



VILLAGE OF THIENSVILLE  
Zoning Board of Appeals  
AGENDA

DATE: Tuesday, December 20, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

CHAIRPERSON:

MEMBERS:

GEORGE COULTER  
LAURA DAVIS  
ANDREW MATCH  
CRAIG MELLENDORF  
M. RANDY PASTERNAK

ALTERNATE:

ADMINISTRATOR:

ATTORNEY:

VILLAGE PLANNER:

STAFF:

PHILIP KONRATH  
COLLEEN LANDISCH-HANSEN  
AMBER HOLLRITH  
JON CENSKY  
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND  
VILLAGE CLERK AMY L. LANGLOIS

**III. ELECT A CHAIRPERSON**

**IV. ELECT A SECRETARY**

**V. MOTION TO CALL THE PUBLIC HEARING TO ORDER**

- A. Confirm Quorum is Present
- B. Secretary to Read Notice and Confirm Compliance with Public Notice Requirements (att)
- C. Chairperson to Inform Public of Hearing Procedures
- D. Anyone Wishing to Speak will be Sworn in by the Secretary
- E. Applicant or representative presents their position (att)

F. Village Planner Censky Report (att)

G. Comments from anyone present requesting to be heard

H. Other communications received pertaining to this request

I. Response by the applicant or representative

J. Board of Appeals Member Questions

**VI. MOTION TO CLOSE THE RECORD AND THE HEARING**

**VII. BOARD OF APPEALS DELIBERATIONS**

**VIII. MOTION AND ROLL CALL VOTE ON DECISION OF BOARD**

**IX. ADJOURNMENT**

Amy L. Langlois, Village Clerk

December 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.

VILLAGE OF THIENSVILLE  
OFFICIAL PUBLIC NOTICE  
OF PUBLIC HEARING

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given that a meeting of the Zoning Board of Appeals for the Village of Thiensville, Ozaukee, County, Wisconsin, will be held on Tuesday, December 20, 2022, at 6:00 PM in the Village Board Room at 250 Elm Street for the purpose of hearing a request for a variance from Glenn and Jessica Heim, 202 Woodside Lane.

Mr. and Mrs. Heim are requesting a variance to Section 17.0603 E. of the Village of Thiensville Zoning Code which states: **Accessory structures under 150 square feet such as garden or utility sheds, shall be placed or erected in the rear yard.**

Copies of related documents are available for inspection in the Clerk's office in the Municipal Building located at 250 Elm Street, Thiensville, Wisconsin from 8:00 AM to 4:30 PM Monday through Friday.

The following will be considered:

Granting a variance to the location of shed at 202 Woodside Lane. Mr. and Mrs. Heim are requesting their shed be located in the street yard as opposed to the rear yard.

Published: December 6, 2022 and December 13, 2022

Village of Thiensville, Board of Appeals

  
\_\_\_\_\_  
Amy L. Langlois, Village Clerk



Village of Thiensville

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

### DEVELOPMENT APPLICATION FORM

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

Project Name: 202 Woodside - Shed Date: 8/19/22

Submittal deadline for next Plan Commission meeting: \_\_\_\_\_

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

#### Property Information:

Tax key Number(s) 12-068-32-00-000

Property Address 202 Woodside Lane

Current Zoning: residential Proposed Zoning: no change

Present Use: residential Proposed Use: no change

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

Name: Jessica & Glenn Heim

Address: 202 Woodside Lane

City Thiensville State WI Zipcode 53092

#### CONTACT PERSON FOR THE PROJECT

Name: Jessica Heim

Company: \_\_\_\_\_

Address: property address

City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_

Phone: 715-292-4358 Fax: \_\_\_\_\_

E-mail address: hurtja@gmail.com

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

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

Applicant: Jessie Heim Date: 8/15/2022

Owner: Jessie Heim Date: 8/19/2022

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by :

1. Plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses and size of property, existing improvements, easements, streets and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed front, side and rear yards; all abutting properties, their elevations and use, and improvements thereon within 1,000 feet of the subject site and the requested change or addition.

2. Evidence of title to or interest in property affected by appeal or application.

3. If exception, variance or conditional use is requested, attach list of names and addresses of owners of property within 100/300 feet of premises and of opposite street frontage.

4. Filing fee of \$ \_\_\_\_\_ for each appeal or application to cover cost of publication of notices and other administrative costs.

5. Two copies of this application and all attachments for filing with the Zoning Administrator and/or Planning agency.

6. Name and address of counsel if applicant elects to have appeal or application treated as contested case. In a contested case, all parties have the right to be represented by counsel, to examine and cross-examine witnesses and may request a verbatim transcript of all testimony.

7. An additional fee of \$ \_\_\_\_\_ to cover the administrative costs if a contested case is requested.

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

Date: 8/15/2022  
Jessie H

Signature of Applicant or Appellant

ELECTION TO TREAT APPLICATION OR APPEAL AS CONTESTED CASE

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

Date: \_\_\_\_\_

Signature of Applicant or Appellant

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

APPLICATION FOR VARIANCE / CONDITIONAL USE PERMIT  
OR SPECIAL EXCEPTION

CASE NUMBER: \_\_\_\_\_ DATE PUBLISHED: \_\_\_\_\_

DATE FILED: 8/19/22 FEE PAID: yes

APPLICANT AND/OR AGENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

OWNER OF PROPERTY: Jessica Heim

ADDRESS: 202 Woodside Lane PHONE: 715-292-4358

CONTRACTOR: N/A

ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_

TAX KEY NUMBER: 12-068-32-00-000 LOT SIZE: .36 acres

ZONING DISTRICT: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_

PRESENT IMPROVEMENTS UPON LAND: Shed

PROPOSED USE: \_\_\_\_\_

ORDINANCE REQUIREMENTS

VARIANCE / CONDITIONAL USE /  
SPECIAL EXCEPTION REQUESTED

ATTACH THE FOLLOWING:

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

SIGNED:

DATE:

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

STATUTORY REQUIREMENTS

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

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

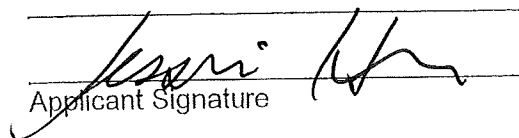
There is not enough room to place the shed behind the ~~property~~<sup>house</sup> and be within 5 feet of the property line. When the shed was located previously was not 3 feet from the property line. There is a very steep slope on that side of the house that would need to be leveled for it to sit. This would require re-routing of rain water drainage between our home & the neighbor's home as we both have roof runoff draining into the ditch.

