

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Monday, April 1, 2013 LOCATION: Village of Thiensville

250 Elm Street

TIME: 5:00 PM

CALL TO ORDER

II. ROLL CALL

Chairman: Van Mobley

Commissioners: John Cabaniss

Sam Cutler

Rick Gattoni

Carol Gengler

Ken Kucharski

Dan Luedtke

Administrator: Dianne Robertson

Planner: Jon Censky

III. BUSINESS

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

A. Approval of Minutes

Documents: Plan February 2013 Minutes.pdf

B. Review and approval of a Building Permit Application for Art and Jean Liebau, 715 Riverview Drive for remodeling of the home

1. Liebau Building Permit

Documents: Building Permit Liebau.pdf

a. Jon Censky report on Liebau addition

Documents: Liebau Residential addition report.pdf

C. Review and recommendation of revisions to the Sign Code specifically pertaining to the B-1 Historic District versus the B-1 Business District

1. Sign Code revisions

Documents: sign code changes as of 2-13-2013.pdf

D. Review and recommendation to adopt Ordinance 2013-02 the Pigeon Creek Flood Plain Map

1. Ordinance 2013-02

Documents: Ordinance No. 2013-02.pdf

IV. 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.

V. ADJOURNMENT

Dianne S. Robertson, Village Clerk

March 29, 2013

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, February 5, 2013

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:	John Cabaniss	Carol Gengler
	Sam Cutler (excused)	Ken Kucharski
	Rick Gattoni (excused)	Dan Luedtke
Administrator:	Dianne Robertson	
Planner:	Jon Censky (excused)	

III. BUSINESS

A. Approval of Minutes

1. December 4, 2012

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve the minutes from December 4, 2012. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of a Sign Permit Application for Scott and Beth Shully, 146 Green Bay Road for a temporary sign during construction phase based on HPC approval on February 11, 2013

Administrator Robertson stated that this sign does conform to the sign code. Ms. Beth Shully and Ms. Amy Dodge were in attendance.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve a Sign Permit Application for Scott and Beth Shully, 146 Green Bay Road for a temporary sign. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and conceptual approval of a Building Permit Application for Art and Jean Liebau, 715 Riverview Drive to raise the existing grade along the back side of the home for future remodeling of the home

Mr. Bruce Stern with Inland Construction (representing the Liebau's) was in attendance. The home is in the conditional design stages of the remodel and the property is within the 100 year floodplain. The floodplain goes up into the back patio area in the rear of the property. The request is to include raising the elevation and building along the backside of the home. The intent is to create a 2nd story addition or raise the house and put the living quarters in the lower level. Mr. Stern would like to be back at the March Plan Commission meeting with full plans.

As long as the elevation is at 661.2 this will be acceptable according to the Village Engineer.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Cabaniss to conceptually approve a Building Permit Application for Art and Jean Liebau, 715 Riverview Drive to raise the existing grade at a minimum of 661.2 along the back side of the home for future remodeling. **MOTION CARRIED UNANIMOUSLY.**

- D. Review and approval of a Sign Permit Application for Jim Gehrke/Willard Riemer, 505 N. Main Street for an addition to the existing sign

The sign conforms with the new sign code and looks good with the current Frenz Garden Sign. Mr. Censky recommends that a waiver be granted until the changes to the new sign code are approved.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve a waiver for the Sign Permit Application for Jim Gehrke/Willard Riemer, 505 N. Main Street for an addition to the existing sign based on the pending sign code changes. **MOTION CARRIED UNANIMOUSLY.**

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

IV. 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.

Chairman Mobley has a conflict on three occasions on Tuesday nights so the meeting may be changed to Monday night at 6:00 PM.

V. ADJOURNMENT

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Cabaniss to adjourn the meeting at 6:13 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway
Administrative Assistant

