16-Apr
	Basement Restoration	1		19-Apr	19-Apr
	Grubbing of select trees	3		19-Apr	22-Apr
	Remove parking lot and store on site	2		23-Apr	26-Apr
	Restore site to requirements	3		27-Apr	30-Apr
	Rough in driveway/tracking pad	2		29-Apr	30-Apr

Ordinance Number 2019-01

Ordinance 2019 was adopted amending section 17.0316 pertaining to Planned Overlay Districts. In reviewing the ordinance please note: The ordinance affords a level of flexibility if a proposed development is in keeping with the intention of the POD which is primarily a Village enhancement. In our judgement Village Green does comply but does not address:

C,2,a,6: Regarding traffic. We feel the proposed project will have little or no impact on traffic.

D,4,f.: Lakeside or it's principle's will be the sole owner of the site until recorded with 16 tax-key numbers and sold to individual homeowners.

D,6,a: We are currently working with the owner to the property to the north who property has more than adequate property for a parking easement or acquisition.

Also, in reviewing the subject document paragraph A, the last subparagraph, which states "except where deviation from the specific requirements would further the intent of the PDO ordinance as set forth above" If our proposed project is in compliance with the intent of the PDO should not a deviation of the current overnight parking ordinance apply? Would it be far reaching to request an amendment allowing four or five overnight parking stalls on Green Bay to accommodate overnight visitors at Village Green. How often do people have overnight guests requiring offsite parking.

Enclosures:

- Site plan
- Exterior elevations
- Exterior perspectives
- Floor plans



SITE PLAN - PROPOSED

NTS



REVISIONS

VILLAGE GREEN RESIDENCES
THIENSVILLE, WI

Lakeside Development Company
The finest in architecture & construction management
1500 W. Market Street Mequon, Wisconsin 53092
Tel: (262) 241-2300 Fax (262) 241-2310
www.lakesidedevelopment.com

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DATE: NOV 16, 2020
JOB: 2020
DRAWN BY: MAN
CHECKED BY: MAN

CONCEPT

ST

SITE PLAN



VILLAGE GREEN
1ST FLOOR MASTER
THIENSVILLE, WI
NOVEMBER 16, 2020



VILLAGE GREEN
2ND FLOOR MASTER
THIENSVILLE, WI
NOVEMBER 16, 2020



ELEVATIONS

1/8" = 1'-0"

