VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, August 8, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	VACANT RICK GATTONI (EXCUSED) JEFF HERSHBERGER REBECCA HOLYOKE-ODEJA KEN KUCHARSKI JOE NELSON
PLANNER:	JON CENSKY
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND (EXCUSED)
VILLAGE ADMINISTRATOR	COLLEEN LANDISCH-HANSEN

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. BUSINESS

A. Approval of Minutes

1. June 13, 2023 (att)

B. Review and action regarding Shed, Tony and Sarah Johnson, 315 E. Freistadt Road (att)

C. Review and action regarding Sign Plan, BMO Bank, 201 North Main Street (att)

D. Review and Action regarding Single-Family Home Construction, 636 Green Bay Road, Victory Homes of Wisconsin (att)

V. STAFF REPORT

A. June-July 2023 (att)

B. Thank you to Mike Dyer for service to Plan Commission

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

August 3, 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
Plan Commission
MINUTES

DATE: Tuesday, June 13, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	MIKE DYER
	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
PLANNER:	JON CENSKY
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

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There were no citizens to be heard.

IV. BUSINESS

A. New Commission Members: Welcome and Introductions

President Mobley discussed the role of the Plan Commission. All members and staff introduced themselves. Joe Nelson and Rebecca Holyoke-Odeja are the new members of the Plan Commission.

B. Approval of Minutes

1. March 21, 2023 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hershberger to approve the March 21, 2023 Minutes. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Shed, Ross Grenfell, 425 Alta Loma Drive (att)

Ross Grenfell, 425 Alta Loma Drive, presented plans for a 10' x 12' shed in the back yard on the northwest corner of his lot. The color will be same as the house. Planner Censky noted the shed fully complies with zoning requirements.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Nelson to approve Shed, Ross Grenfell, 425 Alta Loma Drive. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Shed, Michael Smith, 301 Crescent Lane (att)

Michael Smith, 301 Crescent Lane, presented plans for a 10' x 12' shed on the southeast corner of the lot. The color will be blue with tan trim to match the house. Planner Censky noted that this is a corner lot and the shed must be in the back yard and not past the Laurel Drive plane of the house. The shed complies with the zoning code.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Holyoke-Odeja to approve Shed, Michael Smith, 301 Crescent Lane. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding Parking Lot Site Plan Approval, Shully's Events LLC, Scott and Beth Shully, 139-141 Green Bay Road (att)

Beth Shully, Shully's Events LLC, presented plans for a parking lot at 139-141 Green Bay Road. A house previously on the property has been demolished. Gravel and a binder coat will be put in at this time and paving will occur in May 2024. Planner Censky noted the parking lot and garage are accessory uses and typically are not allowed until a principal use is in place. Ms. Shully noted the application has been filed to combine the parcels. Director LaFond noted combining the parcels is being done hand-in-hand with this process. Director LaFond added that final approval is needed from the village engineer, which will determine the elevation of the back corner and compliance with the floodplain ordinance.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Nelson to Approve Parking Lot Site Plan Approval, contingent on Village Engineer approval and combing of the two parcels, Shully's Events LLC, Scott and Beth Shully, 139-141 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding Framed Screen Porch, Linda D. Speed, 208 Vernon Avenue (att)

The contractor, CS Construction, was present to represent the project at 208 Vernon Avenue. Work has been completed. The contractor forgot to obtain a building permit. The project is a framed cedar screen porch on the back deck that matches the house. There is no electricity, heat or plumbing. Planner Censky noted the project complies with Village zoning code. Director LaFond noted there will be a double permit fee because this has already been constructed.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Holyoke-Odeja to approve Framed Screen Porch, Linda D. Speed, 208 Vernon Avenue. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. June 2023 (att)

Director LaFond reported staff-approved fences at 301 Crescent Lane, 300 Vernon Avenue and 506 E. Freistadt Road. A deck was approved at 317 West Street. In code compliance matters, a letter was mailed related to excessive parking lot lighting at 423 N. Main Street, a letter was sent related to an addition built without a permit at 208 Vernon Avenue, garbage out early at 304 Bel Aire Drive and a planned deck with no building permit in place at 136 Grand Avenue. A complaint to police about improper parking of a camper at 300 Woodside Lane was unfounded.

Commissioner Kucharski asked if the feather banner ordinance is in effect. Director LaFond replied he plans to send an education letter to businesses.

President Mobley noted the Village Board is considering funding a study related to retail in the TIF area, including a grocery store or other potential retail. President Mobley added he has encouraged the Village Board to schedule a listening session to obtain residents' opinions of what they would like to see in the TIF area. Director LaFond noted that as properties acquired by the Village in the TIF are sold or otherwise passed on for development, approval of that action must be made by the Plan Commission.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, SECONDED by Commissioner Kucharski to adjourn the meeting at 6:32 PM. MOTION CARRIED UNANIMOUSLY.

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works

BACKYARD SHED 315 E. FREISTADT ROAD

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Date: August 8, 2023

Item No.

General Information

Applicant:	Tony and Sarah Johnson
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-2 Single Family Residential District
Proposed Zoning:	No Change
Location:	315 E. Freistadt Road
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Report:
The applicant is requesting approval of a backyard shed that is set back 79.5 feet back from Freistadt Road, behind the back plain of the house and in front of his garage. The shed is located 3 feet from the adjacent property line and measures 10 X 12 for 120sf in size. The shed is grey and white in color with a black roof.

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 principle 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-2 requirements that therefore approval is recommended subject to the following:

- The applicant secures a building permit prior to construction.

Village of Thiensville

Plan Commission Application

RECEIVED
JUN 29 2023
BY:

Property Address: 315 E Freistad Rd, Thiensville WI 53092

12-050-04-11-010
Tax Key #

R2
Current Zoning

Property Owner

Tony C SARAH Johnson
Name

315 E Freistadt RD
Address

414-801-2244
Phone

Email address

Applicant ☒ Same as owner

Name

Address

Phone

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.

Adding 10 x 12 storge shed. Gray & white with BLACK metal Roof

Applicant's Signature

6-8-23
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 6/29/23 Planner Staff Report Completed on _____

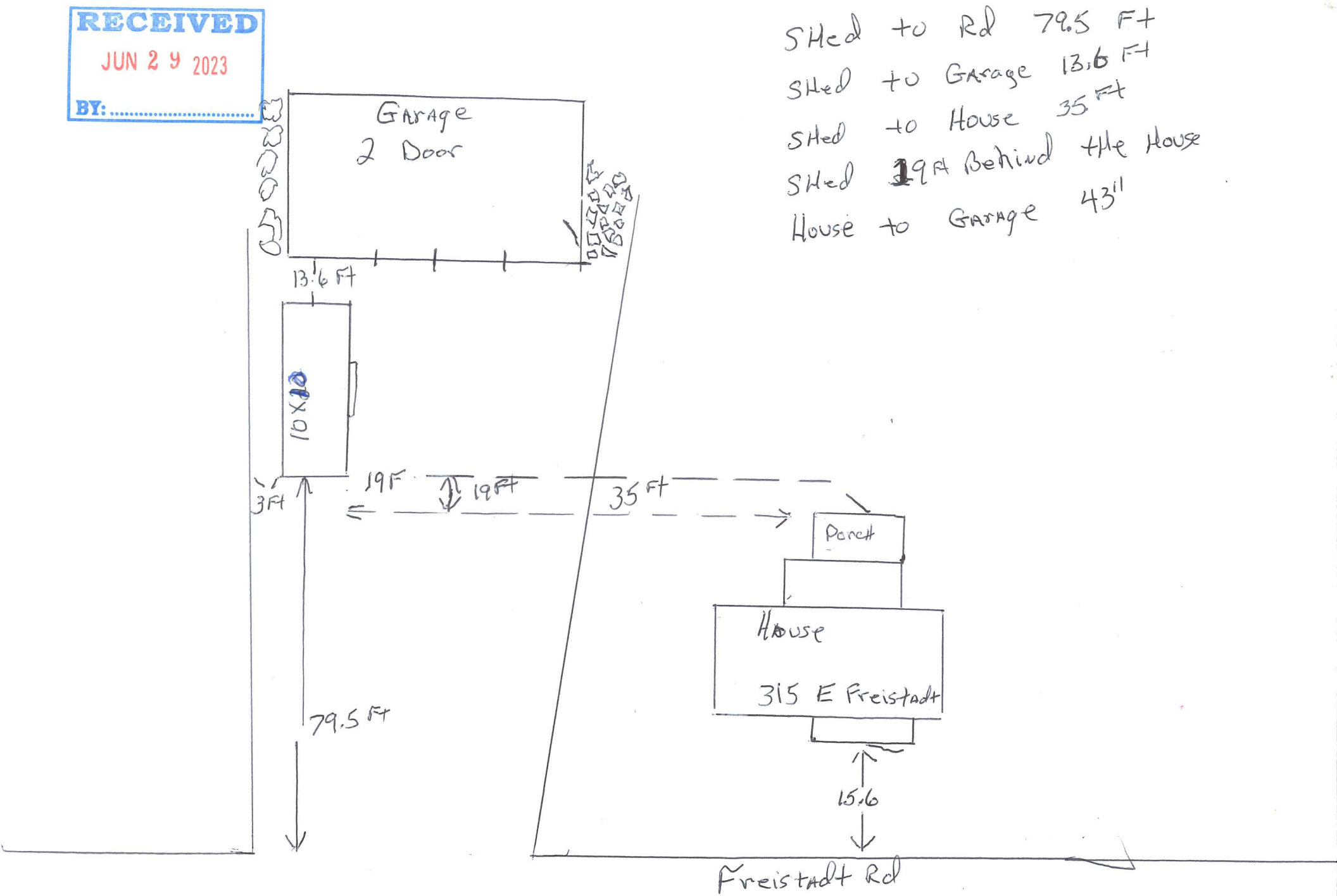
Plan Commission Meeting Date 7/18/23

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

ADDITIONAL REMARKS/CONDITIONS:

_____	_____	_____
Village Staff	Title	Date

RECEIVED
JUN 29 2023
BY: .....



Shed to Rd 79.5 Ft
Shed to Garage 13.6 Ft
Shed to House 35 Ft
Shed 19 Ft Behind the House
House to Garage 43'

All new electrical services and upgrades shall be done underground per Ordinance 1995-07

262-420-4732
SAFEbuilt.

WI UNIFORM PERMIT APPLICATION

Wlinspections@safebuilt.com
Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAXKEY# 12-050-04-11-010

Village of THIENSVILLE

☐ TOWN ☑ VILLAGE ☐ CITY
OF Thiensville
COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 315 Freistadt Rd Thiensville wi 53092

PROJECT DESCRIPTION:

☐ COMMERCIAL ☐ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: Tony Johnson	315 E Freistadt Rd Thiensville	414-801-2244
Construction Contractor (DC Lic No.): Old Hickory Building		615-203-3165
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	
Plumbing Contractor (Lic No.)		
Electrical Contractor (Lic No.)		
HVAC Contractor (Lic No.)		

RECEIVED
JUN 29 2023
BY:

PROJECT INFORMATION

Subdivision Name | Lot No. | Block No.

Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.

1a. PROJECT
☑ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move
☐ Other

1b. GARAGE
☐ Attached ☐ Detached

2. AREA
Basement ___ Sq. Ft.
Living Area ___ Sq. Ft.
Garage ___ Sq. Ft.
Other ___ Sq. Ft.
TOTAL ___

3. TYPE
☑ Single Family ☐ Two Family ☐ Multi ☐ Commercial

4. CONST. TYPE
☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL
Entrance Panel
Size: ___ amp
Service: ___ New ___ Rewire
___ Phase ___ Volts
___ Underground
___ Overhead
Power Company:

6. STORIES
☐ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION
☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other

8. USE
☐ Seasonal ☐ Permanent ☐ Other

9. HVAC EQUIPMENT
☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other

10. PLUMBING
Sewer
☐ Municipal ☐ Septic No.

11. WATER
☐ Municipal Utility ☐ Private On-Site Well

12. ENERGY SOURCE

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
$ 4,453.00

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): Tony Johnson SIGN: [signature] DATE: 6-28-23

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 ___	Bldg. # At top of form	RECEIPT	PERMIT EXPIRATION:
Zoning Fee ___	Zoning # ___	CK # ___	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal ___	Elec. # ___	Amount $ ___	
Electric Fee ___	Plmb. # ___	Date ___	
Plumbing Fee ___	HVAC # ___	From ___	
HVAC Fee ___		Rec By. ___	
Adm. Fee ___			
Other ___			
Total $0.00			

PERMIT ISSUED BY MUNICIPAL AGENT:
Name ___
Date ___
Certification No. ___

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

STAFF REPORT

To: **Thiensville Plan Commission**

Prepared by: **Jonathan P. Censky, Village Planner**

Date: **August 8, 2023**

General Information

Applicant:	**Tho Nguyen on behalf of BMO Bank**
Status of Applicant:	**Sign Designer**
Location:	**201 North Main Street**
Requested Action:	**Approval of Replacement Signs**
Existing Zoning:	**B-4 Highway Business District**
Proposed Zoning:	**No Change**
Surrounding Zoning:	**B-4 Highway Business District**
Existing Lot Size:	**2.5 acres**
Existing Land Use:	**Bank**

Report:

BMO Harris Bank has changed their name to BMO Bank and consequently they are asking to replace their existing business identification and directional signs to reflect that change. This sign package will include the replacement of the existing 49.2-square-foot sign face on the monument sign located adjacent to the main entrance to the site with one that is very similar in color and message, but with the new BMO Bank name. In addition, they are proposing to add a new building mounted, 38.5 sf identification sign centered within the front gable over the main entrance to the building. These signs are interior illuminated with a dark background where light signs through the lettering consistent with the Village's regulations.