Dianne S. Robertson
Village Clerk

Call (262) 544-8280 or 1-800-422-5220 INDEPENDENT INSPECTIONS, LTD.		WI UNIFORM PERMIT APPLICATION				PERMIT NO.	
ISSUING MUNICIPALITY		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>THIENSVILLE</u> COUNTY: <u>OZAWAKEE</u>		PROJECT LOCATION (Building Address) <u>715 RIVERVIEW DRIVE</u>		TAXKEY#	
				PROJECT DESCRIPTION <u>Remodel</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY			
Owner's Name <u>ART & JEAN LIEBAL</u>		Mailing Address - Include City & Zip <u>1429 W. FIESTA LAKE MEQUON, WISC. 53092</u>				Telephone - Include Area Code <u>262-242-1740</u>	
Construction Contractor (DC Lic No.) <u>INLAND CONSTRUCTION</u>		Mailing Address - Include City & Zip <u>1243 NORTH 10TH STREET #300 MILWAUKEE, WISC. 53205</u>				Telephone - Include Area Code <u>414-276-9500</u>	
Dwelling Contractor Qualifier (DCQ Lic No.) <u>TO BE DETERMINED</u>		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor				Telephone - Include Area Code	
Plumbing Contractor (Lic No.) <u>TO BE DETERMINED</u>		Mailing Address - Include City & Zip				Telephone - Include Area Code	
Electrical Contractor (Lic No.) <u>TO BE DETERMINED</u>		Mailing Address - Include City & Zip				Telephone - Include Area Code	
HVAC Contractor (Lic No.) <u>TO BE DETERMINED</u>		Mailing Address - Include City & Zip				Telephone - Include Area Code	
PROJECT INFORMATION		Subdivision Name				Lot No.	
Zoning District		Lot Area <u>1.685 ACRES</u> <u>74,000</u> Sq. Ft.		N.E.W. Setbacks		Block No.	
				Front Ft. Rear Ft.		Left Ft. Right Ft.	
1a. PROJECT		3. TYPE		6. ELECTRICAL		9. HVAC EQUIPMENT	
☐ New ☒ Addition ☐ Raze ☒ Alteration ☐ Repair ☐ Move ☐ Other		☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial		Entrance Panel Size: <u>TBD</u> amp Service: ☐ Underground ☐ Overhead		☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other <u>TBD</u>	
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. STORIES		8. USE		11. WATER	
Basement <u>2,000 +/-</u> Sq. Ft. Living Area <u>4,100 +/-</u> Sq. Ft. Garage <u>1,000 +/-</u> Sq. Ft. Other _____ Sq. Ft. TOTAL <u>7,100 +/-</u> Sq. Ft.		☐ 1-Story ☒ 2-Story ☐ Other		☐ Seasonal ☒ Permanent ☐ Other		☐ Municipal Utility ☒ Private On-Site Well	
						12. ENERGY SOURCE	
						Fuel _____ Nat. Gas _____ L.P. _____ Oil _____ Elec. _____ Solid _____ Solar _____ Space Htg. ☒ _____ ☐ _____ ☐ _____ ☐ _____ ☐ _____ Water Htg. ☒ _____ ☐ _____ ☐ _____ ☐ _____ ☐ _____ * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	
						13. HEAT LOSS (Calculated)	
						Total _____ BTU/HR	
						14. ESTIMATED COST	
						\$ <u>425,000</u>	
The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate. Have Permit/Application number and address when requesting inspections. Call (262) 544-8280 or 1-800-422-5220. Give at least 24 hours notice on all inspections.							
SIGNATURE OF APPLICANT <u>Bruce Stern</u>				PRINT NAME <u>BRUCE STERN</u> DATE <u>1-25-13</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.			
				All new services and upgrades shall be done underground per Ordinance 1995-07.			
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 _____ 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. _____	

LIEBAU RESIDENTIAL ADDITION 715 RIVERVIEW DRIVE

To: Thiensville Planning Commission

Prepared by: Jonathan Censky

Date: April 1, 2013

General Information

Applicant:

Art Liebau Jr.

Status of Applicant:

Property Owner

Requested Action:

1. Site Plan Approval
2. Architectural Approval

Zoning

R-1 Single Family Residential; FW
Floodway

Proposed Zoning:

No Change

Location:

715 Riverview Drive

Land Use Plan Designation:

Residential

Existing Land Use:

Single Family

Proposal:

The applicant has recently purchased the single-family home at 715 Riverview Drive and is proposing a second story addition with a new garage before he takes occupancy. According to plans the home will be 4,725 square feet in size and have a 1,635 square foot garage when this project is complete.

This property is located at a bend in Riverview Drive and fronts on the Milwaukee River where a good portion of the rear yard is in the Floodway District. As Commissioners may know, no building encroachment is allowed in the floodplain area during and/or after construction and my review indicates that the site designer has taken that into consideration and avoids any encroachment thereof all together. The plans are code compliant with respect to the 40 foot front setback, the 10 foot side yard and the 25 foot rear yard requirements.

