



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, November 14, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
	M. RANDY PASTERNAK
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. BUSINESS

A. Approval of Minutes

1. October 10, 2023 (att)

B. Review and Action regarding Gazebo, 213 East Freistadt Road, Serghei Ialama (att)

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

November 10, 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, October 10, 2023

LOCATION: 250 Elm Street, Thiensville, WI
PUBLIC HEARING

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:	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
	M. RANDY PASTERNAK
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.

There were no citizens to be heard.

IV. PUBLIC HEARING - THE APPLICANT, QUARRY DEVELOPMENT LLC, 601 NORTH

MAIN STREET, WILLIAM CONLEY, IS SEEKING AN EXTENSION OF THE CONDITIONAL USE PERMIT FOR A TEMPORARY LUMBER YARD OPERATION AT 601 NORTH MAIN STREET

A. Motion to Open Public Hearing

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Holyoke-Odeja to open the Public Hearing. **MOTION CARRIED UNANIMOUSLY.**

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

B. Director of Community Services/Public Works Andy LaFond to Read and Explain Notice

Director LaFond read the notice of the Public Hearing. Director LaFond added the Plan Commission approved a Conditional Use Grant for the property owner to use the property as a lumber yard. That grant has expired and the property owner is seeking an extension. During the time frame of the original Conditional Use Grant, Director LaFond noted he only received one complaint related to noise. The noise was not near the allowable limit.

C. Comments from Anyone Present Requesting To Be Heard

Danny Blaesing, 604 Laurel Lake Road, Unit 2, asked how long the extension will be and if the operation will be allowed to grow. Mr. Blaesing is opposed if it becomes bigger.

Dan Wolf of Cedarburg noted he is doing the milling work on the site for the applicant. Progress was made during the summer. Mr. Wolf is attempting to keep the remaining time on the property as short as possible. A six-month extension is requested in case they run into unavoidable delays.

Mr. Blaesing withdrew his previous opposition now that he understands the operation will take place over a short term.

D. Director of Community Services/Public Works Andy LaFond to Read Any Correspondence Received Related to the Request

There was no correspondence.

E. Motion to Close Public Hearing

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to close the Public Hearing. **MOTION CARRIED UNANIMOUSLY.**

V. BUSINESS

A. Approval of Minutes

1. September 12, 2023 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Holyoke-Odeja to approve the September 12, 2023 Minutes. **MOTION CARRIED UNANIMOUSLY.**

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

William Conley thanked the Village for allowing use of the property for the lumberyard operation. It was a learning experience with unexpected delays. The project is close to being wrapped up.

Commissioner Kucharski asked where on the property the milling would take place. Dan Wolf replied that the operation was moved closer to Main Street than initially intended because the sand on the former volleyball courts at the rear of the property did not provide sufficient stability. All of the wood now stacked in piles will be moved off site in the next three or four weeks.

President Mobley noted the period of the Conditional Use Grant is what was requested by the applicant. Mr. Conley noted the six-month request is being made so there will not be a need to request another extension.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to approve Six-Month Extension of Conditional Use Application, Quarry Development LLC, 601 North Main Street, William Conley, for a Temporary Lumberyard Operation. **MOTION CARRIED UNANIMOUSLY.**

C. Review and Action regarding Facade Upgrade and Site Plan Approval for an Auto Body Shop at 201-207 South Main Street, Boucher Real Estate LLC (att)

The applicant was present and outlined plans to upgrade the existing facade to a modern look as part of remodeling of the building to a body shop. Director LaFond noted there also is a franchise agreement that addresses use of the right-of-way. While that franchise agreement is under the purview of the Village Board, it ties in with the site plan. Parking spots on the north side of the street would be designated for public use. In exchange for use of area in the Village right-of-way, Boucher will construct curb and gutter and a sidewalk that connects the bike path to Main Street.

Commissioner Holyoke-Odeja asked if the proposed fence on the west side of the property will block the view of cars from the bike path. The applicant replied that the original plan for a chain-link fence is being changed to a wood fence.

Planner Censky noted the site is Zoned B-4, Highway Business District. This is a permitted use in the district. Director LaFond noted the existing pole sign from the previous occupant must be removed.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Gattoni to approve Site Plan for an Auto Body Shop at 201-207 South Main Street, Boucher Real Estate LLC with conditions that vehicle storage occur in the fenced-in area and the existing sign be removed.
MOTION CARRIED UNANIMOUSLY.

D. Review and action regarding 4-Unit Rental Property, 500 Lake Bluff Road, Lisa-Marie Klooster (att)

The applicants, Lisa-Marie and Ryan Klooster, were present. The Kloosters purchased the property, which is zoned for multi-family use. They plan to build a four-unit short-term rental with two two-bedroom and two one-bedroom units, each with a private patio. Director LaFond noted the lot was rezoned to R-4 several months ago. There are already short-term rental properties in the Village. Planner Censky added the proposal complies with Village Code.

