



Village of Thiensville
Plan Commission
AGENDA

LOCATION: 250 Elm Street,
Thiensville, WI

DATE: Tuesday, June 11, 2024

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN: JOHN ROSING
COMMISSIONERS: RICK GATTONI
JEFF HERSHBERGER
REBECCA HOLYOKE-ODEJA
KEN KUCHARSKI
JOE NELSON
M. RANDY PASTERNAK
PLANNER: MEREDITH PERKS
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. May 14, 2024 (att)

B. Review and action regarding Shed Application, Sara Gilman, 413 Oakwood Drive (att)

C. Review and action regarding Shed Application, Donald J. Demerath Jr., 335 Heidel Road (att)

D. Review and action regarding Vestibule Addition/Alteration, Cody & Danielle Wade, 408 E. Freistadt Road (att)

E. Review and action regarding New Home Construction, Victory Homes of Wisconsin, 624 Green Bay Road (att)

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

June 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, May 14, 2024

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

CHAIRMAN:	JOHN ROSING
COMMISSIONERS:	RICK GATTONI (EXCUSED)
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON (EXCUSED)
	M. RANDY PASTERNAK
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

III. CITIZENS TO BE HEARD

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There were no citizens to be heard.

IV. BUSINESS

A. Approval of Minutes

1. April 16, 2024 (att)

MOTION by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Kucharski to approve the April 16, 2024, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Discussion regarding meeting procedures

President Rosing noted the Village must follow Village Ordinances and State Statutes regarding the manner in which meetings are conducted. Items discussed must be on the agenda, so the public is aware and can attend the meeting. Items can be discussed briefly during the Staff Report, but any in-depth discussion should be placed on the agenda for a future meeting. President Rosing also will make clear which commissioner is making a motion or seconding it so it clear when minutes are prepared. President Rosing also noted that obtaining a motion and second prior to starting discussion on an item is what is required by Roberts Rules of Order.

C. Review and action regarding Sign Application, Brush and Blooms LLC, 505 N. Main Street, Jessica Schoessow (att)

Applicant Jessica Schoessow of Brush and Blooms LLC outlined plans for a temporary sign to replace the previous Frenz Garden Center sign. The parking lot will be repaved and a similar permanent sign, possibly located closer to Main Street, will replace it. Director LaFond noted Village Code allows temporary signs for up to 45 days. The sign must be mounted to the building at ground level. In this case, it is intended to replace a similar existing sign. The Plan Commission would be waiving the time limit and the placement until the paving occurs. The applicant will return with an application for the permanent sign.

MOTION by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Pasternak to approve Sign Application with time-limit waiver until the end of September for Brush and Blooms LLC, 505 N. Main Street, Jessica Schoessow.

Commissioner Kucharski noted the sign was in place prior to approval by the Plan Commission and added that has occurred with other signs in the Village in the past. While Ms. Schoessow did ask permission prior to putting up the sign, the same situation has occurred elsewhere. President Rosing noted he discussed allowing the temporary sign prior to Mother's Day with Director LaFond.

MOTION CARRIED UNANIMOUSLY.

D. Review and Action regarding Sign Application, Nhi Le Nails, 251 N. Main Street, Somboon Thao (att)

Applicant Somboon Thao is the new owner of the nail salon at 251 N. Main Street and wants to

change the sign to reflect the new name of the business. Director LaFond noted the applicant has submitted a request for a sign with white channel letters. Signs in that strip mall have traditionally been all-red, although several recent changes have included a color in addition to red. The sign company has provided three color options, including all red and red with a white outline. Mr Thao selected the all-red sign among the two options that are not white. The size of the sign complies with Village Code.

MOTION by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Kucharski to approve the submitted solid red version of the sign for Nhi Le Nails, 251 N. Main Street, Somboon Thao. **MOTION CARRIED UNANIMOUSLY.**

E. Discussion and Recommendation regarding Ordinance 2024-01 An Ordinance Amending Zoning Code Related to Flood Plans (att)

Director LaFond noted the Plan Commission is considering the proposed ordinance because the Floodplain Ordinance is part of the Zoning Code. The proposed change must first go to the Plan Commission for a recommendation to the Village Board. The Village Board will conduct a public hearing on May 20 prior to considering it. Director LaFond provided an overview of the proposed amendments to the Zoning Code. To participate in the Federal flood insurance program, municipalities must adopt a Flood Plain ordinance that complies with FEMA standards.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Holyoke-Odeja to recommend the Village Board approve Ordinance 2024-01 An Ordinance Amending Zoning Code Related to Flood Plains. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. Staff Report (att)

Director LaFond noted that fence applications were approved for 129 Grand Avenue and 406 Bel Aire Drive. A third application for 517 Park Crest is being held until the applicant closes on the property on May 17. The Police Department contacted the property manager regarding a dumpster in the road without permission at 142 Heidel Road. The dumpster was removed. Officers delivered a letter to 232 E. Alta Loma Circle regarding work occurring without a building permit. Permits were taken out after the work was completed. Police also made contact with an individual who was dumping unpermitted items at the Yard Waste site. The items were removed.

VI. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hershberger to adjourn the meeting at 6:58 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works



**GILMAN
413 OAKWOOD
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: June 11, 2024	
Applicant:	Sabrina Rivera
Status of Applicant:	Builder
Location:	413 Oakwood Drive
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is proposing to install a backyard shed to be located 15' off the rear property line and about 7' west of the west property line. The structure will measure 8'x8' for a total of 64 square feet in size and at 9'2" will be under the 12' height limit. The shed will have a single door and attractive windows. The proposed shed will have grey siding with white trim and premium dimensional shingles

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; and all accessory structures shall occupy not more than 20% of the rear yard area. One detached accessory structure is allowed on a residential parcel.**

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: 413 Oakwood Drive, Thiensville WI 53092

120651301000

Tax Key #

Property Owner

Sara Gilman

Name

413 Oakwood Drive, Thiensville, WI 53092

Address

414-412-6905

Phone

sarakgilman@aol.com

Email address

Residential

Current Zoning

Applicant ☐ Same as owner

Sabrina Rivera

Name

6280 S Howell Ave, Milw. WI 53207

Address

847-243-30770

Phone

srivera1@tuffshed.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.

Homeowner wants to build a 64 sq. ft. shed on property (see attached aerial). Shed will be 9 ft 2 in high and have 4 grounded anchors (see attached anchor drawings). The shed base color will be gray with an off-white trim and a white drip edge. The substrate the shed will be installed on is gravel.

Digitally signed by Sabrina Rivera
Date: 2024.05.02 11:53:02 -05'00'

Applicant's Signature

05/02/24

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 _____ Planner Staff Report Completed on _____

Plan Commission Meeting Date _____

☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

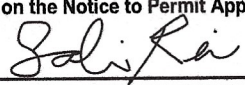
Title

Date

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>413 Oakwood Drive, Thiensville, WI 53092</u>	PROJECT DESCRIPTION <u>accessory building-shed</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY																					
	Owner's Name: <u>Sara Gilman</u> Mailing Address - Include City & Zip: <u>413 Oakwood Drive, Thiensville, WI 53092</u> Telephone - Include Area Code: <u>414-412-6905</u>																							
Construction Contractor (DC Lic No.): <u>Tuff Shed</u> Mailing Address - Include City & Zip: <u>6280 S Howell Avenue, Milwaukee, WI 53207</u> Telephone - Include Area Code: <u>414-246-1106</u>																								
Dwelling Contractor Qualifier (DCQ Lic No.): <u>DCQ-091400064</u> Dwelling Contractor Qualifier shall be an owner, employee or contractor of Dwelling Contractor: <u>Tom Saurey</u> Telephone - Include Area Code: <u>(608) 266-2112</u>																								
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: <u>Laurel Acres</u> Lot No. <u>1</u> Block No. <u>13</u>																						
Zoning District: <u>RES</u> Lot Area: <u>16162.6</u> Sq. Ft.	N.S.E.W. Front: <u>100</u> Ft. Rear: <u>7</u> Ft.	Left: <u>15</u> Ft. Right: <u>91</u> Ft.																						
1a. PROJECT ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☒ Other: <u>small shed</u>		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 _____ Sq. Ft. Other ⁶⁴ _____ Sq. Ft. TOTAL ⁶⁴ _____		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: <u>gravel</u>		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;"> <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	☐	☐	☐	☐	☐	☐	13. HEAT LOSS (Calculated) Total _____ BTU/HR	
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg	☐	☐	☐	☐	☐	☐																		
Water Htg	☐	☐	☐	☐	☐	☐																		
14. ESTIMATED COST \$ _____																								

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): Sabrina Rivera SIGN:  DATE: 05/02/2024

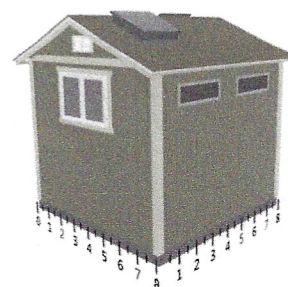
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final
 Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final

FEES: 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 # <u>RES</u> 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. _____
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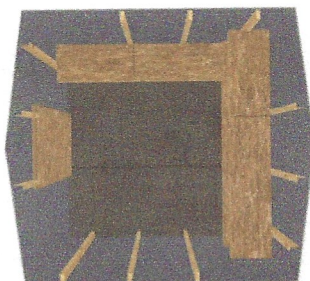


Sara Gilman
413 Oakwood drive
Thiensville WI 53092
Q-2646712



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Ranch - 8' wide by 8' long

Paint Selection

Base: Autumn Gray, Trim: Southern Breeze

Roof Selection

Weathered Wood Dimensional Premium Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

3' x 6'2" Single Shed Door, Left Hinge Placement, In Door Horizontal Transom (3' door)

Windows

3'x2' Insulated Horizontal Sliding Window

Transoms

4 Ea Transom Window (29"x8")

Roof

2 Ea 2x2 Skylight

Floor and Foundation

4 Ea Shed Anchor into Dirt - Auger or MR88

Interior

24 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

DocuSigned by:

Sara Gilman

695183B20FF2431...

Customer Signature: _____ Date: 4/20/2024

PPR SHED 8' WIDE x 8' LONG PREMIER PRO SERIES

NOTES:

1. BUILDING CODE: 2015 IBC AND 2015 IRC
2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 35 PSF
ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 IBC AND 2015 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:

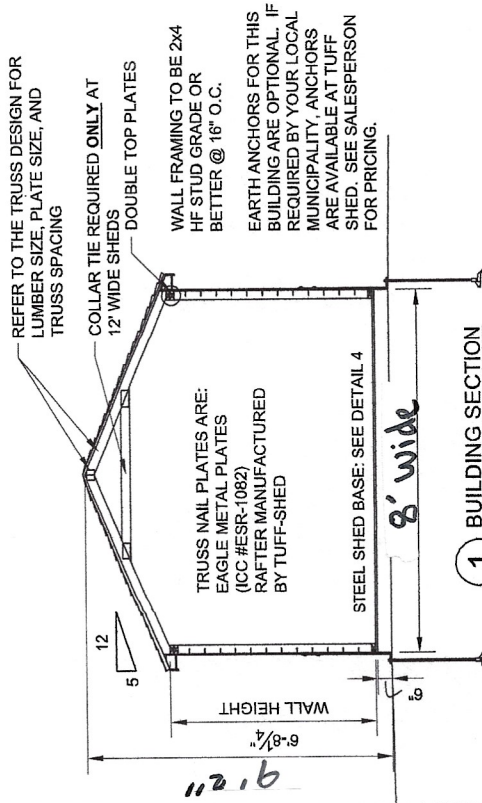
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:

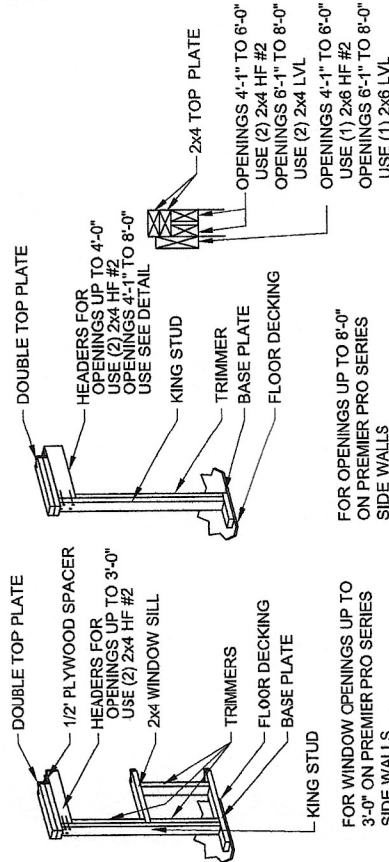
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADER:

ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL

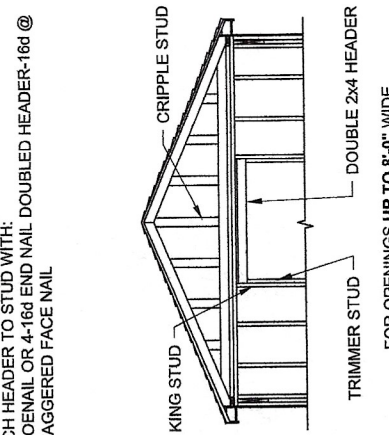


1 BUILDING SECTION
SCALE: N.T.S.



FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER PRO SERIES SIDE WALLS

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



FOR OPENINGS UP TO 8'-0" WIDE

3 HEADER DETAIL FOR NON-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 x LENGTH x HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 12/28/18
Checked By:
Date:
Scale: N.T.S.