Architecturally, the existing single-story ranch home will be converted into a two-story home that takes on a completely different character and is much larger than many homes in the area. However, while many single-family ranch homes exist along this stretch of Riverview drive, there are a number of newer two-story homes to the west of the applicant's site as well as behind and to the east. The applicant's proposed home will be 31'8 1/2" high which is within the 35 foot maximum height limit and it exceeds

the minimum size limit of 1,200 square foot. The roof will be covered with dimensional asphalt shingles and the siding will be of long lasting Hardi-plank material. A decorative stone veneer is proposed along the front elevation which gives a quality look to that facade.

Planners Comments:

It's my understanding that the applicant has already appeared before you for concept review and received preliminary approval and therefore I am reporting that the plans before you here are code compliant and consistent with the Comprehensive Land Use Plan. Furthermore, in my opinion, the design of this home will not detract from the character of the neighborhood as there is a two-story home directly to the west and other newer two-story homes a few doors down the street. This Planner has no reason to object subject to:

- The applicant securing a building permit prior to construction.
- Village Engineer review and approval of the grading, drainage and erosion control plans.
- No construction activity is allowed in the floodplain area.
- Storage of construction material and equipment shall be located outside the floodplain area.

2-15-2013

ARTICLE V- PERMANENT SIGNS

Sec.16.5 – Sign plan required

Sign Plan: Properties located in the R-4 and R-5 Multiple Family residence Districts, the B-1 through the B-4 Business Districts, and the I-1 Institutional District and the P-Park Districts shall submit a sign plan for review by the Historic Preservation Commission, when applicable, prior to review and approval by the Plan Commission.

E. A landscape plan for the sign base (monument sign) shall extend landscaping for a minimum of fifty (50) square feet of landscape area five (5) feet from the base of the sign.

ARTICLE 11. – PROHIBITED SIGNS

Sec. 16.10 – Prohibited signs

~~———— E. Pole Signs: New pole or pylon signs are prohibited as signage. Other signage types allowed by this Code are sufficient for all developments. (Pole or pylon signs in existence as of the date of this Ordinance will be considered legal non-conforming signs and may remain in place either until said sign is proposed for replacement, a change in the sign face, or is required to be removed because it is in a dilapidated state and/or structurally unsound (at which time the replacement sign must have a visible base or support other than a pole or pylon) or until the specific sign has met the end date in any future amortization schedule approved by the Village Board.~~

Sec. 16.16 – Design guidelines

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting so that they are complementary to the overall design of the building, the aesthetics of the community and are not in visual competition with other signs in the area.

All signs shall complement their surroundings without competing with each other, shall convey their message clearly and legibly, shall be weather resistant, and if illuminated, shall not be overly bright for their surroundings and not exceed 1 foot candle of illumination at the property line. Externally illuminated signs shall have adequate shading and be directed at the sign in such a way that the lighting will not produce glare affecting oncoming vehicles.

The following additional design guidelines shall be considered in the review and consideration of signage proposed within the Village of Thiensville:

- Village of Thiensville 2010 Master Architectural Guidelines
- Town Center Plan and Design guidelines
- Historic Preservation Commission Guidelines for signs located on any historic landmark site, structure or district.

The design guidelines for signage included in Chapter 1.2.12 of the Mequon-Thiensville Town Center Design Guidelines and Phase I Concept Design Plan 2005, and from time to time amended, Historic Preservation Commission Guidelines and Architectural Guidelines shall be used as additional criteria in the review and approval of signs within the Town Center.

A. Ground or Monument signs

1. The color scheme of the sign shall follow the color scheme of the principal building, to the greatest extent practical.
2. Architectural features (e.g., sills, piers, reveals, capstone, medallions, etc.) which are part of the architectural style of the principal building shall be incorporated into the sign, to the greatest extent practical.

B. Shopping Center and Multiple-Tenant Commercial Building Signs. A shopping center or multiple tenant commercial building may provide the following signage:

1. Sign Plan Required: Sign plans for multi-tenant buildings shall be designed to complement the style, color and materials of the building. The best sign programs are integrated such that they become a natural part of the building façade. New signs proposed for existing buildings shall provide a compatible appearance with the building signage of the other tenants. With multiple signs on a single building, even where no sign program currently exists, an attempt should be made to incorporate a unifying element (such as size) to all tenant signs as they are replaced.
2. Master Identification Signage. A Master identification sign may be provided which displays the name of the shopping center and may also include information such as, but not limited to, names of individual stores, hours of operation and/or special sales information. The master identification sign shall not exceed ~~thirty-two (32)~~ forty (40) square feet per side in area and ~~ten (10)~~ fifteen (15) feet in height and the location shall be approved by the Plan Commission prior to issuance of a sign permit.
3. Exterior Wall Signage. One exterior wall sign may be provided for each individual tenant business that has an exterior storefront wall in a shopping center. No exterior wall sign shall extend more than twelve (12) inches out from a building's wall surface. In multi-tenant buildings, separate signage may be allowed that complies with the requirements for the maximum square footage allowed for the building frontage. The maximum area of each tenant wall sign shall be computed using the formula in Sec. 16.17 A. Wall Signs. If a tenant's store is at a corner and has two exterior storefront walls, one separate exterior wall sign may be permitted on each exterior wall as long as the combined area of both signs does not exceed 100 percent of the total area allowed for the tenant space and the sign on a minor storefront may not be more than 30 percent of the total allowed signage for the tenant.

