



VILLAGE OF THIENSVILLE
Zoning Board of Appeals
AGENDA

DATE: Thursday, March 9, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

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

ALTERNATE: PHILIP KONRATH
ADMINISTRATOR: COLLEEN LANDISCH-HANSEN
ATTORNEY: AMBER HOLLRITH
VILLAGE PLANNER: JON CENSKY
STAFF: DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY
 LAFOND

III. ELECT A CHAIRPERSON

IV. ELECT A SECRETARY

V. APPROVAL OF MEETING MINUTES

A. December 20, 2022 (att)

VI. 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 Staff 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

VII. MOTION TO CLOSE THE RECORD AND THE HEARING

VIII. BOARD OF APPEALS DELIBERATIONS

IX. MOTION AND ROLL CALL VOTE ON DECISION OF BOARD

X. ADJOURNMENT

Amy L. Langlois, Village Clerk

February 24, 2023

Please advise the Thiensville Municipal Hall, 250 Elm Street (262-242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.



VILLAGE OF THIENSVILLE
Zoning Board of Appeals
MINUTES

DATE: Tuesday, December 20, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Administrator Landisch-Hansen called the meeting to order at 6:00 PM.

II. ROLL CALL

CHAIRPERSON:

MEMBERS:

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

ALTERNATE:

PHILIP KONRATH

ADMINISTRATOR:

COLLEEN LANDISCH-HANSEN

ATTORNEY:

AMBER HOLLRITH

VILLAGE PLANNER:

JON CENSKY

STAFF:

DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND
VILLAGE CLERK AMY L. LANGLOIS

All Members, the Village Attorney, Village Planner and Village staff were present.

III. ELECT A CHAIRPERSON

MOTION by Member Match, **SECONDED** by Member Pasternak to elect Member George Coulter as Chairperson of the Zoning Board of Appeals. **MOTION CARRIED UNANIMOUSLY.**

IV. ELECT A SECRETARY

MOTION by Member Davis, **SECONDED** by Member Mellendorf to elect Member Match as Secretary of the Zoning Board of Appeals. **MOTION CARRIED UNANIMOUSLY.**

V. MOTION TO CALL THE PUBLIC HEARING TO ORDER

MOTION by Member Pasternak, **SECONDED** by Member Mellendorf to Open the Public Hearing at 6:05 PM. **MOTION CARRIED UNANIMOUSLY.**

A. Confirm Quorum is Present

Chairperson Coulter confirmed that a quorum of the Zoning Board of Appeals is present based upon the roll call.

B. Secretary to Read Notice and Confirm Compliance with Public Notice Requirements (att)

Secretary Match read the Public Hearing Notice and confirmed public notice posting requirements were met noting the publication dates of December 6, 2022 and December 13, 2022.

Secretary Match read the Public Notice for the Public Hearing. 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. Mr. and Mrs. Heim are requesting their shed be located in the street yard.

C. Chairperson to Inform Public of Hearing Procedures

Chairperson Coulter informed those in attendance of the Public Hearing procedure. The Village of Thiensville Board of Appeals is an appellate board required by state law in any municipality that has adopted a zoning ordinance. The Board does not have authority to amend or repeal any provision of the zoning ordinance. Its authority is limited to appeals regarding interpretation of ordinance provisions, consideration of variances and (if assigned by ordinance) consideration of conditional use permits. The purpose is to give a full and fair hearing to any person whose property interests are affected by these matters and to apply the zoning ordinance and legal standards to each case. The Board meeting and Public Hearing are open to the public and the proceedings are recorded. A decision of the Board may be appealed in the Ozaukee County Circuit Court within 30 days after date of filing of the decision in the office of the Board.

Secretary Match read the Development Application submitted by Mr. and Mrs. Heim, 202 Woodside Lane. 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:

1. 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: Applicant response: There is not enough room to place the shed behind the home and be within three feet of the property line. Where the shed was located previously was not three 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 fit. This would require re-routing of rain water drainage between our home and the neighbor's home as both have roof runoff draining into the ditch.
2. 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 run off of rainwater.
3. 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. We are hoping that we can keep it in its current location.

The 13 page Development Application submitted by Mr. and Mrs. Heim, 202 Woodside Lane, was submitted and accepted as Exhibit A.

D. Anyone Wishing to Speak will be Sworn in by the Secretary

Jessica Heim, 202 Woodside Lane, applicant, was sworn in by Secretary Match.

