



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, March 12, 2024

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. February 13, 2024 (att)

B. Review and Action regarding Shed, Daniel Saeger, 304 Woodside Lane (att)

C. Review and Action regarding Sign Application, Grace 242 Church, 249 N. Main Street, Jeff Stodola (att)

D. Review and Action regarding Demolition of Garage and Build Garage and Breezeway, 221 Luisita Road, James and Loretto Klug (att)

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

March 7, 2024

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, February 13, 2024

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:	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI (EXCUSED)
	JOE NELSON
	M. RANDY PASTERNAK (EXCUSED)
PLANNER:	JON CENSKY
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COMMUNITY	
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There were no citizens to be heard.

IV. BUSINESS

A. Approval of Minutes

1. December 12, 2023 (att)

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

B. Review and Action regarding Sign Application, Beyond the Barrier Aesthetics, 122 Green Bay Road, Alison Pearson (att)

Applicant Alison Pearson described the 3' x 4' wall-mounted sign at the Thiensville Mill Professional Building. Director LaFond noted the sign is not visible from the road. It is already in place and has received Historic Preservation Commission approval.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Nelson to approve Sign Application, Beyond the Barrier Aesthetics, 122 Green Bay Road, Alison Pearson. **MOTION CARRIED UNANIMOUSLY.**

C. Review and Action regarding Garage Demolition and Replacement, 205 W. Alta Loma Circle, Pamela Lyon (att)

Contractor David Weigand of Total Carpentry Inc. was present. Planner Censky noted the proposal complies with Village Code and recommended approval. Director LaFond noted that paint and shingle samples are available for inspection.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Holyoke-Ojeja to approve Garage Demolition and Replacement, 205 W. Alta Loma Circle, Pamela Lyon. **MOTION CARRIED UNANIMOUSLY.**

D. Discussion regarding Sign Code and electronic signs

Director LaFond noted the Plan Commission approved the electronic price sign for Village BP through a Sign Code waiver and suggested a discussion by the Commission about potential Sign Code changes. The current code refers to neon signs, but does not address newer lighting methods such as LED. Director LaFond suggested Commissioners discuss if they want to keep the code as-is or consider changes at varying levels. Examples of regulations from other municipalities were presented.

Commissioners Holyoke-Odeja, Hershberger, Nelson and President Mobley favored limiting electronic signs to gas station prices and making technical updates to the Sign Code. Commissioner Gattoni noted electronic signs with appropriate parameters might be considered.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond noted the Police Department removed a sign in the right-of-way in the 100 block of West Freistadt Road, warned a property owner about a sign blocking the sidewalk at 163 S. Main Street and contacted a resident about an unshoveled sidewalk at 142 N. Main Street.

VI. ADJOURNMENT

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Holyoke-Odeja to adjourn the Meeting at 6:23 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works

BACKYARD SHED 304 WOODSIDE LANE

To: Village of Thiensville, Plan Commission

Prepared by: Jon Censky, Village Planner

Date: March 12, 2024

General Information

Applicant:	Daniel Saeger
Status of Applicant:	Owner
Requested Action:	Backyard Shed
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	304 Woodside Lane
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family

Report:

The applicant is requesting to replace the existing 7' x 7' backyard shed with a new 8' x 12' shed that will be set back 41' from the back of the house, 16' from the north property line and 21' from the east line. The shed will have a double door entrance on the front and will be tan with white trim to match the color of the house.

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

Staff Comments:

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

- The applicant secures a building permit prior to construction.



Village of Thiensville

Plan Commission Application

Property Address: 304 Woodside Lane, Thiensville WI 53092

12-068-31-02-000

Tax Key #

R-1

Current Zoning

Property Owner

Applicant ☒ Same as owner

Daniel Saeger

Name

Name

304 Woodside Lane

Address

Address

Thiensville WI 53092

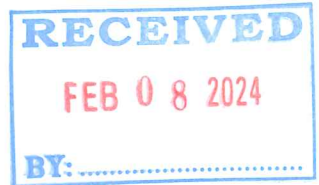
Phone

Phone

414-640-3212 saegerd@gmail.com

Email address

Email address



Project description

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

Will remove 7x7 shed replace with 8x12 shed
Tuff Shed will install. Shed will match the house
colors.

Daniel Saeger

Applicant's Signature

2-8-2024

Date

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule to the Village Clerk In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. The applicant is responsible to pay planner charges after a first half hour of planner time. Owner, architect, builder or owner's representative must attend the Plan Commission meeting for action to be taken. Work cannot begin until Plan Commission approval and paid and approved building permit.

Thiensville Plan Commission Application Revised 10.10.22

Page 1 of 3

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$50.00/hr

Application Checklist: Two Paper Copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

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

- ☐ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☐ Grading plan showing existing and finished grades.
- ☐ Professionally prepared landscape plan.
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☐ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is property in Thiensville's Historic District? ☐ Yes ☒ No

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

***All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Thiensville Fire Department for review, approval, and inspections.**

=====

VILLAGE STAFF REVIEW

☐ Application Complete. Items needed: _____

Submitted to Village Planner on 2/8/24 Planner Staff Report Completed on _____

Plan Commission Meeting Date 3/12/24

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

ADDITIONAL REMARKS/CONDITIONS:

Color of shed and trim are on drawing.

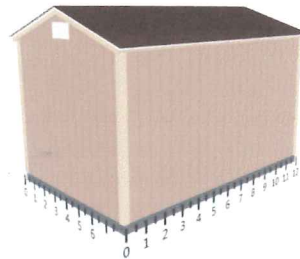
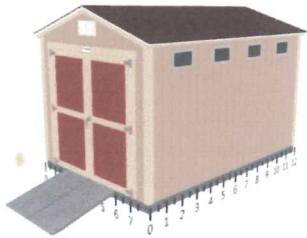
Village Staff

Title

Date

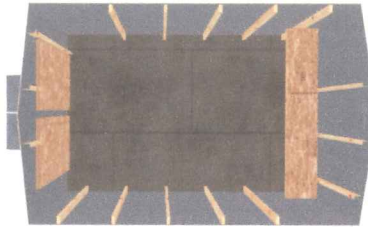


Dan Saeger
304 Woodside Lane
Thiensville WI 53092
Q-2519945



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Ranch - 8' wide by 12' long

Paint Selection

Base: Notorious, Trim: Almond Brittle,
Accent (Doors): Brick Dust
Customer to apply 2nd coat

Roof Selection

Autumn Brown 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes, Engineering fees still apply

Who is pulling the permit?

Customer

Optional Details

Doors

3' x 6'2" Double Shed Door (6'), Heavy
Duty Ramp Pair

Transoms

4 Ea Transom Window (16"x8")

Floor and Foundation

4 Ea Shed Anchor into Dirt - Auger or
MR88

Interior

8 Lin Ft Shelving - 16" deep

Vents

2 Ea 16"x8" Wall Vent - White

Jobsite/Installer Details

Do you plan to insulate this building after
Tuff Shed installs it?

No

Is there a power outlet within 100 feet of
installation location?

Yes

The building location must be level to
properly install the building. How level
is the install location?

Within 4" of level

Will there be 18" of unobstructed
workspace around the perimeter of all
four walls?

Yes

Can the installers park their pickup truck &
trailer within approximately 200' of
your installation site?

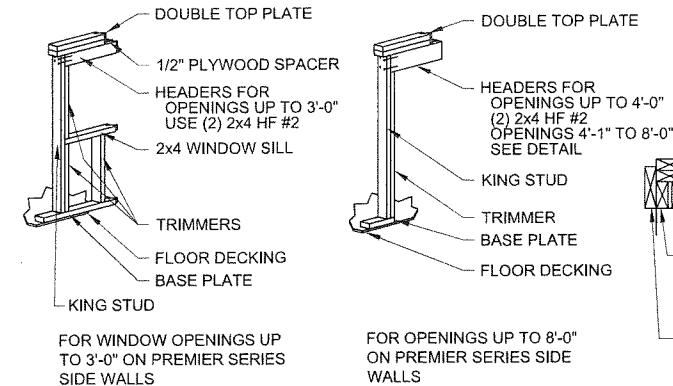
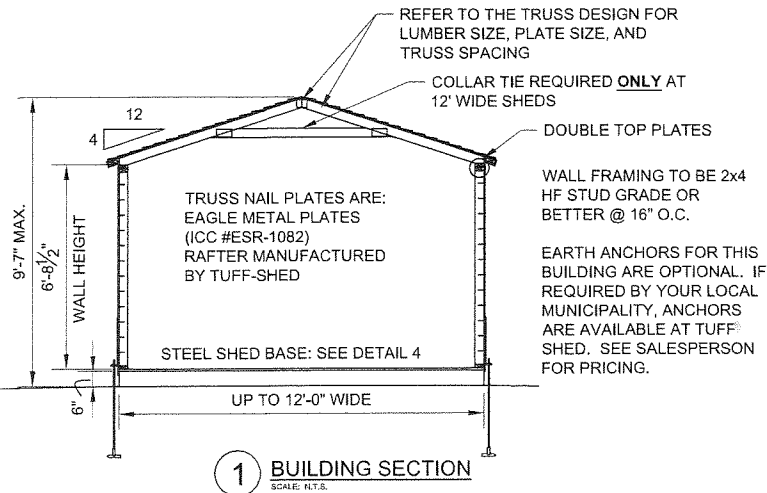
Yes

Substrate Shed will be installed on?

Dirt/Gravel

Customer Signature: _____ Date: _____

PR SHED UP TO 12' WIDE x UP TO 24' LONG PREMIER SERIES



2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

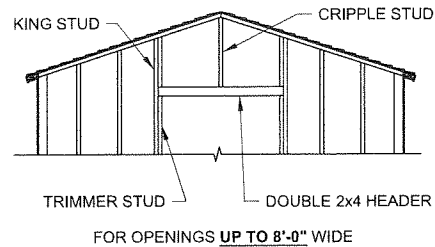


Order #:	
Customer:	
Site Address:	
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	

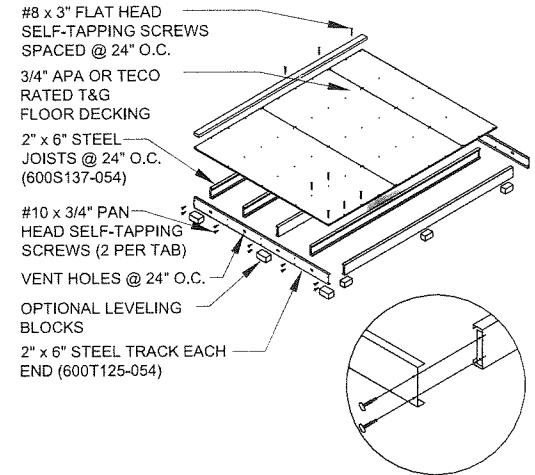
P.O. #	
Drawn By: SJ	
Date: 8/14/20	
Checked By:	
Date:	
Scale: N.T.S.	

