



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, March 21, 2023

LOCATION: 250 Elm Street, Thiensville, WI
PUBLIC HEARING

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN: VAN MOBLEY
COMMISSIONERS: DOUGLAS CHIMENTI
MIKE DYER (EXCUSED)
RICK GATTONI (EXCUSED)
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 clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. PUBLIC HEARING - THE APPLICANT, QUARRY DEVELOPMENT LLC, 601 NORTH MAIN STREET, WILLIAM CONLEY, IS SEEKING A CONDITIONAL USE PERMIT FOR A TEMPORARY LUMBER YARD OPERATION AT 601 NORTH MAIN STREET

A. Motion To Open Public Hearing

1. Applications and reports related to this public hearing can be found under V. Business

items B. and C. in this agenda.

B. Director Of Community Services/Public Works Andy LaFond To Read And Explain Notice

C. Comments From Anyone Present Requesting To Be Heard

D. Director Of Community Services/Public Works Andy LaFond To Read Any Correspondence Received Related To The Request

E. Motion To Close Public Hearing

V. BUSINESS

A. Approval of Minutes

1. January 10, 2023 (att)

B. Review and Action regarding making a determination pursuant to Zoning Code 17.0204(D) that sawmills and lumberyards are similar in character (att)

C. Review and Action regarding Conditional Use Application, Quarry Development LLC, 601 North Main Street, William Conley For a Temporary Lumberyard Operation (att)

D. Review and Action regarding Gazebo, 317 Crescent Lane, Tom and Yvonne Eynon (att)

E. Review and Action regarding Shed, 410 Crescent Lane, Dennis F. Pecus (att)

F. Review and Action regarding Single-Family Home Construction, 636 Green Bay Road, Mikkelson Builders, Cameron Mikkelson (att)

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

VI. STAFF REPORT

A. Staff Report (att)

VII. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

March 17, 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.

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.

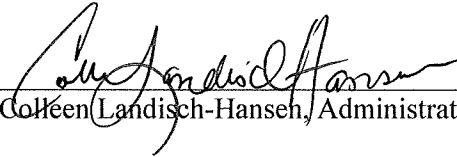
VILLAGE OF THIENSVILLE
OFFICIAL PUBLIC NOTICE
OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Plan Commission of the Village of Thiensville that will meet on Tuesday, March 21, 2023, at 6:00 PM at the Village of Thiensville Municipal Building, Board Room, 250 Elm Street, Thiensville, Wisconsin, to consider a Conditional Use Permit applied for by Quarry Development, LLC, 601 for North Main Street , 0886291 PRT LOT 7 BLK 2 COMM 737 FT W & 453 FT SE OF NE COR NE SE TH SE ALG C/L RD 272 FT W 395 FT NW ALG E/L ROW 375 FT NE 245 FT SE 222 FT NE 145 FT POB ASSESSOR'S PLAT for the Temporary Use as a Lumberyard and Sawmill.

Said Conditional Use shall be considered pursuant to Chapter 17.1205 of the Village Zoning Code.

Published: March 7, 2023
March 14, 2023

Village of Thiensville Plan Commission


Colleen Landisch-Hansen, Administrator/Clerk



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, January 10, 2023

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
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 was no communication received or citizens present to be heard.

IV. BUSINESS

A. Approval of Minutes

1. December 13, 2022 (att)

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve the December 13, 2022 Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Monument Sign Plan Approval, Thiensville-Mequon Small Animal Clinic, 425 North Main Street (att)

Planner Censky noted the sign plan complies with Village Code.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Monument Sign Plan, Thiensville-Mequon Small Animal Clinic, 425 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Sign Plan Approval, Borland Properties LLC, 153 North Main Street (att)

Borland Properties, 153 North Main Street, proposes replacing the panels in the existing sign of the former PNC Bank with signage for State Farm Insurance. Planner Censky noted the application fully complies with Village Code.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Sign Plan, Borland Properties LLC, 153 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Gazebo, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road (att)

Jesse Daily, owner of Daily Taco + Cantina, 105 West Freistadt Road, presented plans for a gazebo. The structure will be heated in winter and the walls can be removed during warmer weather. The footprint will be 20'x12', which is smaller than the 20'x20' tent now on the property. Mr. Daily would like to install the gazebo by May 1, 2023.

Chairman Mobley asked how this project relates to the Zoning Board of Appeals matter related to the tent. Director LaFond noted the Plan Commission takes up applications for structures that are allowed in the Village that are complete and submitted in a timely manner. There is a provision to withhold a permit if there are unpaid taxes or overdue fines, unless the fines are being appealed. There is a pending appeal related to the tent. It is appropriate to take up this application prior to resolution of the appeal.

Mr. Daily would like the gazebo to remain in place year-round. Director LaFond noted a structure of this type is regarded as permanent and will be subject to obtaining a building permit and inspection. There are property tax implications. The property owner has consented to Mr.

Daily regarding the project. Chairman Mobley believes a better location for the gazebo would be inside the existing fenced-in area. Mr. Daily believes it is more appropriate in the location where the tent is now located.

Planner Censky noted this is considered an accessory structure which requires a primary structure on the parcel. Director LaFond noted the proposal increases the amount of total outdoor dining but does not have a significant effect on parking or the need for rest rooms.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Permanent Accessory Structure on the Site Proposed Subject to Building Inspection and Fire Department Review, Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road.

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

Naes: None

Abstain: Commissioner Kucharski

MOTION CARRIED.

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

Director LaFond noted options for regulating feather banners have been discussed previously by the Plan Commission. The topic has also been discussed by the Village Board.

Commissioner Chimenti prefers the proposal that requires a business logo on the feather banner. Commissioner Dyer noted the costs of a banner are significantly more for custom banners. Commissioner Gattoni is opposed to feather banners because they become faded and tattered. Commissioner Kucharski believes feather banners should be allowed with some restrictions. Commissioner Gengler asked about provisions for banners used temporarily for special events. Chairman Mobley noted that the rules need to be clear and easy to enforce.

Director LaFond added the Village could require an annual permit for feather banners so if there are repeated violations the permit would not be renewed. Banners would be allowed 24 hours in advance until the end of special events by permit. Commissioner Gattoni suggested the changes to the Sign Code cover sandwich board signs and feather banners.

Commissioner Chimenti proposed limiting feather banners and sandwich board signs to areas zoned Business with an annual permit. Display is limited to business hours. Special events would require a permit and are restricted to 24 hours in advance until the end of the event. Feather banners and sandwich boards must include the business logo. Director LaFond will have a new draft for the Plan Commission to review at the next meeting.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond noted there were small revisions to the previously approved landscape plan for the Thiensville-Mequon Small Animal Clinic, 425 North Main Street, that were related to the sign plan approved earlier in the meeting. The landscaping changes were approved by staff.

Staff is pursuing property maintenance issues and an unlicensed motorcycle at 510 Green Bay Road. Police also spoke with the resident at 323 Heidel Road regarding a large amount of garbage outside. Police contacted property owners at 201 North Main Street and 207 South Main Street about snow left on the sidewalk on December 27, 2022. In both cases, the snow was removed. The Zoning Board of Appeals denied an appeal related to placement of a shed at 202 Woodside Lane. A certified letter was sent to the owner of Daily Taco + Cantina by the Zoning Administrator to start enforcement action after the Plan Commission denied an extension for the temporary tent on the property. The business has been granted a stay until resolution of an appeal to the Zoning Board of Appeals.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 7:18 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

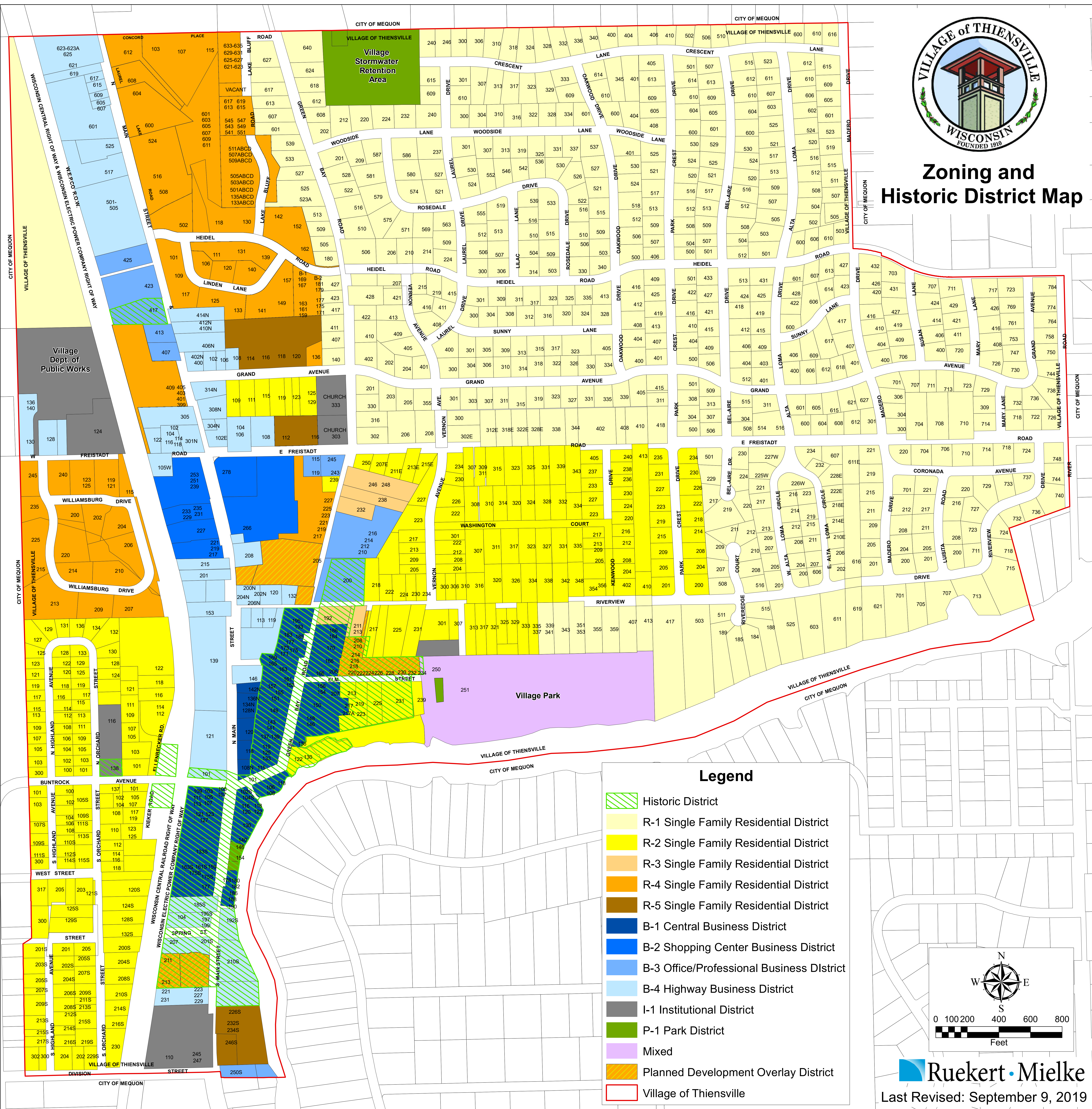
Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