(ALSO, SEE FIGURE 2 AND 3 IN THE APPENTIX FOR GRAPHICS AND FORMULA EXAMPLES FOR CALCULATING THE MAXIMUM AREA FOR INDIVIDUAL TENANT WALL SIGNS)

C. Landscaping: ~~A minimum of 50 square feet of landscaping shall be designed around the base of ground/monument signs to integrate the sign with the surrounding area.~~

1. In the case of a free-standing or monument sign, a landscaped area shall extend a minimum of five (5) feet from the base of the sign and shall be approved by the Plan Commission.
 2. Where any sign is to be externally illuminated using ground mounted fixtures, landscape planting shall be installed in such a manner to entirely shield the light source from the surrounding view. Landscaped plantings shall be of the type as will ensure effective year long screening.
- D. Internal Lighting: The sign face shall be constructed with an opaque surface to allow internal light to only project through the cut-out lettering and/or logos. Dark colored backgrounds on signs are generally encouraged. Stark white or extremely bright background colors such as bright red, orange or yellow are discouraged.
- E. External Lighting shall be directed at the sign only and shall not exceed 1 foot candle of illumination at the property line. Externally illuminated signs shall have adequate shading and be directed at the sign in such a way that the lighting will not produce glare affecting oncoming vehicles. ~~Externally illuminated signs are discouraged.~~
- F. Consistency within The Sign Plan: The background color, type, style and print color of the sign should be consistent. However, the use of a logo which provides identification for the business can be used to bring distinction to the business within the framework established by the sign program.

Sec. 16.17 – Signs permitted in ~~all business districts and the I-1 Institutional district~~ the Green Bay Road and the Main Street Historic District with a permit

Signs ~~are permitted in all business and manufacturing districts~~ the Green Bay Road and the Main Street Historic District are subject to the following restrictions: **(SEE FIGURE 1 in the APPENDIX FOR EXAMPLES OF SIGN TYPES)**

- A. **Wall Signs.** One wall sign per commercial building placed against and not extended more than twelve (12) inches out from a building's wall surface. The maximum area of any wall sign shall be computed using the following formula.

~~1. BUILDINGS SET BACK 30 FEET OR LESS FROM THE RIGHT OF WAY LINE~~

~~Single Tenant Buildings with a setback of thirty (30) feet or less:~~ Total maximum area of signage shall not exceed .50 feet in area for every one (1) linear foot of building front width; however, no sign shall exceed fifty (50) square feet in area for any one premise. Thus, a building with a front width of 100 linear feet would be allowed maximum wall signage of 50 square feet: 100ft. X .5 = 50 square feet of wall signage.

~~Multi-tenant Buildings with a setback of thirty (30) feet or less:~~ In multi-tenant buildings ~~set back thirty (30) feet or less,~~ separate signage for individual tenants may be allowed that in the aggregate does not exceed the maximum square footage allowed for the total building façade.

The sign area for each tenant will be proportional to the front width of the tenant space based upon and computed using the ratio of the front width of the tenant space to the total front width of the building façade.

For example,

- Tenant A has thirty (30) feet of frontage on a building with a total front width of sixty (60) linear feet that is allowed a maximum sign area of thirty (30) square feet (.5ft. X 60ft.)
- The ratio of Tenant A's front width of thirty (30) feet to the total building front width of sixty (60) feet is (30 divide by 60) or 50% of the total building width. Thus, Tenant A would be allowed a maximum sign area of ten (15) square feet.
- If Tenant B occupies twenty (20) feet of frontage, the ratio of Tenant B's front width to the total building front width is 20 divide by 60 or 33%. Thus, Tenant B would be allowed a maximum sign area of ten (10) square feet.
- The remaining tenant would be allowed five (5) square feet of wall signage.

