



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, September 13, 2022

LOCATION: 250 Elm Street, Thiensville, WI

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
	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.

IV. BUSINESS

A. Approval of Minutes

1. August 9, 2022 (att)

B. Review and action regarding Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road (att)

C. Review and action regarding Free-Standing Monument Sign, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road (att)

D. Review and action regarding Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road (att)

E. Review and action regarding New Single-Family Home, Lot 2, 104 North Orchard Street (att)

F. Review and action regarding New Single-Family Home, Lot 3, 106 North Orchard Street (att)

G. Discussion and consultation regarding Razing House/Garage and Rebuilding, Michael Koepke, 127 South Main Street (att)

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

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

September 9, 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, August 9, 2022

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

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
	RICK GATTONI
	CAROL GENGLER
	JEFF HERSHBERGER (EXCUSED)
	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.

George Coulter provided comments on the Thiensville Crossing Request for Proposals, noting the corner of North Main Street and Freistadt Road should be marketed as the centerpiece of the project. Mr. Coulter suggested the Village give itself an adequate time frame as it seeks development and projects move forward. Mr. Coulter believes proposals should be reviewed by the Village all at once rather than one at a time as they are submitted.

Commissioner Kucharski noted that when the Village selected the Thiensville Health Alliance from several RFP applicants, all three proposals were considered the same night with each applicant making a presentation to the Village Board.

IV. BUSINESS

A. Approval of Minutes

1. July 12, 2022 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the July 12, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

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)

George Coulter represented property owner Scott Gad, 500 Lake Bluff Road. The property has been on the market for more than 900 days, is zoned R-1 and was divided from another lot approximately three years ago. Changing the zoning would allow the best and highest use of the property.

Planner Censky noted the property is adjacent to properties zoned R-4. State law requires the Land Use plan and zoning be consistent. The Village must amend the land use plan to change the classification from single-family to multiple-family. If that is approved, the Board can consider rezoning from R-1 to R-4. Since the property is adjacent to multi-family, this is an appropriate change.

Mr. Coulter noted the square-footage of the lot allows 4.8 units. Two duplexes or a four-unit building would be possible, but a four-unit building

would require compliance with more-stringent commercial building code.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer, to recommend to the Village Board Amending the Land Use Plan 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. **MOTION CARRIED UNANIMOUSLY.**

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

This is a continuation of the discussion the Commission initiated in June. Director LaFond prepared several options based on that discussion. Current Village Code does not address feather banners; currently feather banners are being addressed with horizontal banners in the Code. Horizontal banners must be attached to a building. Banners for a community event can be by the road. One feather banner per business is now allowed on private property.

The first option is based off current sandwich board language: one banner is allowed by permit and can stand no more than 12 feet tall, the sign surface cannot exceed 24 square feet, it must be on private property along the frontage of the building, the banner may only be displayed during business hours and a business cannot have a feather banner if it already has a sandwich board or horizontal banner.

The second option is all of the same provisions from the first option with these changes: the feather banner may only be 10 feet tall, the banner may not be displayed in the Historic District and the banner must include the business name and/or logo on both sides.

The third option prohibits feather banners and flags and also would prohibit inflatable signs with or without advertising designed to move about or remain suspended in the air.

Commissioner Gengler inquired if there were provisions for special events. Director LaFond noted none of the options address that and added that he reviewed another community's ordinance that had provisions for a grand opening. Any ordinance adopted could limit the time frame that the feather banner is displayed.

Commissioner Gattoni noted businesses may put up the signs even if they are prohibited or restricted and may become a policing issue. Commissioner Kucharski noted that free-standing feather banners move around in the wind and lose their color when left outside and may not be the image that Thiensville wants.

Commissioner Chimenti spoke with several neighbors. Most do not like

feather banners. If they are banned, an exception may be acceptable for special events or activities in Village Park, such as Village Market. Commissioner Dyer does not like feather banners, but understands allowing them for special events. Chairman Mobley noted a strong sentiment among Commissioners for banning feather banners other than limited permission for special events. Commissioner Gattoni added there should be a difference between allowing feather banners for an event and allowing them for advertising for a business.

Director LaFond will prepare a version of a proposed Ordinance for review at the next meeting that will incorporate a ban on feather banners for businesses with approval limited to special events.

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

Director LaFond noted all RFP submittals will be reviewed at the same time. Advance review by staff will be for completeness of the application and discussions about the nuances of available TIF incentives.

Chairman Mobley inquired if there should be language in the proposal to allow a developer to split a parcel. If the parcel were split, it would attract a different sort of developer for a different use. Director LaFond noted that the Village attorney has added language giving the Village the ability to accept, reject or modify any proposal or requirement.

Commissioner Gattoni asked if the RFP should be put together in a way that would attract small and large developers. Chairman Mobley added the marketing language should be drafted to maximize the number of interested developers. Commissioner Gattoni questioned if the goal of the Board is to get a big developer. Commissioner Kucharski noted the Board is likely interested in large and small developers.

Chairman Mobley noted the TIF includes three parcels: the area around Walgreens, the northwest corner of Main Street and Freistadt Road and the area across from the Post Office. Director LaFond noted that the entire process will take time.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported staff has approved fence applications at 317 Riverview Drive, 413 Oakwood Drive, 205 West Alta Loma Circle and 325 East Freistadt Road. A complaint about garbage in the front yard at 136 North Orchard Street was addressed. Police addressed burning brush at 421 Bel Aire Drive; signs in the right-of-way in the 300 block of North Main Street; cars for sale at 102 East Freistadt Road and 501 North Main

Street; and a visible garbage container at 226 West Alta Loma Circle.

VI. ADJOURNMENT

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 7:03 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

BOZ'S CLOZET SIGN CODE WAIVER/PLAN APPROVAL

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: September 13, 2022

General Information

Applicant:

Jill Goldberg – Lance McTrusty

Status of Applicant:

Tenant

Location:

229 South Main Street

Requested Action:

Sign Code Waiver and Plan Approval

Existing Zoning:

B-4 Highway Business District

Report:

As a result of the Village's economic redevelopment effort for the area north and west of the Main Street/Freistadt Road intersection, the applicant needed to relocate her business which is now located at 229 South Main Street. With this relocation effort, the applicant is hoping to simply continue use of her existing sign and place it over the front door of her new business location. Unfortunately, while the sign is code compliant in terms of size, it does not comply with the illumination requirement and, therefore, is seeking a sign code waiver accordingly. Specifically, **Section 16.17 1. I.e.** states: **Internally lit signs 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 are discouraged.** The code does provide her relief in that it allows this Commission to waive the code if you feel it appropriate in that it states: **The Plan Commission may, in its judgement, waive or modify the provisions of this chapter where it would further the public interest.** The proposed sign measures 7' 1" X 2' for 14 square feet in size, and the sign will be interior lit with a white acrylic background and black letters.

Staff Comments:

While this sign was approved for their previous location, that approval preceded our sign code change making it non-conforming to current standards. Moreover, a different tenant in this building does have a code compliant sign at the north end of this building. Accordingly, Commissioners will need to decide whether or not this sign warrants a waiver.



Village of Thiensville

Plan Commission Application

Property Address: 229 N. Main Street, Thiensville WI 53092

12-050-06-08-003

Tax Key #

B-2

Current Zoning

Property Owner

Tim Holdings LLC

Name

235 N. Main Street

Address

262-242-4710

Phone

N/A

Email address

Applicant ☐ Same as owner

Bauer Sign & Light

Name

2500 S. 170th Street

Address

262-784-0500

Phone

lance@bauersignusa.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.

Installation of cabinet sign taken down from the old site at 105 W. Freistadt Road and installing the cabinet site at the active site located at 229 N. Main Street.



Applicant's Signature

07/22/22

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.

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

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

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

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

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

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

=====

App Rec. 8/4/22

VILLAGE STAFF REVIEW

☐

Application Complete. Items needed: Sign Review Application, Sign Permit Application,

\$150
sign
review
fee

Submitted to Village Planner on 8/19/22 Planner Staff Report Completed on 9/8/22

Plan Commission Meeting Date 9/13/22

☐

Historic Preservation Approval (if needed) on N/A

ADDITIONAL REMARKS/CONDITIONS:

Sign review app + Sign permit. rec. 8/15/22

\$150 check received 8/19
receipt #62684

Amy Langlois
Village Staff

Village Clerk
Title

9/9/22
Date



2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File	Boz's Closet
Location	229 S Main St. Thiensville
Client	
Sales rep	Lance McTrusty
Date	cb 08/01/22
Revision	



CURRENT SIGN LOCATION



NEW LOCATION
229 S Main St., Thiensville

IMAGE FOR ILLUSTRATIVE PURPOSES ONLY,
SIZING SUBJECT TO FIELD VERIFICATION

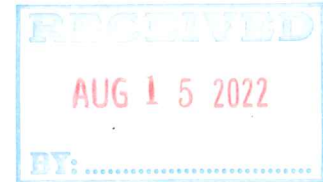
Boz's Closet
Move existing cabinet sign to new location -
229 S Main St., Thiensville

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.
These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY

our products are certified by:
UL Underswriters Laboratories, Inc.

The UL logo is a registered trademark of UL, Inc. and is used under license by UL, Inc. All other marks are the property of their respective owners.



SIGN REVIEW APPLICATION - \$150.00 FEE
Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name Jill Goldberg - LANCE McTRUSTY
Premises Address 229 S. Main ST, Thiensville, WI
Business Name Boy's Closet Business Phone 262-643-4772
Property Owner Timm Holdings LLC Address 235 N. Main ST, Thiensville
Property Owner Phone 262-242-4710 E-mail N/A
Contractor Bauer Sign Address 2500 S. 170th E-mail LANCE@BauerSignusa.com
New Berlin, WI
Contractor Phone 262-784-0500 Contractor Fax N/A
Estimated Project Cost: \$ 1,500

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

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

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

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

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

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

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant *S Mc Trump* Date 8-15-2022

*

Signature of Owner *Jill Goldberg* Date 8-15-2022

VILLAGE OF THIENSVILLE SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	\$150.00*	\$100.00*	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	62684 8/19/22
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

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

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

Revised 5/2018

SAFEbuilt.		UNIFORM SIGN PERMIT APPLICATION				PERMIT NO. _____ TAX KEY # <u>12-050-06-08-003</u>	
		ISSUING MUNICIPALITY ☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u>		PROJECT LOCATION (BUILDING ADDRESS) <u>229 S. Main St</u>		PROJECT DESCRIPTION <u>Install Cabinet Sign</u>	
Owner's Name <u>TIMM Holdings LLC</u>		Mailing Address <u>235 S. Main Street, Thiensville, WI</u>		Telephone - Include Area Code <u>262-242-4710</u>		☒ COMMERCIAL ☐ RESIDENTIAL	
Contractor's Name <u>Bauer Sign & Light</u>		Mailing Address <u>2500 S. 170th New Berlin, WI 53151</u>		Telephone - Include Area Code <u>262-784-0500</u>			
SITE <u>See attached Tax Document</u>		Lot: Average Width <u>100'</u>		Average Depth <u>58'</u>		Subdivision Name <u>N/A</u>	
Zoning District <u>B-2</u>		Total Area <u>14 Sq. FT</u>		Setbacks N.S.E.W. <u>N/A</u> Front <u>N/A</u> Rear <u>N/A</u>		Lot No. <u>N/A</u> Block No. <u>MAIN</u>	
1. PROJECT ☒ New ☐ Repair ☐ New ☐ Raze ☐ New ☒ Move ☐ Other _____		3. TYPE ☐ Residential ☒ Commercial ☐ Other _____		4. USE ☐ Seasonal ☒ Permanent ☐ Other _____		7. SIGN TYPE ☒ Wall ☐ Ground ☐ Projecting ☐ Roof ☐ Pole ☐ Other _____	
2. AREA - SIGN FACE 1st Side <u>14</u> Sq. Ft. 2nd Side _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____ Sq. Ft.		5. HEIGHT <u>24"</u>		8. ILLUMINATED ☒ Internally ☐ Externally		10. PRESENT USE OR OCCUPANCY <u>Clothing Store</u> <u>No Existing Sign For Boy's Closet</u>	
6. SHORELAND/FLOODLAND Shore setback <u>N/A</u> feet from sign to ordinary high water mark. Floodplain setback <u>N/A</u> feet from sign to 100 year floodplain.		9. ESTIMATED COST TOTAL \$ <u>1,500</u>					
TYPE OF MATERIAL ☐ Wood ☒ Metal ☒ Other <u>Vinyl</u> ☒ Plastic ☐ Canvas				EXISTING SIGN Sign 1 Size: Width <u>7'1"</u> Height <u>24"</u> Setback <u>45'</u> Offset _____ Sign 2 Size: Width _____ Height _____ Setback _____ Offset _____			
PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION: 1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.							
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.							
SIGNATURE OF APPLICANT <u>[Signature]</u> DATE _____							
CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.							
FEES: Plan Review Fee _____ Inspection Fee _____ Administration Fee _____ Other _____ Total _____		PERMIT(S) REQUIRED ☐ Construction ☐ HVAC ☐ Electrical ☐ Plumbing ☐ Other _____		PERMIT EXPIRATION: Permit expires two years from day issued unless otherwise noted below:		PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____	

CURATED HOME DECOR SIGNAGE

To: Thiensville Plan Commission

By: Jon Censky, Village Planner

Date: September 13, 2022

General Information

Applicant:	Stephanie Lawhorn
Status of Applicant:	Sign Designer
Location:	193 Green Bay Road
Requested Action:	Sign Plan Approval
Existing Zoning:	B-1/HPD Central Business District
Lot Size:	23,400sf
Existing Land Use:	Office

Report:

The applicant is requesting approval of a free-standing monument sign for in front of their business at 193 Green Bay Road. The sign measure 2.8' X 4' for 11 square feet in size, will stand 6' high and will be externally illuminated. The sign will be located north of the private sidewalk and at least four feet back from the front public sidewalk.

Staff Comments:

Staff review indicates code compliance and, therefore, recommend approval subject to the applicant securing a sign permit.



Village of Thiensville

Plan Commission Application

#

Property Address: 193 Green Bay Rd, Thiensville WI 53092

Tax Key #

Property Owner

Melanie Devorkin

Name

138 BUNTROCK AVE, THIENSVILLE, WI, 53092

Address

414-839-5510

Phone

Melanie@curatedhomedecor.com

Email address

Current Zoning

Applicant ☐ Same as owner

Stephanie Lawhorn

Name

N84W15787 Menomonee Ave, Menomonee Falls 53051

Address

262-251-4300

Phone

Stephanie@signswithimpact.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.

See
Attached

Applicant's Signature

7/25/22

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.

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

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

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

Is property in Thiensville's Historic District?



Yes



No

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

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

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 8/18/22 Planner Staff Report Completed on 9/8/22

Plan Commission Meeting Date 9/13/22

☒ Historic Preservation Approval (if needed) on yes - 10/4/22

ADDITIONAL REMARKS/CONDITIONS:

- Sign review submitted 9/18
- HPC application submitted

Amy Langlois
Village Staff

Village Clerk
Title

9/9/22
Date

Exterior Signage Project

193 Green Bay Road

SPECIFICATIONS

Multi-Tenant Master Sign

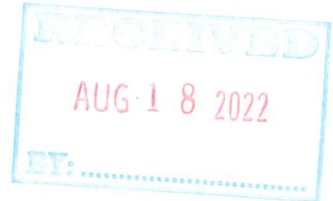
Panels will be 3mm Black Aluminum Composite Dibond Material with a Vinyl Digital Print applied to the front facing Green Bay Road. Each panel is solid Black, with the fronts (facing Green Bay Road) featuring White lettering.

- Main Panel: 34" W x 34" H
- Tenant Panels (2): 30.25" W x 10.5" H

Posts will be 4" x 4" x 8', primed and painted Black. 6" Black Finials will be affixed to the tops of both posts. Posts will be placed appx. 2' into the ground, so the sign will be appx. 6' in Height.

- Setback appx. 7.5' from sidewalk on Green Bay Road

Main panel will sit inset between the Posts. Proposed Tenant Panels will be secured under Main Panel with chains and carabineers.



SIGN REVIEW APPLICATION - \$150.00 FEE

Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name STEPHANIE LAWHORN

Premises Address 193 GREEN BAY RD, THIENSVILLE 53092

Business Name CURATED HOME DECOR Business Phone (414) 839-5510

Property Owner MELANIE DEVORKIN Address 138 BUNTROCK AVE, THIENSVILLE 5309

Property Owner Phone (414) 839-5510 E-mail Melanie@Curatedhomedecor.com

Contractor SIGNARAMA Address N84W15787 MENO.AVE E-mail STEPHANIE@SIGNSWITHIMPACT.COM

Contractor Phone (262) 251-4300 Contractor Fax _____

Estimated Project Cost: \$ \$2,000.00

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

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

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

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

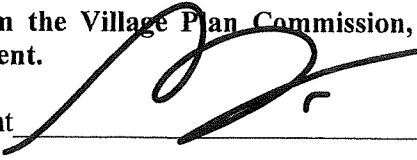
Ground Mounted Signs and On-Site Directional Sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

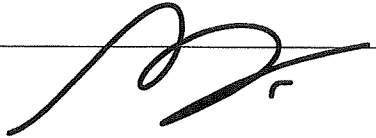
Projecting Sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular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

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

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant  Date 08/09/2022

Signature of Owner  Date 08/09/22

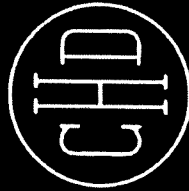
VILLAGE OF THIENSVILLE
SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	\$150.00*	\$100.00*	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	62682 8/18/22
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

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

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

34 in



CURATED
HOME DECOR
HOME GOODS SHOPPE
INTERIOR DESIGN

CANELA - CANELA
CLOTHING - ACCESSORIES - GIFTS

For Lease
INQUIRE WITHIN

30.26 in

10.57 in

73.8 in

40.38 in



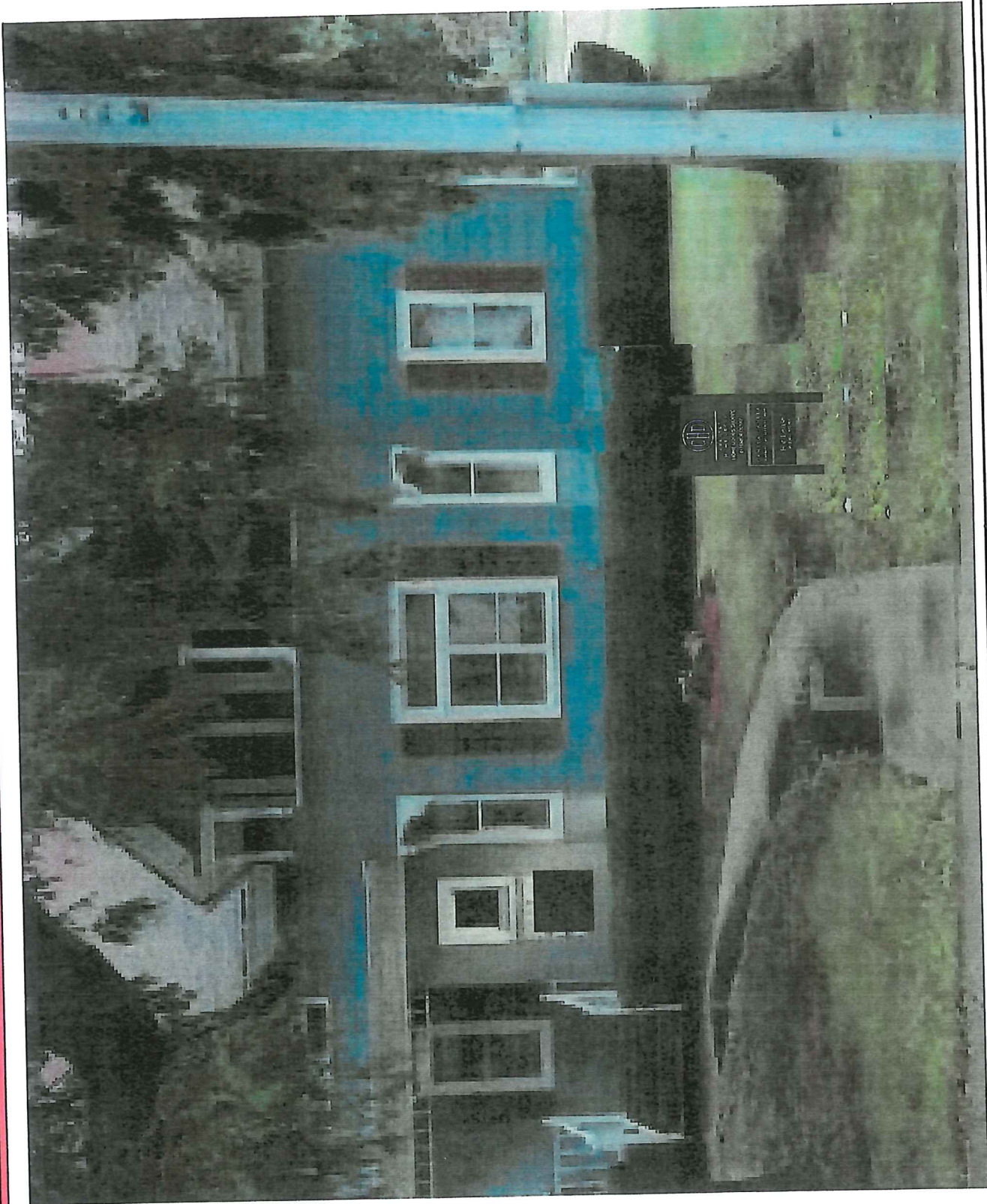
This design and drawing submitted for your review and approval is the exclusive property of **Signarama**. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of **Signarama**.

Menomonee Falls
Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300 Stephanie@SignsWithImpact.com Date: 7/25/2022

Approved by: E-mail:

Z:\Curated

File: Exterior Sign Option.fs



This design and drawing submitted for your review and approval is the exclusive property of **Signarama**. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside out outside without written consent of **Signarama**.