Commissioner Hershberger asked about the finishing for the units. Ms. Klooster replied the submitted plans reflect what is proposed, but she is not opposed to wrapping posts to match other trim. The project is intended to have a modern, industrial appearance. Commissioner Hershberger inquired about the parking requirements. Plans call for one parking spot per bedroom and one ADA spot, for a total of seven.

Commissioner Kucharski noted the Village wants a quality look. Ms. Klooster replied the proposal has a modern, quality feel to it. Commissioner Pasternak noted the garage looks unfinished compared to the rest of the property and questioned how untreated wood will look after it is exposed to the elements for several years. Whatever is built will reflect on the Village as well as the applicant, who might want to build projects in Thiensville in the future. Commissioner Gattoni noted the structure looks like a storage shed. Mr. Klooster noted the cost of the project is \$680,000. Commissioner Holyoke-Odeja praised the design. Ms. Klooster added they are agreeable to adding additional wrapping and trim to the garage.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Holyoke-Odeja to approve 4-Unit Rental Property, 500 Lake Bluff Road, Lisa-Marie Klooster with provisions that the garage be finished and wrapped including the underside of the canopy with like materials, and that eight parking spots are provided.

Ayes: Commissioners Holyoke-Odeja, Nelson, Pasternak and President Mobley

Naes: Commissioners Gattoni, Hershberger and Kucharski

MOTION CARRIED.

E. Review and Action regarding Sign Application and Sign Code Waiver for Size and Electronic Messaging, 246 S. Main Street, Village BP (att)

Applicant Basu Joshi of Village BP was present. Director LaFond noted the Village prohibits electronic message signs. The Plan Commission can grant sign waivers. Director LaFond

added the Commission may want to consider a waiver to allow the posting of gas prices. Mr. Joshi noted the application for the sign will be in tandem with plans to replace the gas tanks and canopy at Village BP.

Commissioner Gattoni is in favor of electronic posting of prices but has a concern about additional electronic signage. Commissioner Pasternak agreed that electronically displaying only the gas price would be acceptable. President Mobley agreed with displaying only gas prices. Commissioner Kucharski noted that the Plan Commission denied an electronic sign request several years ago for a church in the Village. Commissioner Holyoke-Odeja also noted that displaying just gas prices would be acceptable.

Mr. Joshi will resubmit an application for a sign that includes an electronic display of gas prices, but does not include other electronic messaging.

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

The applicant, Tony Johnson, was present. Director LaFond noted the Plan Commission considered the shed application at a previous meeting and there were questions about additional structures on the property. The application is for a new shed and there is an existing shed on the property. There is also a detached accessory structure, which is allowed. Director LaFond and the applicant discussed that the existing shed on the property will likely have to be removed if approval is granted for the new shed.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to approve Shed, Tony and Sarah Johnson, 315 E. Freistadt Road with the old shed being removed within 60 days.

Ayes: Commissioners Gattoni, Kucharski, Nelson, Pasternak and President Mobley

Naes: Commissioners Gattoni and Holyoke-Odeja

MOTION CARRIED.

VI. STAFF REPORT

A. Staff Report (att)

Director LaFond reported staff approval of fences at 322 Woodside Lane and 104 N. Orchard Street. Certified letters were mailed to residents at 627 Green Bay Road and 213 E. Freistadt Road regarding construction without Plan Commission approval. The resident at 234 Vernon Avenue received a certified letter regarding logs and debris in the yard. Police made contact with the residents at 427 Green Bay Road, visible garbage cans and a boat and jet ski in the driveway; 250 Green Bay Road regarding visible garbage cans and 140 W. Freistadt Road regarding abandoned vehicles on the property.

VII. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Pasternak to adjourn the

Meeting at 7:54 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works

BACKYARD GAZEBO 213 E. FREISTADT ROAD

To: Village of Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: November 14, 2023

General Information

Applicant:	Sergei Ialama
Status of Applicant:	Owner
Requested Action:	Backyard Gazebo
Zoning	R-2 Single Family Residential District
Proposed Zoning:	No Change
Location:	213 E. Freistadt Road
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Report:

The applicant has constructed a gazebo that is attached to and directly behind his existing deck in the rear yard of his property at 213 E. Freistadt Road and is now seeking approval. This gazebo measures 17' x 25' (425 sq. ft.) and is supported by 8" cedar posts and has a plywood roof that is covered with Owens Corning Oakridge asphalt shingles.

