Village of Thiensville
Plan Commission
AGENDA

Date:
Tuesday, August 20, 2024

LOCATION: 250 Elm Street, Thiensville, WI **Time:** 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN:	JOHN ROSING
COMMISSIONERS:	VACANT JEFF HERSHBERGER REBECCA HOLYOKE-ODEJA KEN KUCHARSKI JOE NELSON M. RANDY PASTERNAK
PLANNER:	MEREDITH PERKS
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

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. July 9, 2024 (att)

B. Review and action regarding Shed, William Marton and April Schauer-Martin, 600

Crescent Lane (att)

C. Review and Action regarding New Home Construction, Hillcrest Builders 112 N. Orchard Street (Lot 6) (att)

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

August 14, 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, July 9, 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:	VACANT JEFF HERSHBERGER REBECCA HOLYOKE-ODEJA (EXCUSED) KEN KUCHARSKI JOE NELSON (EXCUSED) M. RANDY PASTERNAK
PLANNER:	MEREDITH PERKS
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. June 11, 2024 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Pasternak to approve the June 11, 2024, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Shed Application, Ann and Mark Spivey, 313 Bel Aire Drive (att)

Applicant Ann Spivey described plans to install a shed by Tuff-Shed. The barn-style shed will be 10' x 12' and 11.5' tall. The shed will be brown with almond trim. There will be cedar shingles. It will be in the southwest corner of the property. Director La Fond noted the shed complies with requirements for the R-1 zoning district and recommends approval.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Pasternak to approve Shed, Mark and Ann Spivey, 313 Bel Aire Drive. **MOTION CARRIED UNANIMOUSLY.**

C. Discussion and action regarding staff-approvable projects and policy

Director LaFond noted discussions have occurred in the past about what items the Plan Commission is comfortable with staff approving. It has been past practice that the applications for sheds have been approved by the Plan Commission. Staff can approve sign face changes, fences, temporary above-ground pools, decks, flat patios and driveways. Sheds are routinely approved by the Plan Commission. Staff does not bring applications to the Commission that do not meet requirements. Staff can recommend that an application be considered by Plan Commission.

Commissioner Hershberger noted the Village shed requirements are already less-stringent than some other communities; they should not become looser. Director LaFond suggested allowing staff-approval in tandem with a stronger ordinance related to sheds.

V. STAFF REPORT

A. Staff report (att)

Director LaFond noted a deck at 623 Lake Bluff Road received staff approval. Certified letters

were mailed to owners of 234 Vernon Avenue due to grass height and visible trash/recycling containers, 200-206 S. Main Street due to an abandoned business sign, and 211 E. Freistadt Road due to exterior surface deterioration and weeds growing from gutters. Police removed signs in the right of way at 136 Green Bay Road, 121 N. Highland Avenue, the 200 block of North Main Street and the 200 block of Green Bay Road. Officers reported long grass at 201 N. Main Street and 209 Woodside Lane. There was a junked vehicle behind the business at 140 W. Freistadt Road.

VI. ADJOURNMENT

MOTION by Commissioner Pasternak, **SECONDED** by Commissioner Hershberger to adjourn the meeting at 6:30 PM. **MOTION CARRIED UNANIMOUSLY**.

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works

MARTON
600 CRESCENT LANE
BACKYARD SHED

To: Thiensville Plan Commission	**Prepared by**: Andy LaFond, Director of Community Services
Date: August 20, 2024	
Applicant:	William Marton & April Schauer-Marton
Status of Applicant:	Owner
Location:	600 Crescent Lane
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:
The applicant proposes to install a backyard shed in the northeast corner of the parcel, 25 feet off the rear property line and 4 feet west of the east property line. The structure will measure 8 feet by 10 feet for a total of 80 square feet and, at 8 feet 7 inches, will be under the 12-foot height limit. The proposed shed will have double doors with windows and six small skylights. The proposed resin shed will be off-white and brown.

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

RECEIVED
AUG 07 2024
BY: .....

Property Address: 600 Crescent Lane, Thiensville WI 53092

12-056-17-03-000
Tax Key #

R-1
Current Zoning

Property Owner

William Marton and April Schauer-Marton
Name

600 Crescent Lane
Address

262-238-7031 262-302-1166 (cell)
Phone

wmarton@sbcglobal.net
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.

As 25 year residents of Thiensville and considering that we are 70 years old, we need convenient space to safely store deck items/yard work materials outside instead of hauling them downstairs. Below are details about the proposed shed height, etc.

Suncast "Tremont' 8ft. x 10ft. plastic shed (85.32 sq. ft.)
Height is 8ft. 7 in. (see attached images)
Setback from street is 138 ft.
Setback from eastern property line is 4 feet (neighbor has been notified and does not object) Setback to rear property line is appox. 25 feet.