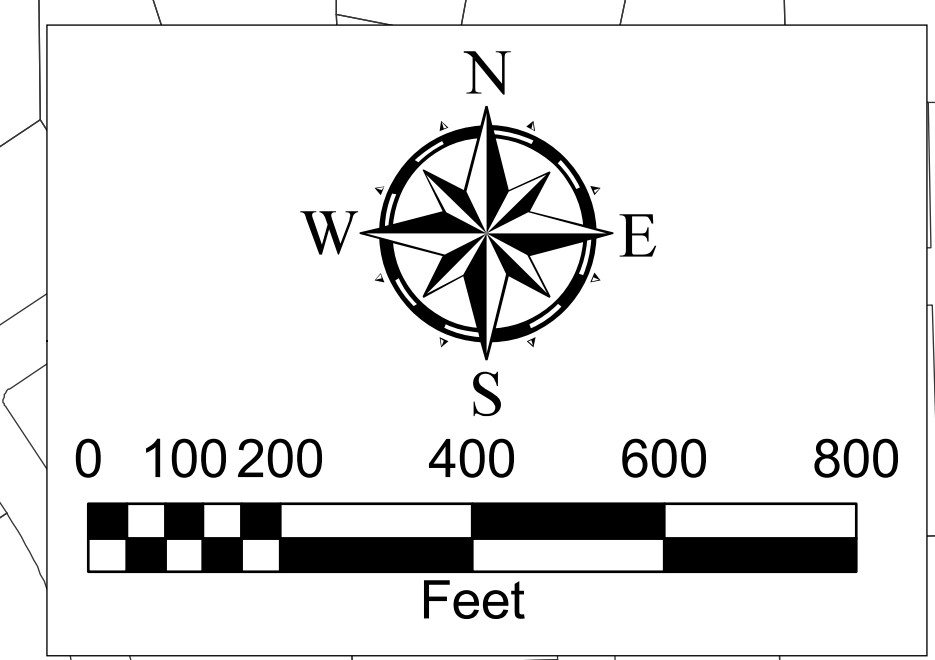


Zoning and Historic District Map



Legend

- Historic District
- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Residential District
- R-4 Single Family Residential District
- R-5 Single Family Residential District
- B-1 Central Business District
- B-2 Shopping Center Business District
- B-3 Office/Professional Business District
- B-4 Highway Business District
- I-1 Institutional District
- P-1 Park District
- Mixed
- Planned Development Overlay District
- Village of Thiensville



SECTION 17.0200 GENERAL PROVISIONS

17.0201 JURISDICTION

The jurisdiction of this Ordinance shall apply to all structures, lands, water, and air within the corporate limits of the Village of Thiensville.

17.0202 COMPLIANCE

No structure, land, water, or air shall hereafter be used or developed; and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or substantially, improved without full compliance with the provisions of this Ordinance and all other applicable local, county, and state regulations.

17.0203 MUNICIPALITIES AND STATE AGENCIES REGULATED

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this Ordinance and obtain all required permits. State agencies are required to comply if Section 13.48(13) of the Wisconsin Statutes applies. The construction, reconstruction, maintenance, and repair of state highways and bridges by the Wisconsin Department of Transportation are exempt from compliance when Section 30.12(4)(a) of the Wisconsin Statutes applies.

17.0204 USE REGULATIONS

Only the following uses and their essential services may be allowed in any district.

- A. Principal Uses specified for a district.
- B. Accessory Uses and structures are permitted in any district but not until their principal structure is present or under construction.
- C. Conditional Uses and their accessory uses are considered as special uses requiring review, public hearing, and approval by the Village Plan Commission in accordance with Section 17.1205. When a use is classified as a Conditional Use at the date of adoption of this Ordinance, it shall be considered a legal use without further action of the Village. Changes to or substitution of Conditional Uses shall be subject to review and approval by the Plan Commission in accordance with Section 17.1205.
- D. Uses Not Specified in this Ordinance and which are found to be similar in character to principal uses permitted in the district may be permitted by the Plan Commission.
- E. Temporary Uses, such as real estate sales field offices or shelters for materials and equipment being used in the construction of a permanent structure, may be permitted by the Plan Commission as a conditional use after review, public hearing, and approval in accordance with Section 17.1205 of this Ordinance.
- F. Performance Standards listed in Section 17.0900 shall be complied with by all uses in all districts.

17.0205 SITE REGULATIONS

No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, or low bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of this community. The Village Plan Commission, in applying the provisions of this section, shall in writing recite the particular facts upon which it bases its conclusion that the land is not suitable for certain uses. The applicant shall have an

C. Conditional Uses

- (1) Funeral homes and crematoriums.
- (2) Utilities.
- (3) Radio and television transmitting and receiving stations.
- (4) Banks with drive in and drive through lanes.
- (5) Apartment units located above or adjacent to the primary business, which may be rented to persons other than those specified in Section 17.0308 B.(3) above.
- (6) All buildings containing over 20,000 square feet.
- (7) Buildings over one hundred (100) years old which were originally constructed for single family residential use may be used for up to 100% single family residential use provided however that the single-family residential use may not be expanded.

D. Lot Area and Width

- (1) Lots shall have a minimum area of 10,000 square feet and shall have a minimum lot width of 75 feet at the building line.

E. Building Height

- (1) No principal building or parts 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, but no less than five (5) feet.
 - a. All new construction will require a minimum setback from the street right-of-way not less than five (5) feet.
 - b. All new construction will require a minimum offset from the rear lot line a distance of not less than 25 feet.
 - c. There shall be a side yard on each side of all buildings not less than 15 feet in width.

G. Site Plans to be Submitted to Plan Commission

- (1) Every builder of any building hereafter erected or structurally altered for use in the office and professional district shall before a building permit is issued, present detailed site plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208 who 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.

17.0311

B-4 HIGHWAY BUSINESS DISTRICT

The B-4 Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

A. Permitted Uses

- (1) Any use permitted in the B-2 Shopping Center Business District.
- (2) Motels and motor hotels.
- (3) Building supply stores excluding lumber yards.
- (4) Automotive, aircraft, and marine sales and service.
- (5) Restaurants, not including restaurants with drive in and drive through lanes.
- (6) Convenience food stores.
- (7) Interior decorator/design.

B. Permitted Accessory Uses

- (1) Accessory garages for storage of vehicles used in conjunction with the operation of the business.
- (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) Essential Services.
- (5) Satellite dish antennas located on the roof of the principal structure or in the rear yard.
- (6) Roof mounted solar collectors.
- (7) Private swimming pools provided that such pool construction is in compliance with Section 14.433 of the Village of Thiensville Building Code.
- (8) Garden Shop.

C. Conditional Uses

Buildings over forty (40) years old which were originally constructed for residential use may be used for up to 100% residential use provided however that the residential use may not be expanded.

- (1) Gasoline service stations provided that all service islands and pumps shall meet the setback requirements.
- (2) Banks with drive in and drive through lanes.
- (3) Restaurants with drive in and drive through lanes.
- (4) Solar collectors erected as an accessory structure.
- (5) Lumber yards.
- (6) Crematory services.
- (7) Utilities.
- (8) Printing.
- (9) Outdoor display of retail merchandise.
- (10) Meat lockers.
- (11) Processing and assembling of final products where the space for the manufacturing process does not exceed 2,000 square feet.
- (12) Apartment units located above the primary business, which may be rented to persons other than those specified in Section 17.0308B.(3) above.
- (13) All buildings containing over 20,000 square feet.
- (14) Buildings over forty (40) years old which were originally constructed for residential use may be used for up to 100% residential use provided however that the residential use may not be expanded

D. Lot Area and Width

- (1) Lots shall have a minimum area of 10,000 square feet and shall have a minimum lot width of 75 feet at the building line.

E. Building Height

- (1) No principal building or parts of a principal building shall exceed 35 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, but no less than five (5) feet.
 - a. All new construction will require a minimum setback from the street right-of-way a distance equal to the average of the setback of buildings on both sides of the lot concerned, but not less than five (5) feet.
 - b. There shall be a side yard not less than 20 feet in width.
 - c. 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 use in the highway business district shall before a building permit is issued, present detailed site plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208 who 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.

17.0312

I-1 INSTITUTIONAL DISTRICT

The I-1 Institutional District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public related ownership and where the use for public purpose is anticipated to be permanent.

A. Permitted Uses

- (1) Public or private schools, colleges, and universities.
- (2) Churches.
- (3) Commercial day care centers.
- (4) Post office.
- (5) Hospitals, sanatoriums and nursing homes.
- (6) Libraries, museums, and art galleries.
- (7) Public administrative offices, and public service buildings, including fire and police stations.
- (8) Public utility offices.
- (9) Water storage tanks and towers.
- (10) Fraternal lodges.

Receipt 63125
2/9/23 \$1000-



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: Stagecoach Lumber Date: Feb 9, 2023

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 601 N. MAIN ST.

Current Zoning: B-3 Proposed Zoning: B-3

Present Use: VACANT Proposed Use: Lumber yard

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: Quarry Development, LLC

Address: 177 GREEN BAY RD

City THIENSVILLE State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: BILL CONLEY

Company: _____

Address: 177 GREEN BAY RD

City THIENSVILLE State WI Zipcode 53092

Phone: (262) 894-4353 Fax: _____

E-mail address: bcpersmail@yahoo.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.

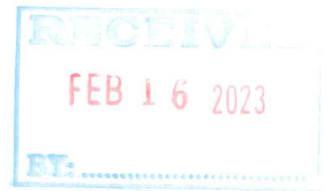
Applicant and Owner hereby certify that they have read and understand all the Information in this form.

Applicant: William Conley Date: 2-9-23

Owner: Quarry Development, LLC Date: 2-9-23

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

601 N. Main - Application for "conditional use" - Lumber Yard

Creation of a lumber yard on a temporary / trial basis.

Several loads of logs delivered and stored on site to be fabricated over the course of 3- 5 months.

Staging an approx. 20' portable sawmill for the purpose of sawing timbers / boards

Additionally we will perform some hand tool moderations, adaptations to the timbers for later assembly. Want to erect a temporary shelter (approx 18' X 30') for this fabrication work.

Timbers to be used for local project(s)

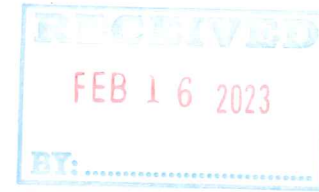
Anticipated hours 8:00 am to 5:30pm

Advantages / Benefits

- * Give use / purpose to a long vacant site.
- * Unusual attraction - creating interest in the site.
- * Create a conversation about other potential downtown enterprises.
- * Measure the appetite for different downtown ventures.
- * A venture that is unique and different to the area.
- * Perhaps attract other artisans and entrepreneurs to the area.
- * Learning experience for an occasioned visitor.

If more information or conversation would be helpful please reach out to me via phone or email at : Bill Conley @ cell (262) 894-4353 / bcpersmail@yahoo.com

NORTH



Proposal for Conditional Use

We will be using the lot for staging logs and milling using a small portable sawmill. The lumber will then be finished by hand.

Duration:
Milling-Mid March through June

Staging/Finishing- Mid March through September

**RANGE
LINE
DESIGN**

N55W6079 Portland Rd
Cedarburg, WI 53012
262.343.0911
rangeline.design

CLIENT
Cedarburg Hospitality LLC
W61N520 Washington Ave
Cedarburg, WI 53012

ISSUE
02.13.2023
RE-ISSUE
MM.DD.YY

PROJECT
Stagecoach Inn
Gathering Space

DRAWN BY
Dan Wolf
DESCRIPTION
Site Use

Scale: 1"=10'

A1.01

From: bill conley <bcpersmail@yahoo.com>

Sent: Monday, March 6, 2023 12:48 PM

To: Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>

Subject: lumber Yard / Conley

Andy,

Jon Censky asked that we furnish the attached info regarding our temporary lumber yard plan. Could you please forward this info to Jon.