E. Applicant or representative presents their position (att)

Jessica Heim, 202 Woodside Lane, addressed the Board. Mrs. Heim shared that the shed was in its current location when she and her family moved to 202 Woodside Lane. On a drive-by inspection, Village staff noticed the location of the shed and sent Mr. and Mrs. Heim a letter asking for the shed to be relocated. Mr. and Mrs. Heim would like to keep the shed in its current location. The shed is 13' from the property line to the north and 18' from the front of the property. The shed is 7' x 7'. Chairperson Coulter inquired about measurements from the back of the house to the property line. Mrs. Heim does not have those measurements, however, noted there is not enough room on the approved location or level ground to place the shed noting the back yard is quite sloped and there is a well pump near the northeast corner as well.

Chairperson Coulter stated the shed is now in the northwest corner of the property and the approved location is in the northeast corner of the property. Mrs. Heim stated that it was her understanding that the previous owner installed a shed unaware that it needed Plan Commission approval. The shed was not within 3 feet of the property line and was asked to move it so it was compliant with the Zoning Code. The shed does not fit in its approved location without going onto the neighbor's property to the north so the previous owners moved the shed to its current location.

Director of Community Services/Public Works Andy LaFond shared a GIS document showing the home, approved shed location and the current location of the shed. Based on this diagram, Secretary Match suggested moving the shed to the back yard even with the west side of the home.

Rainwater runoff from the Heim's home and the neighbor's home to the east does go into the slope which will require some work to level the ground and control the runoff water. Member Mellendorf noted that whenever installing a shed, there is some degree of leveling the ground. Mrs. Heim and her family are currently using the shed.

F. Village Planner Censky Report (att)

Village Planner Jon Censky noted that this shed was originally approved by the Plan Commission in September, 2019 based on the site plan submitted by the applicant showing the location at the northeast corner of the property. It was then moved to the street yard on the northwest corner of the property which is not code compliant. Once staff learned that the shed was moved, a letter was sent asking for the shed to be moved in accordance with the Plan Commission decision. The applicant opted to pursue a variance through the Board of Appeals instead of relocating the shed. Planner Censky's recommendation at the September, 2019 Plan Commission meeting was to approve the request subject to the shed

being located no closer than 3' to the property line along with securing a building permit.

Village Planner Censky shared that a shed is an accessory structure meaning it is accessory to the principle structure on the site and typically those are hidden in the back yard. Looking at the map, Village Planner Censky stated that this shed could be moved to be Code compliant.

Director LaFond entered the GIS document into the record as well as clarified the definitions for Rear Yard, Side Yard, Corner Lots and Accessory Structures. The structure itself is Code compliant.

G. Comments from anyone present requesting to be heard

Roy Wetzel, 539 Green Bay Road was sworn in by Secretary Match.

Roy Wetzel, 539 Green Bay Road - Mr. Wetzel lives directly across from 202 Woodside Lane and noted that the shed is overgrown with thistles and brush in the summer. Mr. Wetzel noted that many travel on Green Bay Road coming into and going out of the Village and does not think that the shed looks nice and noted that the shed is on the Village right-of-way. Mr. Wetzel does not believe that this request can be approved stating according to the state statutes, requirements for approval are to prove unnecessary hardship, unique property limitations and no harm to public interest. Mr. Wetzel believes beautifying Thiensville on Green Bay Road is a public interest and if it looks nice, property values increase. Mr. Wetzel stated that this request should be denied.

H. Other communications received pertaining to this request

There was no communication received pertaining to this request.

I. Response by the applicant or representative

Mrs. Heim plans to clean up the brush on Green Bay Road, would like to plant trees for privacy and possibly paint or stain the shed. Also, Mrs. Heim asked for time to move the shed if that is the decision of the Board. The shed is being used for storage of a lawnmower, garden tools, bikes and toys.

J. Board of Appeals Member Questions

Secretary Match inquired of Planner Censky if the shed is in the public right-of-way. Planner Censky noted that based on the map provided by Director LaFond that the shed is on the right-of-way line and is within the street yard.

VI. MOTION TO CLOSE THE RECORD AND THE HEARING

MOTION by Member Davis, **SECONDED** by Member Pasternak to Close the Public Hearing at 6:53 PM. **MOTION CARRIED UNANIMOUSLY.**

VII. BOARD OF APPEALS DELIBERATIONS

Chairperson Coulter noted the three statutory tests that need to be met in order to approve a request: 1) 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; 2) Hardship is due to physical limitations of the property rather than the circumstances of the appellant; and 3) Variance is not contrary to public interest as expressed by the objectives of the Zoning Ordinance. Chairperson Coulter believes the request is not contrary to public interest because Code requires the shed to be out of public view. The current location is not in the rear yard and by definition is contrary because it is in public view. The only way to meet that test is to move it to the rear yard. In regards to hardships due to physical limitations of the property, even though there are trees and slopes, that in and of itself is not a reason to allow - this is a personal, not property hardship. Finally, the location does not constrain the use of the property.