William Marton
Applicant's Signature

8-7-24
Date

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

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VILLAGE STAFF REVIEW

☑ Application Complete. Items needed: _____

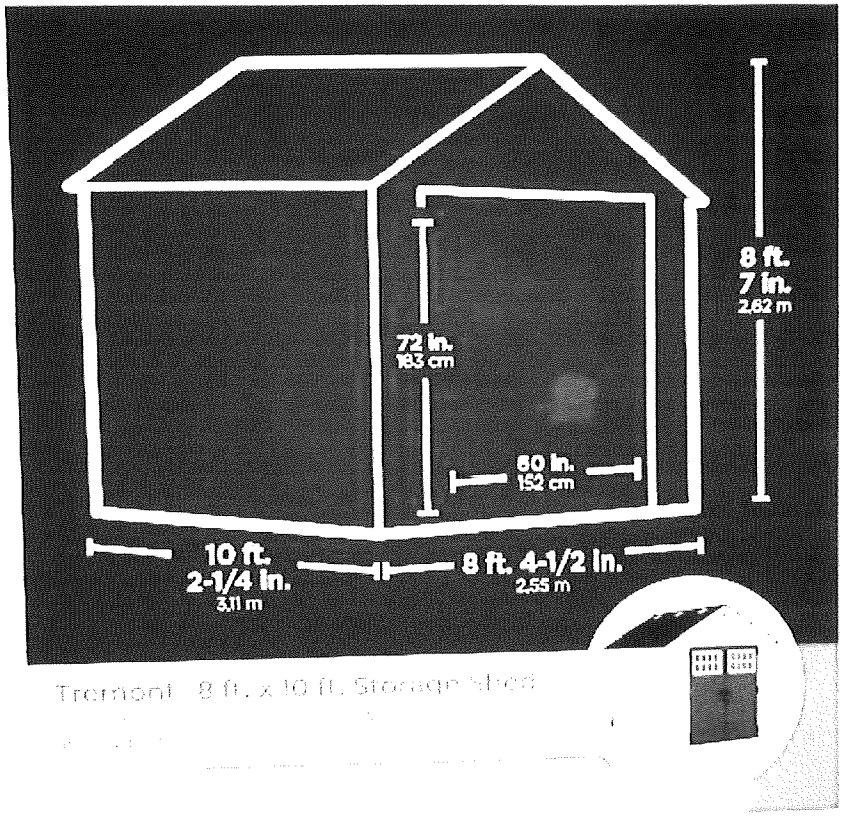
Submitted to Village Planner on 8/7/24 Planner Staff Report Completed on _____

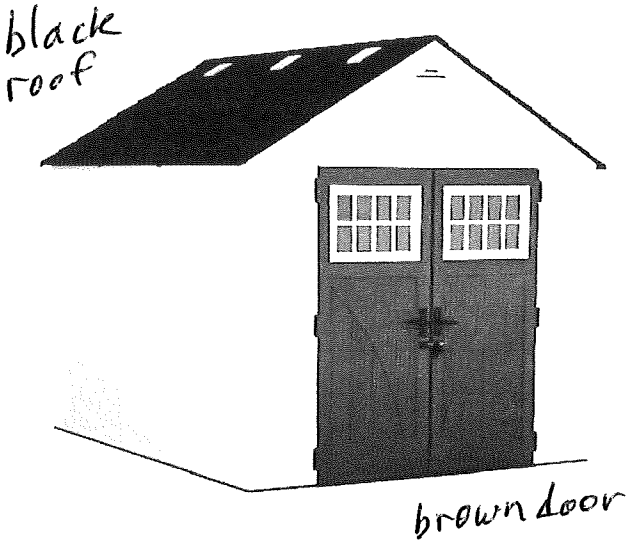
Plan Commission Meeting Date 9/10/24

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

ADDITIONAL REMARKS/CONDITIONS:

_____	_____	_____
Village Staff	Title	Date





off-white/light brown exterior

Village of Thiensville

600 Crescent Lane

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 = 46'

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

Print Date: 8/6/2024

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

262-420-4732
SAFEbuilt.

WI UNIFORM PERMIT APPLICATION

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

PERMIT NO.

TAXKEY# 12-056-17-03-000

Village of THIENSVILLE

☐ TOWN ☑ VILLAGE ☐ CITY
OF Thiensville
COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 600 Crescent Lane

PROJECT DESCRIPTION: Shed
☐ COMMERCIAL ☒ ONE & TWO FAMILY

Owner's Name	Mailing Address - Include City & Zip	Telephone - Include Area Code
William Marton	600 Crescent Lane	262 238 7031
Construction Contractor (DC Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION

Subdivision Name | Lot No. | Block No.

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

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

1b. GARAGE
☐ Attached ☐ Detached

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

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

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

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

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

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

8. USE
☐ Seasonal
☐ Permanent
☐ Other

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

10. PLUMBING
Sewer
☐ Municipal
☐ Septic No.

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

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec.*	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated)
Total ____ BTU//HR

14. ESTIMATED COST
$ 2000 —

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): William Marton **SIGN:** William Marton **DATE:** 8-2-24

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

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

White - Municipal Files
Wisconsin Uniform 05/16

Yellow - Applicant

Pink - Clerk/Assessor

VICTORY HOMES OF WISCONSIN 112 NORTH ORCHARD STREET SINGLE FAMILY HOME

To: Thiensville Plan Commission **Prepared by**: Meredith Perks, Village Planner

Date: August 9, 2024

General Information

Applicant:	Tim Manthey, Hillcrest Builders & Construction, Inc.
Status of Applicant:	Homebuilder
Location:	112 North Orchard Street
Requested Action:	Approval of House Plans
Existing Zoning:	R-2 Single Family Residential & Office, Planned Development Overlay

Report:
The applicant is requesting approval of house plans for a single-family home as the tenth and final development of a 10-unit single family subdivision on the former Lumen Christi property on North Orchard Street. The developer has built on the nine other lots in the subdivision and repurchased this property to build a spec. home for sale after construction. Single-family residential is a permitted use in the R-2 PDO zoning district, no re-zoning is required.

