



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, August 9, 2022

LOCATION: 250 Elm Street, Thiensville, WI
FIRE DEPARTMENT TRAINING ROOM

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	DOUGLAS CHIMENTI
	MIKE DYER
	RICK GATTONI
	CAROL GENGLER
	JEFF HERSHBERGER (EXCUSED)
	KEN KUCHARSKI
PLANNER:	JON CENSKY
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. BUSINESS

A. Approval of Minutes

1. July 12, 2022 (att)

B. Review and recommendation to the Village Board for a Land Use Plan Amendment from the Single-Family Residential Classification to the Multi-Family Residential Classification and Rezone from R-1 Single-Family Residence District to R-4 Multiple-Family Residence District, Scott Gad, 500 Lake Bluff Road (att)

C. Review and recommendation to the Village Board to Amend the Sign Code to Regulate Feather and Flag Banners (att)

D. Review and discussion regarding Thiensville Crossing RFP (att)

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

August 8, 2022

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

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



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, July 12, 2022

LOCATION: 250 Elm Street, Thiensville, WI

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
	MIKE DYER (EXCUSED)
	RICK GATTONI
	CAROL GENGLER
	JEFF HERSHBERGER
	KEN KUCHARSKI
PLANNER:	JON CENSKY
DIRECTOR OF	ANDY LAFOND
COMMUNITY	
SERVICES/PUBLIC	
WORKS:	

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There were no citizens present to be heard or correspondence received.

IV. BUSINESS

A. Approval of Minutes

1. May 10, 2022 (att)

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve the May 10, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and possible recommendation to the Village Board to adopt Ordinance 2022-01 Creating Section 17.03018 Creating a Premier Economic Development District Within the TID#2 Boundaries (att)

Director LaFond reported that the Wisconsin Legislature enacted a law in 2015 that provides the ability to create a Premier Economic Development District. The measure was initially enacted to assist in the development of the Titledown District in Ashwaubenon. Other municipalities have drafted a similar ordinance.

The proposed Ordinance has the same boundaries as Tax Incremental Finance District #2. This is proposed as a marketing tool and allows for up to two additional liquor licenses. A municipality must adopt an ordinance creating the District. Zoning ordinances require a recommendation from the Plan Commission to the Village Board for consideration and action and also requires a public hearing.

Requirements include creating a minimum of \$20 million in new value, and the district must be less than 40 acres and contiguous. TID #2 is 15 acres. The charge for the initial issuance of the liquor license must be a minimum of \$30,000. The municipality is not allowed to rebate or otherwise subsidize the cost of that initial license.

Commissioner Chimenti questioned if the minimum \$20 million in new value applied to an individual business obtaining a liquor license or to the entire District. Director LaFond shared that it applies to the value of new development across the district.

Commissioner Hershberger inquired if potential developers have asked about the availability of a liquor license. Director LaFond noted there have been inquiries. Without this tool, there are no available liquor licenses. Chairman Mobley noted liquor licenses in the Village are now held by Remington's, Skippy's, the cheel, Prime Minister, Chuck's Place, Daily Taco and Shully's. Commissioner Kucharski noted state law allows communities to have one liquor license per 500 residents. This is already one more than that because there was a license that was grandfathered. Commissioner Kucharski added this could cut into everyone else's business who now holds a liquor license. Planner Censky noted that the idea behind a TID is to create economic development. A liquor license is essential for a good restaurant.

Director LaFond shared that the Village's attorney drafted the language in the proposed Ordinance based on state law. The Village Clerk has been in contact with the Department

of Revenue as well. Director LaFond noted that the boundaries of the District set in the Ordinance are now the same as the TID but could be changed; it has to meet the provisions in the state law in terms of maximum size and minimum new value.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to recommend to the Village Board adoption of Ordinance 2022-01 Creating Section 17.03018 Creating a Premier Economic Development District Within the TID#2 Boundaries.

Ayes: Commissioners Chimenti, Gattoni, Gengler, Hershberger and Chairman Mobley

Naes: None

Abstain: Commissioner Kucharski

MOTION CARRIED.

C. Review and discussion regarding Thiensville Crossing RFP (att)

Director LaFond initiated a discussion about the properties the Village has acquired at the northwest corner of North Main Street and East Freistadt Road. A Request for Proposal is a mechanism to sell the property to a preferred developer. Proposals from developers would be specific about intentions, the business plan, density, architecture, purchase price and requests for Village incentives. The District is zoned B-4, which also includes the allowed uses in B-2 zoning. It is likely anything mixed-use would need a PDO.

Development envisioned for the site includes high-quality retail, mixed-use, commercial and residential. The site also is in close proximity to the heaviest-used section of the Ozaukee Interurban Trail, which is increasingly used for commuting. There are potential technology applications for public and private use in the District that could include district-wide Wi-Fi, electric vehicle charging stations and apps that identify available parking. The Village has the right to review and potentially reject proposals. The Village will retain control of the property until approvals are obtained and financing is in place. If something does not go through or if the developer does not follow through, the property remains with the Village.

Commissioner Gattoni noted the project around the Walgreens property is included in the TID and asked if developers are getting assistance. Director LaFond shared that this proposal includes a pay-go incentive. The developer will get payment for the project after they pay taxes that would otherwise go toward the TID. This support option means there is less risk to the Village than providing assistance with the development in a lump sum. There is nothing out-of-pocket for the Village. Each development in the district can be handled differently.

Director LaFond added staff discussions have included identifying businesses that residents now have to leave the Village for. An update on the RFP will be presented at the next Plan Commission meeting.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported Village staff approved fence applications at 608 Green Bay Road, 208 Park Crest Drive and 409 Susan Lane, alterations to a front porch at 313 Riverview Drive were approved and driveway modifications at 311 Park Crest Drive and 121 Ellenbecker Road were approved.

Staff continues to discuss placement of a shed at 202 Woodside Lane that had been moved to a non-compliant location by the previous property owner. Staff has been involved with compliance issues that include an unapproved fence at 400 Laurel Drive and improper drainage from a sump pump at 421 Bel Aire Drive. Village staff also mailed 21 letters on June 6, 2022, to residents with grass longer than allowed. There were no citations issued.

VI. ADJOURNMENT

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 6:47 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

500 LAKE BLUFF ROAD – LAND USE PLAN AMENDMENT AND REZONING

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Date: August 9, 2022

General Information

Applicant:

Scott Gad and George Colter

Status of Applicant:

Developer

Location:

500 Lake Bluff Road

Requested Action:

Land Use Plan Amendment & Rezoning

Existing Zoning:

R-1 Single-Family Residential District

Proposed Zoning

R-4 Multiple-Family Residential

Existing Use

Vacant

Report:

The applicants are requesting a Land Use Plan amendment and rezoning recommendation for the 18,238 square foot vacant parcel located at the above referenced address which is directly behind 525 Green Bay Road. The site is currently zoned R-1 Single-Family Residence District and they proposed to have it rezoned the R-4 Multiple-Family Residence District.

As Commissioners are aware, State Law requires that before any land use change of this nature can be approved, the comprehensive land use plan and the zoning of the site must be consistent with each other. Accordingly, for this request to proceed, the comprehensive land use plan's classification for the site must be changed from the Single-Family designation to the Multiple-Family Classification. If you approve that change, the Village can then proceed to rezone the site as proposed. Upon your recommendation, staff will schedule the necessary public hearings before the Village Board at an upcoming meeting.

Staff Comments:

This lot access is to Lake Bluff Road, and it will be served by the municipal sewer and water facilities. Since this site is immediately adjacent to the Lake Bluff Two-Family Condominium development, staff feels it appropriate and sound planning and, therefore, approval is recommended.

July 20, 2022

Amy Langlois
Village of Thiensville
Village Clerk/Deputy Treasurer
250 Elm Street
Thiensville, WI. 53092



Re: Rezoning Request for 500 Lake Bluff Road

Amy;

As you know, Scott Gad owns the property known as 500 Lake Bluff Road. Mr. Gad has tried to sell this R-1 property for over 800 days. He believes it has not sold because this R-1 zoning is inappropriate.

The property was created as Lot 2 via CSM 4080 in 2019, where the R-1 zoning of the parent property, which faces Green Bay Road, was continued to this property. However, the surrounding property is zoned R-4: condos across Lake Bluff Road to the west and multi-family R-4 buildings to the south. The only other R-1 property is to the east on Green Bay.

Mr. Gad believes R-4 zoning is more appropriate. He also believes it is the "highest and best" zoning for this property. Once rezoned, Mr. Gad believes he can sell the property to a developer, or perhaps develop the property himself.

Thus, Mr. Gad requests this property be rezoned R-4. He would like to get on the agenda for the August 9th Plan Commission meeting. Please find attached the following items:

- . Excerpt of Village Zoning Map
- . Development Application
- . Plan Commission Application
- . CSM 4080 that created the property
- . Authorization to Represent Mr. Gad

We understand that if approved by the Plan Commission, the matter will be the subject of a public hearing. You indicated such hearing will occur either at the September 19th 2022 meeting of the Trustees, or more likely, the October 17th meeting.