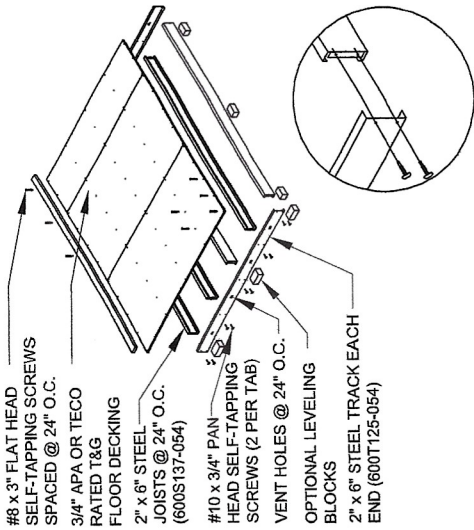
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USES, FORBIDDEN BY TUFF SHED, INC. & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.

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

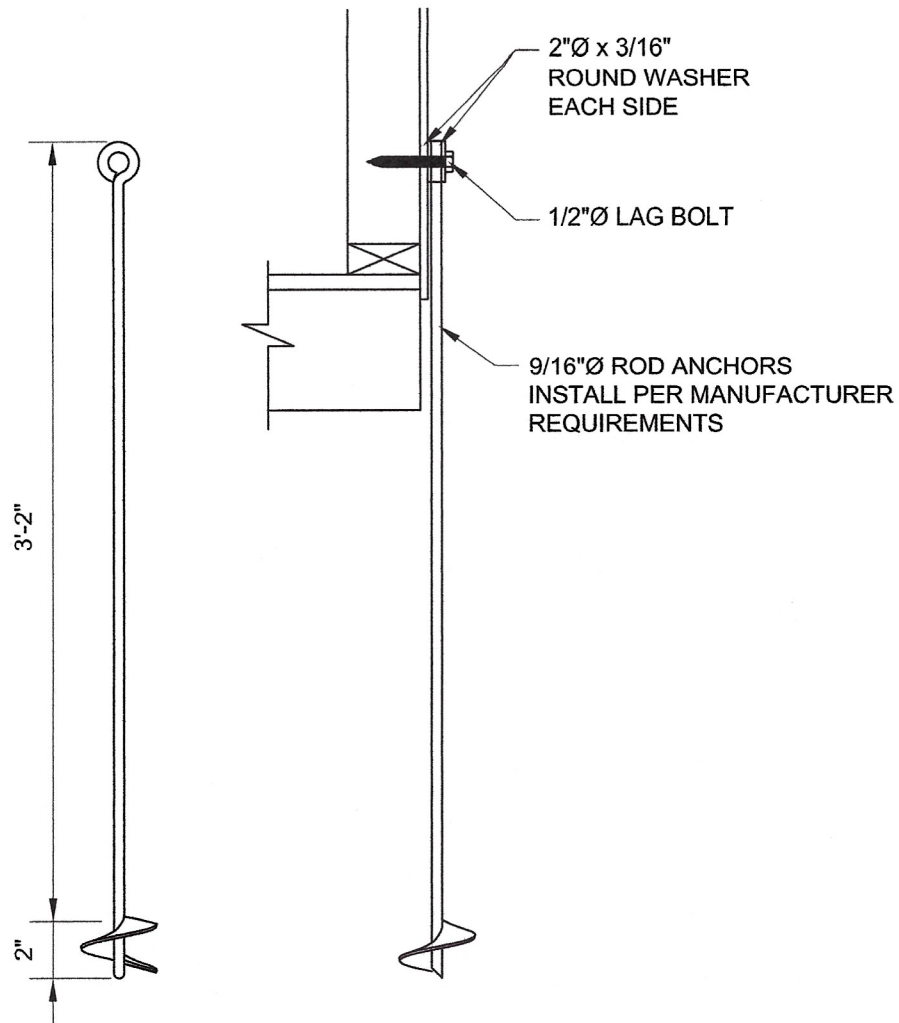
TUFF SHED, INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE	DRAWING NO.
BUILDING SECTIONS	PPR-01
SHED BASE DETAILS	REV. LEVEL 01
HEADER FRAMING DETAILS	SHEET 1
NOTES - 2015 IBC & IRC - 115C	PAGE 1 OF 1



1. 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 ECR-4943P.
2. 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. 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.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. 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.



AUGER ANCHOR DETAIL

Scale: NTS



TUFF SHED®
Storage Buildings & Garages

Title: **AUGER ANCHOR DETAIL**
2018/2021 IBC&IRC
115 MPH EXP C

Drawn By: SJ
Date Drawn: 6/23/22
Checked By:
Date Revised:

TUFF SHED

Sales Order

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

Scheduled Date:Pending

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

Created Date:04/20/2024

Factory Address:11039 GAGE AVE.
FRANKLIN PARK, IL 60131

CustomerSara Gilman
p. (414) 412-6905 | c.
sarakgilman@aol.com

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

SF SO01132919

Special Instructions:

JDE SO2063240

Customer PO

Serial Number:

Ship to Address413 Oakwood drive
Thiensville, WI, 53092, US

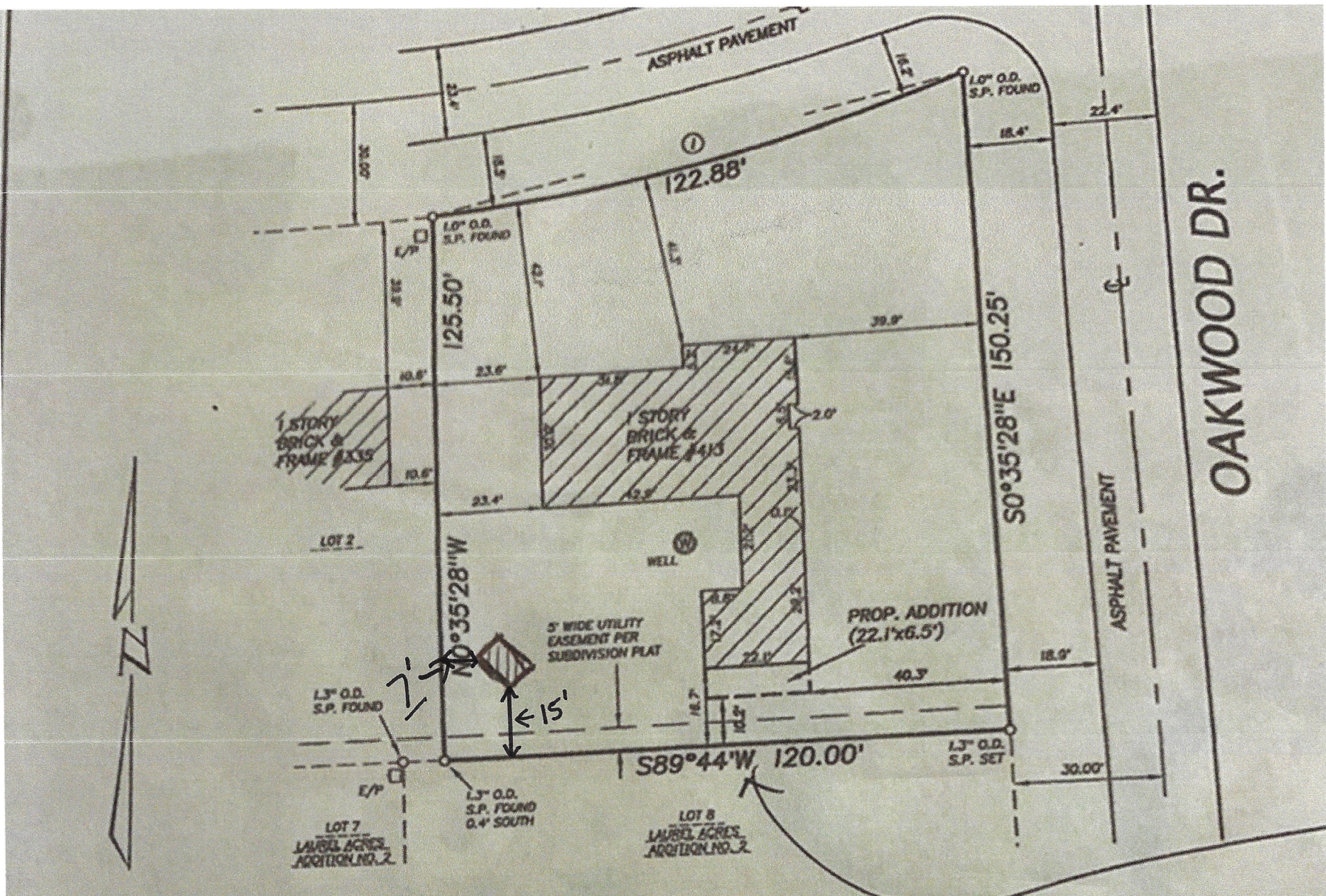
Line Item Description	Sales Price	Quantity	Additional Discount	Promo	Total Price
Premier Pro Ranch 8 x 8	\$3,835.00	1.00	\$0.00	\$0.00	\$3,835.00
Transom Window (29"x8")	\$159.00	4.00	\$0.00	\$0.00	\$636.00
2x2 Skylight	\$249.00	2.00	\$0.00	\$0.00	\$498.00
Upgrade - 3' x 6'2" Single Shed Door	\$349.00	1.00	\$0.00	\$0.00	\$349.00
3'x2' Insulated Horizontal Sliding Window	\$229.00	1.00	\$0.00	\$0.00	\$229.00
Shed Anchor into Dirt - Auger or MR88	\$55.00	4.00	\$0.00	\$0.00	\$220.00
Permit Processing Fees	\$2.50	64.00	\$0.00	\$0.00	\$160.00
Shelving - 16" deep	\$5.00	24.00	\$0.00	\$0.00	\$120.00
Horizontal Transom Window in Door -3' Door	\$99.00	1.00	\$0.00	\$0.00	\$99.00
Engineering Fees	\$1.25	64.00	\$0.00	\$0.00	\$80.00
16"x8" Wall Vent - White	\$23.00	2.00	\$0.00	\$0.00	\$46.00
Full Service Paint Application	\$384.00	1.00	\$0.00	\$384.00	\$0.00
Credit for Removal of Default Door	(\$299.00)	1.00	\$0.00	\$0.00	(\$299.00)
Delivery Fee	\$99.00			\$0.00	\$99.00

Gross Total	\$6,456.00
Discount	(\$384.00)
Net Total	\$6,072.00
Tax	\$0.00
Grand Total	\$6,072.00
Amount Due	\$3,072.00
Amount Paid	\$3,000.00
Amount Scheduled	\$0.00

DocuSigned by:

695183B20FF2431
Customer Signature

4/20/2024
Date



REVISED-8/7/2019-ADDED PROP. ADD

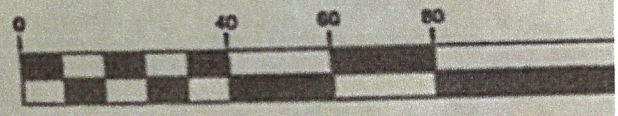
CURVE DATA

①
 RAD. = 400.00'
 DELTA = 17°35'03"
 L.C. = 122.39'
 L.C.B. = N78°04'06"E

NOTE:

1. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF OAKWOOD DR. PER "LAUREL ACRES ADDITION NO. 3 SUBDIVISION, WHICH BEARS S0°35'28"E.

SCALE 1" = 30'



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 boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, roadways, and visible encroachments.

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 from date hereof.

Dated at Mequon, Wisconsin. this 25th day of June

Recertified _____ Surveyor [Signature]



**DEMERATH
335 HEIDEL RD
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: June 11, 2024	
Applicant:	Donald Demerath
Status of Applicant:	Owner
Location:	335 Heidel Rd
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is proposing to install a backyard shed to be located 3' off the rear property line 24' from the east property line, and 60' from the west. The structure will measure 10'x14' for a total of 140 square feet in size. The application does not indicate the total height. The proposed shed will have 4" white vinyl siding to match the garage and 3 tab black onyx shingles to match the house. The application indicates a 7' white metal roll up door and a white steel service door.

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; and all accessory structures shall occupy not more than 20% of the rear yard area. One detached accessory structure is allowed on a residential parcel.**

Staff Comments:

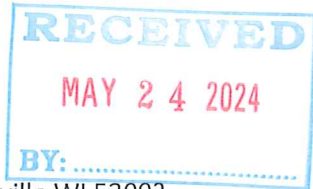
The application is missing a drawing. Staff's review indicates full compliance with the R-1 requirements that therefore approval is recommended subject to the following:

- The applicant submits drawings prior to the start of the June 11th Plan Commission Meeting
- The applicant provides the structure Height
- The applicant secures a building permit prior to construction.



Village of Thiensville

Plan Commission Application



Property Address: 335 HEIDEL ROAD, Thiensville WI 53092

12-065-13-02-000

Tax Key #

R-1

Current Zoning

Property Owner

Applicant ☒ Same as owner

DONALD J. DEMERATH JR

Name

Name

335 HEIDEL ROAD

Address

Address

1-262-242-1958

Phone

Phone

N/A

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.