~~2. BUILDINGS SET BACK GREATER THAN 30 FEET FROM THE RIGHT OF WAY~~

~~Buildings with a setback GREATER than thirty (30) feet:~~ Total maximum area of signage shall not exceed 0.5 feet in area for every one (1) linear foot of building front width. For a building set back thirty feet (30) or more from the right of way line, an additional 1.0 foot for each foot the building is setback over thirty (30) feet up to a maximum sign of seventy (70) square feet.

For example,

- ~~A building with a front width of 100 linear feet that is setback 50 feet from the right-of-way line would be allowed maximum wall signage of seventy (70) square feet, as calculated below:~~
- ~~(.5 feet X 100ft. = 50 square feet) Plus (1.0 feet X 20 feet = 20 square feet [the difference between a 30 foot setback and a 50 foot setback] for a total maximum sign area of 70 square feet.~~

~~Multi-tenant Buildings:~~ In multi-tenant buildings, with a setback greater than thirty (30) feet, separate signage may be allowed that in the aggregate does not exceed the maximum square footage allowed for the total building façade. The sign area for each tenant will be proportional to the front width of the tenant space based on the ratio for the front width of the tenant space to the total front width of the building façade.

For example,

- ~~If Tenant A occupies half a buildings front width of 100 feet with a building setback of 50 feet, Tenant A would be allowed 50% of the maximum 70 square feet or a maximum allowed signage of 35 square feet.~~
- ~~If Tenant B occupies twenty five (25) feet of frontage, Tenant B would be allowed 25% of the maximum allowed signage (25 feet divide 100feet = 25%) or 17.5 square feet.~~

(SEE FIGURES 2 AND 3 IN THE APPENDIX FOR FORMULA EXAMPLES AND GRAPHICS ILLUSTRATING HOW TO CALCULATE THE MAXIMUM AREA FOR WALL SIGNS)

Wayfarer signs may be deemed permissible in the Green Bay Road and the Main Street Historic District subject to the following limitations; one sign per commercial building placed against and not extended more than 12 inches outside of a building's wall surface and shall not exceed .75 square feet in area for every one (1) linear foot of building face on which it is mounted or shall not exceed the following calculation: building face on which the sign is mounted and building setback of face of building = total frontage and setback times .30 = total square feet allowed per building whichever is less; however, limited to 78 square feet in area and 15 feet high in the historic district; and limited to 78 square feet in total area, unless a deviation from the size requirements of this subsection is approved by the Village Plan Commission. "Height" as noted in this subsection shall be determined by measuring the entire sign, from base to top, excluding any border or framing surrounding the sign surface. Wayfarer signs including multiple advertisers may be permitted in the historic district.

B. Monument, Ground Signs and Ground-mounted Projecting Signs: There shall not be more than one freestanding monument, ground or ground-mounted projecting sign (defined as a double-sided sign face attached to a single decorative support beam using a decorative bracket) for each principal building.

1. **Area of Monument and Ground Signs.** The area of a monument or ground sign shall be proportional to the size of the building ~~and distance back from the right-of-way~~. Monument and ground signs shall not exceed twelve (12) square feet on one side nor twenty-four (24) feet on all sides for any one premises, except in the case of multi-tenant buildings as regulated in Sec. 16.16 DESIGN GUIDELINES of this chapter, the master identification sign shall not exceed thirty-two (32) square feet in area and ten (10) feet in height and the location shall be approved by the Plan Commission prior to the issuance of a sign permit.
2. **Location.** A monument or ground sign may not be located closer than four (4) feet to any property line or driveway. Monument or ground signs shall meet the following setback requirements: Front yard setback: 0 feet. Side yard setback: ten (10) feet; setback from driveway ~~ten (10) feet~~ four (4) feet. Under no condition shall a sign be allowed within the street right-of-way.
3. **Height.** Ground or monument signs shall not exceed six (6) feet in height as measured from preconstruction grade at the base of the sign except that decorative finials attached to the top of the supports may be up to six (6) inches above the six (6) foot height maximum for supports. A monument sign base shall not project higher than three (3) feet, as measured from preconstruction grade at the base of the sign. The face of a monument sign may not exceed three (3) feet in height.
4. **Design.** Monument signs and ground signs shall have a base constructed of brick, stone or wood. Ground supports shall be constructed of brick, stone or wood and shall be architecturally designed.
5. **Area of Ground-mounted Projecting Signs.** A ground-mounted projecting sign may have no more than two faces (back to back) and the maximum area of the sign face may be no greater than (9) square feet in area for each face.
6. **Height of a ground-mounted projecting sign.** The maximum height of the sign face for a ground-mounted projecting sign may be no higher than six (6) feet six (6) inches above grade. The maximum height of the support structure ~~is~~ shall not exceed eight (8) feet.