They are also proposing to replace and/or add a number of smaller, directional signs throughout the site and on the building. The purpose of these signs is to identify hours of operation and help customers navigate around to the back parking lot, the ATM machine, and the side drive-thru lanes. These signs include a business hours plaque to replace the existing wall-mounted plaque located adjacent to the rear doors, a second replacement hours plaque to be mounted on the column adjacent to steps leading up to the main front entrance. These plaques measure 10.5" by 12.5" in size.

The drive-thru window decals will be replaced with a vinyl banding along the lower portion of the window. This band measures 6.25" by 3.75".

Staff Comments:

The only additional business identification sign is the building-mounted sign on the front of the bank. The other signs are directional and/or informational signs. The business identification signs are code compliant in terms of size, illumination and location. Staff has no objection.

RECEIVED
JUN 28 2023
BY:

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

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

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

Applicant/Petitioner Name THO NGUYEN

Premises Address 201 NORTH MAIN ST. THIENSVILLE, WI 53092

Business Name BMO BANK Business Phone 262-242-4000

Property Owner REALTY INCOME PROPERTIES 6 LLC Address 111 W. MONROE ST - CHICAGO, IL 60603
C/O BMO HARRIS BANK

Property Owner Phone (971) 255 9486 E-mail THO@EXPEDITETHEDIEHL.COM

Contractor LEMBERG ELECTRIC Address 4085 N. 128th St. E-mail THO@EXPEDITETHEDIEHL.COM
BROOKFIELD, WI 53005

Contractor Phone 262.781.1500 Contractor Fax

Estimated Project Cost: $ 4,000

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

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

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

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

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

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

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

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

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

Signature of Applicant [signature] Date 06/14/2023

Signature of Owner Will provide upon request Date

VILLAGE OF THIENSVILLE

SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	**$150.00***	**$100.00***	Point + Pay attached 6/28/23
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	**$150.00***	**$100.00***	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	**$150.00***	**$100.00***	
All others including temporary signs	**$150.00***	**$100.00***	

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

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

Revised 5/2018

Thank you for your payment!

This service has been provided by Village of Thiensville, WI and Point & Pay. We value your business. Please keep this receipt for future reference.

You have made a payment to Village of Thiensville, WI . The Village of Thiensville thanks you for your payment. For questions about your account, please call 262-242-3720

Name:	Tho Nguyen
Address:	6487 Hilliard Drive, Canal Winchester OH, US, 43110
Contact:	9712559486
Comments:	Sign Review Fee - BMO 201 N. Main Street
Payment ID:	**138070093**
Date:	06/28/23 11:36 AM
Subtotal:	$150.00
Fee:	$6.00
Total:	$156.00
Method:	Credit Card(**********3321)

Item Purchased	Transaction Description	Account	Amount
Permits	Villa of Thiensville		$150.00

Signature:_____ **Date:**_____/_____/_____

By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Villa of Thiensville* . If you have any questions about the charges please call 1-888-891-6064.

Print Receipt Close Window

BMO

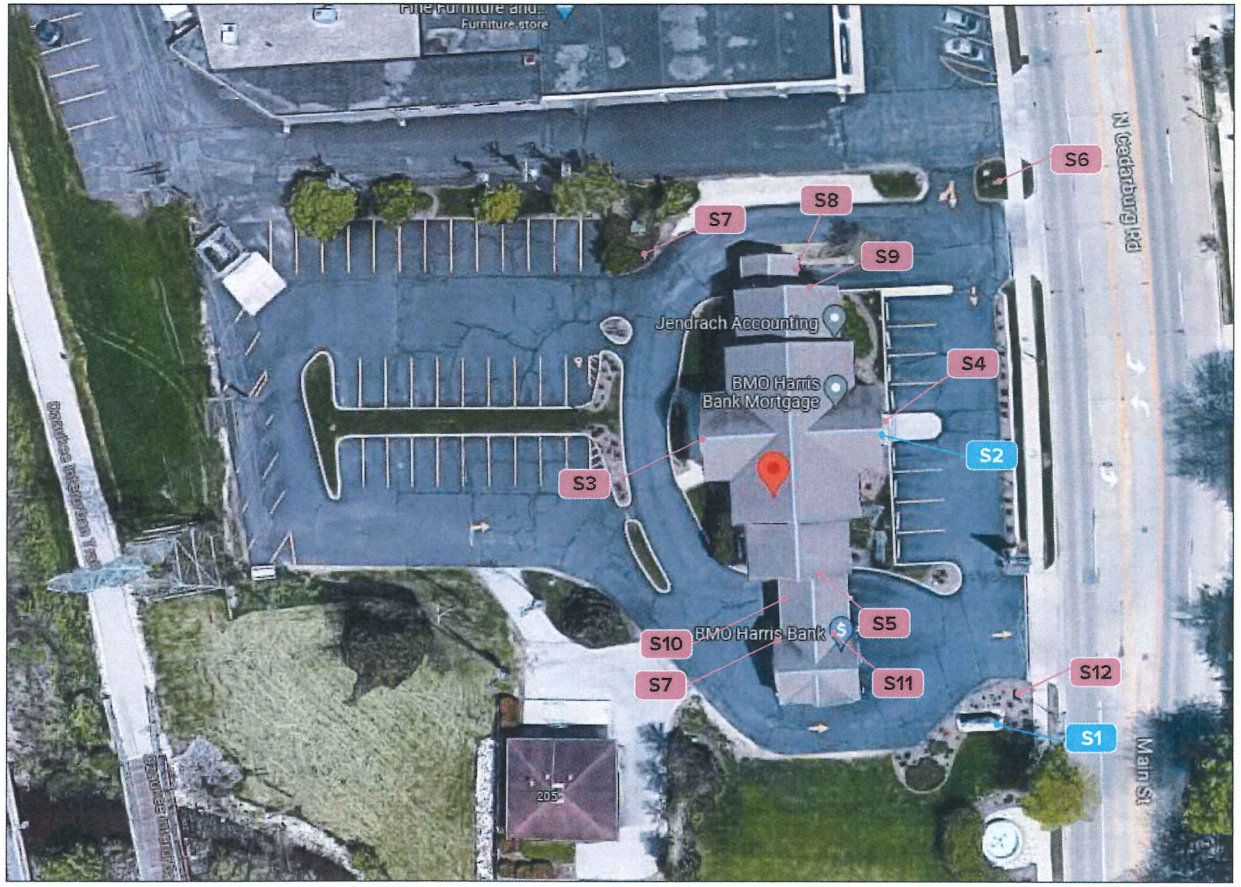
Google Map

Site ID 6394 - D
201 NORTH MAIN STREET
THIENSVILLE, WI 53092

Initial Date: 04-27-23
Revision Date: 05-23-23

PRIORITY

Site



N

Primary Signs

Sign	Proposed Sign	Allowed SF	Proposed SF
S1	Face Replacement - Qty. 2	xx	49.2
S2	Face/Halo-Lit Letterset on Backer	50.0	38.5

Secondary Signs

Sign	Proposed Sign	Allowed SF	Proposed SF
S3.1	Hours Plaque	NA	NA
S3.2	Door Vinyl Symbols	NA	NA
S4.1	Hours Plaque	NA	NA
S4.2	Door Vinyl Symbols	NA	NA
S5	Drive Thru Vinyl	NA	NA
S6	Leave As Is - Directional	NA	NA
S7	Leave As Is - Directional	NA	NA
S8	Leave As Is - Clearance Panel	NA	NA
S9	Leave As Is - Illuminated ATM Cab	NA	NA
S10	Leave As Is - LED Lane Indicators	NA	NA
S11	Remove Only - Banner Frame	NA	NA
S12	Leave As Is - Directional	NA	NA

Code Narrative
Monument signs are encouraged by the city and cannot exceed 80 sf
Recommend refacing existing ground sign

Drawing # C78964-1
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND ___ CSTM ___
AS CR EN

Revisions:
Added S12 to BB | DM 5/22/23

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

S1 Custom Reface - Qty. 2

Remove faces from D/F illuminated monument. Install new white plex faces decorated with vinyl as shown.
NOTE: Cut size of face to be verified at tech survey.

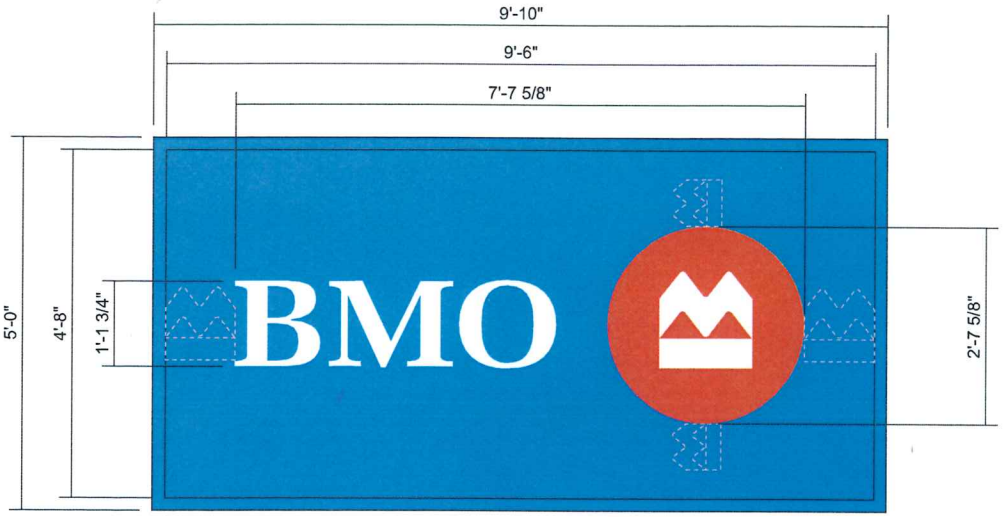
Color Specifications

- 3/16" white polycarbonate
- 3M #3630-8308 BMO Blue
- 3M #3630-143 Poppy Red w/ 3M 3660M Scotchcal Matte overlaminate (first surface)

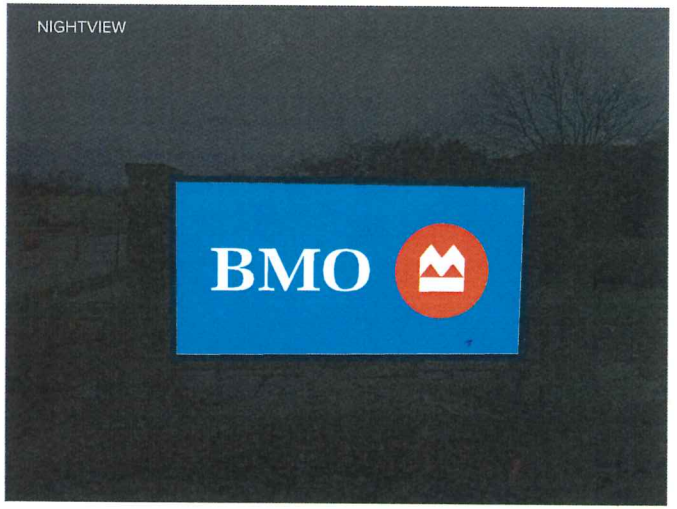
BEFORE

Existing Sign Size: 6'-1 1/2" x 6'-4 1/4"

AFTER



Scale 1:20 | 49.2 sf



Drawing # C78964	Address: 201 NORTH MAIN STREET	Date: 04-27-23	File Location: Drive/Clients/	STND ___ CSTM _X_	Revisions:	Underwriters Laboratories, Inc.
OE 6394	City/ST: THIENSVILLE, WI	Designer: JAS PM: RB	AS CR EN			Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

S2 Channel Letters on Backer Panel

Install new face/halo-lit letterset on backer centered in area as shown. Survey required to obtain dimensions as called out below and determine any electrical requirements.