APP. 32' OFFSET FROM BACK PROPERTY LINE
HEIGHT: 8' WALLS
AREA: 10' X 14'

SIDING: WHITE VINYL-DOUBLE 4"
(SAME AS GARAGE)

SHINGLES: 3-TAB / BLACK ONYX
(SAME AS HOUSE)

OVERHEAD DOOR: WHITE METAL ROLLUP (T)

SERVICE DOOR: 3'-0" WHITE (METAL)

BASE: TREATED 6X6" - 2' O.C. / 3/4" TREATED PLYWOOD

Donald J. Demerath Jr

Applicant's Signature

5-14-24

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. *WILL ABIDE BY EXISTING GRADE*
- ☐ Professionally prepared landscape plan. *NO*
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures. *NO LIGHTING*
- ☐ 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 5/24/24 Planner Staff Report Completed on _____

Plan Commission Meeting Date 6/11/24

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

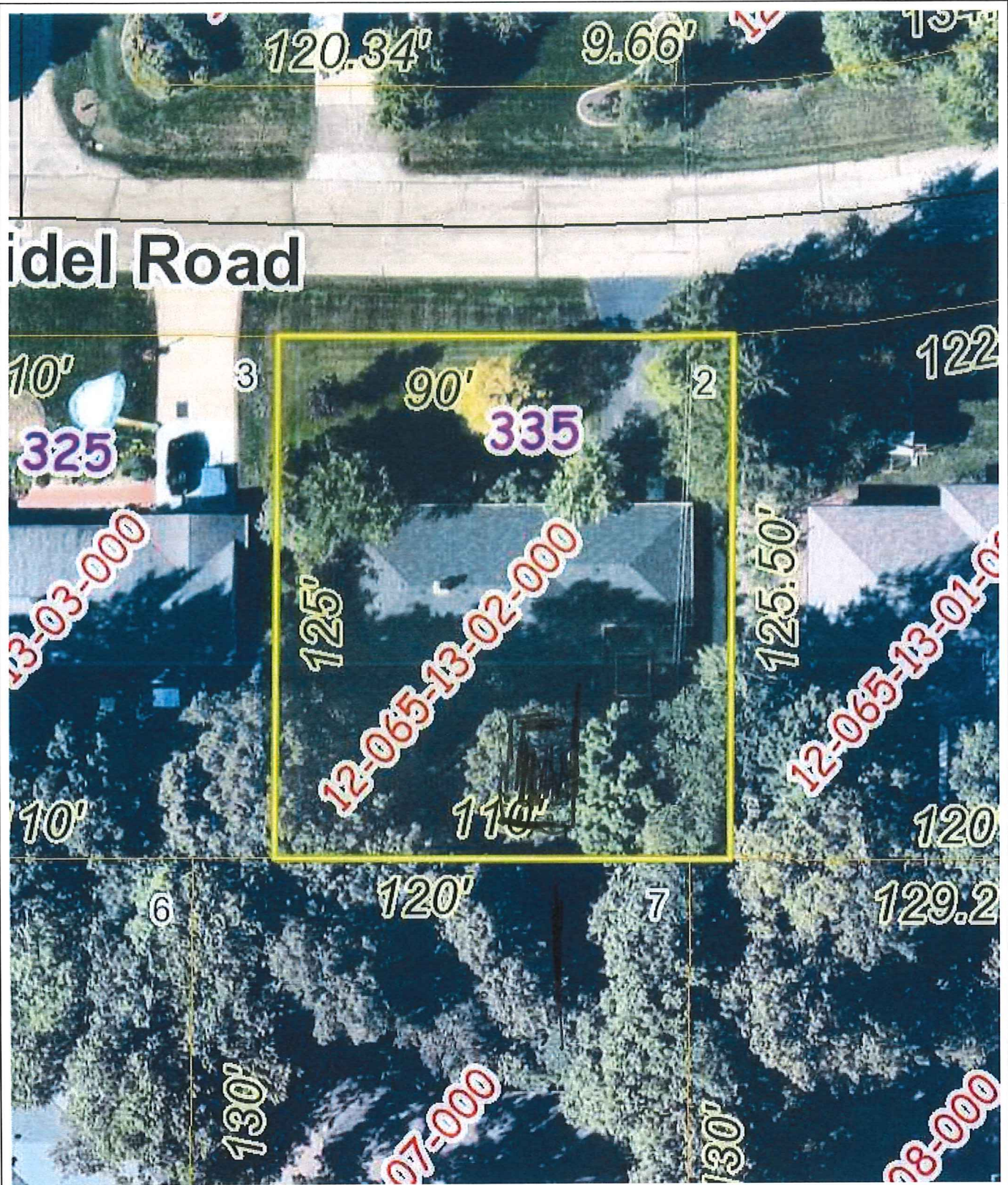
ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date

House to Shed ~25 feet Shed to rear lot line 3' 25' to East
60' to West



Village of Thiensville

335 Heidelberg 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" = 44'



Village of Thiensville

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

Print Date: 5/24/2024

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# 12-065-13-02-000
	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) <u>335 Heidel Road</u> PROJECT DESCRIPTION <u>Shed</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY	
Owner's Name <u>DONALD J. DEMERATH JR.</u> Mailing Address - Include City & Zip <u>335 HEIDEL ROAD THIENSVILLE, WI 53092</u> Telephone - Include Area Code <u>1-262-24</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 _____			

RECEIVED
MAY 24 2024
 BY: _____

PROJECT INFORMATION		Subdivision Name _____		Lot No. _____	Block No. _____
Zoning District _____	Lot Area _____ Sq. Ft.	N.S.E.W. Setbacks _____	Front _____ Ft.	Rear _____ Ft.	Left _____ Ft.
					Right _____ Ft.

1a. PROJECT ☐ New ☐ Addition ☐ Raze ☒ Other <u>Shed</u> ☐ Alteration ☐ Repair ☐ Move	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 <u>NONE</u>
1b. GARAGE <u>N/A</u> ☐ Attached ☐ Detached	4. CONST. TYPE ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other <u>NONE</u>	10. PLUMBING Sewer ☐ Municipal ☐ Septic No. _____ <u>NONE</u>
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other <u>10 x 14 = 140</u> Sq. Ft. TOTAL <u>140</u> Sq. Ft.	5. ELECTRICAL Entrance Panel Size: _____ amp Service: ☐ New ☐ Rewire _____ Phase _____ Volts _____ Overhead Power Company: <u>NONE</u>	8. USE ☐ Seasonal ☒ Permanent ☐ Other _____	11. WATER ☐ Municipal Utility ☐ Private On-Site Well <u>NONE</u>

12. ENERGY SOURCE <table style="width:100%; text-align: center;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </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	☐	☐	☐	☐	☐	☐	13. HEAT LOSS (Calculated) Total _____ BTU/HR	
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg	☐	☐	☐	☐	☐	☐																		
Water Htg	☐	☐	☐	☐	☐	☐																		
14. ESTIMATED COST \$ <u>3,300</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): DONALD J. DEMERATH JR. **SIGN:** Donald Demerath Jr. **DATE:** 5-14-24

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 <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 _____	Certification No. _____



**CODY AND DANIELLE WADE
408 E FREISTADT
PORCH ADDITION/ALTERATION**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: June 11, 2024	
Applicant:	Cody Wade
Status of Applicant:	Property Owner/Builder
Location:	408 E Freistadt Rd
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Plans

Proposal:

The applicant is requesting an alteration and addition to an existing porch vestibule at the rear of the home

The porch is located in center of the of back of the home, between the home and garage. The proposed porch is 14'11" X 5' feet in size. The porch will be sided to match the existing white siding of the gable above the porch. The flat roof will be rubber and will have new cable railing. The porch will have an aluminum clad patio door and aluminum trim to match the existing house.

Staff Comments:

This porch addition is designed to replicate the existing porch and complement the look of the home. The porch is within setbacks. The applicant has indicated the project is intended to solve an issue with water affecting the home. Staff recommends approval.

- Applicant must secure a building permit



Village of Thiensville

Plan Commission Application



Property Address: 408 E Freistadt Rd, Thiensville WI 53092

12-050-01-05-000

Tax Key #

R-1

Current Zoning

Property Owner

Cody & Danielle Wade

Name

408 E Freistadt Rd

Address

262-389-2907

Phone

wadeco.wade@gmail.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.

The addition/alteration to the vestibule attached to the home and the foundation and concrete slab that it sits upon has become a problem with water ingress to the basement of the home. This addition/alteration will fix this issue for good.

The siding will match the siding that is above in white. The patio door will be similar style to the 2nd floor patio door. There will be a rubber roof, new cable railing, siding, aluminum clad patio door, aluminum trim to match the home.

This project is in the back of the home in the center of the lot, away from any property lines and would be well within allowable setbacks.

Applicant's Signature

05/23/24

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 5/24/24 Planner Staff Report Completed on _____

Plan Commission Meeting Date 6/11/24

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

ADDITIONAL REMARKS/CONDITIONS:

_____	_____	_____
Village Staff	Title	Date

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# 12-050-01-05-000	
 Village of THIENSVILLE	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) 408 E Freistadt Rd	PROJECT DESCRIPTION Vestibule Alteration/Addition ☐ COMMERCIAL ☒ ONE & TWO FAMILY	
Owner's Name Mailing Address - Include City & Zip Telephone - Include Area Code Cody & Danielle Wade 408 E Freistadt Rd 262-389-2907				
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 1480176 6854 Jubilee Ave. West Bend, WI 53090 (414) 617-9937				
HVAC Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code _____ _____ _____				

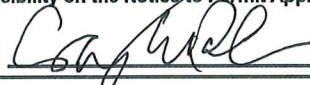
PROJECT INFORMATION		Subdivision Name		Lot No. 5	Block No. 1
Zoning District R-1	Lot Area 14,374.8 Sq. Ft.	N.S.E.W. Setbacks	Front 40 Ft.	Rear 25 Ft.	Left 10 Ft.
					Right 10 Ft.

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 <u>20 new 60 existing</u> Sq. Ft. TOTAL 80	5. ELECTRICAL Entrance Panel Size: <u>200</u> amp Service: <u>New</u> <u>Rewire</u> _____ Phase _____ Volts ☒ Underground ☐ Overhead Power Company: <u>WE Energies</u>	8. USE ☐ Seasonal ☒ Permanent ☐ Other _____	11. WATER ☐ Municipal Utility ☒ Private On-Site Well

12. ENERGY SOURCE <table style="width:100%; text-align: center;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </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	☐	☐	☐	☒	☐	☐	13. HEAT LOSS (Calculated) Total _____ BTU/HR
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																	
Space Htg	☒	☐	☐	☐	☐	☐																	
Water Htg	☐	☐	☐	☒	☐	☐																	
14. ESTIMATED COST \$6,000.00																							

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☒ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.

APPLICANT (PRINT): Cody Wade **SIGN:**  **DATE:** 5-23-24

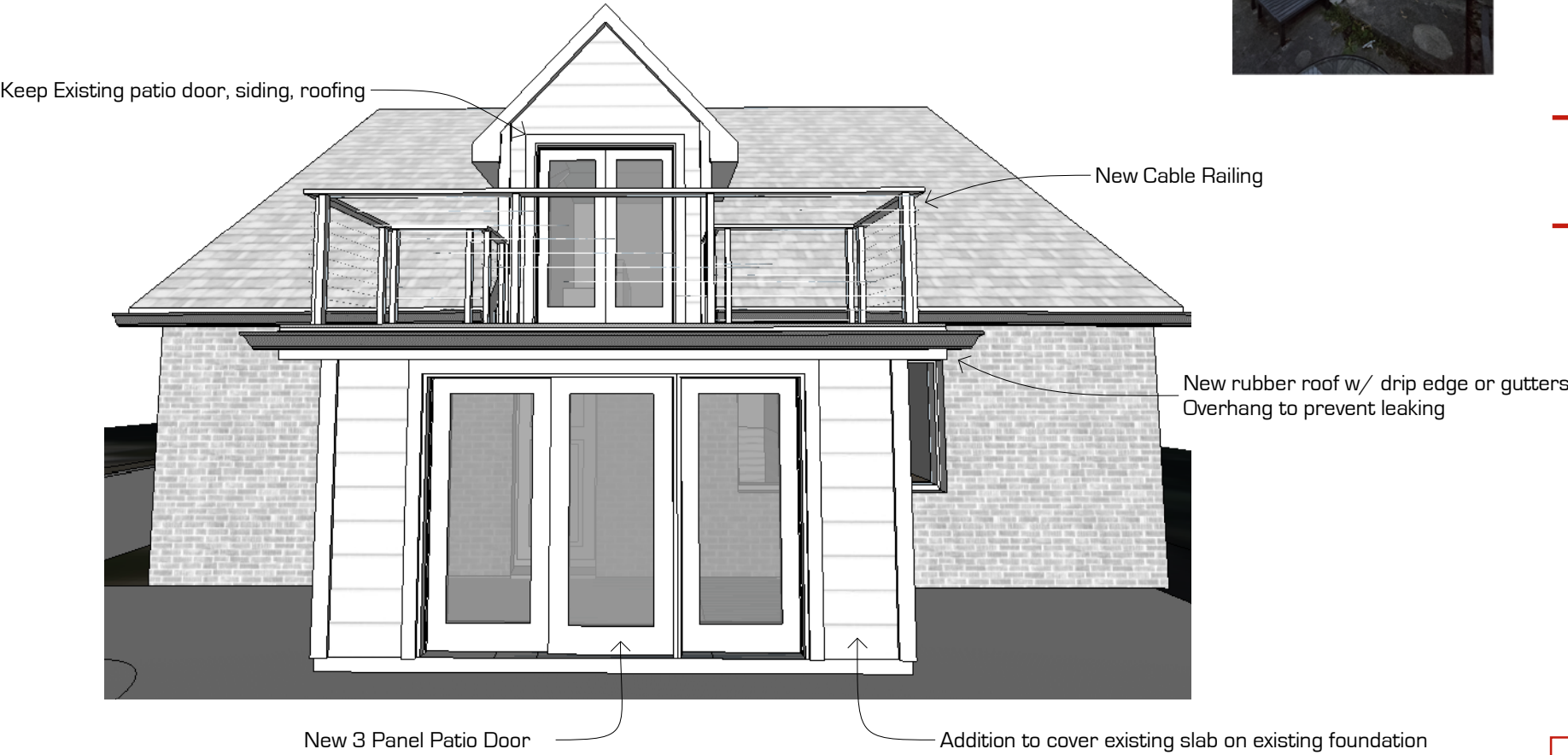
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