Menomonee Falls Signarama

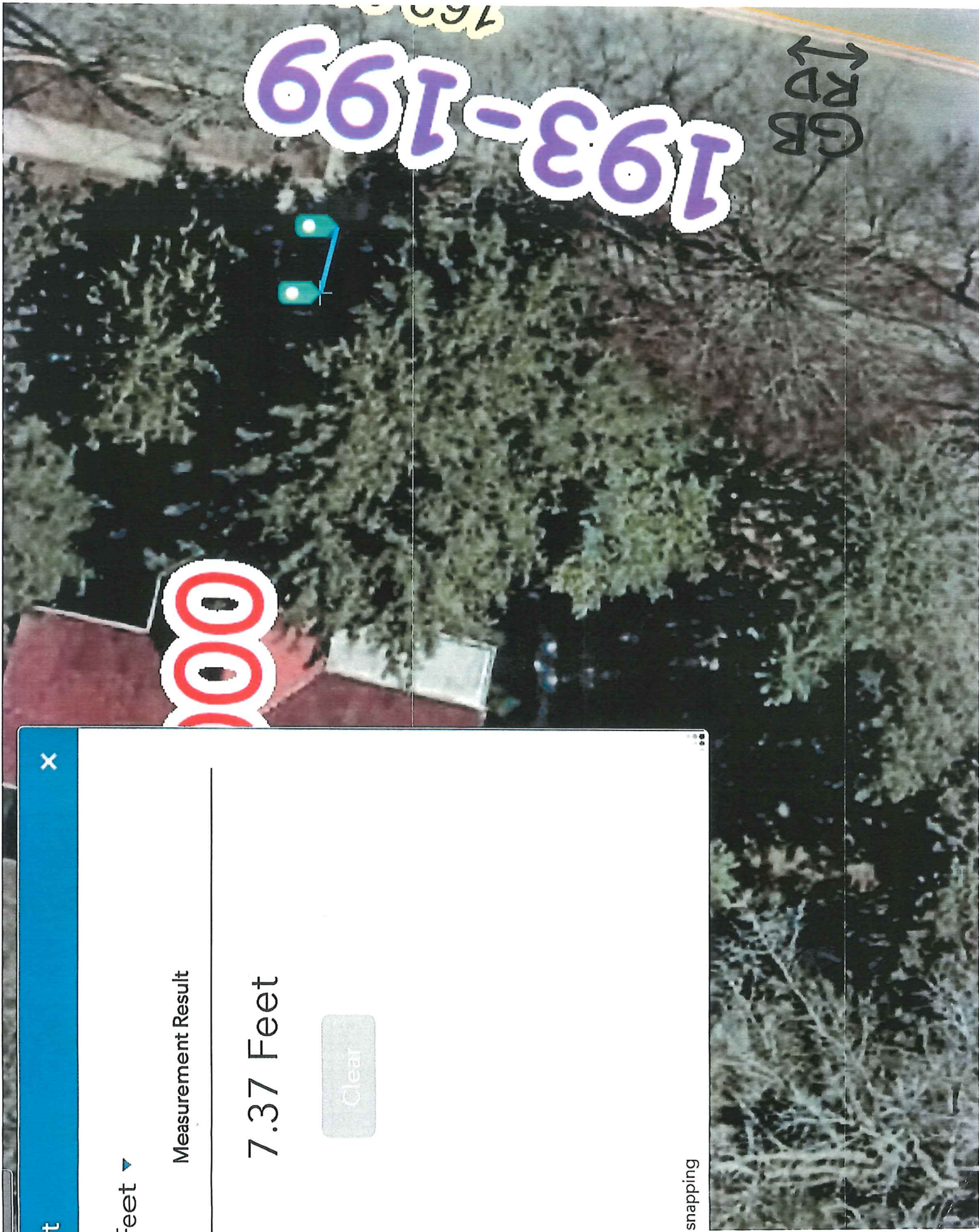
15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300

Approved by: E-mail:

Z:\Curated

File: Exterior Sign Option.fs

Stephanie@SignsWithImpact.com Date: 7/25/2022



x

it

feet ▼

Measurement Result

7.37 Feet

Clear

snapping

Search by Address



Measurement



1 Feet

Measurement Result

20.5 Feet

Clear

Press CTRL to enable snapping

193-199

762 201

EB
RD

000

SAFEbuilt.	UNIFORM SIGN PERMIT APPLICATION			PERMIT NO. _____
				TAX KEY # _____
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF _____	PROJECT LOCATION (BUILDING ADDRESS)	193 GREEN BAY RD	
		PROJECT DESCRIPTION	MASTER TENANT SIGN	
Owner's Name _____ Mailing Address _____ Telephone - Include Area Code _____ Contractor's Name _____ Mailing Address _____ Telephone - Include Area Code _____				
MELANIE DEVORKIN 138 BUNTROCK AVE THIENSVILLE, WI 53092 (414) 839-5510 SIGNARAMA N84W15787 MENOMONEE AVE, MENO FLA, WI 53051 (262) 251-4300				
SITE		_____ 1/4, _____ 1/4, SECTION _____, T _____, N, R _____ E(or)W		
Lot: Average Width 190'	Average Depth	Subdivision Name		Lot No. _____ Block No. _____
Zoning District B-1/HISTORIC	Total Area 29,398.47	Setbacks N.S.E.W.	Front 7.5' Ft. Rear 38.3' Ft.	Left _____ Right _____
1. PROJECT		3. TYPE	4. USE	7. SIGN TYPE
☒ New ☐ Repair ☐ New ☐ Raze ☐ New ☐ Move ☐ Other _____		☐ Residential ☒ Commercial ☐ Other _____	☐ Seasonal ☒ Permanent ☐ Other _____	☐ Wall ☒ Ground ☐ Projecting ☐ Roof ☐ Pole ☐ Other _____
10. PRESENT USE OR OCCUPANCY				
RETAIL SPACE				
2. AREA - SIGN FACE		5. HEIGHT	8. ILLUMINATED	EXISTING SIGNS
1st Side 8ft ² _____ Sq. Ft. 2nd Side 8ft ² _____ Sq. Ft. TENANT SIGNS Other 2.2ft ² , 2 SIDES / 2 SIGNS _____ Sq. Ft. TOTAL 25ft ² _____ Sq. Ft.		6' H 9. ESTIMATED COST TOTAL \$ 2,000.00	☐ Internally ☐ Externally	
6. SHORELAND/FLOODLAND				
Shore setback _____ feet from sign to ordinary high water mark. Floodplain setback _____ feet from sign to 100 year floodplain.				
TYPE OF MATERIAL			EXISTING SIGN	
☒ Wood POSTS ☐ Metal ☐ Plastic ☐ Canvas ☒ Other ACM DIBOND			Sign 1 Size: Width _____ Height _____ Setback _____ Offset _____ Sign 2 Size: Width _____ Height _____ Setback _____ Offset _____	
PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION: 1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.				
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.				
SIGNATURE OF APPLICANT <u>Stephanie Laufer</u> DATE _____				
CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.				
FEES:		PERMIT(S) REQUIRED	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Plan Review Fee _____ Inspection Fee _____ Administration Fee _____ Other _____ Total _____		☐ Construction _____ ☐ HVAC _____ ☐ Electrical _____ ☐ Plumbing _____ ☐ Other _____	Permit expires two years from day issued unless otherwise noted below: _____	Name _____ Date _____ Certification No. _____

THIENSVILLE PROFESSIONAL PARK SIGNAGE

To: Thiensville Plan Commission

By: Jon Censky, Village Planner

Date: September 13, 2022

General Information

Applicant:	Stephanie Lawhorn
Status of Applicant:	Sign Designer
Location:	210-216 Green Bay Road
Requested Action:	Sign Plan Approval
Existing Zoning:	B-3 Office/Business District
Lot Size:	106,290 sf
Existing Land Use:	Office

Report:

The applicant is requesting approval of a free-standing monument sign for in front of their business at 210-216 Green Bay Road. The top panel sign measures 8' X 4' for 32 square feet and the bottom panel measures 2' X 4' for 8 square feet for a total size of 40 square feet. The sign will stand 6' high and will be made of ACM DiBond (metal) material and will be externally illuminated. The is proposed to replace the existing at its current location just back from and at least four feet from the front public sidewalk.

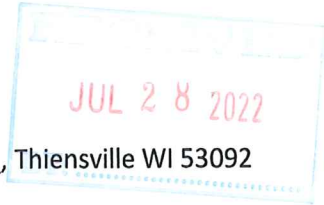
Staff Comments:

Staff review indicates code compliance and, therefore, recommend approval subject to the applicant securing a sign permit.



Village of Thiensville

Plan Commission Application



Property Address: ²¹⁶⁻216 Green Bay Road

Thiensville WI 53092

Tax Key # 12-050-04-18-001

Tax Key #

Current Zoning B-3

Current Zoning

Property Owner

Suburban Morots C/O Koritzinsky Enterprises

Name

P.O. Box 170308 Milwaukee, WI 53217

Address

414-852-5469

Phone

Skoritz1@wi.rr.com

Email address

Applicant ☐ Same as owner

Stephanie Lawhorn

Name

N84W15787 Menomonee Ave, Meno. Falls WI 53051

Address

262-251-4300

Phone

Stephanie@Signswithimpact.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.

Sign Replacement Project - 216 Green Bay Road
Project Includes:

REMOVAL OF EXISTING SIGN

- Both frame and panels to be removed
- Frame will be cut as flush as possible with grass

INSTALLATION OF NEW SIGN

- Black Aluminum Sign Frame w/ two double sided Digitally Printed Dibond Panels
- Panels will feature a White background with Black lettering, mirroring the design of existing panels.
- Frame will be appx. 96" W and 8' H (Posts will be installed appx. 2' into ground, so visual height of sign appx. 6')
- Main Panel is 96" W x 50" H / Bottom Panel is 93" W x 22" H

See attached documentation for setback information

Applicant's Signature

7/26/22

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.

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

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

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

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

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

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

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 9/18/22 Planner Staff Report Completed on 9/18/22

Plan Commission Meeting Date 9/13/22

☒ Historic Preservation Approval (if needed) on N/A

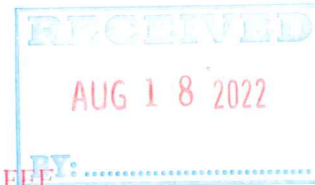
ADDITIONAL REMARKS/CONDITIONS:

Sign review submitted 9/18

Amy Angleris
Village Staff

Village Clerk
Title

9/19/22
Date



SIGN REVIEW APPLICATION - \$150.00 FEE
Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name STEPHANIE LAWHORN

Premises Address 2110 GREEN BAY AVE, THIENSVILLE WI

Business Name THIENSVILLE PROF. PARK Business Phone 414-862-5469

SUBURBAN MOTORS
Property Owner C/O SIDNEY KORITZINSKY Address P.O. 170308 MKE, WI 53217

Property Owner Phone (262) 242-3497 E-mail: SKORITZ1@WI.FR.COM

Contractor SIGNARAMA Address N84W15787 Ave E-mail Stephanie@Signswithimpact.com
M.F., 53051

Contractor Phone (262) 251-4300 Contractor Fax _____

Estimated Project Cost: \$6,000.00

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

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

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

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

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

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

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

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant [Signature] Date 8-10-22
 Signature of Owner [Signature] - agent Date 8-10-22

VILLAGE OF THIENSVILLE

SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	\$150.00*	\$100.00*	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	62681 8/18/22
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs	\$150.00*	\$100.00*	

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

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

96 in

THIENSVILLE PROFESSIONAL PARK

For Lease Information

242-3497

KORITZINSKY
ENTERPRISES

96 in



This design and drawing submitted for your review and approval is the exclusive property of **Signarama**. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of **Signarama**.

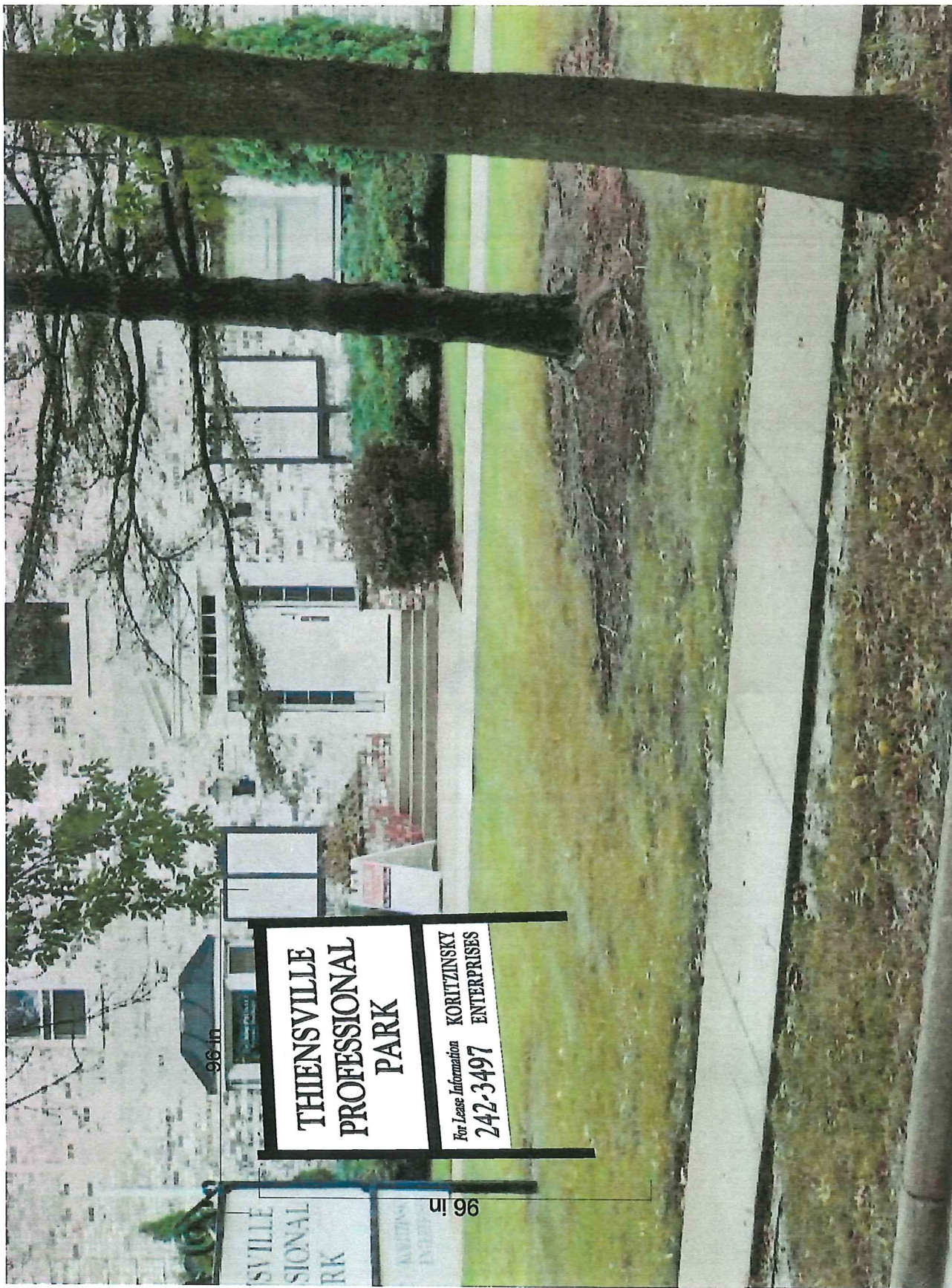
N88W15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300

Approved by: E-mail:

Z:\Theinsville Professional Park

File: Sign Panels.fs

Stephanie@SignsWithImpact.com Date: 7/26/2022



This design and drawing submitted for your review and approval is the exclusive property of **Signarama**. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of **Signarama**.

Menomonee Falls
Signarama

N84W15787 Menomonee Ave, Ste 1., Menomonee Falls, WI 53051 (262)251-4300 Stephanie@SignsWithImpact.com Date: 7/26/2022

Approved by: E-mail:

Z:\Theinsville Professional Park

File: Sign Panels.fs

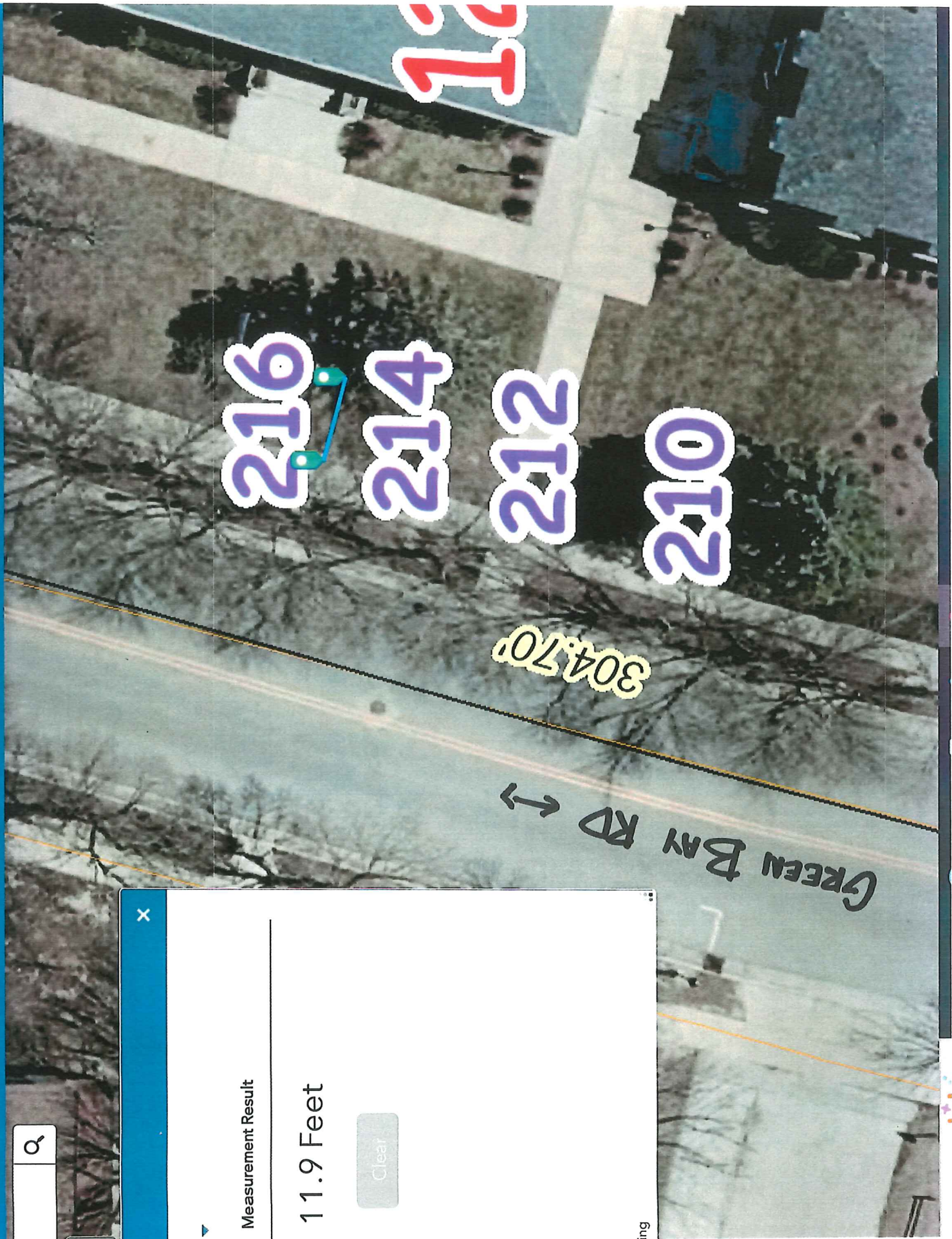


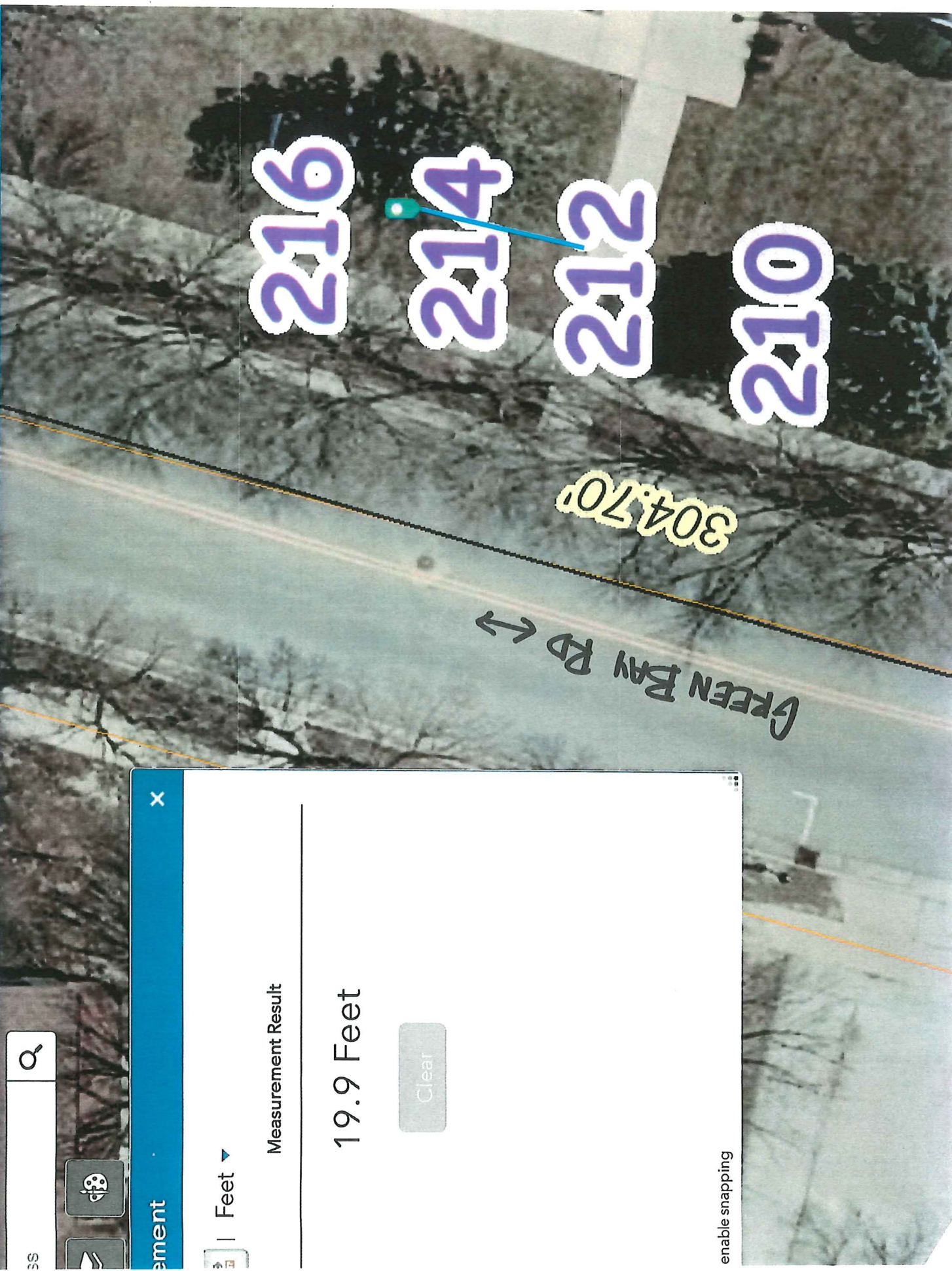
Measurement Result

11.9 Feet

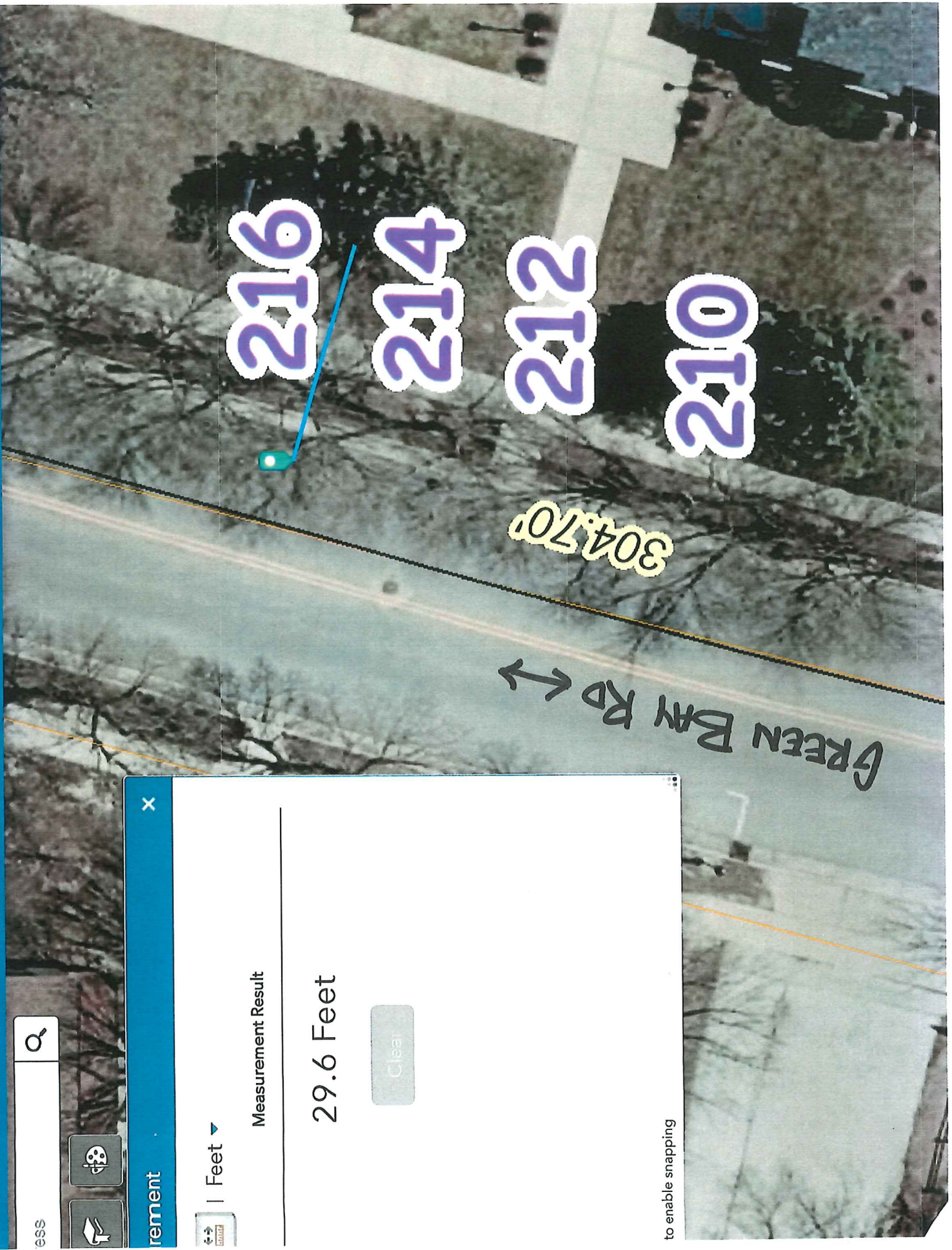
Clear

ing





enable snapping



SAFEbuilt.		UNIFORM SIGN PERMIT APPLICATION				PERMIT NO.	
ISSUING MUNICIPALITY		☐ TOWN ☒ VILLAGE ☐ CITY		PROJECT LOCATION (BUILDING ADDRESS)		TAX KEY #	
OF THIENSVILLE		PROJECT DESCRIPTION		216 GREEN BAY RD MASTER SIGN REPLACEMENT			
Owner's Name SUBURBAN MOTORS C/O SYDNEY KORITZINSKY P.O. 170308 MKE, WI 53217 (414) 852-5469		Mailing Address		Telephone - Include Area Code			
Contractor's Name SIGNARAMA N84 W15787 MENOMONEE AVE, MENOMONEE, WI 53051 (262) 251-4300		Mailing Address		Telephone - Include Area Code			
SITE		1/4, 1/4, SECTION T N, R E(or)W					
Lot: Average Width 260'		Average Depth		Subdivision Name		Lot No.	
Zoning District B-3		Total Area 106,290 ft ²		Setbacks N.S.E.W.		Block No.	
Front 24'		Rear 38'		Left		Right	
1. PROJECT		3. TYPE		4. USE		7. SIGN TYPE	
☒ New ☐ Repair ☐ New ☐ Raze ☐ New ☐ Move ☐ Other		☐ Residential ☒ Commercial ☐ Other		☐ Seasonal ☒ Permanent ☐ Other		☐ Wall ☒ Ground ☐ Projecting ☐ Roof ☐ Pole ☐ Other	
2. AREA - SIGN FACE		5. HEIGHT		8. ILLUMINATED		10. PRESENT USE OR OCCUPANCY	
1st Side 32 ft ² Sq. Ft.		6'		☐ Internally ☐ Externally		COMMERCIAL LEASE SPACE	
2nd Side 32 ft ² Sq. Ft.		9. ESTIMATED COST		TOTAL \$ 6,000.00		- MASTER SIGN/ TO BE REMOVED + NEW SIGN INSTALLED IN SPACE	
Other 10 ft ² / 2 sides Sq. Ft.		6. SHORELAND/FLOODLAND		Shore setback _____ feet from sign to ordinary high water mark.			
TOTAL 80 ft ² Sq. Ft.		Floodplain setback _____ feet from sign to 100 year floodplain.					
TYPE OF MATERIAL				EXISTING SIGN			
☐ Wood ☒ Metal ☒ Other ☐ Plastic ☐ Canvas ACM DIBOND				Sign 1 Size: Width 8' Height 8' Setback 24' Offset _____ Sign 2 Size: Width _____ Height _____ Setback _____ Offset _____			
PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION: 1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.							
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.							
SIGNATURE OF APPLICANT _____ DATE _____							
CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.							
FEES:		PERMIT(S) REQUIRED		PERMIT EXPIRATION:		PERMIT ISSUED BY MUNICIPAL AGENT:	
Plan Review Fee _____ Inspection Fee _____ Administration Fee _____ Other _____ Total _____		☐ Construction _____ ☐ HVAC _____ ☐ Electrical _____ ☐ Plumbing _____ ☐ Other _____		Permit expires two years from day issued unless otherwise noted below:		Name _____ Date _____ Certification No. _____	

HILLCREST BUILDERS

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: September 13, 2022

General Information

Applicant:	Hillcrest Builders
Status of Applicant:	Design/Build Firm
Location:	Lots 2 Orchard Street
Requested Action:	Approval of House Plans
Existing Zoning:	R-2 Single Family Residential

Report:

The architectural plans for homes on lots 4, 5, 8, 9,10 and 11 of the Orchard Street development have all been approved at previous meetings, and at this meeting the applicant is requesting approval of the plans for lot 2. These plans are consistent in design as those previously approved. The front elevation, like some of the other homes, will have the garage on the left side and pedestrian entrance with a covered porch on the right. While the noticeable difference in the homes in this project will be in color selection, for this house the applicant proposes Flagship Brown Alside siding with Tuscan Clay shakes. The roof material will be of Certainteed Landmark Driftwood shingles.

This home will have 2,524 square feet of livable space with a 600 square foot garage. The home design and interior space layout is included in your packet.

Staff Comments:

My review indicates that the plans are code compliant and, therefore, staff recommends approval subject to:

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



Village of Thiensville

Plan Commission Application



Property Address: Lot 2 - 104 North Orchard Street, Thiensville WI 53092

12-096-0002-000

Tax Key #

R-2 Single Family

Current Zoning

Property Owner

Bonnilake Orchard Street, L.L.C.

Name

592 West Bonniwell Road, Mequon 53097

Address

(414) 940-9912

Phone

bonnilake-re@sbcglobal.net

Email address

Applicant ☐ Same as owner

Hillcrest Builders - Tim Manthey

Name

124 South Swift Street, Glenbeulah 53023

Address

(920) 526-3028

Phone

tim@hillcrestbuilders.com

Email address

Project description

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

New single family residence.

 - Hillcrest Builders
Applicant's Signature

08/24/22
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.

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

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

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

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

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

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

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 8/24/22 Planner Staff Report Completed on 9/8/22

Plan Commission Meeting Date 9/13/22

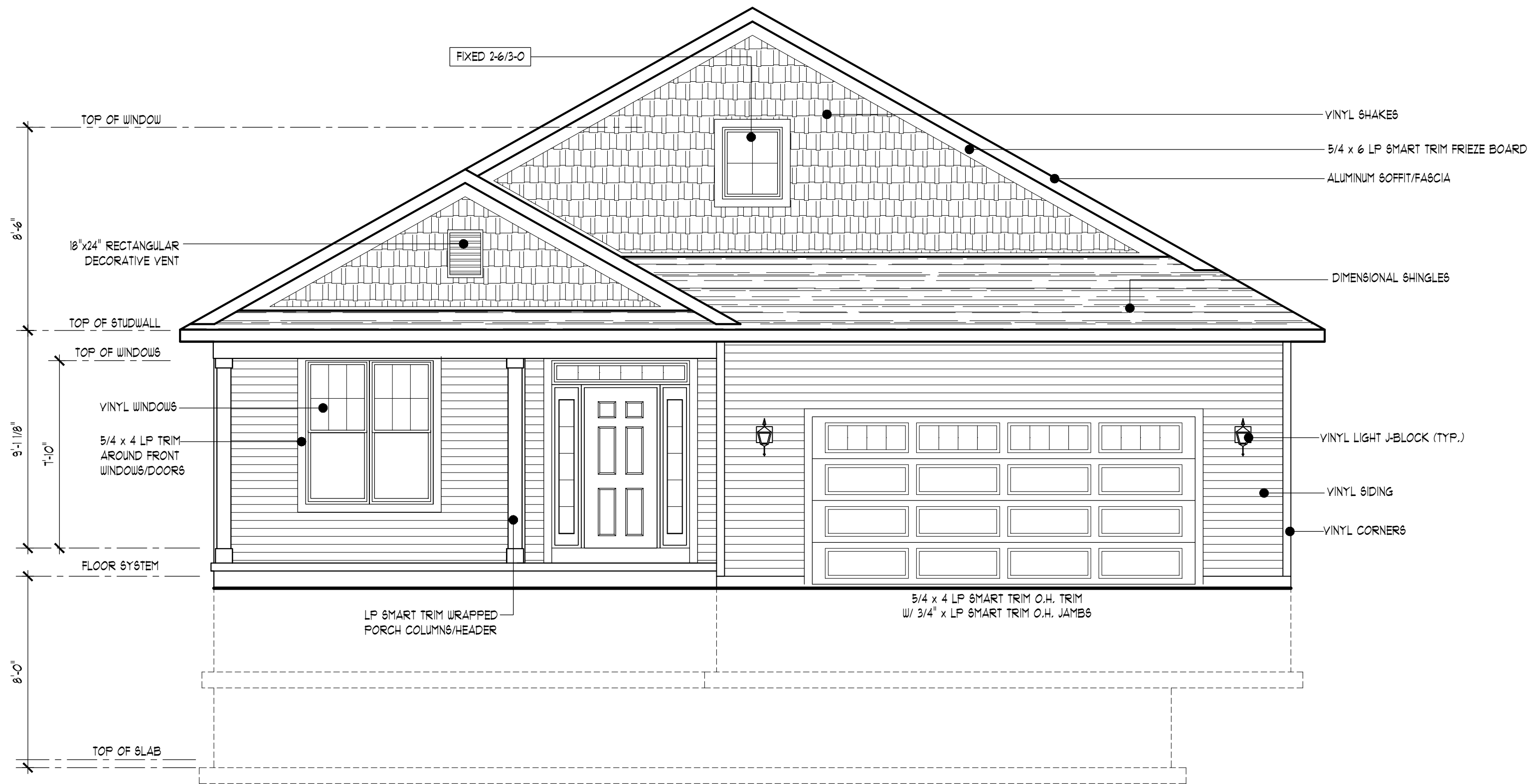
☐ Historic Preservation Approval (if needed) on N/A

ADDITIONAL REMARKS/CONDITIONS:

Amy Langlois
Village Staff

Village Clerk
Title

9/9/22
Date



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

NOTES

8' FOUNDATION

• FOUNDATION DESIGN TO BE BUILT ON MIN 2000 P&F SOIL CONDITIONS

• POURED CONCRETE WALL TO MEET 3500 PSI CONCRETE

• HOUSE WALLS TO BE 8" x 8'-0" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE

• GARAGE AND STOOP WALLS TO BE 6" x 4'-0" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE

• FOUNDATION WALL -HORIZONTAL REINFORCEMENT FOR A "PLAIN" CONCRETE WALL SHALL HAVE (4) HORIZONTAL RODS (#4 FOR 8" WALL AND #5 FOR 4 10" OR 12" WALL) CONTINUOUS. ONE AT THE TOP, ONE AT THE BOTTOM AND THE OTHER (2) EVENLY SPACED IN BETWEEN. AT CORNERS, HORIZONTAL REINFORCEMENT SHALL EXTEND AROUND CORNERS A MINIMUM OF 30 BAR DIAMETERS

• FOUNDATION WALLS - VERTICAL REINFORCEMENT SHALL COMPLY WITH MAXIMUM UNBALANCED FILL HEIGHT PER SPS TABLE 321.10B.

• ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 48" BELOW GRADE AND SIZED AS REQ'D BY SOIL CONDITIONS AND BUILDING CODES

• FOUNDATION WALL TO FOOTING CONNECTION TO BE BE DOWELED WITH #4 DOWELS AT 24" O.C. WITH 6" DOWEL PENETRATION INTO THE FOOTING AND 18" INTO THE WALL

• EXTERIOR FOOTING FOR 8" x 8'-0" FND TO BE MIN. OF 22"x8" CONTINUOUS FOOTING AND OR PER ACI 332-14 TABLE 12.2.1.1A

• DECK FOOTINGS SHALL COMPLY WITH STATE OF WISCONSIN BUILDING CODE CHAPTERS SPS 320-325 APPENDIX B

• MOISTURE BREAK REQ'D AT ALL BEAM POCKETS

• SEE CODE AND LOCATE ALL FOOTING, PILASTER, WINDOW AND SUMP. MASON TO FOLLOW ALL STATE AND LOCAL CODES

• ALL WINDOW WELLS TO BE STD. 32"x16" WINDOW UNIT W/ GALV. AREA WELL W/ DRAIN TILE EXTENDED INTO WINDOW WELL AREA

• FLOOR SYSTEM IS 11 7/8" JOISTS UNLESS NOTED OTHERWISE. ALL BEAM, HEADER, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF FRAMING PLAN TRUSS LAYOUT. ALL ENGINEERING BY SUPPLIER

GENERAL

• EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.

• EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.

• INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.

• DIMENSIONS ARE STUD TO STUD

• ALL BEARING HEADERS ARE 2-PLY 2x12 UNLESS OTHERWISE NOTED

• WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PACKET FOR ROUGH OPENINGS

• FRAMER RESPONSIBLE FOR ALL BLOCKING AND FIRE-BLOCKING AS REQUIRED BY CODE

• MINIMUM 8" HEEL HEIGHT OVER HEATED SPACES

• PROVIDE ATTIC ACCESS AS REQUIRED BY CODE LOCATION(S) TBD ON SITE AT TIME OF FRAMING

APPLICABLE MUNICIPAL CODES

BUILDING: STATE OF WISCONSIN BUILDING CODE CHAPTER 320-325
PLUMBING: STATE OF WISCONSIN BUILDING CODE CHAPTER 381-381
ELECTRICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 316
MECHANICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 361-325

DECK: STATE OF WISCONSIN BUILDING CODE CHAPTERS SPS 320-325
APPENDIX B

ROUGH OPENING SCHEDULE

EXTERIOR / INTERIOR DOORS

- EXTERIOR DOORS = DOOR + 2 1/2"
- INTERIOR DOORS (INCLUDING BI-FOLDS) = DOOR + 2 1/2"
- DOUBLE DOOR (STANDARD) = DOOR + 2 1/2"
- DOUBLE DOOR (W/ ASTRAGAL) = DOOR + 3 1/2"
- POCKET DOOR = DOOR WIDTH x2 + 2' / HGT = 84 1/4"
- BI-PASS DOOR = DOOR WIDTH x2 + 1"

THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS SUPPLIED BY DREXEL BUILDING SUPPLY. THESE ARE ONLY GUIDELINES AND IT IS THE RESPONSIBILITY OF SUB-CONTRACTOR TO VERIFY ANY ROUGH OPENINGS

SQUARE FOOTAGE

BASEMENT AREA	1638	SQUARE FEET
FINISHED BASEMENT AREA	886	SQUARE FEET
FIRST FLOOR LIVING AREA	1638	SQUARE FEET
SECOND FLOOR LIVING AREA	N/A	SQUARE FEET
BONUS ROOM	N/A	SQUARE FEET
GARAGE AREA	514	SQUARE FEET
FRONT PORCH AREA	158	SQUARE FEET
REAR PORCH/DECK AREA	48	SQUARE FEET
TOTAL FINISHED LIVING AREA	2524	SQUARE FEET

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR FOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE SPEC

JOB ADDRESS:

104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
1 OF 8

JOB NO.
L22-018

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE SPEC

JOB ADDRESS:

104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

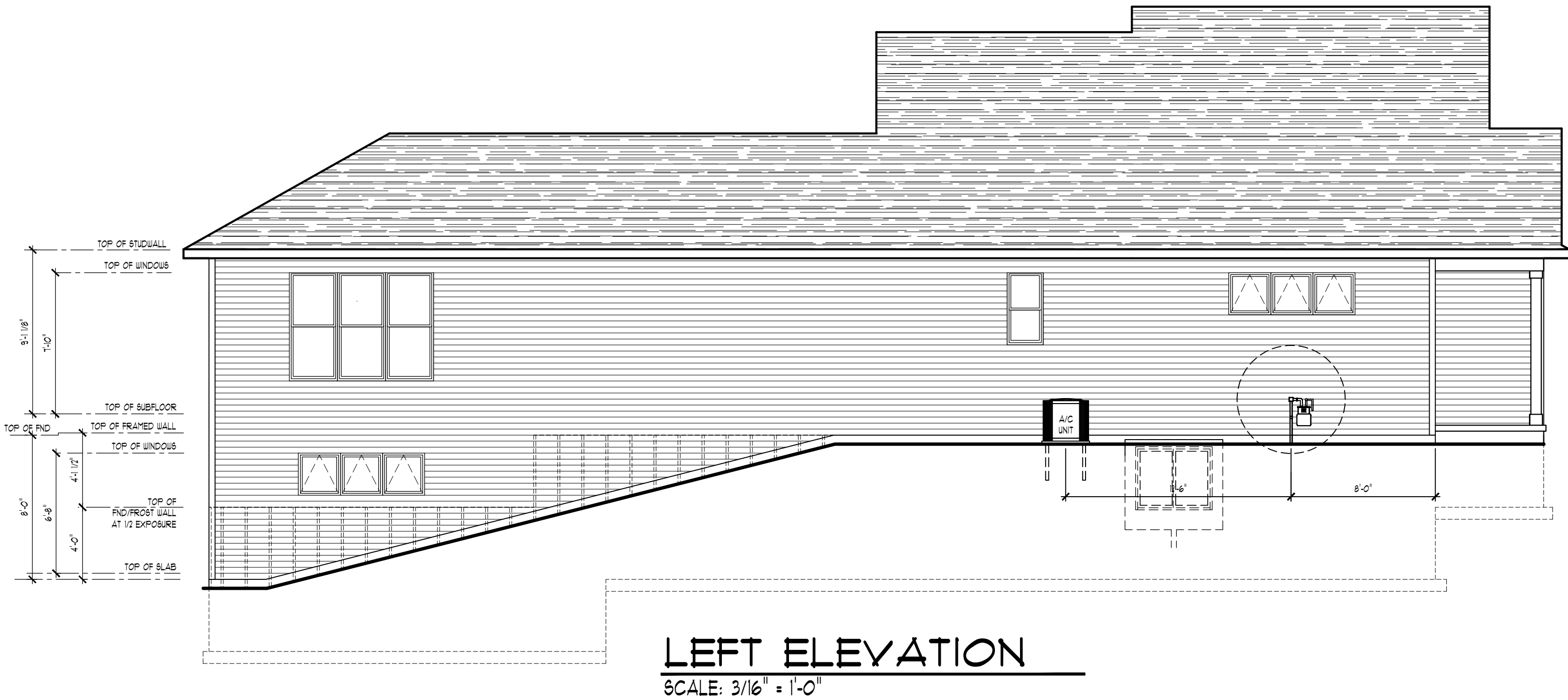
HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

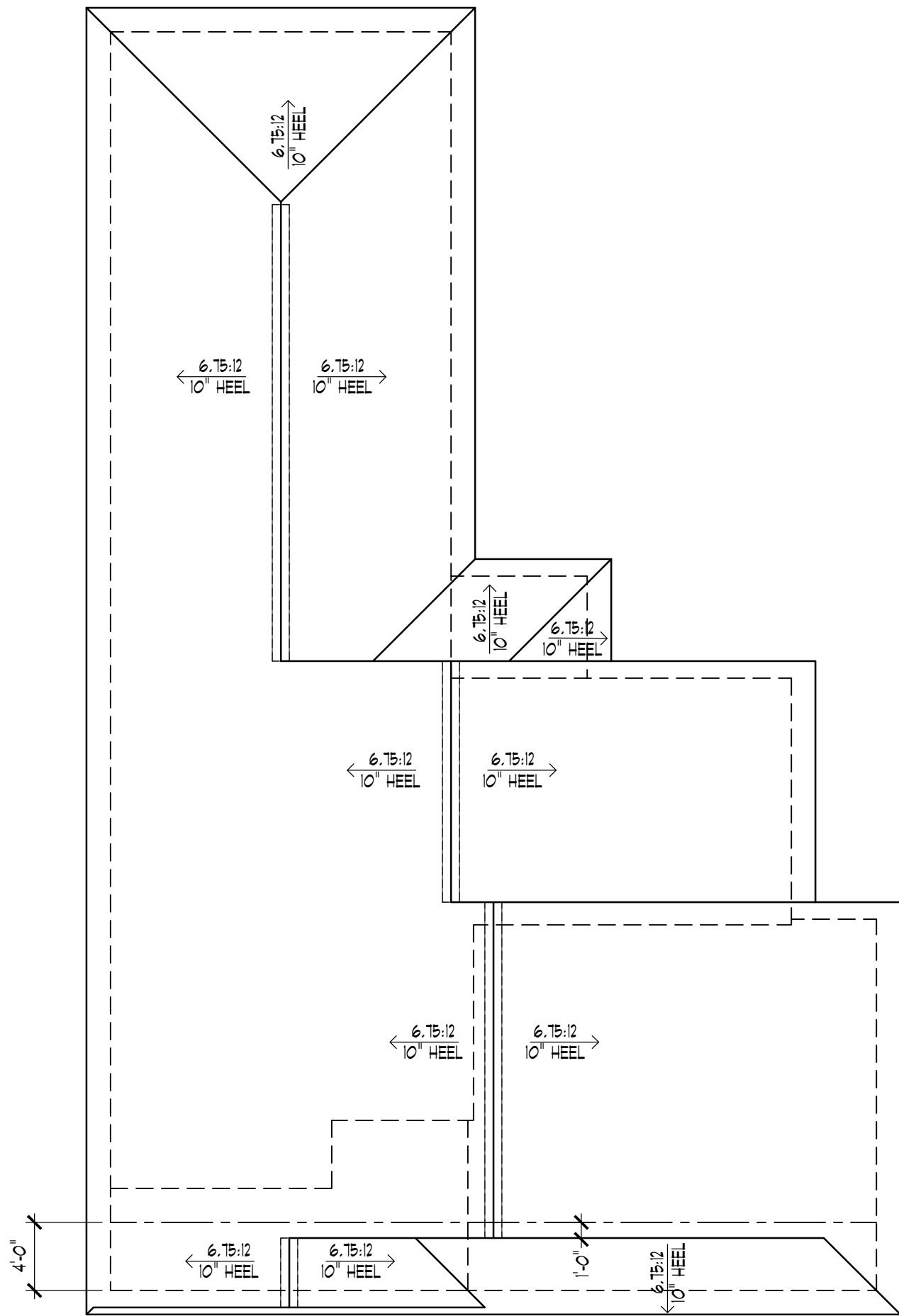
MODEL:
MOD. VINTAGE 1A

SHEET
2 OF 8

JOB NO.
L22-018

REVIEW SET - NOT FOR CONSTRUCTION!!