BEFORE

AFTER

Allowed	Proposed	Restoration
50 SF	38.5 SF	0.0

Drawing # C78964-1
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND X CSTM
AS CR EN

Revisions:
Added to BB | DM 5/22/23

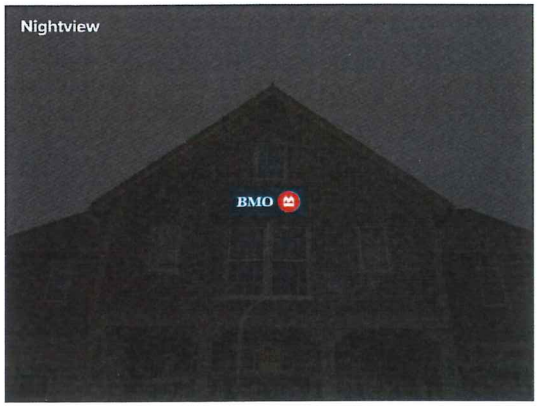
Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

S2 Channel Letters on Backer Panel

Letterset specifications and details.

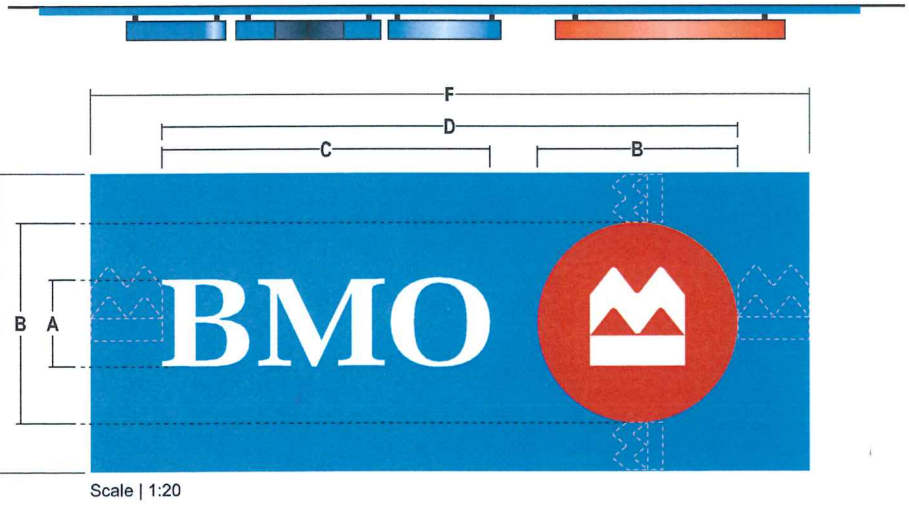


Color Specifications

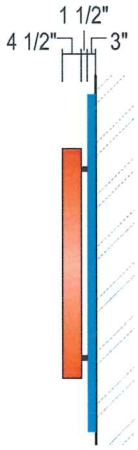
- **LETTER FACE:** White
- **BACKER,LETTER RETURNS SPACERS:** Pantone 300 C Blue, Satin finish
- **LOGO VINYL:** Pantone 485 Red, 3M 3630-143 Poppy Red, 3M 3660-M Scotchcal Matte overlaminate
- **LOGO RETURNS:** Pantone 485 C

REFER TO CONSTRUCTION DRAWING FOR EXACT MANUFACTURING AND INSTALLATION DETAILS

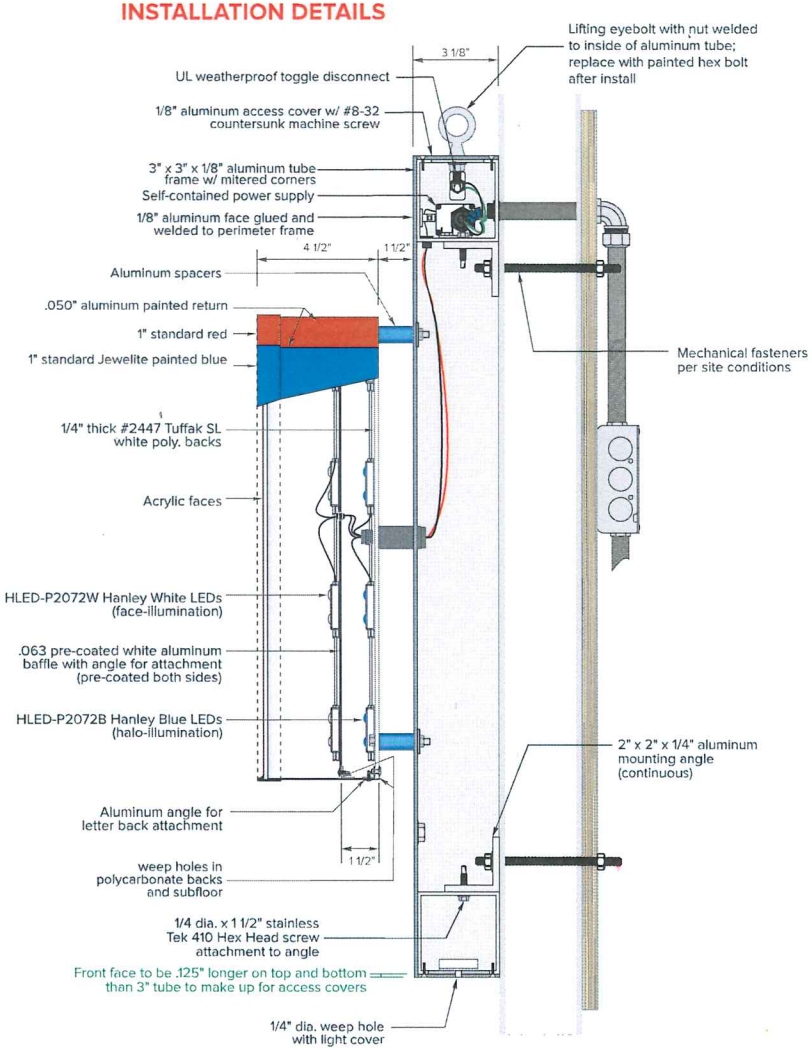
Top View



Scale | 1:20



Side View



SIZE CHART

TYPE	A (Letter Height)	B (Roundel Height)	C (Letter Width)	D (Overall Width)	Letter Square Feet	E	F	Backer Square Feet
IL-14-W-BKR	1'-2"	2'-8-1/4"	4'-4-5/8"	7'-8-1/2"	21	4'-0"	9'-7 1/2"	38.50

Drawing # C78964-1
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND _X_ CSTM ___
AS CR EN

Revisions:
Added to BB | DM 5/22/23

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

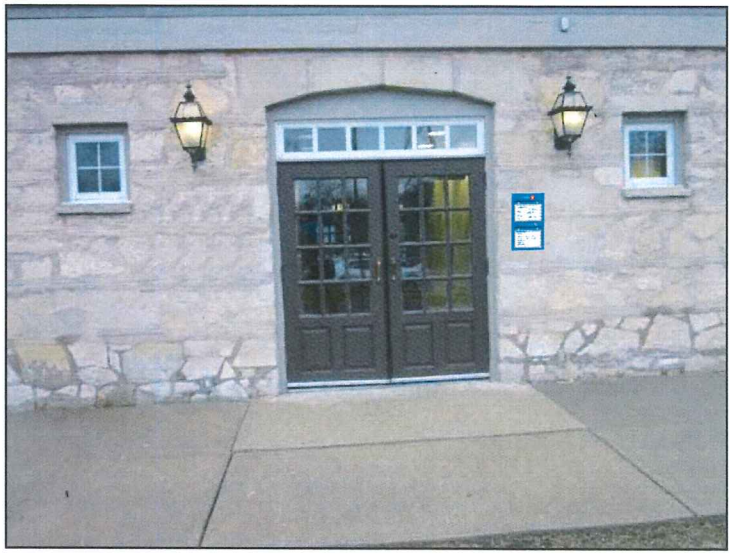
S3.1 Exterior Hours Plaque

Remove existing plaque from stone facade, patch and repair as necessary. Install new 3/8" thick acrylic plaque with printed graphics as shown; stud mount flush to wall.

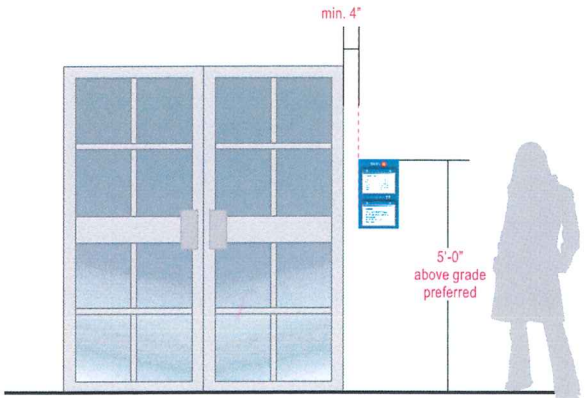
BEFORE

Existing Plaque: 2'-6" x 1'-10"

AFTER



Ext-Plaque

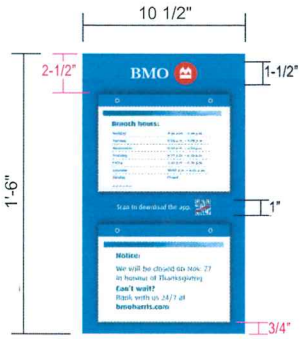


An exterior plaque can be used for any special custom door or any doors that cannot support horizontal banding.

Install plaque where hours are visible to customer and will not obstruct the view for the staff.

Scale: 3/8"=1'-0"

6.25" x 8.5" Insert holders installed to face of plaque with VHB tape at top edge
Conceal tape w/ 3/4" x 8.5" blue vinyl band



Scale: 1-1/2"=1'-0"

COLOR PALETTE

Pantone 300 Blue

Pantone 485 Red

Inserts to be provided by others

Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND _X_ CSTM ___
AS CR EN

Revisions:

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

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PRIORITY

S3.2 Vinyl Decals

Apply new vinyl decals first surface as shown.

DIGITALLY PRINTED VINYL DECALS:

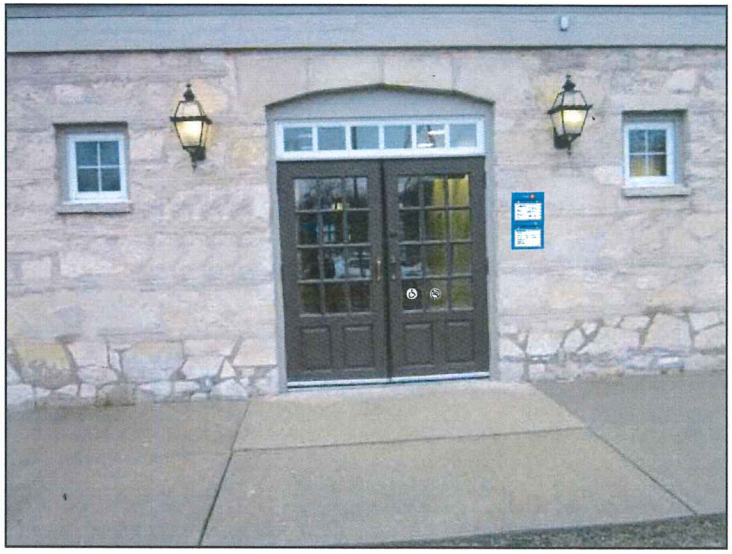
Digitally printed to match colors shown with
3M 3660-M Scotchcal Matte overlaminate

- (●) Black
- ( ) White

BEFORE

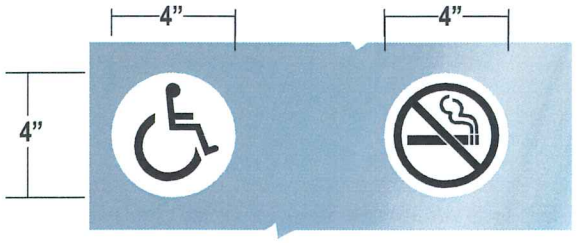
Existing Plaque: 2'-6" x 1'-10"

AFTER



Center symbols horizontally and vertically on glass panel

VD-SYM



Scale: 3"=1'-0"

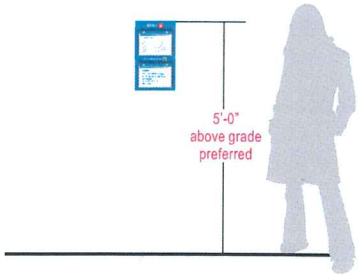
Drawing # C78964	Address: 201 NORTH MAIN STREET	Date: 04-27-23	File Location: Drive/Clients/	STND _X_ CSTM ___	Revisions:	Underwriters Laboratories, Inc.	All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.
OE 6394	City/ST: THIENSVILLE, WI	Designer: JAS PM: RB	AS CR EN			Sign components to be in strict UL compliance.	PRIORITY

S4.1 Exterior Hours Plaque

Remove existing plaque from column face. Install new 3/8" thick acrylic plaque with printed graphics as shown; stud mount flush to wall.
NOTE: Tech survey required to verify width of existing column.