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

The hardship is due to lack of space behind the house and the runoff of rain water.

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

The shed is currently placed many feet from the property lines. We live on a corner so the location it is in now is considered the Side Yard. ~~The~~ We are hoping that we can keep it in its current location.

  
Applicant Signature

8/19/2022  
Date

Applicant Address

## VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

*Check each box that applies to your submittal*

TYPE OF REQUEST	BASE FEE	DEPOSIT FEE IF REQUIRED FOR PROFESSIONAL REVIEW	✓	Receipt
Pre-Application – Phone Consultation	\$25.00			
Pre-Application Conference/ Conceptual approval before Plan Commission		\$150.00		
Rezoning Requests*/Parcel Splitting	\$400.00 + \$95/hr over 4 hrs.	\$1,000.00		
<b>Site Plan Review</b>				
Minor Requests (no construction)	\$150.00 + \$95/hr. over 6 hrs.	\$250.00		
Minor Site Plan Request		\$250.00		
Zoning Code Research/Review		\$250.00		
BSOP Construction <10,000sf	\$150.00	\$1,000.00		
BSOP Construction 10,000sf – 50,000sf	\$900.00 + \$95/hr over 9 hrs.	\$1,000.00		
Certified Survey Map	\$300.00 + \$95/hr over 3 hrs.	\$1,000.00		
Amendment to the Zoning Ordinance (Map or Text)*	\$250.00 + \$95/hr over 2 hrs.	\$1,000.00		
Planned Unit Development Overlay*	\$835.00 + \$95/hr over 2 hrs.	\$1,000.00		
Request for Variance*	\$150.00	\$1,000.00 <sup>1</sup>	✓	621690
Conditional Use Permit*	\$350.00 + \$95/hr over 4 hrs. + PH	\$1,000.00		
Special Exception Request	\$275 + \$95/hr over 4 hours	\$1,000.00		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: 8/15/2022 TOTAL DEPOSIT/APPLICATION FEE(S): pd

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

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

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

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



# Village of Thiensville

## Small Projects Application



THIS FORM MUST BE COMPLETED FOR ALL PROJECTS THAT CAN BE APPROVED AT THE STAFF LEVEL.  
THIS INCLUDES FENCES, DECKS, SWINGSETS, HOT TUBS, EGRESS WINDOWS AND PARKING PADS.

Property Address: 202 Woodside Lane, Thiensville WI 53092

120683200000  
Tax Key #

R-1 single family resident  
Current Zoning

### Property Owner

Jessica & Glenn Heim

Name

202 Woodside Lane

Address

715-292-4358

Phone

hartja@gmail.com

Email address

Applicant  Same as owner

Name

Address

Phone

Email address

### Application checklist

- Submit drawings, photo example or rendering and/or other descriptions of project
- Submit Scaled drawing or survey with proposed location and setbacks
- Complete building permit application

Is property in Thiensville's Historic District?

Yes

No

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

**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.

*This is a request to approve a new location of a 7' x 7' 2" shed that is built out of weather-resistant Duotech material. It is 7' 4" tall. It has been moved to the north west corner of the backyard, it is 13 feet from the neighbors property and 18 feet from the road. The shed was moved by the previous owners before we closed on the property at the request of the next door neighbors, as they felt it encroached on their property. When they contacted us to let us know they were moving it, we didn't know it had to go through approval.*

Jessica Spi  
Applicant's Signature

5/20/2022  
Date

The applicant is responsible to pay planner charges after a first half hour that will be paid by the village. Work cannot begin until staff approval and paid building permit approval. Staff reserve the right to forward application to the Plan Commission for approval if deemed necessary

=====

**VILLAGE STAFF REVIEW**

- Application Complete. Items needed: \_\_\_\_\_
- Submitted to Village Planner on 5/20/22       Approved by Planner on \_\_\_\_\_
- Historic Preservation Approval (if needed) on \_\_\_\_\_

ADDITIONAL REMARKS/CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Village Staff Signature

\_\_\_\_\_  
Date

Green  
Rd Bay



147.17'

12-068-32-00-000

GSM#1674LOT1  
DOC#0363392

142.03'

OUTLOT

119.25'

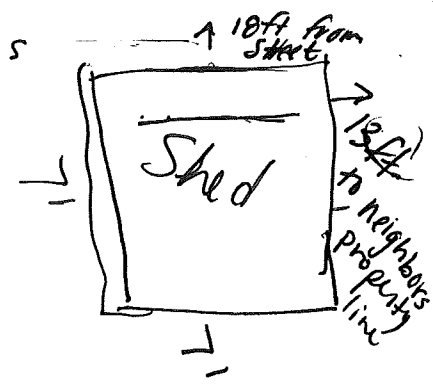
202

100.91'