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

- NOTES:**
- BUILDING CODE:** 2019 CBC AND 2019 CRC
 - DESIGN LOADING:**
WIND SPEED & EXPOSURE: 100C
ROOF LIVE LOAD: 30 PSF NO REDUCTION
ROOF DEAD LOAD: 10 PSF
 - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2019 CBC AND 2019 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- NAILING:**
- ROOF:**
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD
- WALLS:**
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD
- HEADER:**
ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



- STEEL SHED FOUNDATION:**
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.

DRAWINGS BY:
TUFF SHED, INC.

IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDING SHOWN HEREIN.

TITLE	DRAWING NO.
BUILDING SECTIONS	PR-01
SHED BASE DETAILS	REV. LEVEL 01
HEADER FRAMING DETAILS	SHEET 1
2019 CBC & CRC - 100C	PAGE 1 OF 1



TUFF SHED[®]

Quote

Location: Milwaukee | #420 | 414-208-4941

Scheduled Date:

Factory Location: FRANKLIN PARK | #420 | 847-768-1505

Created Date: 01/29/2024

Prepared by: Darren Wenger | 4142695242 |
dwenger@tuffshed.com

Customer: Dan Saeger
p. 4146403212 | c.
saegerd@gmail.com

Special Instructions:

JDE SO
SF Quote Q-2519945

Ship to Address: 304 Woodside Lane
Thiensville, WI 53092

Premier Ranch 8 x 12	\$4,080.00	1.00	(\$0.00)	\$0.00	\$4,080.00
Upgrade - 3' x 6'2" Double Shed Door (6')	\$499.00	1.00	(\$0.00)	\$0.00	\$499.00
Full Service Paint Application	\$408.00	1.00	(\$0.00)	\$0.00	\$408.00
Pair of Heavy Duty Ramps	\$349.00	1.00	(\$0.00)	\$0.00	\$349.00
Transom Window (16"x8")	\$69.00	4.00	(\$0.00)	\$0.00	\$276.00
Shed Anchor into Dirt - Auger or MR88	\$55.00	4.00	(\$0.00)	\$0.00	\$220.00
Engineering Fees	\$1.25	96.00	(\$0.00)	\$0.00	\$120.00
Accent Paint Color	\$50.00	1.00	(\$0.00)	\$0.00	\$50.00
16"x8" Wall Vent - White	\$23.00	2.00	(\$0.00)	\$0.00	\$46.00
Shelving - 16" deep	\$5.00	8.00	(\$5.00)	\$0.00	\$0.00
Autumn Brown 3 Tab	\$0.00	110.00	(\$0.00)	\$0.00	\$0.00
Leveling 0"-4"	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Almond Brittle	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Notorious	\$0.00	278.00	(\$0.00)	\$0.00	\$0.00
Paint - Brick Dust	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	(\$163.00)	1.00	(\$0.00)	\$0.00	(\$163.00)
Credit for Removal of Default Door	(\$299.00)	1.00	(\$0.00)	\$0.00	(\$299.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$5,725.00
Discount	(\$40.00)
Net Total	\$5,685.00
Estimated Tax	\$0.00

Grand Total**\$5,685.00**

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

~~XXXX~~
To
House
41'
~~XXXX~~

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# 12-068-31-02-000																					
 Village of THIENSVILLE	☐ TOWN ☒ VILLAGE ☐ CITY OF Thiensville COUNTY: Ozaukee	PROJECT LOCATION (Building Address)	304 Woodside Lane																						
		PROJECT DESCRIPTION	Shed ☐ COMMERCIAL ☒ ONE & TWO FAMILY																						
Owner's Name: Daniel Saeger Mailing Address - Include City & Zip: 304 Woodside Lane 53092 Telephone - Include Area Code: 414-640-3212																									
Construction Contractor (DC Lic No.): Tuff Shed Mailing Address - Include City & Zip: 6280 S. Howell Ave Milwaukee 53207 Telephone - Include Area Code: 414-208-4941																									
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																									
Zoning District	Lot Area	N.S.E.W.	Front	Rear																					
	Sq. Ft.	Setbacks	Ft.	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																					
1b. GARAGE ☐ Attached ☐ Detached		4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other																					
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company:		10. PLUMBING Sewer ☐ Municipal ☐ Septic No. _____																					
		7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other		11. WATER ☐ Municipal Utility ☐ Private On-Site Well																					
		8. USE ☐ Seasonal ☐ Permanent ☐ Other		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 \$ 5685																									
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): Daniel Saeger SIGN: Daniel Saeger DATE: 2-8-2024																									
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																									
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																									
FEES:		PERMIT(S) ISSUED		SEAL NO. _____ Municipality No. _____																					
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____ \$0.00		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____																					
		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.		PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																					

GRACE 242 - WALL SIGN APPROVAL

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Agenda Item:

Date: March 12 2024

General Information

Applicant:

Jeff Stodola – Grace 242 (Signarama)

Status of Applicant:

Church

Location:

249 N. Main Street

Requested Action:

Wall Sign approval

Existing Zoning:

B-2 Shopping Center District

Report:

The applicant is requesting approval of a wall mounted sign to be located within the shopping center at the corner of Freistadt Road and Main Street at 249 N. Main Street. The proposed sign measures 7.9' long by 1' tall for eight square feet in size. The sign will be interior lit with red letters and black numbers consistent with style of other signs within this shopping center.

Staff Comments:

This sign is compliant with intent of the code where **Section 16.17 1. I.e.** states: **Internally lit signs shall be constructed with an opaque surface to allow internal light to only project through the cut-out lettering and/or logos. Dark colored backgrounds on signs are generally encouraged. Stark white or extremely bright background colors are discouraged.**

Staff recommends approval of the wall mounted sign as proposed subject to the applicant securing a sign permit prior to installation,



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 Jeff Stodola
Premises Address 249 N. main Street, Thiensville
Business Name Grace 242 Business Phone 262-305-1725 (Jeff)
Property Owner 2 MGA Address 6250 Spur Road #204
Property Owner Phone 262-389-4906 (Anna) E-mail meqron, WI
Contractor Signarama Address 5061 W. State St
Contractor Phone 414-559-2111 E-mail mitch@milwaukee-signs.com
Contractor Fax —
Estimated Project Cost: \$ 4,600

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 Jeff Stodola Date 2/22/24
Signature of Owner Anna Balcalms Date 2/23/24

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*	
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

PANTONE COLORS USED

■ PMS Bright Red C

95.32 in
12.75 in
GRACE242



RECEIVED
FEB 23 2024
BY:

95.32 w x 12.75" h Channel Letters on Raceway - Face Lit

3 Inch Depth | Returns: Standard Color TBD | Trim cap: Black | Acrylic: White | Vinyl: Digital Print | LEDs: White | Mounting: Wall | Voltage: 120 Volt
Power Out: TBD - Required with Order | MET Lab Listing: Yes | Safety Switch: Yes | Raceway: Painted to Match Building | Red in logo is Pantone Bright Red C

CUSTOMER: Jeff Stodola
COMPANY: Grace 242
COREBRIDGE #: 59135

SALESPERSON: Mitch Cass
DESIGNER: Mary
PROOF DATE: 02/02/2024

REVISIONS:

*
*
*

Milwaukee Signarama
The way to grow your business.
www.milwaukee-signs.com
414.273.7446 414.273.7447

PLEASE CHECK ALL PROOFS FOR ACCURATE SPELLING, PUNCTUATION AND LAYOUT. Signarama Milwaukee will not be held responsible for correcting mistakes on approved artwork. Actual printed colors may be different than electronic proof. If Pantone or other color matches are required the customer must provide color matching instructions.

5061 W. STATE ST. MILWAUKEE, WI 53208

GRACE 242 - CHANNEL LETTERS ON RACEWAY - FACE LIT - PROOF 1

PANTONE COLORS USED

■ PMS Bright Red C

95.32 in
12.75 in
GRACE242



95.32 w x 12.75" h Channel Letters on Raceway - Face Lit

3 Inch Depth | Returns: Standard Color TBD | Trim cap: Black | Acrylic: White | Vinyl: Digital Print | LEDs: White | Mounting: Wall | Voltage: 120 Volt
Power Out: TBD - Required with Order | MET Lab Listing: Yes | Safety Switch: Yes | Raceway: Painted to Match Building | Red in logo is Pantone Bright Red C

CUSTOMER: Jeff Stodola
COMPANY: Grace 242
COREBRIDGE #: 59135

SALESPERSON: Mitch Cass
DESIGNER: Mary
PROOF DATE: 02/02/2024

REVISIONS:

•
•
•

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☎ 414.273.7446 📍 414.273.7447

PLEASE CHECK ALL PROOFS FOR ACCURATE SPELLING, PUNCTUATION AND LAYOUT. Signarama Milwaukee will not be held responsible for correcting mistakes on approved artwork. 5061 W. STATE ST. MILWAUKEE, WI 53208
Actual printed colors may be different than electronic proof. If Pantone or other color matches are required the customer must provide color matching instructions.

ALUMINUM RETURN:

The sides of the letter.
Can be aluminum silver
or painted any color.

DISCONNECT SWITCH

LED ILLUMINATION:

Energy-efficient and
bright, colored or white.

SOLID SURFACE WALL

ALUMINUM CANS: The body of the letter,
including the aluminum back and returns.