Yard/Height Requirement	R-2 PDO Standard
Minimum Total Floor Area	1,000 sf
Minimum Front Setback	25 ft
Minimum Side Yard	5 ft
Minimum Rear Yard	25 ft
Maximum Building Height	35 ft
Total Lot Area	6,800 sf

The submitted elevations and building plans show a single-story, three-bedroom, single family home. The home is designed in the architectural style and character similar to the other homes in the subdivision. Like most of the other lots in the subdivision, the project site meets Village lot standards for this PDO district, including the total lot area and minimum frontage. The proposed building includes a street-facing garage and meets the front, rear, and side yard setbacks. The proposed home meets the maximum height requirement and includes a partially finished basement. The home will feature a front porch and a rear elevated deck and lower patio.

Like other homes in this subdivision, the proposed home will use attractive and high-quality materials and will be complementary to its surroundings. The proposed design and siding color will add variation from its direct neighbors. Landscaping plans were not included with this application. 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 meets the criteria for approval. This project will complete the subdivision and will add to the benefit of the public by removing a vacancy from the Village. 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

RECEIVED
AUG 0 2 2024
BY: .....

Property Address: Lot 6 - 112 North Orchard Street, Thiensville WI 53092

12-096-0006.000
Tax Key #

R-2 Single Family
Current Zoning

Property Owner

Hillcrest Builders & Construction INC
Name

124 S Swift Street, Glenbeulah WI 53023
Address

920-526-3028
Phone

nakesha@hillcrestbuilders.com
Email address

Applicant ☐ Same as owner

Hillcrest Builders - Tim Manthey
Name

124 South Swift Street, Glenbeulah 53023
Address

(920) 526-3586
Phone

tim@hillcrestbuilders.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.

New single family residence.

Tim Manthey - Hillcrest Builders
Applicant's Signature

08-02-2024
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.

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Anny 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.*

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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.

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VILLAGE STAFF REVIEW

☑ Application Complete. Items needed: _____

Submitted to Village Planner on 8/6/24 Planner Staff Report Completed on _____

Plan Commission Meeting Date 8/20/24

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

ADDITIONAL REMARKS/CONDITIONS:

_____

_____

_____

_____	_____	_____
Village Staff	Title	Date

PROPERTY SURVEY

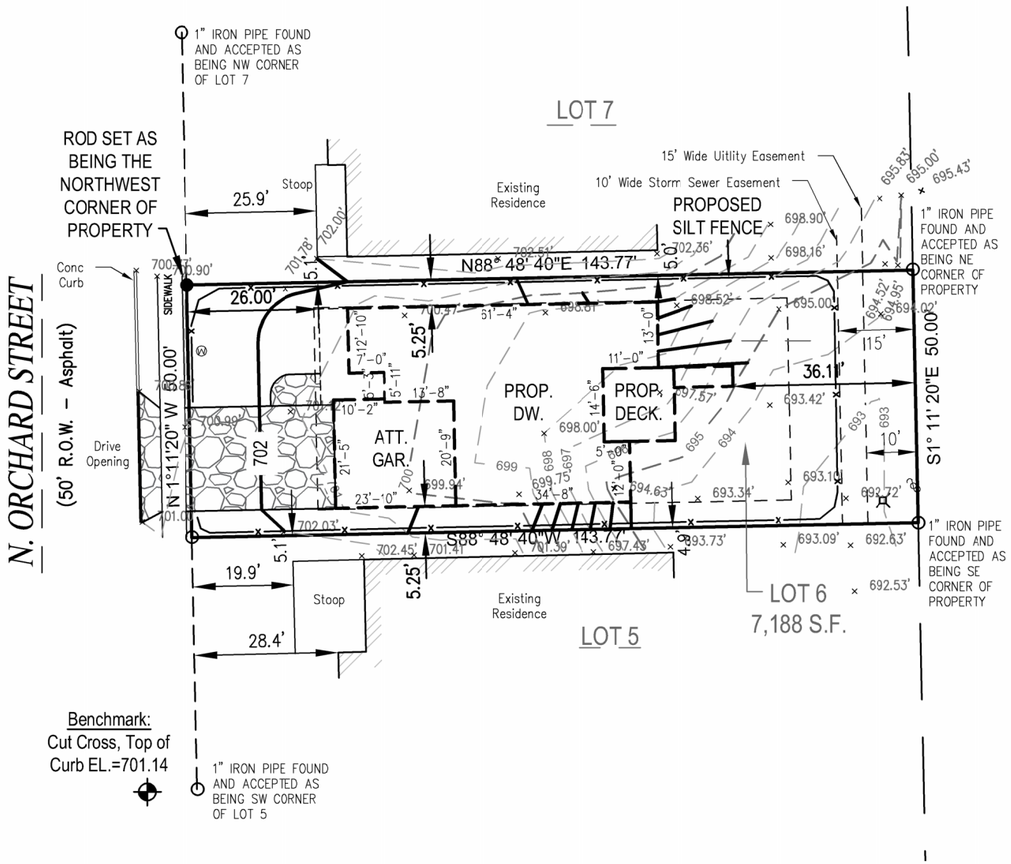
PROPERTY DESCRIPTION: (As Surveyed)
Lot 6, Orchard Street Subdivision, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Located in the Village of Thiensville, Ozaukee County, Wisconsin.