Because the code does not address gazebos staff views this as a detached accessory building. According to **Sections 17.0603. F.** of the zoning code, **Accessory buildings structures, shall be placed or erected in the rear yard provided that not more than one detached accessory building is permitted per dwelling unit, shall not exceed 625 square feet in area, shall not exceed 20' in height, and shall not be closer than 5 feet to the principle structure, and shall be located no closer than 3 feet to any property line and all detached accessory structures shall not occupy more than 20 percent of the rear yard area.**

Staff Comments:

The gazebo is within the size limits and setbacks of the code. Staff recommends approval.



Village of Thiensville

Plan Commission Application

Property Address: 213 E Freistadt Rd Thiensville WI 53092

120500417004

Tax Key #

res R-2

Current Zoning

Property Owner

Serghei Ialama

Name

213 E Freistadt Rd

Address

262 419 9991

Phone

serg722@yahoo.com

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.

Scope of work: build a 25x17 ft gazebo with 8x8 cedar posts and regular lumber for roof height from grade, stimpson metal connectors painted black, open concept ceiling stained with painted details, back deck: Remove all existing deck boards, fix all damaged structure install new composite deck.

Applicant's Signature

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: drawing showing setbacks + roof details

Submitted to Village Planner on 10/23/23 Planner Staff Report Completed on _____

Plan Commission Meeting Date _____

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

ADDITIONAL REMARKS/CONDITIONS:

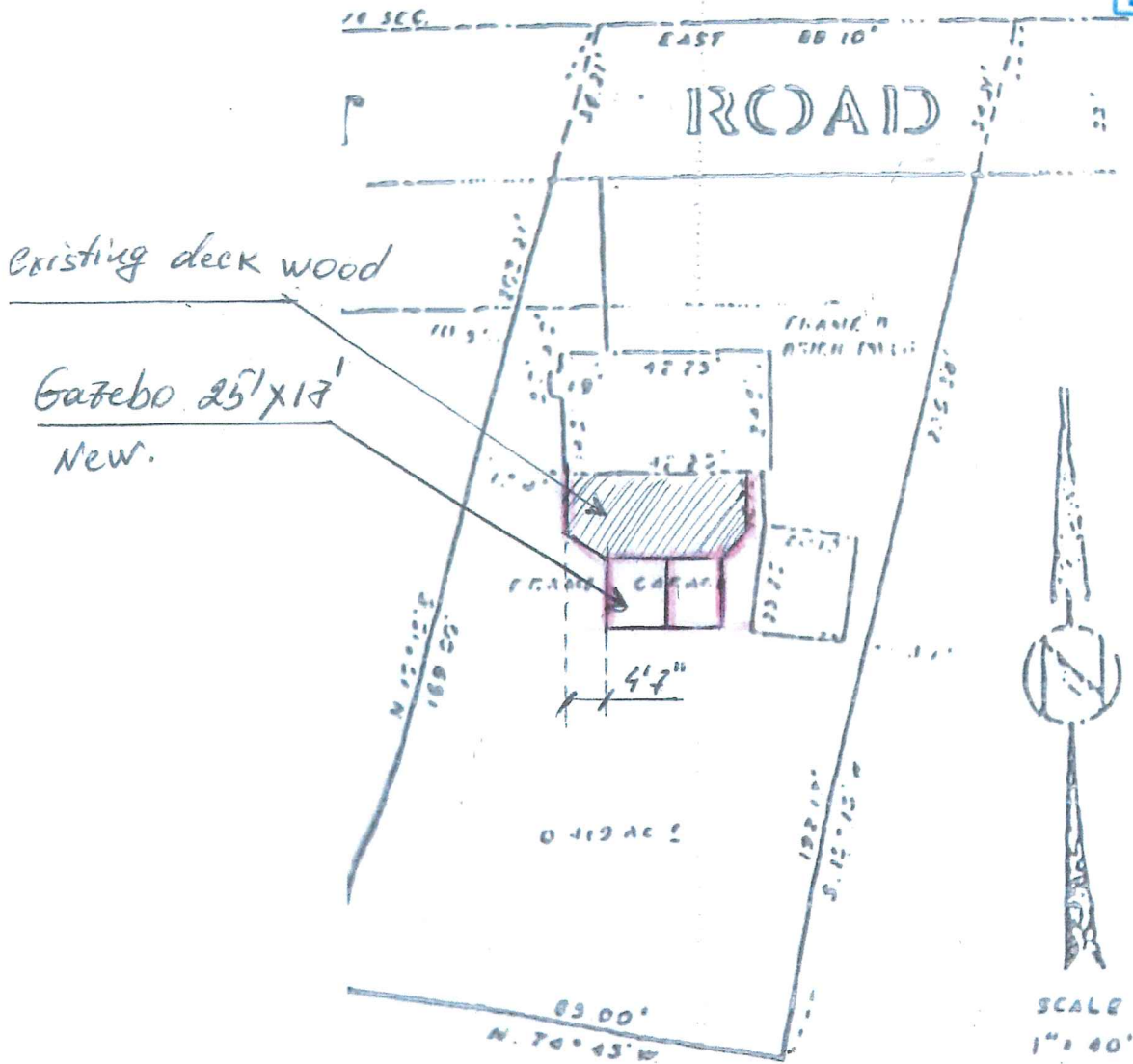
Village Staff

Title

Date

10/26- Survey + roofing details submitted.