ROOF LAYOUT

1/8" = 1'-0"



REAR ELEVATION

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

NOTES	LEGEND
- ARCHITECTURAL SHINGLES W/ 15# FELT UNDERLAYMENT 1/2" OSB ROOF SHEATHING W/ H-CLIPS - INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS - INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS - ALL DIMENSIONS ARE STUD TO STUD - TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS - ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS - ALL EAVE OVERHANGS ARE 1'-5" DEEP UNLESS OTHERWISE NOTED - ALL GABLE OVERHANGS ARE 1'-0" DEEP UNLESS OTHERWISE NOTED	CONTINUOUS RIDGE VENT STATIC VENT

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE SPEC

JOB ADDRESS:

104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
3 OF 8

JOB NO.
L22-018

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM



CUSTOMER: THIENSVILLE SPEC

JOB ADDRESS:
104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

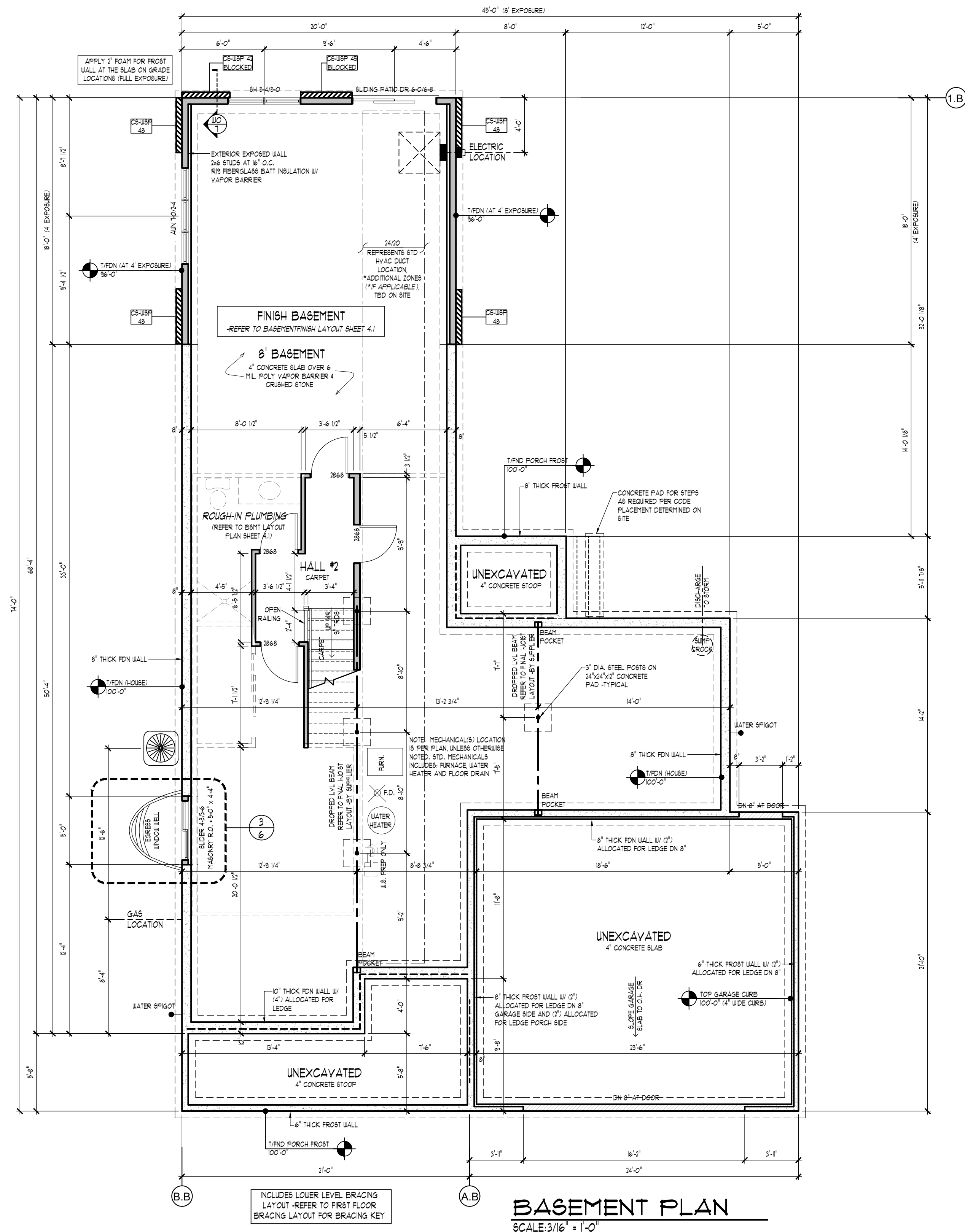
HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

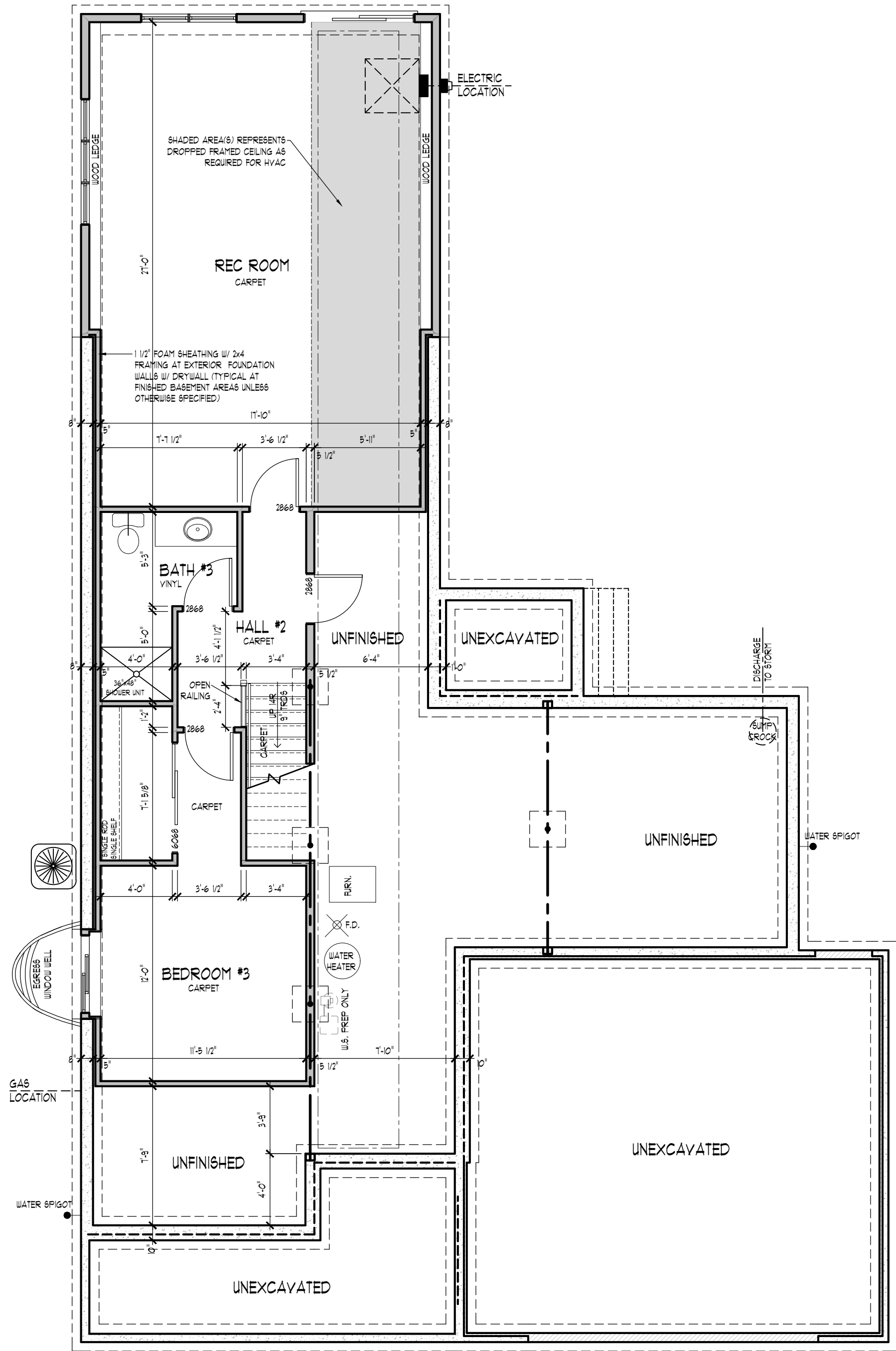
MODEL:
MOD. VINTAGE 1A

SHEET
4 OF 8

JOB NO.
L22-018

Page 47 of 87





FINISHED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE SPEC

JOB ADDRESS:

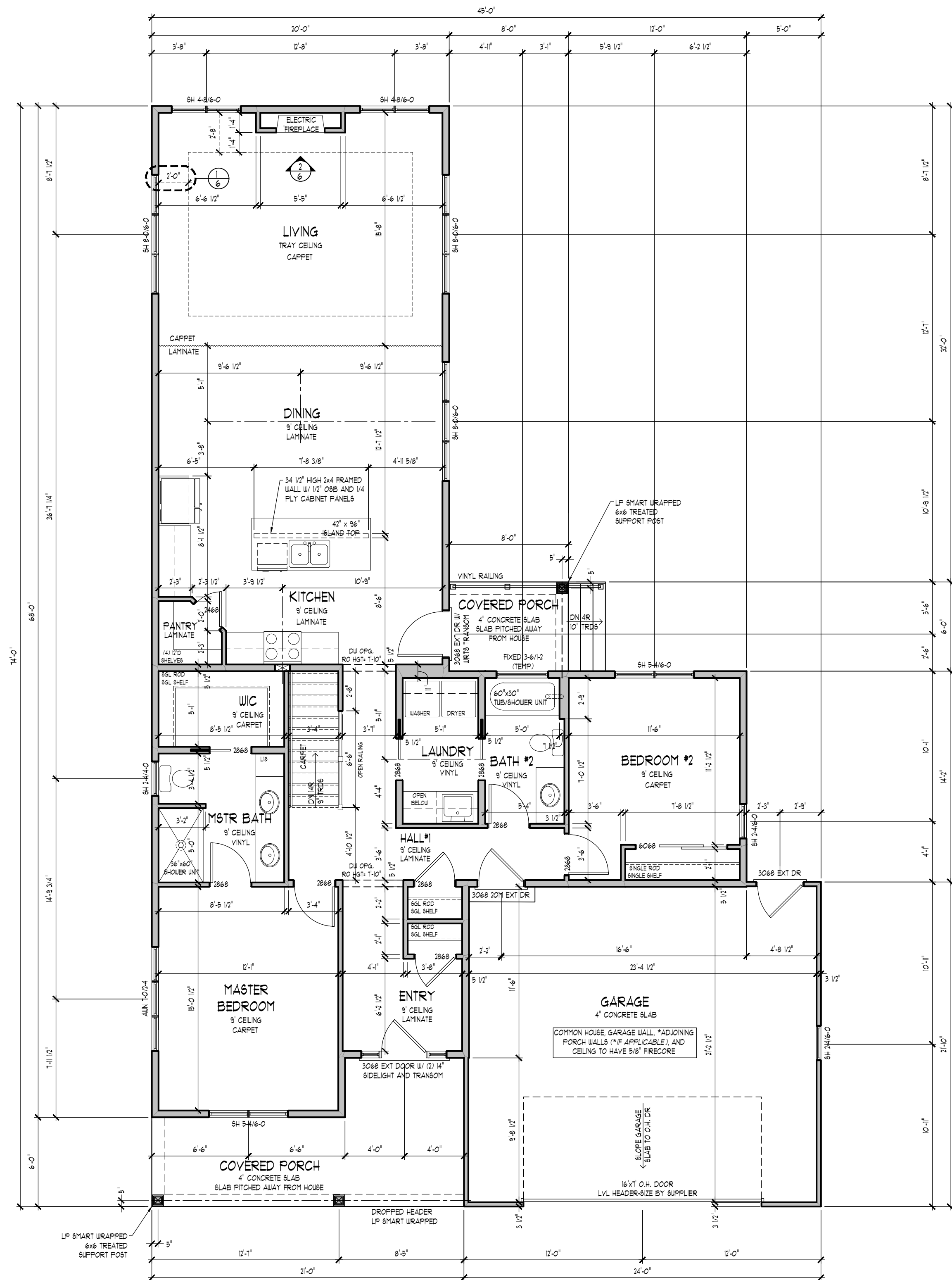
104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
4.1 OF 8

JOB NO.
L22-018



FIRST FLOOR PLAN

3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE SPEC

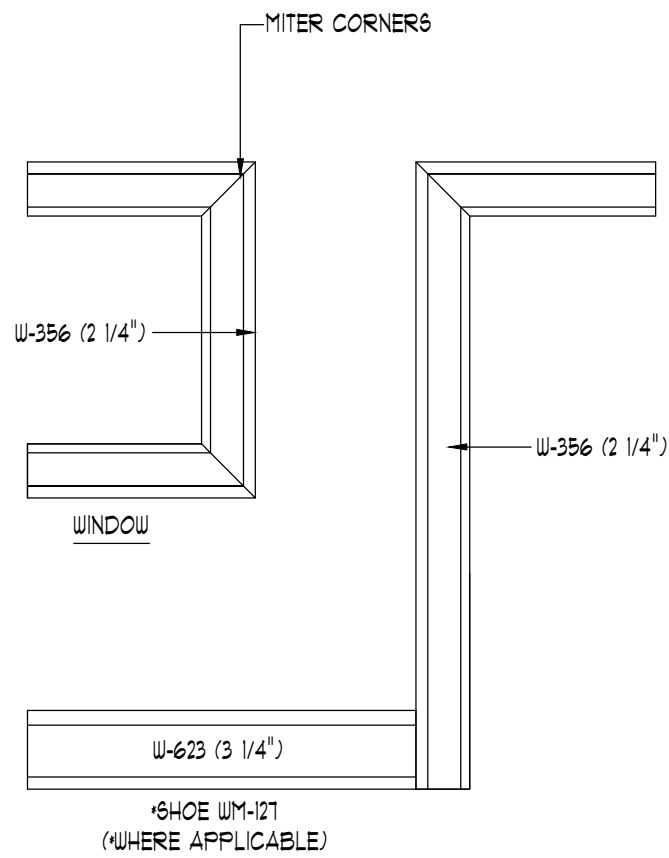
JOB ADDRESS:
104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
5 OF 8

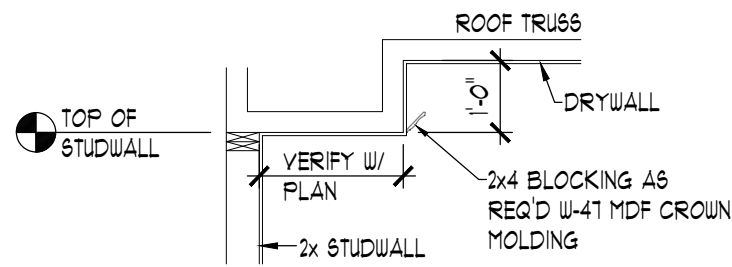
JOB NO.
L22-018



TRIM DETAIL

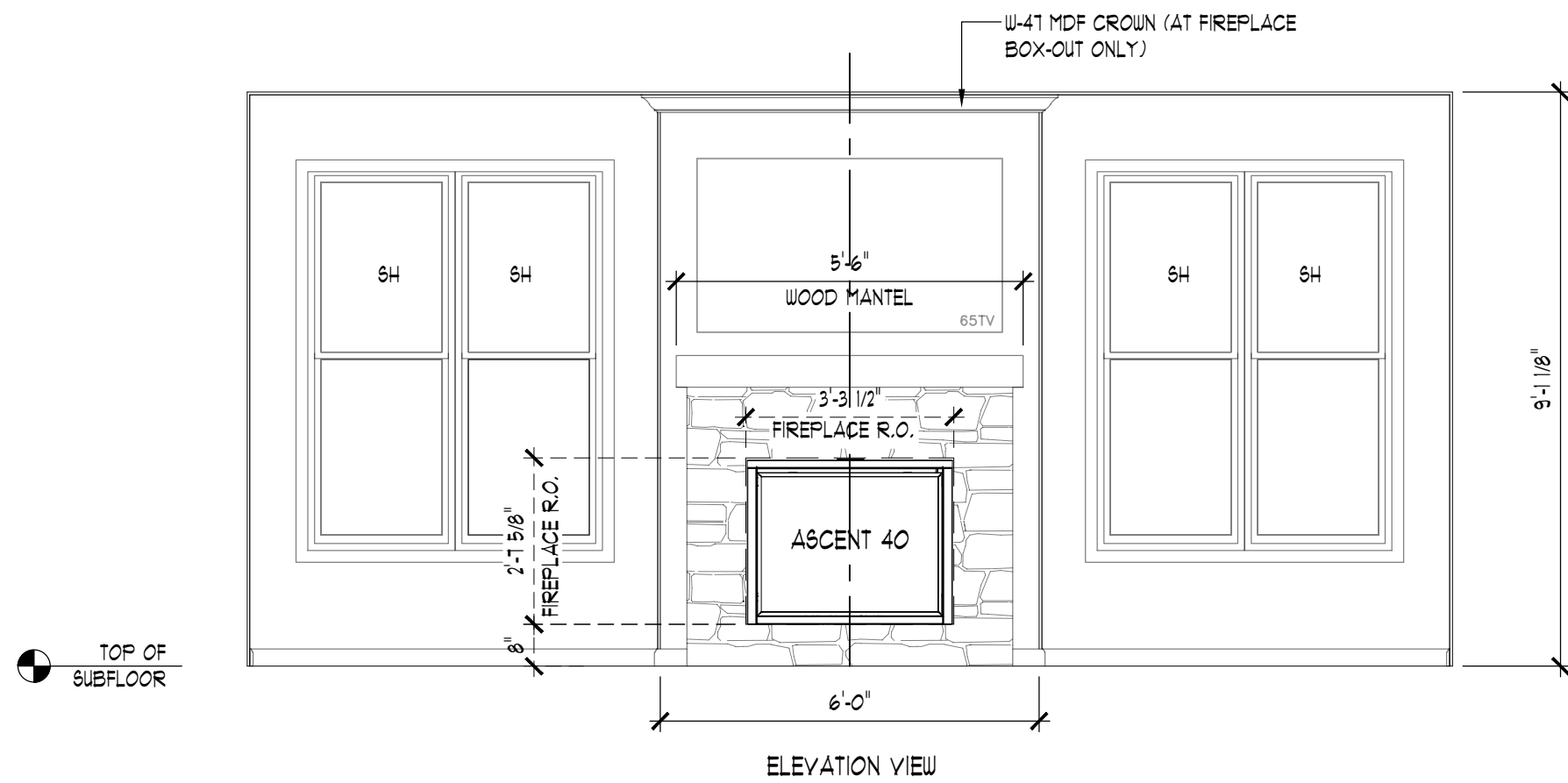
1 1/2" = 1'-0"

STD. TRIM PACK



1 TRAY CEILING DETAIL

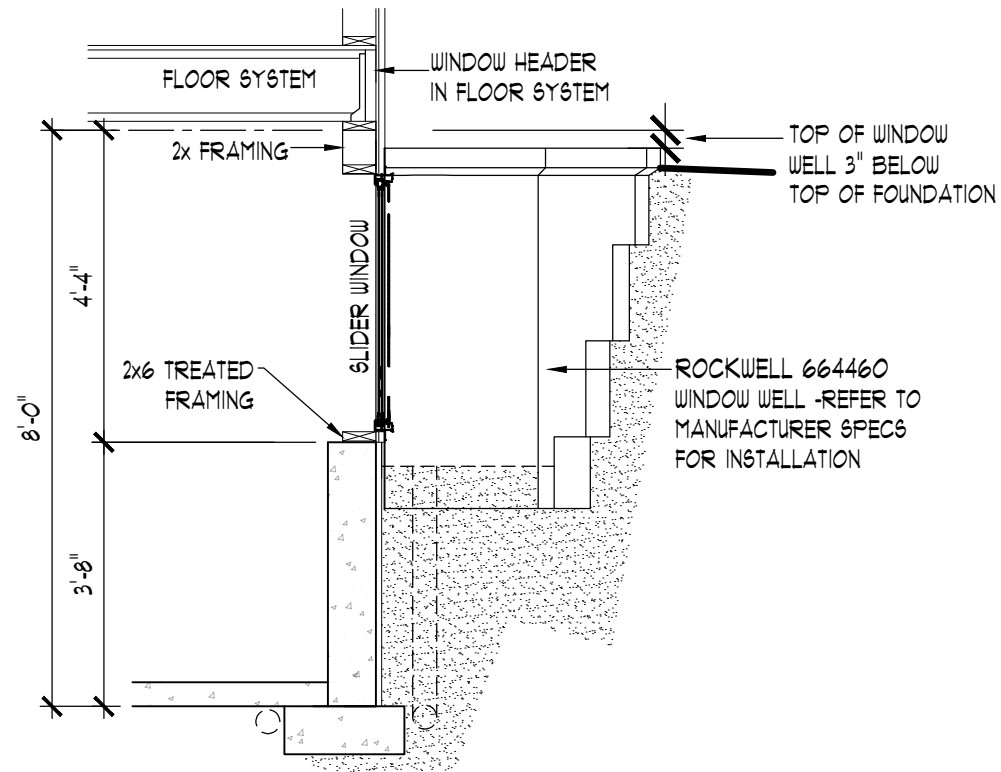
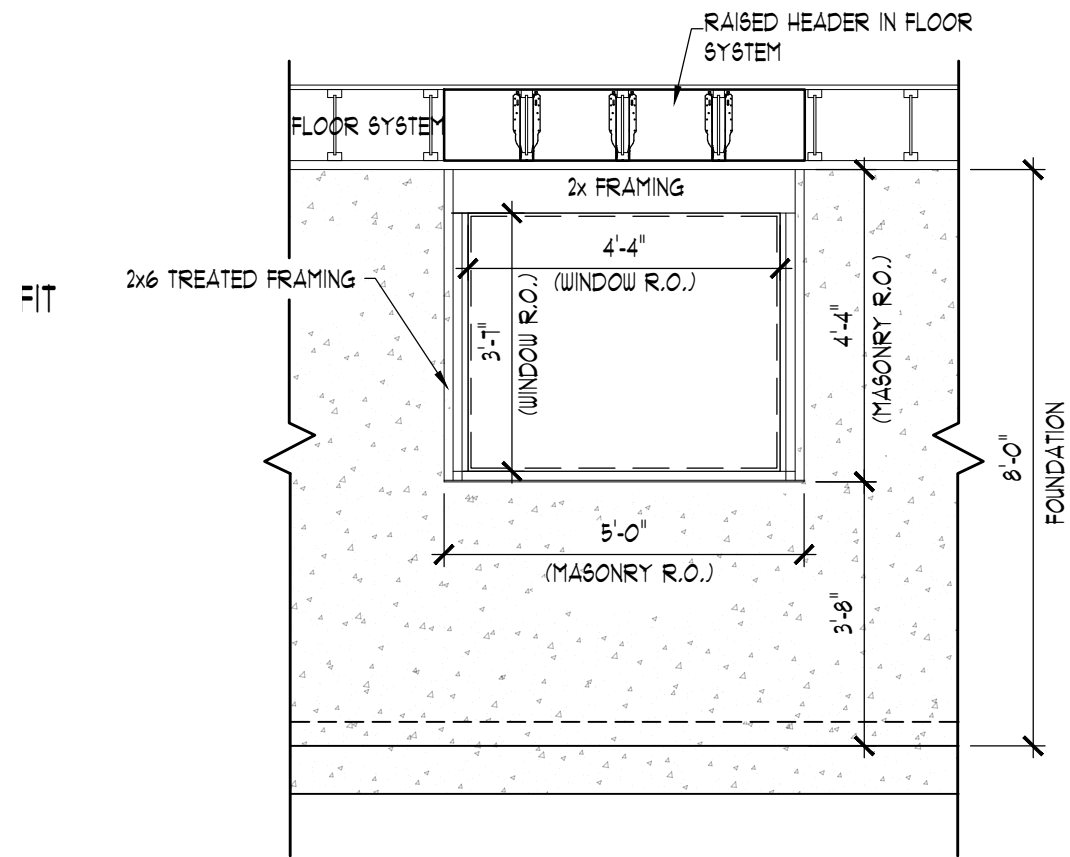
3/8" = 1'-0"



2

ELECTRIC FIREPLACE DETAIL

3/8" = 1'-0"



3

8' EGRESS WINDOW WELL DETAIL

3/8" = 1'-0"

WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:

7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE SPEC

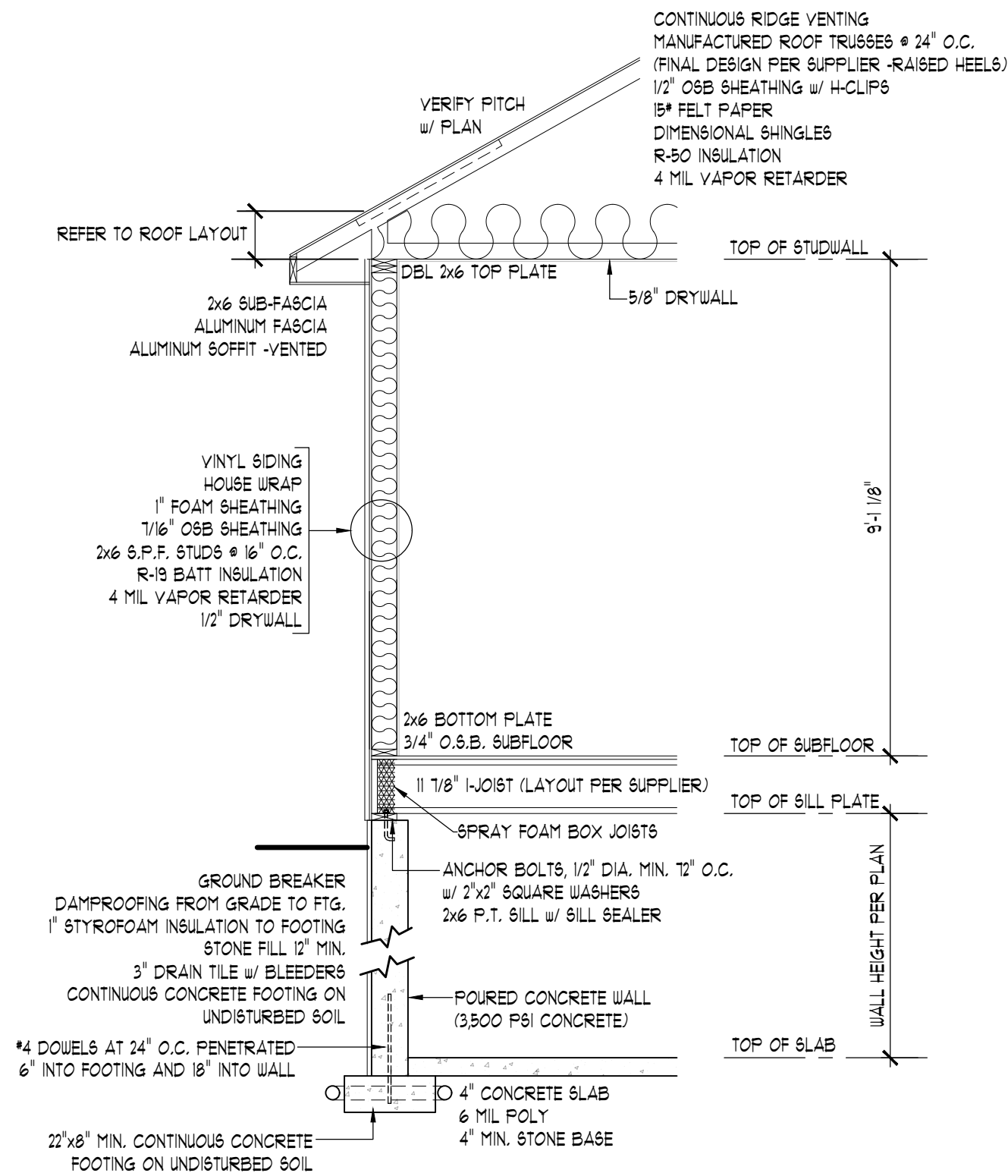
JOB ADDRESS:
104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