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 <u> </u> \$ 0.00	Bldg. # At top of form _____ Zoning # <u>R-1</u> _____ 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. _____			



1
A1 Elevation Pictures
Scale: NTS



1
A1 Perspective Render
Scale: NTS

Cody & Danielle Wade
408 E Freistadt Rd
Thiensville, WI 53092

Vestibule
Addition/Repair

ISSUE
05.20.24

RE-ISSUE
5.23.24

DRAWN BY
CCW

Cover Page

A1

Cody & Danielle Wade
408 E Freistadt Rd
Thiensville, WI 53092

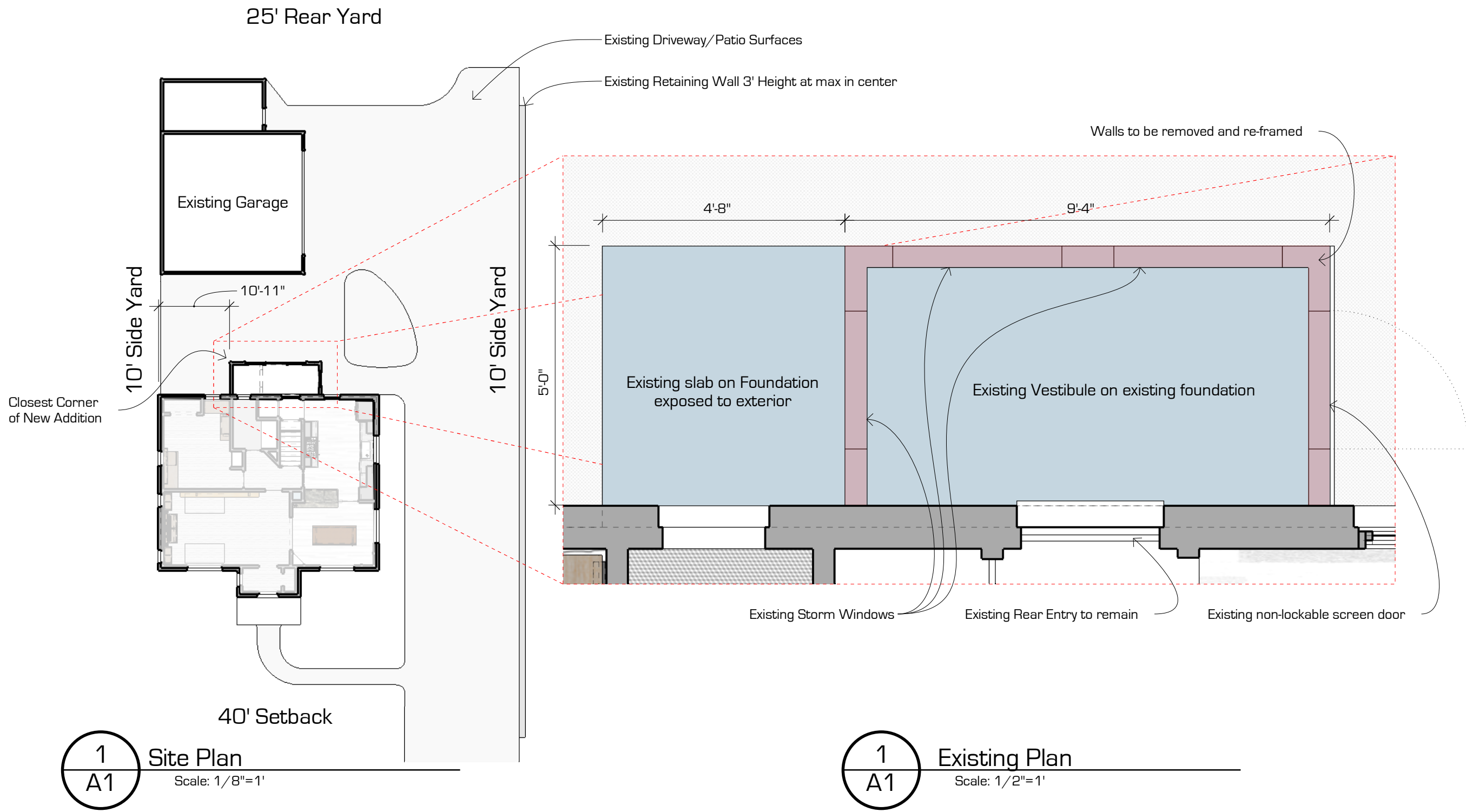
Vestibule
Addition/Repair

ISSUE
05.20.24

RE-ISSUE
5.23.24

DRAWN BY
CCW

Existing Plan



A₂

Cody & Danielle Wade
408 E Freistadt Rd
Thiensville, WI 53092

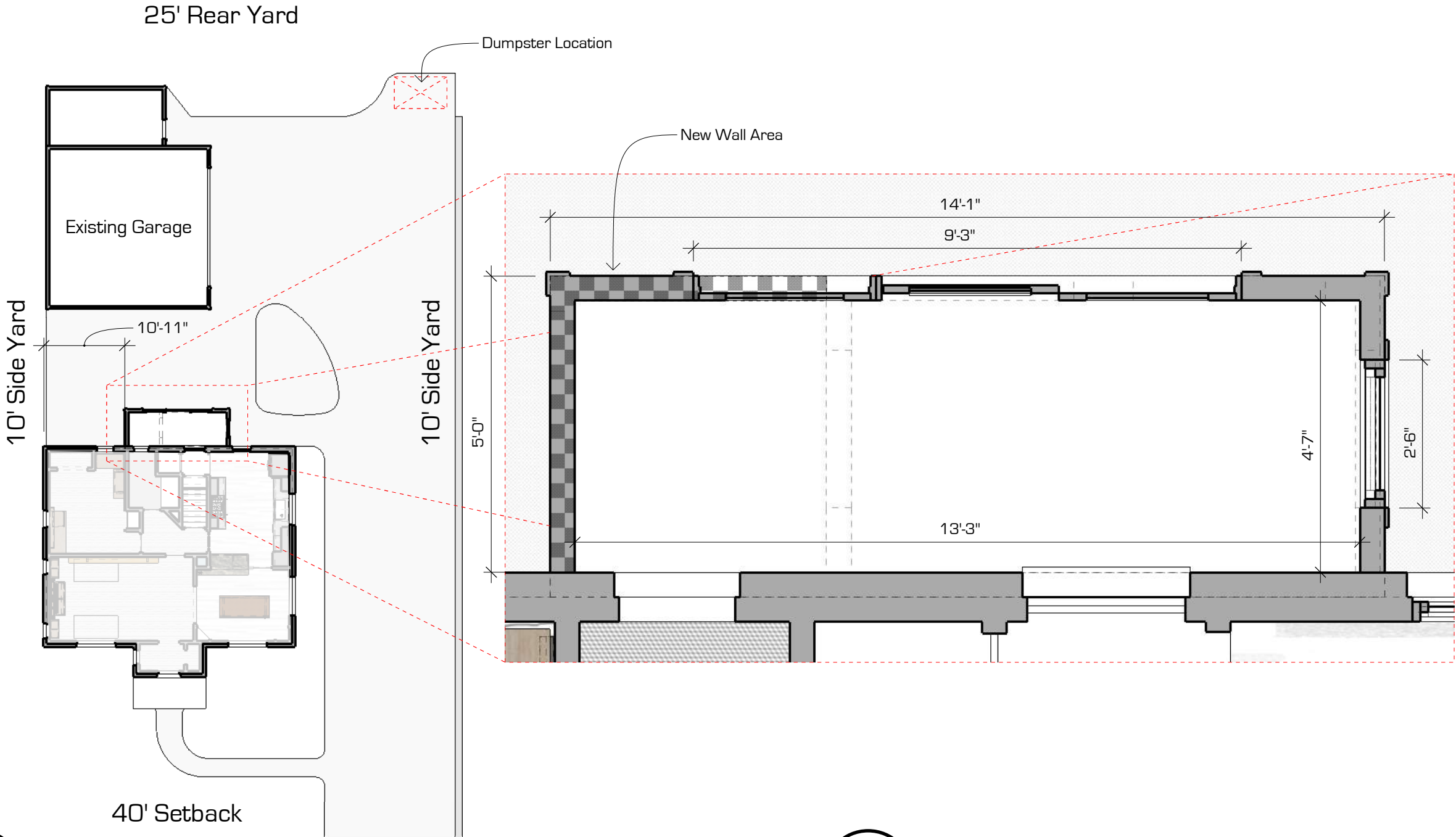
Vestibule
Addition/Repair

ISSUE
05.20.24

RE-ISSUE
5.23.24

DRAWN BY
CCW

Site Plan/Project Plan



1
A1 Site Plan
Scale: 1/8"=1'

1
A1 Plan
Scale: 1/2"=1'

A₃

Cody & Danielle Wade
408 E Freistadt Rd
Thiensville, WI 53092

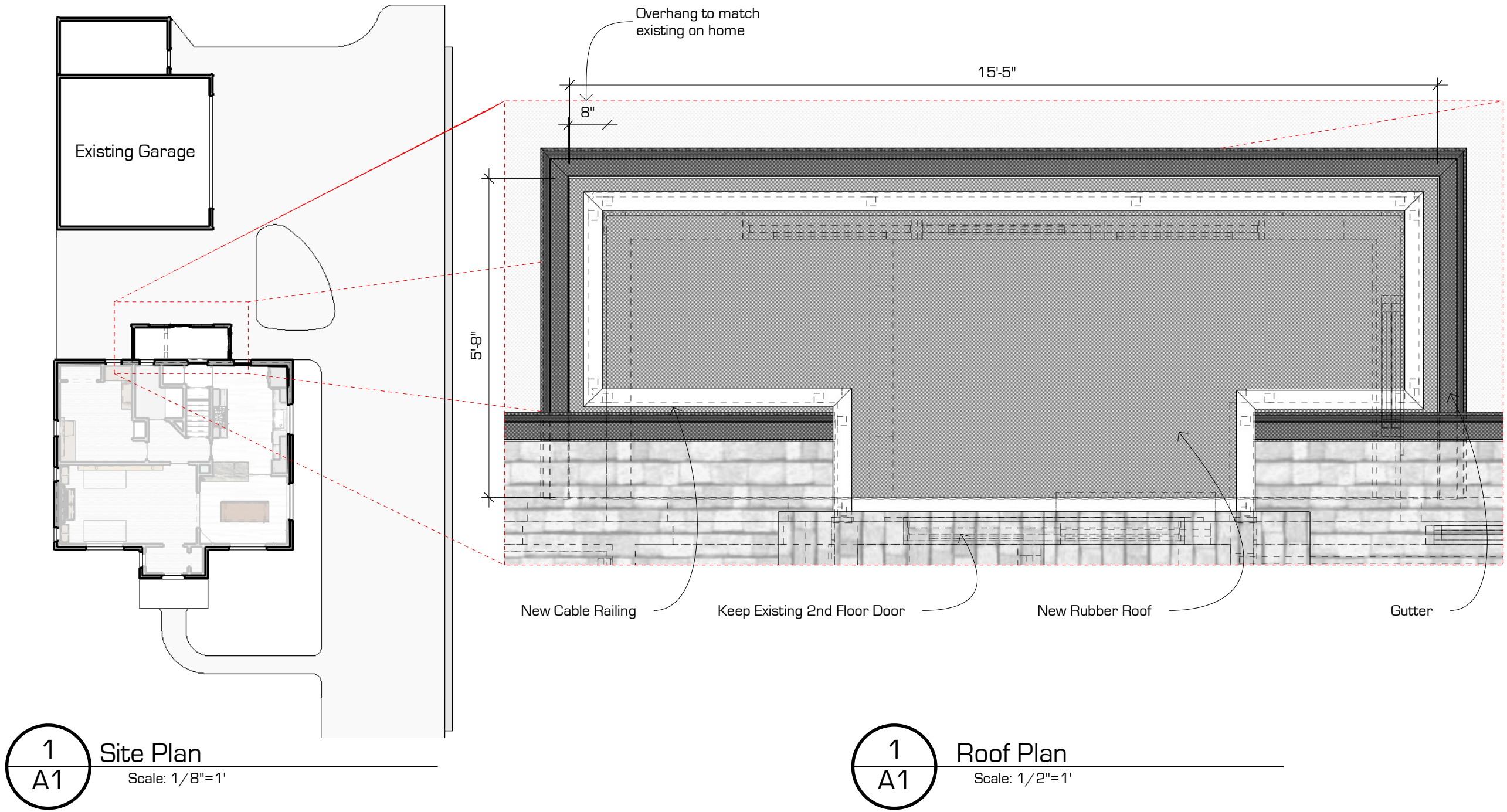
Vestibule
Addition/Repair

ISSUE
05.20.24

RE-ISSUE
5.23.24

DRAWN BY
CCW

Roofing Plan



A4

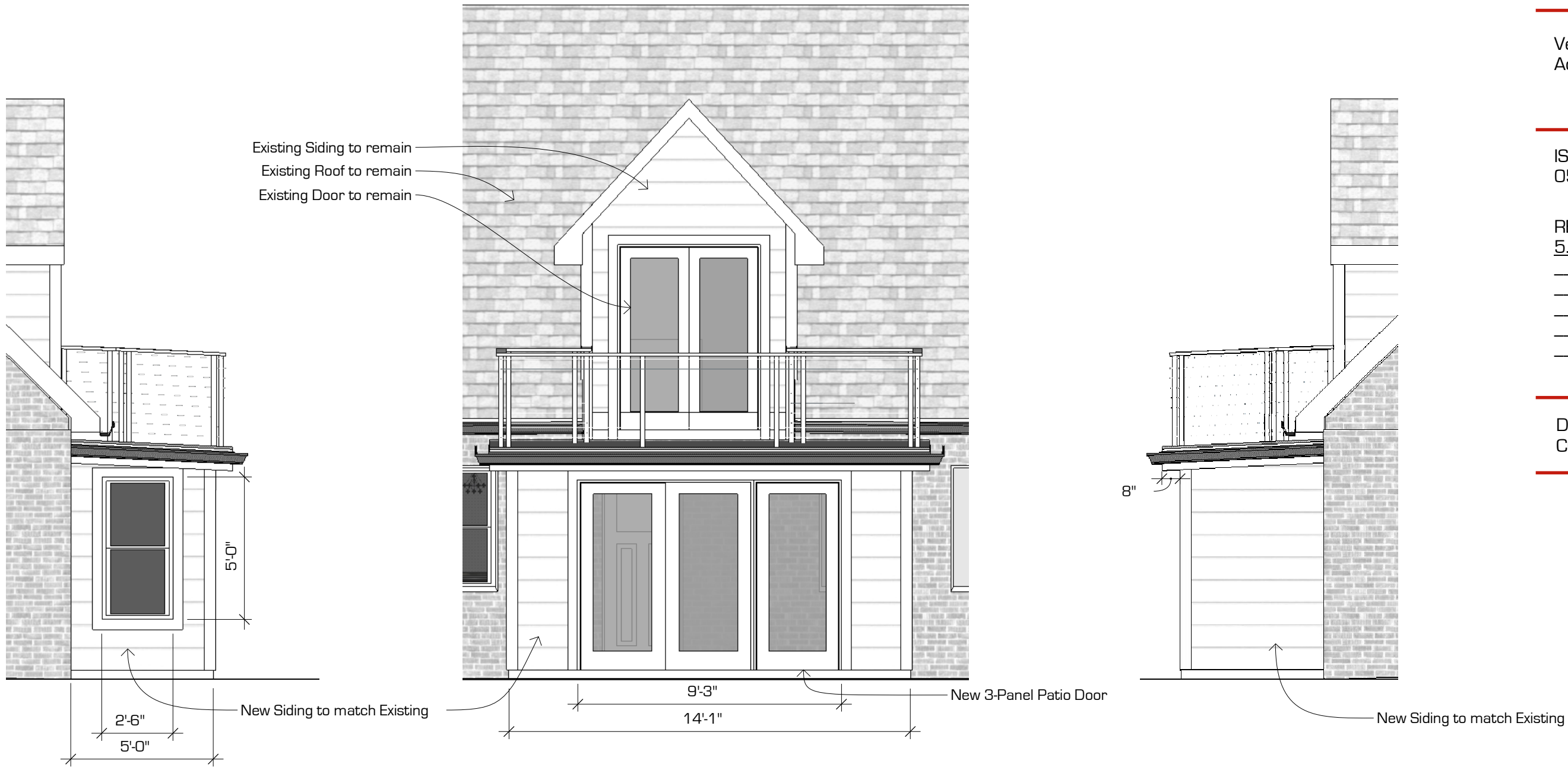
Cody & Danielle Wade
408 E Freistadt Rd
Thiensville, WI 53092

Vestibule
Addition/Repair

ISSUE
05.20.24

RE-ISSUE
5.23.24

DRAWN BY
CCW



1
A1

East Elevation

Scale: 1/4"=1'

1
A1

North Elevation

Scale: 1/4"=1'

1
A1

West Elevation

Scale: 1/4"=1'

A5



VICTORY HOMES OF WISCONSIN 624 GREEN BAY RD. SINGLE FAMILY HOME

To: Thiensville Plan Commission

Prepared by: Meredith Perks, Village Planner

Agenda Item:

Date: June 5, 2024

General Information

Applicant: Rebecca Kirst, Victory Homes of Wisconsin

Status of Applicant: Homebuilder

Location: 624 Green Bay Road

Requested Action: Approval of House Plans

Existing Zoning: R-1 Single Family Residential

Report:

The applicant is requesting approval of house plans for a single-family home designed to look like a modern farmhouse for the currently vacant lot at 624 Green Bay Road. These plans propose a 3,290 square foot house that meets and exceeds the setback requirements of the R-1 District. The table below compares the R-1 zoning districts yard and height requirements and the plan's proposed dimensions.

Yard/Height Requirement	R-1 Standard	Project Plan
Minimum Building Area	1,200 sf	3,290 sf
Minimum Front Setback	40 ft	50 ft
Minimum Side Yard	10 ft	11.7 ft
Minimum Rear Yard	25 ft	80.9 ft
Maximum Building Height	35 ft	27.1 ft
Total Lot Area	13,500 sf	1,9121 sf

The submitted elevations and building plans show a three-car garage, with a double and single garage door, facing front toward Green Bay Road. The driveway will provide street access and is designed within the side setbacks as required by the code.

The plans show an attractive home single-story home with a basement and a covered front porch with a mix of building materials and colors that will be compatible but not repetitive of surrounding homes. Building materials include vertical board and batten siding, traditional cement board siding, stone, and

wood with enamel roofing covering the porch area. The home generally meets the single-family residential architectural review guidelines, however, the front facing garage is somewhat contrary to the guideline that, *“(5) New housing development shall avoid front elevations, which mainly consist of rows of garage doors.”* While many older homes along Green Bay Road have front facing garages, many of the newer residential developed homes include side facing garages. It is to the Plan Commission’s interpretation and discretion to approve the plan as designed with the front facing garage.

Landscaping plans were not included with this application. It appears that the home is being built prior to securing a buyer/occupier who may have input on the landscaping of the project. The report will recommend that a landscape plan, as required by the code, is provided prior to the project’s occupancy.

Staff Comments:

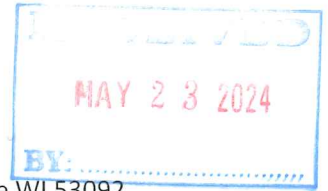
My review indicates that the plans comply with the zoning code and therefore staff recommends approval subject to:

- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- Provision of an approved landscape plan prior to occupancy.
- The applicant secures a building permit prior to construction commencement.



Village of Thiensville

Plan Commission Application



Property Address: 624 Green Bay Road, Thiensville WI 53092

12-050-01-15-002

Tax Key #

Property Owner

S&M Real Estate Holdings LLC

Name

N118W18531 Bunsen Drive, Germantown, WI 53022

Address

414-530-2600

Phone

Phil.Morgan@vci-wi.com

Email address

Residential

Current Zoning

Applicant ☐ Same as owner

Victory Homes of Wisconsin

Name

N118W18531 Bunsen Drive, Germantown, WI 53022

Address

262-252-7100

Phone

Rebecca.Kirst@vci-wi.com

Email address

Project description

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

To construct a 3290 sq. ft. single family dwelling on Green Bay Road. The home will have a Modern Farmhouse exterior combined a mix of vertical board and batten siding, traditional cement board siding, and creamy white stone in a muted palette of tan and white. The windows, garage doors, light fixtures, and metal porch railing add a contrasting pop of black. A large covered front porch with tapered wood columns, and a baked enamel roof increases curb appeal. The roof will have Certainteed Landmark Designer Lifetime Dimensional shingles and will be 27' 2" from grade at the highest point.

Rebecca Kirst

Applicant's Signature

05/22/24

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 _____ Planner Staff Report Completed on _____

Plan Commission Meeting Date _____

☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

Village Staff

Title

Date

Village of Thiensville

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

DEVELOPMENT APPLICATION FORM

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

Project Name: S&M Real Estate Holdings-Riverdale Date: _____

Submittal deadline for next Plan Commission meeting: 5/24/2024

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

Property Information:

Tax key Number(s) 12-050-01-15-002

Property Address 624 Green Bay Road

Current Zoning: _____ Proposed Zoning: _____

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

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

Name: S&M Real Estate Holdings LLC

Address: N118W18531 Bunsen Drive

City Germantown State WI Zipcode 53022

CONTACT PERSON FOR THE PROJECT

Name: Rebecca Kirst

Company: Victory Homes of Wisconsin

Address: N118W18531 Bunsen Drive

City Germantown State WI Zipcode 53022

Phone: 262-252-7100 Fax: _____

E-mail address: Rebecca.Kirst@vci-wi.com

By the execution of this Application, the Owner(s) authorizes the Village of Thiensville or its agents, to enter upon the property between 7:00 a.m. and 7:00 p.m. daily for the purposes of inspection. Owner(s) grants this authorization even if Owner(s) has/have posted this property against trespassing pursuant to §943.13 Wis Stats.

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

Applicant: Rebecca Kirst Date: 5/22/2024

Owner: [Signature] Bruce P. Moraw Date: 5/22/2024

Owner: _____ Date: _____

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



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

JOB #

Wisconsin Focus on
Energy Home

PRELIMINARY PLANS

RIVERDALE
MODEL



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



LEFT ELEVATION
3/16"=1'-0"



RIGHT ELEVATION
3/16"=1'-0"



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

REVISIONS

DATE	BY	DESCRIPTION

CLIENT: S&M REAL ESTATE HOLDINGS

RIVERDALE MODEL

TITLE	DATE	SQ. FEET
ELEVATIONS	7/13/23	3,290
PRINT #	SCALE	PAGE #
22307-2	PLUM	1/3

General Contractor

allan
builders, llc

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

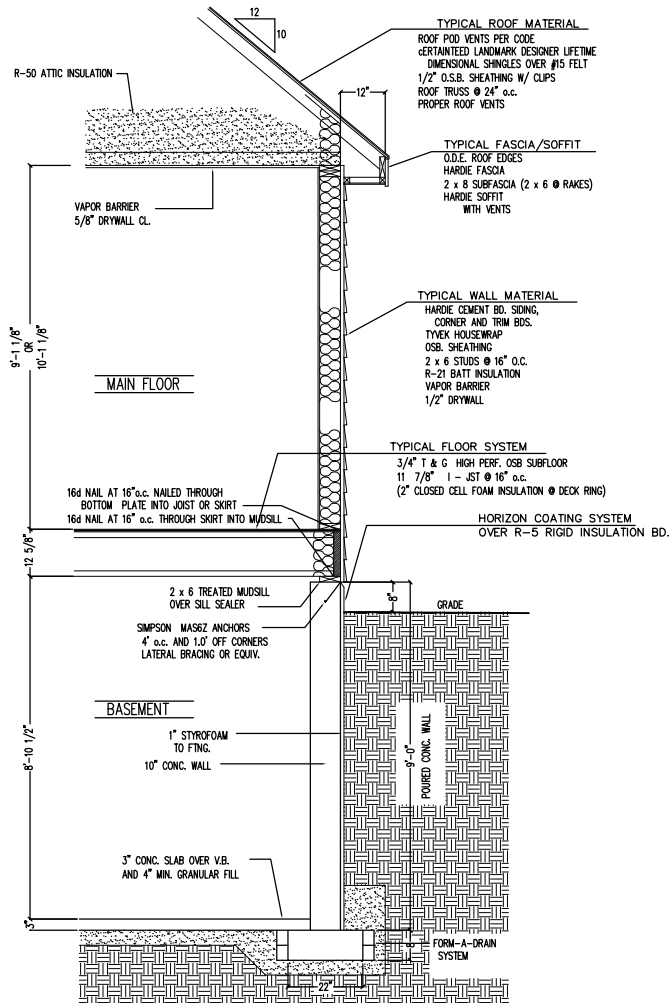


- FIREPLACE SELECTION (As Checked)**
- ☒ Heatfaller Novus NDV 4236 (standard)
R.O. 42"x34 7/8"x19 5/8"
 - ☒ No Hearth
 - Raise fireplace unit 14"
 - ☐ Flush Hearth (standard)
 - Raise fireplace unit 9.75"
 - ☐ Raised Hearth
 - Raise fireplace unit 9.75"
 - ☐ Crown Mantel (standard)
 - ☒ Other See detail