The areas are outlined on the parcel layout

The access to the sites are the two current driveways.

The saw dimensions are evident on the attached photo.

If you would like any additional info please let me know. Thank you again for your help on this.

Bill Conley

(262) 894-4353





QUARRY DEVELOPMENT LLC TEMPORARY LUMBERYARD

To: Thiensville Plan Commission

By: Jon Censky, Village Planner

Agenda Item:

Date: March 21, 2023

General Information

Applicant:

Quarry Development LLC, William Conley

Status of Applicant:

Owner

Location:

601 N. Main Street

Requested Action:

Temporary Lumberyard Operation

Existing Zoning:

B-4 Highway Business District

Lot Size:

2.756 Acres

Existing Land Use:

Vacant

Report:

The applicant is requesting approval to operate a lumberyard on the vacant (former bowling alley) site. This use will include the storage, sawing, and fabrication wood material over the course of 3 – 5 months. Staff notes that lumber yards are listed as a permitted conditional in the B-4 District.

While Mr. Conley's request is for a lumberyard, the only piece of equipment that will be provided is a portable saw and therefore, the question that needs to be answered is, is this a sawmill or a lumberyard. Staff notes that **Section 17.0204 D. of the Zoning Code states: Uses not specified in this ordinance and which are found to be similar in character to principal uses permitted in the district may be permitted by the Plan Commission.** Therefore, Commissioners will need to make a determination that sawmills and lumberyards are similar in character. Wikipedia defines lumberyards as **"a location where lumber and wood-related products used in construction and/or home improvement projects are processed or stored and some of these may also provide services such as planers, saws and other larger machines"**. According to this definition, these two uses seem interchangeable.

According to his information, Mr. Conley will be installing a portable 20' long saw for the purpose of sawing timber into lumber. In order to make use of the existing onsite asphalt surface, the saw is proposed to be located in the southwest quadrant of the site with the log storage/staging area at the southeast corner fronting on Main Street. North of the sawing area and directly behind the two adjacent Main Street residential structures, the applicant proposes to erect an 18' X 30' shelter for fabrication work. This use is expected to be in operation for 3-5 months with their hours to be 8:00 am to 5:30 pm.

Staff Comments:

Staff notes that according to State Law, "Conditional Use" means a use permitted by conditional use permit. If an applicant meets or agrees to meet all requirements and conditions imposed, this Commission shall grant the conditional use permit. To deny such a request, substantial evidence must be presented. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet.

Staff recommends the sawmill and log storage area be located as far back on the site away from adjacent residences and Main Street and that the applicant agrees to the conditions listed in the attached conditional use permit.

CONDITIONAL USE GRANT

To permit the temporary use of a “lumberyard”.

Before the Planning Commission of the Village of
Thiensville, Ozaukee County, Wisconsin, in regard
To Premises located at 601 Main Street
in The Village of Thiensville, Ozaukee County, State of
Wisconsin, and further defined as follows:

Tax Parcel # 12-050-02-07-001

0886291 PRT LOT 7 BLK 2 COMM 737 FT W & 453 FT SE OF NE COR NE SE TH SE ALG C/L RD 272 FT
W 395 FT NW ALG E/L ROW 375 FT NE 245 FT SE 222 FT NE 145 FT POB ASSESSOR'S PLAT

WHEREAS, the Zoning Code and Zoning District Map of the Village of Thiensville, pursuant to State Statutes, provide that the premises may not be used of right for purposes hereinafter described but that, upon petition, such use may be approved by the Village as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Thiensville having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter state that the Premises may be used for the purpose of a temporary “lumberyard”.

GRANTED by action of the Planning Commission of The Village of Thiensville this __ day of ____, 2023.

Village Planning Commission Secretary
Andy LaFond, Director of Community Services

Planning Commission Chairperson
Van Mobley, Village President

Original filed at the Thiensville Village Hall.

The **GENERAL CONDITIONS** of this Grant are:

- a. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.

- b. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of the Planning Commission approval noted above.
- c. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
- d. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
- e. Construction and operation of the use granted shall be subject to full compliance with any other applicable rules/laws as set forth by any other governmental or quasi-governmental departments/entities with jurisdiction over this site, construction and/or operation such as, but not necessarily limited to, the Village's Building Inspections, Public Works, Police and Fire Departments, Ozaukee County, Wisconsin DNR, the State of Wisconsin, ... and similar.
- f. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
- g. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- h. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- i. **Conditions on the Use/Operations:**
 - 1. The permitted period of time for this use shall be 3/21/2023 to 8/21/2023.
 - 2. The permitted days/hours of operation of this use shall be limited to Monday thru Friday only from 8:00am to 5:30pm.
 - 3. There is no new site lighting permitted in association with this use;
 - 4. Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, dust, loitering, public safety, illegal activity, shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant or portions thereof.
 - 5. No new signage is requested or approved as a part of this CUG. Any future signage shall be subject to review under the Village Sign Code prior to placement at the site.
- j. **Conditions on the Existing Site and Structures:**
 - a. All activity shall cease and all machinery, equipment, logs, lumber and any other material associated with the lumberyard operation shall be removed and the site cleaned-up to reflect pre-lumberyard conditions, on or before 8/21/2023.
- k. **Other:** None.



Village of Thiensville

Plan Commission Application



Property Address: 317 CRESCENT LANE, Thiensville WI 53092

12-051-0009.000
Tax Key #

RESIDENTIAL
Current Zoning

Property Owner

Applicant ☒ Same as owner

TOM & YVONNE EYNON
Name

Yvonne - 414/899-4868
Name

317 CRESCENT LANE
Address

Address

THIENSVILLE WI 53092
Phone

Phone

yvonne_eynon@yahoo.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.

Replacing an old gazebo with a Yardistry 12' x 10' CEDAR GAZEBO
WITH ALUMINUM ROOF. THE NEW STRUCTURE WILL BE IN THE EXACT
LOCATION ON OUR CONCRETE PATIO AS THE OLD. PROPERTY LINE
PICTURE IS ATTACHED ALONG WITH SPECIFICATIONS OF NEW
GAZEBO, AND PATIO DRAWING.

Yvonne Eynon
Applicant's Signature

MARCH 8, 2023
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 3/8/23 Planner Staff Report Completed on _____

Plan Commission Meeting Date 3/21/23

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

ADDITIONAL REMARKS/CONDITIONS:

3/10 - Notified applicant that this will be considered 3/21. - gpt

Village Staff

Title

Date



| Key Features

- Built with 100% premium cedar lumber
- Heavy-duty, curved gussets add strength and stability
- Snow load and wind tested to exceed the industry's highest standards
- 5 1/2" x 5 1/2" Posts with a premium post base and heavy-duty mounting hardware
- Rust-proof, coffee brown colored aluminum roof
- Pre-cut, pre-drilled, pre-stained in a natural cedar stain color
- Double beam roof support with cedar roof straps, rafters and 2 cedar roof ties

| About this Gazebo

The 10' x 12' Meridian Gazebo provides an excellent space for enjoying friendly conversation or a quiet, relaxing day. Sturdy, 5 1/2" x 5 1/2" inch posts with classic plinths provide a steady foundation without blocking exterior views, and stylish curving gussets provide graceful organic lines and reliable support. It's perfect for a few plush

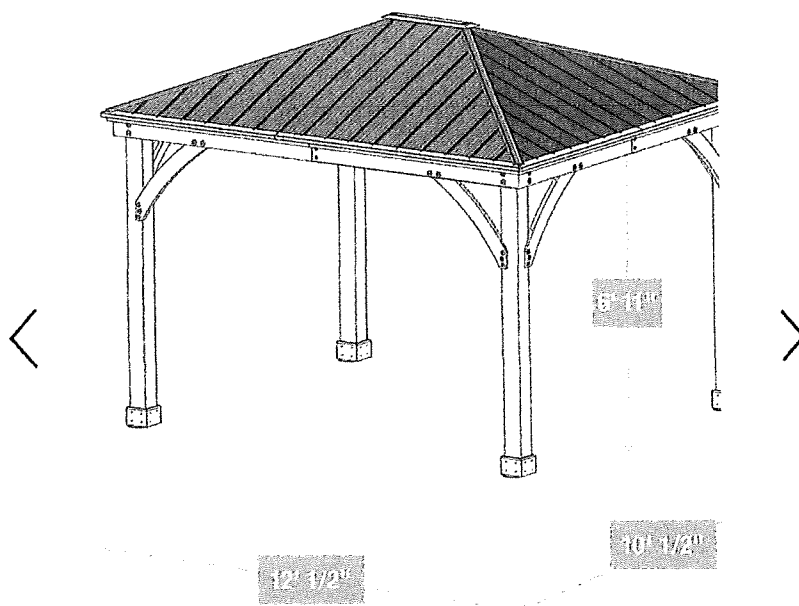
outdoor chairs, a table for beverages and refreshments, or a mid-sized picnic or dinner table.

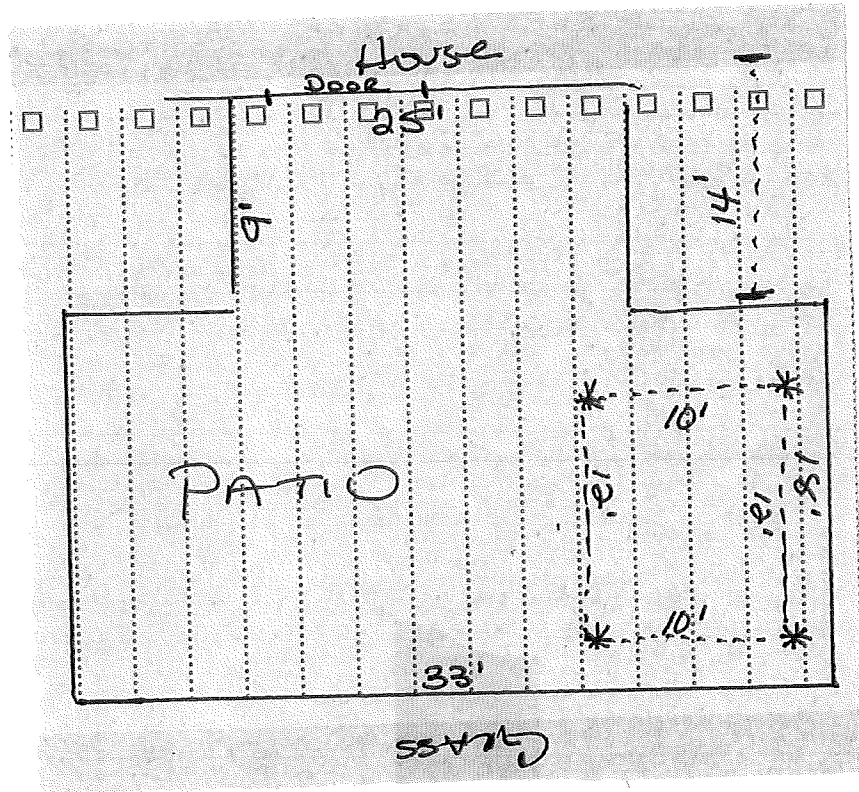
Cedar has many advantages for use in outdoor structures like this gazebo. It doesn't swell, warp or decay, is naturally resistant to insects, and is naturally beautiful. It's made of 100% premium exterior grade cedar and coated in an environmentally friendly natural cedar-color stain that will protect the wood and extend its life.