RECEIVED
OCT 26 2023
BY: _____



Scanned with CamScanner

HOUSE

Note

PRIVACY
WALL

GAZEBO Nowhere
Size

existing deck to remain
Replace boards

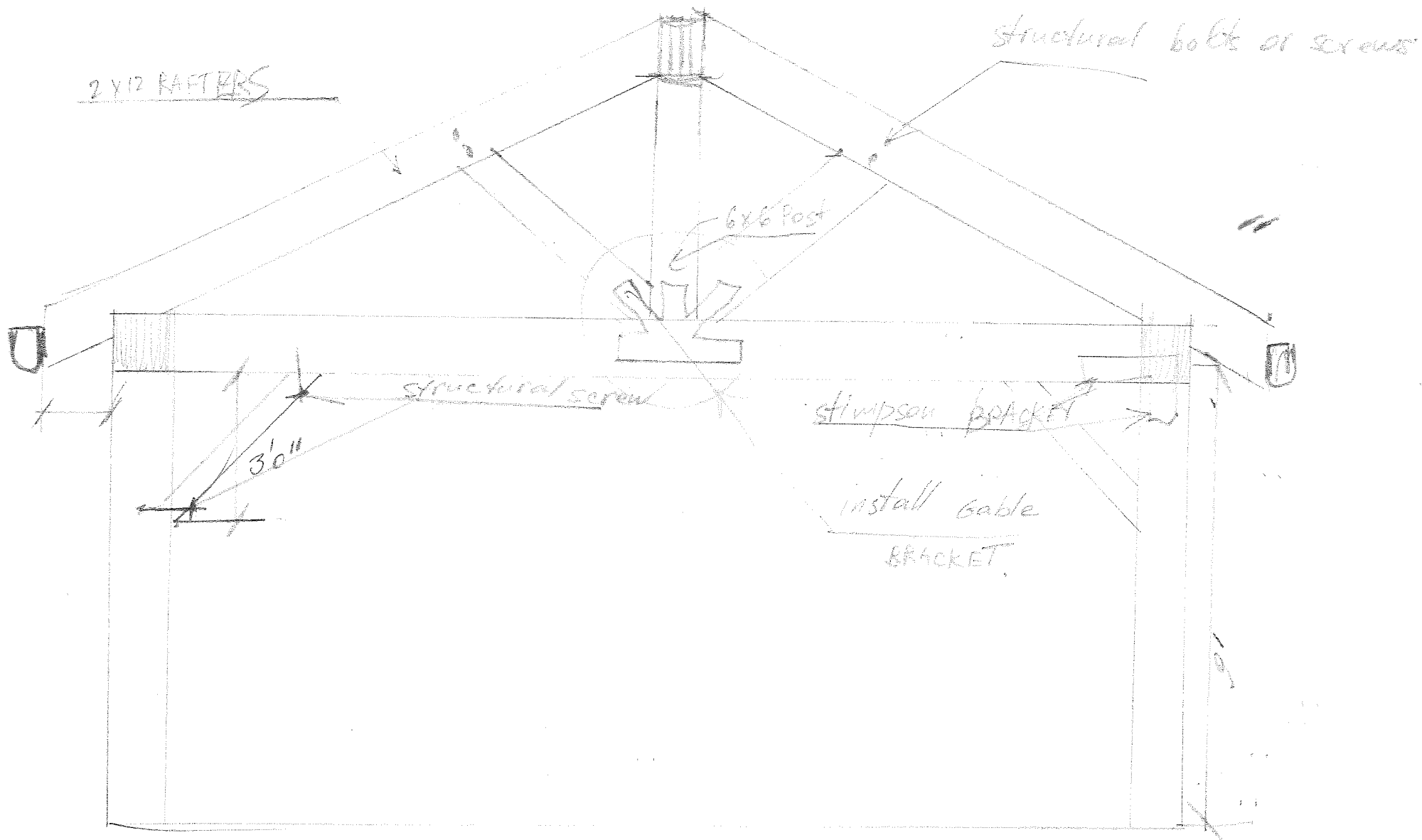
17'0"