Member Pasternak noted that this request is not within the requirements set forth in the Code for this Board to approve. Member Mellendorf suggested leveling the approved location for the shed's foundation.

Chairperson Coulter noted there is a balance that needs to be made between the individual, neighbors and community. This Board is confined by the Code.

Member Davis expressed her understanding of the situation, however, noted that the Board is governed by the Code.

Mrs. Heim thanked the Board for their time and consideration.

VIII. MOTION AND ROLL CALL VOTE ON DECISION OF BOARD

MOTION by Member Mellendorf, **SECONDED** by Member Davis to Deny the Request from Mr. and Mrs. Heim, 202 Woodside Lane for 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.

Ayes: Member Davis, Match, Mellendorf, Pasternak and Chairperson Coulter

Naes: None

MOTION TO DENY REQUEST CARRIED UNANIMOUSLY.

IX. ADJOURNMENT

MOTION by Member Mellendorf, **SECONDED** by Member Pasternak to adjourn the Meeting at 7:24 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Amy L. Langlois
Village Clerk

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 Thursday, March 9, 2023, at 6:00 PM in the Village Board Room at 250 Elm Street for the purpose of hearing a request from Jesse and Barkha Daily to keep their temporary tent up at Daily Taco + Cantina, 105 West Freistadt Road until the beginning of May, 2023.

Mr. and Mrs. Daily are appealing the decision of the Zoning Administrator requiring the temporary tent be removed.

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 special exception to the request from Mr. and Mrs. Daily, Daily Taco + Cantina, 105 West Freistadt Road to keep the temporary tent up until May, 2023.

Published: February 23, 2023 and March 2, 2023

Village of Thiensville, Board of Appeals



Amy L. Langlois, Village Clerk

RECEIVED
DEC 08 2022
BY:

Village of Thiensville

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

DEVELOPMENT APPLICATION FORM

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

Project Name: DAILY TACO TENT & GAZEBO Date: 12/7/22

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) _____
Property Address 105 W. FREI STAOT RD., THIENSVILLE
Current Zoning: BUSINESS Proposed Zoning: BUSINESS
Present Use: _____ Proposed Use: _____

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

Name: JESSE & BARKHA DAILY
Address: 215 MADERO DR.
City THIENSVILLE State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: SAME
Company: _____
Address: _____
City _____ State _____ Zipcode _____
Phone: 414-241-1013 Fax: _____
E-mail address: JESSE@CORE-USA.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 5943.13 Wis Stats.

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

Applicant: JESSE DAILY Date: 12/7/22
Owner: [Signature] Date: 12/7/22
Owner: _____ Date: _____

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

VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

Check each box that applies to your submittal

TYPE OF REQUEST	BASE FEE	DEPOSIT FEE IF REQUIRED FOR PROFESSIONAL REVIEW	✓	Receipt
Pre-Application – Phone Consultation	\$25.00			
Pre-Application Conference (at Village Hall)	\$200.00	\$500.00		
Rezoning Requests*/Parcel Splitting	\$400.00 + \$95/hr over 4 hrs.	\$1,000.00		
Site Plan Review				
Minor Requests (no construction)	\$150.00 + \$95/hr. over 6 hrs.	\$250.00		
Minor Site Plan Request		\$250.00		
Zoning Code Research/Review		\$250.00		
BSOP Construction <10,000sf	\$150.00	\$1,000.00		
BSOP Construction 10,000sf – 50,000sf	\$900.00 + \$95/hr over 9 hrs.	\$1,000.00		
Certified Survey Map	\$300.00 + \$95/hr over 3 hrs.	\$1,000.00		
Amendment to the Zoning Ordinance (Map or Text)*	\$250.00 + \$95/hr over 2 hrs.	\$1,000.00		
Planned Unit Development Overlay*	\$835.00 + \$95/hr over 2 hrs.	\$1,000.00		
Request for Variance*	\$150.00	\$1,000.00		
Conditional Use Permit*	\$350.00 + \$95/hr over 4 hrs. + PH	\$1,000.00		
Special Exception Request	\$275 + \$95/hr over 4 hours	\$1,000.00	✓	62892
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: 12/8/2022 TOTAL DEPOSIT/APPLICATION FEE(S): \$1,000.00

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

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

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

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

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

APPLICATION FOR VARIANCE / CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION

CASE NUMBER: _____ DATE PUBLISHED: _____

DATE FILED: _____ FEE PAID: _____

APPLICANT AND/OR AGENT: JESSE DAILY

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

OWNER OF PROPERTY: MILTA

ADDRESS: 105 W. FREISTART RD PHONE: 262-302-4030

CONTRACTOR: N/A

ADDRESS: _____ PHONE _____

TAX KEY NUMBER: _____ LOT SIZE: _____

ZONING DISTRICT: _____ PRESENT USE: _____

PRESENT IMPROVEMENTS UPON LAND: _____

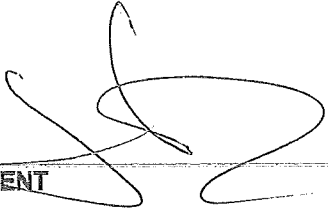
PROPOSED USE: _____

ORDINANCE REQUIREMENTS	VARIANCE / CONDITIONAL USE / SPECIAL EXCEPTION REQUESTED <u>KEEP TENT UP</u>
_____	_____
_____	_____

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:
APPLICANT / AGENT



DATE:

12/7/22

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

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

STATUTORY REQUIREMENTS

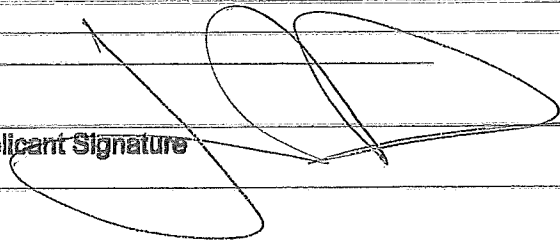
State Law does not allow the Board of Appeals to approve a variance unless the situation meets all three of the specific tests listed below. State how and why your situation and request satisfies these tests.

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:

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

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

Applicant Signature



Date

12/7/22

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: _____

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



APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

REQUEST:

AND/OR

- Daily Taco & Cantina is asking the Zoning Board to reverse the November 14, 2022 decision of the Planning Commission (4/3) to deny an extension of the conditional use permitting us to keep our temporary tent until the beginning of May. In addition we are asking for the board to reverse the order of Thiensville Village Zoning Administrator order for us to remove the tent sent to us on December 8th, 2023 and received on December 10th via Certified mail. If this appeal is granted, we will install a semi-permanent gazebo structure in place of the tent (see attached photos/renderings).

STATUTORY REQUIREMENTS:

UNNECESSARY HARDSHIP

- We are asking the Village to continue to partner with us to provide the safest environment for our patrons and workers. The cheel family of restaurants (the cheel, the baaree & Daily Taco) have always prided ourselves with being covid-conscious. When the pandemic started, we were one of the first in our community to enforce certain restrictions on our customers and staff with respect to the pandemic and continue to do so in light of the continuance of the endemic. Our customers have come to trust us and know that we will take both their and our staff's health as a main priority. There is ample evidence that this winter will result in a resurgence of covid, as well as flu and respiratory syncytial virus (RSU). The number of new covid cases is 28% higher than just two weeks ago. We feel that the rejection of our tent puts an unnecessary hardship on our customers and staff who work and would like to dine in-house with us, but not be compromised by working or dining in a small restaurant space. Similar to a situation where a business doesn't have adequate handicapped accommodations, we feel that covid-conscious customers and our employees also deserve the same respect along with providing a space for them and our staff to feel safe. As a responsible resident and business owner of the Village, we do not want to place people at risk, and potentially losing our employees as a result of not providing a save environment for them as well. Our tent has provided this to our customers and staff over the last year and a half and they have come to use it frequently.

PHYSICAL LIMITATIONS:

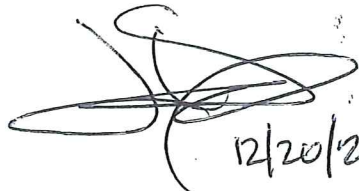
- Daily Taco & Cantina's occupancy load is 75, however, jamming 75 people inside our tiny interior space would create recurring "super spreader" evenings.

CONTRARY TO THE PUBLIC INTEREST

- The tent is clearly in the publics' health interest. Since the Village has allowed us to provide this space to our customers over the last year and a half, we are asking for a final extension on our tent until the beginning of May of 2023 at which time the gazebo (if approved) will be installed in place of the tent.