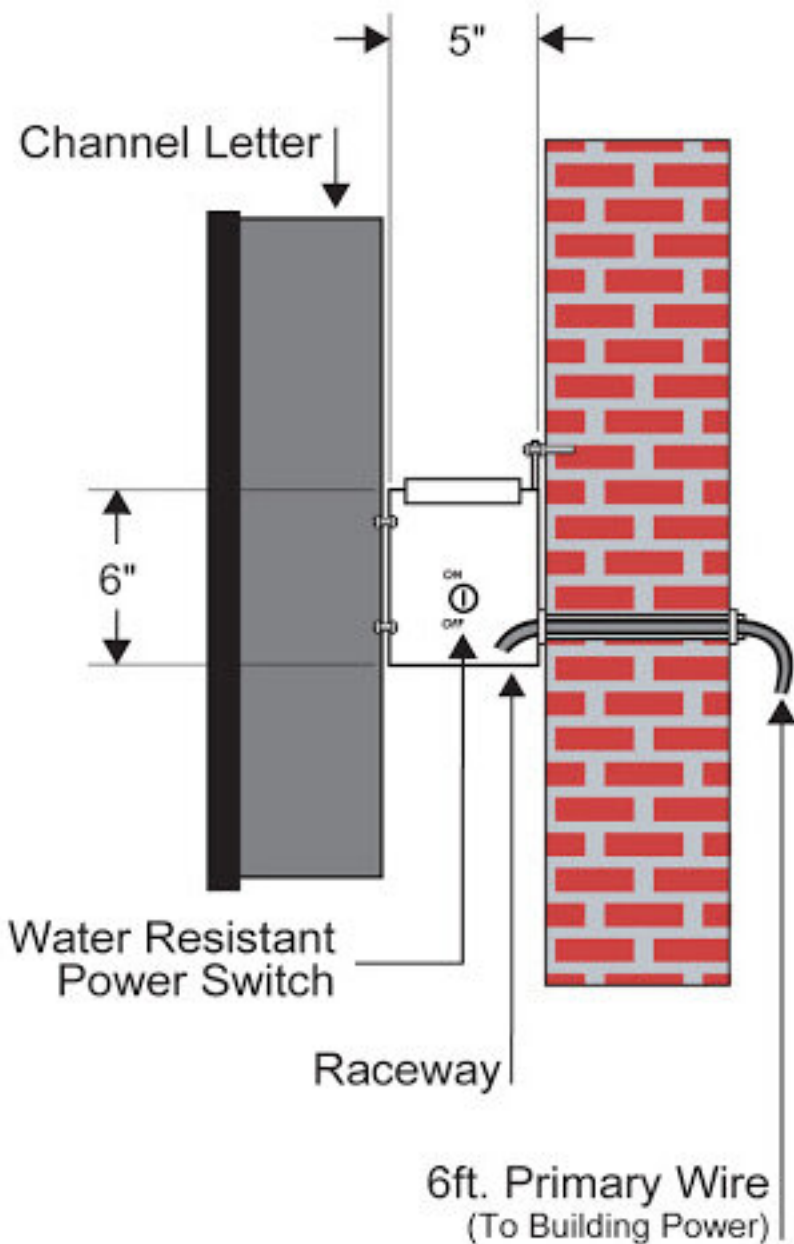
5" X 5" RACEWAY

**UNDERWRITER'S
LABORATORIES (UL):**

All channel letters are
tested and approved
by this nationally
recognized agency.

TRIM CAP: Secures the face to the can.
1" wide, multiple color choices.

ACRYLIC FACE: Colored fronts of
the letters. See standard color options.





Signarama Milwaukee
5061 W. State Street
Milwaukee, WI 53208
(414) 273-7446

5061 W State St, Milwaukee, WI 53208
www.milwaukee-signs.com

ESTIMATE

EST-59133

Payment Terms: Deposit Required

Created Date: 1/26/2024

DESCRIPTION: Channel Letters on a Raceway

Bill To: Grace 242
249 W Main St
Theinsville, WI 53092
US

Installed: Grace 242
249 W Main St
Theinsville, WI 53092
US

Requested By: Jeff Stodola
Email: jeff.stodola@bmo.com

Salesperson: Mitch Cass

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Channel Letters on Raceway - Face Lit	1	\$3,206.25	\$3,206.25
1.1	Custom Channel Letters on Raceway - Part Qty: 1 Text: Channel Letters on Raceway - Face Lit 3 Inch Depth 12" Letter Height Returns: Standard Color TBD Trim cap: Black Acrylic: White Vinyl: 2 Standard Colors TBD LEDs: White Mounting: Wall Power Supply: Low Voltage LED Voltage: 120 Volt MET Lab Listing: Yes Safety Switch: Yes Raceway Size: 8.75"h x 4.375"d Power Out: TBD Raceway: Painted to Match Building "GRACE242" Red in logo is Pantone Bright Red C			
2	Installation	1	\$1,100.00	\$1,100.00
2.1	2 Person Lift Truck Installation - Removal - Service - - # of Hours: 4 Text: ***Signarama is not responsible for electrical hookup Signarama will produce and install the sign but a certified electrician must run any wires and connect the sign to the power source***			

3	Artwork & Order Set Up	1	\$45.00	\$45.00
3.1	Order Set Up - Artwork and Production File Set Up - Part Qty: 1 Text: ***Signarama is not responsible for permitting Customer's responsibility to procure permit if they choose to do so Signarama can procure permit for an additional cost*** ***Signarama is not responsible for electrical hookup Signarama will produce and install the sign but a certified electrician must run any wires and connect the sign to the power source***			

Subtotal:	\$4,351.25
Taxes:	\$239.32
Grand Total:	\$4,590.57

Quote is valid for 30 days. This information is based on information from the client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs.

This quote is for estimation purposes, and is not a guarantee of cost for signs, service and/or installation beyond current information from the client about the project. Actual cost may change once the project details are finalized. Signarama Milwaukee is not responsible for correcting grammar or spelling mistakes on approved artwork or customer provided files. Final printed colors may vary from the electronic proof. If Pantone or other color matches are required, the customer must provide the color matching instructions prior to approval. Signarama Milwaukee is not responsible for permitting unless stated in a line item. Credit card charges over \$3,500 are subject to a 3% processing fee. 1 year warranty on material and workmanship. No material and workmanship warranty on signs installed by customer. No warranty on customer's own material, graphics, or design. Signarama Milwaukee is not responsible for vandalism or damage to products after pick up, delivery, or installation.

Signature: _____

Date: _____

KLUG REPLACEMENT GARAGE

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: March 12, 2024,

General Information

Applicant:	James & Loretto Klug
Status of Applicant:	Property Owner
Requested Action:	Garage replacement.
Zoning	R-1 Single Family Residential District
Proposed Zoning:	No Change
Location:	221 Luisita Road
Land Use Plan Designation:	Single Family Residential
Existing Land Use:	Single Family Residential

Proposal:

The applicant is proposing to remove the existing attached garage and breezeway and replace it with a two-car garage for the home located at 221 Luisita Road. The replacement garage will stand approximately 12” higher than the existing to accommodate the new standard garage door. The applicant’s plans indicate that the new garage materials and color scheme will match those of the home. Staff’s review indicates that the proposed garage meets the requirements of Section 17.0303 F.(2) of the Zoning Code, which requires a minimum side yard of 10 feet and a front yard setback of 40 feet. Therefore, the proposed garage is code compliant.

Staff Comments:

Since the plans are code compliant with the R-1 District requirements approval is recommended subject to:

- The applicant secures a building permit prior to construction.



Village of Thiensville

Plan Commission Application

Property Address: 221 LUISITA RD, Thiensville WI 53092

12-070-03-10-000
Tax Key #

Property Owner

JAMES & LORETTA KLUG
Name

221 LUISITA RD
Address

262-302-0473
Phone

KLUGGIELLO@GMAIL.COM
Email address

R-1
Current Zoning

Applicant ☐ Same as owner

CODY WADE
Name

5200 W PARK VIEW DR, MEDIAN
Address

262 389 2907
Phone

CODY@WADEDESIGNINC.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.

We will be removing the existing garage to be replaced with a garage in similar width as appearing from Coronada Avenue. It will be approximately 12 inches taller to allow for a normal garage door height as opposed to the current 6' 8" garage door height. The additional height will also allow for better structural proportions with the garage being smaller than the home but taller than the less important breezeway between the two. The depth will be 42 inches deeper towards Coronada Avenue. The additional depth will allow for the Klugs' truck to fit within the garage, this distance will not exceed the current porch on the same side. The general aesthetic of the new garage will better fit the style of homes that are expected in the neighborhoods of Thiensville.

[Signature]
Applicant's Signature

12/21/23
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 2/15/24 Planner Staff Report Completed on _____

Plan Commission Meeting Date 3/12/24

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

ADDITIONAL REMARKS/CONDITIONS:

See attached email for details on color + shingles.

Village Staff

Title

Date

Village of Thiensville - Gary Achterberg

From: Cody wade <cody@wadedesigninc.com>
Sent: Wednesday, February 14, 2024 4:58 PM
To: Village of Thiensville - Gary Achterberg
Subject: 221 Luisita Ave

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Hi Gary,

I have the written description of the project at 221 Luisita Ave below, let me know if there is anything else you need from me.

The project at 221 Luisita Ave in Thiensville will replace the garage with one of a slightly larger size to accommodate both the two cars that the homeowner would like to have in the garage at the same time. The design of the new garage is intended to fit the style of home and the general feel of Thiensville better than the original that we will be replacing. The siding color will be as similar to the white of the existing homes' siding color as possible, the roofing will be new on the entire home with a standard black/grey asphalt roof. There will be two simple coach lights on the front of the garage to provide a reasonable amount of light to the driveway area.

Thanks!

Cody Wade
Wade Design & Construction Inc.
O: (262) 512-1799
C: (262) 389-2907
cody@wadedesigninc.com
Redefining space for the way you live.