The lightweight, Coffee Brown colored aluminum roof protects occupants from every type of weather and requires very little maintenance or upkeep. All wood sections are pre-cut and pre-drilled for easier assembly. The 10×12 Meridian Gazebo comes with simple-to-follow illustrated instructions. Yardistry stands by the quality of its products and comes with a five-year limited warranty.

| Dimensions

- Roof Dimensions: 10' ½" L x 12' ½" W x 9' 6" H
- Base Dimensions (outside to outside of posts): 9' 1 7/8" L x 11' 1 7/8" W
- Base Dimensions (inside to inside of posts): 8' 2 7/8" L x 10' 2 7/8" W







PROPERTY LINE
GAZEBO LOCATION
DISTANCE IS 14' FROM HOUSE TO GAZEBO
PROPERTY LINE



(OLD GAZEBO).
New Gazebo would be in same location

Village of Thiensville - Gary Achterberg

From: Village of Thiensville - Andy Lafond
Sent: Thursday, March 9, 2023 7:33 AM
To: Village of Thiensville - Gary Achterberg; Jon Censky (6954jpc@sbcglobal.net)
Subject: RE: 317 Crescent Lane Gazebo Application

Follow Up Flag: Follow up
Flag Status: Flagged

Jon,

The fact that is made of cedar, has a metal roof, and is replacing a long standing structure speaks to a level of permanence here that leads me to think it should go to the PC.

Best,

Andy LaFond

Director of Community Services/Public Works

Village of Thiensville

262-242-3720 Village Hall

262-292-3373 Direct

www.Village.thiensville.wi.us



Sign up for The [Village Voice](#) electronic newsletter

TOM AND YVONON EYNON GAZEBO

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: March 21, 2023

General Information

Applicant:	Tom & Yvonon Eynon
Status of Applicant:	Property Owner
Requested Action:	Gazebo Replacement
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	317 Crescent Lane
Land Use Plan Designation:	Single Family Residential
Existing Land Use:	Single Family Residential

Proposal:

The applicant is requesting approval to replace their existing backyard deck gazebo with a new gazebo to be located in the exact location of the existing. The new gazebo will be located on the existing concrete patio and is to be constructed of cedar material with an aluminum roof.

Planners Comments:

As noted, this gazebo will replace the existing one on their rear yard patio which is completely out of view from the public and adjacent neighbors. My review indicates the gazebo is in full compliance with the setback requirements of the zoning code and therefore, approval is recommended subject to:

- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 410 CRESCENT LA, Thiensville WI 53092

12-057-22-05-000

Tax Key #

R-1

Current Zoning

Property Owner

Applicant ☒ Same as owner

DENNIS F. PECUS

Name

Name

410 CRESCENT LA

Address

Address

414-405-1910

Phone

Phone

D PECUS @ LIVE.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.

YARD SHED 13' x 8' x 11'

WALLS + ROOF TO MATCH HOUSE

SEE "YARD SHED" FOR DETAILS

[Signature]

Applicant's Signature

3/15/23

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 3/16/23 Planner Staff Report Completed on _____

Plan Commission Meeting Date 3/21/23

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

ADDITIONAL REMARKS/CONDITIONS:

Village Staff	Title	Date
---------------	-------	------

YARD SHED PROPOSAL

Lot Size: .328 acres

Proposed shed size: 13' x 8' footprint, 4' x 9' including overhang, height 11'.

Foundation: Crushed concrete pad, 13' x 8' 6", with 9 capstones and 3 treated double 2" x 6" skids. See drawing enclosed.

Floor frame: All 2" x 6" on 16" centers.

Floor: $\frac{3}{4}$ " CDX plywood.

Wall framing: All 2" x 4", single plate, single header, studs on 24" centers.

Siding: LP Smartside.

Trusses: All 2" x 4" on 24" centers, double gusset joints, glued and nailed, with collar ties and hurricane straps.

Roof deck: $\frac{1}{2}$ " CDX plywood with H clips.

Roofing: Felt with asphalt shingles, ridge vent and soffit vents.

Fasteners: All framing fastened with 3" deck screws.

Color: Walls and roof to match house.

TO WEST
LOT LINE

LOT LINE

724.25'
(ACTUAL)

RAISED PLANTING BED

3 FEET

N

PROPOSED
SHED
LOCATION

14'x10'

apx
10'

LOT
LINE

34' (ACTUAL)
TO LOT LINE

HOUSE

11' 2"
(ACTUAL)

127.64
FT.
(ACTUAL)

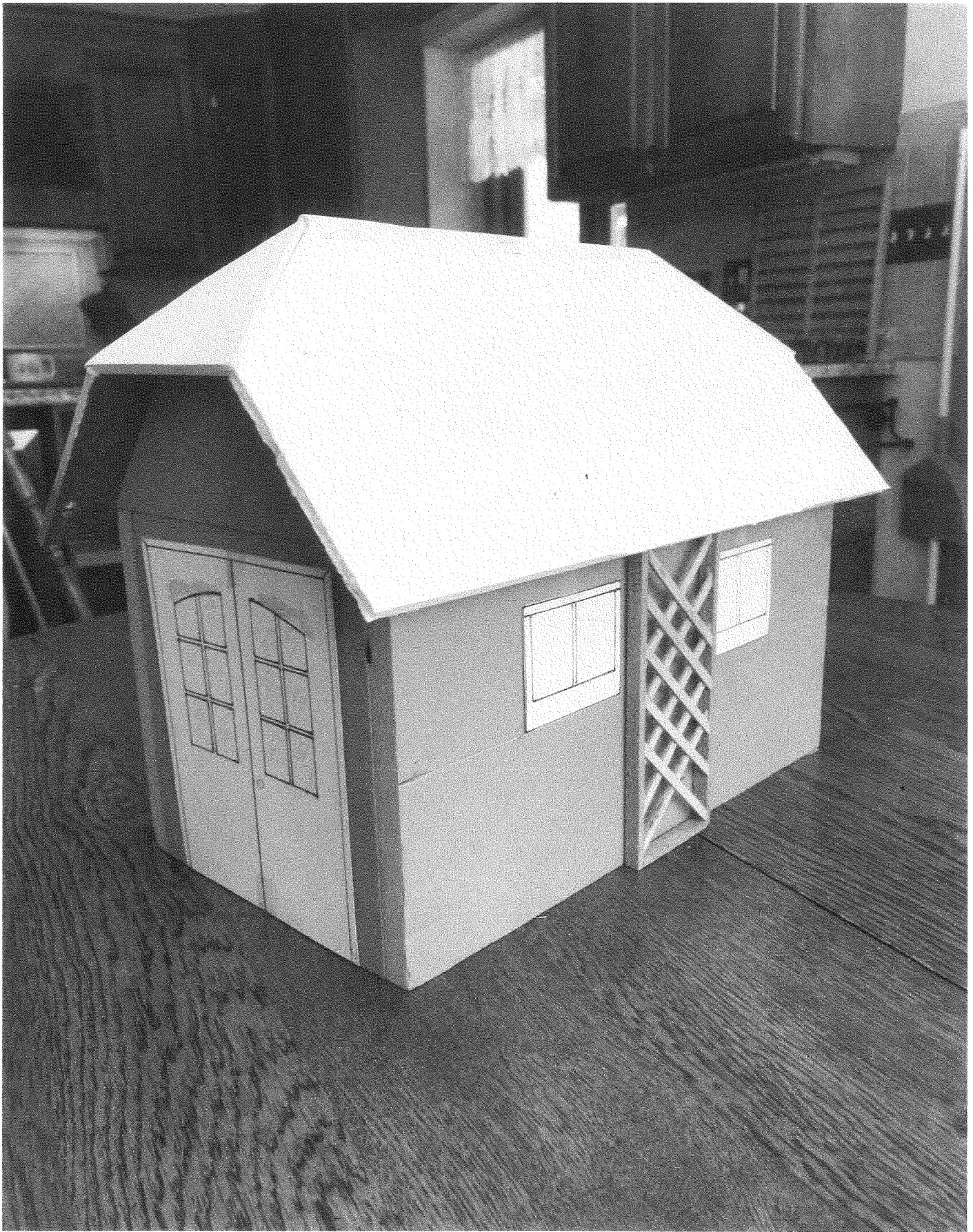
3 FEET

SCALE EXTRAPOLATED
FROM HOUSE CONSTRUCTION
PLOT MAP

DRIVEWAY

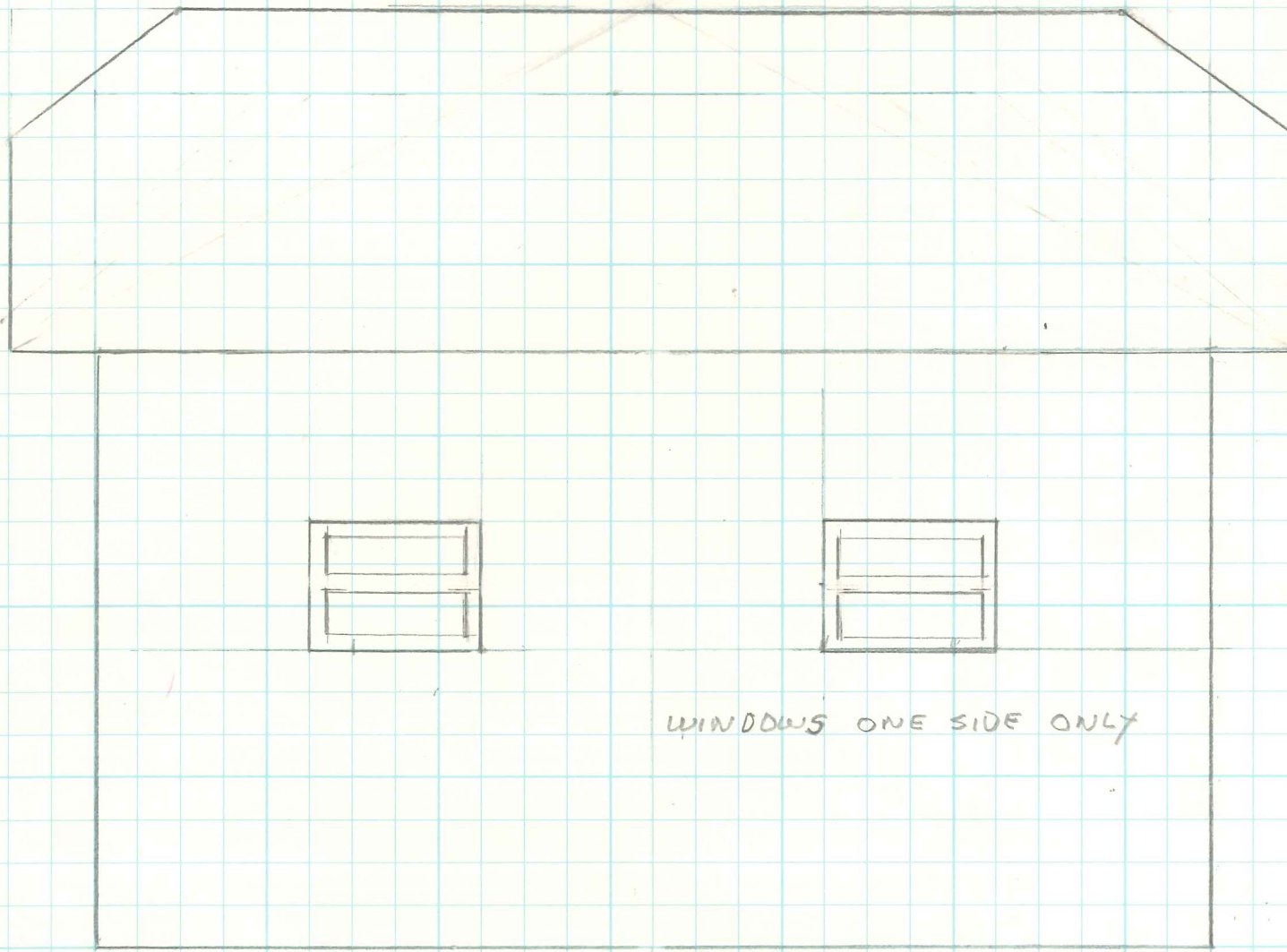
38' 6"
(ACTUAL)