BEFORE

AFTER

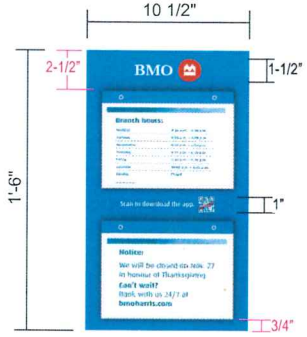


Scale: 3/8"=1'-0"

any doors that cannot support horizontal banding.

Install plaque where hours are visible to customer and will not obstruct the view for the staff.

6.25" x 8.5" Insert holders installed to face of plaque with VHB tape at top edge
Conceal tape w/ 3/4" x 8.5" blue vinyl band



Scale: 1-1/2"=1'-0"

COLOR PALETTE

Pantone 300 Blue

Pantone 485 Red

Inserts to be provided by others

Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND _X_ CSTM ___
AS CR EN

Revisions:

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

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PRIORITY

S4.2 Vinyl Decals

Apply new vinyl decals first surface as shown.

BEFORE

AFTER

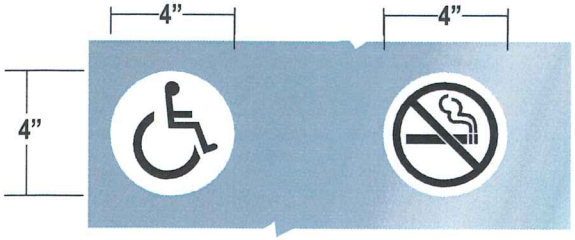
Center symbols horizontally and vertically on glass panel

DIGITALLY PRINTED VINYL DECALS:

Digitally printed to match colors shown with
3M 3660-M Scotchcal Matte overlaminate

- (●) Black
- ( ) White

VD-SYM



Scale: 3”=1'-0"

Drawing #	C78964	Address: 201 NORTH MAIN STREET	Date: 04-27-23	File Location: Drive/Clients/	STND X CSTM ___	Revisions:	Underwriters Laboratories, Inc. Sign components to be in strict UL compliance.
OE	6394	City/ST: THIENSVILLE, WI	Designer: JAS PM: RB	AS CR EN			All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

S5 Drive Thru Window Vinyl - Banding

Remove existing vinyl. Clean residue. Apply new vinyl banding first surface as shown.

◯ 3M #7725-10 Opaque White with printed graphics

COLOR PALETTE

Pantone 300 Blue

Pantone 485 Red

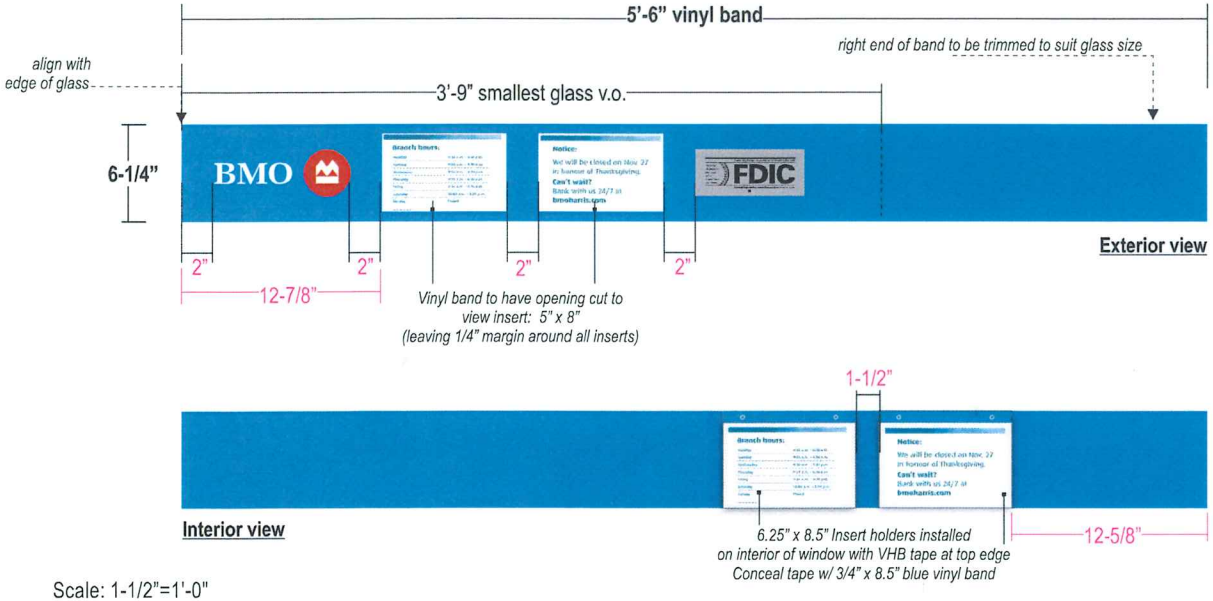
Inserts to be provided by others

BEFORE

AFTER

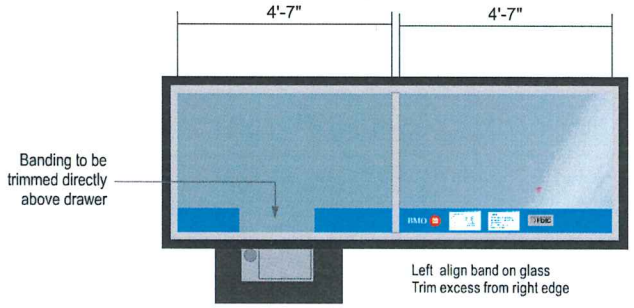
***Single & double windows without a drawer.**
To be used for windows 45"-66"

WV-DU



Scale: 1-1/2"=1'-0"

STANDARD PLACEMENT OPTIONS



Scale: 3/8"=1'-0"

Drawing # C78964	Address: 201 NORTH MAIN STREET	Date: 04-27-23	File Location: Drive/Clients/	STND X CSTM	Revisions:	Underwriters Laboratories, Inc.	All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.	PRIORITY
OE 6394	City/ST: THIENSVILLE, WI	Designer: JAS PM: RB	AS CR EN			Sign components to be in strict UL compliance.		

S6 Leave As Is

Leave existing D/F directional as is, no work required.

Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND___ CSTM___
☐ AS △ CR ☼ EN

Revisions:
x x
x x
x x
x x
x x

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

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PRIORITY

S7 Leave As Is

Leave existing post and panel as is, no work required.

S8 Leave As Is

Leave existing clearance panels as is, no work required.

Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND ___ CSTM ___
☐ AS △ CR ☼ EN

Revisions:
x
x
x
x
x

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

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PRIORITY

S9 Leave As Is

Leave existing illuminated ATM cabinet as is, no work required.

Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND ___ CSTM ___
☐ AS △ CR ☼ EN

Revisions:
x
x
x
x
x
x
x
x
x
x

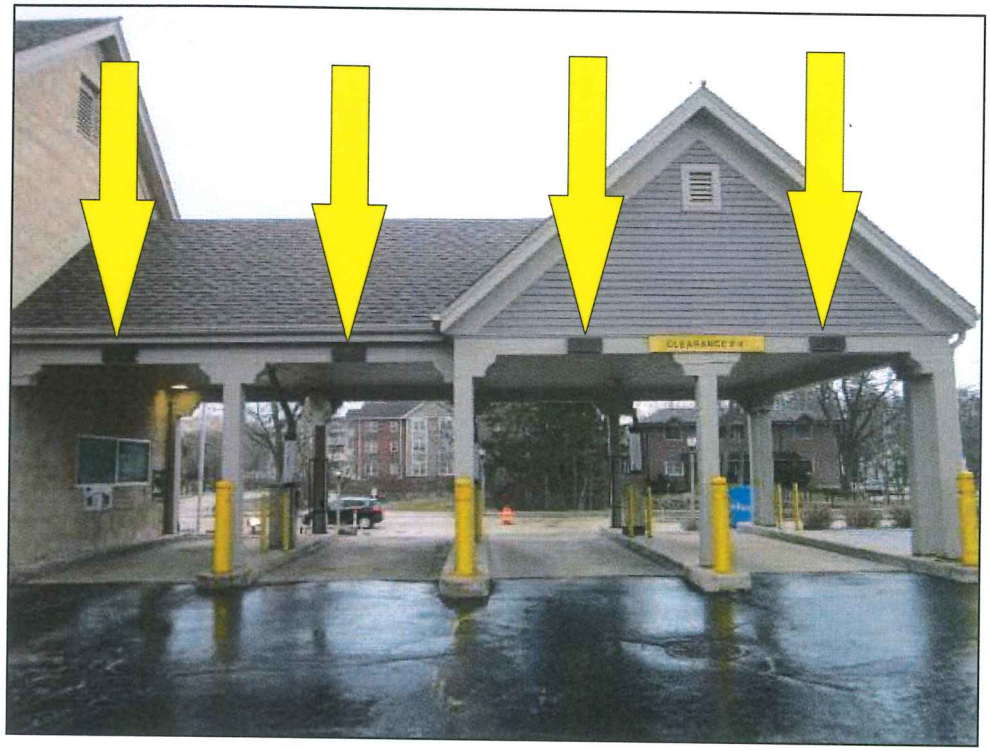
Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

S10 Lane Designators

NOTE: Tech survey required to verify if the sign is currently working properly.



Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND ___ CSTM ___
☐ AS △ CR ☼ EN

Revisions:
X
X
X
X
X

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

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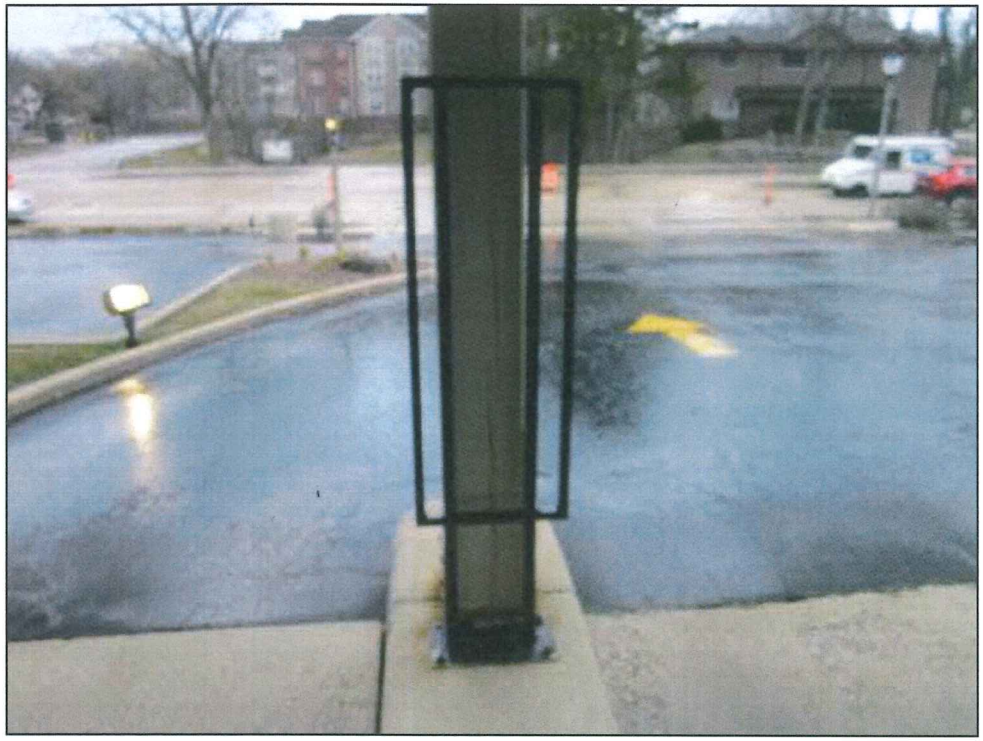
PRIORITY

S11 **Remove Only**

Remove existing marketing banner frames



Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND ___ CSTM ___
☐ AS △ CR ☼ EN

Revisions:
x
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x
x

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

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PRIORITY

S12 Non-Standard - Regulatory Directional

Leave As Is - No work needed.