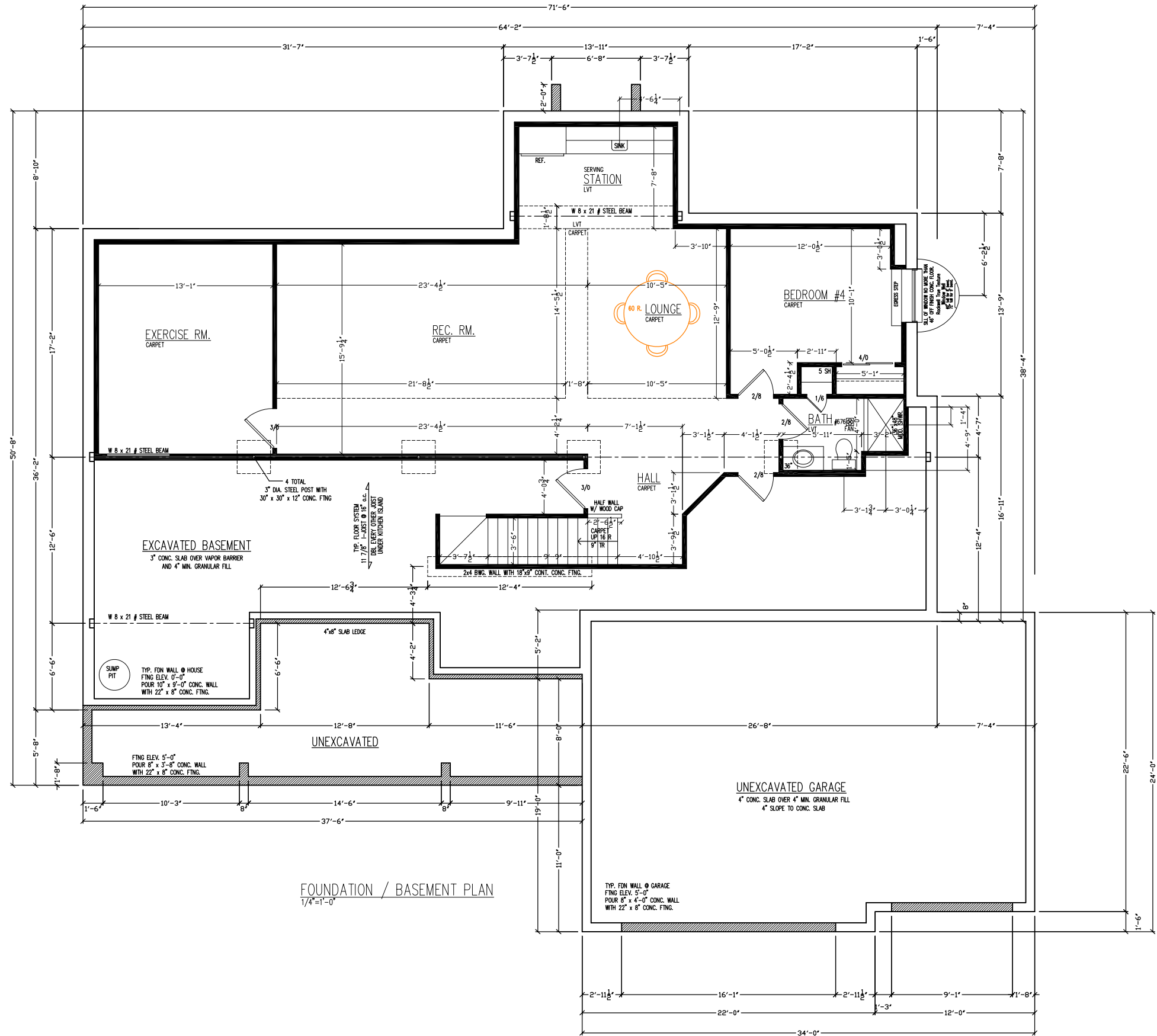
CLIENT: S&M REAL ESTATE HOLDINGS
RIVERDALE MODEL

aillan
General Contractor
builders, llc

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



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

REVISIONS

DATE	BY	DESCRIPTION

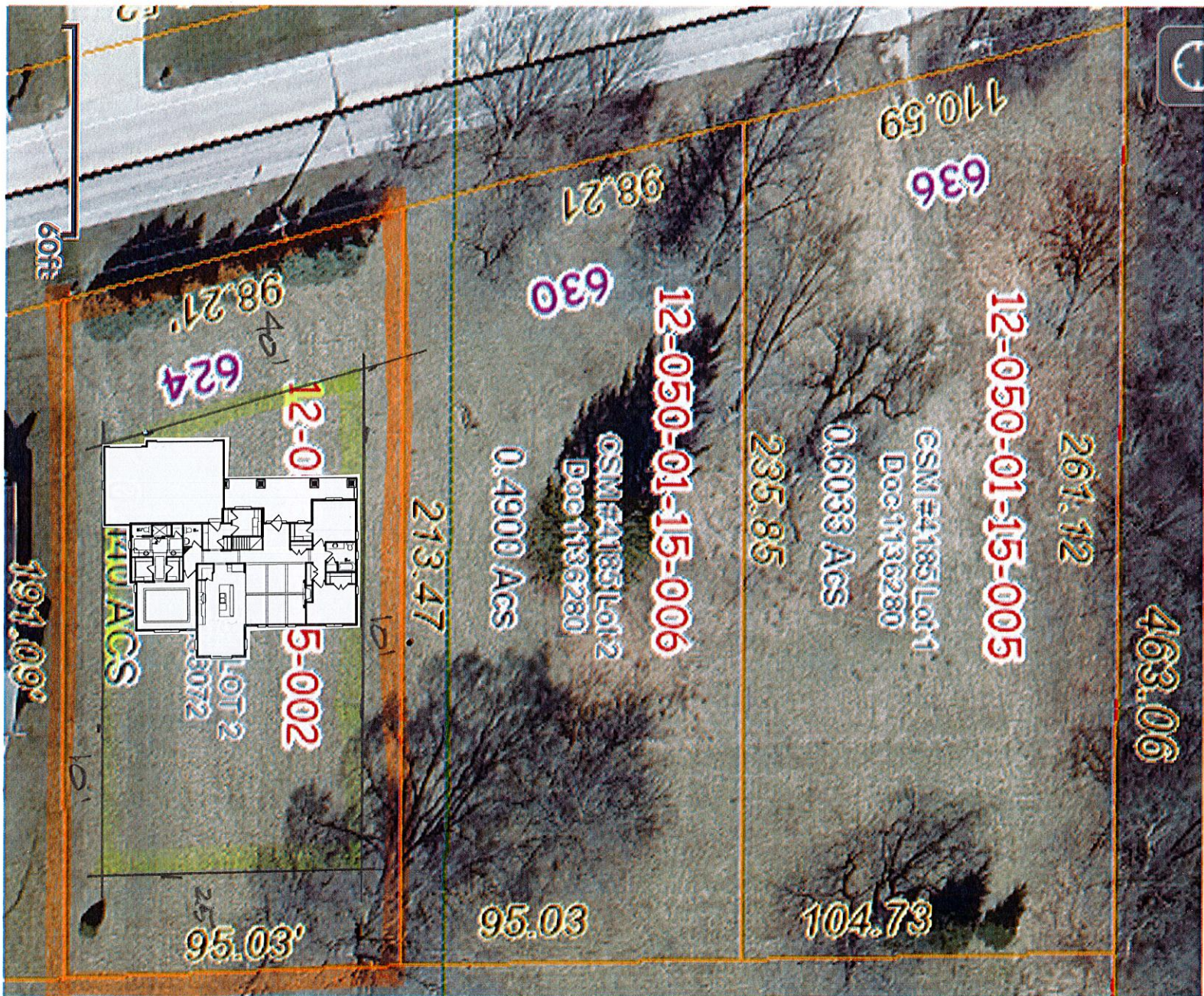
DATE	SQ. FEET	NOTED
7/13/23	1,145 Fin.	

DATE	SCALE	NOTED
7/13/23	1/4"=1'-0"	

DATE	SCALE	NOTED
7/13/23	1/4"=1'-0"	

DATE	SCALE	NOTED
7/13/23	1/4"=1'-0"	

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1"=40'

SETBACKS

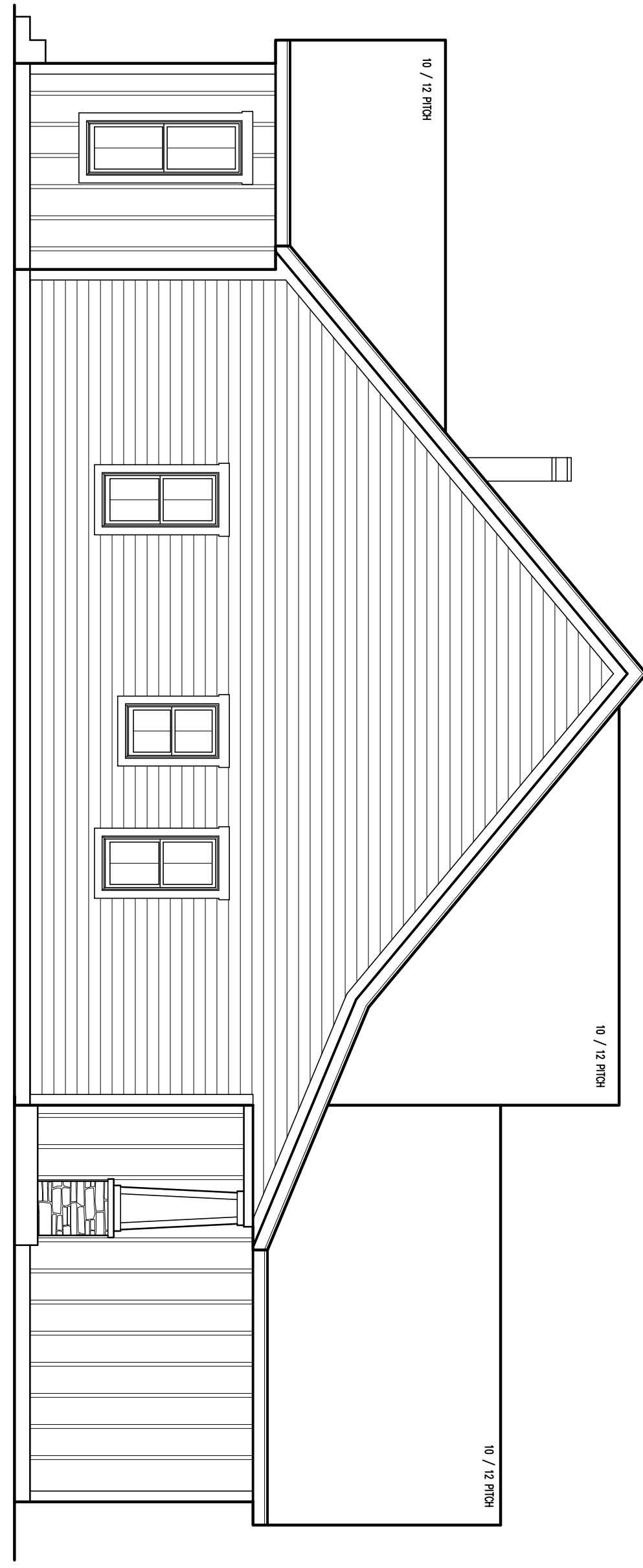
40' F

25' R

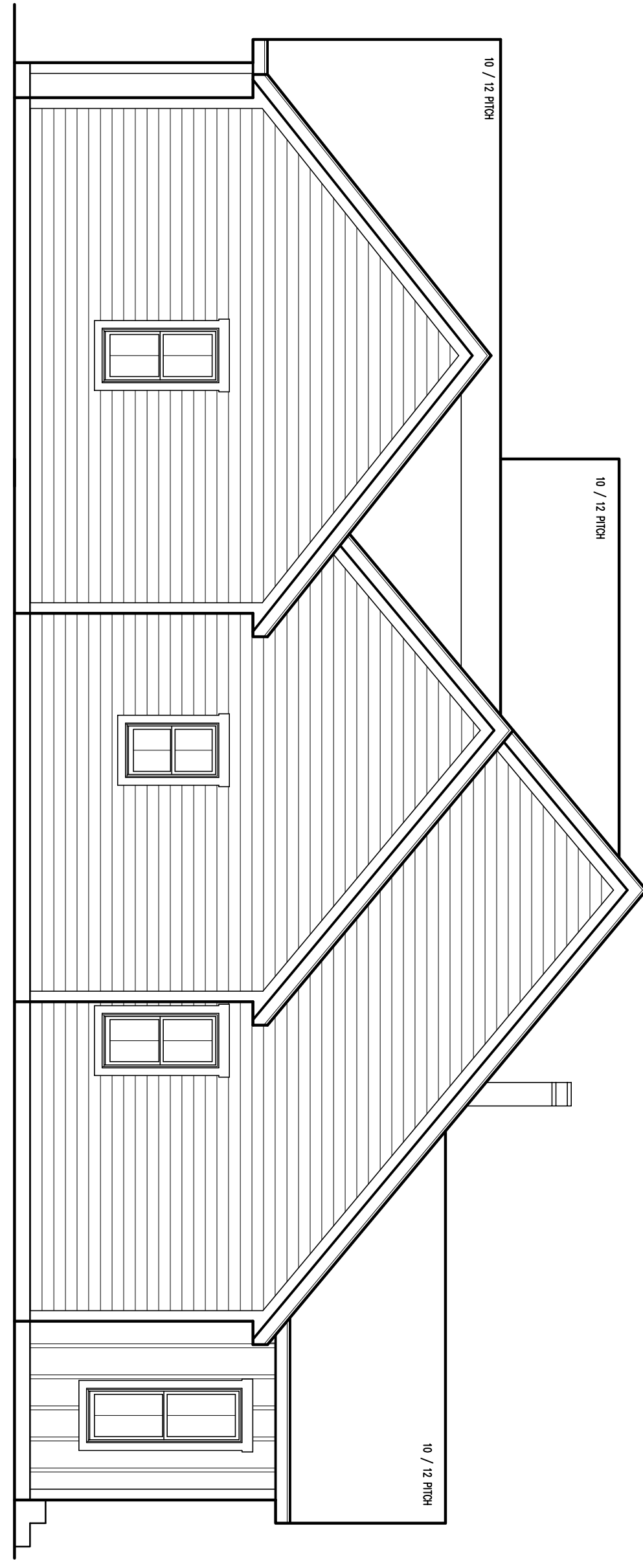
10' S



F R O N T E L E V A T I O N
1/4"=1'-0"