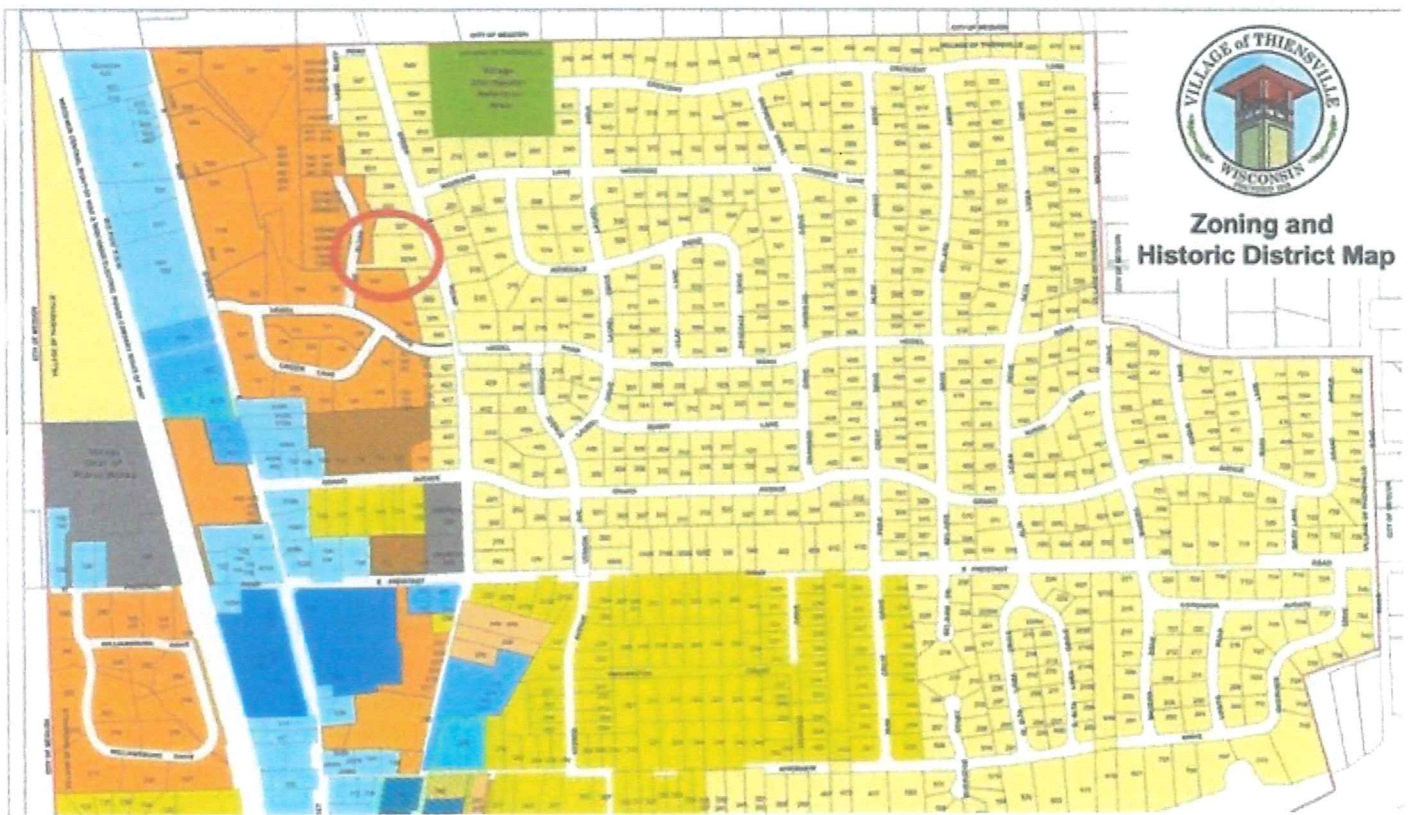
I will deliver 4 hard copies of this packet by Friday, July 22. By that same date, Mr. Gad's father, Richard, will hand deliver a check to you for \$1,000 as the required deposit.

We look forward to the August 9th Plan commission meeting. Thank you for your assistance.

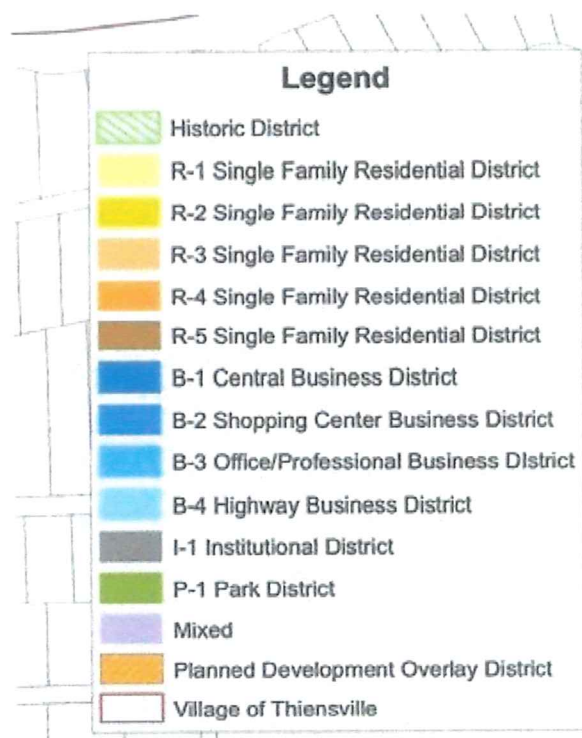
George Coulter

262-227-7029

gcoulter.roundpegs@gmail.com



500 Lake Bluff Road.



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: SUN LAKE BLUFF ESTATE Date: 7/14/2022
Submittal deadline for next Plan Commission meeting: 7/22/2022

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) 12-0500121002
Property Address SUN LAKE BLUFF ROAD
Current Zoning: R-1 Proposed Zoning: R-4
Present Use: VACANT LAND Proposed Use: MULTI-FAMILY BUILDINGS

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: George Coulter
Address: 240 Williamsburg Dr. #F
City Thiensville State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: George Coulter
Company: _____
Address: 240 Williamsburg Dr. #F
City Thiensville State WI Zipcode 53092
Phone: 262-277-7029 Fax: _____
E-mail address: gcoulter.coulterpegs@gmail.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: George Coulter Date: 7/14/2022
Owner: [Signature] Date: 7/15/22
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	✓	62599
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: 7/14/2022 TOTAL DEPOSIT/APPLICATION FEE(S): \$1,000.00

*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. (7/26/2022)

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



Village of Thiensville

Plan Commission Application

Property Address: 500 Lake Bluff Road, Thiensville WI, Thiensville WI 53092
120500121002

Tax Key #

Property Owner
Scott Gad

Name
4541 Timber Woods Ln Minnetonka MN 55345

Address
(608) 310-8674

Phone
scottwgad@gmail.com

Email address

R-1 Single Family

Current Zoning

Applicant ☐ Same as owner
George Coulter

Name
240 Williamsburg Dr, #8 Thiensville, WI 53092

Address
262-227-7029

Phone
gcoulter.roundpegs@gmail.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.

Mr. Gad has tried to sell this R-1 property for over 800 days. He believes it has not sold because this R-1 zoning is inappropriate. The property was created as Lot 2 via CSM 4080 in 2019, where the R-1 zoning of the parent property, which faces Green Bay Road, was continued to this property. However, the surrounding property is zoned R-4: condos across Lake Bluff Road to the west and multi-family R-4 buildings to the south. The only other R-1 property is to the east on Green Bay. Mr. Gad believes R-4 zoning is more appropriate. He also believes it is the "highest and best" zoning for this property. Once rezoned, Mr. Gad believes he can sell the property to a developer, or perhaps develop the property himself.

Thus, Mr. Gad requests this property be rezoned R-4.

George Coulter
Applicant's Signature

7/8/22
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.

Thiensville Plan Commission Application Revised 8.25.20

Page 1 of 3

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.

N/A ☒

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	

N/A ☐

Storm water management plan.

N/A ☐

Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).

N/A ☐

Grading plan showing existing and finished grades.

N/A ☐

Professionally prepared landscape plan.

N/A ☐

Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.

N/A ☐

Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.