Drawing # C78964
OE 6394

Address: 201 NORTH MAIN STREET
City/ST: THIENSVILLE, WI

Date: 04-27-23
Designer: JAS PM: RB

File Location: Drive/Clients/ STND ___ CSTM ___
☐ AS △ CR ☼ EN

Revisions:
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Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

Code

CODES

Contact: Gary
Title: Administrative Asst
Phone: 262-242-3720
Email:

Municipality: Village of Thiensville
Zone Class: B-4
Codes Entry: 2023-04-19
Entered By: Lisa Birschbach

Website: https://www.village.thiensville.wi.us/DocumentCenter/View/899/4-29-2013-Final-Sign-Code?bidId=

Comment:

Review Process (Days,Weeks): see comment
Permit Fee: see comment

Permit Expiration: not stated
Variance Allowed(?):

Comment: A permit is required for a face replacement The permit application is uploaded in documents which includes the permit submittal requirements Permit Fees are also included on the application Review Process - The review process is by their Planning Consultant Jon Censky who performs the initial review of the signs. The sign specificatons must be submitted at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission to Jon Censky via email, 6954jpc@sbcglobal.net or by regular mail.

Pylon:
SQ Footage:
Max Height:

Max Allowed:
Setback:

Comment: Monument signs are encouraged by the Village, requirements for freestanding, pole or monument signs are in the Monument section of this code form

Monument:
SQ Footage: see comment
Max Height: see comment

Max Allowed: 1
Setback: see comment

Comment: SQ Footage - The gross surface area of a freestanding, pole or monument sign shall not exceed 40 sq ft on one side nor 80 sq ft on all sides Max Height - A freestanding /pole sign shall not exceed higher than 15 ft from the grade at the base of the sign. A monument sign shall not extend higher than 6 ft from the grade at the base of the sign. Setback - A freestanding, pole or monument sign may not be located closer than 4 ft to a public road ultimate right-of-way, property line or driveway.

Wall:
SQ Footage: see comment
Max Height: see comment

Max Allowed: see comment

Comment: SQ Footage - Not to exceed 0.5 feet in area for every 1 linear foot of building front width or 60 sq ft, whichever is smaller. Max Height - Shall not project higher than the parapet line of the wall to which it is affixed. A wall sign shall not exceed 12 feet in height from the base of the building wall to which it is affixed. Max Allowed - No more than one wall sign for each principal, if the building that fronts two public streets, one may be permitted for each faÃ§ade facing a public street.

Directional:
SQ Footage: 6 sq ft
Max Height: not stated

Max Allowed: not stated
Logo Allowed:

Comment: Logos not allowed

SAFEbuilt.

UNIFORM SIGN PERMIT APPLICATION

RECEIVED
JUN 28 2023
BY:

PERMIT NO.

TAX KEY #

ISSUING MUNICIPALITY

☐ TOWN ☑ VILLAGE ☐ CITY

OF THIENSVILLE, WI

PROJECT LOCATION (BUILDING ADDRESS): 201 NORTH MAIN ST - THIENSVILLE WI 53092

PROJECT DESCRIPTION: SIGN PERMIT APPLICATION ☑ COMMERCIAL ☐ RESIDENTIAL

Owner's Name: REALTY INCOME PROPERTIES 6 LLC - Mailing Address: 111 W. MONROE ST - CHICAGO - IL 60603 - Telephone - Include Area Code: (971) 255-9486

Contractor's Name: LEMBERGE ELECTRIC - Mailing Address: 4085 N. 128th ST. BROOK FIELD - WI, 53005 - Telephone - Include Area Code: (262) 781-1500

SITE

_____ 1/4, _____ 1/4, SECTION _____, T _____ N, R _____ E(or)W

Lot: Average Width / Average Depth	Subdivision Name	Lot No.	Block No.

Zoning District	Total Area	Setbacks N.S.E.W.	Front Ft.	Rear Ft.	Left Ft.	Right Ft.

1. PROJECT
☐ New ☐ Repair
☐ New ☐ Raze
☐ New ☐ Move
☑ Other SIGN PERMIT

3. TYPE
☐ Residential
☑ Commercial
☐ Other _____

4. USE
☐ Seasonal
☑ Permanent
☐ Other _____

7. SIGN TYPE
☑ Wall ☑ Ground
☐ Projecting ☐ Roof
☐ Pole ☐ Other

10. PRESENT USE OR OCCUPANCY
BANK

2. AREA - SIGN FACE
1st Side 49.2 (Qty. 2) Ground sign Sq. Ft.
2nd Side _____ Sq. Ft.
Other 38.5 SF - Wall sign Sq. Ft.
TOTAL _____ Sq. Ft.

5. HEIGHT
S1: 5'
S2: 4'

8. ILLUMINATED
☑ Internally FACE LIT
☐ Externally CHANNEL LETTERS

9. ESTIMATED COST
TOTAL $ 4,000

EXISTING SIGNS
Ground sign.

6. SHORELAND/FLOODLAND
Shore setback _____ feet from sign to ordinary high water mark.
Floodplain setback _____ feet from sign to 100 year floodplain.

TYPE OF MATERIAL
☐ Wood ☑ Metal ☐ Other Vinyl
☑ Plastic ☐ Canvas

EXISTING SIGN
Sign 1 Size: Width _____ Height _____ Setback _____ Offset _____
Sign 2 Size: Width _____ Height _____ Setback _____ Offset _____

PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION:
1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express of implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.

SIGNATURE OF APPLICANT _____ DATE 06/14/2023

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

FEES:	PERMIT(S) REQUIRED	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Plan Review Fee _____	☐ Construction _____	Permit expires two years from day issued unless otherwise noted below:	Name _____
Inspection Fee _____	☐ HVAC _____		Date _____
Administration Fee _____	☐ Electrical _____		Certification No. _____
Other _____ _____	☐ Plumbing _____		
Total _____	☐ Other _____		

White - Municipal Files — Yellow - Applicant — Pink - Clerk/Assessor

Wisconsin Uniform 10/17

Victory Homes of Wisconsin

To: Thiensville Plan Commission **Prepared by**: Jon Censky, Village Planner

Agenda Item: **Date: August 8, 2023**

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:
Commissioners may recall that the applicant received approval last September for a 2,800-square-foot home on this site designed by Mikkelson Builders. The applicant has now changed architects and is again requesting approval of new house plans designed by Victory Homes of Wisconsin. These plans are for a 2,600-square-foot house to be set back 85 feet from Green Bay Road. It will be sided Hardie Cement Board with a thin cut stone veneer and will be covered with Certainteed Landmark Designer Dimensional Shingles. The architect will be at next Tuesday's meeting to discuss his plans.

Staff Comments:
My review indicates that the plans are code compliant 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.

Village of Thiensville

Plan Commission Application

RECEIVED
JUL 20 2023
BY:

Property Address: 636 Green Bay Road, Thiensville WI 53092

12-050-01-15-005
Tax Key #

Residential
Current Zoning

Property Owner

James and Karen Geschke
Name

P.O. Box 332, Hazelhurst, WI 54531
Address

414-719-5806
Phone

kmgeschke@aol.com
Email address

Applicant ☐ Same as owner

Victory Homes of Wisconsin
Name

N118W18531 Bunsen Drive, Germantown, WI 53022
Address

262-252-7100
Phone

Rebecca.Kirst@vci-wi.com
Email address

Project description

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

To construct a 2600 sq. ft. single family traditional style dwelling on Green Bay Road. The home will be 85.1 feet from the street. The home will have Hardie Cement Board siding with thin cut stone veneer accents. The roof will have Certainteed Landmark Designer Lifetime Dimensional shingles and will be 28' 4" from grade at the highest point.

Rebecca Kirst
Applicant's Signature

07/20/23
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 B. Driveways & street access C. Parking areas D. Walkways E. Existing landscaping F. Abutting public and private streets G. Public easements H. Surrounding land uses and zoning I. Retaining walls J. Decorative accessories	K. Dumpster location and screening L. Location, color, message, dimensions and materials of all signs M. Location, size and character of dedicated or private open space N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities O. Floor plan of building or addition

☐ 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 7/21/23 Planner Staff Report Completed on __________

Plan Commission Meeting Date 8/8/23

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

ADDITIONAL REMARKS/CONDITIONS:

Village Staff	Title	Date

THE VICTORY COMPANIES

Rebecca Kirst

(262) 252-7100 Ext. 226 phone
(262) 252-7109 fax
rebecca.kirst@vci-wi.com

N118 W18531 Bunsen Drive
Germantown, WI 53022
victorycompaniesofwisconsin.com

VICTORY Allan Builders, LLC VICTORY

a triumph in home-building excellence

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BY:.....

Village of Thiensville

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

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BY:

DEVELOPMENT APPLICATION FORM

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

Project Name: Geschke Home Date: _____

Submittal deadline for next Plan Commission meeting: 7/21/2023

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

Property Information:

Tax key Number(s) 12-050-01-15-005

Property Address 636 Green Bay Road

Current Zoning: _____ Proposed Zoning: _____

Present Use: Vacant Land Proposed Use: New single family dwelling with attached garage

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: James and Karen Geschke

Address: P.O. Box 332

City Hazelhurt State WI Zipcode 54531

CONTACT PERSON FOR THE PROJECT

Name: Rebecca Kirst

Company: Victory Homes of Wisconsin

Address: N118W18531 Bunsen Drive

City Germantown State WI Zipcode 53022

Phone: 262-252-7100 Fax: _____

E-mail address: Rebecca.Kirst@vci-wi.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: Rebecca Kirst Date: 7/20/2023

Owner: Karen Geschke Date: 7/20/2023

Owner: James Geschke Date: 7/20/2023

(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		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: _____ **TOTAL DEPOSIT/APPLICATION FEE(S):** _____

*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.

Revised 9/2009

Dept of Safety & Professional Services
Industry Services Division
Wisconsin Stats. 101.63, 101.73

Wisconsin Uniform Building Permit Application

Instructions on back of second ply. The information you provide may be used by other government agency programs [(Privacy Law, s. 15.04 (1)(m)]

Application No.

Parcel No. 12-050-01-15-005

PERMIT REQUESTED ☑ Constr. ☑ HVAC ☑ Electric ☑ Plumbing ☑ Erosion Control ☐ Other:

Owner's Name: James and Karen Geschke	Mailing Address: P.O. Box 332, Hazelhurst, WI 54531			Tel. 414-719-5806
Contractor Name & Type	Lic/Cert#	Exp Date	Mailing Address	Telephone & Email
Dwelling Contractor (Constr.) Victory Homes of Wisconsin	949999/ DC-110300033	11/06/2023	N118W18531 Bunsen Drive, Germantown WI 53022	(262) 252-7100
Dwelling Contr. Qualifier (The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.)	1345517/ DCQ-041600040	04/04/2024	N118W18531 Bunsen Drive, Germantown WI 53022	(262) 252-7100
HVAC Dave Jones	6631	09/18/2024	2225 Kilgust Rd, Madison WI 53713	(608) 577-3941
Electrical Contractor Behr Electric	1114859	06/30/2025	331 E. Rawson Avenue, Oak Creek WI 53154	(414) 640- 2347
Electrical Master Electrician Mark Behr	160609	06/30/2027	331 E. Rawson Avenue, Oak Creek WI 53154	(414) 640- 2347
Plumbing Dave Jones	668217	03/31/2024	2225 Kilgust Rd, Madison WI 53713	(608) 577-3941

PROJECT LOCATION Lot area 26,279 Sq.ft. ☐ One acre or more of soil will be disturbed ☐ Town ☑ Village ☐ City of Thiensville NW 1/4, SW 1/4, of Section 14, T 9 N, R 21 E W

Building Address: 636 Green Bay Road | County: Ozaukee | Subdivision Name: CSM 4185 | Lot No.: 1 | Block No.:

Zoning District(s) | Zoning Permit No. | **Setbacks:** Front 85.1 ft. | Rear 87.1 ft. | Left 16.4 ft. | Right 16.6 ft.