Back Side

Verso


12/20/22



VILLAGE OF THIENSVILLE

250 Elm Street
Thiensville, WI 53092-1602

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

December 8, 2022

Jesse Daily
Daily Taco & Cantina
105 W. Freistadt Road
Thiensville, WI 53092

Dear Mr. Daily:

As you are aware, the Village Board took temporary business measures on December 14, 2020 to allow for a process for relaxation on certain ordinances due to emergency business circumstances related to the COVID-19 pandemic. As part of that process, the Village Board delegated an approval process to the Plan Commission and Zoning Administrator for allowing the use of temporary tents for extended periods of time. Your business applied for the use of a temporary tent and was granted two extensions with the last extension ending on October 31, 2022. The Plan Commission reviewed an additional extension application on November 15, 2022 and did not approve such application citing the end of emergency business circumstances related to the COVID-19 pandemic and a return to the enforcement of the Zoning Code.

There are additional concerns regarding national fire and safety code provisions. The National Fire and Safety Code ("NFSC") states that Tents shall only remain on a temporary basis and shall not remain for more than 180 consecutive days, or be subject to permanent structure fire code requirements. *See Section 25.2.1.1 of the NFPA Code, attached as reference.* As we became aware of this code section, it makes the enforcement of the Village Zoning Code immediately important.

As Zoning Administrator, the code tasks me with enforcing the Zoning Code while taking into account other zoning authorities such as the Plan Commission, Village Board and the Fire Department. This letter shall serve as notice that the Temporary Tent located at 105 W. Freistadt Road is hereby ordered to be removed within fifteen (15) days from receipt of this letter or the Village may take further enforcement action.

You have certain appeal rights related to this decision. The Village Zoning Code allows you to appeal this decision to the Zoning Board of Appeals pursuant to Village Zoning Code Section 17.1005. "Such appeal shall be filed in the Office of the Zoning Administrator within 90 days after the date of written notice of the decision or order of the Zoning Administrator.

We are very sorry that after considering all of the relevant zoning authorities and safety concerns, the Village cannot allow the Temporary Tent located at 105 W. Freistadt Road to continue to remain in place for the requested business use at this time. Please let me know if you have any further questions.

Respectfully Submitted,

Colleen Landisch-Hansen
Village Administrator/Zoning Administrator
Village of Thiensville



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, November 15, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

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

III. CITIZENS TO BE HEARD

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

There was no communication received or citizens present to be heard.

IV. BUSINESS

A. Approval of Minutes

1. October 11, 2022 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve the October 11, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Sign Plan, jovie childcare reimaged, Alan Day, Applicant, Peter Shore, Owner, 250 South Main Street (att)

Alan Day of jovie childcare reimaged, 250 South Main Street, was present. The franchisor has changed the name of the business. The color has been provided by the franchisor. The double-sided sign replaces the existing sign for College Nannies + Tutors.

Director LaFond noted that staff review indicates full compliance with the Sign Code.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Sign Plan, jovie childcare reimaged, Alan Day Applicant, Peter Shore, Owner, 250 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Shed, Anthony Behrens, 221 West Alta Loma Circle (att)

Anthony Behrens, 221 West Alta Loma Circle, presented plans for a steel shed which will be placed in the back corner of the back yard on a cement footing.

Director LaFond noted the proposal is in full compliance in the R-1 District. Approval is recommended subject to the applicant obtaining a building permit prior to construction.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to approve Shed, Anthony Behrens, 221 West Alta Loma Circle. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Modification of Fence Requirement for Pool, Dale Borowiak, 400 Susan Lane (att)

The applicant was not present.

E. Review and action regarding Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road, for Extension of October 31, 2022 Deadline to Remove Temporary Tent Until May, 2023 (att)

Jesse Daily and Matthew Buerosse, owners of Daily Taco + Cantina, 105 West Freistadt Road, were present requesting an extension of the October 31, 2022 deadline to remove temporary tent until May, 2023. Mr. Daily noted several holiday parties are scheduled and the tent will help with capacity. The tent will be taken down by May and replaced with a

semi-permanent structure, which could be moved to another location.

Chairman Mobley noted that there was a motion made at the October 11, 2022, meeting to grant the request. It deadlocked with a 3-3 vote.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road, for Extension of October 31, 2022 Deadline to Remove Temporary Tent Until May, 2023.

Commissioner Gattoni was not present at the October 11, 2022, meeting and asked to hear the thoughts of other Commissioners. Commissioner Chimenti wants to make sure that the Village is moving in the right direction by helping businesses succeed. Commissioner Dyer noted the tent was intended to be a temporary structure. Commissioner Kucharski noted there is an ordinance in Thiensville that states tents are intended to be temporary. If approved, this will be the third time the Village would permit the tent to remain. At some point, the Village must get back to doing what the ordinance permits. Commissioner Hershberger favors allowing the tent, noting a deadline can be set. Chairman Mobley supports the business but is not convinced the tent makes much difference financially and expressed concern regarding the safety of heaters in tents. Commissioner Gengler noted the tent is not unsightly and adds energy to the corner. Commissioner Gattoni is opposed to providing another extension, stating it has already been extended several times and it is likely there will be requests for additional extensions.