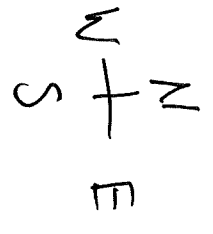
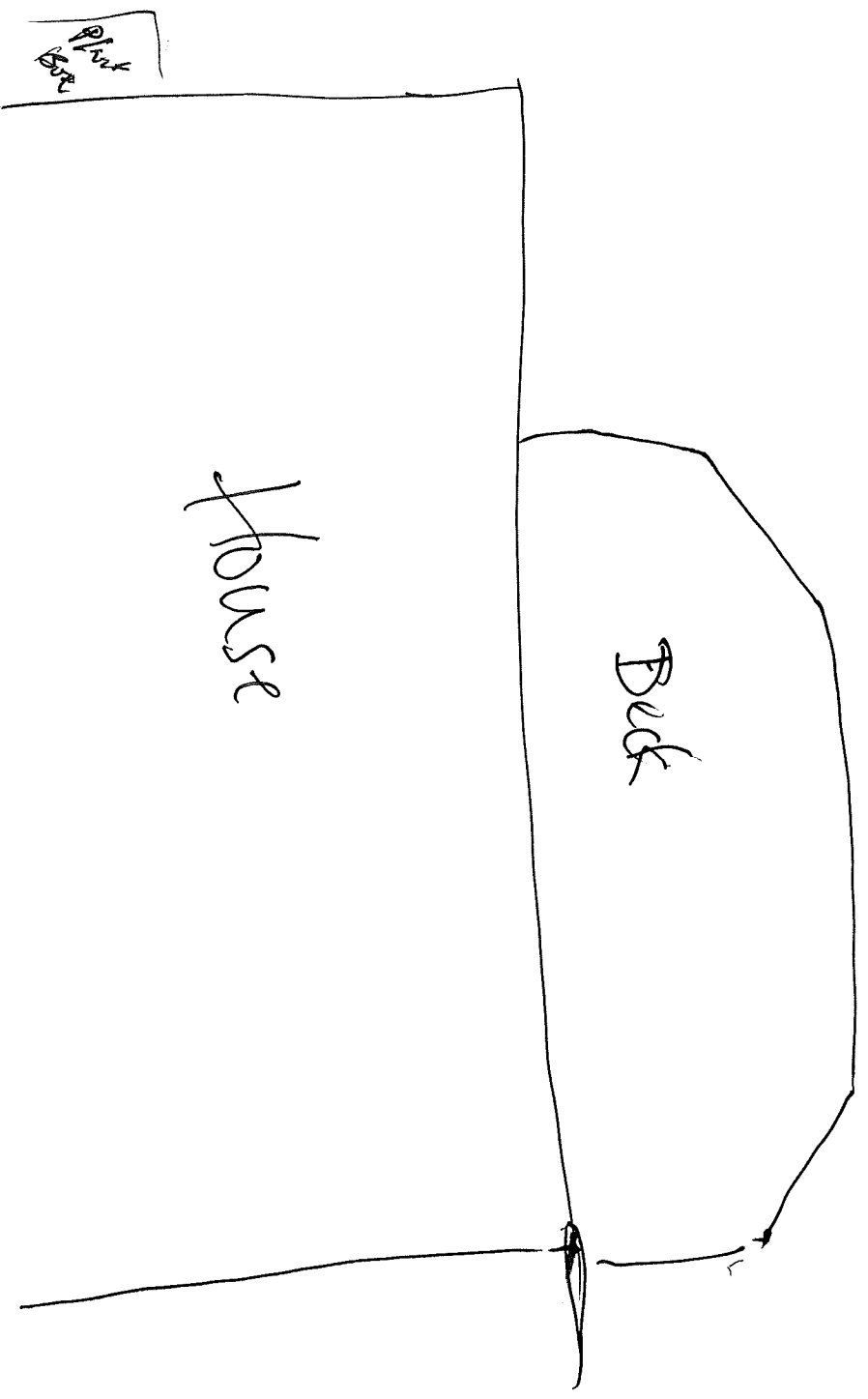
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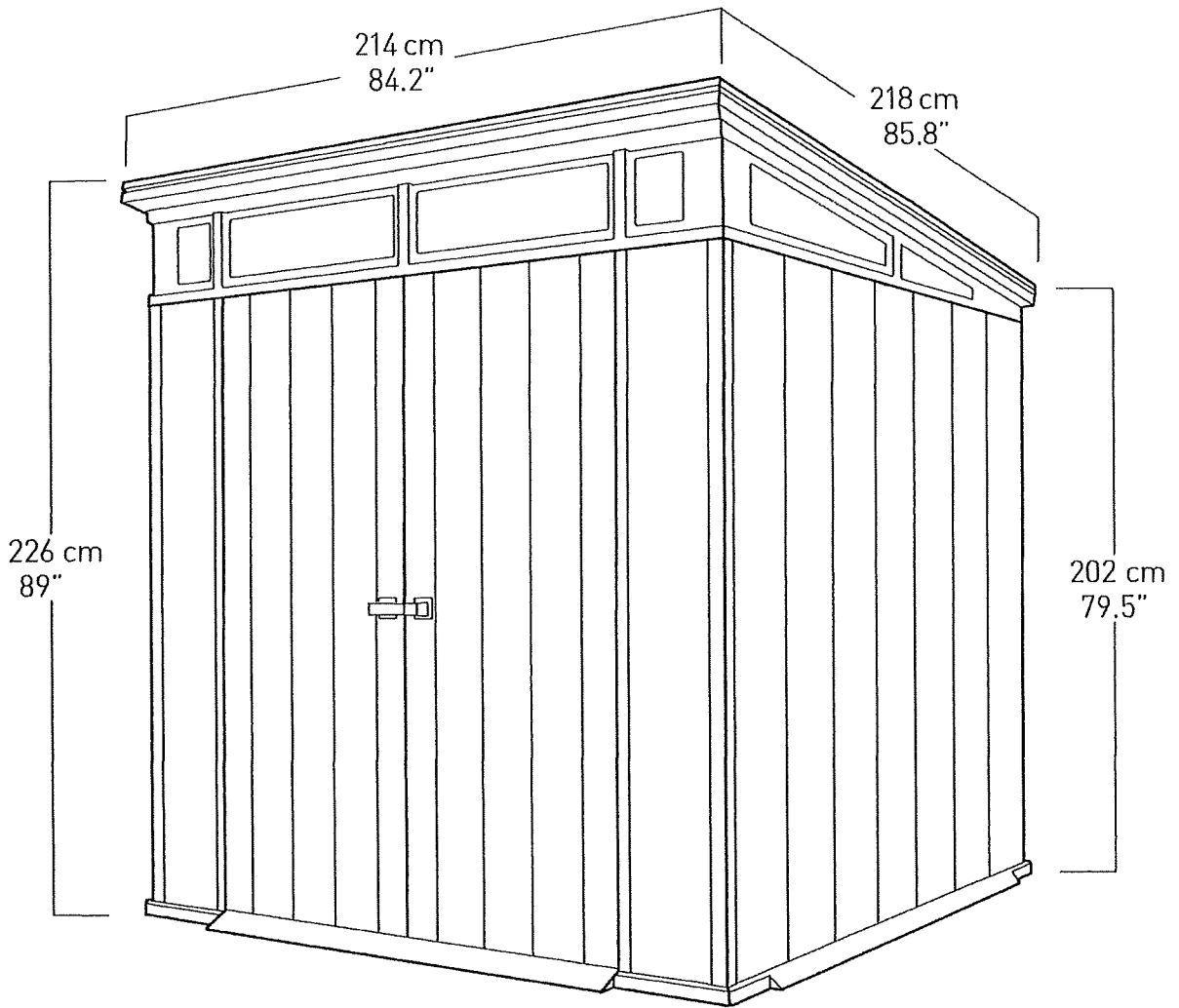
MOOC