1. PROJECT
☑ New ☐ Repair
☐ Alteration ☐ Raze
☐ Addition ☐ Move
☐ Other:

2. AREA INVOLVED (sq ft)

	Unit 1	Unit 2	Total
Unfin. Bsmt	2600		
Living Area	2600		
Garage	875		
Deck/ Porch	260		
Totals	6335		

3. OCCUPANCY
☑ Single Family
☐ Two Family
☐ Garage
☐ Other:

4. CONST. TYPE
☑ Site-Built
☐ Mfd. per WI UDC
☐ Mfd. per US HUD

5. STORIES
☑ 1-Story
☐ 2-Story
☐ Other:
☑ Basement

6. ELECTRIC
Entrance Panel Amps: 200
☑ Underground
☐ Overhead

7.WALLS
☑ Wood Frame
☐ Steel
☐ ICF
☐ Timber/Pole
☐ Other:

8. USE
☐ Seasonal
☑ Permanent
☐ Other:

9. HVAC EQUIP.
☑ Furnace
☐ Radiant Basebd
☐ Heat Pump
☐ Boiler
☑ Central AC
☑ Fireplace
☐ Other:

10. SEWER
☑ Municipal
☐ Sanitary Permit#

11. WATER
☑ Municipal
☐ On-Site Well

12. ENERGY SOURCE

Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar Geo
Space Htg	☑	☐	☐	☐	☐	☐
Water Htg	☑	☐	☐	☐	☐	☐

13. HEAT LOSS
66200 BTU/HR Total Calculated Envelope and Infiltration Losses (available from "Total Building Heating Load" on Rescheck report)

RECEIVED JUL 20 2023 BY:

14. EST. BUILDING COST w/o LAND
$ 696,000

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the reverse side of the last ply of this 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 back of the permit if not signing below. 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 second page of this form.**

APPLICANT (Print): Rebecca Kirst **Sign:** Rebecca Kirst **DATE**

APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ **See attached for conditions of approval.**

ISSUING JURISDICTION ☐ Town of ☐ Village of ☐ City of ☐ County of ☐ State

State-Contracted Inspection Agency#:

Municipality Number of Dwelling Location

FEES:
Plan Review $
Inspection $
Wis. Permit Seal $
Other $
Total $

PERMIT(S) ISSUED
☐ Construction
☐ HVAC
☐ Electrical
☐ Plumbing
☐ Erosion Control

WIS PERMIT SEAL #

PERMIT ISSUED BY:
Name
Date Tel.
Cert No.
Email:

SBD-5823(R08/17) Distribute: ☐ Ply 1 – Issuing Jurisdiction; ☐ Ply 2- Issuer forwards to state w/in 30 days; ☐ Ply 3- Inspector; ☐ Ply 4- Applicant

Plat of Survey

Property Description:
Lot 1, CSM No. 4185 a division of the Parcel 1 of Certified Survey Map 2889, recorded as Document NO. 0558072, being part of the Northwest 1/4 of the Southwest 1/4 in Section 14, Township 9 North, Range 21 East, Village of Thiensville, County of Ozaukee, State of Wisconsin.

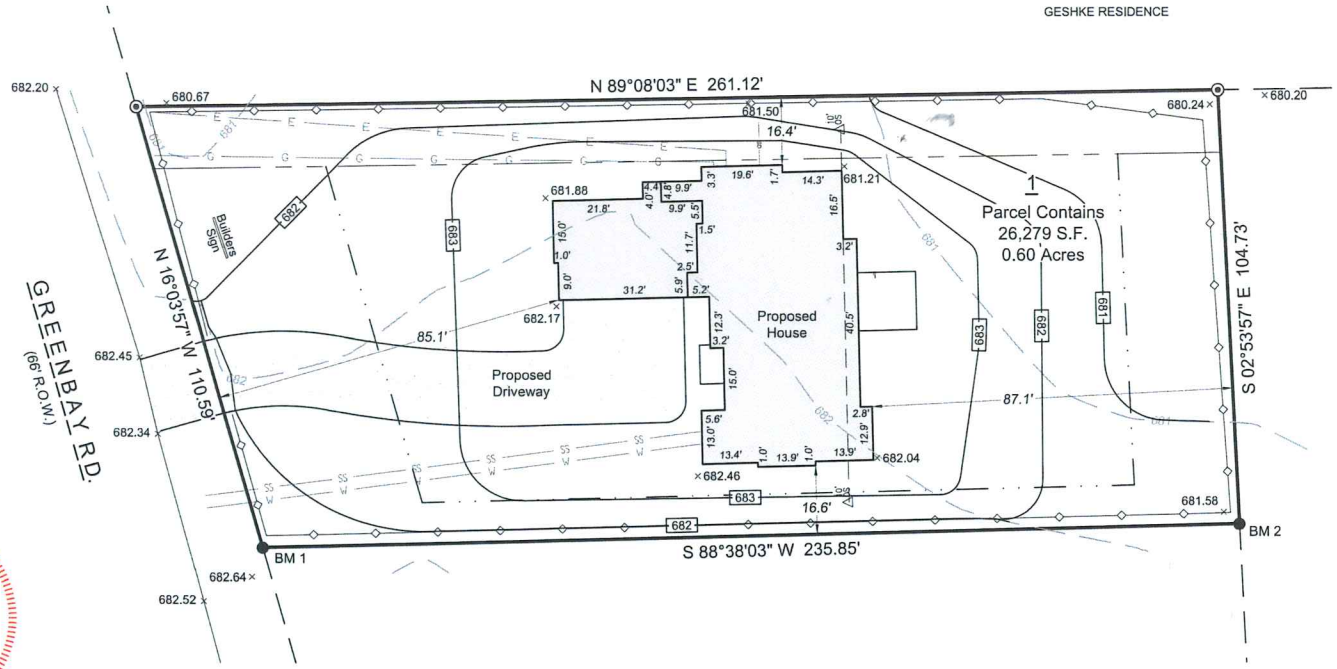
PREPARED FOR:
Victory Homes of Wisconsin, Inc.
N118W18531 Bunsen Dr
Germantown, WI 53022

GESHKE RESIDENCE

0' 30' 60'

LEGEND

- 10' Offset
- Monument Found as Noted
- 3/4" Iron Rod Found
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- 735 Proposed Contour
- 735 Existing Contour
- Building Setback Line
- SD Proposed Sump Drain
- W Proposed Water Line
- SS Proposed Sewer Line
- G Proposed Gas Line
- E Proposed Electric Line
- Proposed Silt Fence



BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP #4185, NORTH LINE LOT 1, BEARS N 89°08'03" E

Notes:

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. ( ) Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on 07-17-23.
7. Building Setbacks per CSM 4185
   Front = 40'
   Side = 15'/10'
   Rear = 25'

WISCONSIN
PHILLIP J. LANDRY S-3176 BROOKFIELD WI
LAND SURVEYOR

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JUL 26 2023
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Benchmark (BM) 1: Top of Iron Rebar, SW Prop. Cor. Elev.=682.57'
Benchmark (BM) 2: Top of Iron Rebar, SE Propo. Cor.Elev.=681.54'

Suggested Top of Wall: 684.67'
Suggested Garage Floor: 684.33'
Suggested Final Yard Grade: 684.0'
Suggested Top of Footing: 675.67'
(Assuming 9' Poured Wall-check plans)

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 20th Day of July, 2023: Phillip J. Landry S-3176

Revised 07-26-23 to add storm drain

C3E GEOMATICS
260 Regency Court • Suite L100
Brookfield, WI 53045 • (262) 312-1034
www.c3egeomatics.com

Job# 23232

James and Karen Geschke
Private Lot – Lot #1 Green Bay Road

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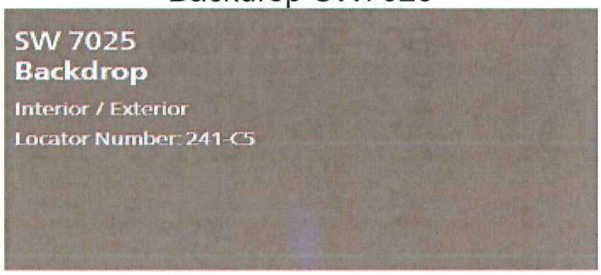
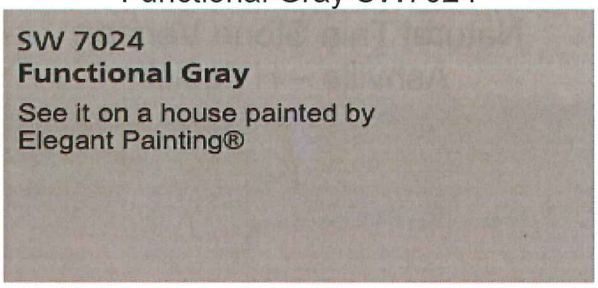
Roof Color:
CertainTeed Landmark – Driftwood

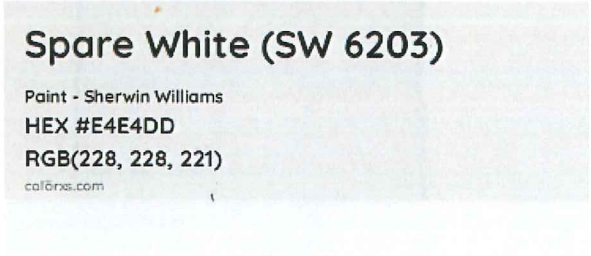
Shake Siding Color:
Backdrop SW7025



Siding Color:
Functional Gray SW7024

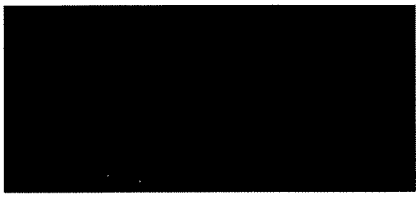


Trim Color:
Share White SW6203



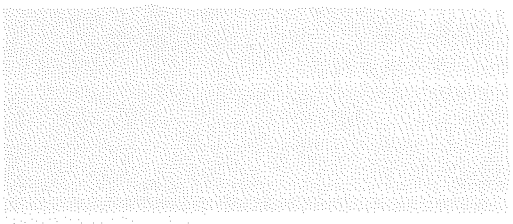
N118 W18531 Bunsen Drive Germantown, WI 53051
262-252-7100 Phone ●262-252-7109 Fax

Garage Color:
CHI – Brown

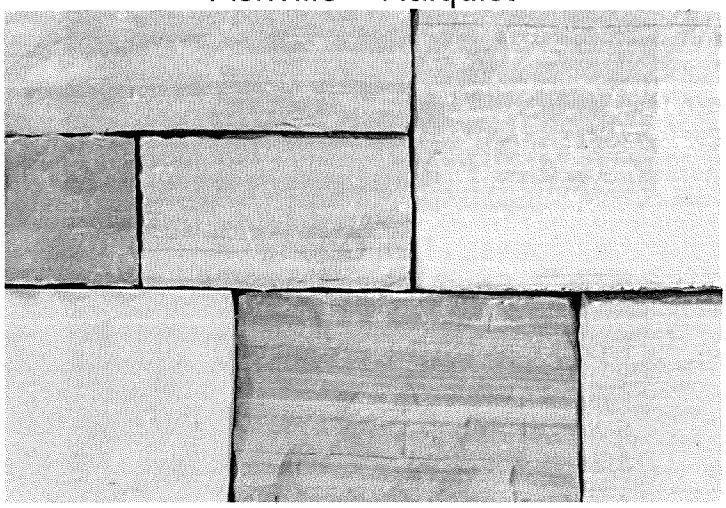


Window Color:
Andersen 100 Series

Gutter Color:
ABC – 30 % White



Natural Thin Stone Veneer:
Ashville – Halquist



N118 W18531 Bunsen Drive Germantown, WI 53051
262-252-7100 Phone •262-252-7109 Fax