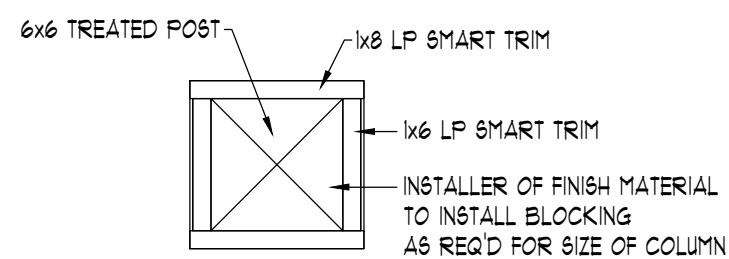
SHEET
6 OF 8

JOB NO.
L22-018



TYPICAL WALL SECTION

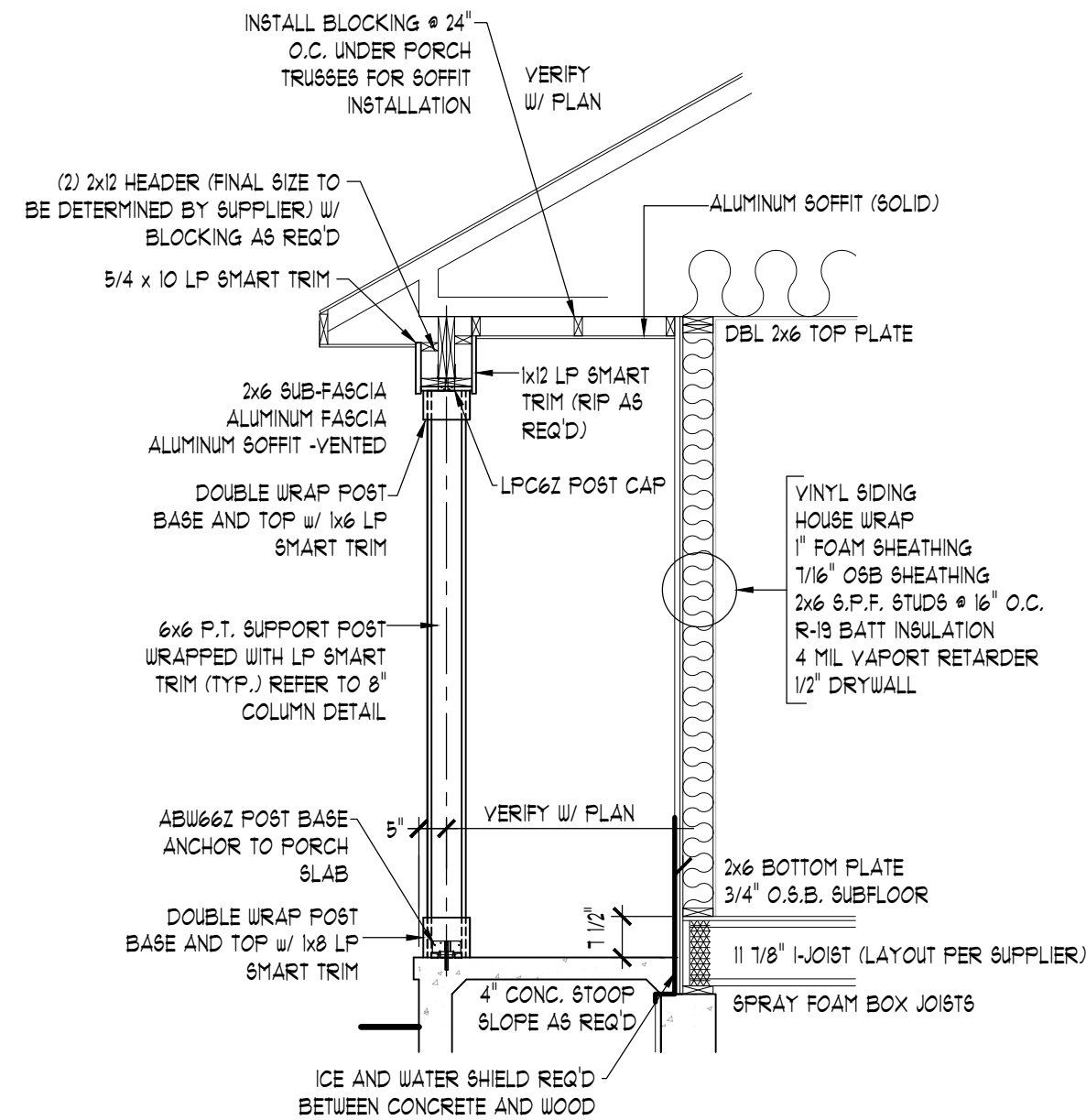
3/8" = 1'-0"



TOP VIEW

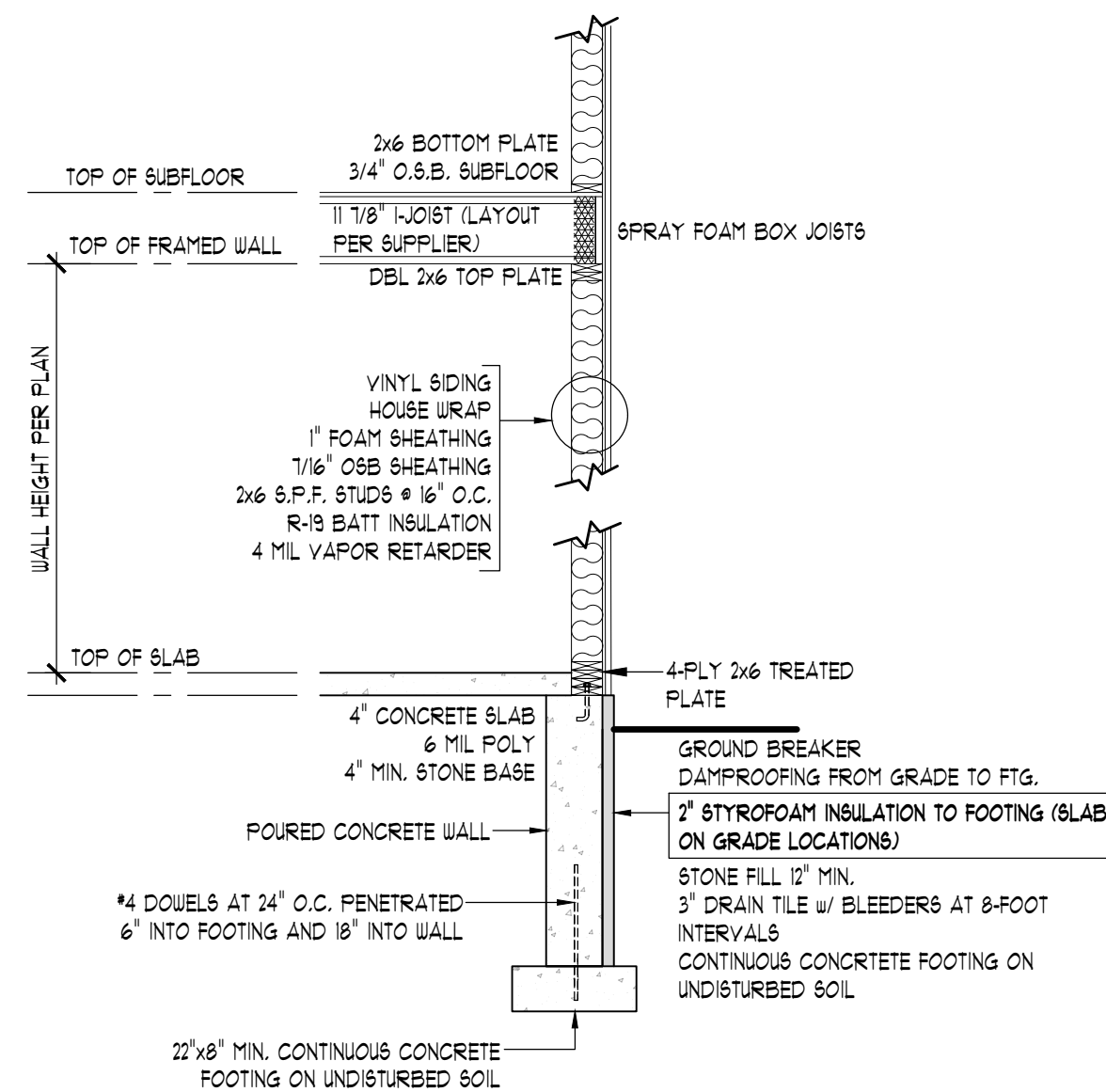
8" EXT. PORCH COLUMN DETAIL

1 1/2" = 1'-0"



TYPICAL PORCH SECTION

3/8" = 1'-0"



TYPICAL WALL SECTION AT FULL EXPOSURE

3/8" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:

7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST
builders
VISIT US AT www.hillcrestbuilders.com

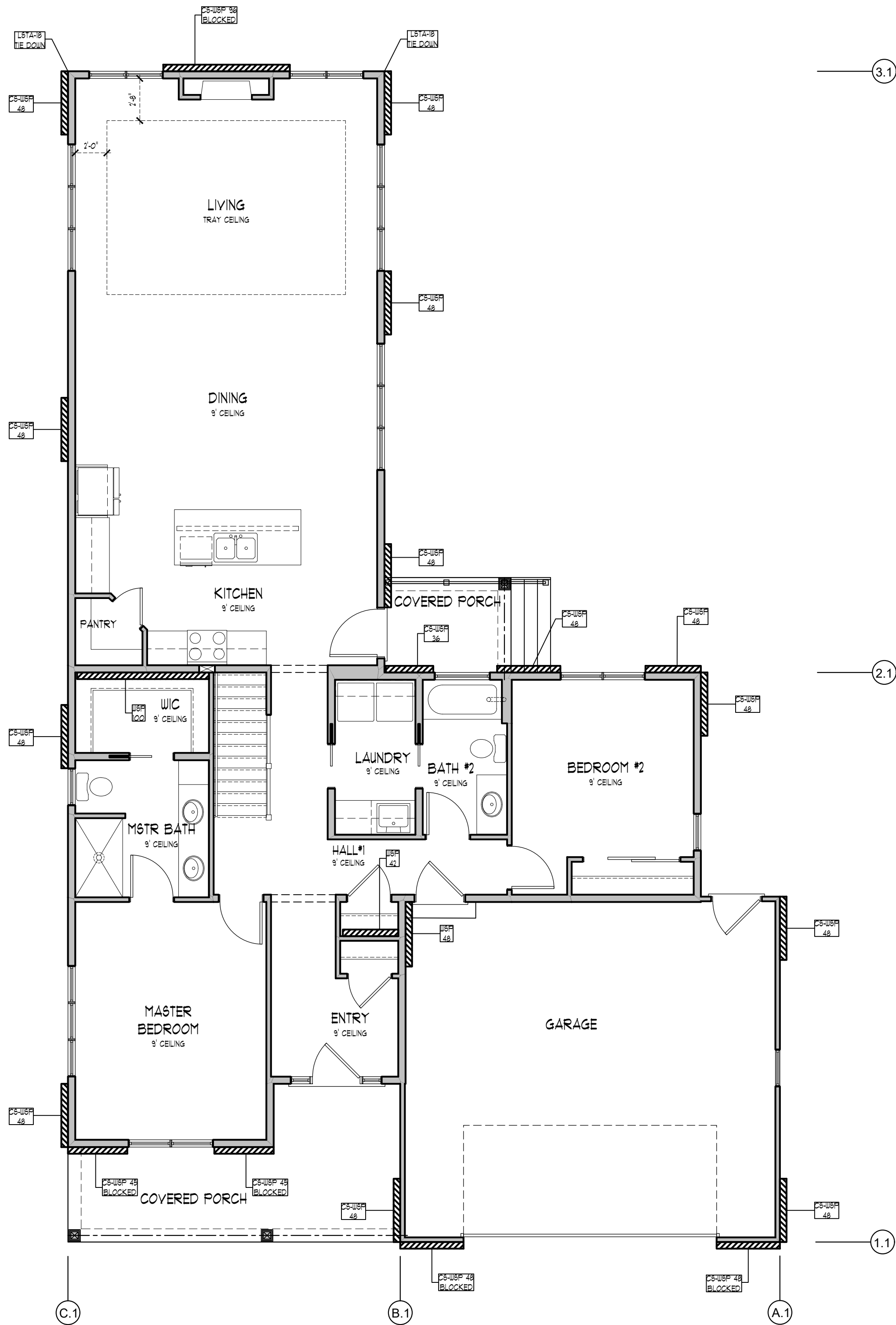
CUSTOMER:
THIENSVILLE SPEC
JOB ADDRESS:
104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
7 OF 8

JOB NO.
L22-018



FIRST FLOOR WALL BRACING

SHEARWALL/WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG
LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

SHEAR WALL /BRACED WALL LINE

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

WALL BRACING TYPE ABBREVIATIONS

TAG	DESC.
WSP	WOOD STRUCTURAL PANEL -ONE SIDE: 1/16" APA 8PAN RATED WOOD SHEATHING
CS-WSP	WOOD STRUCTURAL PANEL IN CONTINUOUS WOOD SHEATHED WALL
GB-1	GYPSUM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYPSUM BOARD PANEL APPLIED BOTH SIDES
CS-PF	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA 8PAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SF6331.25-A

PANEL FASTENING SCHEDULE

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (3/4" THICK)	*3x 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (1/16" THICK)	0.131"x2.5" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (3/4" OR 1/2")	0.0131"x2.5" R.S. NAIL	6" / 12" TYPICAL 3' / 8" @ RIDGE AND OVEHANGS
GWB WALL	*6x 1 1/8" TYPE W SCREW	4' / 8'

FOCUS
ENGINEERING LLC
607 Davis St., Elkhorn, WI 53121
(262) 215-9295
contact@focusengineeringllc.com
www.focusengineeringllc.com

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:	
7-14-2022	TM
8-12-2022	TM
8-23-2022	TM

HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE SPEC

JOB ADDRESS:
104 ORCHARD STREET
LOT 2, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
8 OF 8

JOB NO.
L22-018

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As Surveyed:)

Lot 2, ORCHARD STREET SUBDIVISION, being a part of the Southeast ¼ of the Northeast ¼ of Section 22, Township 9 North, Range 21 East, located in the Village of Thiensville, Ozaukee County Wisconsin

NOTE: Title Policy

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

For questions regarding underground utilities please contact:



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

NOTE: Underground Utilities

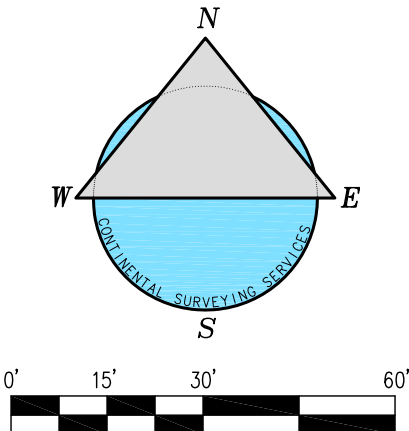
Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated July 14, 2022 and was submitted to the Surveyor on July 14, 2022. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1 ¼"	1" = 0.083'
0.2' = 2 ½"	2" = 0.166'
0.3' = 3 ½"	3" = 0.250'
0.4' = 4 ¾"	4" = 0.333
0.5' = 6"	5" = 0.416'
0.6' = 7 ¼"	6" = 0.500'
0.7' = 8 ½"	7" = 0.583'
0.8' = 9 ½"	8" = 0.666'
0.9' = 10 ½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'



SCALE:
1"=30'

Proposed Concrete Walk - 42 S.F.
Proposed Driveway - 628 S.F.
Proposed Drive Approach - 100 S.F.

Prop. & Approx. 1st Floor - 705.2
Prop. Top of Wall - 703.97
Prop. Garage Slab - 703.63
Prop. Finished Yard Grade - 703.3 / 695.3
(Per Master Grading Plan)
Prop. Top of Footing - 695.97
Elevation at the Intersection of the Back of Walk and the North Side of the Proposed Driveway - 701.78 (Calculated)
Proposed 26.0' Driveway
Driveway Slope - 7.1%

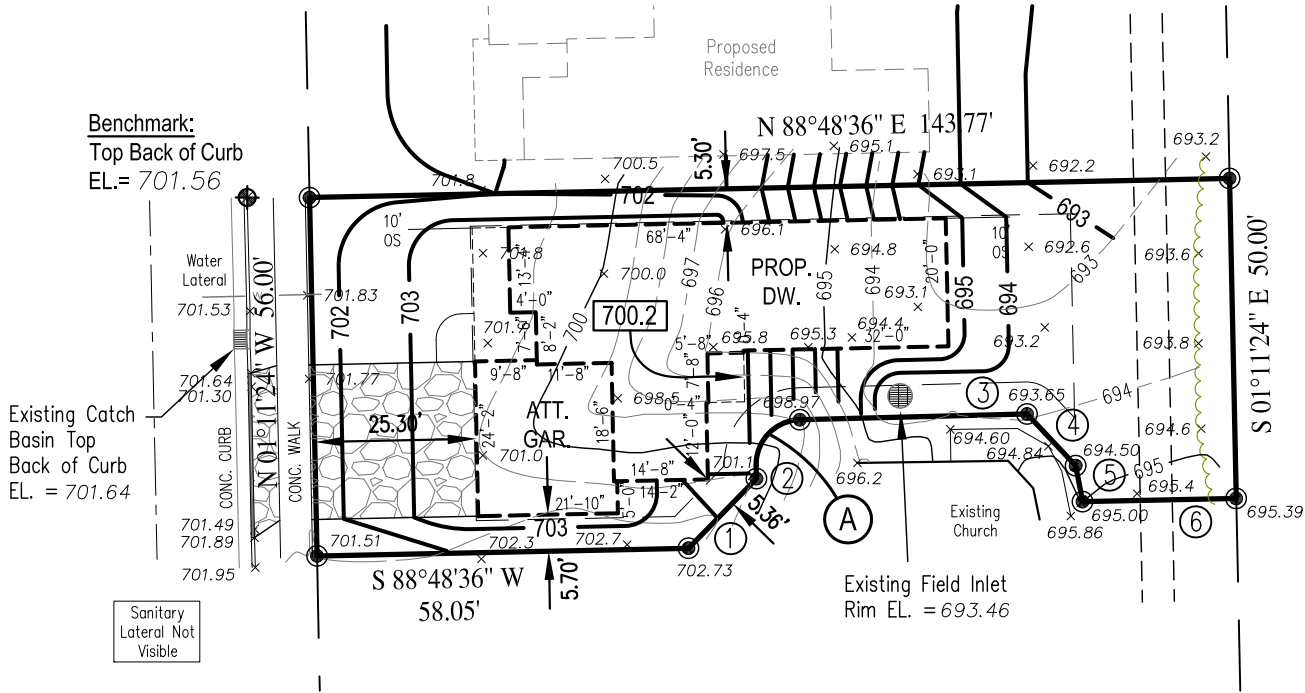
Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

As a Professional Land Surveyor of the State of Wisconsin, my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon with respects to the Subject Property and adjoining properties. Proposed Grades shown hereon are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. In rare circumstances the Proposed Grades shown hereon may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. These grades are only **SUGGESTED** and do not come with any guarantees whatsoever. If any party has concerns or are not sure if there will be a problem or adverse effects they must consult a Licensed Professional Engineer or consult with another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon. **THEREFORE** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. **If the Client does not wish to release the Surveyor named on this map of the liability of the Proposed Grades shown hereon, the client must hire a Civil Engineer to prepare their own grading Plan. ALL RECOMMENDATIONS ARE WELCOMED.**

- ① S 44°20'23" W 15.19'
- ② S 01°25'58" E 2.05'
- ③ S 88°34'02" W 35.51'
- ④ N 43°18'20" W 11.09'
- ⑤ N 10°57'39" W 5.73'
- ⑥ S 88°48'36" W 24.00'

Revised this 9th Day of August, 2022.
(Added Proposed Contours)



Curve Data

RAD. = 7.00'
ARC = 11.00'
CHD. = 9.90'
BRG. = N 43°34'02" E
TAN. IN = S 88°34'02" W
TAN. OUT = S 01°25'58" E

LEGEND

- (M) - Measured Data (Field Measured)
- (R) - Recorded Data (Metes n Bounds Descriptions)
- (P) - Platted Data (Subdivision Data)
- (C) - Computed Data (CSM) - CSM Data (Certified Survey Map)
- (D.O.T.) - D.O.T. Data (Department of Transportation)

This map was drafted by: RRH

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

CONTINENTAL
SURVEYING
SERVICES LLC



CLIENT:
Hillcrest Builders
P.O. Box 23
Glenbeulah, WI. 53023

PROPERTY ADDRESS:
104 N. Orchard Street
Mequon
Wisconsin 53092

PARCEL INFO:
TAX KEY NUMBER: 12-096-0002.000
PROJECT NO.: 20220714_BS00001
SERVICE PERFORMED: BSO

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

Rick R. Hillmann S-3005

Dated this 20th Day of JULY, 2022.



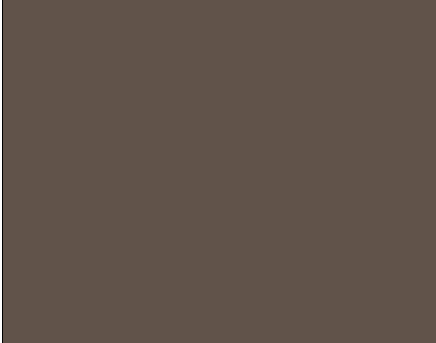
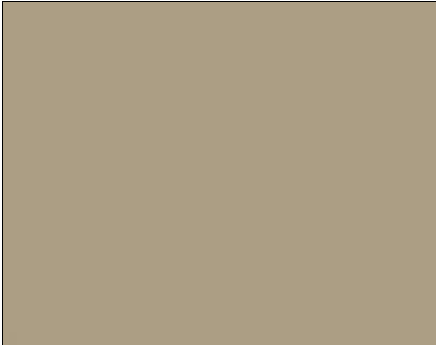
By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



Exterior Color Selections

Customer: Orchard Street Spec.

Location: Orchard Street Thiensville, WI (Lot #2)

 Driftwood	Roofing: ▪ Mfr: Certaineed Landmark ▪ Color: Driftwood
	▪
	Siding: ▪ Mfr: Alside ▪ Color: Flagship Brown
	Siding: ▪ Mfr: Alside Shakes ▪ Color: Tuscan Clay



Exterior Color Selections

Customer: Orchard Street Spec.