26' 6"
(ACTUAL)



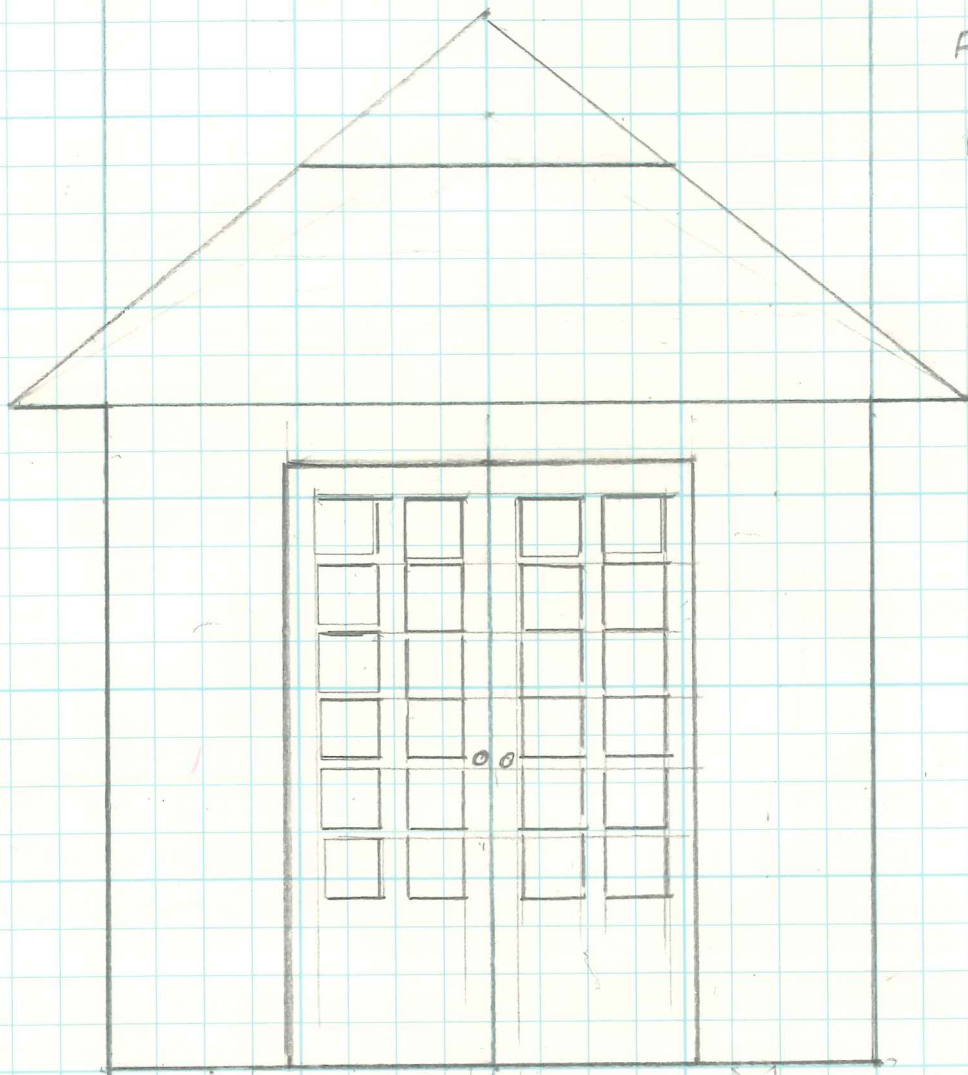
SCALE MODEL

SHED
SIDE VIEW



WINDOWS ONE SIDE ONLY

SCALE $\frac{1}{2}'' = 1 \text{ FT}$

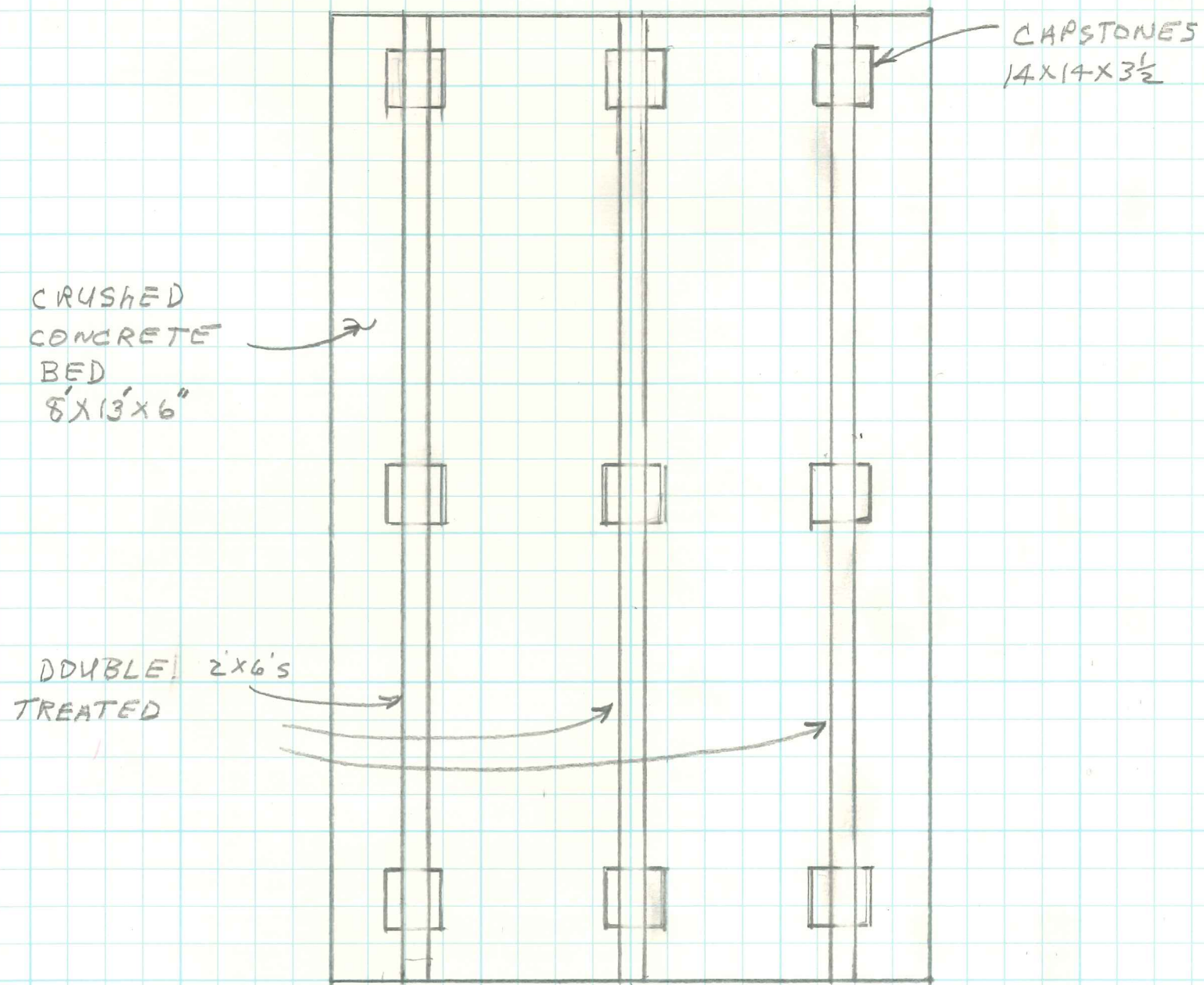


SHED
FRONT VIEW

REAR-NO WINDOW

SCALE - $\frac{1}{2}$ " = 1 FT.

FOUNDATION



262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>			PERMIT NO. TAXKEY#																						
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>THIENSVILLE</u>	PROJECT LOCATION (Building Address)	<u>410 CRESCENT LA</u>																							
	COUNTY: <u>OZAUKEE</u>	PROJECT DESCRIPTION	<u>YARD SHED</u>																							
☐ COMMERCIAL ☐ ONE & TWO FAMILY																										
Owner's Name: <u>DENNIS F. PECUS</u> Mailing Address - Include City & Zip: <u>410 CRESCENT LA THIENSVILLE WI</u> Telephone - Include Area Code: <u>414-405-1910</u>																										
Construction Contractor (DC Lic No.): <u>By owner</u> Mailing Address - Include City & Zip: Telephone - Include Area Code:																										
Dwelling Contractor Qualifier (DCQ Lic No.): Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code:																										
Plumbing Contractor (Lic No.): Mailing Address - Include City & Zip: Telephone - Include Area Code:																										
Electrical Contractor (Lic No.): Mailing Address - Include City & Zip: Telephone - Include Area Code:																										
HVAC Contractor (Lic No.): Mailing Address - Include City & Zip: Telephone - Include Area Code:																										
PROJECT INFORMATION		Subdivision Name		Lot No. <u>5</u> Block No. <u>22</u>																						
Zoning District	Lot Area <u>14,972</u> Sq. Ft.	N.S.E.W. Setbacks	Front <u>115.25</u> Ft. Rear <u>125.75</u> Ft.	Left <u>124.25</u> Ft. Right <u>127.6423</u> Ft.																						
1a. PROJECT ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other <u>YARD SHED</u>		3. TYPE ☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial		6. STORIES ☐ 1-Story ☐ 2-Story ☐ Other																						
1b. GARAGE ☐ Attached ☐ Detached		4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other																						
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company:		7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other																						
		8. USE ☐ Seasonal ☐ Permanent ☐ Other		10. PLUMBING Sewer ☐ Municipal ☐ Septic No.																						
		11. WATER ☐ Municipal Utility ☐ Private On-Site Well		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg. ☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg. ☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table>		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg. ☐	☐	☐	☐	☐	☐	☐	Water Htg. ☐	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																				
Space Htg. ☐	☐	☐	☐	☐	☐	☐																				
Water Htg. ☐	☐	☐	☐	☐	☐	☐																				
				* ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																						
				13. HEAT LOSS (Calculated) Total _____ BTU/HR																						
				14. ESTIMATED COST \$ <u>3,000.00</u>																						
I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																										
☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																										
APPLICANT (PRINT): <u>DENNIS F. PECUS</u> SIGN: _____ DATE: <u>3/15/23</u>																										
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																										
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. F.I. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																										
FEES:		PERMIT(S) ISSUED		SEAL NO. Municipality No.																						
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____																						
		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.		PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																						

BACKYARD SHED 410 CRESCENT LANE

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Date: March 21, 2023

Item No.