ROOF TRUSS HEEL HEIGHTS

6 / 12 PITCH - 6" HEEL - 12" OVHG
10 / 12 PITCH - 10" HEEL - 12" OVHG
12 / 12 PITCH - 12" HEEL - 12" OVHG

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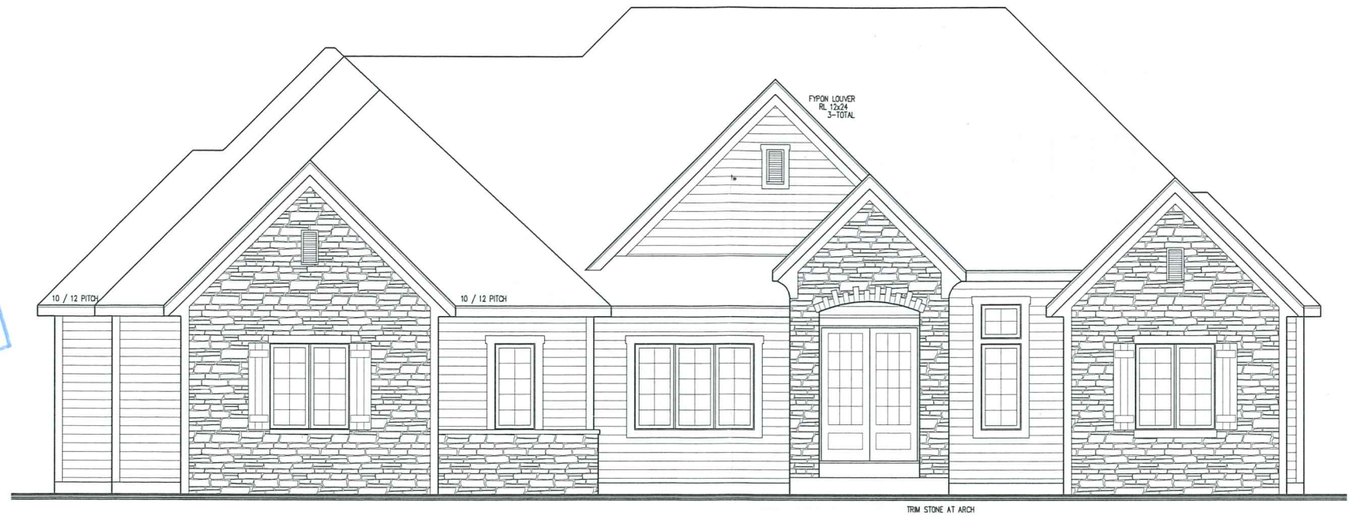
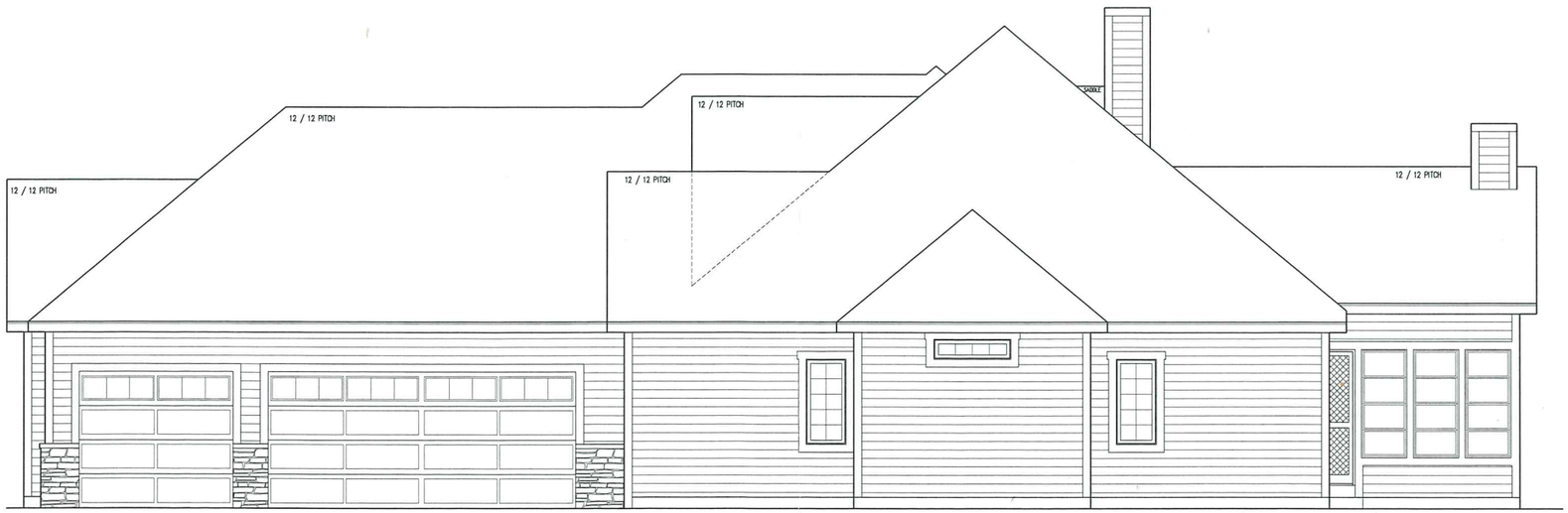


FRONT ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"

This plan is not for construction, If you do not have a green plan stamped final; please contact our office for the latest revisions date to commence with construction using this plan. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LATEST REVISION DATE.

JOB #

Wisconsin Focus on Energy Home

PRELIMINARY PLANS

12/16

Karen abd Jamie Geschke Residence
Lot 1, Green Bay Rd., Thiensville WI.

REVISIONS

	DATE:	BY:	DESCRIPTION
	6/15/23	DP	REQUESTED REVISIONS
	6/16/23	DP	BID PLAN
	6/22/23	DP	REQUESTED REVISIONS
	7/5/23	DP	BID PLAN

CLIENT: GESCHKE RES. BROOKLYN MODEL
TITLE: ELEVATIONS
PRINT #: 22306-2
DATE: 6/12/23
DRAWN BY: PLUIM
SCALE: NOTED
SQ. FEET: 2,600
PAGE #: 1/4

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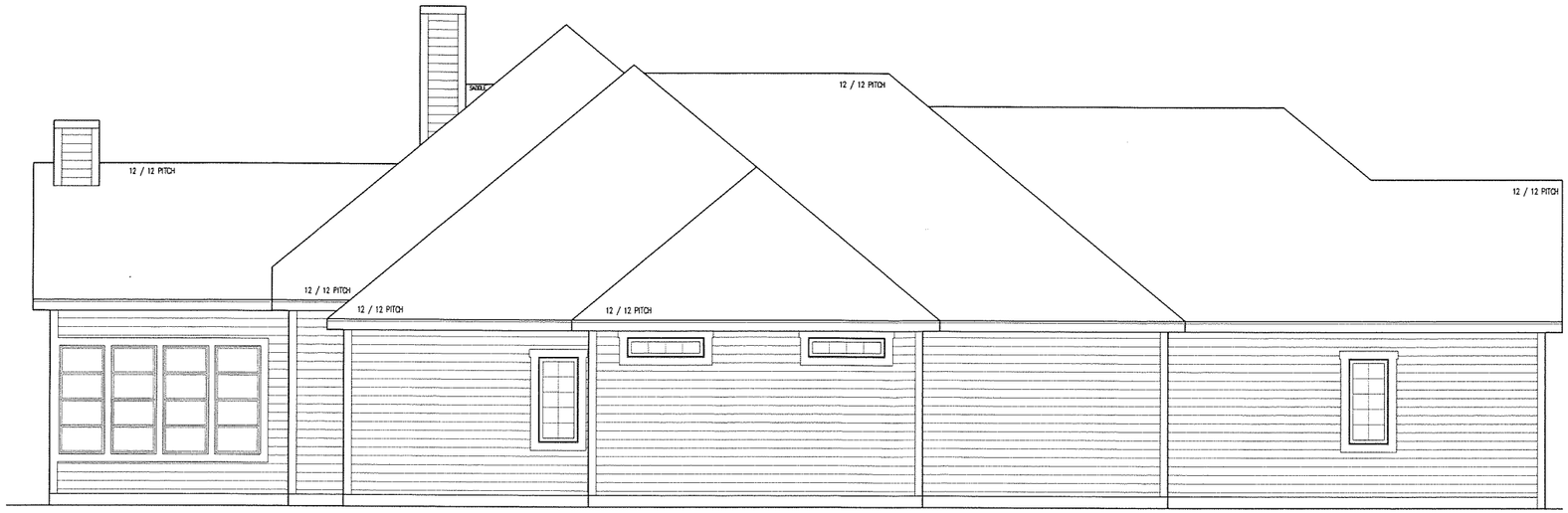
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W16631 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Wisconsin Focus on Energy Home



LEFT SIDE ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

Karen abd Jamie Geschke Residence
Lot 1, Green Bay Rd, Thiensville WI.

REVISIONS

DATE:	BY:	DESCRIPTION
.		
.		
.		

CLIENT: GESCHKE RES.
BROOKLYN MODEL

TITLE: ELEVATIONS

DATE: 6/12/23
SCALE: NOTED
SQ. FEET:
PAGE #: 2/4

PRINT #: 22306-2
DRAWN BY: PLUM

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VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N18 W8631 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Wisconsin Focus on Energy Home

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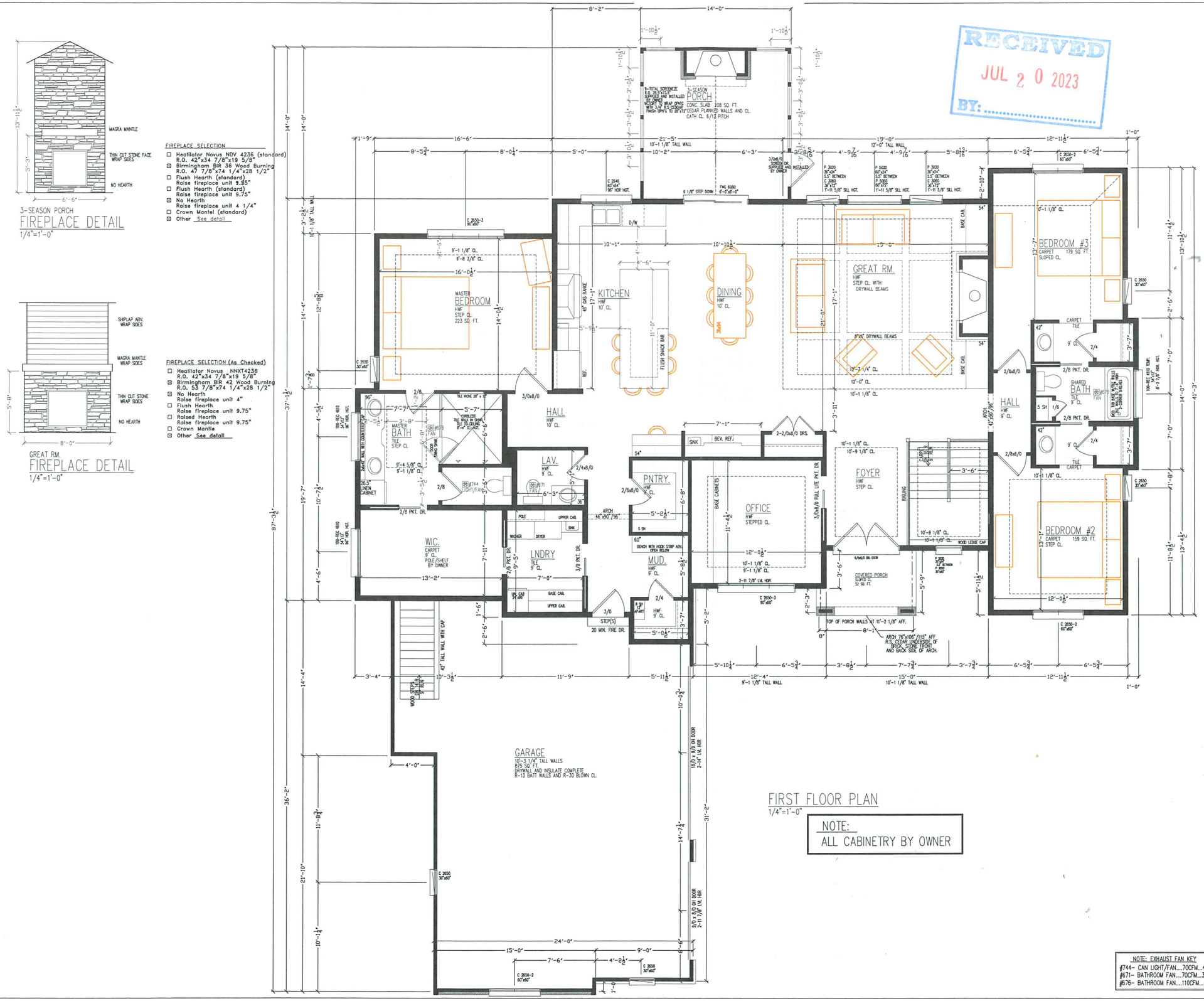
3-SEASON PORCH
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION
- ☐ Heatilator Novus NDV 4236 (standard) R.O. 42"x34 7/8"x19 5/8"
- ☒ Birmingham BIR 36 Wood Burning R.O. 47 7/8"x74 1/4"x28 1/2"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.35"
- ☐ Flush Hearth (standard) Raise fireplace unit 9.75"
- ☒ No Hearth Raise fireplace unit 4 1/4"
- ☐ Crown Mantel (standard)
- ☒ Other See detail

GREAT RM.
FIREPLACE DETAIL
1/4"=1'-0"

FIREPLACE SELECTION (As Checked)
- ☐ Heatilator Novus NNXT4236 R.O. 42"x34 7/8"x19 5/8"
- ☒ Birmingham BIR 42 Wood Burning R.O. 53 7/8"x74 1/4"x28 1/2"
- ☒ No Hearth Raise fireplace unit 4"
- ☐ Flush Hearth Raise fireplace unit 9.75"
- ☐ Raised Hearth Raise fireplace unit 9.75"
- ☐ Crown Mantle
- ☒ Other See detail



FIRST FLOOR PLAN
1/4"=1'-0"

NOTE:
ALL CABINETRY BY OWNER

NOTE:
ALL DIMENSIONS ARE FROM STUD TO STUD UNLESS OTHERWISE NOTED:
ALL EXTERIOR FRAME WALL DIM. 5 1/2"
ALL INTERIOR FRAME WALL DIM. 3 1/2"
ALL HEADERS: (2) 2 x 12's
HEADER HEIGHT @ 6'-11"
FIRST FLOOR WALL ARE 9'-1 1/8" TALL AND 10'-1 1/8" TALL.