N/A ☐

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 7/20/22 Planner Staff Report Completed on 8/5/22

Plan Commission Meeting Date 8/9/22

☒ Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

A. Angelo's
Village Staff

Village Clerk /
Deputy Treas.
Title

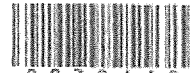
8/5/22
Date

4080

Certified Survey Map

Document Number

Document Title



8 3 7 6 4 4 6
Tx:4319081

1087703

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
12/30/2019 02:55 PM
REC FEE: 30.00
TRANS FEE:
PAGES: 5
EXEMPT #:

Recording Area

Name and Return Address

SCOTT W. GAD
4541 TIGER WOODS LANE
MINNETONKA, MN 55345

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT -- DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

CERTIFIED SURVEY MAP NO. **4080**

PART OF LOT 21, BLOCK 1, 'ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE' AND PART LOT 2 OF CERTIFIED SURVEY MAP NO. 1352, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 60'

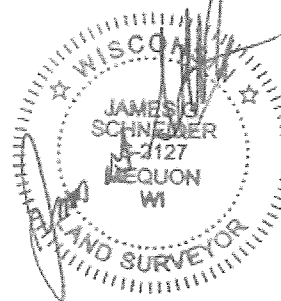


NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11450 N. Port Washington Rd., Wauwatosa, WI 53092
(262) 541-8400 • FAX: (262) 541-8357
www.northshoreengineering.net

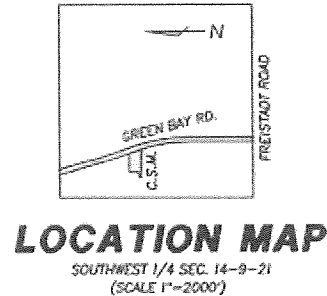
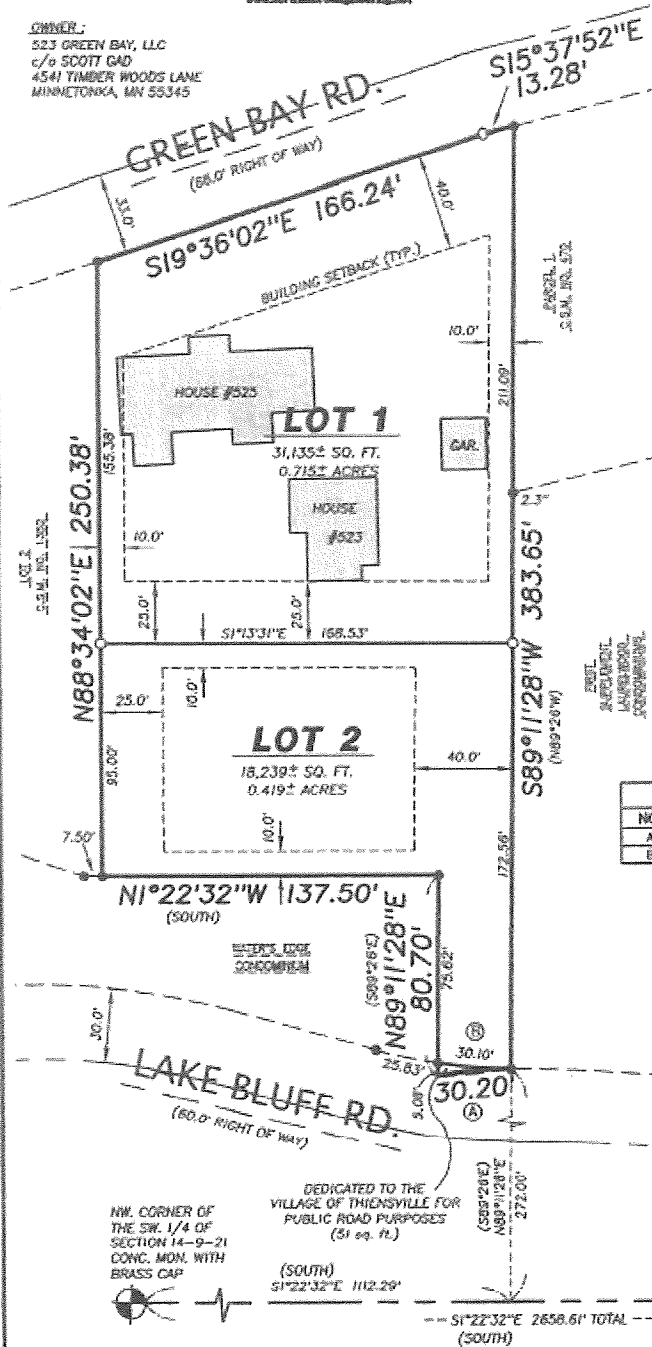
OWNER:
523 GREEN BAY, LLC
c/o SCOTT GAD
4541 TIMBER WOODS LANE
MINNETONKA, MN 55345

NOTES:

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)



12-12-2019



CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
A	30.20'	152.00'	30.15'	N6°30'01"W	11°22'58"
B	30.10'	217.44'	30.07'	N3°09'31"E	7°53'47"

LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
 - - DENOTES 1.3" STEEL PIPE (FOUND)
 - () - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE
- ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE SW. 1/4 OF SECTION 14-9-21, WHICH BEARS S1°22'32"E)

CERTIFIED SURVEY MAP NO. 4080

PART OF LOT 21, BLOCK 1, "ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE" AND PART LOT 2 OF CERTIFIED SURVEY MAP NO. 1352, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Part of Lot 21, Block 1, "Assessor's Plat of the Village of Thiensville and part of Lot 2 of Certified Survey Map No. 1352, being part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin, bounded and described as follows:

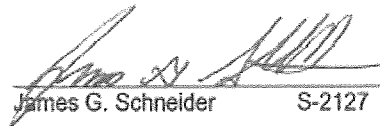
Commencing at the Northwest corner of the Southwest 1/4 of said Section 14; thence S1°22'32"E along the West line of said 1/4 Section, 1112.29 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 1352; thence N89°11'28"E along the South line said Lot 1, 272.00 feet to the Southeast corner of said Lot 1, said point also being the point of beginning of lands to be described; thence Northwesterly along the Easterly line of said Lot 1, being the arc of a curve to the left (having a radius of 152.00 feet, whose chord bears N6°30'01"W, 30.15 feet) 30.20 feet; thence N89°11'28"E along the Easterly line of said Lot 1, 80.70 feet; thence N1°22'32"W along the Easterly line of said Lot 1, 137.50 feet; thence N88°34'02"E, 250.38 feet to a point in the West right of way line of Green Bay Road; thence S19°36'02"E along said West right of way line, 166.24 feet; thence S15°37'52"E along said West right of way line, 13.28 feet to the Northeast corner of Parcel 1 of Certified Survey Map No. 470; thence S89°11'28"W along the North line of Parcel 1 of Certified Survey Map No. 470 and the North line of "First Supplement to Laurelwood Condominium", 383.65 feet to the point of beginning.

Said lands containing 1.134 acres of land, more or less.

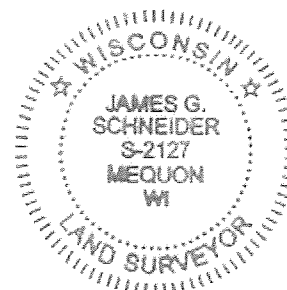
That I have made such survey, land division, and plat at the direction of 523 Green Bay, LLC, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and the requirements of the Village of Thiensville.


James G. Schneider S-2127

12-12-2019



This instrument was drafted by James G. Schneider

Sheet 2 of 4 Sheets

CERTIFIED SURVEY MAP NO. 4080

PART OF LOT 21, BLOCK 1, "ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE" AND PART LOT 2 OF CERTIFIED SURVEY MAP NO. 1352, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, Scott Gad (Managing Member) of 523 Green Bay, LLC, OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided, mapped and dedicated.

WITNESS the hand and seal of said OWNERS on this 26th day of December, 2019.

Andrea J. Skolnick
Witness Andrea J. Skolnick

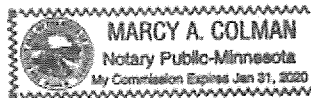
Scott Gad
Scott Gad (Managing Member)

Minnesota
STATE OF ~~WISCONSIN~~
OZAUKEE COUNTY

PERSONALLY came before me on this 26th day of December, 2019 the above named Scott Gad (Managing Member) to me known to be the person who executed the foregoing certificate and acknowledged the same.

Marcy Colman
Notary Public Marcy Colman

My Commission expires Jan. 31, 2020



CONSENT OF MORTGAGEE

TRI CITY NATIONAL BANK, existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the above certificate of Scott Gad, OWNER.

In witness whereof, the said Tri City National Bank has caused these presents to be signed by Dan Franek, it's Vice President at West Allis, Wisconsin, this 19 day of December, 2019.

IN THE PRESENCE OF:

Richard A. Bink

Tri City National Bank

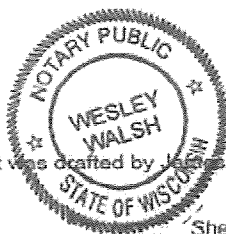
By: [Signature]

Wisconsin
STATE OF ~~WISCONSIN~~
OZAUKEE COUNTY

PERSONALLY came before me on this 19 day of December, 2019, Dan Franek, to me known to be the person who executed the foregoing certificate and acknowledged the same.

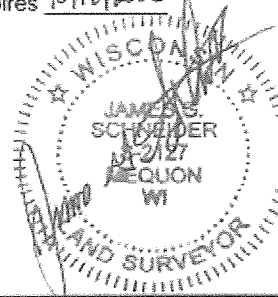
Wesley Walsh
Notary Public Wesley Walsh

My Commission expires 10/18/2020



This instrument was drafted by James G. Schneider

12-12-2019



CERTIFIED SURVEY MAP NO. 4080

PART OF LOT 21, BLOCK 1, "ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE" AND PART LOT 2 OF CERTIFIED SURVEY MAP NO. 1352, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.

VILLAGE OF THIENSVILLE PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Thiensville on this 3rd day of December, 2019.

Van A. Mobley
Van A. Mobley, Chairman

12/18/19
Date

Amy L. Langlois
Amy L. Langlois, Secretary Village Clerk

12/16/19
Date

VILLAGE OF THIENSVILLE BOARD APPROVAL

This Certified Survey Map, being a division of Nw. 1/4 of the Sw. 1/4 of Section 14, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Lake Bluff Road for public road purposes as shown on sheet 1 of this map, is hereby accepted by the Village Board of Trustees of the Village of Thiensville on this _____ day of _____, 20____.