TITLE POLICY: No Title Policy has been provided, therefore, without performing an ALTA/NSPS Survey this PROPERTY SURVEY does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

Prop. & Approx. 1st Floor - 704.5
Prop. Top of Wall - 703.33
Prop. Garage Slab - 703.00
Prop. Finished Yard Grade - 702.7/695.0
Prop. Top of Footing - 695.33

Proposed 29.5' Driveway
Driveway Slope - 6.8%

Proposed Wall Height per Plans/Builder 8' Poured Wall



LEGEND

- 1" Iron Pipe Found
- Set Rebar (3/4" x 18" Weighing 1.5lbs/L.F.)
- Benchmark
- Power Pole
- Uility Box
- Water Valve

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated July 29th, 2024 and was submitted to the Surveyor on July 29th, 2024. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.

PROPOSED GRADES NOTE:

As a Professional Land Surveyor of the State of Wisconsin, my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown hereon with respects to the Subject Property and adjoining properties. Proposed Grades shown hereon are STRICTLY taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. In rare circumstances the Proposed Grades shown hereon may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. These grades are only SUGGESTED and do not come with any guarantees whatsoever. If any party has concerns or are not sure if there will be a problem or adverse effects they must consult a Licensed Professional Engineer or consult with another party willing to provide an opinion of the adverse effects of the Proposed Grades shown hereon. THEREFORE all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey. If the Client does not wish to release the Surveyor named on this map of the liability of the Proposed Grades shown hereon, the client must hire a Civil Engineer to prepare their own grading Plan. ALL RECOMMENDATIONS ARE WELCOMED.

0 15' 30'
Scale: 1"=30'

Mead & Hunt
10700 Research Drive, Wauwatosa WI. 53226
(414) 755-1110
www.meadhunt.com

CLIENT:
Hillcrest Bulders
P.O. Box 28
Glenbeulah, WI. 53023

SURVEY DATA:
Tax Key No.: 12-096-0006.000
Address: Lot 6 N Orchard Street
Project No.: 4668120-242220.01

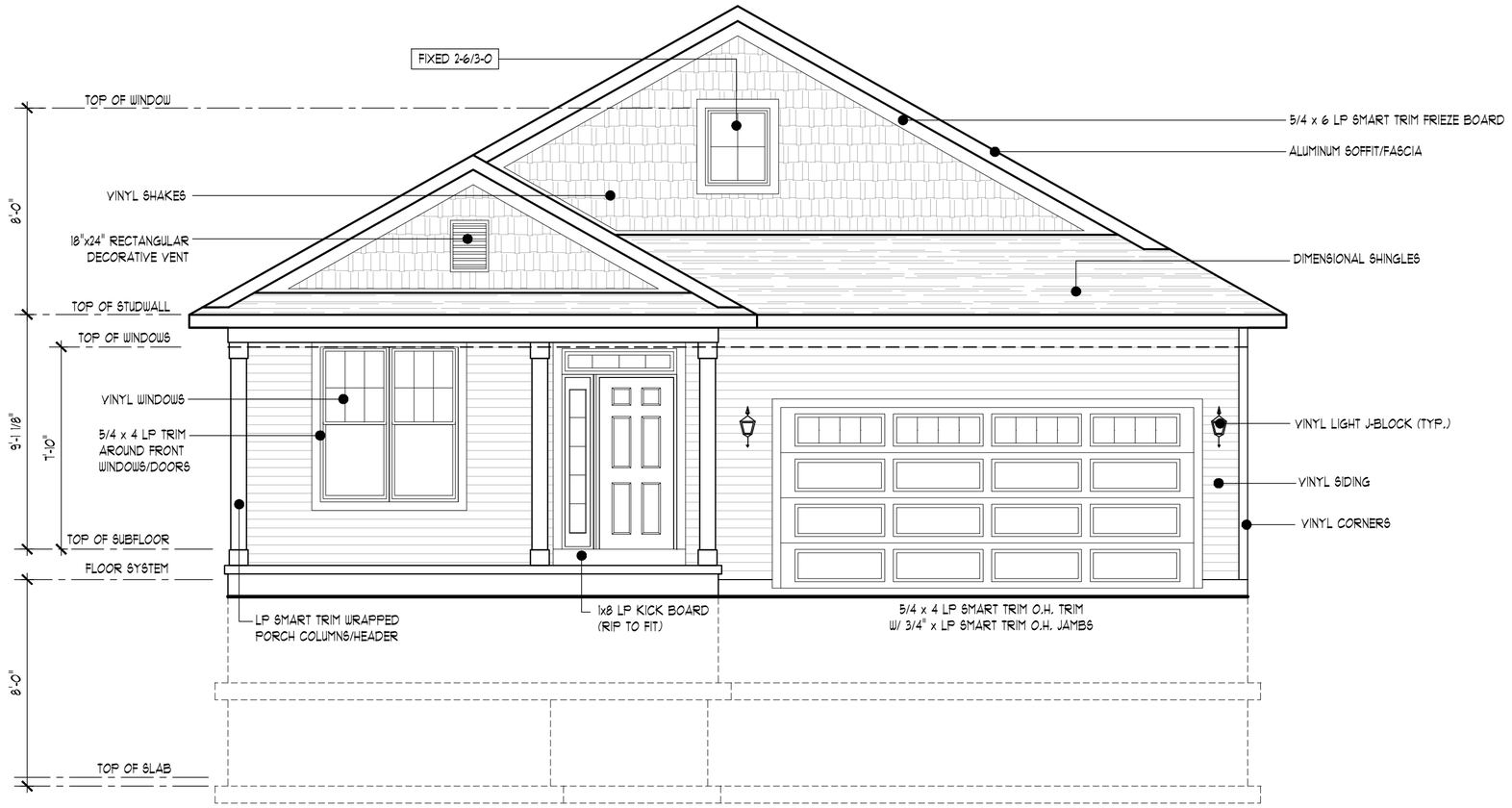
WISCONSIN
RICK R. HILLMANN
S-3005
NEW BERLIN
WI.
LAND SURVEYOR

Revised: July 31, 2024
Dated: July 30, 2024
Field work Dated: July 23, 2024

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Map Dated:



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTES

8' FOUNDATION

- FOUNDATION DESIGN TO BE BUILT ON MIN 2,000 PSF SOIL CONDITIONS OR BETTER
- POURED CONCRETE WALL(S) TO MEET 3,500 PSI CONCRETE
- HOUSE WALLS TO BE 8" x 8'-0" POURED CONCRETE WALLS W/ 22"x8" CONTINUOUS FTG UNLESS NOTED OTHERWISE
- GARAGE AND STOOP WALLS TO BE 6" x 4'-0" POURED CONCRETE WALLS, PER PLAN, W/ 22"x8" CONTINUOUS FTG UNLESS NOTED OTHERWISE
- FOUNDATION WALL -HORIZONTAL REINFORCEMENT FOR A "PLAIN" CONCRETE WALL PER SPS 321.02(3)(a) AND ACI 321-14 SECTION 8.2.1, (2) #4 BARS ARE REQUIRED FOR WALLS LESS THAN 6'. FOR WALLS 6'-8' TALL (3) #4 BARS ARE REQUIRED HORIZONTALLY. FOR WALLS 8'-10' TALL (4) #4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15". 8' TALL WALL WITH UNBALANCED FILL TO BE 4,000 PSI OR HAVE VERTICAL REBAR INSTALLED AT 22" ON CENTER IF USING #4 BARS OR 33" ON CENTER IF USING #5 BARS
- FOUNDATION WALL TO FOOTING CONNECTION TO BE DOWELED WITH #4 DOWELS AT 24" O.C. DOWELS EMBEDDED 6" INTO GROUND AND 18" INTO THE WALL
- ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 48" BELOW FINISHED GRADE AS REQ'D BY SOIL CONDITIONS AND BUILDING CODES
- DECK FOOTINGS SHALL COMPLY WITH STATE OF WISCONSIN BUILDING CODE CHAPTERS SPS 320-325 APPENDIX B
- MOISTURE BREAK REQ'D AT ALL BEAM POCKETS
- SEE CODE AND LOCATE ALL FOOTING, PILASTERS, WINDOW AND SUMP. MASON TO FOLLOW ALL STATE AND LOCAL CODES
- ALL WINDOW WELLS TO BE STD. 32"x16" WINDOW UNIT W/ GALV. AREA WELL W/ DRAIN TILE EXTENDED INTO WINDOW WELL AREA
- FLOOR SYSTEM 16 11 7/8" I-JOISTS UNLESS NOTED OTHERWISE. ALL BEAM, HEADER, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF FRAMING PLAN TRUSS LAYOUT. ALL ENGINEERING BY SUPPLIER

GENERAL

- EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.
- EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.
- INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.
- DIMENSIONS ARE STUD TO STUD
- ALL BEARING HEADERS ARE 2-PLY 2x12 UNLESS OTHERWISE NOTED
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PACKET FOR ROUGH OPENINGS
- FRAMER RESPONSIBLE FOR ALL BLOCKING AND FIRE-BLOCKING AS REQUIRED BY CODE
- MINIMUM 8" HEEL HEIGHT OVER HEATED SPACES
- PROVIDE ATTIC ACCESS AS REQUIRED BY CODE LOCATION(S) TBD ON SITE AT TIME OF FRAMING (MIN. SIZE 14"x24")

APPLICABLE MUNICIPAL CODES

BUILDING: STATE OF WISCONSIN BUILDING CODE CHAPTER 320-325
PLUMBING : STATE OF WISCONSIN BUILDING CODE CHAPTER 381-387
ELECTRICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 316
MECHANICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 361-325

DECK: STATE OF WISCONSIN BUILDING CODE CHAPTERS SPS 320-325
APPENDIX B

ROUGH OPENING SCHEDULE

EXTERIOR / INTERIOR DOORS

- EXTERIOR DOORS = DOOR + 2 1/2"
- INTERIOR DOORS (INCLUDING BI-FOLDS) = DOOR + 2"
- DOUBLE DOOR (STANDARD) = DOOR + 2"
- DOUBLE DOOR (W/ ASTRAGAL) = DOOR + 3"
- POCKET DOOR = DOOR WIDTH x2 + 2"/ HGT = 83 1/2"
- BI-PASS DOOR = DOOR WIDTH x2 + 1"

THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS SUPPLIED BY DREXEL BUILDING SUPPLY. THESE ARE ONLY GUIDELINES AND IT IS THE RESPONSIBILITY OF SUB-CONTRACTOR TO VERIFY ANY ROUGH OPENINGS

SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	1706	SQUARE FEET
BASEMENT AREA	1706	SQUARE FEET
FINISHED BASEMENT AREA	N/A	SQUARE FEET
GARAGE AREA	506	SQUARE FEET
FRONT PORCH AREA	152	SQUARE FEET
REAR PORCH/DECK AREA	203	SQUARE FEET
TOTAL FINISHED LIVING AREA	**1706**	**SQUARE FEET**