titacs ————— pine trees



tree line





Shipping Included

## Features

**Please Note:** Choose your Premium Installation Service at checkout.

Please check full contents, footprint and measurements before installation.

Qty

Add To Cart

We will contact you within 3 business days from confirmation of your order to arrange delivery within 5 business days. Postcode restrictions may apply. Find out more in the Delivery & Returns Tab below

Share   

Add to Wishlist

## Product Details

Transform your outdoor area with the elegant and rugged Artisan 7ft x7ft 2" shed. Architected with both style and function in mind, the shed is made from unique weather-resistant DUOTECH™ walls that boast an attractive wooden look and feel. The extra-strong build includes steel-reinforced double walls as well as a robust roof that can withstand snow loads of up to 200 kg/sqm.

Ideal for storing heavy equipment such as lawnmowers, the Artisan 7ft x7ft 2" comes with double doors for easy access and a heavy-duty floor. The high ceiling ensures that an adult can freely and comfortably move around, while the practical windows fill the shed with plenty of natural light.

### Specification

Made of durable maintenance and fade-free plastic with rib reinforced and steel reinforcement wall panels

Elegant and innovative wood effect exterior with paintable walls and pre-cut tongue and groove panels for easy assembly

Specialist duotech walls

Heavy-duty floor for extra support, ventilation and clear windows included with locking system option for added security

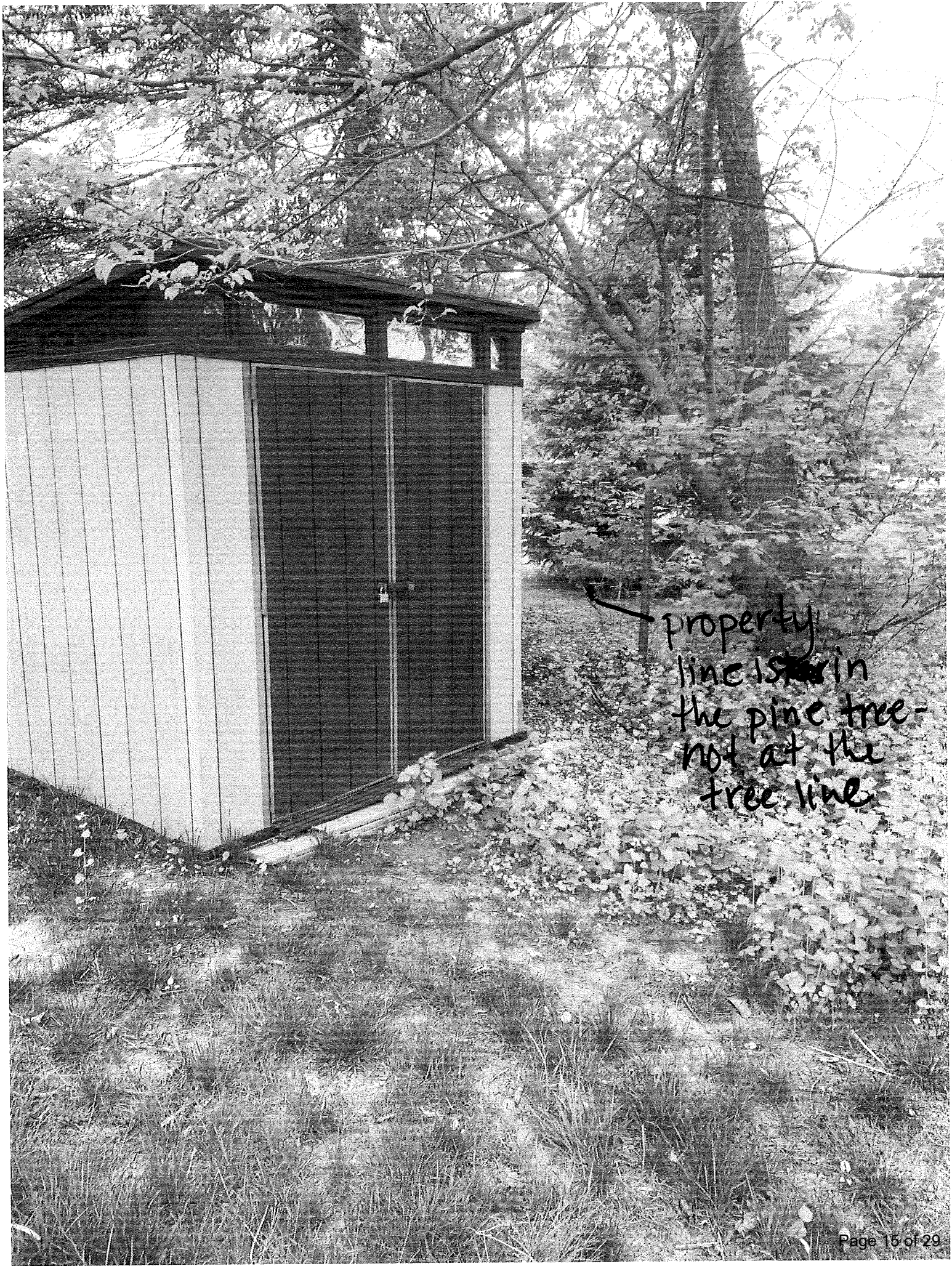
A premium ideal outdoor storage solution for all garden tools and equipment, garden furniture including BBQ's, bicycles and DIY tools