SLOPE

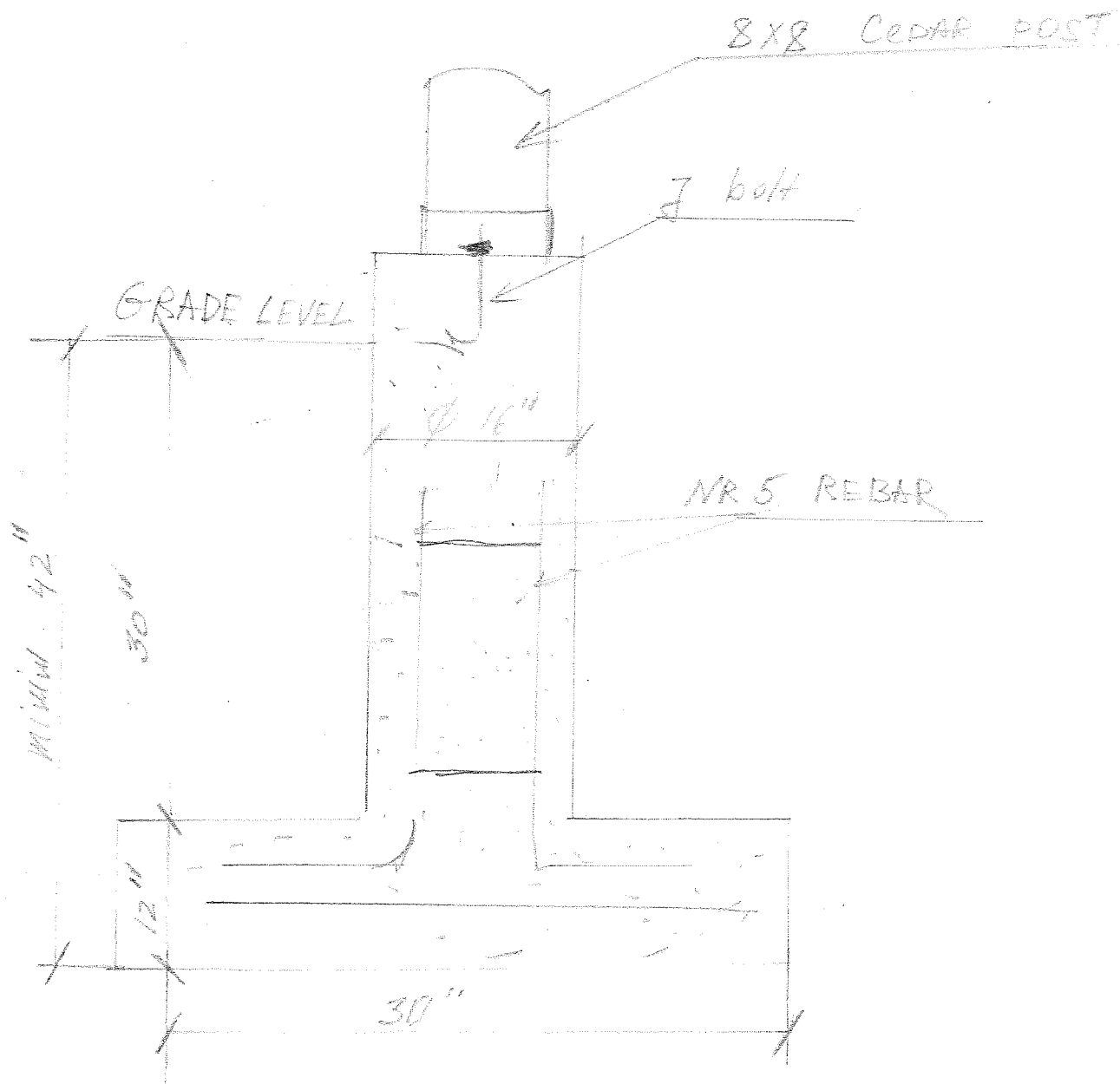
SLOPE

25'0"