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MOD. VINTAGE 1A

SHEET
1 OF 8

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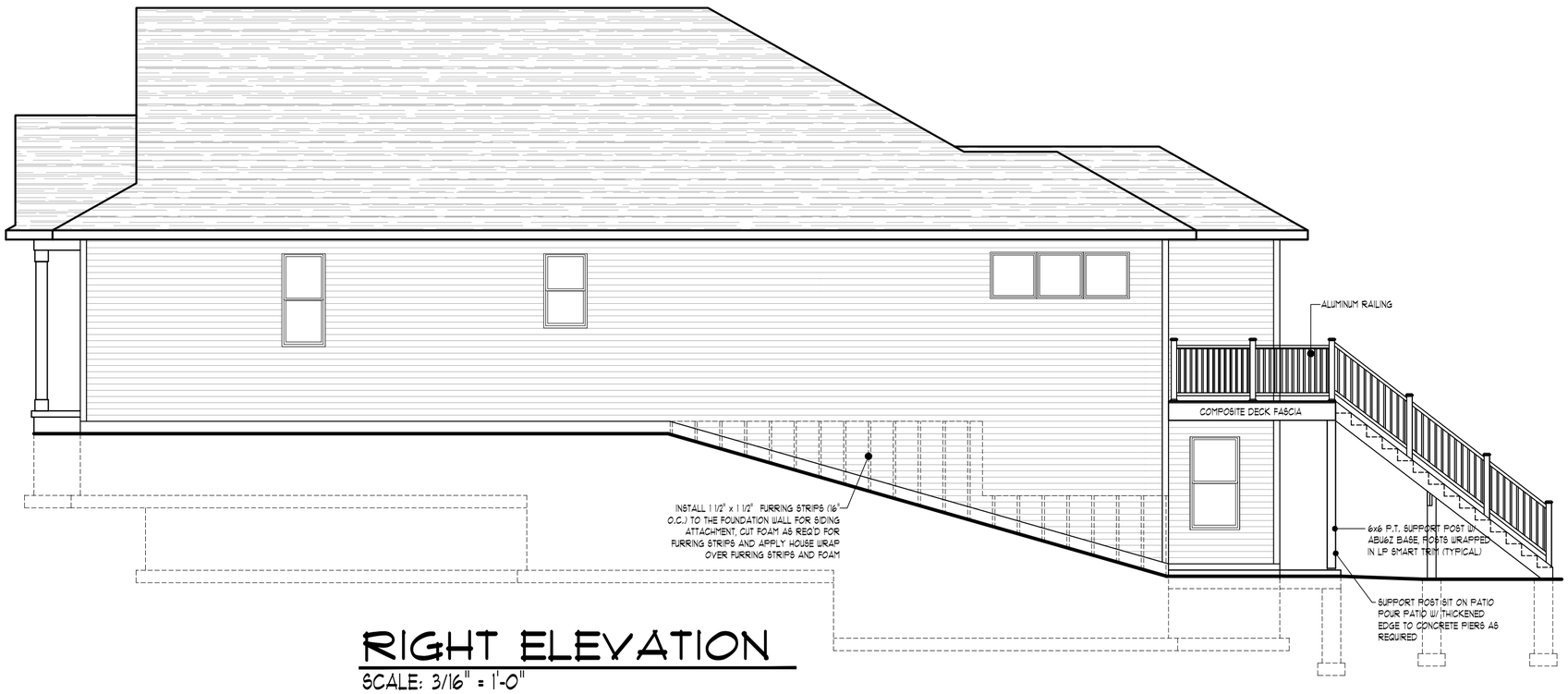
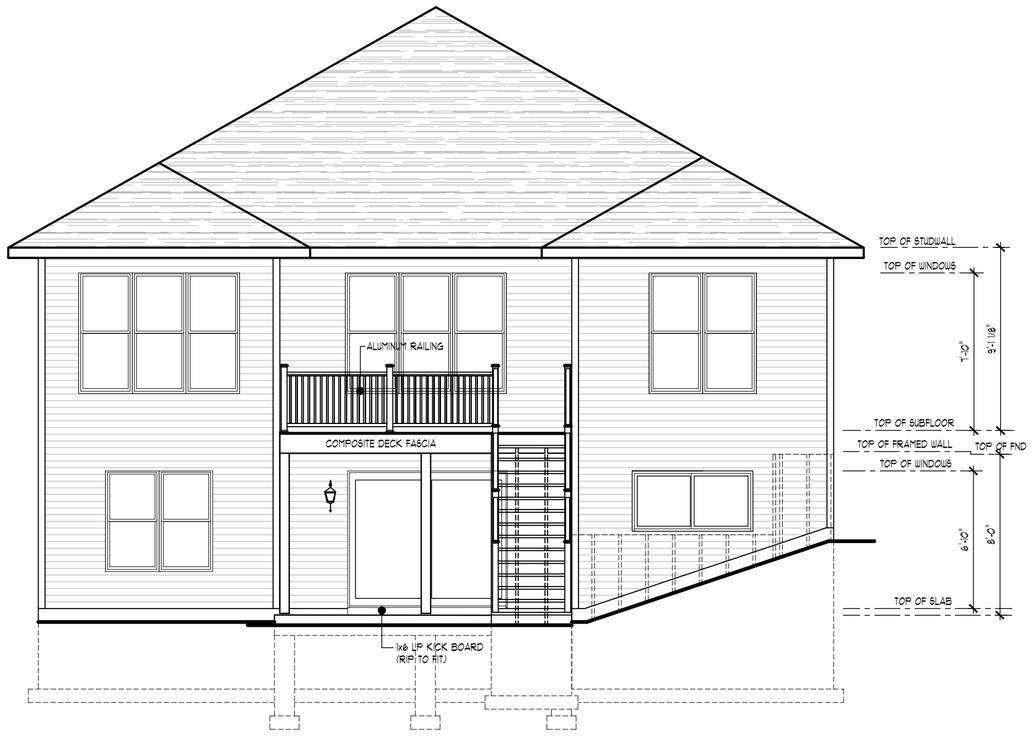
L24-011