WADE

Design | Build | Remodel



Wade Design and
Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

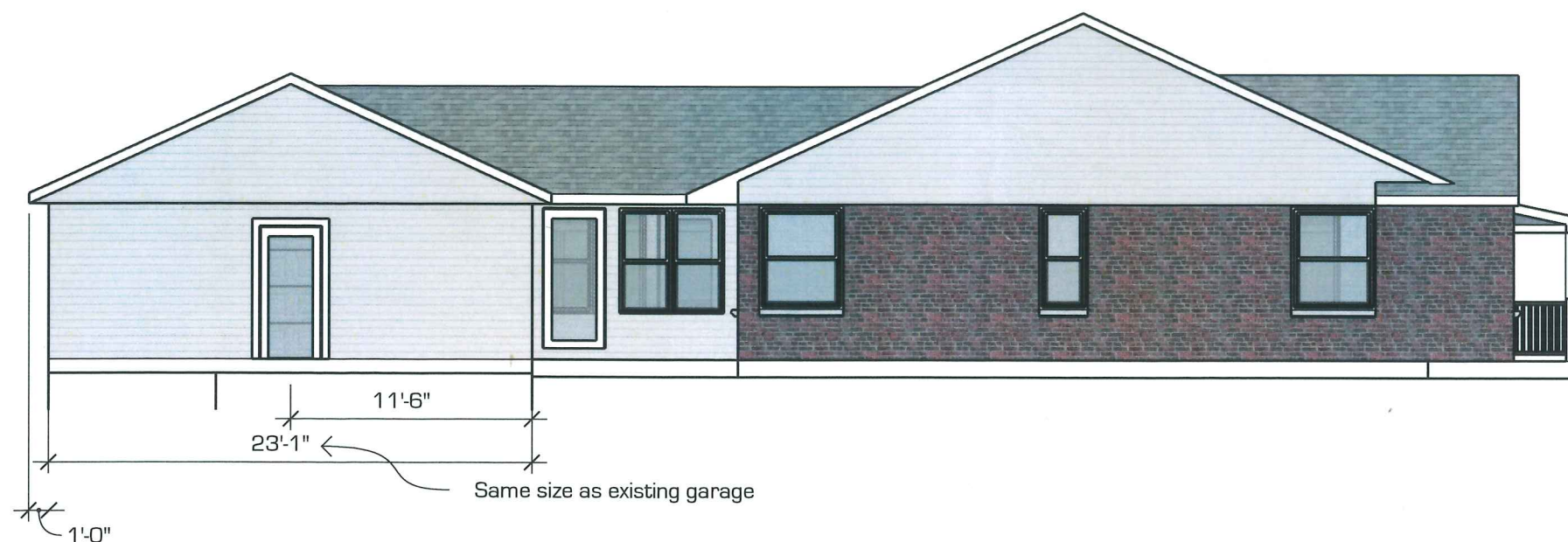
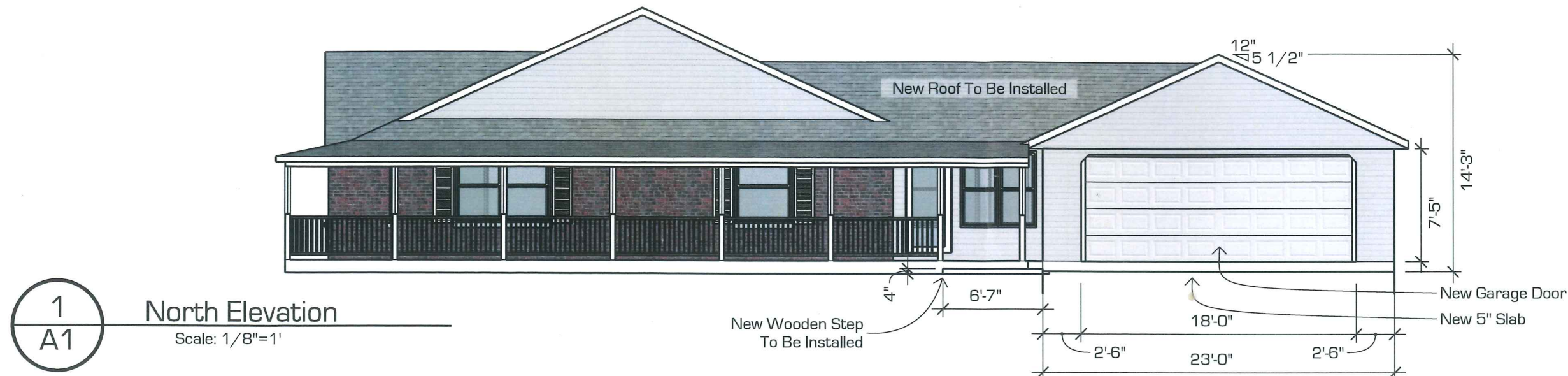
ISSUE
11.3.23