N/A
Van A. Mobley, Village President

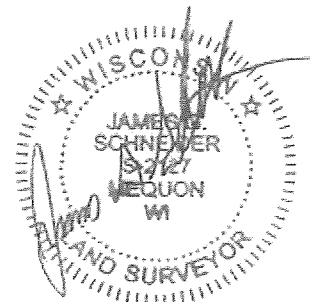
Date

Amy L. Langlois NA
Amy L. Langlois, Village Clerk

12/16/19 NA
Date

This instrument was drafted by James G. Schneider

Sheet 4 of 4 Sheets



12-12-2019

George Coulter

Smaller, Simpler, Sustainable, Spaces

Scope of Relationship:

Scott Gad is owner of the property located at 500 Lake Bluff Road, Thiensville, WI.

George Coulter is advising Mr. Gad on matters regarding developing the above property, such as rezoning the property to types of potential developments to design issues. Mr. Gad understands that while Mr. Coulter is an attorney, he does not practice law and is not providing any legal advice on any issue.

Authorization to Represent:

Because Mr. Gad lives in Minnetonka, MN, he hereby authorizes George Coulter to be his local representative before various Village of Thiensville agencies.



Scott Gad

7/15/22

Date

SCOTT GAD CERTIFIED SURVEY MAP

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: December 3, 2019

Item No: III. C.

General Information

Applicant:	Scott Gad
Status of Applicant:	Property Owner
Requested Action:	Approval of Certified Survey Map
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	523-525 Green Bay Road
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

Proposal:

The applicant is requesting approval of his Certified Survey Map that will serve to divide the existing 1.13 acre parcel located at 523-525 Green Bay Road into two separate lots of 31,135 square feet and 18,239 square feet in size. The R-1 requires a minimum lot size of 13,500 square feet. As Commissioners are aware, the parent parcel currently supports two single-family homes (one legal nonconforming) and the proposed land division will continue with two homes (one legal nonconforming) on Lot 1 and Lot 2 will be available for new home construction. Lot 1 will front Green Bay Road via the existing driveway and Lot 2 will access Lake Bluff Road also over an existing drive.

Planner's Comments:

My review of these plans indicates full compliance with the dimensional requirements of the R-1 District regulations and staff has no objection.

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: Subdivision of 523-525 Green Bay Rd. Date: 11/12/19
Submittal deadline for next Plan Commission meeting: 11/15/19

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) 120500121000
Property Address 523-525 Green Bay Rd., Thiensville, WI 53092
Current Zoning: R-1 Proposed Zoning: R-1 (no change)
Present Use: Single Family Residential Proposed Use: Single Family Residential (no change)

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: Scott Gad (Managing Member and only owner of 523 Green Bay LLC)
Address: 4541 Timber Woods Lane
City Minnetonka State MN Zipcode 55345

CONTACT PERSON FOR THE PROJECT

Name: Scott Gad
Company: 523 Green Bay LLC
Address: 4541 Timber Woods Lane
City Minnetonka State MN Zipcode 55345
Phone: 608-310-8674 (cell) Fax: 1-800-343-6108 (no cover sheet needed)
E-mail address: SCOTTUGADE@GMAIL.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: Scott Gad / 523 Green Bay LLC Date: 11/12/19
Owner: Scott Gad; [Signature] Date: 11/12/19
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	✓	
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: 11/12/19 TOTAL DEPOSIT/APPLICATION FEE(S): \$1,400.00

*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.

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.
- N/A 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 \$ 1,400.00 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.
- N/A 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.
- N/A 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: _____

Scott Gad
Scott Gad

Signature of Applicant or Appellant

Managing Member (and only owner) of 5234 Green Bay LLC

N/A 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

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, December 3, 2019

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:	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Planner:	Jon Censky	
Administrator:	Colleen Landisch-Hansen	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. October 8, 2019

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the October 8, 2019 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Certified Survey Map to Divide Parcel No. 12-050-01-21-000, 523-525 Green Bay Road Into Lot 1 and Lot 2, Scott W. Gad

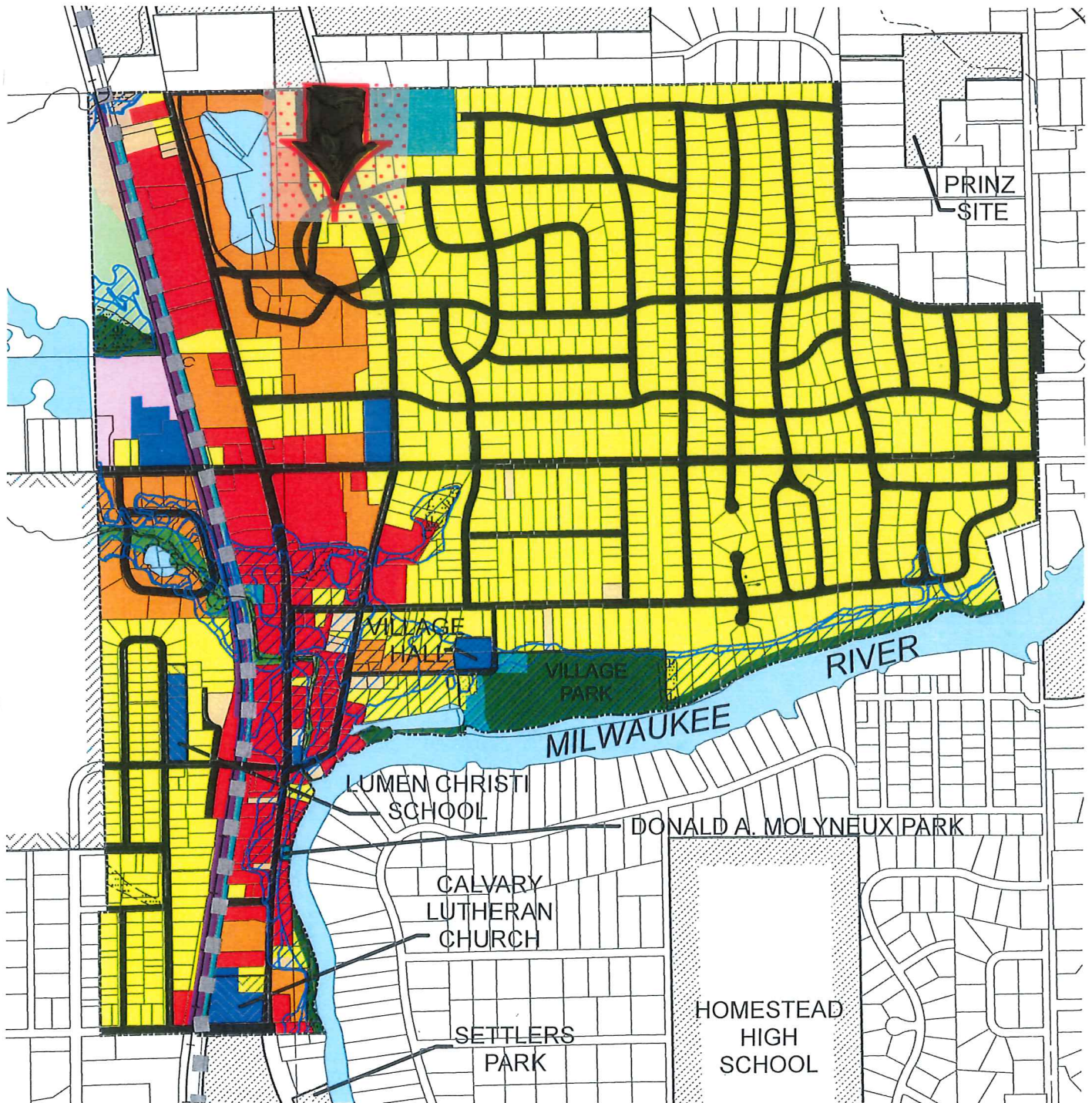
Scott W. Gad is requesting approval of a Certified Survey Map dividing the existing 1.13 acre parcel located at 523-525 Green Bay Road into two separate lots. The lots will total 31,135 square feet and 18,239 square feet in size. Lot 1 will front Green Bay Road and Lot 2 will front Lake Bluff Road over an existing drive.

Planner Censky's review indicates full compliance with the dimensional requirements of the R-1 Single Family Residential District and has no objection to this request.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Certified Survey Map to Divide Parcel No. 12-050-01-21-000, 523-525 Green Bay Road Into Lot 1 and Lot 2, Scott W. Gad. **MOTION CARRIED UNANIMOUSLY.**

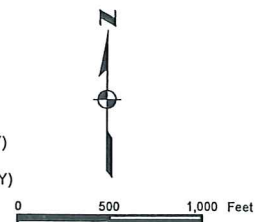
- C.** Review and recommendation to the Village Board for a Land Use Amendment From the Institutional Classification to the Single-Family Residential Classification for the School and the Office Classification for the Former Church and Rezone From I-1 Institutional District to R-2 Single-Family Residence District and B-3 Office and Professional Business District, Devo Management Company, LLC, Greg Devorkin, 116 North Orchard Street and 138 Buntrock Avenue (Tax Parcel ID No. 12-050-06-20-001), 124 North Orchard Street (Tax Parcel ID No. 12-075-02-15-002), 12-050-06-22-007, 12-075-02-17-000 and 12-075-02-16-000. Also, Commissioners will review and recommend the Preliminary Plat for the Redevelopment Project.