Location: Orchard Street Thiensville, WI (Lot #2)

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

HILLCREST BUILDERS

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: September 13, 2022

General Information

Applicant:	Hillcrest Builders
Status of Applicant:	Design/Build Firm
Location:	Lot 3 Orchard Street
Requested Action:	Approval of House Plans
Existing Zoning:	R-2 Single Family Residential

Report:

As indicated in the previous report, the architectural plans for homes on lots 4, 5, 8, 10 and 11 of the Orchard Street development have all been approved at previous meetings and at this meeting the applicant is requesting approval of the plans for lot 3. These plans are consistent in design as those previously approved. The front elevation, like some of the other homes, will have the garage on the left side and pedestrian entrance with a covered porch on the right. While the noticeable difference in the homes in this project will be in color selection, for this house the applicant proposes Midnight Blue Alside with Ageless Slate Alside Shakes and Fond Du Lac Kensington Blend Buechel Stone for the siding. The roof material will be of Certainteed Landmark Pewter shingles.

This home will have 2,331 square feet of livable space with a 303 square foot garage. The home design and interior space layout is included in you packet.

Staff Comments:

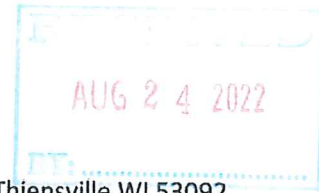
My review indicates that the plans are code compliant and, therefore, staff recommends approval subject to:

- Director of Community Services/Public Works review and approval of the grading, drainage and erosion control plans.
- The applicant discussing the color scheme at Tuesday's meeting.
- The applicant securing a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application



Property Address: Lot 3 - 106 North Orchard Street, Thiensville WI 53092

12-096-0003-000

Tax Key #

R-2 Single Family

Current Zoning

Property Owner

Robert & Shannon DeToro

Name

1685 N Franklin Place

Address

414-617-7240

Phone

bob@marshallbuildingmke.com

Email address

Applicant ☐ Same as owner

Hillcrest Builders - Tim Manthey

Name

124 South Swift Street, Glenbeulah 53023

Address

(920) 526-3028

Phone

tim@hillcrestbuilders.com

Email address

Project description

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

New single family residence.

 - Hillcrest Builders
Applicant's Signature

08/24/22
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.

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

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

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

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

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

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

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

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

=====

VILLAGE STAFF REVIEW

☒ Application Complete. Items needed: _____

Submitted to Village Planner on 8/24/22 Planner Staff Report Completed on 9/8/22

Plan Commission Meeting Date 9/13/22

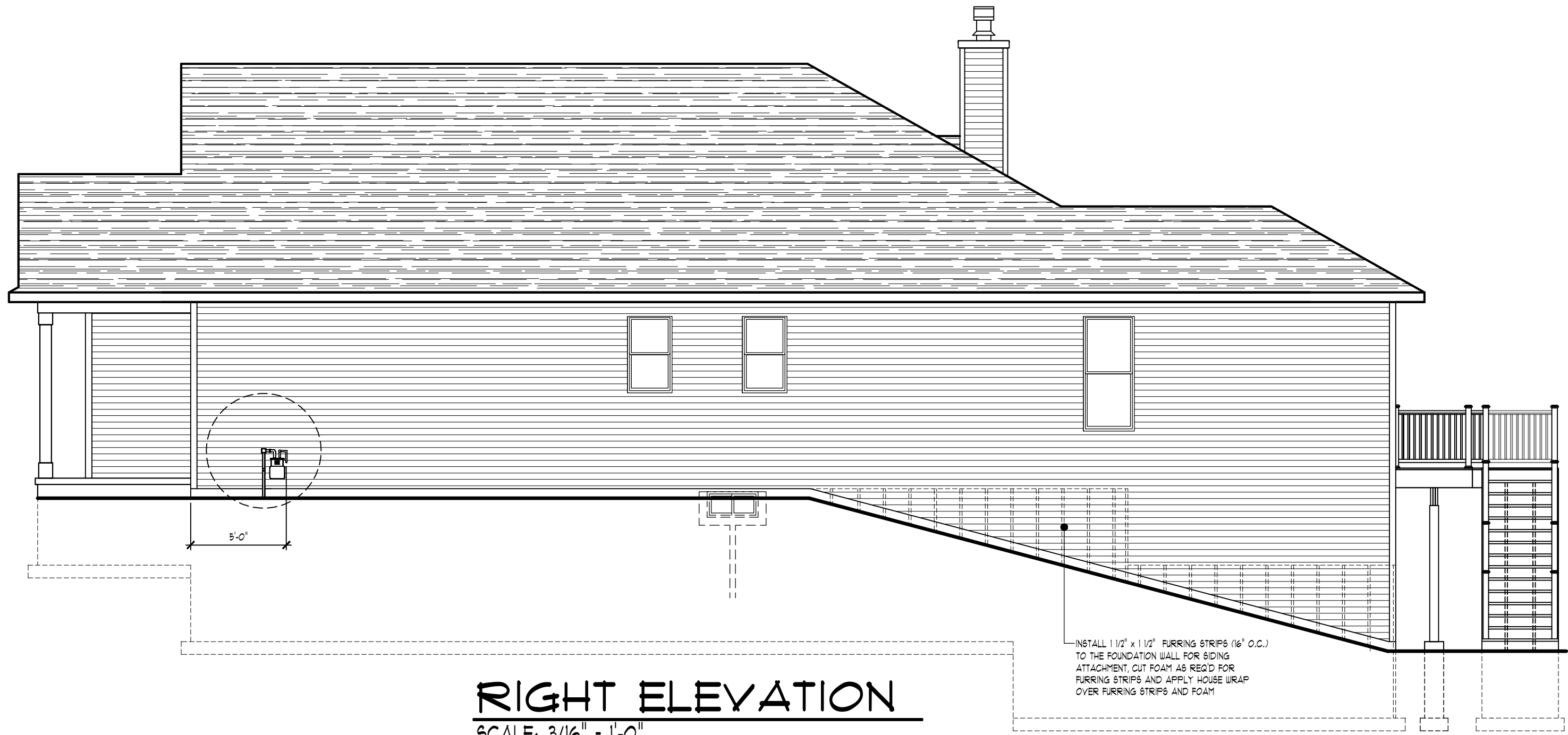
☒ Historic Preservation Approval (if needed) on N/A

ADDITIONAL REMARKS/CONDITIONS:

Amy Langlois
Village Staff

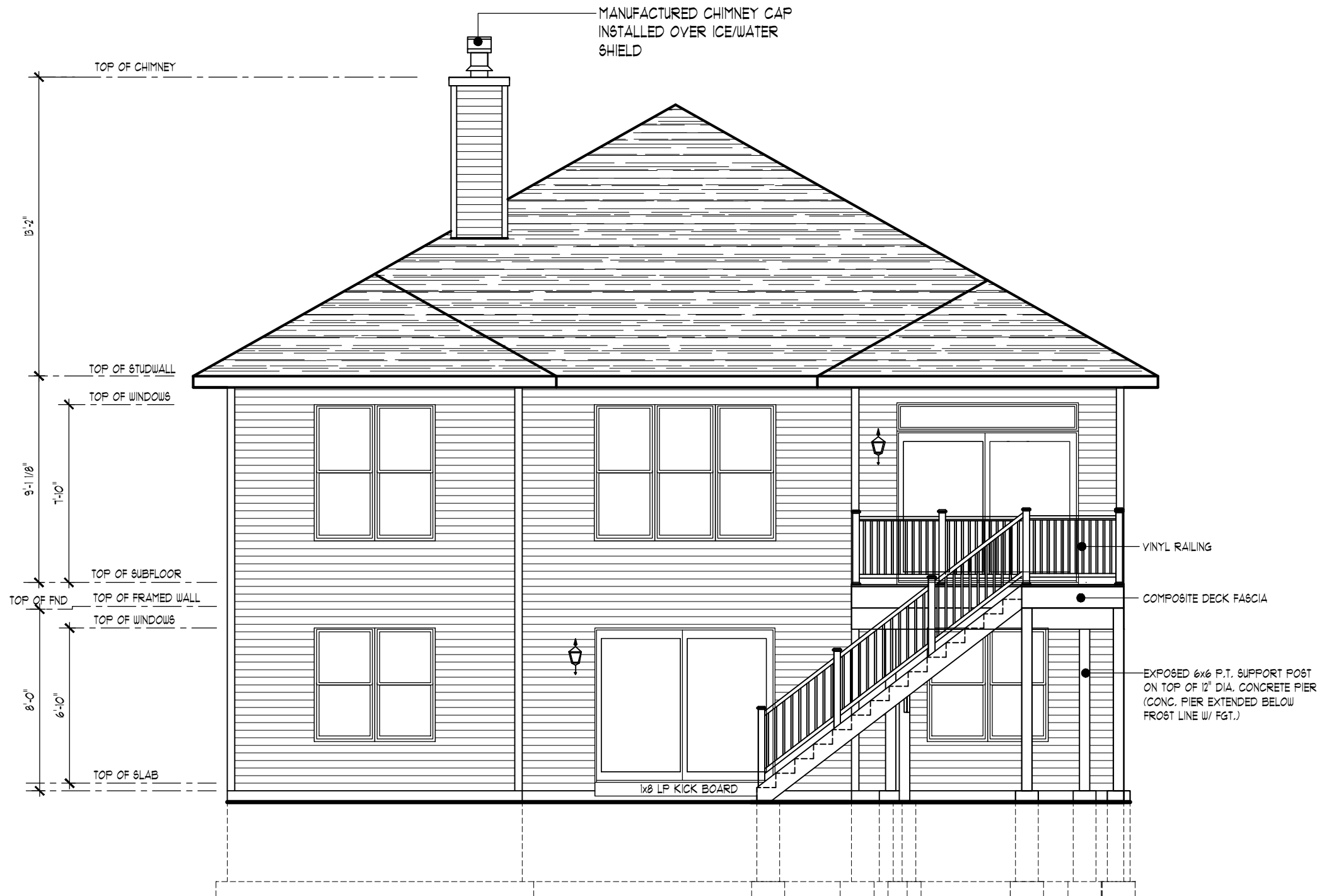
Village Clerk
Title

9/9/22
Date



RIGHT ELEVATION

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



REAR ELEVATION

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

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:

106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

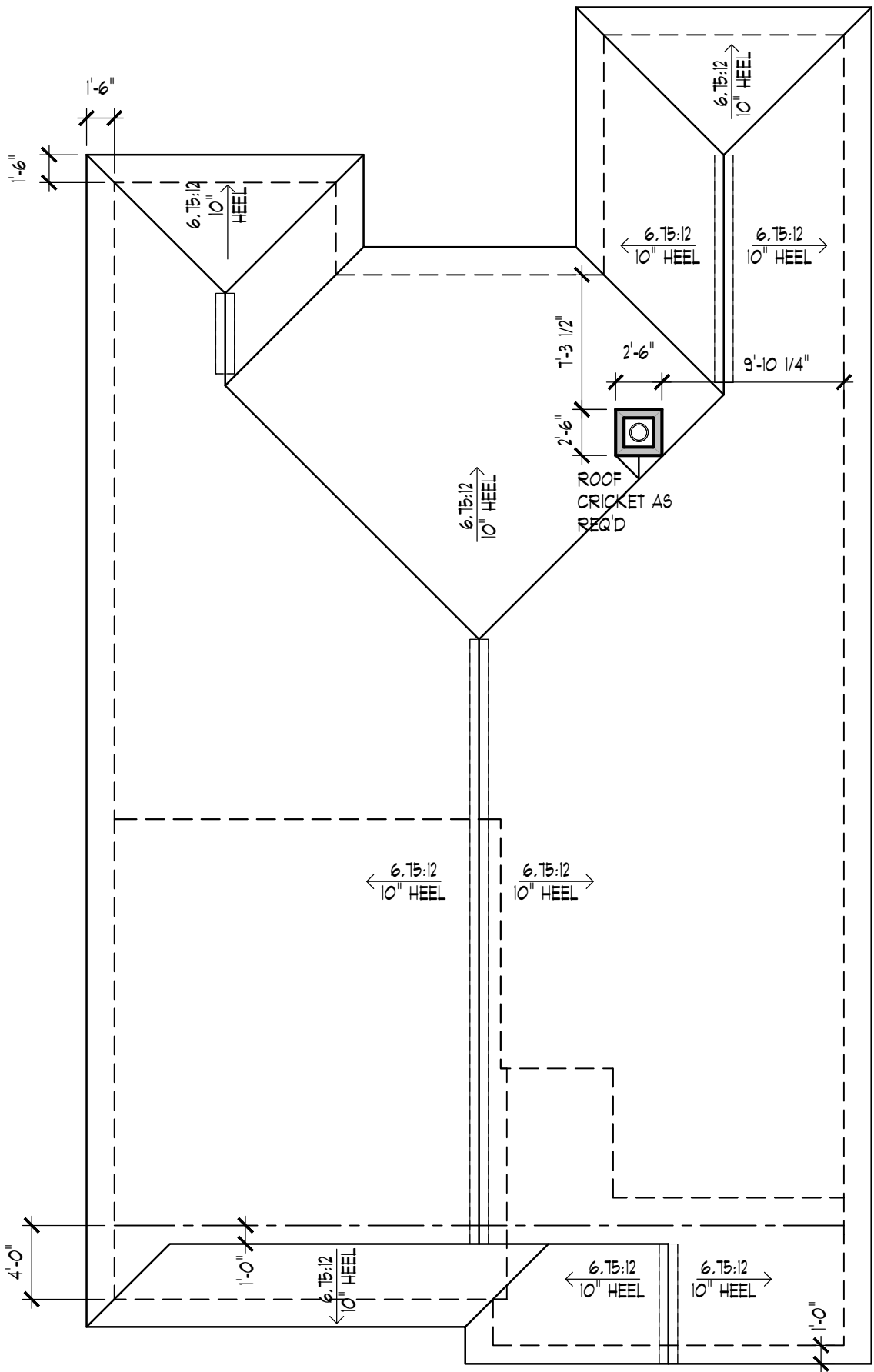
SHEET
2 OF 8

JOB NO.
L22-011



LEFT ELEVATION

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



ROOF LAYOUT

1/8" = 1'-0"

NOTES	LEGEND
- ARCHITECTURAL SHINGLES W/ 15# FELT UNDERLAYMENT 1/2" OSB ROOF SHEATHING W/ 4-CLIPS - INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS - INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS - ALL DIMENSIONS ARE STUD TO STUD - TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS - ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS	CONTINUOUS RIDGE VENT STATIC VENT

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM

HILLCREST

builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:

106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
3 OF 8

JOB NO.
L22-011

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM



VISIT US AT www.hillcrestbuilders.com

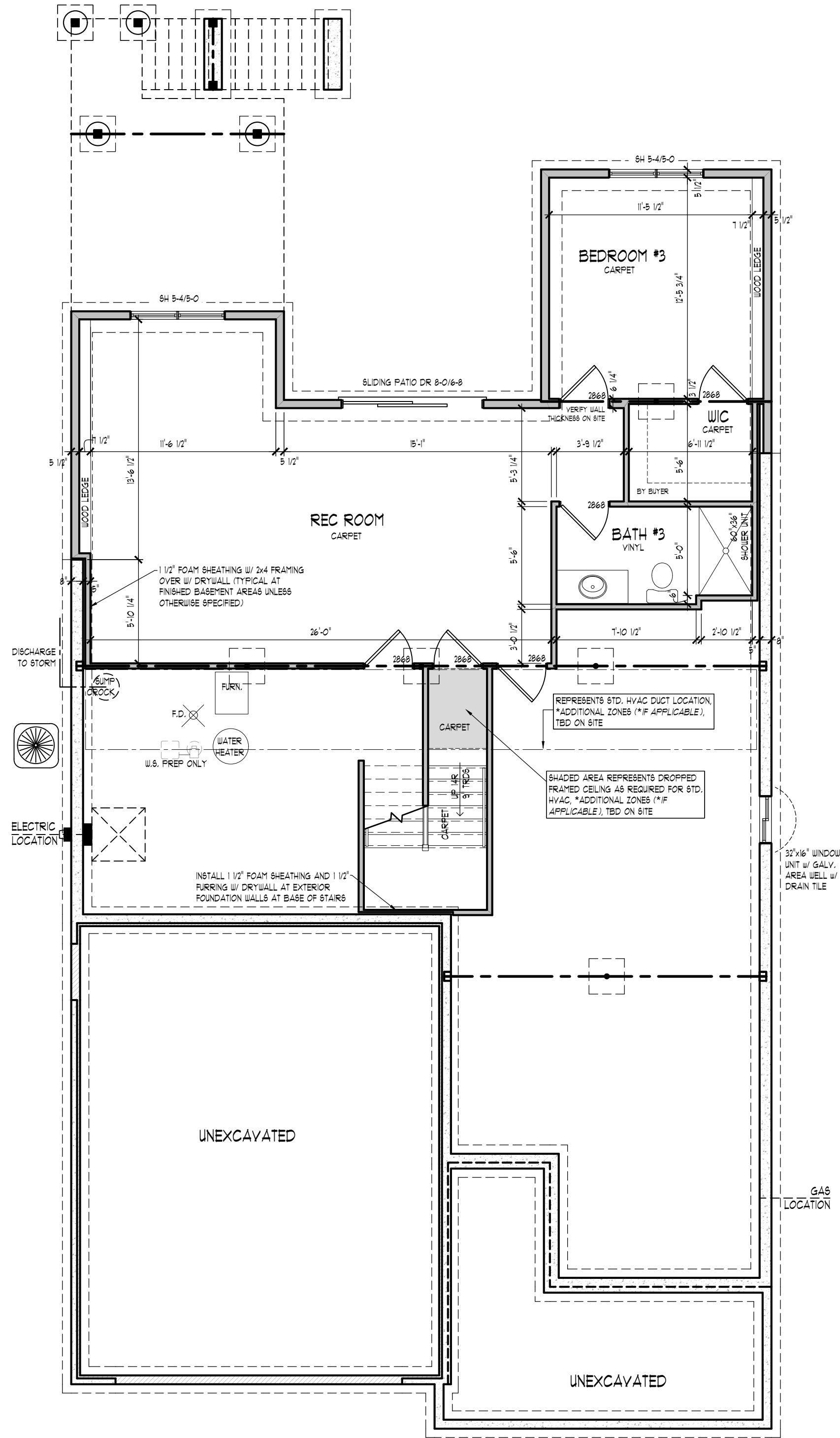
CUSTOMER: THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:
106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL: MOD. VINTAGE 1A
SHEET 4 OF 8
JOB NO. L22-011

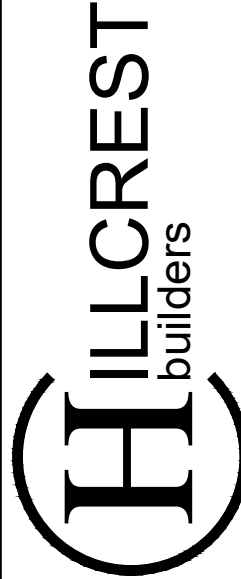
REVIEW SET - NOT FOR CONSTRUCTION!!



FINISHED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM



HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:
106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
4.1 OF 8

JOB NO.
L22-011

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM



CUSTOMER:
THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:
106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

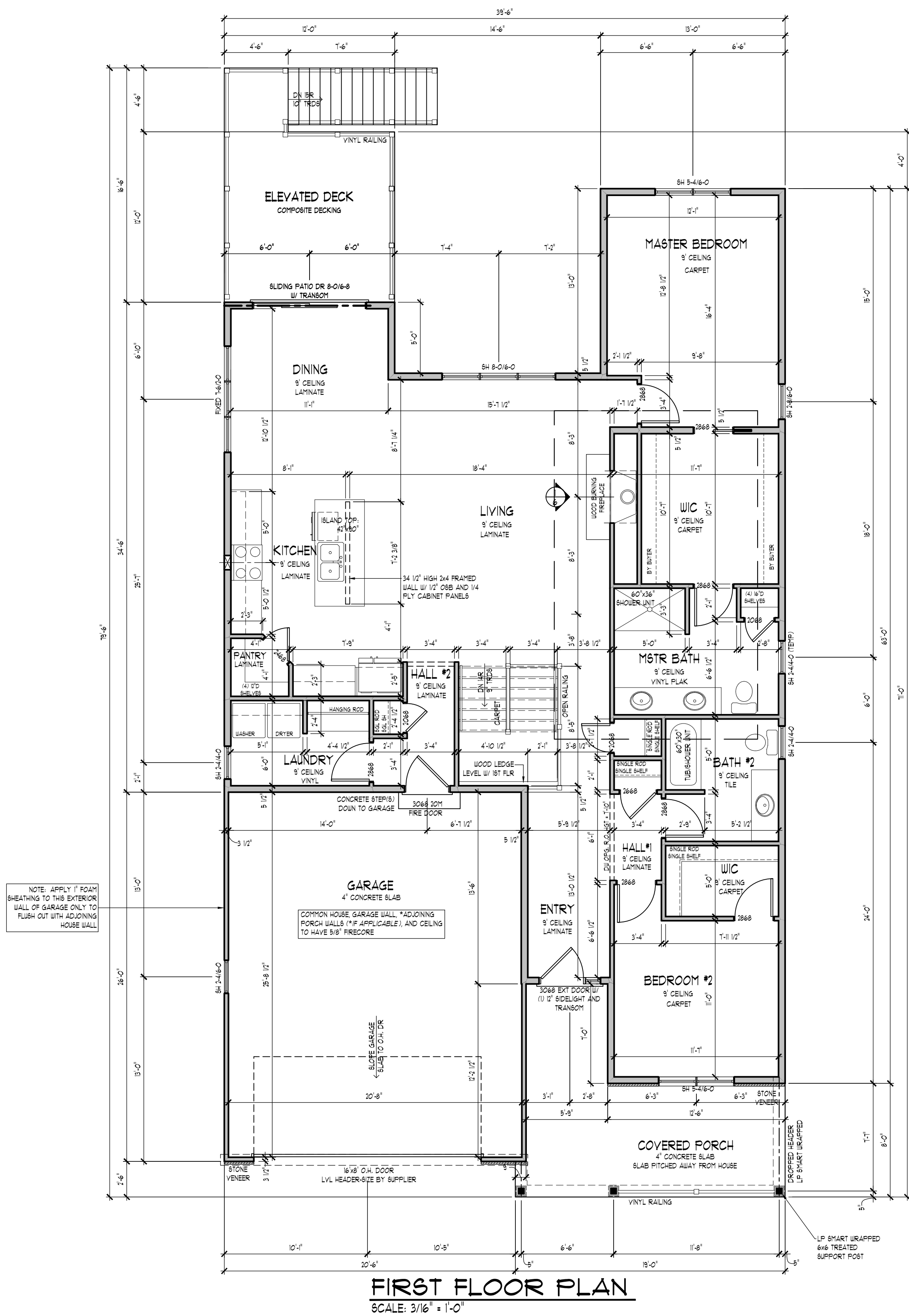
HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