RE-ISSUE

DRAWN BY
CCW | SAA

North Elevation
South Elevation
Pictures

A1



Wade Design and
Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

ISSUE
11.3.23

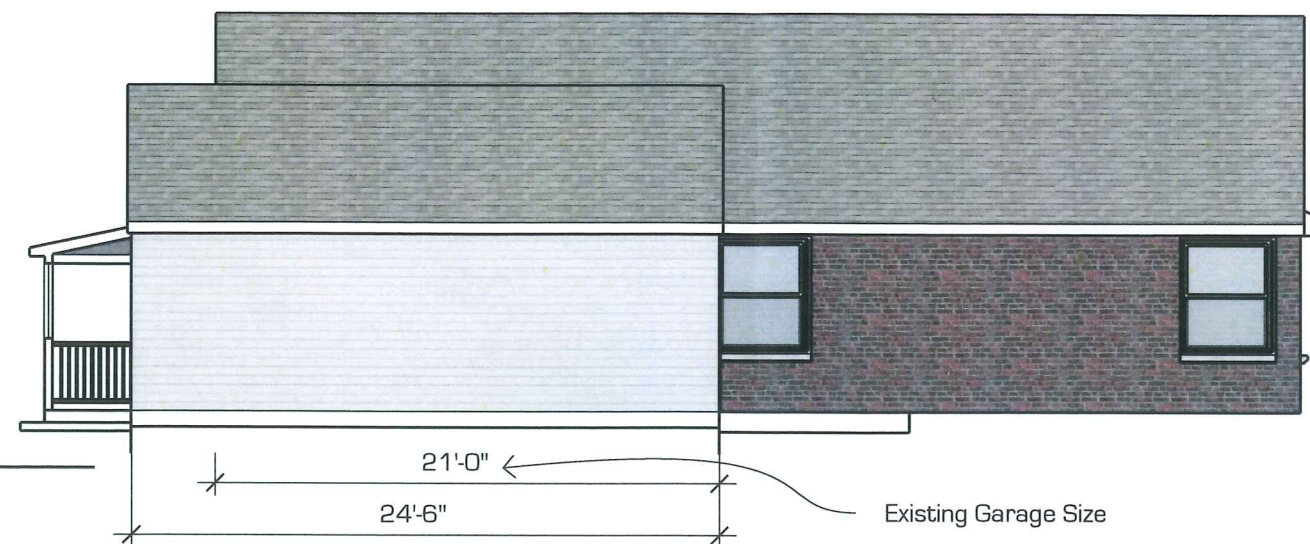
RE-ISSUE

DRAWN BY
CCW | SAA

East Elevation
West Elevation

A₂

1
A2
West Elevation
Scale: 1/8"=1'



2
A2
East Elevation
Scale: 1/8"=1'



Wade Design and
Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

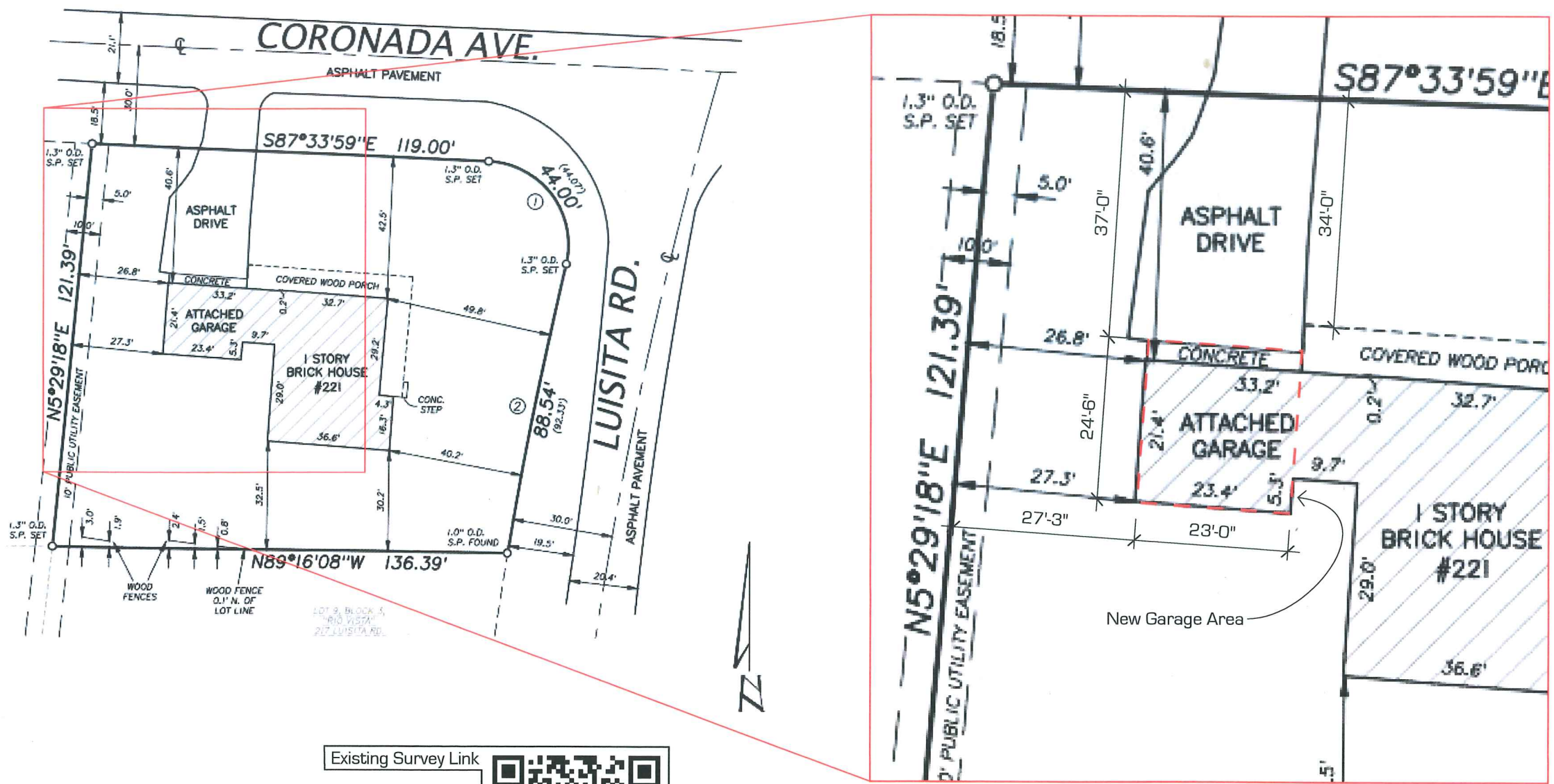
ISSUE
11.3.23

RE-ISSUE

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Survey

A3



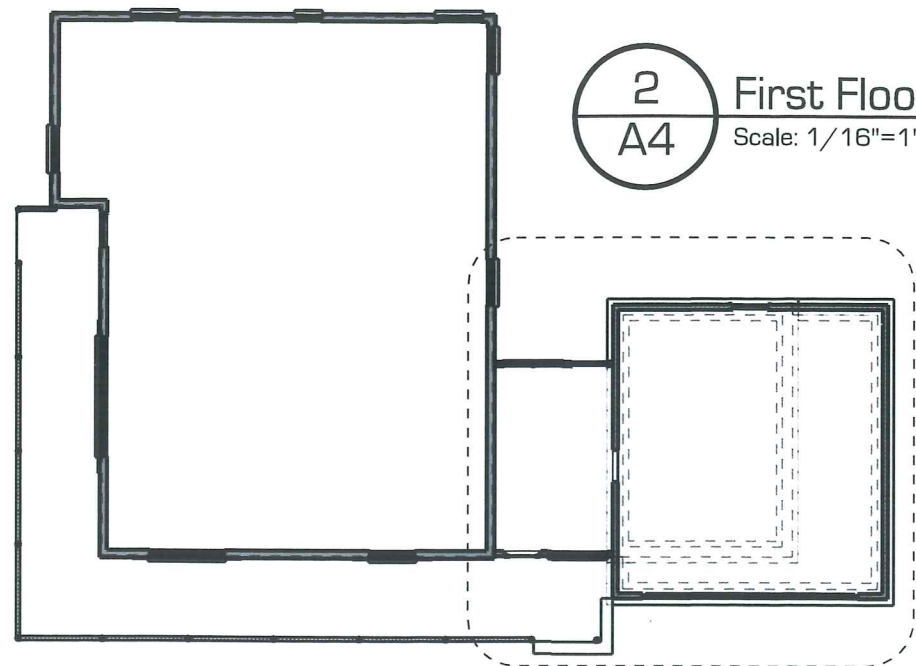
Existing Survey Link



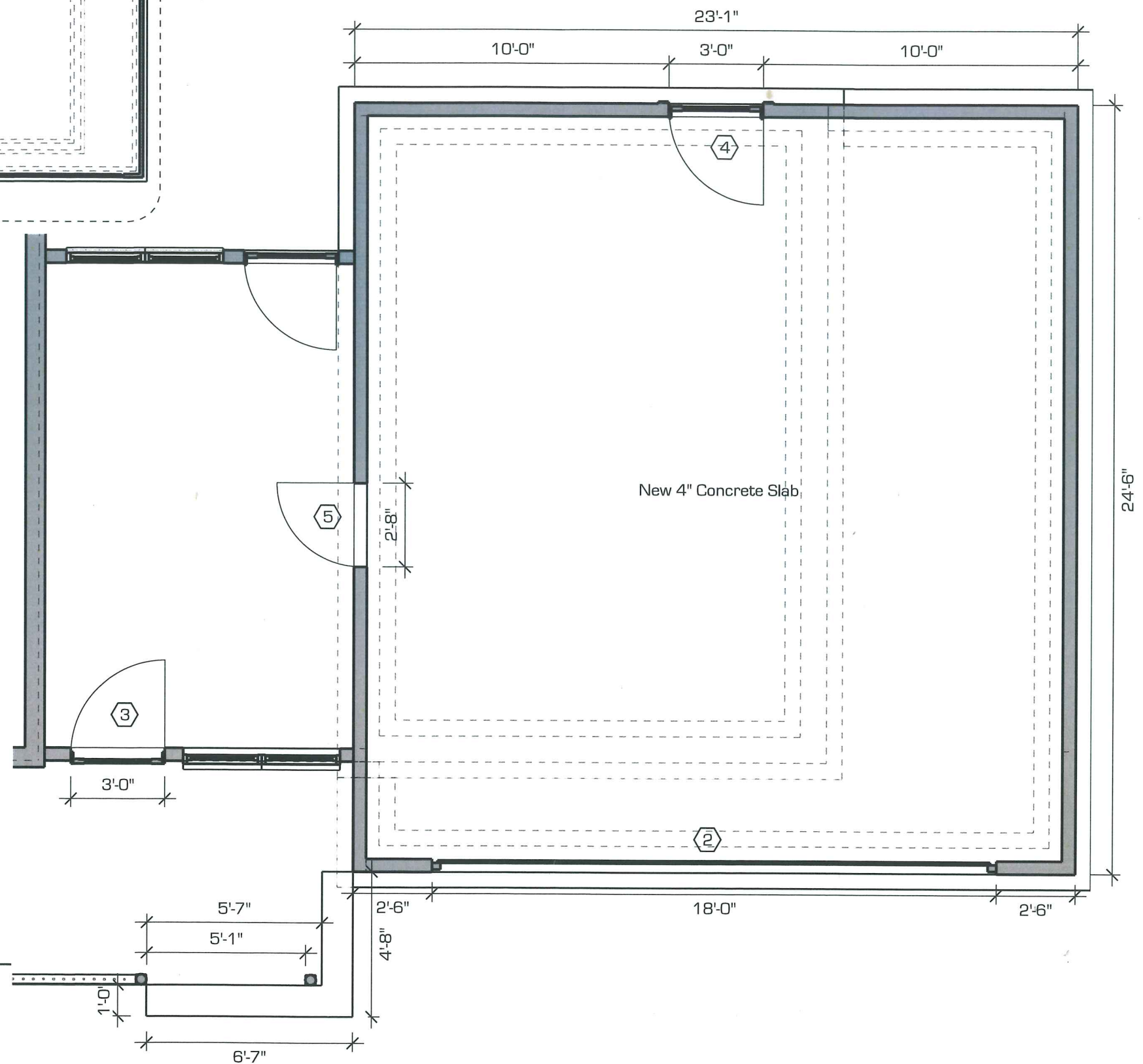
1
A3

Survey with new Garage

Scale: 1"=20'



2
A4
First Floor Reference Plan
Scale: 1/16"=1'



1
A4
First Floor Plan
Scale: 1/4"=1'

Wade Design and
Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

ISSUE
11.3.23

RE-ISSUE

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FIRST FLOOR PLAN



Wade Design and
Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

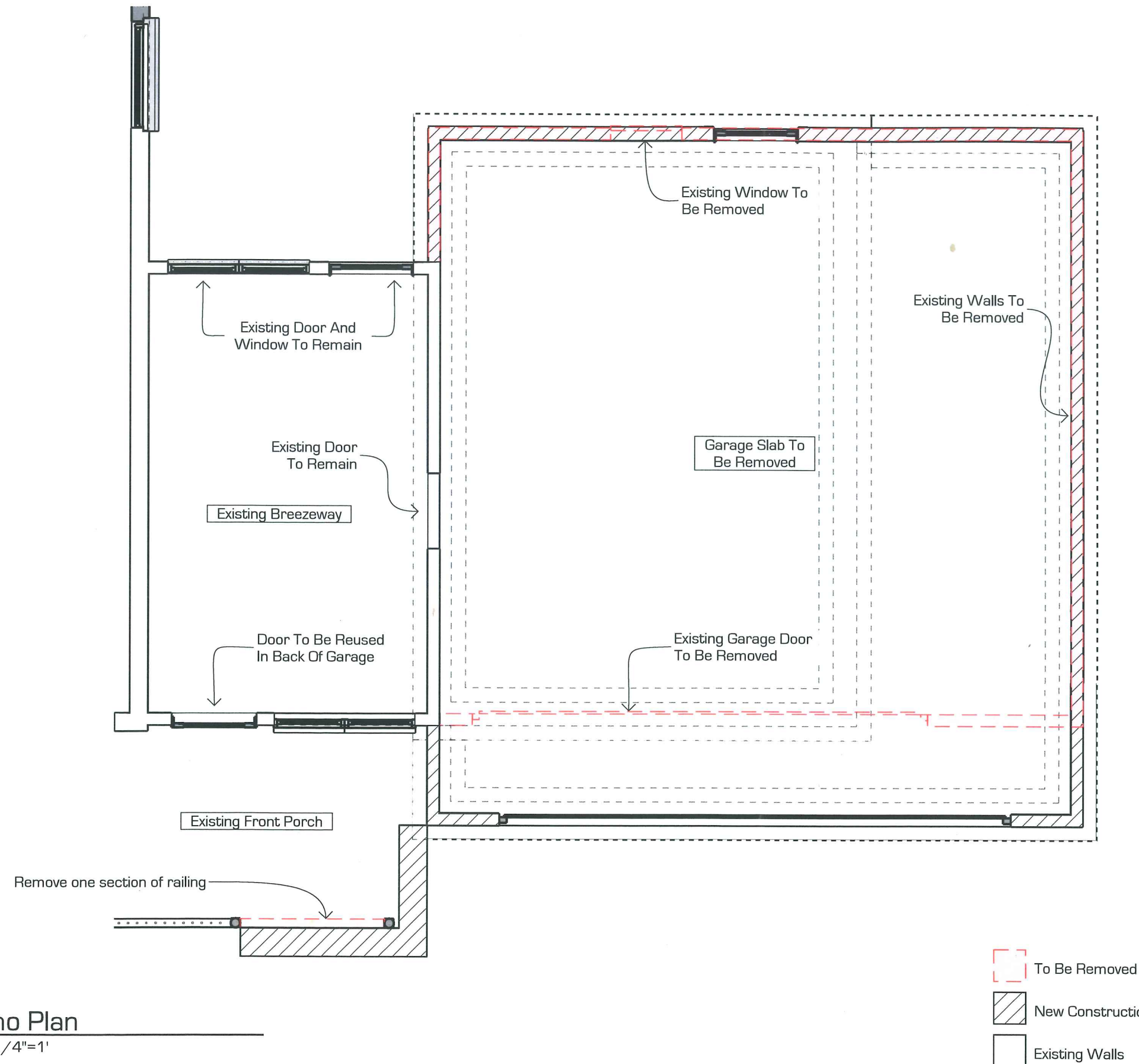
ISSUE
11.3.23

RE-ISSUE

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Demo Plan

A5



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5200 W Parkview Dr
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Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