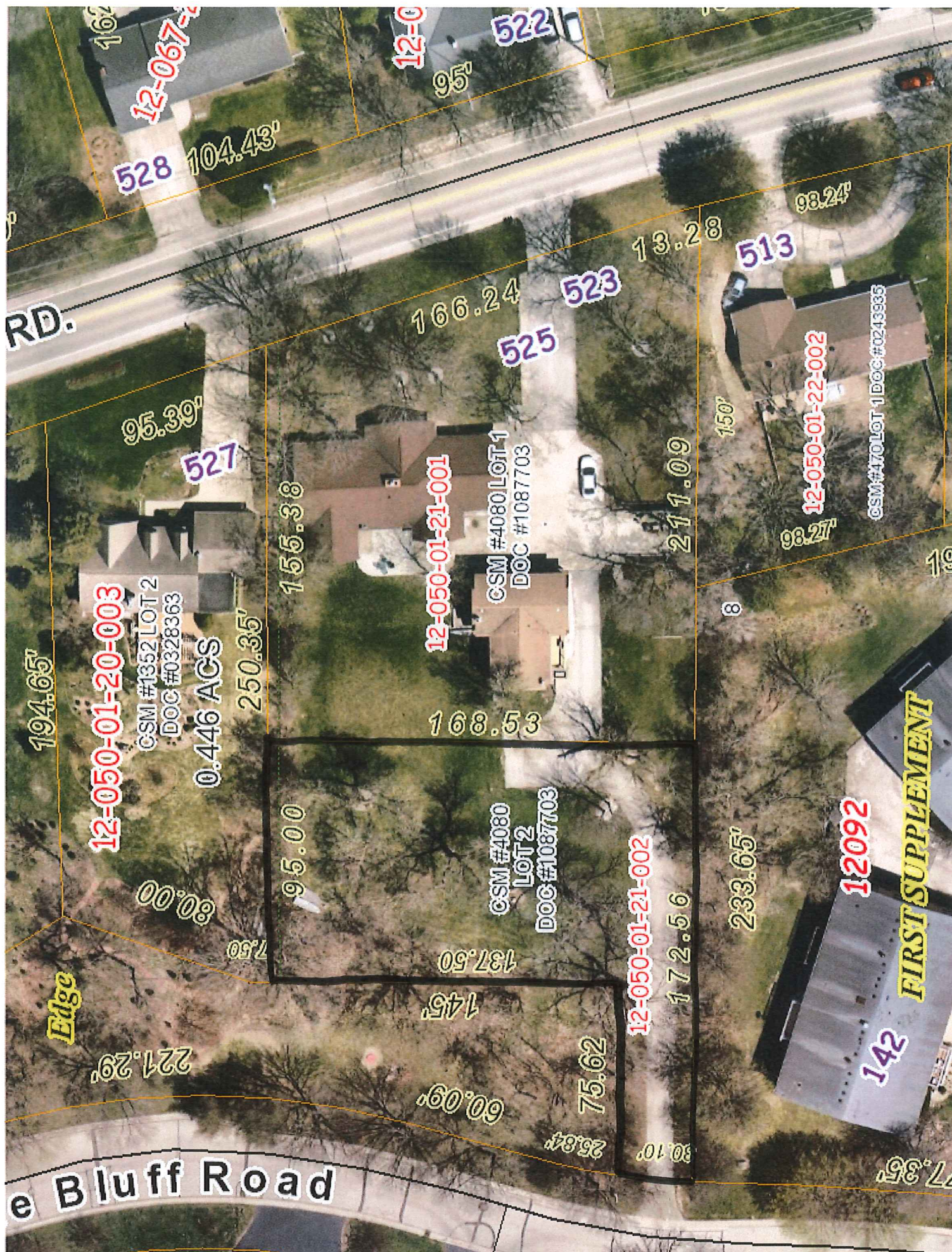
VILLAGE OF THIENSVILLE PLANNED LAND USE MAP: 2035



- | | |
|---|--|
| SINGLE - FAMILY RESIDENTIAL | RECREATIONAL |
| TWO - FAMILY RESIDENTIAL | OTHER CONSERVANCY LANDS TO BE PRESERVED |
| MULTI - FAMILY RESIDENTIAL AND MOBILE HOME | PRIMARY ENVIRONMENTAL CORRIDOR |
| COMMERCIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| STREETS AND HIGHWAYS | ISOLATED NATURAL RESOURCE AREA |
| RAILWAY | SURFACE WATER |
| COMMUNICATIONS, UTILITIES AND OTHER TRANSPORTATION | WISCONSIN WETLAND INVENTORY: 2007 (OVERLAY) |
| GOVERNMENTAL AND INSTITUTIONAL | MAP MODERNIZATION FLOODPLAIN: 2007 (OVERLAY) |

Source: Village of Thiensville, Ozaukee County, and SEWRPC.





- E. Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

17.0302

ZONING MAP

A Certified copy of the Zoning Map shall be adopted and approved with the text as part of this Ordinance and shall be available to the public in the office of the Village Clerk.

17.0303

R-1 SINGLE-FAMILY RESIDENCE DISTRICT

The R-1 Residence District is intended to provide for single-family residential development, at densities not to exceed 3.2 dwelling units per net acre, served by municipal sanitary sewer facilities.

A. Permitted Principal Uses

- (1) Single-family dwellings.
- (2) Essential services.
- (3) Community living arrangements for eight (8) or fewer persons, subject to limitations set forth in Wisconsin Statutes 62.23 15(i).

B. Permitted accessory Uses

- (1) Private garages and carports.
- (2) Gardening, tool and storage sheds incidental to the residential use.
- (3) Home occupations are subject to the following:
 - a. General Conditions. Home occupations shall comply with the following general conditions:
 - 1) The total area devoted to such home occupations shall not exceed twenty five percent of the gross area of the dwelling unit involved and shall be located within a principal structure.
 - 2) Offensive noise, vibration, dust, odors, pollution or interference with radio or television reception shall not be permitted to emanate from the dwelling.
 - 3) Persons operating a home occupation shall employ no more than one (1) nonresident employee in the home occupation.
 - 4) Materials used in or produced by an authorized home occupation may not be stored or displayed outside or be displayed so as to be visible from outside the premises.
 - 5) The volume of vehicular or pedestrian traffic or parking shall not result in congestion or be in excess of what is compatible with the normal traffic pattern of the neighborhood.
 - 6) All authorized home occupations shall meet fire and building safety requirements.
 - 7) Persons conducting home occupations must furnish such information as required by municipal officials with respect to procedures and processes, equipment, materials, chemicals and any other items utilized in the home occupation.
 - 8) A home occupation includes uses such as babysitting, sewing, dressmaking, laundering and crafts, but does not include display of goods or retail sales, nor any occupation such as dance schools, real estate brokerage or photographic studios.

- (4) Satellite dish antennas located on the roof of the principal structures or in the rear yard.
- (5) Roof mounted solar collectors.
- (6) Private swimming pools provided that such pool construction is in compliance with Section 14.433 of the Village of Thiensville Building Code.

C. Conditional Uses

- (1) Utility substations.
- (2) Solar collectors erected as an accessory structure.
- (3) Professional home offices; residences of doctors of medicine, practitioners, dentists, clergymen, architects, landscape architects, lawyers, professional engineers, registered land surveyors, real estate agents, insurance brokers, artists, teachers, authors, musicians or other recognized professions used to conduct their professions where the office does not exceed one-half the area of only one floor of the residence and no more than 2 non-resident individuals are employed. The principal use of the structure must remain residential in nature. Professional home offices are subject to the general conditions listed under B(3).

D. Lot Area and Width

- (1) Lots shall be a minimum of 13,500 square feet in area and shall be not less than 95 feet in width.

E. Building Height and Area

- (1) No principal building or part of a principal building shall exceed 35 feet in height. The total floor area of a dwelling shall be not less than 1,200 square feet.

F. Yards

- (1) There shall be a minimum building setback of 40 feet from the street right-of-way.
- (2) There shall be a side yard on each side of the principal structure not less than 10 feet in width
- (3) There shall be a rear yard of not less than 25 feet.

17.0304

R-2 SINGLE-FAMILY RESIDENCE DISTRICT

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

A. Permitted Principal Uses

- (1) Single-family dwelling.
- (2) Essential services.
- (3) Community living arrangements for eight (8) or fewer persons, subject to limitations set forth in Wisconsin Statutes 62.23 15(i).

B. Permitted Accessory Uses

- (1) Private garages and carports.
- (2) Gardening, tool and storage sheds incidental to the residential use.
- (3) Home occupations are subject to the following:
 - a. General Conditions. Home occupations shall comply with the following conditions:

R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT

The R-4 Residence District is intended to provide for multiple family residential development in structures housing 8 dwelling units or less, at densities not to exceed 11.5 dwelling units per net acre, served by municipal sanitary sewer facilities.

A. Permitted Principal Uses

- (1) Two-family dwellings.
- (2) Multiple-family dwellings not to exceed 8 dwelling units per structure.
- (3) Essential services.
- (4) Community living arrangements that have a capacity for eight (8) or fewer persons, subject to the limitations set forth in Section 62.23(15)(i) of the Wisconsin Statutes.