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VILLAGE GREEN

THIENSVILLE, WI
NOVEMBER 16, 2020

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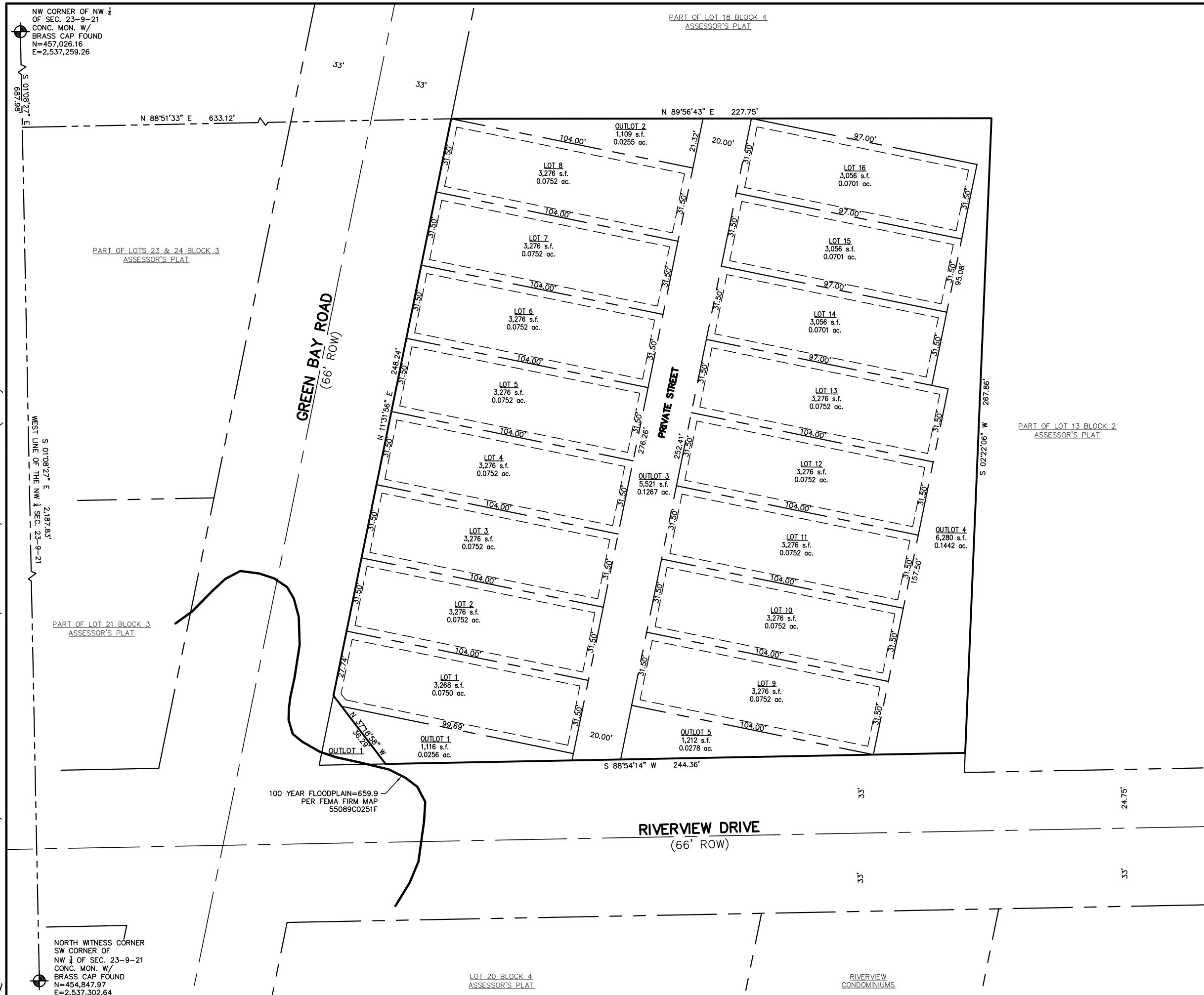
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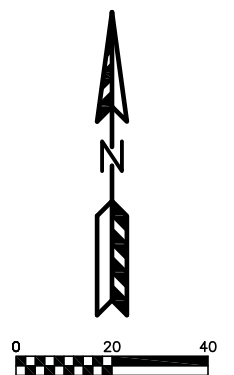


LOT 19, BLOCK 4, ASSESSOR'S PLAT OF THE
VILLAGE OF THIENSVILLE BEING PART OF THE
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, TOWNSHIP 9 NORTH, RANGE 21
EAST, IN THE VILLAGE OF THIENSVILLE,
COUNTY OF OZAUKEE, STATE OF WISCONSIN.

TOTAL AREA: 67,040 SQUARE FEET / 1.5390 ACRES

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 23, TOWN 9 NORTH, RANGE 21 EAST WITH A BEARING OF S 01°08'27" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

PROPOSED SETBACKS	
FRONT:	3 FEET
REAR:	3 FEET
SIDE:	3 FEET



CONCEPT PLAT
DATED: DECEMBER 3, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



Village of Thiensville

Plan Commission Application

Property Address: 200 Green Bay Road, Thiensville WI 53092

12-050-04-19-000

Tax Key #

Commercial

Current Zoning

Property Owner

Lakeside Development Company

Name

Applicant ☐ Same as owner

Name

1500 W. Market Street, #200

Address

Address

(262) 241-2300

Phone

Phone

taz@lakesidedevelopment.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.