7. Location of a Ground-mounted Projecting Sign. Ground-mounted projecting signs may ~~project no further~~ extend no further than three (3) feet from the support structure and the far end of the sign face may be no closer than three (3) feet to the ultimate right-of-way.
8. Landscaping. ~~A minimum of 50 square feet of landscaping shall be designed around the base of ground/monument and ground-mounted projecting signs to integrate the sign with the surrounding area~~ shall extend a minimum of five (5) feet from the base of the sign and shall be approved by the Plan Commission.
9. Time and Temperature Devices may be erected as either monument signs or wall signs and shall meet all requirements attendant to those sign types. No time and temperature device, however, shall be located closer than 750 feet to another time and temperature device, or exceed twenty-five square feet in area.
10. Internal Lighting: The sign face shall be constructed with an opaque surface to allow internal light to only project through the cut-out lettering and/or logos. Dark colored backgrounds on signs are generally encouraged. Stark white or extremely bright background colors such as bright red, orange or yellow are discouraged.

C. **Marquee, Awning, Window or Canopy Signs** affixed flat to the surface of the marquee, awning, window or canopy are permitted provided that the sign does not extend vertically or horizontally beyond the limits of said marquee, awning, window or canopy. Plastic type awnings of any kind are not allowed. "Traditional" type awnings/canopies are strongly recommended. A marquee, awning or canopy sign may extend to within one (1) foot of the vertical plane formed by the curb. A name sign not exceeding four (4) square feet in area located immediately in front of the entrance to an establishment may be suspended from a canopy provided that the name sign shall be at least eight (8) feet above the sidewalk. The gross surface of an awning, canopy or marquee sign shall not exceed fifty (50) percent of the gross surface area of the face of the awning, canopy or marquee to which such sign is affixed or thirty (30) square feet in area, whichever is less.

D. **Building-mounted Projecting Signs (including Awning Signs)** shall be permitted in the Village subject to the following requirements:

1. The owner of a projecting sign must file with the Village Clerk a current certificate of insurance before he/she shall be permitted to install a projecting sign over a public right-of-way, and must maintain a certificate of insurance that complies with the terms of this ordinance at all times while the sign is displayed.
2. The certificate of insurance purchased and maintained by the sign owner must have commercial general liability aggregate of a minimum of \$1,000,000.00, and must name the Village of Thiensville as an additional insured party.
3. The projecting sign shall be illuminated from the exterior only. No interior illumination shall be permitted on projecting signs.
 - a. The projecting sign shall in no case be closer than two (2) feet from a curb or project more than four (4) feet from the façade of a building; and shall have a minimum clearance of eight (8) feet, measured grade level to the bottom of the sign, and a maximum height of twelve (12) feet, measured grade level to the top of the sign; and shall not exceed ~~nine (9)~~ sixteen (16) square feet in area per surface; and shall have

no more than two (2) surfaces, a front and a back, both of which are perpendicular to the building façade.

- b. The projecting sign must be mounted firmly, in a workmanship-like manner and projects more than one foot, generally perpendicular from a structure or building face.

(SEE FIGURE 4 IN THE APPENDIX FOR MEASURING HEIGHT AND CLEARANCE OF SIGNS)

E. A-frame/Sandwich Board Signs. ~~An a-frame/Sandwich Board Sign is a portable sign that stands on the ground, has two sides of which form a triangle (A-frame).~~ No A-frame sign shall be permitted until a permanent sign has been permitted for the premises.

1. One A-frame Sign is allowed per business by permit and shall stand no more than four (4) feet in height with each sign surface not to exceed eight (8) square feet. A-frame signs shall not exceed fifteen (15) square feet per side and shall be placed on private property. A-frame signs shall be secured in a manner acceptable to the Building Inspector.
2. A-frame signs can only be placed within the linear building frontage of the business or entity it represents and can only advertise that business.
3. A-frame signs can only be displayed during the business hours of the entity it represents.
4. A-frame signs must be built in a professional manner of durable materials such as wood or plastic composites that mimic wood and must be framed around d the edges.
5. A-frame signs must be placed so as not to block building entrances, exits, sidewalks or other traveled right-of-way areas, and on private property when available. If there is no private location for an A-frame sign, only then will public right-of-way be considered for placement.
6. A-frame signs must be adequately weighted or anchored to prevent movement by wind or other elements.