B. Permitted Accessory Uses

- (1) Private garages and carports.
- (2) Gardening, tool and storage sheds incidental to the residential use.
- (3) Satellite dish antennas located on the roof of the principal structure or in the rear yard.
- (4) Roof-mounted solar collectors.
- (5) Private swimming pools provided that such pool construction is in compliance with Section 14.433 of the Village of Thiensville Building Code.

C. Conditional Uses

- (1) Housing for the elderly, not to exceed 22 units per net acre.
- (2) Boarding Houses.
- (3) Utility substations.

D. Lot Area and Width

- (1) Lots shall have the minimum of the larger of 15,000 square feet in area or 3,800 square feet per unit.
- (2) Lots shall not be less than 100 feet in width.

E. Building Height and Area

- (1) No principal building or part of a principal building shall exceed 35 feet in height. Efficiency and one bedroom dwelling units shall provide a living area of not less than 900 square feet per unit in the Town Center area. All other areas zoned R-4 must provide not less than 525 square feet per unit. Two bedroom or larger dwelling units shall provide a living area of not less than 675 square feet per unit, except in the Town Center area, where the square feet per unit must be 1,200 square feet.

F. Yards

- (1) There shall be a minimum building setback of 40 feet from the street right-of-way.
- (2) There shall be a side yard on each side of the principal structure not less than 15 feet in width.
- (3) There shall be a rear yard of not less than 25 feet.

G. Site Plans to be Submitted to Plan Commission

- (1) Every builder of any building hereafter erected or structurally altered for multiple family use shall, before a building permit is issued, present detailed site plans pertaining to the proposed structure to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.
-

17.0307

R-5 MULTIPLE-FAMILY RESIDENCE DISTRICT

The R-5 Residence District is intended to provide for general multiple family residential development, at densities not to exceed 14.0 dwelling units per net acre served by municipal sanitary sewer facilities.

A. Permitted Principal Uses

- (1) Multiple family dwellings not to exceed 12 dwelling units per structure.
- (2) Essential services.
- (3) Community living arrangements that have a capacity for eight (8) or fewer persons, subject to the limitations set forth in Section 62.23(15)(i) of the Wisconsin Statutes.

B. Permitted Accessory Uses

- (1) Private garages and carports.
- (2) Gardening, tool and storage sheds incidental to the residential use.
- (3) Satellite dish antennas located on the roof of the principal structure or the rear yard.
- (4) Roof mounted solar collectors.
- (5) Private swimming pools provided that such pool construction is in compliance with Section 14.433 of the Village of Thiensville Building Code.

C. Conditional Uses

- (1) Housing for the elderly, provided that the density of such housing shall not exceed 22 units per acre.
- (2) Boarding houses.
- (3) Utility substations.

D. Lot Area and Width

- (1) Lots shall have the minimum of the larger of 15,000 square feet in area or 3,800 square feet per unit.
- (2) Lots shall not be less than 100 feet in width.



Village of Thiensville

250 Elm Street

Phone (262) 242-3720

Thiensville, WI 53092-1602

To: Thiensville Plan Commission
From: Andy LaFond, Director of Community Services
Date: August 9, 2022
Subject: Feather Banner/Flags

Background

At its June meeting, the Plan Commission discussed a proposed ordinance change to add language to the sign code to regulate Feather Banners/Flags. Staff brought the topic to the Plan Commission for a recommendation to the Village board. Feather banners have become readily available for quick shipment from many websites and contain generalized messages such as “PIZZA” or “MUFFLERS” for the purpose of advertising. The current sign code does not directly address feather banners in either the pennant/flag section or the temporary banner requirements. Staff have been permitting the use of one feather banner using our current horizontal banner permitting process with the exception of temporary banners are required to be affixed to the building and feather banners are free standing.

Recommendations

Included are three options for discussion.

Version 1 addresses feather banners with similar language used to regulated sandwich board signs in our current code.

Version 2 is similar to version one but limits the banner to 16 square feet per side and a maximum of 10 feet in height. Version 2 requires the banner be customized to include the business name and/or logo. It also prohibits feather banners in the Historic District.

Version 3 prohibits the display of feather banners. This version also includes language prohibiting Inflatable signs with or without advertising designed to move about in the air or remain suspended in the air.

Version 1

Feather Banners/Flags. No feather banner shall be permitted until a permanent sign has been permitted for the premises.

1. One feather banner is allowed per business by permit and shall stand no more than 12 feet in height with each sign surface not to exceed 24 square feet. Feather Banners shall be placed on private property. Feather Banners shall be secured in a manner acceptable to the Director of Community Services
2. feather banners can only be placed within the linear building frontage of the business or entity it represents and can only advertise that business.
3. Feather banners can only be displayed during the business hours of the entity it represents.
4. Feather banners must be built in a professional manner of durable materials. Feather banners must be free of defects, tears, or fading.
5. Feather Banners must be placed so as not to block building entrances, exits, sidewalks, or other traveled right-of-way areas, and on private property.
6. Feather banners must be adequately weighted or anchored to prevent movement by wind or other elements.
7. No feather banner shall be displayed while an A-Frame/Sandwich Board sign is displayed. No Feather banner shall be displayed while a horizontal banner is displayed.

Version 2

Feather Banners/Flags. No feather banner shall be permitted until a permanent sign has been permitted for the premises.

1. One feather banner is allowed per business by permit and shall stand no more than 10 feet in height with each sign surface not to exceed 16 square feet. Feather Banners shall be placed on private property. Feather Banners shall be secured in a manner acceptable to the Director of Community Services
2. Feather banners can only be placed within the linear building frontage of the business or entity it represents and can only advertise that business.
3. Feather banners can only be displayed during the business hours of the entity it represents.
4. Feather banners must be built in a professional manner of durable materials. Feather banners must be free of defects, tears, or fading.
5. Feather Banners must be placed so as not to block building entrances, exits, sidewalks, or other traveled right-of-way areas, and on private property.
6. Feather banners must be adequately weighted or anchored to prevent movement by wind or other elements.
7. No feather banner shall be displayed while an A-Frame/Sandwich Board sign is displayed. No Feather banner shall be displayed while a horizontal banner is displayed.
8. No Feather banner shall be displayed in the Historic District
9. Feather Banners must include the business name and/or logo on both sides

Version 3 Prohibition of Feather Banners and Moving/Animated Inflatable signs

ARTICLE II. – PROHIBITED SIGNS Sec. 16.10 – Prohibited signs

A. Signs not specifically allowed by this Ordinance.

B. Dilapidated and Abandoned Signs

C. Signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer.

D. Billboards.

E. Revolving Signs.

F. Flashing signs or signs that electronically change copy other than time and temperature signs that do not exceed twenty-five (25) square feet in total area.

G. Animated signs.

H. Signs which are painted on any part of a building wall.

I. No sign not directly related to the use of the premises on which it is located, except directional signs, as herein provided, and wayfarer signs, as defined in Sec. 16.4 Definitions, shall be permitted in any district.

J. Signs within the vision triangle of any Village street as defined in the Zoning Ordinance Chapter 17.0501 TRAFFIC VISIBILITY

K. Signs which are attached or otherwise affixed to rocks, trees or other living vegetation.

L. Signs which contain untruthful or misleading information.

M. Signs that display any statement, word, character or illustration of an obscene nature.

N. Banners, flags or pennants when used for advertising purposes except as specifically permitted elsewhere in this ordinance.

O. Roof signs.

P. Any sign exceeding the height of the façade, parapet, canopy or roofline against which it is located.

Q. Vehicle signs or trailer signs when used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted under these regulations.

R. Skylights, gas floodlights or searchlights.

S. Cold or hot air balloons, inflatable signs and tethered balloons with or without advertising. **Inflatable signs with or without advertising designed to move about in the air or remain suspended in the air.**

T. Feather Banner/Flags

REQUEST FOR PROPOSAL
Thiensville Crossing
“The Corner”
Development Opportunity
Thiensville, Wisconsin



The Village of Thiensville Village Board invites proposals for the purchase and development of a prime real estate parcel along the Main Street and Freistadt corridor in the Village’s downtown. The parcel is within the Village’s Thiensville Crossing District (Thiensville TID #2) allowing various incentive opportunities including a very low purchase price option.

Village of Thiensville
250 Elm Street
Thiensville, WI 53150-0749
alafond@village.thiensville.wi.us
(262) 292-3373

More Information and Videos: [Thiensville Crossing](#)

Intro

The Village of Thiensville is soliciting proposals for the purchase and development of a prime real estate parcel located on the northwest corner of Main Street and Freistadt Road. The site offers a unique opportunity to create innovative commercial or mixed-use development within “Thiensville Crossing”, an approved 15-acre Redevelopment and TIF District. Situated in a thriving community less than 20 miles north of Milwaukee, this cohesive, mixed-use development will offer business owners and developers a rare opportunity to expand within a charming, historic downtown district. To expand the property tax base and support economic growth in the community, the Village is using Tax Incremental Financing (TIF) to assist with funding improvements. The Main Street corridor is the central thoroughfare housing many of the community’s commercial and mixed-use properties. The parcel within this RFP is on a prime corner of the Village’s downtown. Furthermore, the parcel is centrally located in the area where the Village plans to significantly invest in infrastructure, streetscaping, beautification and pedestrian improvements. A development of thoughtful architecture and design that is built within 18 months of approval is desired. Since the parcel is in a TIF District, the Village has the ability to aid in financing and provide incentives for development.