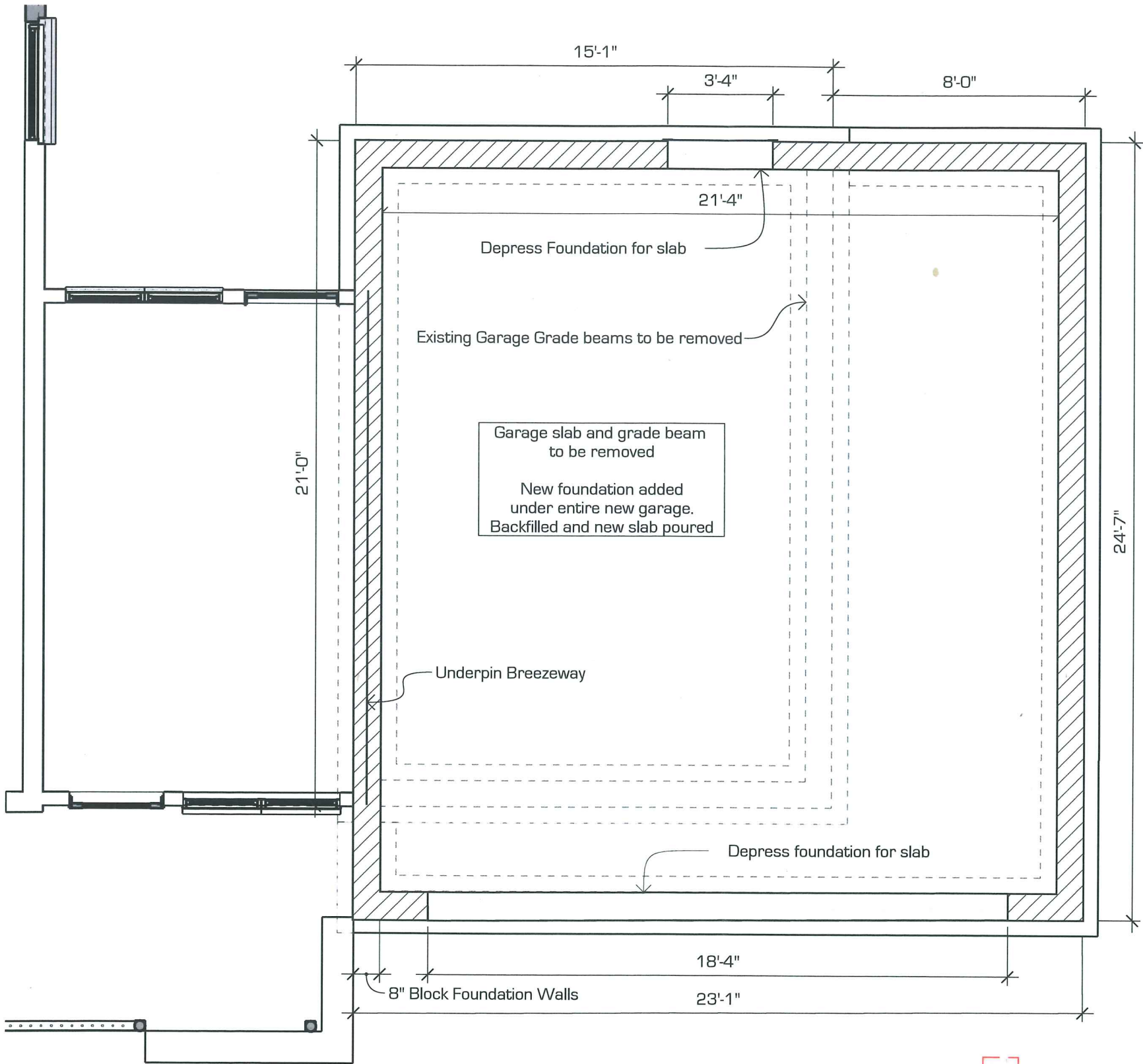
ISSUE
11.3.23

RE-ISSUE

DRAWN BY
CCW | SAA

Demo Plan

A6



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Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

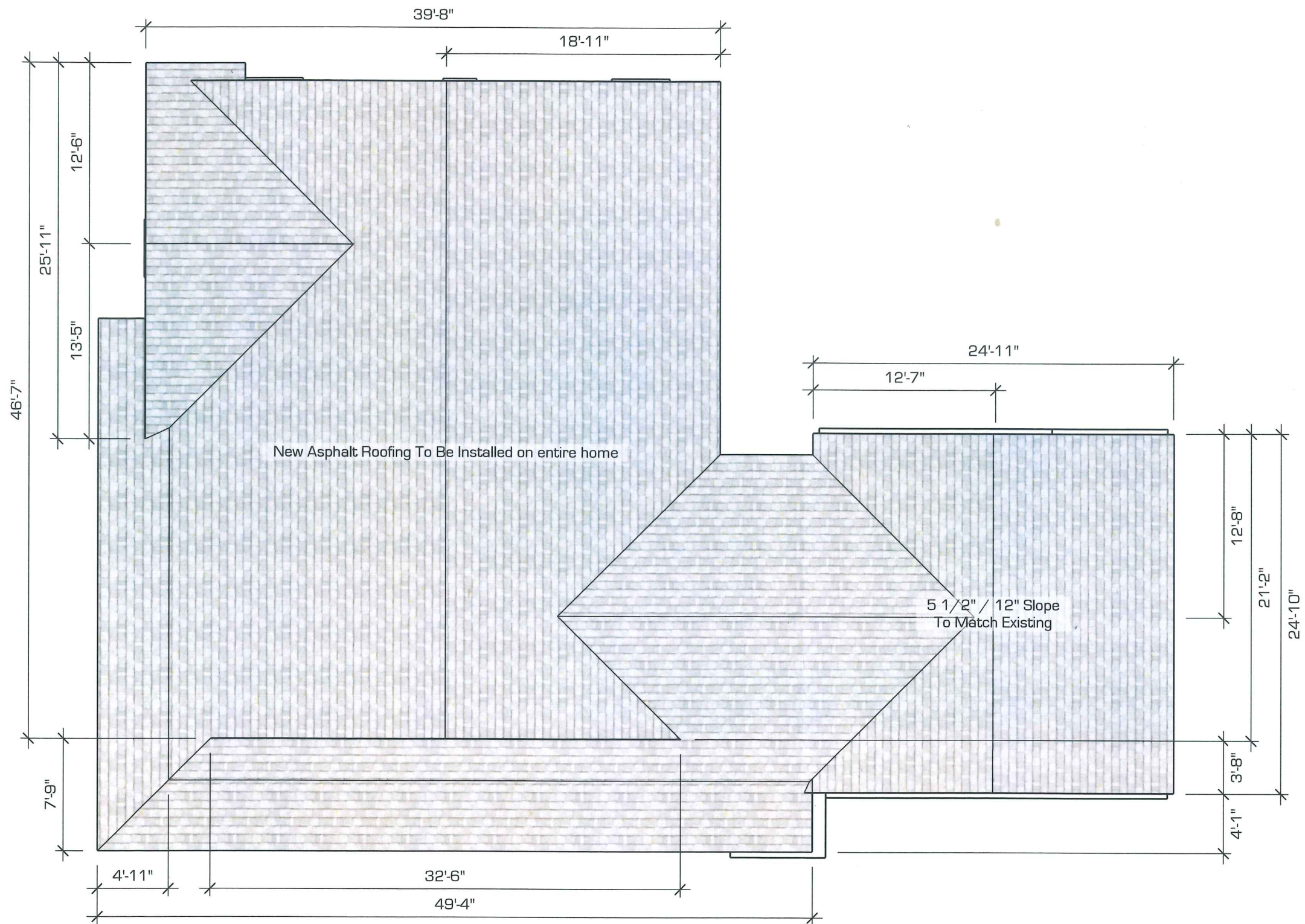
ISSUE
11.3.23

RE-ISSUE

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Roof Plan

A7



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Construction Inc.
5200 W Parkview Dr
Mequon, WI 53092
Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