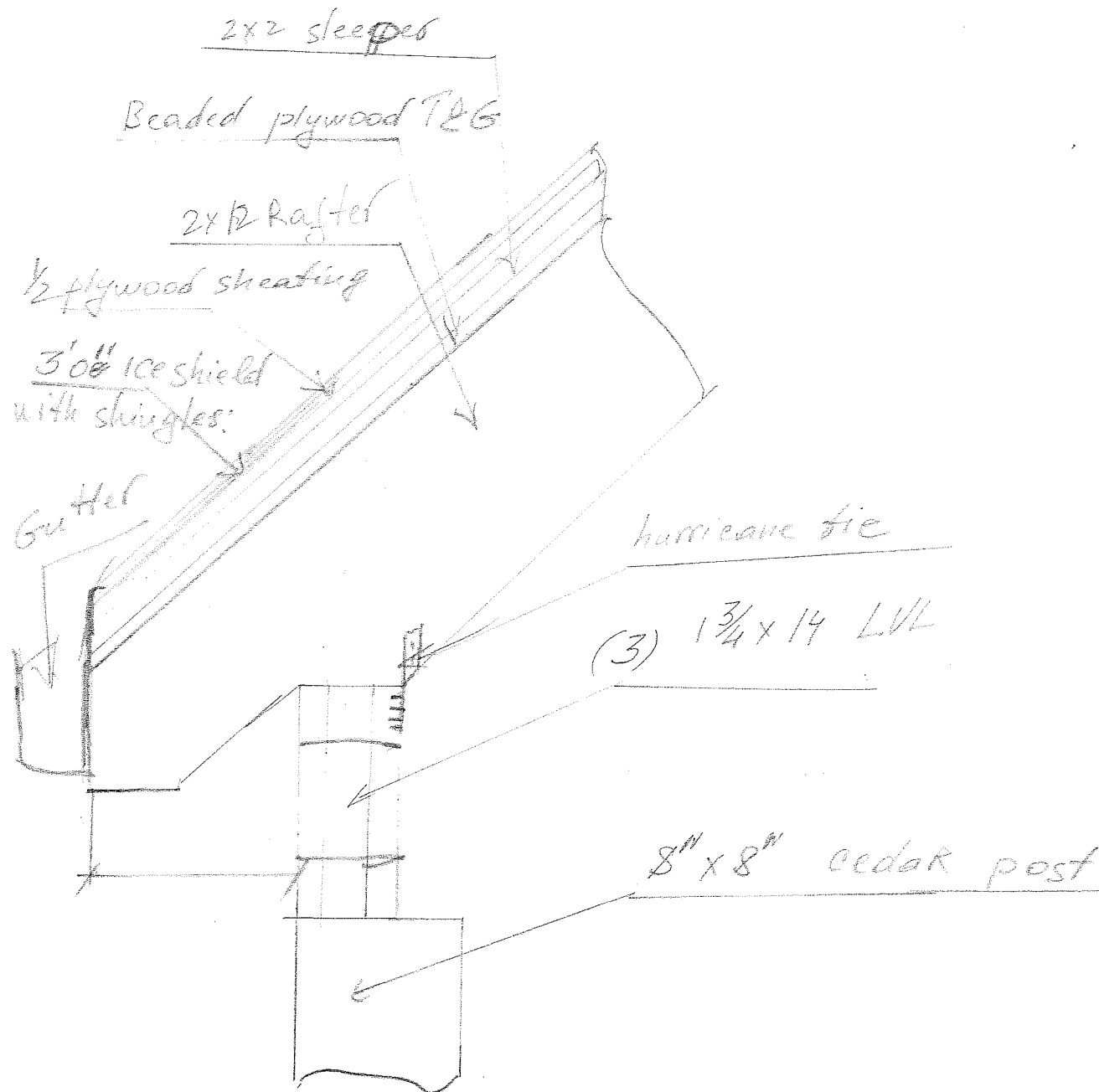
stairs



FOOTING DETAIL



Roof detail lower section



RIDGE (2) $1\frac{3}{4} \times 11\frac{7}{8}$ LVL

Beaded plywood T&G

2x2 slippers:
nailed to rafters:

$\frac{1}{2}$ sheathing

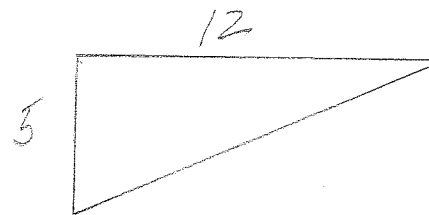
shingles

ROOF

Detail UPPER SECTION

2x12 RAFTERS

16 OC



Roof pitch.

Note: Ridge vent install



Village of Thiensville
213 E. Freistadt Road

DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

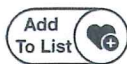


SCALE: 1 = 74'



Village of Thiensville
250 Elm Street
Thiensville, WI 53092
262-242-3720

Print Date: 10/20/2023



Owens Corning® ProEdge® Brownwood Hip and Ridge Roofing Shingles (33 lin. ft.)