F. Window Signs.

Permanent window signs (WINDOW VINYLs) shall be placed only on the inside of the windows of commercial buildings and shall not exceed thirty (30) percent of the total glass area of the pane upon which the sign is displayed. Permanent window signs may be placed on the interior of the glass doors to a commercial building and shall not exceed twenty-five (25) percent of the glass pane upon which the sign is displayed.

(PLEASE SEE SECTION 17.0704 SIGNAGE REQUIRMENTS FOR UNIQUE AND UNUSUAL CIRCUMSTANCES.

Sec. 16.17a. Signs allowed in all Commercial, Park and Institutional Districts but outside the Green Bay Road and the Main Street Historic Districts . For commercial, park and institutional uses in B-1, B-2, B-3, B-4, P-1 and I-1 Districts but outside the Green Bay Road and the Main Street Historic Districts, the following signs are hereby allowed subject to Plan Commission approval and issuance of a sign permit.

1. Wall signs.

- a. Number. There shall not be more than one wall sign for each principal building placed against and not extended more than 12 inches outside of the building's wall surface except for multi-tenant buildings as regulated in Section _____ of this chapter and except in the case of buildings that front two public streets, one may be permitted for each façade facing a public street.
- b. Area. The gross surface area of a wall sign shall not exceed 0.5 feet in area for every one (1) linear foot of building front width or 60 square feet, whichever is smaller.
- c. Location. A wall sign may be located on the outermost wall of any principal building but shall not extend further than 12 inches out from the building's wall surface.
- d. Height. The wall sign shall not project higher than the parapet line of the wall to which it is affixed. A wall sign shall not exceed 12 feet in height from the base of the building wall to which it is affixed.
- e. Internal Lighting: The sign face shall be constructed with an opaque surface to allow internal light to only project through the cut-out lettering and/or logos. Dark colored backgrounds on signs are generally encouraged. Stark white or extremely bright background colors such as bright red, orange or yellow are discouraged.
- f.

2. Freestanding, pole or monument signs. Monument signs are encouraged by the Village in areas where a freestanding or pole signs are not appropriate, such as a very small front yard.

- a. Number. There shall not be more than one freestanding, pole or monument sign for each principal building.
- b. Area. The gross surface area of a freestanding, pole or monument sign shall not exceed forty (40) square feet on one side nor eighty (80) square feet on all sides, except in the case of multi-tenant buildings as regulated in Sec. 16.16 DESIGN GUIDELINES of this chapter. Freestanding, pole or Monument Signs. Freestanding, pole or Monument Signs shall not exceed fifteen (15) feet in height above the finish grade at the base of the sign.
- c. Location. A freestanding, pole or monument sign may not be located closer than four (4) feet to a public road ultimate right-of-way, property line or driveway.
- d. Height. A freestanding/pole sign shall not extend higher than fifteen (15) feet from the grade at the base of the sign. A monument sign shall not extend higher than six (6) feet from the grade at the base of the sign.
- e. Internal Lighting: The sign face shall be constructed with an opaque surface to allow internal light to only project through the cut-out lettering and/or logos. Dark colored backgrounds on signs are generally encouraged. Stark white or extremely bright background colors such as bright red, orange or yellow are discouraged.

3. Window signs.

- a. Neon signs. Each business tenant shall be allowed to display on each public streets it fronts a neon sign not to exceed 300 square inches in size for 50 percent of the window area, whichever is less. Neon signs shall emit a steady light and only be illuminated during business hours. Blinking, flashing, strobe or other light animation shall not be allowed.

b. Temporary signs. Temporary, non-illuminated signs covering less than 25 percent of the individual window area shall be allowed.

c. Business decals. Business decals not exceeding two square feet in size shall be allowed.

4. Multiple Tenant Signs. In accordance with the regulations in Section 16.16-Design Guidelines, multiple tenant buildings located in the B-1, B-2, B-3, B-4 and I-1 Districts but outside the Green Bay Road and the Main Street Historic District shall be limited to one wall sign per tenant not exceeding 30 square feet. The multiple tenants may also share the free standing sign. Major tenants may be allowed a larger wall sign subject to Plan Commission approval.

5. Building Mounted Projecting Signs.

a. The owner of a projecting sign must file with the Village Clerk a current certificate of insurance before he/she shall be permitted to install a projecting sign over a public right-of-way, and must maintain a certificate of insurance that complies with the terms of this ordinance at all times while the sign is displayed.

b. The certificate of insurance purchased and maintained by the sign owner must have commercial general liability aggregate of a minimum of \$1,000,000.00, and must name the Village of Thiensville as an additional insured party.

c. The projecting sign shall be illuminated from the exterior only. No interior illumination shall be permitted on projecting signs.

d. The projecting sign shall in no case be closer than two (2) feet from a curb or project more than four (4) feet from the façade of a building; and shall have a minimum clearance of eight (8) feet, measured grade level to the bottom of the sign, and a maximum height of twelve (12) feet, measured grade level to the top of the sign; and shall not exceed twelve (12) sixteen (16) square feet in area per surface; and shall have no more than two (2) surfaces, a front and a back, both of which are perpendicular to the building façade.

e. The projecting sign must be mounted firmly, in a workmanship-like manner and projects more than one foot, generally perpendicular from a structure or building face.