Built in ventilation for ample airflow

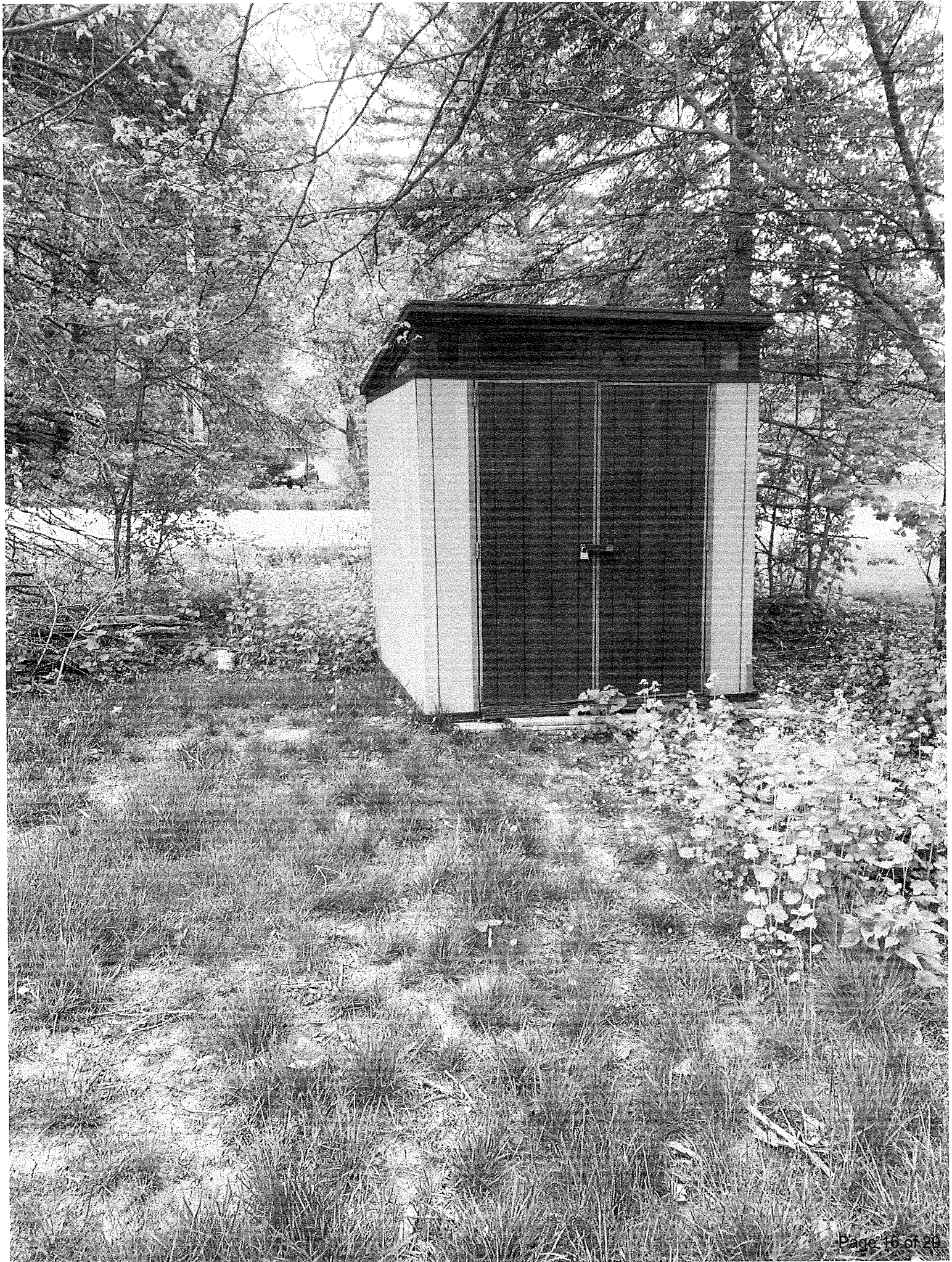
UV-stabilised for fade resistance

Virtually maintenance free

**Assembly required:** 2 people, approx. 5-6 hours



property  
line is in  
the pine tree -  
not at the  
tree line



**YARDS**

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

- A. Uncovered Stairs, landings, and fire escapes may project into any yard but shall not exceed six (6) feet nor be closer than three (3) feet to any lot line.
- B. Architectural Projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed one (1) foot.
- C. Fences, walls, and architectural screenings are permitted on the property lines in the side and rear yards, but shall not exceed four (4) feet in height. Patio fences shall not exceed six (6) feet in height and shall comply with the yard requirements for the district in which they are located.
- D. Decorative Fences, such as rail fences or picket fences may be placed in the street yard provided they shall not exceed three (3) feet in height and shall not be located closer than one (1) foot to the street right-of-way. Fences on corner lots shall comply with the traffic visibility requirements set forth in Section 17.0501 of this Ordinance.
- E. Accessory Structures under 150 sq. ft. such as garden or utility sheds, shall be placed or erected in the rear yard provided that no single accessory structure shall exceed 150 square feet in area; no structure shall be closer than 5 feet to the principal structure, no accessory structure shall exceed 12 feet in height; no accessory structure shall be located closer than three (3) feet to any lot line; and all accessory structures shall occupy not more than 20 percent of the rear yard area. One accessory structure under 150 sq. ft. is allowed on a residential parcel.
- F. Detached Accessory Buildings
  - 1. shall be placed or erected in the rear yard provided that not more than one (1) detached accessory building is permitted per dwelling unit; no detached accessory building shall exceed 625 square feet in area; no structure shall be closer than 5 feet to the principal structure, no detached accessory building shall exceed (20) feet in height; no accessory building shall be located closer than three (3) feet to any lot line; and all accessory structures combined shall occupy not more than 20 percent of the rear yard area. One detached accessory building is allowed on a residential parcel.
  - 2. Subject to the approval by the Plan Commission, one detached private garage not to exceed 625 square feet in area may be placed in a side yard on any property having a residence without an attached garage provided no such garage structure shall be closer than five (5) feet to the principle structure, no detached garage shall exceed twenty (20) feet in height nor shall it be closer than three (3) feet to any lot line. Detached garages may not be sited in front of an existing residence or in such other location as shall unreasonably affect or adversely impact the beauty and general enjoyment of existing residences or adjoining properties, as determined by the Village of Thiensville Plan Commission.