Rezoning to PUO



Applicant's Signature

11.12.20

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

250 Elm Street
Thiensville, WI 53092
(262) 242-3720
Fax: (262) 242-4743

DEVELOPMENT APPLICATION FORM

(Required to be submitted for all zoning related applications – see attached list)

Project Name: Village Green Date: 11/13/2020

Submittal deadline for next Plan Commission meeting: 11/13/2020

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Village Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

Property Information:

Tax key Number(s) 12-050-04-19-000

Property Address 200 Green Bay Road

Current Zoning: B-3 Proposed Zoning: R2-PDO

Present Use: Vacant Bank Proposed Use: Single Family Homes

APPLICANT If the applicant is not the owner of record, all owner(s) of record sign the application must submit a signed letter of authorization along with the application.

Name: Lakeside Development Company

Address: 1500 W Market Street Suite 200

City Mequon State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: _____

Company: Lakeside Development Company

Address: 1500 W Market Street Suite 200

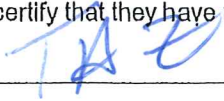
City Mequon State WI Zipcode 53092

Phone: 262-241-2300 Fax: 262-241-2310

E-mail address: taz@lakesidedevelopment.com

By the execution of this Application, the Owner(s) authorizes the Village of Thiensville or its agents, to enter upon the property between 7:00 a.m. and 7:00 p.m. daily for the purposes of inspection. Owner(s) grants this authorization even if Owner(s) has/have posted this property against trespassing pursuant to §943.13 Wis Stats.

Applicant and Owner hereby certify that they have read and understand all the information in this form.

Applicant:  Date: 12.1.20

Owner: _____ Date: _____

Owner: _____ Date: _____

(If more than two owners of record, please submit a letter of authorization signed by the remaining owners of record. That letter will also serve as certification that all owners have read and understand the information in this form.)

VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

Check each box that applies to your submittal

TYPE OF REQUEST	BASE FEE	DEPOSIT FEE IF REQUIRED FOR PROFESSIONAL REVIEW	✓	Receipt
Pre-Application – Phone Consultation	\$25.00			
Pre-Application Conference/ Conceptual approval before Plan Commission		\$150.00		
Rezoning Requests*/Parcel Splitting	\$400.00 + \$95/hr over 4 hrs.	\$1,000.00	X	60309
Site Plan Review				
Minor Requests (no construction)	\$150.00 + \$95/hr. over 6 hrs.	\$250.00		
Minor Site Plan Request		\$250.00		
Zoning Code Research/Review		\$250.00		
BSOP Construction <10,000sf	\$150.00	\$1,000.00		
BSOP Construction 10,000sf – 50,000sf	\$900.00 + \$95/hr over 9 hrs.	\$1,000.00		
Certified Survey Map	\$300.00 + \$95/hr over 3 hrs.	\$1,000.00		
Amendment to the Zoning Ordinance (Map or Text)*	\$250.00 + \$95/hr over 2 hrs.	\$1,000.00		
Planned Unit Development Overlay*	\$835.00 + \$95/hr over 2 hrs.	\$1,000.00	X	60309
Request for Varlance*	\$150.00	\$1,000.00		
Conditional Use Permit*	\$350.00 + \$95/hr over 4 hrs. + PH	\$1,000.00		
Special Exception Request	\$275 + \$95/hr over 4 hours	\$1,000.00		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: 11/30/2020 TOTAL DEPOSIT/APPLICATION FEE(S): \$ 2,000

*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk's Office.

The village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded

REVIEW SUBMITTAL BY CONSULTANT: 4 full sets of plans, owners statement, related exhibits, application and fees due 14 days prior to Plan Commission meeting.

PLAN COMMISSION SUBMITTAL: 12 full sets of Revised Plans 6 days prior to the Plan Commission meeting.

STAFF REPORT

[illegible]