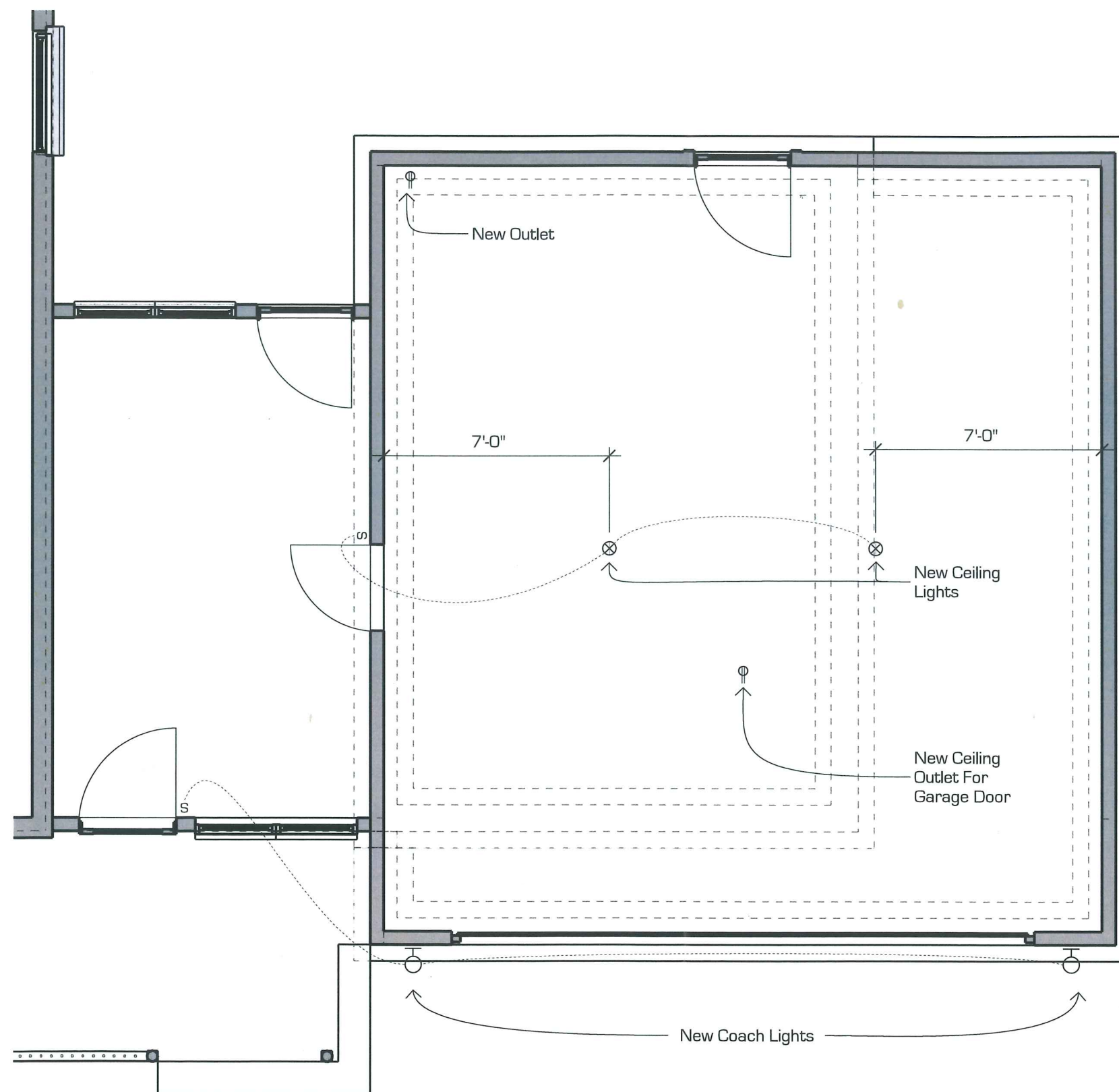
ISSUE
11.3.23

RE-ISSUE

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Electrical Plan

A8



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Tel: 262.512.1799

Loretta & James Klug
221 Luisita Ave
Thiensville, WI 53092

Garage Re-Build

ISSUE
11.3.23

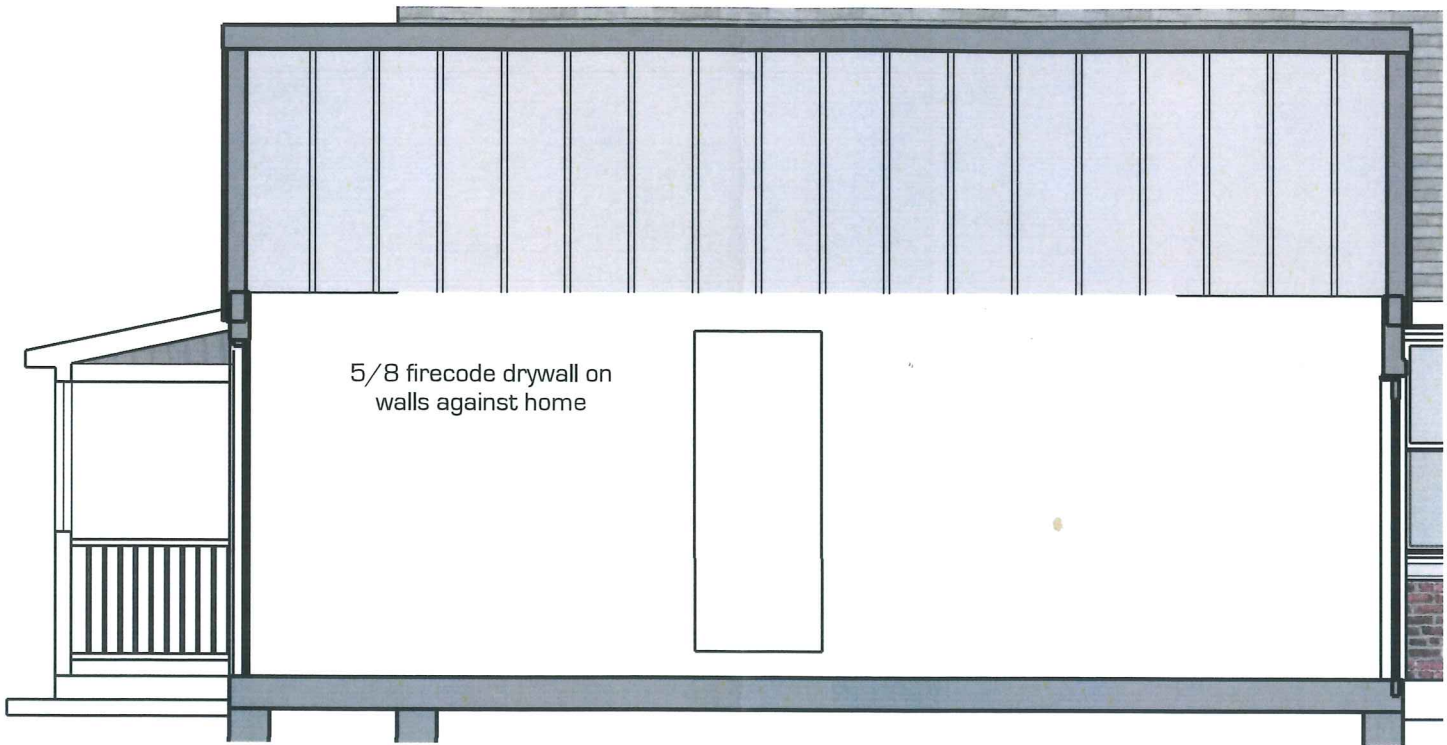
RE-ISSUE

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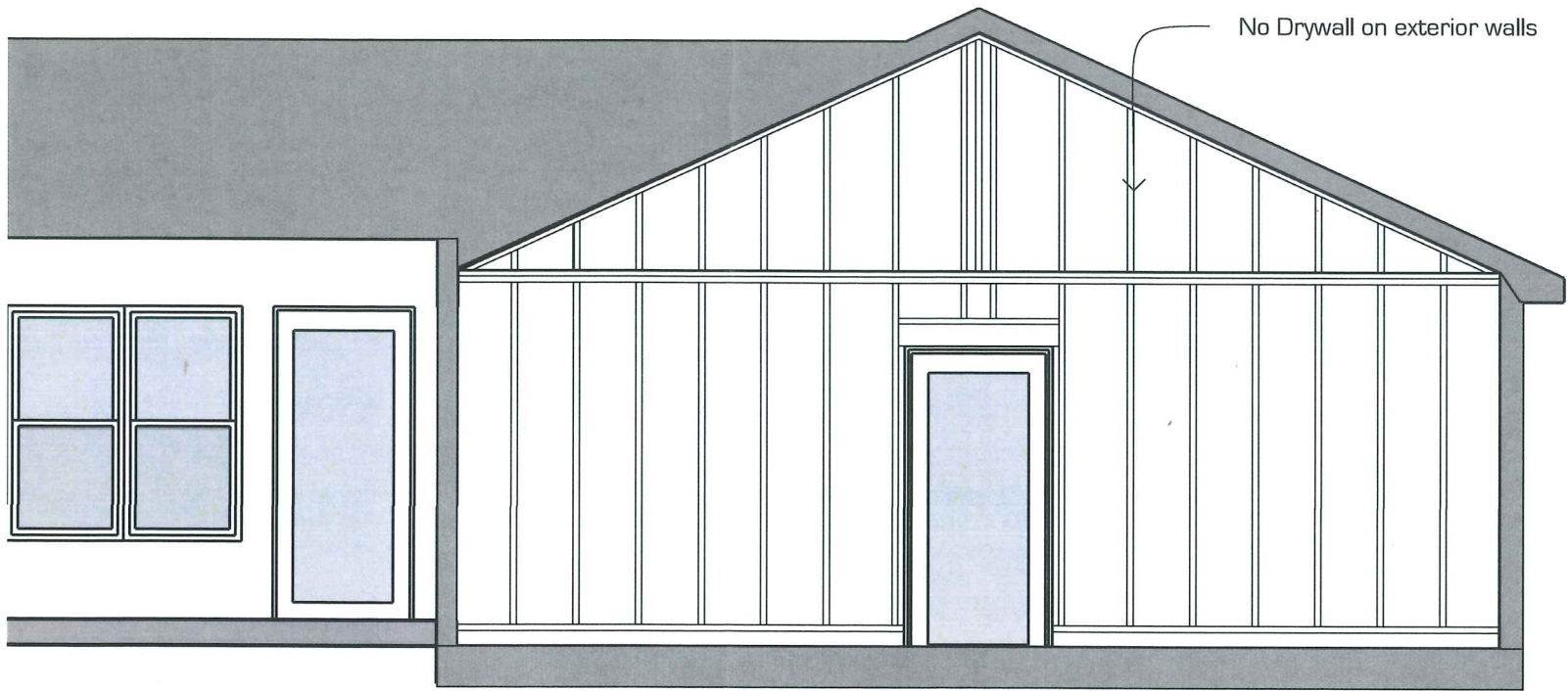
Short Section
Long Section
Door Schedule

A9

1 Short Section
A9 Scale: 1/4"=1'



2 Long Section
A9 Scale: 1/4"=1'



Number	Location	Type	Door Width	Door Height	RO Width	RO Height	Door Thickness	Jamb Depth	Jamb Type	Swing	Stop	Existing Opening	Hardware Prep	Feet of Trim	Door Type	Material	Glass Type	Door Sill	Sticking	Finish	Exterior Color	Interior Color	Model Number	Manufacturer/ Series	Notes
1	Garage Door	Exterior	16'0"	7'0"	194"	86"	Standard	4 9/16"	Exterior Trim Material	Overhead				49				N/A			White	White			
2	Optional Garage Door	Exterior	16'0"	7'0"	216"	86"	Standard	4 9/16"	Exterior Trim Material	Overhead				52.33333				N/A			White	White			
3	Front Breezeway	Exterior	3'0"	6'6"	38"	62 1/3-8"		4 9/16"	Exterior Rabbetted	66 Rtl	Round Edge	☒	Deadbolt Bore Standard Bore	22	Full View	Fiberglass	Clear	Mill Adjustable Aluminum Sill	Round Edge	Primed/Painted	White	White			Existing Door to be reused for rear garage door
4	Rear Garage	Exterior	3'0"	6'6"	36"	62 1/3-8"		4 9/16"	Exterior Rabbetted	66 Rtl	Round Edge		Deadbolt Bore Standard Bore	22	Full View	Fiberglass	Clear	Mill Adjustable Aluminum Sill	Round Edge	Primed/Painted	White	White			
5	Garage to Home	Exterior	2'8"	6'6"	34"	62 1/3-8"		4 9/16"	Exterior Rabbetted	66 Rtl	Round Edge		Standard Bore	21	Flush		N/A	Mill Adjustable Aluminum Sill	Round Edge	Primed/Painted	White	White			20 Minute Flush Fire Door

3 Door Schedule
A9

PLAT NO. LS-5689-24
FIELD CREW: E.A.J. & S.F.Z.
DRAWN BY: J.R.S.