- G. Satellite Dish Antennas are permitted on the roof of the principal structure in any district or may be located in the rear yard. Satellite dish antennas may be placed not closer than three (3) feet from any lot line or five (5) feet to an alley line provided that the antenna and its component parts do not exceed 15 feet in height. Satellite dish antennas shall be constructed and anchored in such a manner to withstand winds of 80 miles per hour, shall be constructed of noncombustible and corrosive-resistant materials, and should be shielded and/or filtered to prevent the emission and/or reflection of electromagnetic radiation that would interfere with radio and television reception on adjacent properties. There shall be not more than one satellite dish antenna on any residential property.
- H. Essential Services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this Ordinance.

PREVIOUSLY APPROVED  
REPORT

## KUNKEL SHED PLAN APPROVAL

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Date: September 11, 2018

**Item: III. D.**

### General Information

Applicant:	Turner Kunkel
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	202 Woodside Lane
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

### Proposal:

Apparently unaware that Plan Commission review and approval is needed prior to installing a backyard shed, the applicant has purchased and installed his shed. Upon notification, the applicant submitted his plans and is now requesting approval of this shed which is located at the northeast corner of the rear yard at 202 Woodside Lane. This shed measures 7' X 7' (49sf), stands 7.4' high and is constructed of weather resistant DUOTECH (resin) material designed to simulate wood. The access door is shown on the south elevation.

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

### *Planner's Comments:*

The information I received does not show distance from the property lines and therefore approval should be objection subject to:

- The shed being located no closer that 3' to any property line.
- The applicant securing a building permit.

Amy,

This is the requested information for the resin shed put up on 202 Woodside.

Let me know if we need to still apply for the permit, or move the shed.

Thank you,

Turner

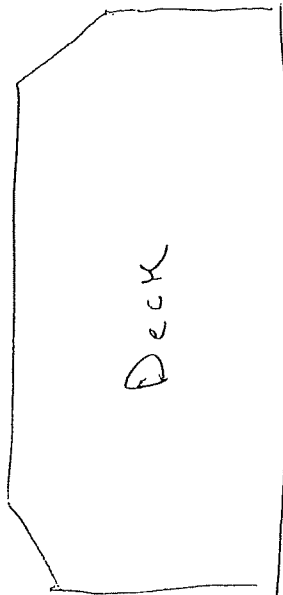
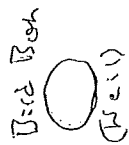
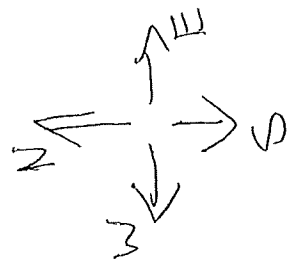
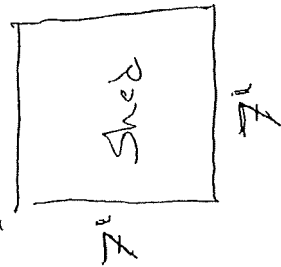
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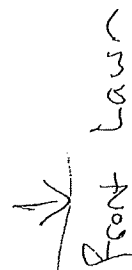




Taco Line



House



7 2

Green

side

side

Shipping Included

## Features

**Please Note:** Choose your Premium Installation Service at checkout.

Please check full contents, footprint and measurements before installation.

Qty

1

Add To Cart

We will contact you within 3 business days from confirmation of your order to arrange delivery within 5 business days. Postcode restrictions may apply. Find out more in the Delivery & Returns Tab below

Share   

Add to Wishlist

## Product Details

Transform your outdoor area with the elegant and rugged Artisan 7ft x7ft 2" shed. Architected with both style and function in mind, the shed is made from unique weather-resistant DUOTECH™ walls that boast an attractive wooden look and feel. The extra-strong build includes steel-reinforced double walls as well as a robust roof that can withstand snow loads of up to 200 kg/sqm.