Property

The parcel consists of approximately 81,027 square feet (1.86 acres) and is located on the northwest corner of Main Street and Freistadt Road in an established commercial area of Thiensville. The vacant site contains flat topography, provides over 264 feet of frontage along Main Street and another 295 + feet of frontage on Freistadt Road. See the map and overview of the property in the attachments to this document.

The site is build-ready with Village sanitary, storm sewer and municipal water service available in early 2023. The Village has confirmed with MMSD that pre-demolition impervious conditions can be utilized in stormwater calculations for redevelopment. The portion of the site labeled 301 N Main was a former gas station and has since been successfully remediated (inquire with Staff for more information).. The site allows an excellent opportunity for a development to have instant equity as the land was formally assessed at over \$475,000 when it was fully utilized.

Purchase Price

The Village is prepared to sell the land at a price not to exceed their expenses in order to promote a quality development. A development proposal should state a threshold cost they are willing to pay (inquire with Director of Community Services for Village cost-to-date information). See incentives and remediation sections below for other factors related to reimbursements the Village is willing to give during development. No brokerage fees will be paid.

Incentives

This parcel resides in the Village’s Tax Incremental Finance District #2. Development incentives may be available to ensure the development is the best fit for the village and of the highest possible quality. Incentive possibilities include, low purchase price, municipal water service contribution, incentives, or PayGo TID payments. An applicant wishing to utilize a new or existing incentive as part of their proposal should first outline their intent with Director of Community Services Andy LaFond prior to submittal. Depending on the type of assistance requested, the selected development may be subject to a proforma and gap analysis performed by a Village financial consultant.

Proposal Process

Proposals will be reviewed on a first come first serve basis, submit your proposal to the Director of Community Services at Village Hall, 250 Elm Street by 4pm ??/??/2022

Submitted items must include:

- Project narrative discussing the details of the proposed project
- Development team background and experience
- Preliminary architectural plans, elevations, and site plan
- Business description and narrative of how operations will occur on site
- Offering Price, Financing Strategy, and any requests Village incentives
- Project Schedule

Preferred Use

The property is zoned B-4 Highway Business District which opens up a variety of commercial uses for the parcel under the B-4 District as well as the B-2 and B-1 zoning districts. The “B” zoning districts permit general uses such as commercial, professional, retail, service, food, and healthcare uses. PDO (PLANNED DEVELOPMENT OVERLAY DISTRICT) zoning is an additional tool available. The PDO Planned Development Overlay District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types and/or mixing of compatible uses. This option will allow for flexibility of overall development design with benefits to be derived by both the developer and the community, to accommodate development, redevelopment and/or rehabilitation of property that will serve the best interests of the Village.

In establishing the district, The Village envisioned high quality retail or mixed use residential/commercial.

Market Trends:

The village is especially interested in proposals that incorporate recent trends in housing and market demands with consideration for innovative and unique concepts that fit within the overall aesthetics and character of the Village. The Village is especially interested in housing that caters to young people and empty nesters. However, the Village does require strict adherence to the Fair Housing Act and any other law related to housing discrimination.

Bicycles and Pedestrians:

The proposal should also consider the proximity of the Ozaukee Interurban trail and the recreational users and commuters that utilize the trail. The projects should also consider proximity to other pedestrian amenities such as the river walk, walking paths, crosswalks, and other pedestrian connections.

Serve as a Gateway:

The project uses architectural and art elements to signify arrival and invite people into the downtown area.

Connect to the Outdoors and Street:

The project provides pedestrian-friendly features and green spaces in the site design; possibly through the use of outdoor gathering spaces such as outdoor dining, gardens, water feature(s) and gathering spaces.

Desired Uses:

The project takes advantage of gaps in the downtown retail and office mix. Currently lacking within the downtown are uses such as a grocery/market establishment, gas station/market, brew pub, sporting goods, pet supplies, and boutique shopping. A full list of business gaps is available for review. The Village would like to see a development orientated toward general merchandising, service, restaurant, office, or community and customer service establishments.

Technology:

The project design incorporates smart city technologies. The project will provide high speed internet to tenant and visitors. The project will provide electric vehicle charging stations.

Although it is not a requirement that the proposals meet these suggestions, they will be used as a guide for evaluating the proposals. The Village will look at the proposed use of the property, the impact on the neighborhood, and the overall benefits to the community when evaluating the development proposals.

Redevelopment Plan Design Criteria**Design Character**

- Buildings squarely facing the street
- Pedestrian scale – walkable, accented storefronts
- Variable roof-lines.
- Transitional massing blending with surrounding architecture
- Sense of place/identity Use Mix
- Upper end condos and apartments above retail/office (millennials, professionals & empty nesters)
- Destination and convenience retail
- Orientation to service industries such as insurance offices, salons, and restaurants
- Shared parking
- Multiple purpose trips
- Convenience
- Density
- Mid-Rise
- Built-in consumer market for downtown businesses
- More efficient public services/utilities
- Interconnected activity centers

Zoning Criteria

As previously stated, the zoning of the parcel is B-4 Highway Business District which opens up a variety of commercial uses for the parcel under the B-4 District as well as the B-2 and B-1 zoning districts. PDO (PDO PLANNED DEVELOPMENT OVERLAY DISTRICT) zoning is an additional tool available. The PDO district may be desirable to an applicant due a few more uses that are allowed (including mixed use residential) and the less restrictive setbacks that are required. An applicant can feel free to propose a development utilizing the auspices of the PDO zoning district if they desire, however they must be aware that a future approval would be contingent on getting a rezoning approval as part of the process. For reference, the Village zoning code can be found here:

<http://www.VillageofThiensville.org/DocumentCenter/View/240>

Review

Proposals will be reviewed in terms of:

- Completeness of submittal
- Proposed use
- Quality and appropriateness of the building design and site improvements
- Feasibility of the project
- Offering price
- Needs for incentives and remediation costs
- Contribution to the Village's tax base
- Developer's expertise
- Adaptability to Redevelopment Plan and Village's Downtown visions

Village staff will initially review all proposals and forward them to the Village Board for review and approval along with a possible recommendation based on the criteria above. Applicant will then proceed to the Plan Commission and Village Board for approval of a developer's agreement outlining the requirements needed to get a development started. Planning Commission approval will be needed for a building, Site, and operation Plan as well as formal building permits. The Village reserves all rights to deny any proposal at any time prior to any express agreement and no agreements shall be created by mere submission and Village review. By submitting a proposal, the Applicant is waiving and holding the Village harmless from any and all damages related to costs and consequences involved in preparing the submission.

The proposals will likely be evaluated using the following criteria:

- Degree to which the proposal meets the preferred use criteria for the site (100 points).
- Estimated total project costs and estimated tax base to be generated from the project (50 points).
- Developer's expertise, experience, and financial capacity (40 points).
- The purchase price to be offered for the site and desired incentive package (20 points).
- Proposed development schedule (10 points).
- Other benefits to the community (80 points).

Closing

The Closing will be subject to conditions and contingencies in purchase agreement between Village and Applicant. It is likely that one such contingency will be that the applicant will have five months after the execution of the purchase agreement to obtain final plans and financing. Closing will also be contingent on the Planning Commission's final approval the Building, Site, and Operation Plan and other necessary governmental approvals. Information on the option to purchase and closing can be found in Attachment A. Closing will occur once all project elements (final plan approval, developer's agreement, building permits, and financing) are in place. The Village will then convey title by Special or Limited Warranty Deed and will provide the buyer with a title commitment. The buyer will be expected to commence construction within 90 days of closing and be finished within 18 months.

Attachments The following documents are included for additional information:

- A. Submittal Requirements and Sale Process
- B. Overview Map
- C. Pictures of Parcel
- D. Current Environmental Assessment

Questions

The Village assumes that questions and requests for further information and clarifications will be needed depending on the type of development proposed. All questions should be directed to Andy LaFond at alafond@village.thiensville.wi.us or (262) 292-3373.

Notwithstanding any statement in this RFP to the contrary, the Village of Thiensville will conduct fair and extensive evaluation based on the criteria listed as part of the RFP. The Village reserves the right to modify and waive any and all informalities or technicalities or to reject any and all proposals and/or parts thereof, and to accept any proposal which it deems most favorable for the Village. The Village reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary. The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses. The Village will honor confidentiality requests to the extent possible. If portions of your proposal are proprietary, please mark items as such.

Note: Unauthorized contact regarding this Request for Proposals with any Village staff, Elected Officials, Community Development Authority, or Planning Commission may result in disqualification (This statement relates to contact used to gain a competitive advantage).



ATTACHMENT A: Submittal Requirements and Sale Process

Step 1: Prepare a Proposal Package with the Following Items:

- Project narrative discussing the details of the proposed project and how the project relates to
- The various adopted Village documents discussed herein
- Development team background and experience
- Preliminary architectural plans, elevations, and site plan
- Business description and narrative of how operations will occur on site
- Offering Price, financing Strategy, and any requests for aid in financing or remediation cost
- Reimbursement needs.
- Project Schedule

Step 2: Proposal Submission

Address and deliver, or drop-off, to the Thiensville Director of Community Services at 250 Elm Street, Thiensville, WI 53092 by 4pm ??/??/2022. Please deliver two hard copy originals and a digital form of the submittal.