General Information

Applicant:

Dennis Pecos

Status of Applicant:

Owner

Requested Action:

Backyard Shed

Zoning

R-1 Single Family Residential District

Proposed Zoning:

No Change

Location:

410 Crescent Lane

Land Use Plan Designation:

Residential

Existing Land Use:

Single Family

Report:

The applicant is proposing a backyard shed to be located approximately 10' off the northeast corner of his house and 3' from the east property line. The shed measures 10' x 14' for 140 square feet in size and will have a height of 11'. The shed will site on a crushed concrete pad.

According to **Sections 17.0603. E.** of the zoning code, **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements that therefore approval is recommended subject to the following:

- The applicant securing a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 636 Green Bay Road, Thiensville WI 53092

120500115005

Tax Key #

Property Owner

James and Karen Geschke

Name

PO Box 332

Address

Hazelhurst, WI 54531

Phone

4147195806

Email address

Residential

Current Zoning

Applicant ☐ Same as owner

Mikkelson Builders - Cameron Mikkelson

Name

1025 W. Glen Oaks Lane, Suite 202

Address

Mequon, WI 53092

Phone

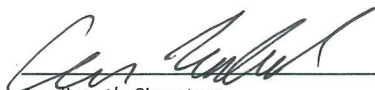
2622418740

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.

To construct a 2800 SF, single-story, modern farmhouse along Green Bay Road. At its closest, the house will sit 56' from the street. The design will incorporate board and batten siding and stone accents to create a new, but rustic appearance. A metal roof over the front porch will give it a farmhouse feel. At the highest point, the asphalt roof will be 27' feet from grade.


Applicant's Signature

2/24/23
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 10.10.22

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 3/8/23 Planner Staff Report Completed on _____

Plan Commission Meeting Date 3/21/23

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

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date





SECTION 13.104
ARCHITECTURAL ELEVATIONS
PROJECT NO. 2023-05
DATE 2-19-23

GESCHKE RESIDENCE

ELEVATIONS

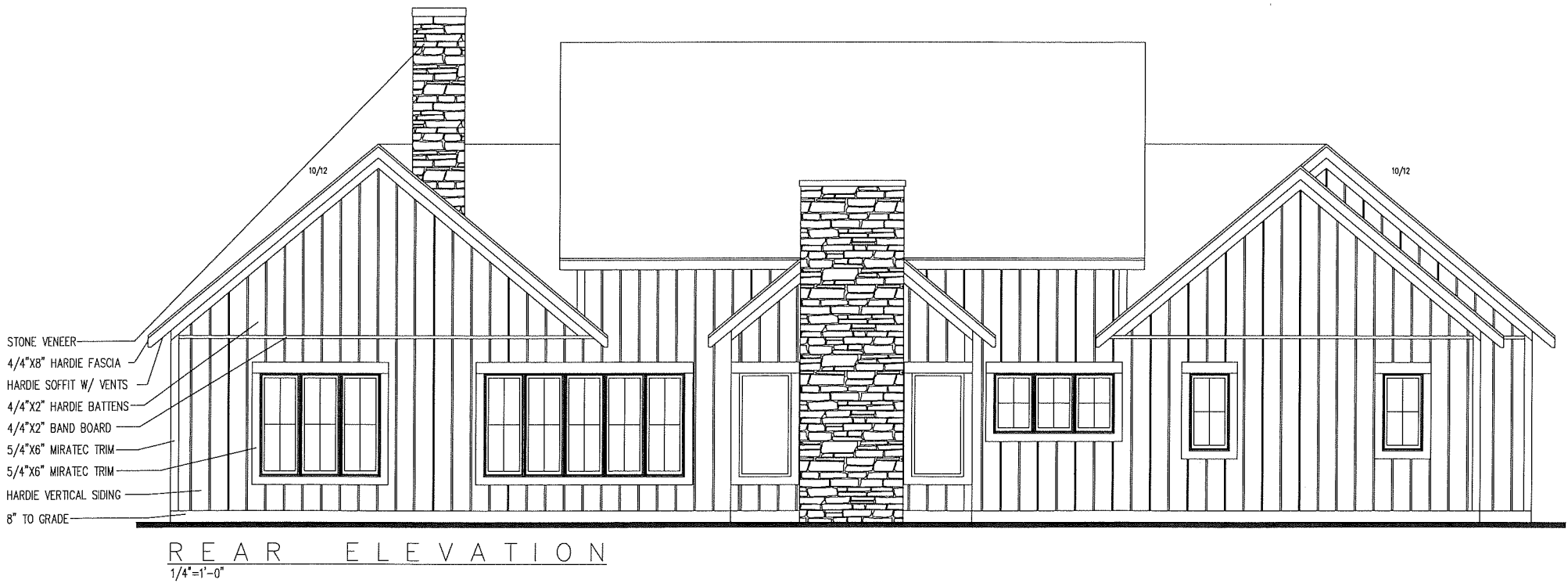
1"=4'-0"

2-22-2023

2023-05

13.104	F.M.D.
13.104	ARCHITECTURAL ELEVATIONS
13.104	PROJECT NO. 2023-05
13.104	DATE 2-19-23
13.104	SECTION 13.104
13.104	ARCHITECTURAL ELEVATIONS
13.104	PROJECT NO. 2023-05
13.104	DATE 2-19-23

AI



ROOF TRUSS HEEL HEIGHTS
10 / 12 PITCH - 12" HEEL - 16" OVERHANG

EXTERIOR SIDING NOTES:
ALL EXTERIOR CORNER BOS. TO BE 3 1/2"
ALL INSIDE CORNER BOS. TO BE 1 1/2"
REMOVE ALL BRICK MOLD OFF EXTERIOR DOORS
AND REPLACE WITH 3 1/2" TRIM BO. EXCEPT
FRONT DOOR.

M

ARCHITECT
DESIGN
FIRM

GESCHKE RESIDENCE

ELEVATIONS

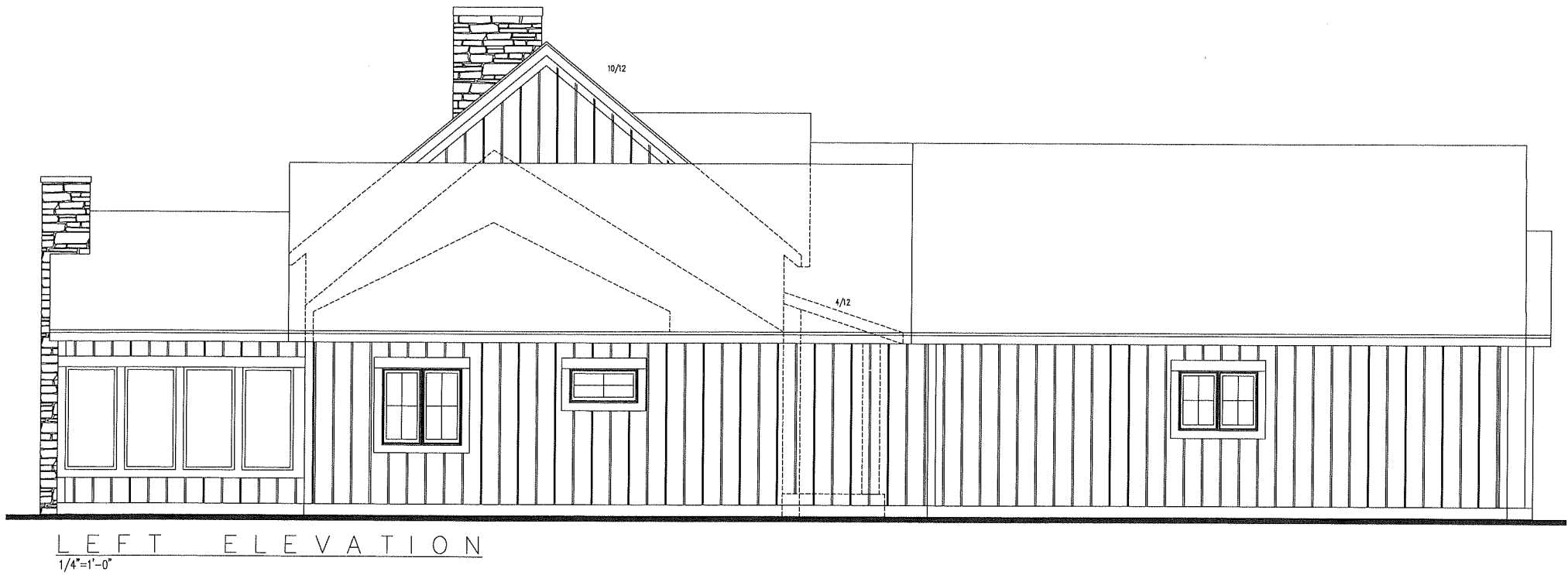
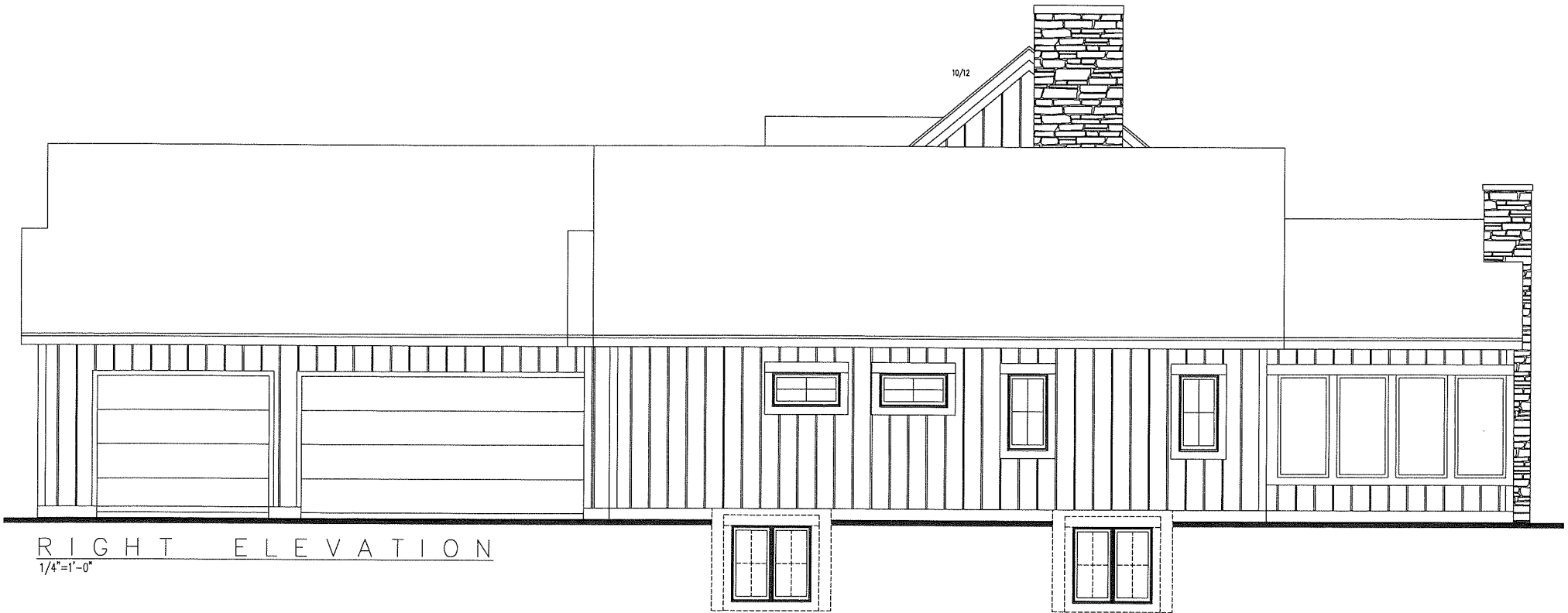
1"=4'-0"