L E F T E L E V A T I O N
3/8"=1'-0"



R I G H T E L E V A T I O N
3/8"=1'-0"



R E A R E L E V A T I O N
1/4"=1'-0"

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

RIVERDALE MODEL

Wisconsin Focus on
Energy Home

PRELIMINARY PLANS

JOB #

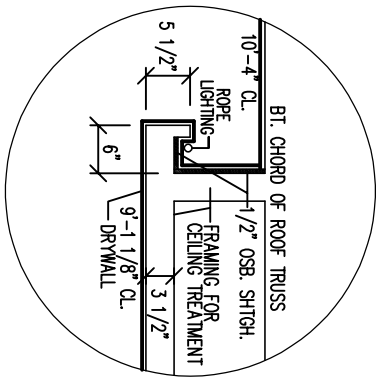
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PRINT #:	DRAWN BY:	SCALE:	PAGE #:	.		
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S & M Real Estate Holdings, LLC.
Lot 3, North Green Bay Ave.
Thiensville, WI.

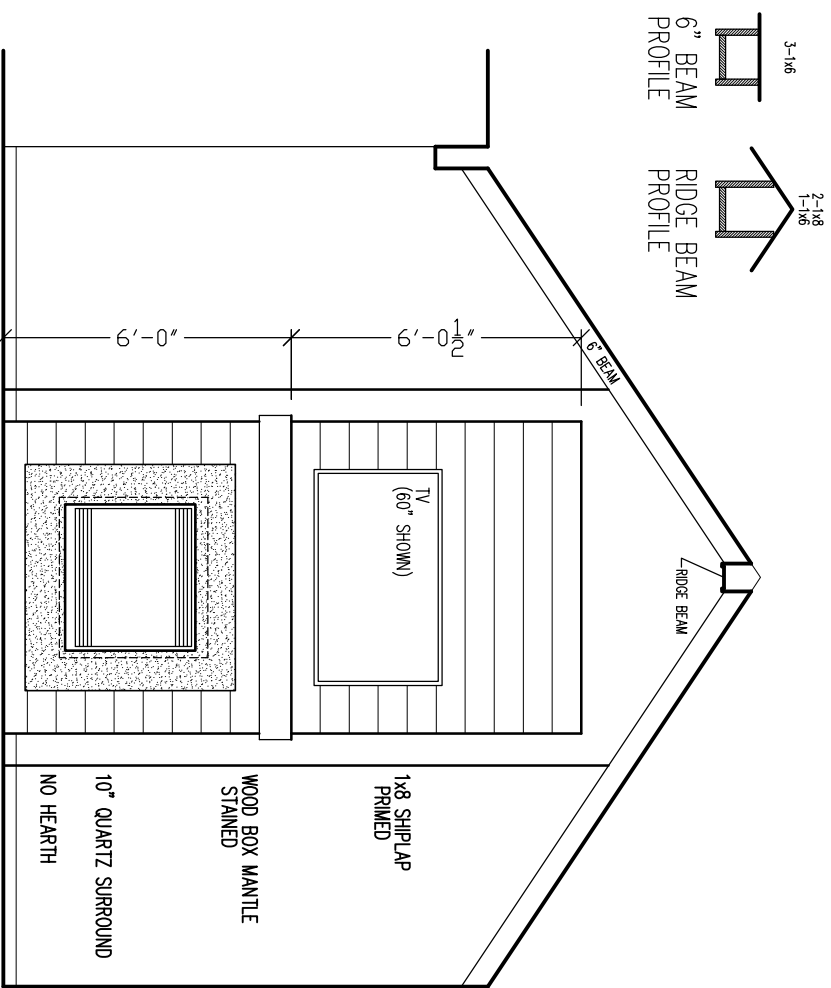
Allan General Contractor
builders, llc

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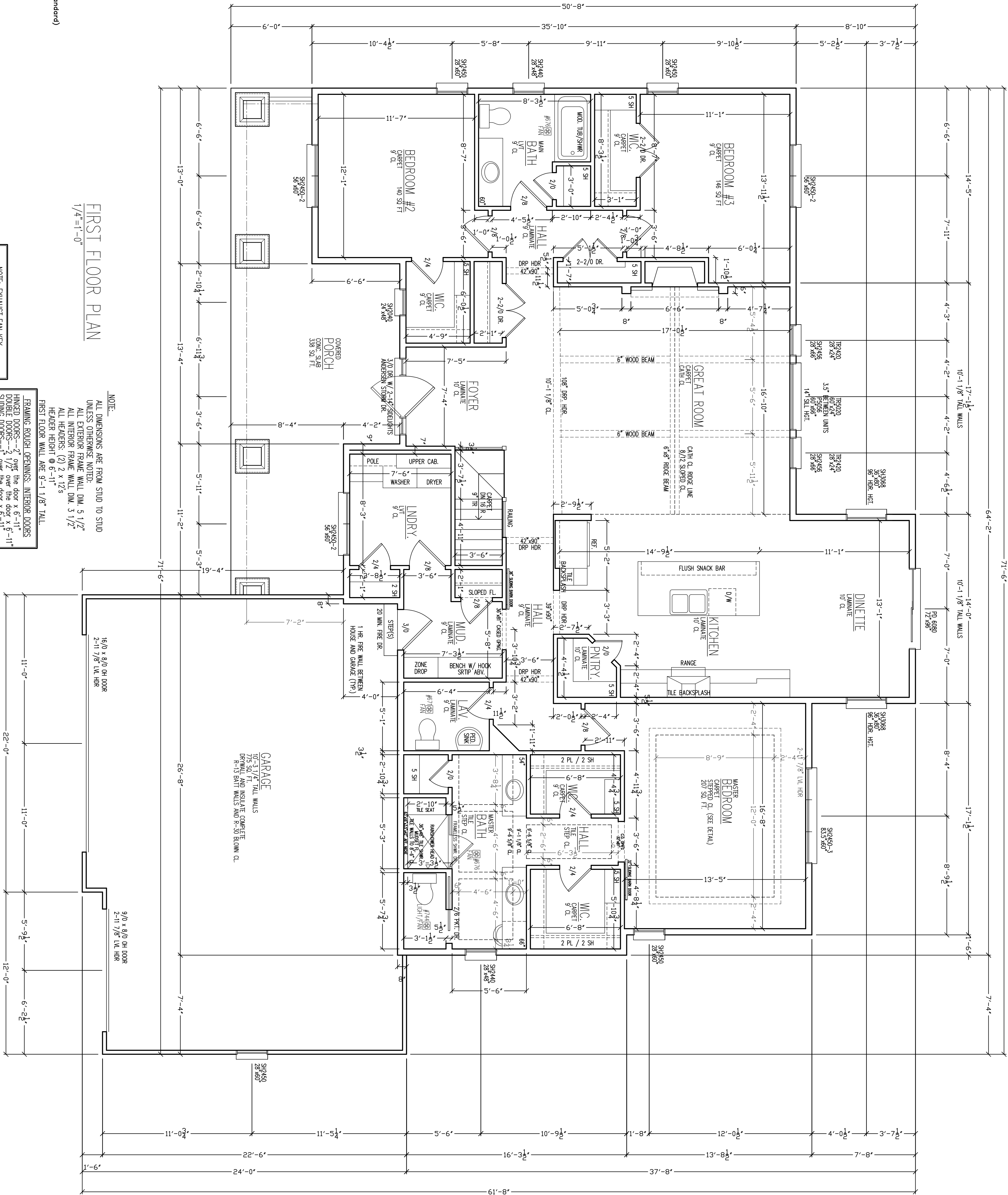
MASTER BEDROOM
CEILING DETAIL
1/2"=1'-0"



FIREPLACE DETAIL
1/4"=1'-0"

- FIREPLACE SELECTION (As Checked)**
- ☒ Heatilator Nova MDV 4236, (standard)
 - ☒ No. 42 234 7/8 x 19 5/8
 - ☐ Flush Hearth (standard) 14"
 - ☐ Raised Hearth unit 3/25"
 - ☐ Raised Hearth unit 3/25"
 - ☐ Raised fireplace unit 3/25"
 - ☐ Crown Mantel (standard)
 - ☐ Other - See detail

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



NOTE:

ALL DIMENSIONS ARE FROM STUD TO STUD
UNLESS OTHERWISE NOTED:
ALL INTERIOR FRAMES WALL DIM. 5 1/2"
ALL INTERIOR FRAMES WALL DIM. 5 1/2"
ALL INTERIOR FRAMES WALL DIM. 5 1/2"
HEADS HEIGHT 6'-11 1/2"

FIRST FLOOR WALL ARE 9'-1 1/8" TALL

FRAMING ROUGH OPENINGS: INTERIOR DOORS

HINGED DOORS--2" over the door x 6'-11"

DOUBLE DOORS--2 1/2" over the door x 6'-11"

POCKET DOOR--2" over the door x 6'-11"

FRAMING ROUGH OPENINGS: WINDOWS

DOUBLE SILL PLATES UNDER WINDOWS

THAT ARE WIDER THAN 48"