FRAMING ROUGH OPENINGS: INTERIOR DOORS
HINGED DOORS--2" over the door x 6'-11"
DOUBLE DOORS--2 1/2" over the door x 6'-11"
SLIDING DOORS--1" over the door x 6'-11"
POCKET DOOR--2x door + 1" x 7'-0 1/2"
FRAMING ROUGH OPENINGS:WINDOWS
DOUBLE SILL PLATES UNDER WINDOWS THAT ARE WIDER THAT 48"

NOTE: EXHAUST FAN KEY
- #744- CAN LIGHT/FAN....70CFM...4" DIA.
- #671- BATHROOM FAN....70CFM...3" DIA.
- #676- BATHROOM FAN....110CFM...4" DIA.

Karen abd Jamie Geschke Residence
Lot 1, Green Bay Rd., Thiensville WI.

REVISIONS

DESCRIPTION	BY:	DATE:

CLIENT: GESCHKE RES. BROOKLYN MODEL
TITLE: FLOOR PLAN
DATE: 6/12/23
SQ. FEET: 2,600
DRAWN BY: PLUIM
SCALE: NOTED
PAGE #: 3/4
PRINT #: 22306-2

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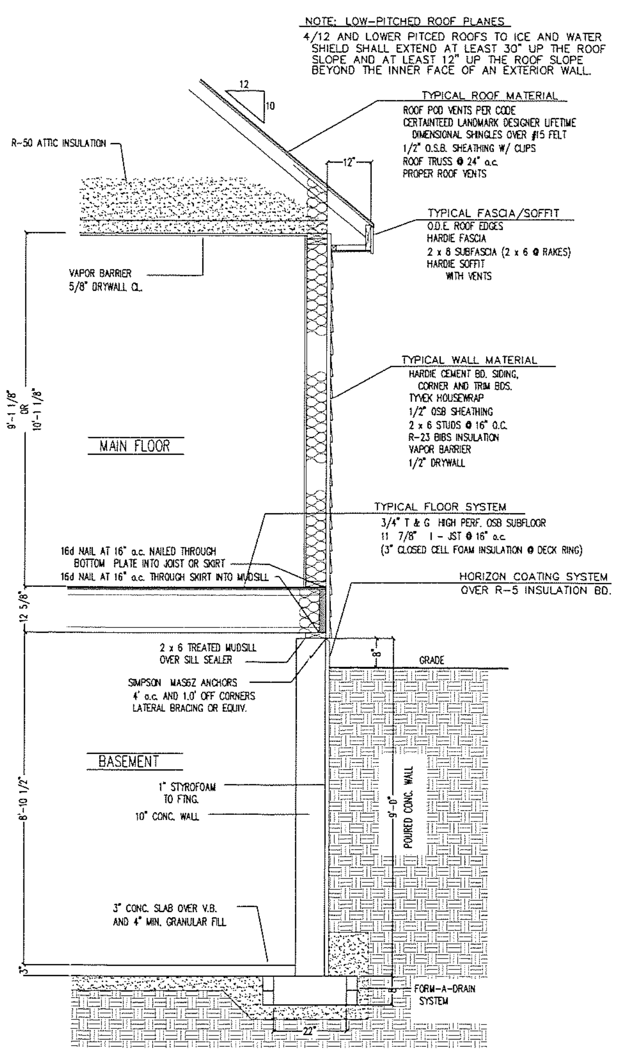
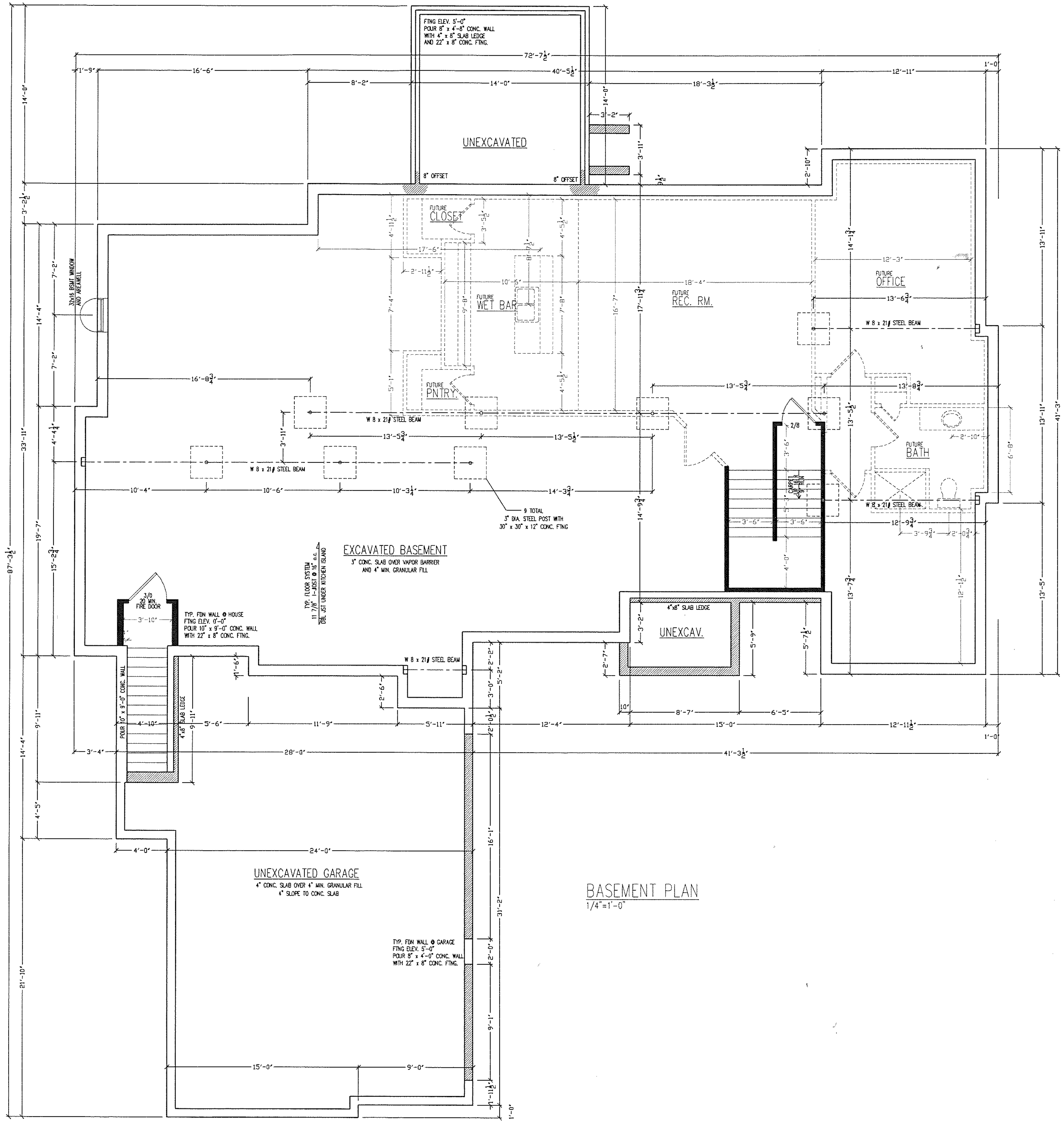
VICTORY HOMES OF WISCONSIN, INC.
" Building For The Way You Live "
N118 W18531 BUNSEN DRIVE
GERMANTOWN, WISCONSIN 53022
PH. (262) 252-7100 / FAX (262) 252-7109

Wisconsin Focus on Energy Home



TYP. WALL SECTION
1/2"=1'-0"



BASEMENT PLAN
1/4"=1'-0"

Karen abd Jamie Geschke Residence
Lot 1, Green Bay Rd., Thiensville WI.

REVISIONS		
DATE:	BY:	DESCRIPTION
.		
.		
.		
.		

CLIENT: GESCHKE RES. BROOKLYN MODEL		
TITLE: FDN/BSMT	DATE: 6/12/23	SQ. FEET:
PRINT #: 22306-2	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 4/4

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All new electrical services and upgrades shall be done underground per Ordinance 1995-07

262-420-4732
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

Wlinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAX KEY# 12-050-01-15-005

Village of THIENSVILLE

☐ TOWN ☑ VILLAGE ☐ CITY

OF Thiensville

COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 636 Green Bay Road

PROJECT DESCRIPTION: New Single Family Dwelling

☐ COMMERCIAL ☑ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: James and Karen Geschke	P.O. Box 332, Hazelhurst, WI 54531	414-719-5806
Construction Contractor (DC Lic No.): Victory Homes of Wisconsin DC-110300033	N118W18531 Bunsen Drive, Germantown WI 53022	262-252-7100
Dwelling Contractor Qualifier (DCQ Lic No.): David Pluim DCQ-041600040	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	262-252-7100
Plumbing Contractor (Lic No.): Dave Jones 668217	2225 Kilgust Rd, Madison WI 53713	608-577-3941
Electrical Contractor (Lic No.): Behr Electric 1114859/160609	331 E. Rawson Avenue, Oak Creek WI 53154	414-640-2347
HVAC Contractor (Lic No.): Dave Jones 6631	2225 Kilgust Rd, Madison WI 53713	608-577-3941

PROJECT INFORMATION

Subdivision Name: CSM 4185 | Lot No.: 1 | Block No.:

Zoning District | Lot Area: 26279 Sq. Ft. | N.S.E.W. Setbacks: Front 85.1 Ft. | Rear 87.1 Ft. | Left 16.4 Ft. | Right 16.6 Ft.

1a. PROJECT
☑ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other

1b. GARAGE
☑ Attached ☐ Detached

2. AREA
Basement 2600 Sq. Ft.
Living Area 2600 Sq. Ft.
Garage 875 Sq. Ft.
Other 260 Sq. Ft.
TOTAL 6335

3. TYPE
☑ Single Family ☐ Two Family ☐ Multi ☐ Commercial

4. CONST. TYPE
☑ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL
Entrance Panel
Size: 200 amp
Service: ✓ New ___ Rewire
___ Phase ___ Volts
✓ Underground
___ Overhead
Power Company:

6. STORIES
☑ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION
☑ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other

8. USE
☐ Seasonal ☑ Permanent ☐ Other

9. HVAC EQUIPMENT
☑ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☑ Central Air Conditioning ☑ Other Fireplace

10. PLUMBING
Sewer
☑ Municipal ☐ Septic No.

RECEIVED JUL 20 2023 BY:

11. WATER
☑ Municipal Utility ☐ Private On-Site Well

12. ENERGY SOURCE

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 66200 BTU//HR

14. ESTIMATED COST
$ 696000

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): Rebecca Kirst **SIGN:** Rebecca Kirst **DATE:** 7/20/2023

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	RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Building Fee		Bldg. # At top of form	CK #	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name
Zoning Fee		Zoning #	Amount $		Date
WI Seal		Elec. #	Date		Certification No.
Electric Fee		Plmb. #	From		
Plumbing Fee		HVAC #	Rec By.		
HVAC Fee					
Adm. Fee					
Other					
Total	$ 0.00				

SEAL NO. ___ Municipality No. ___ - ___

White - Municipal Files
Wisconsin Uniform 05/16

Yellow - Applicant

Pink - Clerk/Assessor

Thiensville Plan Commission Staff Report -June/July 2023

Staff Approved Projects June/July 2023

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
6/14/2023	136 Grand Avenue	Stacey Brunner-Jones	Deck	xx		XX	
6/28/2023	215 Heidel Road	Jason Stilb	Fence	xx		xx	
6/28/2023	201 N. Main Street	BMO Bank	Sign application				
7/24/2023	600 Bel Aire Drive	Charlie Swain	Fence	xx		xx	
7/24/2023	106 N. Orchard Street	Shannon DeToro	Fence (application from fence company)	xx		xx	
7/24/2023	140 Grand Avenue	Nicholas Janasik	Fence	xx		xx	
7/25/2023	106 E. Freistadt Road	Restoration Church/Signarama	Replace two signs in existing Fantasy Flowers locations				

Code Compliance June/July 2023

Community Services

Address	Owner	Complaint	Action
315 E. Freistadt Road	Tony Johnson	Multiple sheds, illegal trailer parking	Certified letter
609 Oakwood Drive	Frederick Stemmler	Improper pool fence, weeds, etc.	Certified letter
278 N. Main Street	LRJ Bonniwell II LLC	Sign on ground, parking violations	Email to Trish and Joe Ullrich

Police Department June/July 2023

Date	Location	Complaint	Action
6/4/2023	132 W. Freistadt Road	Illegal dumping	Unfounded; resident with card
6/16/2023	315 E. Freistadt Road	Trailer and shed complaint	Ongoing investigation
6/19/2023	718 Coronada Avenue	Long grass	Grass has been cut
6/21/2023	234 Vernon Avenue	Long grass	Follow-up pending
7/19/2023	221 Luisita Road	Vehicles parked on grass	Officer explained options for overnight street parking
7/19/2023	116 N. Highland Avenue	Long grass; abandoned vehicle	Grass has been cut; vehicle will be donated
7/23/2023	261 Elm Street	Signs in park	Officer removed signs