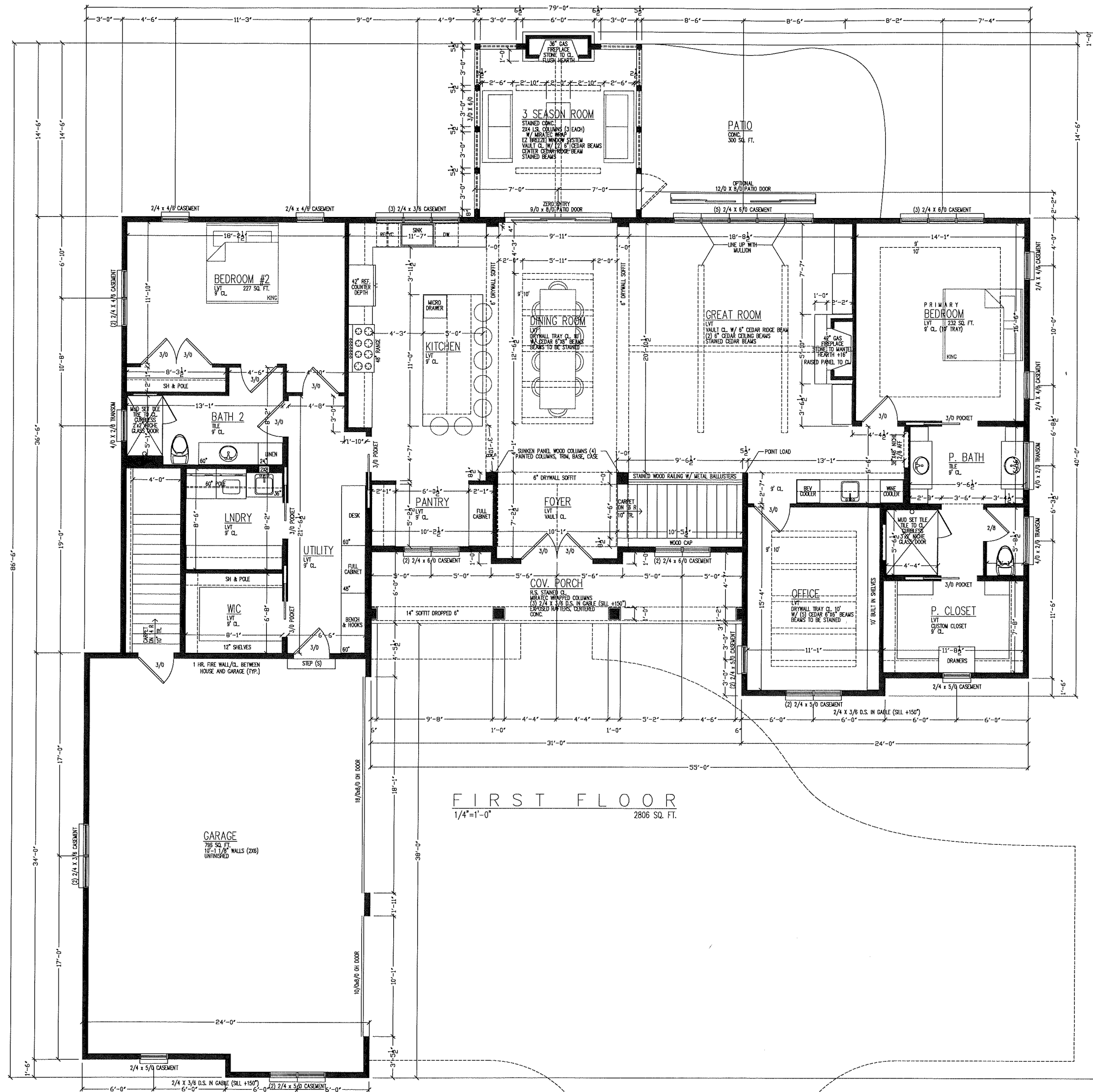
2-22-2025

2025-05

DATE	2-22-2025
BY	FMG
CHECKED	FMG
DATE	2-22-2025
BY	FMG
CHECKED	FMG
DATE	2-22-2025
BY	FMG
CHECKED	FMG
DATE	2-22-2025
BY	FMG
CHECKED	FMG

A2





M

ARCHITECT
1000 N. 10TH ST. #100
PHOENIX, AZ 85006
602.254.1000

GESCHKE RESIDENCE

FOUNDATION

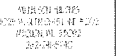
1/4" = 1'-0"

2-22-2023

2023-05

DATE	2-22-23
BY	F.M.D.
CHECKED	2-22-23
DATE	2-22-23
BY	F.M.D.
CHECKED	2-22-23
DATE	2-22-23
BY	F.M.D.
CHECKED	2-22-23
DATE	2-22-23
BY	F.M.D.
CHECKED	2-22-23

A3



FLOOR PLANS

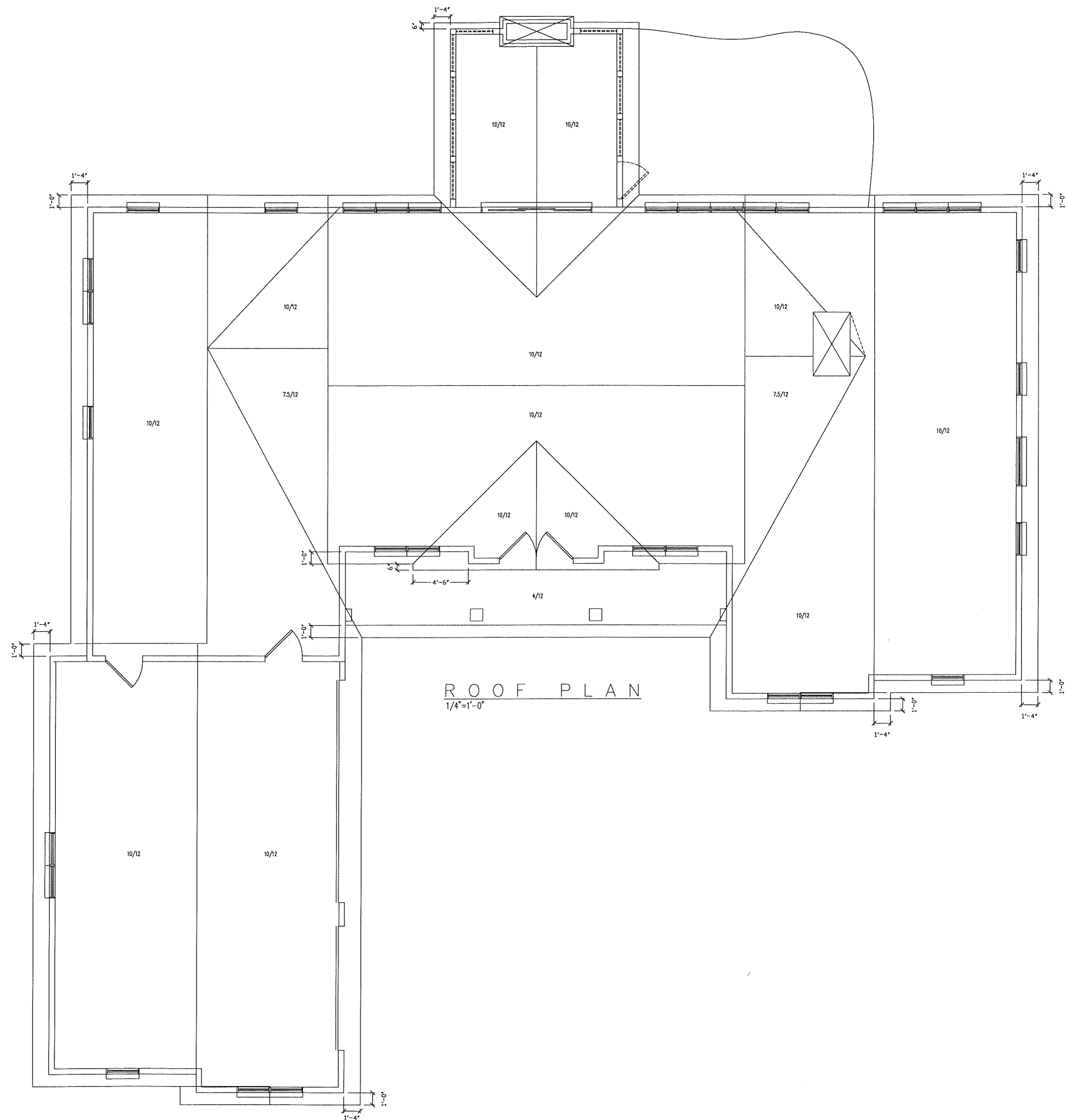
[illegible]

A4



DETAILS

姓名	F.M.D.
地址	100 West 42nd Street New York City, N.Y.
电话	()
职业	Businessman
年龄	38
性别	M
婚姻状况	Married
子女人数	2
子女姓名及年龄	John, 12; Mary, 10
教育程度	College Graduate
宗教信仰	Catholic
兴趣爱好	Golfing, Fishing
其他说明	