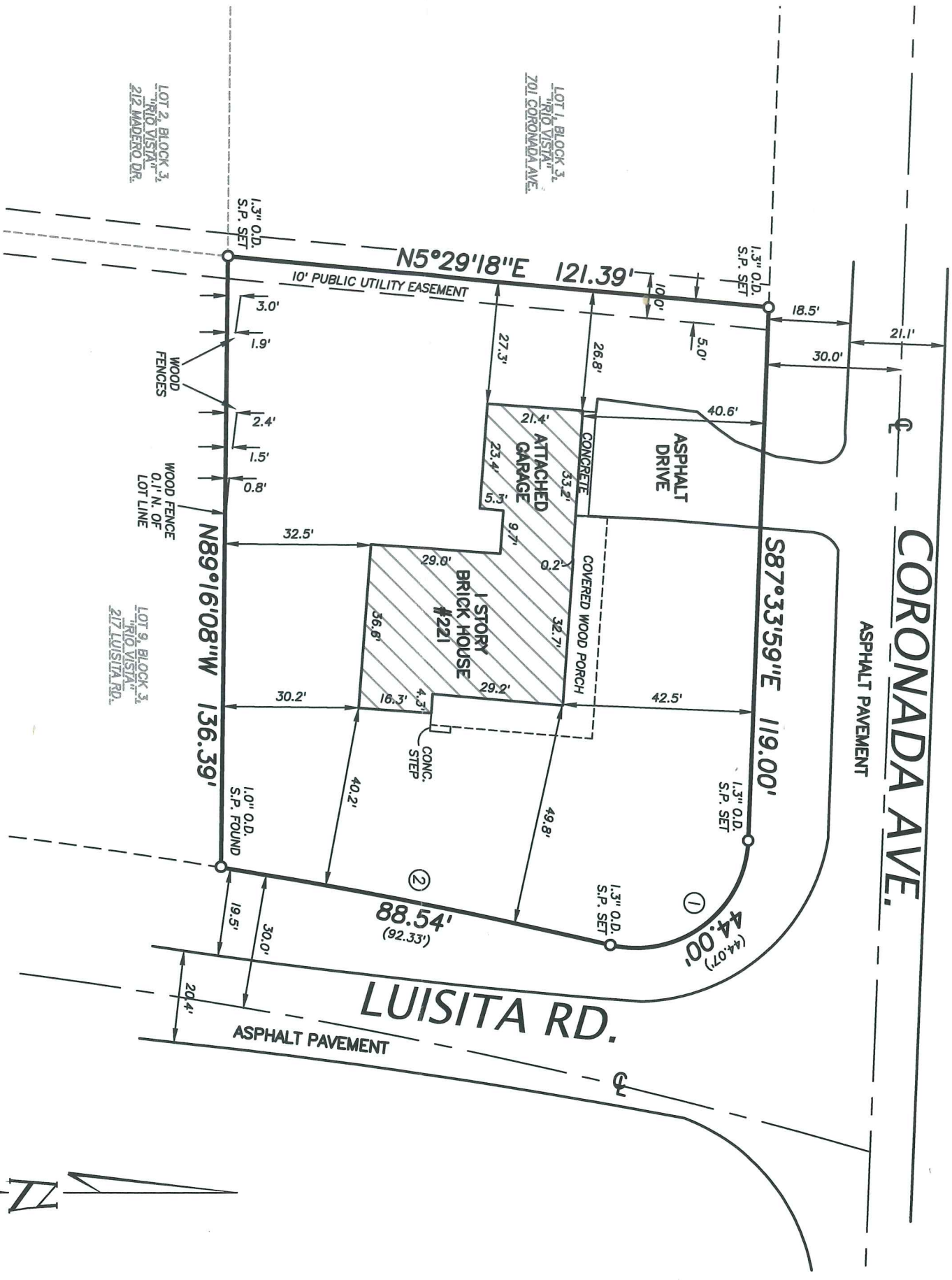
NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

PLAT OF SURVEY

Prepared For: James Klug / 221 Luisita Road

Property Description: Lot 10, Block 3, "RIO VISTA" subdivision, being a Subdivision of part of Government Lot 1, in the Northeast Fractional 1/4 of Section 23, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

Said Parcel containing 16,699 sq. ft. / 0.383 acres of land, more or less.



BEARING REFERENCE:

ALL BEARINGS REFERENCED TO THE NORTH LINE OF THE NE. 1/4 OF SECTION 23-9-21, WHICH BEARS DUE EAST, PER "RIO VISTA" SUBDIVISION PLAT.

NOTES:

1. () DENOTES BEARING OR DISTANCE PER PLAT.

CURVE DATA

①	RAD. = 25.00' DELTA = 101°00'34" L.C. = 36.58' L.C.B. = S37°03'42"E	②	RAD. = 1300.00' DELTA = 3°54'09" L.C. = 86.53' L.C.B. = S11°19'34"W
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SCALE 1" = 30'

THIS IS AN ORIGINAL PRINT
ONLY IF STAMPED IN RED



SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadway, and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property, and also those who purchase mortgage, or guarantee the title thereto within one (1) year form date hereof.

Dated at City of Mequon, State of Wisconsin this 9th day of February, 2024
Recertified _____ Surveyor _____

262-420-4732 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>		PERMIT NO. TAXKEY#																					
Village of THIENSVILLE	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) <u>221 LUISITA RD</u> PROJECT DESCRIPTION <u>GARAGE RE-BUILD</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY																						
Owner's Name <u>JAMES & LORETTA KLUG</u> Construction Contractor (DC Lic No.) <u>019900025</u> Dwelling Contractor Qualifier (DCQ Lic No.) <u>100701308</u> Plumbing Contractor (Lic No.) <u>N/A</u> Electrical Contractor (Lic No.) <u>1480176</u> HVAC Contractor (Lic No.) <u>N/A</u>		Mailing Address - Include City & Zip <u>221 LUISITA RD THIENSVILLE, WI 53092</u> <u>5200 W PARK VIEW DR MEDWON, WI 53092</u> Telephone - Include Area Code <u>262 362 0473</u> <u>262-512-1799</u>																						
Mailing Address - Include City & Zip <u>6854 JUBILEE AVE. WESTBEND, WI 53090</u>		Telephone - Include Area Code																						
PROJECT INFORMATION		Subdivision Name _____ Lot No. <u>FEB 14 2024</u> Block No. _____																						
Zoning District <u>R-1</u>	Lot Area _____ Sq. Ft.	N.S.E.W. Setbacks _____ Ft.	Front _____ Ft. Rear _____ Ft.																					
1a. PROJECT ☐ New ☒ Addition ☐ Raze ☒ Alteration ☐ Repair ☐ Move ☐ Other _____		3. TYPE ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial																						
1b. GARAGE ☒ Attached ☐ Detached		4. CONST. TYPE ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD																						
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage <u>552</u> Sq. Ft. Other _____ Sq. Ft. TOTAL <u>552</u>		5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____																						
6. STORIES ☒ 1-Story ☐ 2-Story ☐ Other _____		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____																						
7. FOUNDATION ☐ Concrete ☒ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____		10. PLUMBING Sewer ☐ Municipal ☐ Septic No. _____																						
8. USE ☐ Seasonal ☒ Permanent ☐ Other _____		11. WATER ☐ Municipal Utility ☐ Private On-Site Well																						
12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> </thead> <tbody> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </tbody> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐	13. HEAT LOSS (Calculated) Total _____ BTU/HR	
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg	☐	☐	☐	☐	☐	☐																		
Water Htg	☐	☐	☐	☐	☐	☐																		
14. ESTIMATED COST <u>\$ 140,000.00</u>																								
I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																								
☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																								
APPLICANT (PRINT): <u>CODY WADE</u>		SIGN: <u>Cody Wade</u>																						
APPROVAL CONDITIONS		DATE: <u>2/14/24</u>																						
This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																								
INSPECTIONS NEEDED Building ☒ Footing ☒ Foundation ☒ Rough ☐ Insulation ☐ Bsmt. Fl. ☒ Final Electric ☒ Rough ☐ Service ☒ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																								
FEES: /	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____																					
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total <u>\$0.00</u>	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK# _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.																					
PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																								

Thiensville Plan Commission Staff Report -March 2023

Staff Approved Projects February 2023

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
2/29/2024	228 E. Alta Loma Circle	Diane Furlong	6' Patio (Dog) Fence	3/4/2024		xx	

Code Compliance February 2023

Community Services

Address	Owner	Complaint	Action
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Police Department February 2023

Date	Location	Complaint	Action
2/8/2024	239 N. Main Street	Tires being dumped behind building	Officer spoke with tenant; tires removed
2/11/2024	132 W. Freistadt Road	Prohibited items dumped at Yard Waste Site	Office contacted/warned subject; educated on use of yard waste site