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

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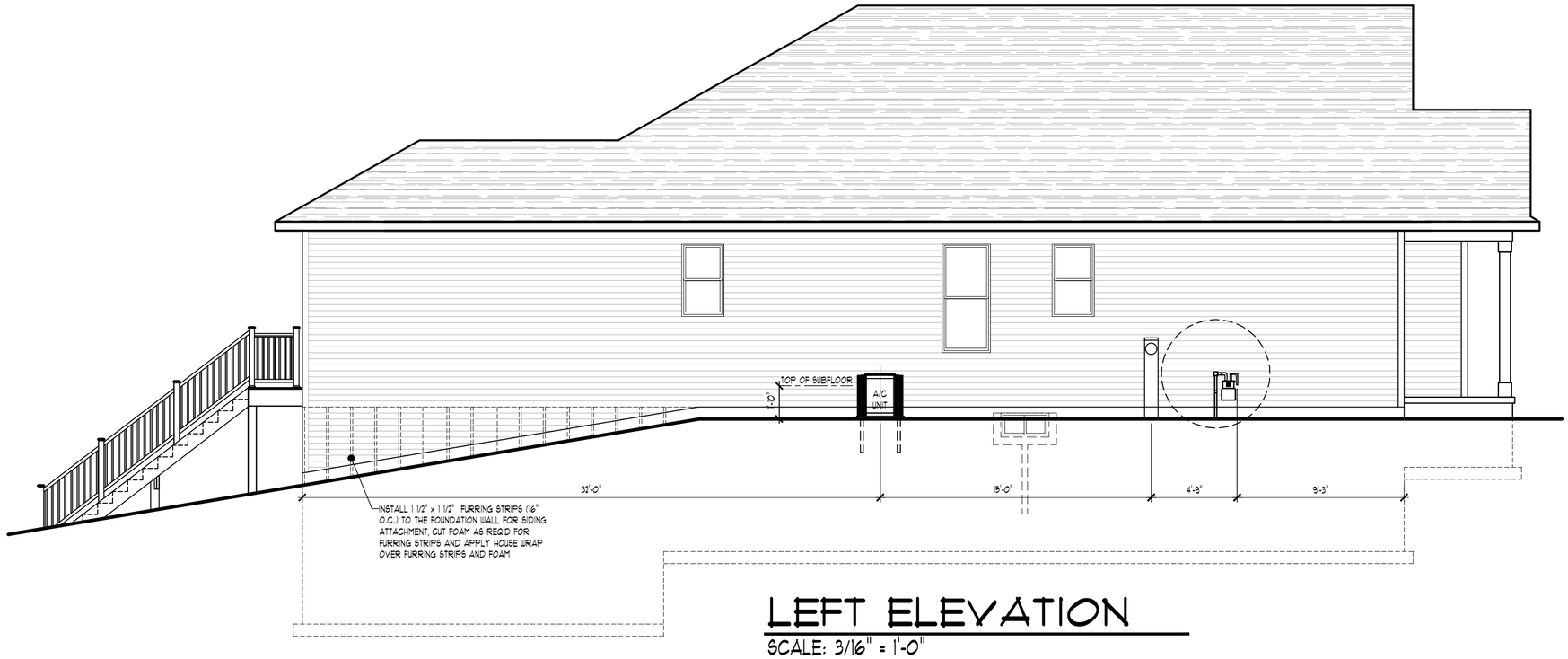
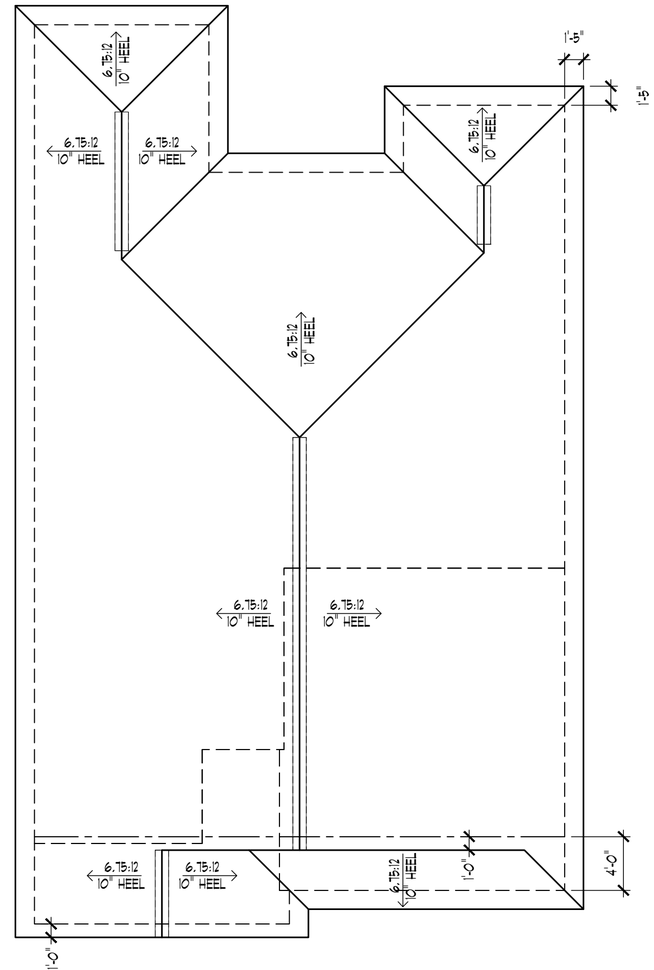