Step 3: Proposal Review and Buyer Selection

Village staff will initially review all proposals and forward them to the Village Board for review and approval along with a possible recommendation based on the criteria herein. Applicant will then proceed to the Village Board for approval of a developer's agreement outlining the requirements needed to get a development started.

Step 4: Plan Preparation

A developer's deposit will be required to be submitted if an applicant is awarded the RFP. The deposit will go towards costs associated with the formal development approval process with the Village's Planning Commission. A bond of some sort, outlined in the developer's agreement, may be required so that the Village has some surety that the development will be completed as originally proposed.

Step 5: Closing

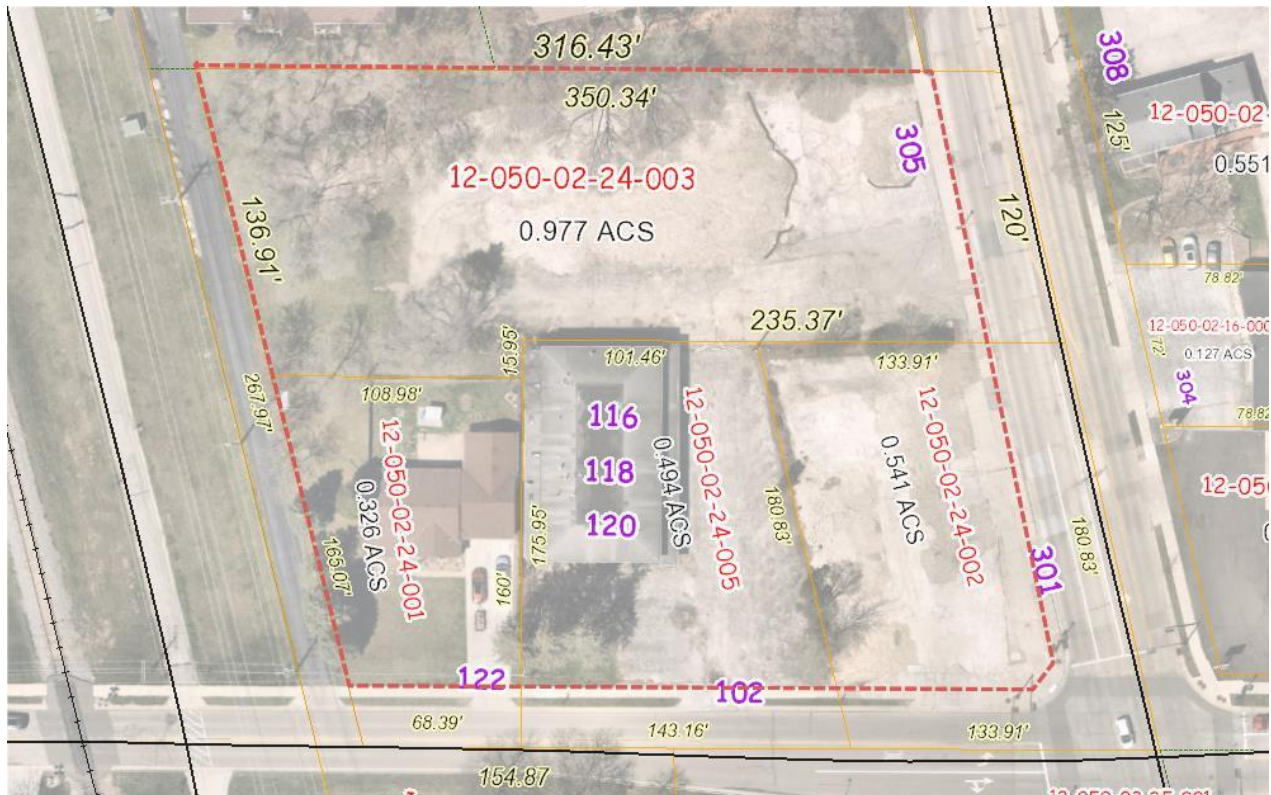
To buy the property, a buyer will need to:

- Submit final Building, Site, and Operation Plans for approval by the Village's Planning Commission. Final plans must be consistent with the preliminary drawings and concepts approved by the Community Development Authority RFP process. The appropriate fees, including developer's deposits must all be paid.
- Execute a Purchase Agreement
- Provide evidence of firm financing and/or equity
- Execute a Developer's Agreement outlining Approved Plans
- Submit a bond to guarantee satisfactory completion
- Pay the purchase price
- Submit for applicable building permits
- Be ready to start construction within forty-five days of closing

The Village will convey property by Special or Limited Warranty Deed. Tax, building inspection, and court records may be checked prior to closing to ensure the buyer is not violating the Village's sales policies for tax delinquent, code violations, etc.

ATTACHMENT B: Overview Map

NOTE: Property lines on this map are former property lines and a Plat of Survey will be created with combined parcels prior to property transfer.

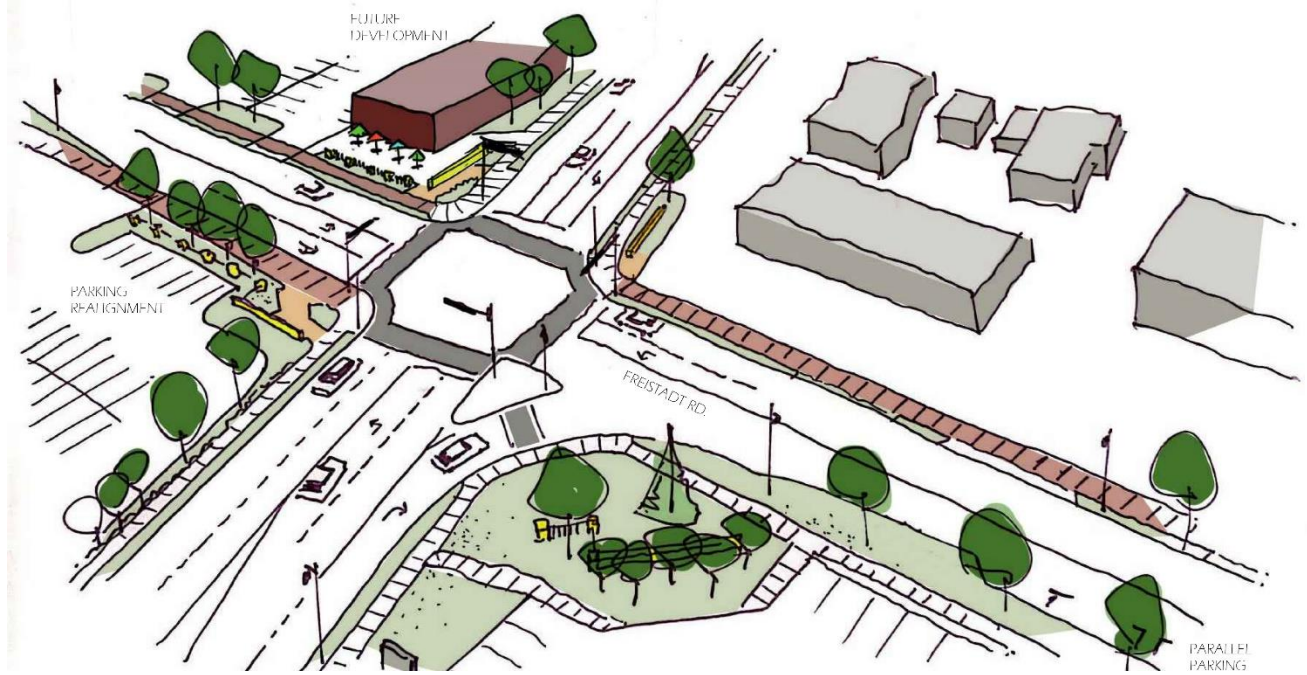


ATTACHMENT C: Pictures of Parcel/Surroundings





ATTACHMENT D: Streetscape Rendering



Thiensville Plan Commission Staff Report

Staff Approved Projects July 2022

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
7/8/2022	317 Riverview Drive	William Gartzke	Replace fence around pool	7/15/2022		xx	
7/8/2022	413 Oakwood Drive	Sara & Michael Gilman	Backyard fence	7/15/2022		xx	
7/13/2022	205 W. Alta Loma Circle	Pamela Lyon	Backyard fence	7/15/2022		xx	
7/25/2022	325 E. Freistadt Road	Carl Johnson	Patio fence (approved after acceptable setback clarified)	7/27/2022		xx	

Code Compliance July 2022

Community Services

Address	Owner	Complaint	Action
136 N. Orchard Street	Alex V. Kazansky	Garbage in front yard	

Police Department July 2022

Date	Location	Complaint	
7/13/2022	421 Bel Aire Drive	Burning brush	Resident warned and advised of ordinance
7/17/2022	300 block N. Main Street	Signs in right of way	Removed and disposed of
7/23/2022	102 E. Freistadt Road	Car posted for sale illegally	Moved
7/24/2022	501 N. Main Street	Vehicle posted for sale illegally	Moved
7/29/2022	226 W. Alta Loma Circle	Visible storage of garbage containers	Moved into garage