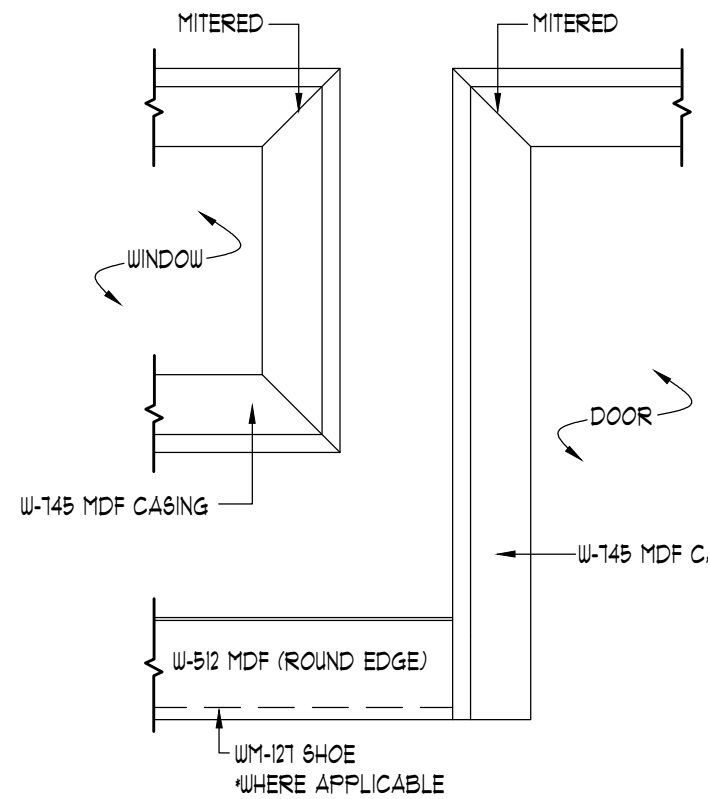
MODEL:
MOD. VINTAGE 1A

SHEET
5 OF 8

L22-011

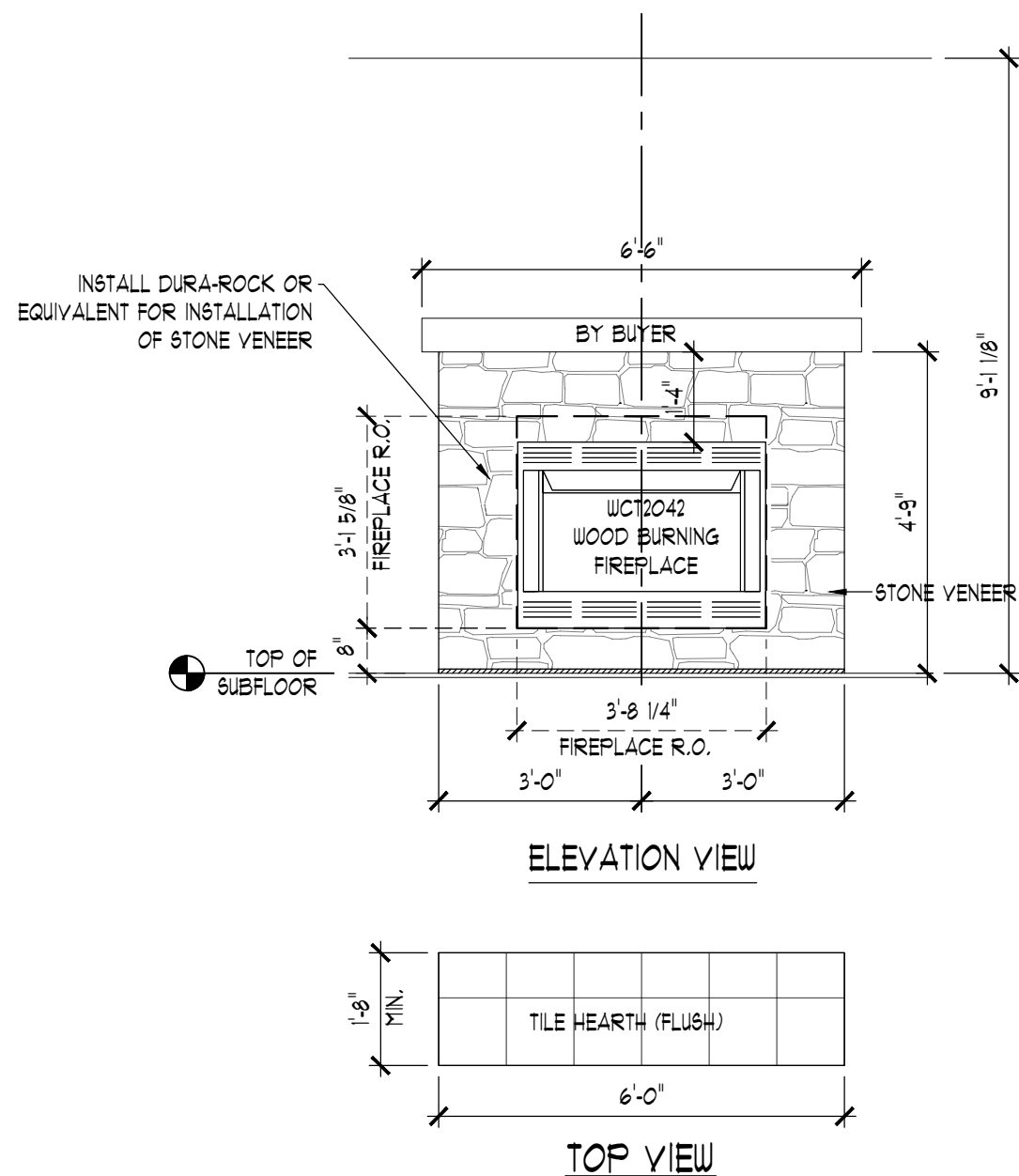
Page 65 of 87





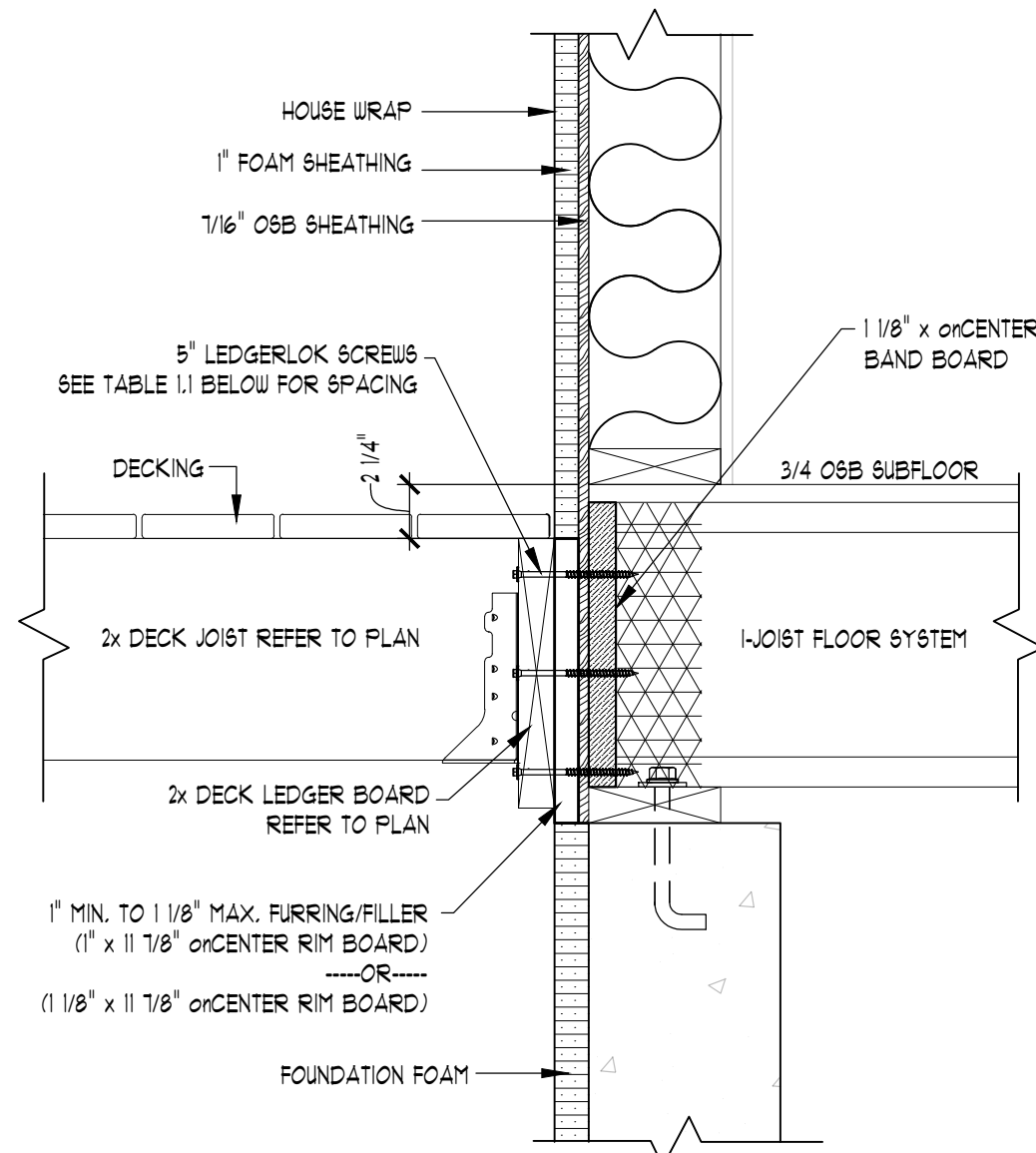
TRIM DETAIL

1 1/2" = 1'-0" TRIM PACK 3



WOOD BURNING FIREPLACE DETAIL

3/8" = 1'-0"



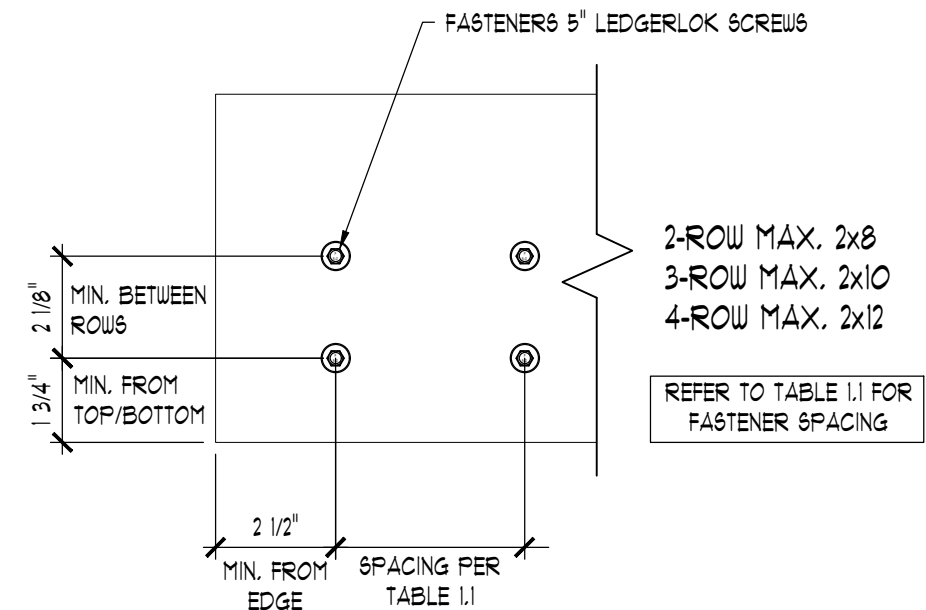
D-1 DECK LEDGER ATTACHMENT

1 1/2" = 1'-0" ATTACHMENT W/ 1" FOAM SHEATHING

TABLE 1.1 MAXIMUM SPACING (IN.)

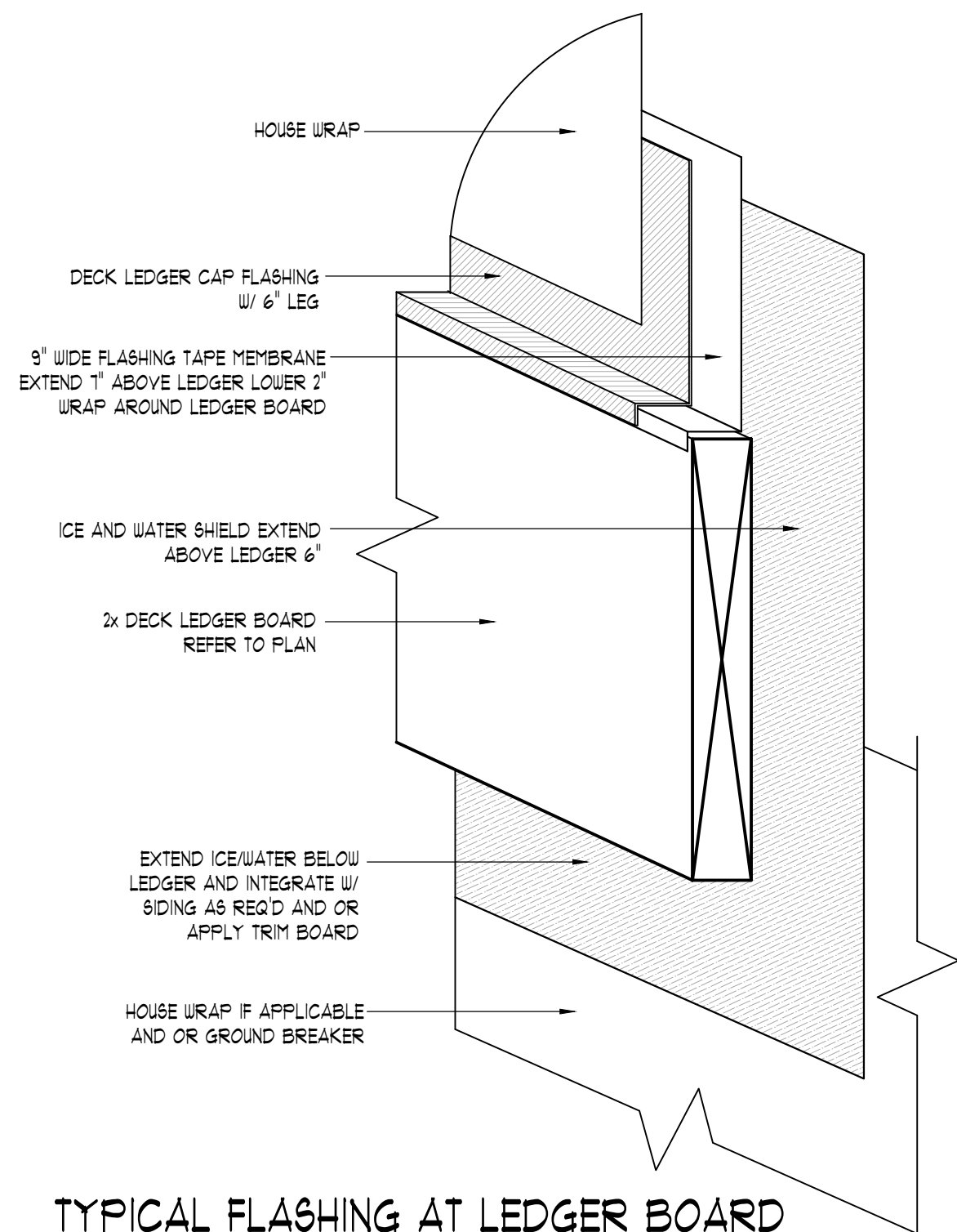
LEDGER CONNECTION DETAIL FASTENERS ARE 5" LEDGERLOK SCREWS -SEE FIGURE 1.2 FOR FASTENER SPACING

JOIST SPAN	NUMBER OF FASTENERS/ROW		
	(2)	(3)	(4)
8'-0"	16	24	32
9'-0"	12	16	24
10'-0"	12	16	24
11'-0"	12	16	16
12'-0"	8	16	16
13'-0"	8	12	16
14'-0"	8	12	16
15'-0"	8	12	16
16'-0"	8	12	16



LEDGER BAORD FASTENER SPACING

3" = 1'-0" FIGURE 1.2



TYPICAL FLASHING AT LEDGER BOARD

3" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:

4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM

HILLCREST
builders
VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:
106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

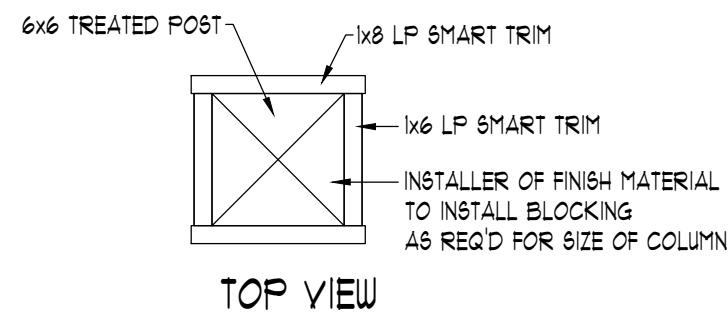
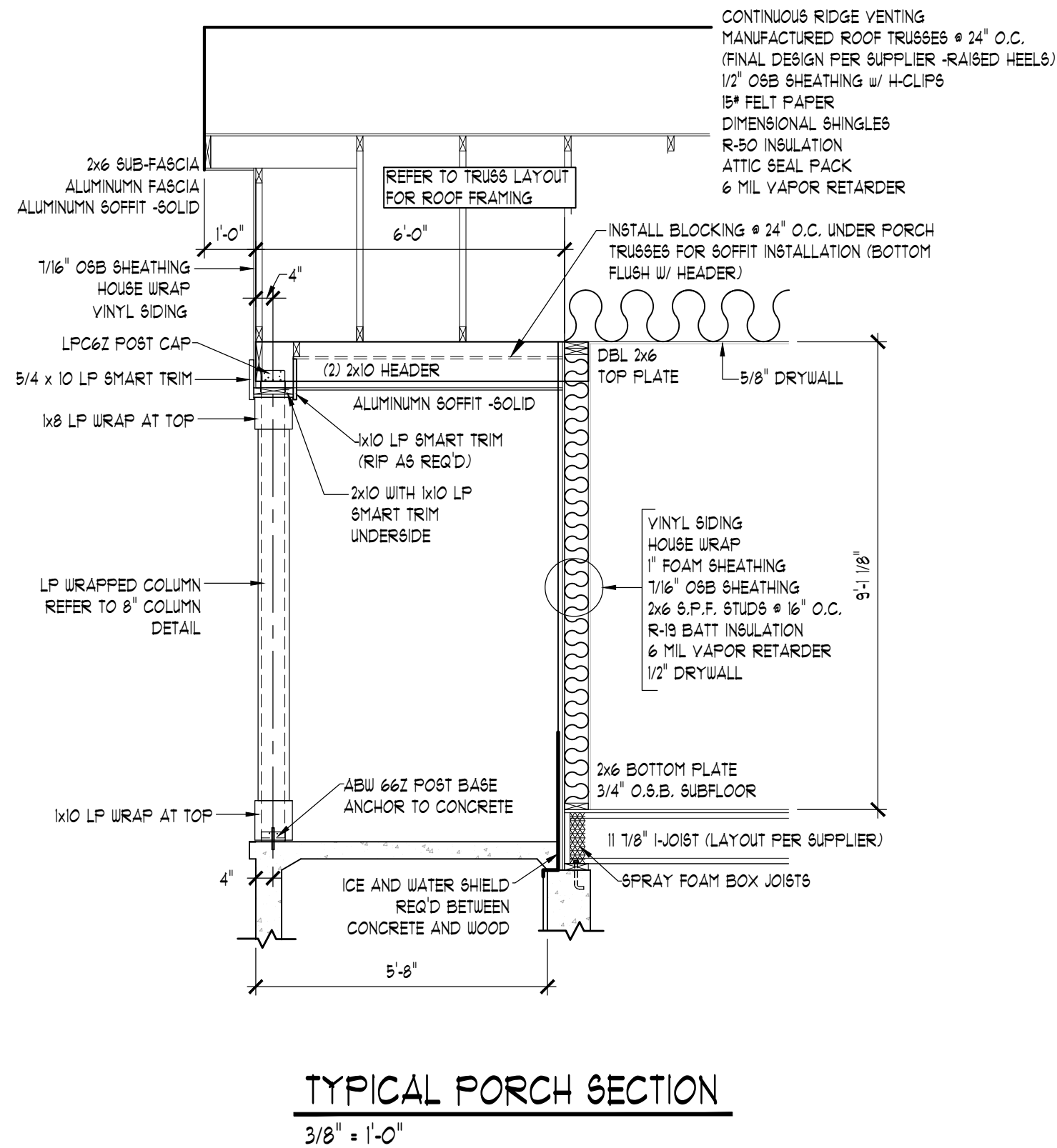
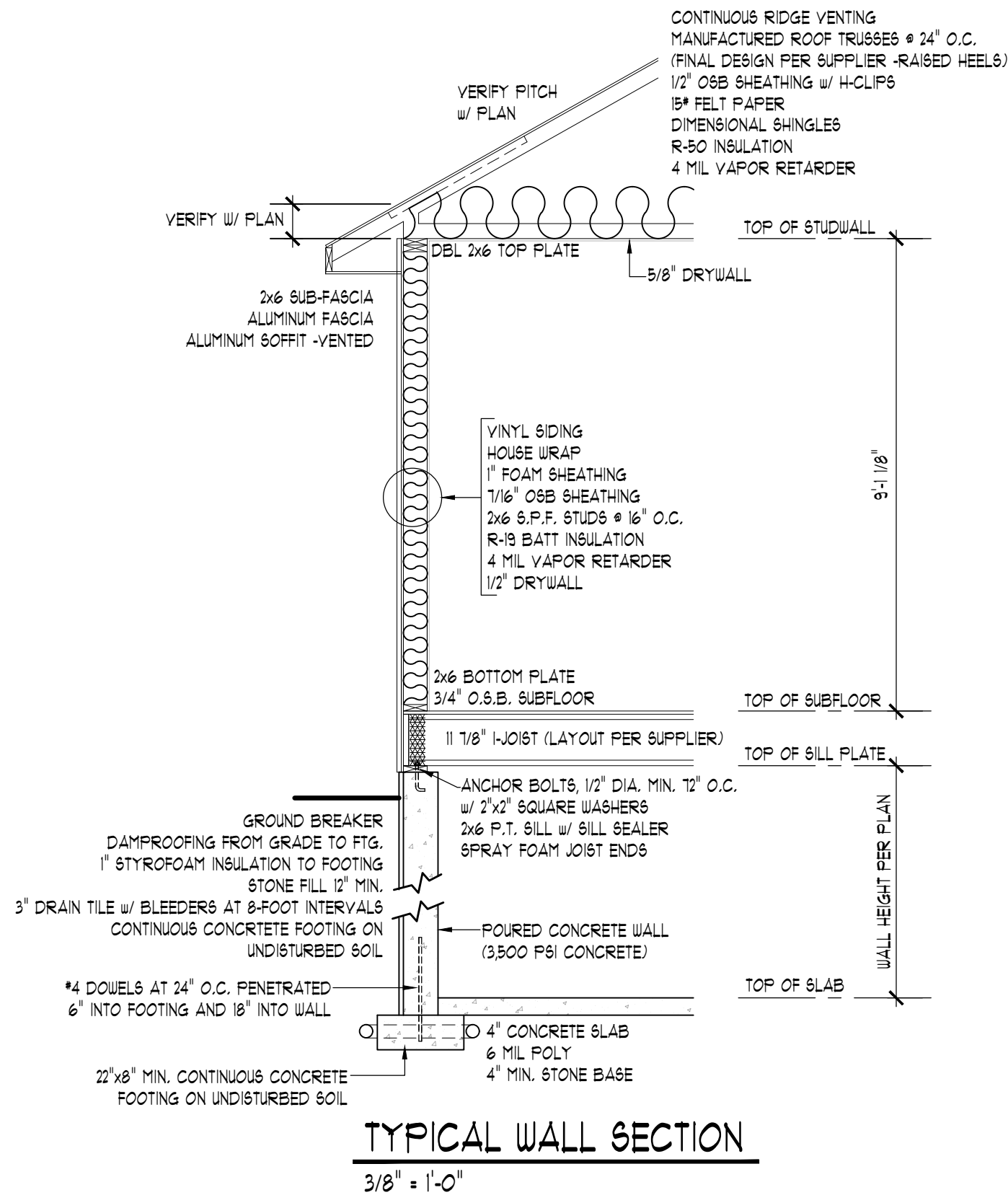
HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
6 OF 8

JOB NO.
L22-011

REVIEW SET - NOT FOR CONSTRUCTION!!