(SEE FIGURE 4 IN THE APPENDIX FOR MEASURING HEIGHT AND CLEARANCE OF SIGNS)

SECTIONS 16.24 — Signage Requirements for unique and unusual circumstances

~~In the case of those properties that are unable to accommodate any of the types of signage permitted by this ordinance due to unique and unusual circumstances of the site, or when a sign does not meet the letter of the regulations contained herein but is more compatible with the building or site, with adjoining uses as well as the general character of the area and/or zoning district in which the sign is located, or where there are site specific hardships such as topographic~~

~~aberrations and visual encumbrances, the Plan Commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest.~~

~~OR SIMPLY~~

SECTION 16.24 Variances

The Plan Commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest.

VILLAGE OF THIENSVILLE

ORDINANCE NO. 2013-02

AN ORDINANCE ADOPTING THE REVISED FLOODPLAIN ANALYSIS
AND MAPPING FOR PIGEON CREEK BETWEEN THE MOUTH OF THE CREEK
AT THE JUNCTION WITH THE MILWAUKEE RIVER TO THE WEST
VILLAGE LIMITS UPSTREAM OF WILLIAMSBURG DRIVE, WHICH IS
APPROXIMATELY 2,900 FEET UPSTREAM OF THE MOUTH OF PIGEON CREEK

The Village Board of the Village of Thiensville do ordain as follows:

This is an ordinance to amend that certain ordinance entitled Village of Thiensville Floodplain Zoning Ordinance adopted on November 12, 2007.

Create Section 17.0415(b)(2) to read as follows:

Floodplain Analysis and Map revisions for Pigeon Creek, Village of Thiensville, dated November 20, 2012 and approved by the Wisconsin Department of Natural Resources on January 28, 2013.

The Village Clerk is directed to transmit duplicate copies of this ordinance by registered mail to Gary Heinrichs, Wisconsin Department of Natural Resources, 2300 N. Dr. Martin Luther King, Jr. Drive, Milwaukee, WI 53212 within seven (7) days after this ordinance is adopted.

Recommended by the Village of Thiensville Plan Commission on April 1, 2013.

Village of Thiensville Plan Commission

Van A. Mobley, Chairman

Dianne S. Robertson, Village Clerk

Passed and adopted by the Village Board of the Village of Thiensville this 15th day of April, 2013

Village of Thiensville Village Board

Van A. Mobley, President

Dianne S. Robertson, Village Clerk

NOTICE OF PUBLIC HEARING –VILLAGE FLOODPLAIN ORDINANCE

VILLAGE OF THIENSVILLE

PUBLIC NOTICE is given to all persons in the Village of Thiensville that a public hearing will be held on Monday, April 15, 2013, at 6PM at the Village Board Room, 250 Elm Street, Thiensville, WI 53092, to solicit comments on proposed floodplain zoning ordinance and map revisions that are required by state and federal law. These revisions govern development in mapped floodplain areas. The Village of Thiensville is proposing to adopt the revised floodplain analysis and mapping for Pigeon Creek between the mouth of the creek at the junction with the Milwaukee River to the west Village limits upstream of Williamsburg Drive, which is approximately 2,900 feet upstream of the mouth of Pigeon Creek. The revised floodplain analysis and mapping for Pigeon Creek was approved by the Wisconsin Department of Natural Resources on January 28, 2013. The proposed ordinance/map revisions are on file in the office of the Village clerk.

The proposed regulations are intended to protect life, health and property in floodplain areas and will govern uses permitted in mapped floodplains. Activities such as dredging, filling, excavating and construction of buildings are generally allowed, but may be restricted according to which flood zone the property is in. A copy of the proposed ordinance will be on file and open for public inspection in the office of the Village of Thiensville clerk for a period of two weeks prior to this public hearing.

All persons interested are invited to attend this hearing and be heard. Written comments may be submitted to:

Village of Thiensville Planning Commission,
Van Mobley, Chairman and Village President
Dated at Thiensville, WI, this day of March 26, 2013