M

GEESKE RESIDENCE
2025-05

GESCHKE RESIDENCE

ROOF PLAN

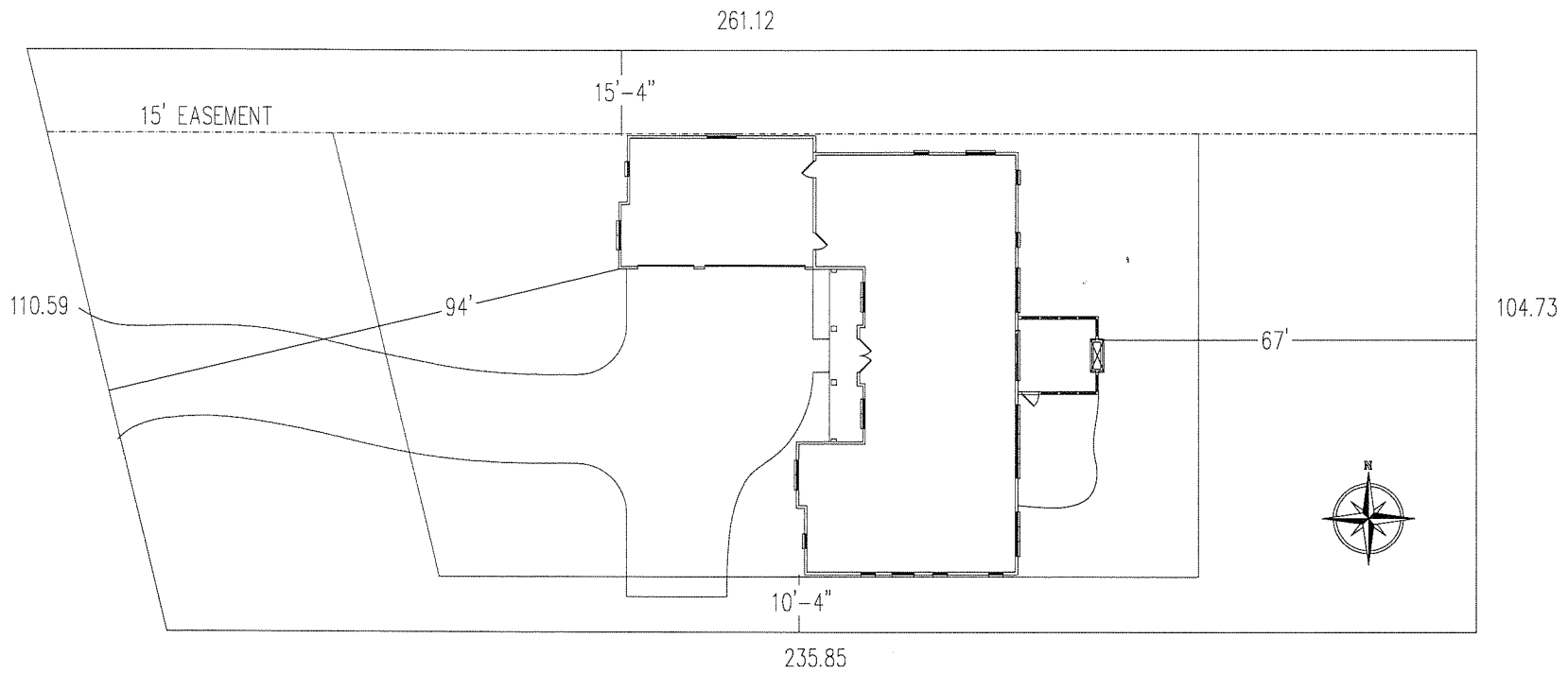
1"=4'-0"

2-22-2025

2025-05

PROJECT	F.M.D.
DATE	2-22-2025
BY	2025-05
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	

A6



SITE PLAN
1"=10'-0"

M

100% FINAL
1/11/2025
1/11/2025

GESCHKE RESIDENCE

SITE PLAN

1"=4'-0"

3-1-2025

2025-03

NO.	DATE	DESCRIPTION
1	1/11/2025	100% FINAL
2	1/11/2025	100% FINAL
3	1/11/2025	100% FINAL
4	1/11/2025	100% FINAL
5	1/11/2025	100% FINAL
6	1/11/2025	100% FINAL
7	1/11/2025	100% FINAL
8	1/11/2025	100% FINAL
9	1/11/2025	100% FINAL
10	1/11/2025	100% FINAL

A7

262-420-4732 SAFEbuilt	WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>		PERMIT NO. TAXKEY#																					
Village of THIENSVILLE	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) <u>636 Green Bay Rd</u>	PROJECT DESCRIPTION <u>new construction</u>																					
	☒ COMMERCIAL ☒ ONE & TWO FAMILY																							
Owner's Name <u>James + Karen Gesecke</u> Mailing Address - Include City & Zip <u>PO Box 332, Hazelhurst, WI 54531</u> Telephone - Include Area Code <u>414-719-5806</u>																								
Construction Contractor (DC Lic No.) <u>Mikkelsen Builders #5783</u> Mailing Address - Include City & Zip <u>1025 W. Glen Oaks Lane, #202, Mequon, 53092</u> Telephone - Include Area Code <u>262-241-8740</u>																								
Dwelling Contractor Qualifier (DCQ Lic No.) <u>1418030</u> Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code																								
Plumbing Contractor (Lic No.) <u>Hillside Mechanical (221022)</u> Mailing Address - Include City & Zip <u>4025 W. MICHIGAN Rd, 161gate, 53017</u> Telephone - Include Area Code <u>262-623-4752</u>																								
Electrical Contractor (Lic No.) <u>Consolidated Electric (916652)</u> Mailing Address - Include City & Zip <u>12506 Center Drive, Mequon, 53092</u> Telephone - Include Area Code <u>414-581-6270</u>																								
HVAC Contractor (Lic No.) <u>J. Werner Heating (#3154)</u> Mailing Address - Include City & Zip <u>W188 N11261 Maple Rd, Germantown, 53022</u> Telephone - Include Area Code <u>414-788-9516</u>																								
PROJECT INFORMATION		Subdivision Name _____ Lot No. _____ Block No. _____																						
Zoning District <u>Residential</u> Lot Area <u>26,279</u> Sq. Ft. N.S.E.W. <u>Setbacks</u> Front <u>40</u> Ft. Rear <u>25</u> Ft. Left <u>15</u> Ft. Right <u>10</u> Ft.																								
1a. PROJECT ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____	3. TYPE ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial	6. STORIES ☒ 1-Story ☐ 2-Story ☐ Other _____	9. HVAC EQUIPMENT ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ Other _____																					
1b. GARAGE ☒ Attached ☐ Detached	4. CONST. TYPE ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	7. FOUNDATION ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____	10. PLUMBING Sewer ☒ Municipal ☐ Septic No. _____																					
2. AREA Basement <u>2806 (TOTAL)</u> Sq. Ft. Living Area <u>4279</u> Sq. Ft. Garage <u>796</u> Sq. Ft. Other _____ Sq. Ft. TOTAL _____	5. ELECTRICAL Entrance Panel Size: <u>200</u> amp Service: ☒ New ☐ Rewire Phase _____ Volts ☒ Underground ☐ Overhead Power Company: <u>WE Energies</u>	8. USE ☐ Seasonal ☒ Permanent ☐ Other _____	11. WATER ☐ Municipal Utility ☐ Private On-Site Well																					
		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>LP</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> </thead> <tbody> <tr> <td>Space Htg</td> <td>☒</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☒</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </tbody> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	LP	Oil	Elec. *	Solid	Solar	Space Htg	☒	☐	☐	☐	☐	☐	Water Htg	☒	☐	☐	☐	☐	☐
Fuel	Nat. Gas	LP	Oil	Elec. *	Solid	Solar																		
Space Htg	☒	☐	☐	☐	☐	☐																		
Water Htg	☒	☐	☐	☐	☐	☐																		
		13. HEAT LOSS (Calculated) Total <u>Pending</u> BTU/HR																						
		14. ESTIMATED COST <u>\$1,100,000</u>																						
I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																								
☒ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																								
APPLICANT (PRINT): <u>Cameron Mikkelsen</u> SIGN: <u>Cameron Mikkelsen</u> DATE: <u>3/3/2023</u>																								
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																								
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																								
FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____																					
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____ \$0.00	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.																					
PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																								

MIKKELSON BUILDERS 636 GREEN BAY SINGLE FAMILY HOME

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item:

Date: September 13, 2022

General Information

Applicant:

James and Karen Geschke

Status of Applicant:

Owner

Location:

636 Green Bay Road

Requested Action:

Approval of House Plans

Existing Zoning:

R-1 Single Family Residential

Report:

The applicant is requesting approval of house plans designed to look like a modern farmhouse for the newly created lot at 636 Green Bay Road. These plans propose a 2,800 square foot house that far exceeds the setback requirements of the R-1 District with the building located 56' back from the Green Bay Road right-of-way where the code requires 40' and the size far exceeds the minimum 1,200 sq. home size requirement.

The plans show an attractive home with a side entry garage located in front of the livable space of the home. They propose the use of Hardie vertical board and batten siding with stone accents and roof will be covered with dimensional shingles and a standing seam metal roof on the porch.

Staff Comments:

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

- Director of 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.

A-frame/Sandwich Board Signs. No A-frame sign shall be permitted until a permanent sign has been permitted for the premises.

1. One A-frame Sign is allowed per business by permit. Permits are issued by the zoning administrator and expire annually on June 30th of each year
2. A-Frame signs shall stand no more than 4 feet in height with each sign surface not to exceed 8 square feet. A-frame signs shall not exceed fifteen (15) square feet per side and shall be placed on private property. A-frame signs shall be secured in a manner acceptable to the Building Inspector.
2. A-frame signs can only be placed within the linear building frontage of the business or entity it represents and can only advertise that business.
3. A-frame signs can only be displayed during the business hours of the entity it represents.
4. A-frame must be built in a professional manner of durable materials such as wood or plastic composites that mimic wood and must be framed around the edges.
5. A-frame signs must be placed so as not to block building entrances, exits, sidewalks, or other traveled right-of-way areas, and on private property when available. If there is no private location for an A-Frame sign, only then will public right-of-way be considered for placement.
6. No A-Frame/Sandwich Board shall be displayed while Feather Banner sign is displayed. No A-Frame/Sandwich Board shall be displayed while a horizontal banner is displayed.
7. A-frame signs must be adequately weighted or anchored to prevent movement by wind or other elements.

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. Permits are issued by the zoning administrator and expire annually on June 30th of each year.
2. Feather banners shall stand no more than 10 feet in height with each sign surface not to exceed 16 square feet.
3. Feather banners shall be placed on private property. Feather Banners shall be secured in a manner acceptable to the Building Inspector.

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. Feather banners must include the business name and/or logo on both sides.
9. Feather banners are allowed at permitted community based special events and festivals. They may only be displayed from 24 hours prior to 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.

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

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.

Thiensville Plan Commission Staff Report -February-March 2023

Staff Approved Projects January-February 2023

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
1/18/2023	250 Green Bay Road	Katherine Breuss	Four-foot fence	1/25/2023		xx	
1/23/2023	328 Washington Court	Robert James	Four-foot fence	1/25/2023		xx	

Code Compliance January-February 2023

Community Services

Address	Owner	Complaint	Action
611 N. Main Street	Elm Group LLC	Tenant complaint	Letter sent 1-11-23
120 N. Main Street	Marcy Real Estate LLC	Storage on roasting facility porch	Email sent 1-31-23. Owner will take care of matter
239 N. Main Street	Mila's European Bakery	Abandoned vehicles in back along OIT	Chief Kleppin contacted owner 2/2 to remove vehicles
217 Vernon Avenue	Jeri Hauser	Overflowing dumpster in driveway	Email sent 2-8-23 to have dumpster removed. Dumpster removed

Police Department January-February 2023

Date	Location	Complaint	Action
1/5/2023	200 Madero Drive	Boat/trailer and jet ski in driveway	Boat removed. Jet ski remained. Resident advised to remove it
1/6/2023	105 W. Freistadt Road	Political sign in right of way	Moved onto property
1/6/2023	340 Crescent Lane	Cardboard/rubbish in road	Removed by following day
1/14/2023	200 block N. Main St.	Sign in right of way	Removed
1/30/2023	223 Green Bay Road	Unregistered vehicle	Resident given 30 days to register or remove vehicle
1/30/2023	225 Green Bay Road	Unregistered vehicle	Resident given 30 days to register or remove vehicle
2/1/2023	192 Green Bay Road	Snow on sidewalk	Removed
2/17/2023	215 N. Main Street	Snow on sidewalk	Removed
2/18/2023	525-A N. Main Street	Snow on sidewalk	Removed
2/24/2023	206 Elm Street	Snow on sidewalk	Removed
2/24/2023	101 Ellenbecker Road	Snow on sidewalk	Removed
2/25/2023	206 Elm Street	Snow on sidewalk	Removed

Zoning Board of Appeals

Zoning Board of Appeals hearing related to tent at Daily Taco, 105 W. Freistadt Road was conducted on March 9, 2023