Model Number: 1512365 | Menards® SKU: 1512365



EVERYDAY LOW PRICE

\$69.99

11% MAIL-IN REBATE Good Through 10/29/23

\$7.70

FINAL PRICE

\$62²⁹ /bndl

You Save \$7.70 with Mail-In Rebate

- Formulated with a shadow line to allow for distinction along ridge lines
- Increased exposure allows for quick installation
- Features convenient premanufactured perforations for easy separation

[View More Information >](#)

Color: Brownwood

Sold in Stores



14 In-Stock at [Milwaukee](#) Stocked in Outside Yard



• • • [Check Another Store for Availability](#)

• • • [Share](#)

Description & Documents

Owens Corning® ProEdge® hip and ridge shingles are formulated with a shadow line along the ridge to enhance overall aesthetics. Perforated for easy separation, these shingles require no on-site cutting. They're the perfect finishing touch for your roof!



[Click here to see more products from Owens Corning](#)

Features

- Formulated with a shadow line to allow for distinction along ridge lines
- Increased exposure allows for quick installation
- Features convenient premanufactured perforations for easy separation
- Larger exposure requires fewer pieces to achieve coverage compared to strip shingles
- Color coordinated to complement Owens Corning® laminate shingle line
- Limited lifetime warranty when installed with TruDefinition® series and Oakridge® shingles

Specifications

Product Type	Hip & Ridge Shingles	Manufacturer Warranty	Limited Lifetime
Listing Agency Standards	ASTM D228, ASTM D3018, ASTM D3161, ASTM D3462, ASTM D7158, ASTM E108, ICC ES AC438, UL 790, UL ER2453-01	Color/Finish	Brownwood
Coverage Area	33 linear foot	Exposure	6 inch
Overall Length	12 inch	Overall Width	12 inch
Resistance Features	Class A Fire Resistance, Algae Resistant	Fire Rating	E108 & UL790 CLASS A FIRE RESISTANCE
Material	Asphalt, Fiberglass	Weight	62 pounds
Special Features	Designed with perforated tabs for ease of installation	Shipping Dimensions	36.00 H x 12.00 W x 3.25 D
Shipping Weight	62.0 lbs	Return Policy	Regular Return (view Return Policy)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com



Owens Corning® Oakridge® Brownwood Architectural Roofing Shingles (32.8 sq. ft.)

Limited Lifetime Warranty

Model Number: HK04 | Menards® SKU: 1513091

EVERYDAY LOW PRICE **\$38.00**

SALE PRICE Good Through 11/5/23 **\$35.16**

11% MAIL-IN REBATE Good Through 10/29/23 **\$3.87**

FINAL PRICE **\$31.29**
/bndl

\$0.96 /sq.ft

You Save \$6.71 with Sale Price & Mail-In Rebate

- Owens Corning® StreakGuard™ up to 25-year Algae Resistance Warranty helps inhibit the growth of blue-green algae
- 110-mph wind resistance limited warranty with 4-nail application
- 130-mph wind warranty with 6-nail application and Owens Corning® Starter Shingle product applied along eaves and rakes per installation instructions

[View More Information >](#)

Color: Brownwood

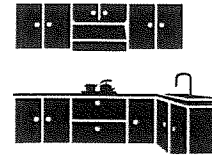
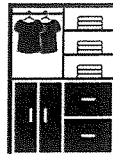
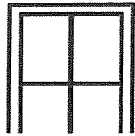
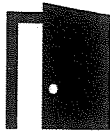
Sold in Stores

 133 In-Stock at [Milwaukee](#). Stocked in Outside Yard

 [Check Another Store for Availability](#)

 [Share](#)





Click here to see more products from [Owens Corning](#)

Specifications

Product Type	Architectural Shingles	Manufacturer Warranty	Limited Lifetime
Listing Agency Standards	ASTM D228, ASTM D3018, ASTM D3161, ASTM D3462, ASTM D7158, ASTM E108, ICC ES AC438, UL 790, UL ER2453-01	Color/Finish	Brownwood
Coverage Area	32.8 square foot	Exposure	5-5/8 inch
Overall Length	39-3/8 inch	Overall Width	13-1/4 inch
Resistance Features	Class A Fire Resistance, 110 MPH Wind Resistance Limited Warranty standard with 4-Nail Application, 130 MPH Wind Resistance Limited Warranty applicable with 6-Nail Application, Algae Resistant	Fire Rating	E108 & UL790 CLASS A FIRE RESISTANCE
Material	Asphalt, Fiberglass	Weight	72 pounds
Special Features	Shake-style appearance	Shipping Dimensions	36.00 H x 12.00 W x 3.00 D
Shipping Weight	71.25 lbs	Return Policy	Regular Return (view Return Policy)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com.