NOTE: EXHAUST FAN KEY

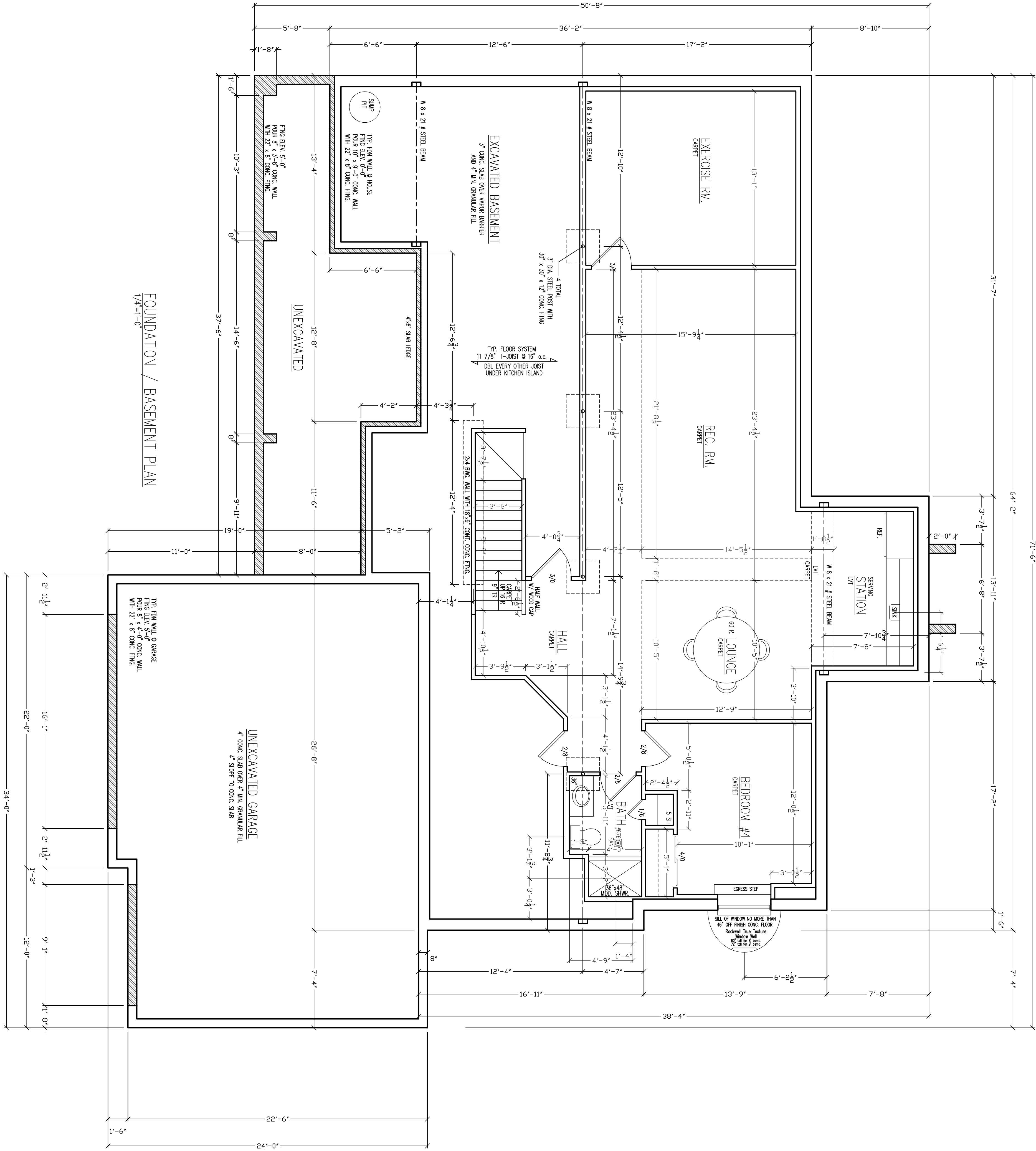
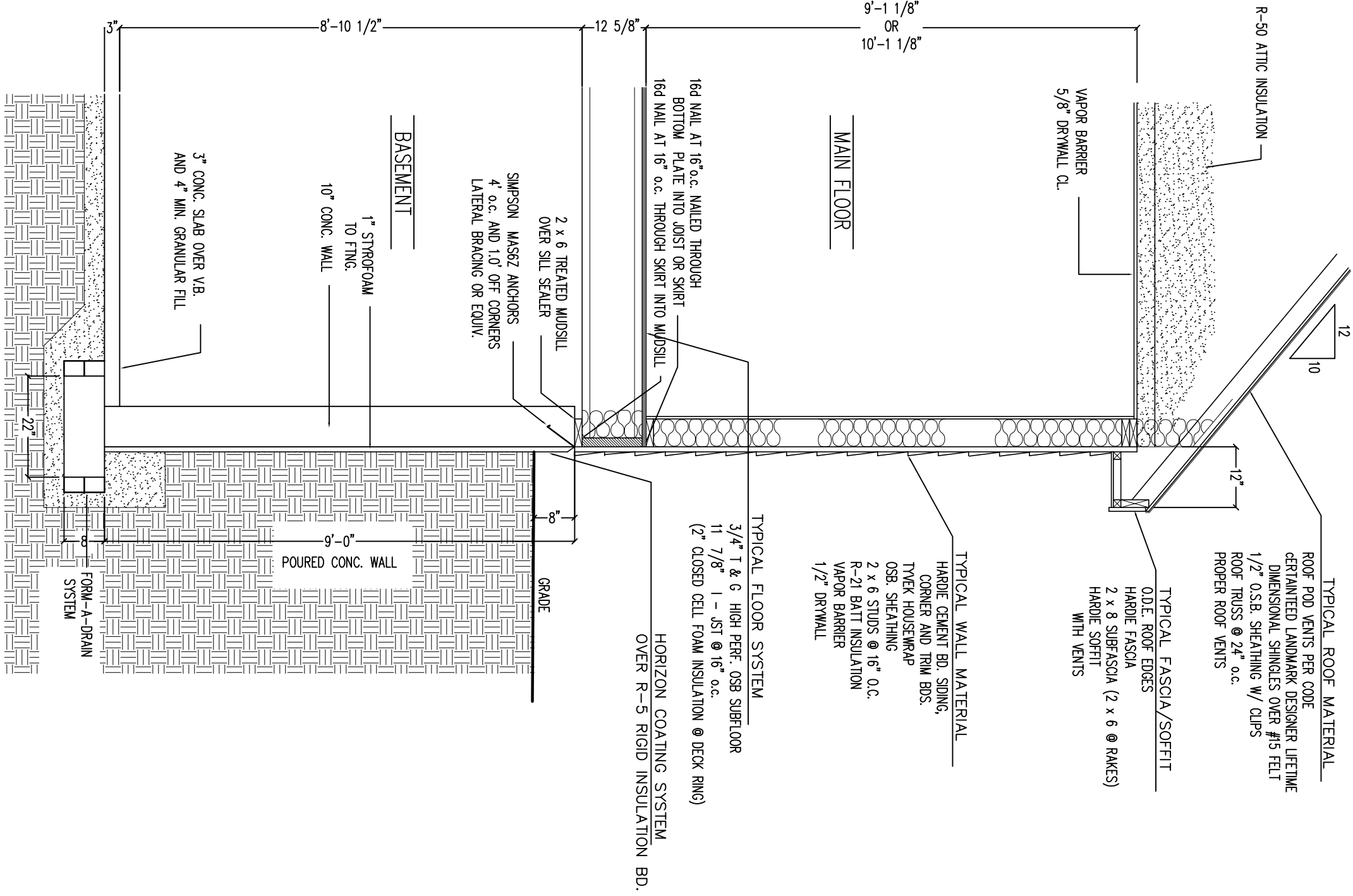
#144 - CAN LIGHT/FAN...100%N...4" DIA.

#971 - BATHROOM FAN...100%N...4" DIA.

#976 - BATHROOM FAN...100%N...4" DIA.

CLIENT:		S&M REAL ESTATE HOLDINGS RIVERDALE MODEL	
TITLE:		DATE:	DATE:
FLOOR PLAN		7/13/23	7/13/23
PRINT #:		SCALE:	SCALE:
22307-2		NOTED	NOTED
DRAWN BY:		PAGE #:	PAGE #:
PLUIM		2/3	2/3

REVISIONS	
DATE:	DESCRIPTION



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allan

builders, llc

General Contractor

CLIENT: S&M REAL ESTATE HOLDINGS RIVERDALE MODEL		REVISIONS	
TITLE: FDN/BSMT	DATE: 7/13/23	DATE:	BY:
PRINT #: 22307-2	DRAWN BY: PLUIM	SCALE: NOTED	PAGE #: 3/3

S & M Real Estate Holdings, LLC.

Lot 3, North Green Bay Ave.

Thiensville, WI.

Page 46 of 51

S&M Real Estate Holdings LLC
624 Green Bay Road

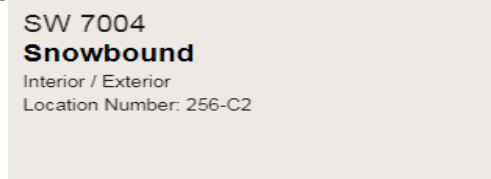
Roof Color: CertainTeed Landmark Pro – Moire Black



Enamel Roof: Black



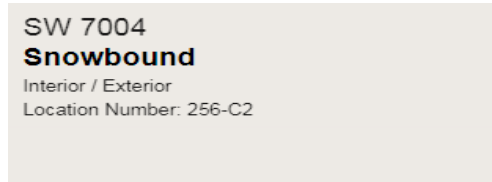
Siding (Horizontal) Color: Snowbound SW7004



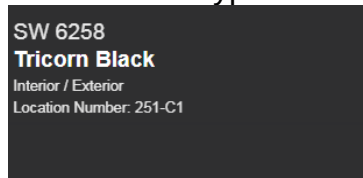
Siding (Vertical) Color: Amazing Gray SW7044



Trim Color: Snowbound SW7004



Front door, sidelites, garage service door & typon louver Color: Tricorn Black SW6258



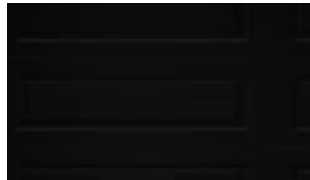
Wood Columns Color:
Minwax Oakwood MW435



Windows:
Alliance Black



Garage Doors – Style as shown on plan
Color: Black



Gutters Rainware Color:
ABC Black



Stone Veneer:
Halquist Fond du Lac Ledge

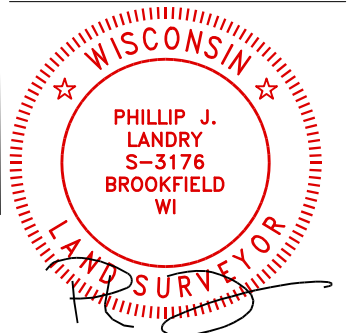


Property Description: Document No. 1158787
Parcel Two (2) of CERTIFIED SURVEY MAP NO. 2889, recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on May 22, 1996, in Volume 20 of Certified Survey Maps on pages 332-334, as Document No. 558072, being a part of Lot 15, Block 1, in the Assessor's Plat of the Village of Thiensville, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

260 Regency Court Suite L100
Brookfield, WI 53045 (262) 312-1034
landsurveysinc.com

SURVEYOR'S CERTIFICATE

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



Dated this 5th Day of June, 2024:
Phillip J. Landry S-3176

REVISIONS

PREPARED FOR:

Allan Builders, LLC
N118W18531 Bunsen Dr
Germantown, WI 53022
S&M REAL ESTATE HOLDINGS
RESIDENCE

BEARINGS ARE REFERENCED TO
CSM NO. 2889, IN WHICH THE EAST
LINE OF GREEN BAY ROAD
BEARS N 16°03'53" W NAD 83/2011
(N 16°03'57" W)

Drawn By: DB/ TM	Job# 24220
Sheet 1 of 1	



1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. () Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Field work completed on 05-28-24.
7. Building Setbacks
Front = 40'
Side = 10'
Rear = 25'

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# 12-050-01-15-002																			
		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) 624 Green Bay Road																				
Owner's Name S&M Real Estate Holdings LLC		Mailing Address - Include City & Zip N118W18531 Bunsen Drive, Germantown, WI 53022		Telephone - Include Area Code 414-530-2600																				
Construction Contractor (DC Lic No.) Allan Builders		Mailing Address - Include City & Zip N118W18531 Bunsen Drive, Germantown, WI 53022		Telephone - Include Area Code 262-252-7100																				
Dwelling Contractor Qualifier (DCQ Lic No.) David Pluim DCQ-041600040		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code 262-252-7100																				
Plumbing Contractor (Lic No.) Dave Jones 668217		Mailing Address - Include City & Zip 2225 Kilgust Rd, Madison WI 53713		Telephone - Include Area Code 608-577-3941																				
Electrical Contractor (Lic No.) Behr Electric 1114859		Mailing Address - Include City & Zip 331 E. Rawson Avenue, Oak Creek WI 53154		Telephone - Include Area Code 414-640-2347																				
HVAC Contractor (Lic No.) Dave Jones 6631		Mailing Address - Include City & Zip 2225 Kilgust Rd, Madison WI 53713		Telephone - Include Area Code 608-577-3941																				
PROJECT INFORMATION			Subdivision Name		Lot No.																			
Zoning District	Lot Area	Sq. Ft.	N.S.E.W.	Front	Rear																			
			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		7. FOUNDATION ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____																				
2. AREA Basement <u>1000</u> Sq. Ft. Living Area <u>3290</u> Sq. Ft. Garage <u>775</u> Sq. Ft. Other <u>338</u> Sq. Ft. TOTAL <u>5403</u>		5. ELECTRICAL Entrance Panel Size: <u>200</u> amp Service: ☒ New ☐ Rewire _____ Phase _____ Volts ☐ Underground ☐ Overhead Power Company: _____		8. USE ☐ Seasonal ☒ Permanent ☐ Other _____																				
9. HVAC EQUIPMENT ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ Other <u>Fireplace</u>		10. PLUMBING Sewer ☒ Municipal ☐ Septic No. _____		11. WATER ☒ Municipal Utility ☐ Private On-Site Well																				
12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <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 <u>59600</u> BTU/HR	
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg	☒	☐	☐	☐	☐	☐																		
Water Htg	☒	☐	☐	☐	☐	☐																		
14. ESTIMATED COST \$ 403036																								
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>Rebecca Kirst</u> SIGN: <u>Rebecca Kirst</u> DATE: <u>5/23/2024</u>																								
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																								
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																								
FEES: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total <u>\$ 0.00</u>		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. _____																				

Thiensville Plan Commission Staff Report - May 2024

Staff Approved Projects May 2023

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
4/18/2024	517 Park Crest Drive	Grace Durham	Fence (Applicant closes on property on 5-17-24)	5/23/2024		xx	
5/2/2024	334 Woodside Lane	Adam Schwalbach	Backyard patio	5/15/2024		xx	
5/20/2024	623 Lake Bluff Road	Russell Sells	New expanded deck (contractor must supply setback to rear line)				

Code Compliance May 2023

Community Services			
Address	Owner	Complaint	Action
246 S. Main Street	Maa Maalika Petroleum	Height of new Village BP sign	Suggestion of landscape planter at base to bring sign into compliance

Police Department May 2023

Date	Location	Complaint	Action
5/13/2024	200 block North Main Street	Sign on Village Property	Removed by Officer
5/15/2024	400 block North Main Street	Sign on Village Property	Removed by Officer
5/31/2024	500 block North Main Street	Sign on Village Property	Removed by Officer
5/31/2024	100 block East Freistadt Road	Sign on Village Property	Removed by Officer