Ideal for storing heavy equipment such as lawnmowers, the Artisan 7ft x7ft 2" comes with double doors for easy access and a heavy-duty floor. The high ceiling ensures that an adult can freely and comfortably move around, while the practical windows fill the shed with plenty of natural light.

### Specification

Made of durable maintenance and fade-free plastic with rib reinforced and steel reinforcement wall panels

Elegant and innovative wood effect exterior with paintable walls and pre-cut tongue and groove panels for easy assembly

Specialist duotech walls

Heavy-duty floor for extra support, ventilation and clear windows included with locking system option for added security

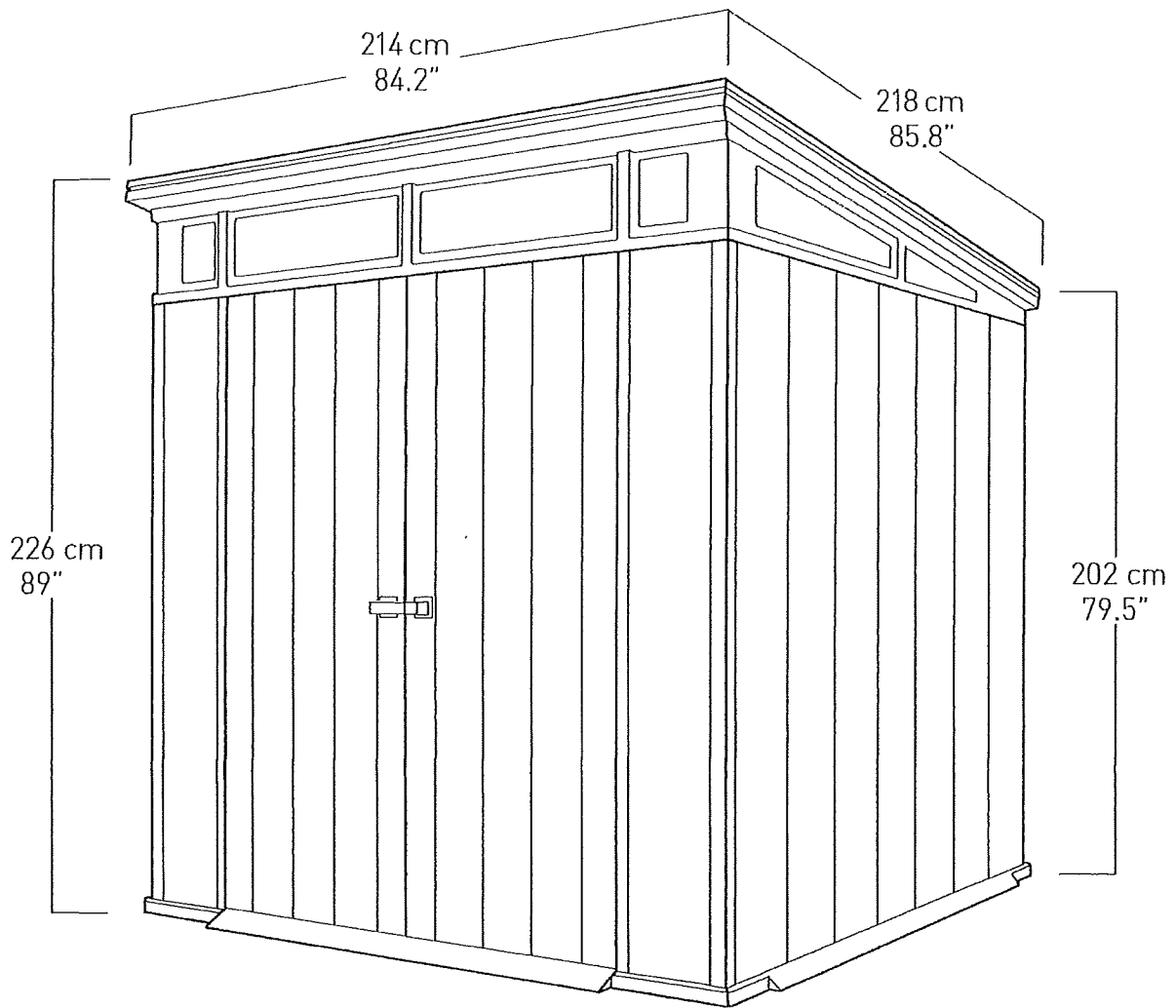
A premium ideal outdoor storage solution for all garden tools and equipment, garden furniture including BBQ's, bicycles and DIY tools

Built in ventilation for ample airflow

UV-stabilised for fade resistance

Virtually maintenance free

**Assembly required:** 2 people, approx. 5-6 hours



# PREVIOUSLY APPROVED MINUTES

**Plan Commission Minutes  
September 11, 2018  
Page two of seven**

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to approve the Shed Plan, Craig Mellendorf, 627 Grand Avenue and for Mr. Mellendorf to Secure a Building Permit. **MOTION CARRIED UNANIMOUSLY.**

**A. Review and approval of Shed Plan, Turner Kunkel, 202 Woodside Lane**

Turner Kunkel, 202 Woodside Lane submitted plans for a 7' x 7' weather resistant DUOTECH (resin) shed. The shed has been installed, is not permanent and can be moved. Mr. Kunkel believes the shed is within property lines but may not be 3' or more from the property line. Mr. Kunkel will move the shed.

The floor of the shed is gravel with some 2 x 4's.

Planner Censky stated that the shed shall not be located closer than 3' to any property line and a building permit must be secured.