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# <u>120500417004</u>																				
 Village of THIENSVILLE		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) <u>213 E Freistadt Rd</u>																						
		PROJECT DESCRIPTION		☐ COMMERCIAL ☒ ONE & TWO FAMILY																						
Owner's Name <u>Serghei Talama</u> Mailing Address - Include City & Zip <u>213 E Freistadt Rd</u> Telephone - Include Area Code <u>262 419 9991</u>		Construction Contractor (DC Lic No.) _____ 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. _____ Block No. _____																				
Zoning District _____ Lot Area _____ Sq. Ft.		N.S.E.W. _____ Front _____ Ft. Rear _____ Ft.		Left _____ Ft. Right _____ 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 _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: <u>New</u> Rewire _____ _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____		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;"> <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> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		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	☐	☐	☐	☐	☐	☐																				
				13. HEAT LOSS (Calculated) Total _____ BTU//HR																						
				14. ESTIMATED COST <u>\$ 9,300.00</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>Serghei Talama</u> SIGN: _____ DATE: _____																										
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: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____ \$ 0.00		PERMIT(S) ISSUED Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		SEAL NO. _____ Municipality No. _____																						
		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. _____																				



VILLAGE OF THIENSVILLE

250 Elm Street
Thiensville, WI 53092-1602

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

September 6, 2023

Serghei Ialama
213 E. Freistadt Road
Thiensville, WI 53092

Subject: Stop Work Order and Requirement for Proper Approvals

Dear Mr. Ialama,

We are writing to inform you of a serious matter regarding construction activities on your property at 213 E. Freistadt Road, Thiensville, WI 53092. It has come to our attention that construction is ongoing without the necessary approvals from the Plan Commission and without a valid building permit, violating Village ordinances.

Village ordinances mandate that all construction within Thiensville undergo Plan Commission approval and secure the required building permits before any work begins. This ensures compliance with local regulations and zoning codes, safeguarding our community's integrity and safety.

Specifically, you are in violation of the following ordinances:

1. **Plan Commission Approval:** You must obtain Plan Commission approval before commencing construction.
2. **Zoning Permit:** Any building erection, addition, movement, or structural alteration necessitates a zoning permit.
3. **Building Permit:** A valid building permit is required before any construction work begins.

Non-compliance with these ordinances carries penalties as outlined in Village ordinances. Moreover, failing to secure proper approvals, permits, or certificates during construction initiates the immediate issuance of a stop work order by the Building Inspector. This order must be adhered to, and any violated provisions of this chapter will incur penalties per Village ordinances.

Furthermore, be aware that Village ordinances stipulate a double permit fee for non-compliance.

We urge you to promptly cease all construction activities on your property until you secure Plan Commission approval, building permits, and zoning permits. Failure to do so will result in further enforcement actions as per Village ordinances.

For assistance in obtaining the required approvals and permits, please contact the Village Hall. Your cooperation in rectifying this matter promptly is crucial for our community's safety and integrity.

Sincerely,

A handwritten signature in dark ink, appearing to read 'ALF', with a long, sweeping horizontal line extending to the right.

Andy LaFond
Director of Community Services/Public Works

cc: Paul Mortimer, Building Inspector
Jon Censky, Village Planner
Thiensville Police Department
Property File

7010 0290 0003 7714 6041

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
MacDonald WI 53092	
OFFICIAL USE	
Postage	\$3.75
Certified Fee	\$2.55
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.30

0092
14

Postmark
Here

SEP-6 2023
09/06/2023

PS-53092

Sent To	Serghei Iakima
Street, Apt. No., or PO Box No.	213 E. Freistadt Road
City, State, ZIP	Thiensville WI 53092

PS Form 3800, August 2006 See Reverse for Instructions

Thiensville Plan Commission Staff Report -November 2023

Staff Approved Projects October 2023

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
10/13/2023	151 Green Bay Road	Insight Cryo (Sue Miller)	Sign (new sign in existing frame)	11/3/2023		xx	

Code Compliance October 2023

Community Services

Address	Owner	Complaint	Action
133 S. Main St.	Suburban Motors H-D	Various property maintenance issues	LaFond email detailing violations, requesting meeting
139 N. Main St.	Suburban Motors H-D	Various property maintenance issues	LaFond email detailing violations, requesting meeting
525 N. Main St.	Suburban Motors H-D	Various property maintenance issues	LaFond email detailing violations, requesting meeting
517 N. Main St.	Prime Minister Restaurant	Commercial vehicles in rear of building	LaFond email detailing violations, requesting meeting
127 S. Main St.	Michael Koepke	Various property maintenance issues	LaFond email detailing violations, requesting meeting

Police Department October 2023

Date	Location	Complaint	Action
10/17/2023	107 Concord Place	Junked vehicles/outside storage	Made contact. One vehicle will be removed; the other fixed.
10/24/2023	300 block Green Bay Road	Vehicle for sale on street	Made contact. Vehicle removed.