Mr. Daily noted the tent will be removed by May and Daily Taco will at that time have a proposal for a semi-permanent structure. Commissioner Gattoni noted he supported the prior extension because it was supposed to be the final request. Mr. Buerosse added the situation has changed since the last request for an extension. There will not be a request for an additional extension after May 1, 2023.

Ayes: Commissioners Chimenti, Gengler and Hershberger

Naes: Commissioners Dyer, Kucharski, Gattoni and Chairman Mobley

MOTION FAILED.

Mr. Daily inquired about the next step. Chairman Mobley noted the tent extension was not approved and the tent must come down.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported staff approved fences at 413 Oakwood Drive and 304 Bel Aire Drive. Staff also addressed a roofing project taking place without a permit at 163 South Main Street.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Chimenti, to adjourn the

meeting at 6:29 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

DAILY TACO & CANTINA
105 W Freistadt Road Thiensville, WI 53092



TO: Planning Commission of Thiensville

FROM: Barkha Daily, Jesse Daily, Matthew Buerosse

Greetings Board Members,

As discussed in the last meeting, the decision to allow our outdoor tent to remain up during the winter months at Daily Taco & Cantina was put on hold. During the meeting we expressed the dire need to leaving the tent up throughout the winter months summarized below.

- 1) Revenue – after running our previous revenue reports from 2020 and 2021, we found that with the Tent up, our sales increased over 20% from the year before. Currently, as you are all aware, out of control inflationary pressures impacting Labor, Food & Beverage, Dry Goods, etc. have hit all businesses and especially small businesses very hard– this potential loss of revenue would be devastating to our business and the employees who work in our establishments. They are all connected, as when one of our businesses struggle or fail, they all feel the pain. One important point the members need to understand that we are running quick service restaurant with lower per average check value while paying people the pay rate for a higher end restaurant. We will need them to open the cheel next year and that is the only way to maintain it. Without the extra space we will be reaching upward of 70% on labor cost.
 - a. EX: Today, we had a 20-person party (10/28) come to the Taco. We only have chair seating for twenty-four inside – thus leaving only four seats available to customers that walk in. The tent adds another thirty-six sit down seating options. The Bar seats thirteen.
- 2) We are asking for a temporary solution until we can figure out a permanent one – which will be the combination of finding new employees and increasing space permanently (moving or structurally – none of which we can do at this time). We understand that we have already been given an abnormal extension regard to the Village tent rules, but these are and continue to be abnormal times. We understand there is an ordinance for the tent, but this is a big decision for a small business like ours. I hope all the members have seen the livelihood we have brought to this corner since we opened.
- 3) In our community, the Corner across the street from Daily Taco & Cantina is in disarray and with the buildings on the Northwest corner recently being demolished, The Hawthorn Square project not starting, etc. We are unsure how our “tent” could be construed as unsightly or ugly. Our tent is located at the rear our property and adds vibrancy to our corner and community that is under much needed positive transformation. Our property along with Egelhoff’s Lawn Center are the only privately owned buildings in excellent condition at the intersection of Main Street and Freistadt Road and feel our tent adds to the charm.
- 4) Other communities and businesses are working with their business community on these types of basic requests without issue. Our main competitor, Lime Cantina in Cedarburg has a tent up – Cedarburg is allowing them to keep their tent up all winter long while taking it down in the summer months. We are ok for taking it down come summer 2023. Daily Taco purchased the Tent and flooring at a cost of appx. \$10,000. Taking it down costs \$800 and putting it back up is another \$1400 per instance. So, it’s obviously not affordable on a consistent basis.
- 5) In addition, Daily Taco & Cantina will be seeking to develop the corner that was recently demolished. We feel that our participation in that project would only continue our positive track record of partnership with the Village Trustees & Administration and our goal of beautification and promotion of this Village by constructive ideation, financial investment, and hard work. We are committed to this Village that we love and call home and want to continue to make it a vibrant place for people to enjoy. Stay tuned for our proposal.

We would love to do a couple of cheel pop-ups this Winter to keep the steam going in lieu of our rebuild, but without the extra space and added cost of putting up and taking down the tent, it is just not economically feasible with respect to revenues.

Again, thank you for taking time to read this. I hope you have seen all the positive changes we have brought to the village as a team and business and how much we contribute to this community. All we ask is to reciprocate the same generosity in time on need for us.