**MOTION** by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to approve the Shed Plan, Turner Kunkel, 202 Woodside, for Mr. Kunkel to Secure a Building Permit and for the Shed to be Moved to No Closer than Three Feet from the Property Line. **MOTION CARRIED UNANIMOUSLY.**

**B. Review and approval of Garage Plan Alteration, Michael Koepke, 127 South Main Street**

Linda Koepke, 127 South Main Street, was in attendance.

Planner Censky indicated that the Building Inspector noted a change from the approved plans and issued a stop work order upon inspection. The issue here is that the garage door opening opens right on to a public parking lot and; therefore, if this were to be approved, the Commission would be granting a benefit to this resident that no other resident in the Village has i.e. accessing their garage from a public parking lot. Mrs. Koepke stated that she leases this lot with Mr. Greg Mueller from the Village. Mr. Mueller has had a lease with the Village and the Koepke's were added to the lease earlier in 2018.

Chairman Mobley inquired as to why the approved garage plans were altered. Mrs. Koepke stated that their architect moved away and needed to get a new architect. The Koepke's were going to leave the garage plain and put a light in but believes the new plan aesthetically looks better.

Mrs. Koepke shared that Mr. Mueller does not allow delivery trucks on the lot and believes if the trucks can deliver in the back it would be safer. Mrs. Koepke does realize that at some point the lot may not available to them if the Village does not wish to continue the lease.

Commissioner Gattoni inquired as to how Mr. and Mrs. Koepke had access before the lease was signed with Mr. Mueller. Mrs. Koepke stated that where the new garage is there was only a yard.

Assistant Administrator Landisch-Hansen shared the original approved plans and Plan Commission Minutes from July 17, 2017 with the Commission. Not getting the correct approvals disregards the approval process that is in place. Planner Censky stated that the garage must be placed 3 feet from the property line. The driveway between Mr. Mueller and the Koepke residence is shared. Planner Censky still has issues with accessing the garage from a public parking lot. Typically, if there is an access arrangement it is in the form of an easement.



## Village of Thiensville

250 Elm Street  
Thiensville, WI 53092-1602

Phone (262) 242-3720  
Fax (262) 242-4743

April 5, 2022

Glenn and Jessica Heim  
202 Woodside Lane  
Thiensville, WI 53092

Dear Mr. and Mrs. Heim,

During a recent drive-by inspection, Village staff noted that you have moved a shed that is on your property.

We know you are relatively new owners of the property. The original construction of the shed required approval by the Plan Commission. Moving the shed will, at a minimum, require review by the Village Planner. It is possible that the plans could be referred to the Plan Commission for possible action.

Please find the initial Village Planner's report on the shed and minutes of the September 11, 2018, Plan Commission meeting at which the plan for the shed was approved.

I also have included the Small Projects application. Please complete it and return it along with a diagram of where you have placed the shed on your property. Please include the setback distances to property lines, your home and any other relevant features in your yard.

If you have questions, please feel free to call.

Thank you very much.

Sincerely,

Andy LaFond  
Director of Community Services/Public Works

cc Jonathan Censky, Village Planner  
Property file



## Village of Thiensville

250 Elm Street  
Thiensville, WI 53092-1602

Phone (262) 242-3720  
Fax (262) 242-4743

May 25, 2022

Jessica and Glenn Heim  
202 Woodside Lane  
Thiensville, WI 53092

Dear Mr. and Mrs. Heim,

The Village Planner has reviewed your application for the shed on your property at 202 Woodside Lane and has determined that it does not comply with Village Code in its current location.

Here is his determination:

As shown, this shed is located in the street yard and therefore is non-compliant to code requirements. The code requires sheds to be in the rear yard. Since they have two street yards, as it is a corner lot, the shed must be placed no closer than the horizontal plane of the house extended to the property line.

We know that you inherited this shed in this location because the previous property owner moved it from its original location at which it was approved. Village staff is sympathetic to your situation. However, the shed must be moved so it complies with Village Code. We believe it is reasonable to give you some time to rectify this situation.

By June 30, please inform us which one of these options you intend to pursue:

- Return the shed to its original approved location.
- Place the shed in a different location on your property that is "no closer than the horizontal plane of the house extended to the property line." (If you choose to do this, please complete a Small Projects application with a map showing your proposed location with setbacks.)
- Remove the shed.

If you have questions or need assistance, please contact me or Gary Achterberg, our administrative assistant. We are happy to assist you.

Thank you very much for your understanding and cooperation with this situation that you didn't initiate.

Sincerely,

Andy LaFond  
Director of Community Services and Public Works

cc Property File  
Jon Censky, Village Planner



## VILLAGE OF THIENSVILLE

250 Elm Street  
Thiensville, WI 53092-1602

Phone (262) 242-3720  
Fax (262) 242-4743

September 1, 2022

Glenn and Jessica Heim  
202 Woodside Lane  
Thiensville, WI 53092

Dear Mr. and Mrs. Heim:

You have submitted a request to retain your existing shed at its current location on your property at the above referenced address even though it does not comply with zoning set back requirements. In a letter dated May 25, 2022, you were informed that because the shed is in the street yard it violates Sec. 17.0603 (E.) of the Zoning Code which prohibits sheds in the front yard. More specifically, that Section states: **Accessory structures under 150 square feet such as garden or utility sheds, shall be placed or erected in the rear yard.** You were also advised that the Code requires that the shed must be placed no closer than the horizontal plane of the house extended to the property line.

Accordingly, because the location of your shed is in violation of Section 17.0603 (E.), staff must deny your request to keep the shed at its current location. You do have the right to appeal this denial to the Board of Appeals. Your application and fee have been received. When that meeting is scheduled, you will be notified.

Sincerely,

Jon Censky  
Village Planner