NOTE: THESE PLANS ARE THE
PROPERTY OF HILLCREST BUILDERS AND
MAY NOT BE REPRODUCED, COPIED IN
ANY MANNER WITHOUT WRITTEN
CONSENT. ALTHOUGH EVERY EFFORT
HAS BEEN MADE IN PREPARING THESE
PLANS & CHECKING THEM FOR
ACCURACY, THE CONTRACTOR MUST
CHECK ALL DETAILS AND DIMENSIONS
AND BE RESPONSIBLE FOR THE SAME

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM

HILLCREST
builders

VISIT US AT www.hillcrestbuilders.com

CUSTOMER:
THIENSVILLE (DETORO RESIDENCE)

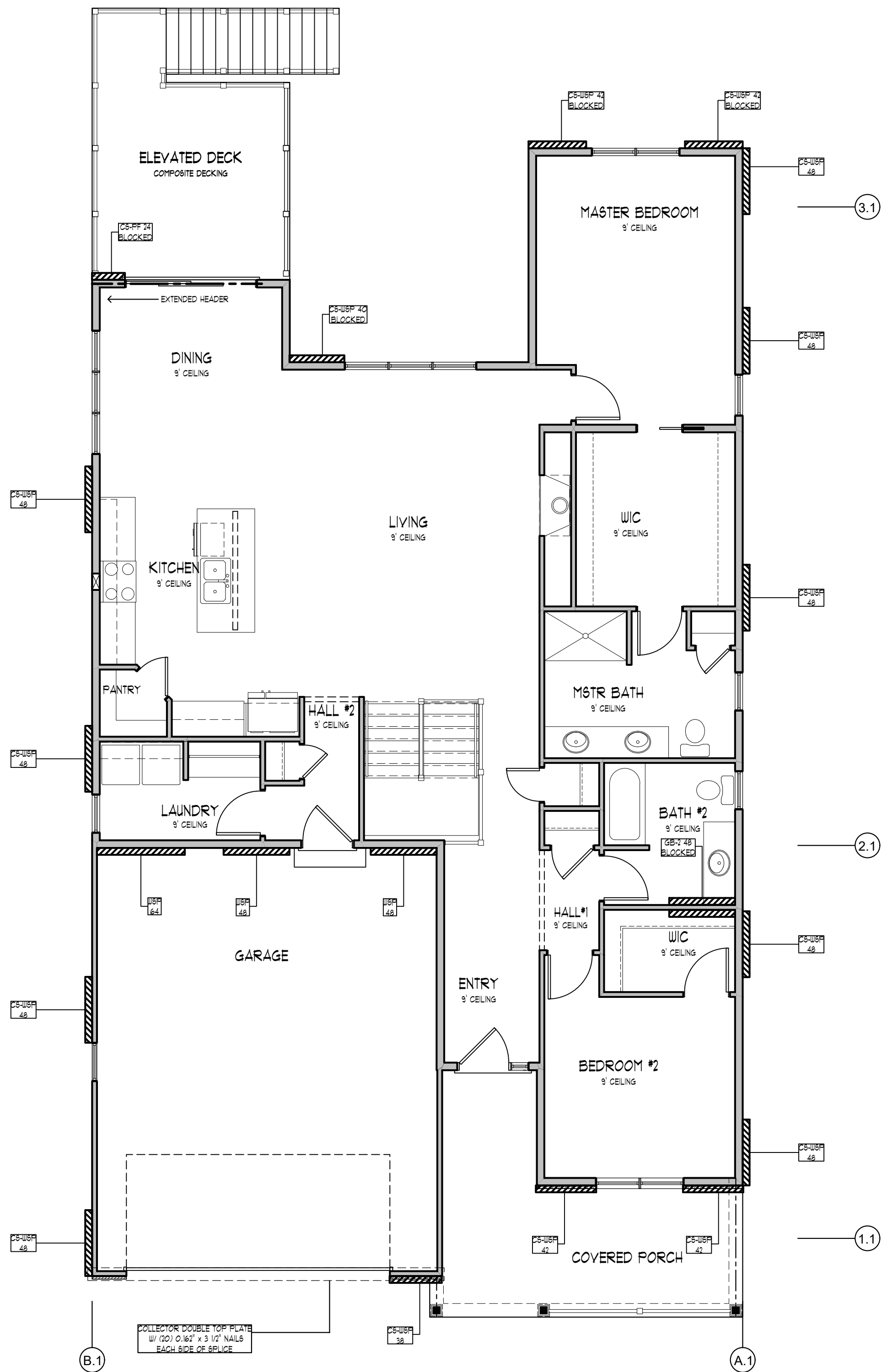
JOB ADDRESS:
106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A

SHEET
7 OF 8

JOB NO.
L22-011



FIRST FLOOR WALL BRACING

SHEARWALL/WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

SHEAR WALL /BRACED WALL LINE

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x 8SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

TAG	DESC.
WSP	WOOD STRUCTURAL PANEL -ONE SIDE: 7/16" APA SPAN RATED WOOD SHEATHING
CS-WSP	WOOD STRUCTURAL PANEL IN CONTINUOUS WOOD SHEATHED WALL
GB-1	GYP SUM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYP SUM BOARD PANEL APPLIED BOTH SIDES
CS-PP	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SP6321.25-A

PANEL FASTENING SCHEDULE

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (3/4" THICK)	#3x 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (7/16" THICK)	0.131"x2.5" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (3/8" OR 1/2")	0.0131"x2.5" R.S. NAIL	6" / 12" TYPICAL 3" / 8" @ RIDGE AND OVERHANGS
GLUB WALL	#6x 1 1/8" TYPE W SCREW	4" / 8"

FOCUS
ENGINEERING LLC
607 Davis St., Elkhorn, WI 53121
(262) 215-9295
contact@focusengineeringllc.com
www.focusengineeringllc.com

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
4-26-2022	TM
5-26-2022	TM
6-27-2022	TM
8-22-2022	TM

HILLCREST
builders
VISIT US AT www.hillcrestbuilders.com

CUSTOMER:

THIENSVILLE (DETORO RESIDENCE)

JOB ADDRESS:

106 NORTH ORCHARD STREET
LOT 3, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL:

MOD. VINTAGE 1A

SHEET

8 OF 8

JOB NO.

L22-011

PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: Surveyed-As)

Lot 3, Orchard Street Subdivision, being a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 21 East, located in the Village of Thiensville, Ozaukee County, Wisconsin.

NOTE: Title Policy

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

For questions regarding underground utilities please contact:

DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

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



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

Proposed Concrete Walk - 33 S.F.
Proposed Driveway - 541 S.F.
Proposed Drive Approach - 83 S.F.
Prop. & Approx. 1st Floor - 704.7
Prop. Top of Wall - 703.47
Prop. Garage Slab - 703.13
Prop. Finished Yard Grade - 702.8 / 694.8
(Per Master Grading Plan)
Prop. Top of Footing - 695.47
Elevation @ Proposed Back of Walk and the North Side of the Proposed Drive - 701.44 (Calculated)
Proposed 29.3' Driveway
Driveway Slope - 5.8%
Proposed Wall Height per Plans/Builder 8' Poured Wall

PROPOSED GRADES NOTE:

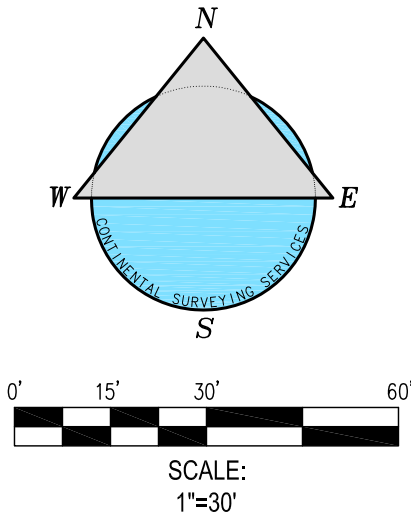
As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon with respects to the Subject Property and adjoining properties. Proposed Grades shown hereon are **STRICTLY** taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. Proposed Grades shown hereon may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. These grades are only **SUGGESTED** and do not come with any guarantees whatsoever. If anyone has concerns or not sure if there is a problem you must consult a Licensed Professional Engineer or consult with another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon. **THEREFORE** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. **If the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the client must hire a Civil Engineer who could determine the adverse effects of the proposed grades shown hereon.**
ALL RECOMMENDATIONS ARE WELCOMED.

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated April, 26th, 2022 and was submitted to the Surveyor on April, 27th, 2022. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.

STEEP YARD SLOPES NOTE:

Be advised that because grading onto adjacent property's is generally not allowed nor is it possible to change elevations on or along property lines without changing neighboring elevations and drainage patterns, and because existing slopes may have an effect on proposed and or future grading, some slopes shown hereon are extremely steep and exceed a 4:1 slope. Steep slopes like the ones shown hereon may cause unwanted erosion or other adverse conditions. It is the Surveyors opinion that slopes greater than 4:1 require retaining walls to be installed. If you are not sure of the consequences of the steep slopes, please consult with a Civil Engineer and or the controlling municipality for solutions and or effects.



Revised this 15th Day of June, 2022.
(Revised House Footprint)

1" IRON PIPE FOUND AND ACCEPTED AS BEING THE NORTHEAST CORNER OF LOT 4

LOT 2
CERTIFIED SURVEY
MAP 2311

1" IRON PIPE FOUND AND ACCEPTED AS BEING THE NORTHEAST CORNER OF PROPERTY

Existing Field Inlet
Rim EL. = 691.91

LOT 19, BLOCK 6
ASSESSOR'S PLAT OF THE
VILLAGE OF THIENSVILLE

1" IRON PIPE FOUND AND ACCEPTED AS BEING THE SOUTHEAST CORNER OF PROPERTY
692.96

This map was drafted by: LMM

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

**CONTINENTAL
SURVEYING
SERVICES LLC**



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

PROPERTY ADDRESS:
106 N. Orchard St
Mequon,
Wisconsin 53092

PARCEL INFO:
TAX KEY NUMBER: 12-096-0003.000
PROJECT NO.: 20220427_BS00001
SERVICE PERFORMED: BSO

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

Rick R. Hillmann S-3005

Dated this 19th Day of MAY, 2022.

Main Office:
3070 Helsan Drive, Suite "J"
Richfield WI. 53076

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

Alt. Phone:
Alt. Phone:



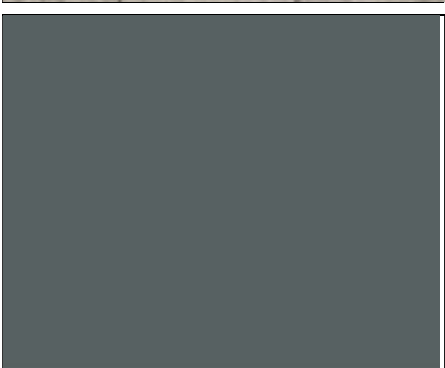
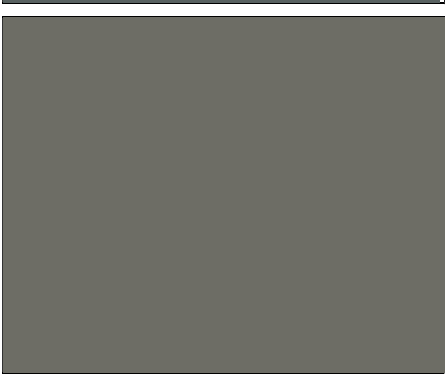
By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



Exterior Color Selections

Customer: DeToro

Location: Orchard Street Thiensville, WI (Lot #3)

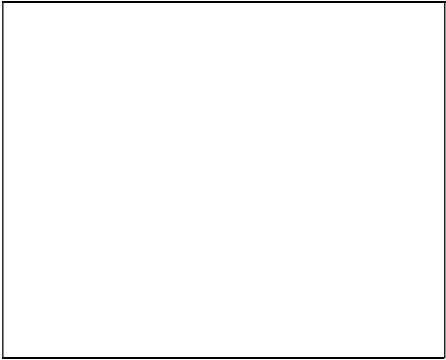
	Roofing: ▪ Mfr: Certainteed Landmark ▪ Color: Pewter
	Thin Veneer: ▪ Mfr: Buechel Stone ▪ Color: Fond Du Lac Kensington Blend
	Siding: ▪ Mfr: Alside ▪ Color: Midnight Blue
	Siding: ▪ Mfr: Alside Shakes ▪ Color: Ageless Slate



Exterior Color Selections

Customer: DeToro

Location: Orchard Street Thiensville, WI (Lot #3)

	Front Door:
	▪ Mfr: Western ▪ Color: SW#7069 Iron Ore
	Exterior Windows:
	▪ Mfr: Lindsay ▪ Color: White
	Garage Door(s):
	▪ Mfr: Amarr Lincoln 2000 ▪ Color: White
	Other exterior:
	▪ Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ Color: Alside Glacier White

Village of Thiensville - Amy Langlois

To: Village of Thiensville - Andy Lafond
Subject: Planning Commission

From: Michael Koepke <mkoepke@jjeffers.com>
Sent: Thursday, August 18, 2022 2:53 PM
To: Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>
Subject: Planning Commission

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Andy:

I want to attend the next Planning Commission meeting on September 6, 2022, to discuss my attached application. Please let me know if you need any additional information; thank you.

Michael Koepke
Project Manager, Construction
J. JEFFERS & CO.
M: 414.313.3301
Email: mkoepke@jjeffers.com
Physical Office:
207 E Michigan St, Floor 1, Milwaukee, WI 53202
Mailing Address:
225 E Michigan St, #300 Milwaukee, WI 53202



Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.



Village of Thiensville

Plan Commission Application

Property Address: 127 S Main Street, Thiensville WI 53092

Tax Key #

Property Owner

Michael Koepke

Name

127 S Main Street

Address

Thiensville, WI

Phone

mjkpps@gmail.com

Email address

B1

Current Zoning

Applicant ☒ Same as owner

Name

Address

Phone

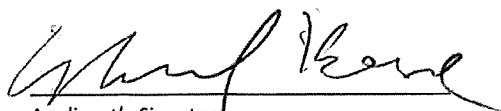
414-313-3301

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.

I would like to discuss the razing of the house/garage and rebuilding. I plan on following the Commercial Building Code as it is in the B1 district. Based on the type of business that we have, and what the Village allows, the Commercial Building Code directs me to follow the Uniform Building Code. I would like to confirm that we are all in agreement with my last statement before I design the structure. I will be applying for a razing permit with the Planning Commission and HPC, follow Architectural Guidelines for Thiensville, and obtain all necessary permits and inspections.


Applicant's Signature

8-18-22
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.

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

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

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

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

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

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

=====

VILLAGE STAFF REVIEW

☐ Application Complete. Items needed: _____

Submitted to Village Planner on _____ Planner Staff Report Completed on _____

Plan Commission Meeting Date 9/13/22

☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date

E. Building Height and Area

- (1) No principal building or part of a principal building shall exceed 40 feet in height. Efficiency and one bedroom dwelling units shall provide a living area of not less than 900 square feet per units in the Town Center area. All other areas zoned R-5 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 25 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.

17.0308

B-1 CENTRAL BUSINESS DISTRICT

The B-1 Business District is intended to provide for the orderly appropriate regulations to ensure the compatibility of the diverse uses typical of the "downtown" area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of the Village. This district is intended to enhance and promote traditional design elements as stated in Section 17.1210 and the Village's Architectural Guideline. This district is also encouraging the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures. One hundred percent of the floor area of the first floor of buildings in the B-1 District shall be used for commercial use only.

A. Permitted Uses:

- (1) Antique and collectors' stores.
- (2) Art galleries.
- (3) Bakeries.
- (4) Banks, savings and loan associations, and other financial institutions.
- (5) Barber shops.
- (6) Bars and taverns.
- (7) Beauty shops.
- (8) Book or stationery stores.
- (9) Business offices.
- (10) Camera and photographic supply stores.
- (11) Clinics.

- (12) Clothing stores.
- (13) Commercial daycare centers.
- (14) Confectioneries.
- (15) Delicatessens.
- (16) Dental clinics.
- (17) Department stores.
- (18) Drug stores.
- (19) Electronic equipment sales, service and repair.
- (20) Fish markets.
- (21) Florists.
- (22) Fruit stores.
- (23) Furniture stores.
- (24) Furriers and fur apparel.
- (25) Gift stores.
- (26) Hardware stores.
- (27) Hobby and craft stores.
- (28) Hotels.
- (29) Insurance sales offices.
- (30) Interior decorator/design.
- (31) Jewelry stores.
- (32) Law offices.
- (33) Medical clinics.
- (34) Music stores.
- (35) Newspaper and magazine stores.
- (36) Office supplies and business machine stores.
- (37) Optical stores.
- (38) Packaged beverage stores.
- (39) Paint, glass, and wallpaper stores.
- (40) Parking lots.
- (41) Physical fitness centers.
- (42) Plumbing and heating supplies
- (43) Professional offices.
- (44) Real estate sales offices.
- (45) Restaurants, not including restaurants with drive in and drive through lanes.
- (46) Self-service laundries and dry-cleaning establishments.
- (47) Shoe stores and leather goods stores.
- (48) Soda fountains and ice cream stores.
- (49) Sporting goods stores.
- (50) Stationery stores.
- (51) Tailor or dressmaking shops.
- (52) Tobacco stores.
- (53) Travel agency.
- (54) Variety stores.
- (55) Vegetable stores.
- (56) Videotape sales and rental.

B. Permitted Accessory Uses

- (1) Garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.

- (2) Off street parking and loading areas.
- (3) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.
- (4) Rental efficiency and one bedroom apartments on a non-ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment, and 450 square feet for a one bedroom apartment.
- (5) Essential services
- (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) Utilities.
- (2) Satellite dish antennas.
- (3) Solar collectors.
- (4) Outdoor display of retail merchandise
- (5) Accessory walk-in cooler for retail use
- (6) Apartment units located above the primary business, which may be rented to persons other than those specified in Section 17.0308 B.(3) above.
- (7) Banks with drive in and drive through lanes.
- (8) Restaurants with drive in and drive through lanes.
- (9) All structures containing over 20,000 square feet of area.
- (10) Structures containing over 17,000 square feet of area for the wholesale and retail sale of clothing motorcycle accessories and motorcycle parts, the display of motorcycles as part of the accessory sales process, the assembly of motorcycles prior to delivery, the dry storage of motorcycles and minor repair of small engines not involving the manufacture of motorcycle parts. The minor repair of small engines may be performed within no more than five percent (5%) of the total land area subject to this section.
- (11) Temporary tent structures, not exceeding 4,500 square feet, immediately adjacent to a permanent structure holding a catering business for use as a temporary even facility.
- (12) Roasting of coffee beans in conjunction with a retail operation.
- (13) A landscape business in an existing off-street metal storage building and enclosed, screened parking area, overnight storage and minor maintenance of licensed vehicles and equipment and limited material samples used in a functioning landscape business whose corporate offices, retail store and product display area are located at another site.

D. Lot Area and Width

- (1) Lots shall be a minimum of 7,200 square feet in area and shall not be less than 60 feet in width.

E. Building Height

- (1) No principal building or part of a principal building shall exceed 45 feet in height.

F. Setback and Yards

- (1) When remodeling existing buildings, the setback from the street right-of-way will be at the discretion of the Plan Commission as necessary to maintain or enhance the architectural and/or historical character of the building concerned.
 - a. No minimum side yard is required for all new construction, however, where a side yard is provided, it shall not be less than 10 feet in width.
 - b. All new construction will require a minimum 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 use in the central business district shall, before a building permit is issued, present detailed plans pertaining to the proposed structures 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 not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.
-

17.0309

B-2 SHOPPING CENTER BUSINESS DISTRICT

The B-2 Business District is intended to provide for individual and small groups of retail and customer service establishments. This type of district is generally located away from the traditional central business district and provides such amenities as increased open space and off-street parking and loading facilities, making such facilities more compatible with the character of adjacent residential neighborhoods. One hundred percent of the first floor of buildings in the B-2 District shall be used for commercial only.

A. Permitted Uses

- (1) Antique and collectors' stores.
- (2) Appliance Stores.
- (3) Art Galleries.
- (4) Bakeries.
- (5) Banks, savings and loan associations, and other financial institutions.
- (6) Barber shops.
- (7) Bars and taverns.
- (8) Beauty shops.
- (9) Book or stationary stores.
- (10) Bowling alleys.
- (11) Business offices.
- (12) Camera and photographic supply stores.
- (13) Clinics.
- (14) Clothing stores.
- (15) Confectioneries.
- (16) Delicatessens.
- (17) Department stores.
- (18) Drug stores.

**VILLAGE OF THIENSVILLE
OZAUKEE COUNTY, WISCONSIN
ORDINANCE NO. 2021-07
AN ORDINANCE AMENDING THE B-1 CENTRAL BUSINESS DISTRICT TEXT TO
ALLOW LIMITED RESIDENTIAL USE OF THE GROUND FLOOR SPACE OF
BUILDINGS**

WHEREAS, the Village Board of the Village of Thiensville desires to amend the B-1 Central Business District text to allow limited residential use of the ground floor space of buildings.

NOW, THEREFORE, the Village Board of the Village of Thiensville, Wisconsin, hereby ordains as follows:

SECTION 1. The introduction to Section 17.0308 of the Village of Thiensville Zoning Code is repealed and replaced with the following:

17.0308 B-1 CENTRAL BUSINESS DISTRICT

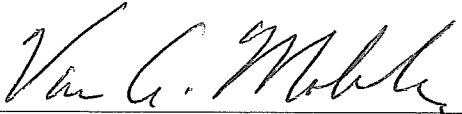
The B-1 District is intended to provide appropriate zoning regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the potential for development of commercial, cultural, entertainment and other activities which contribute to its role as the "heart" of the Village. This district zoning is intended to enhance and promote traditional design elements consistent with Section 17.1210 ("Architectural Review") and the Village's Architectural Guidelines. This district zoning also intends to encourage the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures.

SECTION 2. Section 17.0308

Section 17.0308 B. (4) Rental efficiency and one-bedroom apartments provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 450 square feet for a one-bedroom apartment. No residential use shall occupy any portion of the ground floor that fronts on a public street right-of-way and no more than 70% of the ground floor shall be devoted to residential use.

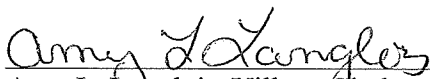
SECTION 3. This Ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND ADOPTED this 16th day of August, 2021.



Van A. Mobley, Village President

Countersigned:



Amy L. Langlois, Village Clerk



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 *Update 9/13/2022
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 4 Created for consideration after the discussion at the 8/9 PC meeting. prohibits the display of feather banners except for during special events and festivals. 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

Version 4 Prohibition of Feather Banners and Moving/Animated Inflatable signs Special Event Feather Banners Allowed

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 except as specifically allowed elsewhere in this ordinance. (see Sec. 16-15)

Version 4 Prohibition of Feather Banners and Moving/Animated Inflatable signs Special Event Feather Banners Allowed

Sec. 16-15 – Temporary banners, pennants, and flags The Village Zoning Administrator or Building Inspector may issue a permit for the use of banners and pennants in any business district for a period of not more than 30 days in any calendar quarter, but not to exceed 90 days per year. Banners, flags or pennants (which are temporary signs or devices of paper, fabric, plastic or other flexible materials) for the purpose of advertising sales, events or other information must be attached to the building, but shall not exceed the lesser of fifty (50) square feet or twenty percent (20%) of the area of the wall or windows on which they are placed, whichever is less, however no banner, pennant or flag would be permitted to be erected over-the-street or exceed one hundred (100) square feet.

An exception to this requirement would include banners, flags, pennants or party-type balloons promoting community events which may be freestanding. These devices would be allowed for not more than thirty (30) days in any calendar quarter but not to exceed ninety (90) days per year. Display of the national flag of any country or the official flag of any state is permitted in any district without a permit provided that such flag is set back at least 10 feet from the street right-of-way in any residential district; is set back at least 10 feet from all other lot lines; and provided that the area of such flag does not exceed 40 square feet. Display of larger flags or flags with information other than a national or state flag may be permitted only after the issuance of a permit by the Village Plan Commission. Commercial balloons and strings of pennants used to advertise or attract attention are discouraged

Feather Banners/Flags are allowed at community based special events and festivals without a permit. They are only allowed to be displayed from the time the event is first open to the public and removed at the end of the last day of the public portion of the event.

Thiensville Plan Commission Staff Report - September 2022

Staff Approved Projects August 2022

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
8/17/2022	217 Bel Aire Court	Amy Williamson	4-foot fence at rear property line	8/22/2022		xx	
8/19/2022	513 Heidel Road	Matthew Karst	Backyard 4-foot fence	8/26/2022		xx	

Code Compliance August 2022

Community Services

Address	Owner	Complaint	Action
136 N. Orchard Street	Alex V. Kazansky	Visible garbage cans, long grass	Referred to TPD 8-3; TPD reports 8-10 grass has been cut.
202 Woodside Lane	Glenn & Jessica Heim	Non-compliant shed	8-11 follow up due to no response

Police Department August 2022

Date	Location	Complaint	Action
8/2/2022	Main St. & Freistadt Road	Gutter Guard signs in right-of-way	Officer removed signs
8/5/2022	136 N. Orchard Street	Long grass and visible garbage cans	Officer gave resident a week to cut grass
8/5/2022	214 Heidel Road	Long grass	Officer gave resident a week to cut grass
8/9/2022	100 block W. Freistadt Road	Sign in right-of-way	Officer removed sign
8/18/2022	521 Laurel Drive	Outdoor storage of boats, mini-van	