With Kind Regards,

Barkha Daily, Jesse Daily, Matthew Buerosse



Village of Thiensville

Plan Commission Application

Property Address: 105 W. FRIESTADT RD., Thiensville WI 53092

Tax Key # _____

Current Zoning _____

Property Owner

Applicant Same as owner

J. DAILEY
Name

Name

Address

Address

414-241-0013

Phone

Phone

JESSE@CORE-USA.COM
Email address

Email address

Project description

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

FOR CHEEZ POP UPS

[Signature]
Applicant's Signature

9/9/27
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 9/16/22 Planner Staff Report Completed on —

Plan Commission Meeting Date 10/11/22

Historic Preservation Approval (if needed) on n/a

ADDITIONAL REMARKS/CONDITIONS:

A. Langlois
Village Staff

Village Clerk
Title

10/6/22
Date

Village of Thiensville
250 Elm Street
Thiensville, WI 53092-1602

TEMPORARY TENT APPLICATION

APPLICANT INFORMATION:

Name: JESSE DAILY

Address: 105 W. FRIESTADT RD. Phone #: 414-241-1013

TENT INFORMATION:

Address where tent will be placed: DAILY TACO

Date to be installed: NO W Date to be removed: APRIL/MAY 2022^{3/1}

Size: 20 x 20 Total Square Feet: 400

Will the tent have any advertising – specify: NO

Where on building of site will it be installed: NORTH-WEST

Details of Tent Installation and Owner: (Use reverse side if necessary)

FOR CHEER POP-UPS BEFORE WE OPEN


Signature of Applicant

9/9/22
Date

VILLAGE USE ONLY

Application approved _____, denied _____

Comments: _____

Village Administrator

Date

Police Department Notification Date: _____



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, March 8, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

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

III. CITIZENS TO BE HEARD

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

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

IV. BUSINESS (ALL APPLICANTS OR THEIR CONTRACTORS MUST BE PRESENT FOR

ANY ACTION TO BE TAKEN)

A. Approval of Minutes

1. February 8, 2022 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the February 8, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding New Sign, A Floral Affair, 184 South Main Street, Joe Couto (att)

Joe Cuoto, owner of A Floral Affair, recently moved from 125 Green Bay Road to 184 South Main Street. The application is for a hanging sign and was granted a Certificate of Appropriateness from the Historic Preservation Commission. Director LaFond noted the Historic Preservation Commission commended the applicant on the design.

Planner Censky verified with the applicant that the sign meets the Code requirement that it be at least 8 feet above the sidewalk.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve New Sign, A Floral Affair, 184 South Main Street, Joe Couto. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Sign Plan Approval for New Monument Sign, Thiensville Commons, and Monument Sign Setback Waiver, and New Wall Sign, LUX Dental, SCT Properties, LLC, Suzanne Tack, 108 East Freistadt Road (att)

Suzanne Tack of LUX Dental was present. The applicant proposed removing the pole sign and replacing it with a monument sign that will take up one spot in the parking lot at 108 East Freistadt Road. The sign will be surrounded by a curb and landscaping. In addition to Dr. Tack's dental practice, the sign will include Edward Jones and a future tenant (LCA will leave in May). The building includes approximately 5,000 square feet of space. The dental practice will occupy the space previously occupied by the scuba shop, the dry cleaner and Edward Jones; Edward Jones is moving one space to the west leaving about 750 square feet available.

Planner Censky noted that Village Code requires the monument sign be set back 4 feet from the public right of way. The plans submitted indicate that the sign is closer than 4 feet so a waiver is required. Dr. Tack noted that the site of the pole that is being removed will be used to support the new monument sign.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Kucharski to approve Sign Plan for New Monument Sign, Thiensville Commons, and Monument Sign Setback

Waiver and New Wall Sign, LUX Dental, SCT Properties, LLC, Suzanne Tack, 108 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road for Extension to March 20, 2022 Deadline to Remove Temporary Tent (att)

Jesse Daily, Daily Taco, 105 West Freistadt, addressed the Commission noting the tent has been beneficial over the winter months and through COVID. The cheel pop-up event at Daily Taco attracted 400 customers over two nights. The landlord has been reluctant to allow construction of an addition. There is seating for 35 to 40 customers inside the restaurant. The tent is necessary for the pop-up events and other times when there are more customers than can be seated inside. The current space is not large enough for the current volume of business.

Chair Mobley asked about the timetable for the cheel rebuild. Mr. Daily is hoping to begin work on the foundation within a few weeks. Mr. Daily added it is not yet possible to give a firm estimate of when the cheel will open due to construction scheduling and availability of materials. The baaree beer garden will be open for business this summer with construction taking place nearby.

Bill Conley addressed the Plan Commission and urged Commissioners to focus on the vitality that Daily Taco brings to the Village and supports extending permission to use the tent.

Anna Bakalinsky, representing owner Mila Kaufman, spoke and noted that her mother supports allowing the tent to remain. There is ample parking in front of Daily Taco, and the tent is well-maintained.

Commissioner Dyer noted that tents are temporary structures that should be down for a substantial part of the year. This tent has become more of a permanent structure. Mr. Daily is doing a nice job, but the tent sets a precedent. Mr. Daily noted the area will soon be a construction zone. There have been discussions with Ms. Bakalinsky and her family about a possible expansion of the building and making it more useful for the growth of Daily Taco.

Commissioner Kucharski noted that Mr. Daily is trying to do a balancing act between the two businesses. There are a lot of customers who want to patronize the cheel and Daily Taco. This business needs the space to stay relevant, stay busy and keep employees busy. If this is approved, the Commission needs to consider an end date.

Commissioner Chimenti noted the Daily Taco tent initially was approved due to COVID and now the request is based on density. Chair Mobley agreed with Commissioner Kucharski's remarks that there is a need to keep customers engaged and is happy to approve this request through the summer.

Mr. Daily shared that the tent has been very helpful and anticipates there will have been enough progress with the cheel building by this coming fall and winter that there is an end in sight. This has not been an ideal situation, but the tent afforded an opportunity to have events Mr. Daily otherwise would not have been able to host.

Commissioner Gengler agrees with Commissioner Kucharski. Commissioner Hershberger noted that the tent is well-maintained and has been beneficial to Daily Taco, but tents must come down at some point. Commissioner Chimenti recommended that the Plan Commission request the Village Board develop language pertaining to dates for the use of temporary tents by businesses. Chair Mobley agreed that the Village Board should discuss this issue.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road, for Extension of Initial Deadline to Remove Temporary Tent by March 20, 2022 Until October 31, 2022. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. Staff Report (att)

Director LaFond noted there were no staff-approved projects in February. Work continues on a code-enforcement issue regarding a carport at 130 Green Bay Road that was put up without a permit. The owner has not responded. Police officers removed campaign signs in the public right-of-way on North Main Street. Officers also handled a complaint about too many vehicles parked on the road in the 300 block of Madero Drive.

VI. ADJOURNMENT

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

Submitted by,
Gary Achterberg
Administrative Assistant

Signed by,
Amy L. Langlois,
Village Clerk/Deputy Treasurer

Greetings Villagers!

First, I wanted to thank you for your continued support in our efforts to keep Daily Taco alive and thriving! Having the tent available during the winter has allowed us to weather the storm with respect to COVID and our very limited seating indoors, thus allowing us to have a larger customer-base available along with being able to host pop-up events, etc. throughout the winter months. As we near the end of our conditional approval, we are again coming to you to ask for an extension for the tent space. Many of our "cheel" customers have requested that we do several more pop-ups in our space at Daily Taco leading up to the reopening of cheel – and with the unpredictable weather patterns, limited indoor seating, etc. – we really can't support doing these events without assurance we'll have space for 60+ (inside and out, inside only really seats 35 or so...) people and risk weather nuances that could hinder our ability to proceed with these events. As we near the start of construction of the new cheel, we know how important it is for us to "stay relevant" in our community – to keep the brand, concept, etc. in front of our loyal customer-base and keep them eager to visit us once the construction is finalized.

While we understand that not everyone is keen on having "tents" in our community, specifically in the historical district – we understand that there is a level of "community feel" that everyone wants to maintain, but also keep in mind that this whole district will be turning into a giant construction zone – and the tent will be the smallest of eyesores in our community even though we feel it adds to the appeal of the space. We purchased the tent and have ownership of it – and the flexibility it provides us is paramount to both Taco and cheel success and we hope that you'll consider an extension for us.

If approved, we'll plan to remove the hay bales and surround the tent with beautiful flowers, potters, etc. – you are all aware of the level of care and beautification that our family has provided for this community – and I hope that you'll take that into consideration for our extension.

In addition, we are talking with the owners of the Daily Taco building about possibly adding to the building a small event/dining space similar to the tent concept size that could house 30-40 people, but those discussions are just starting to happen – and we are unsure if our landlords will be willing to make that investment in their property. We are also exploring other areas of our community wherein we can get a larger customer base inside and will be looking to present a proposal for the TIF district across the street as well.

With Much Respect,



A large, handwritten signature in black ink, appearing to read 'Jesse & Barkha Daily', is written over the typed name and contact information.
Jesse & Barkha Daily
Owner(s), the cheel
414.241.1013 | info@thecheel.com | www.thecheel.com
105 S. Main St. Thiensville, WI 53092