LEFT ELEVATION

SCALE: 3/16" = 1'-0"

NOTES	LEGEND
• ARCHITECTURAL SHINGLES W/ 15# FELT UNDERLAYMENT • 1/2" OSB ROOF SHEATHING W/ H-CLIPS • INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS • INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS • ALL DIMENSIONS ARE STUD TO STUD • TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS • ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS • ALL EAVE OVERHANGS ARE 1'-5" DEEP UNLESS OTHERWISE NOTED • ALL GABLE OVERHANGS ARE 1'-0" DEEP UNLESS OTHERWISE NOTED	CONTINUOUS RIDGE VENT STATIC VENT



ROOF LAYOUT

1/8" = 1'-0"

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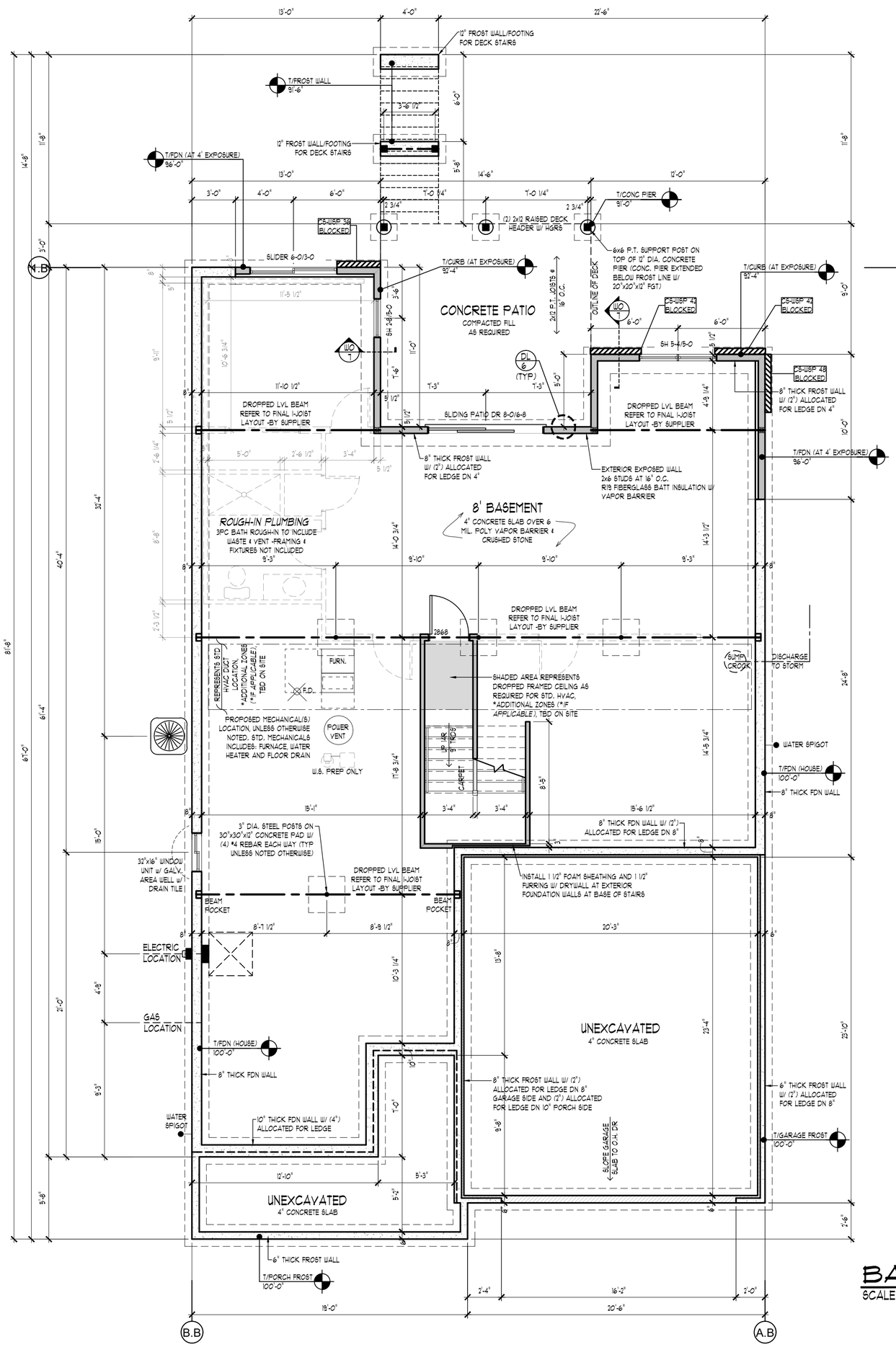

INCLUDES LOWER LEVEL BRACING LAYOUT -REFER TO FIRST FLOOR BRACING LAYOUT FOR BRACING KEY

BASEMENT PLAN

SCALE:3/16" = 1'-0"

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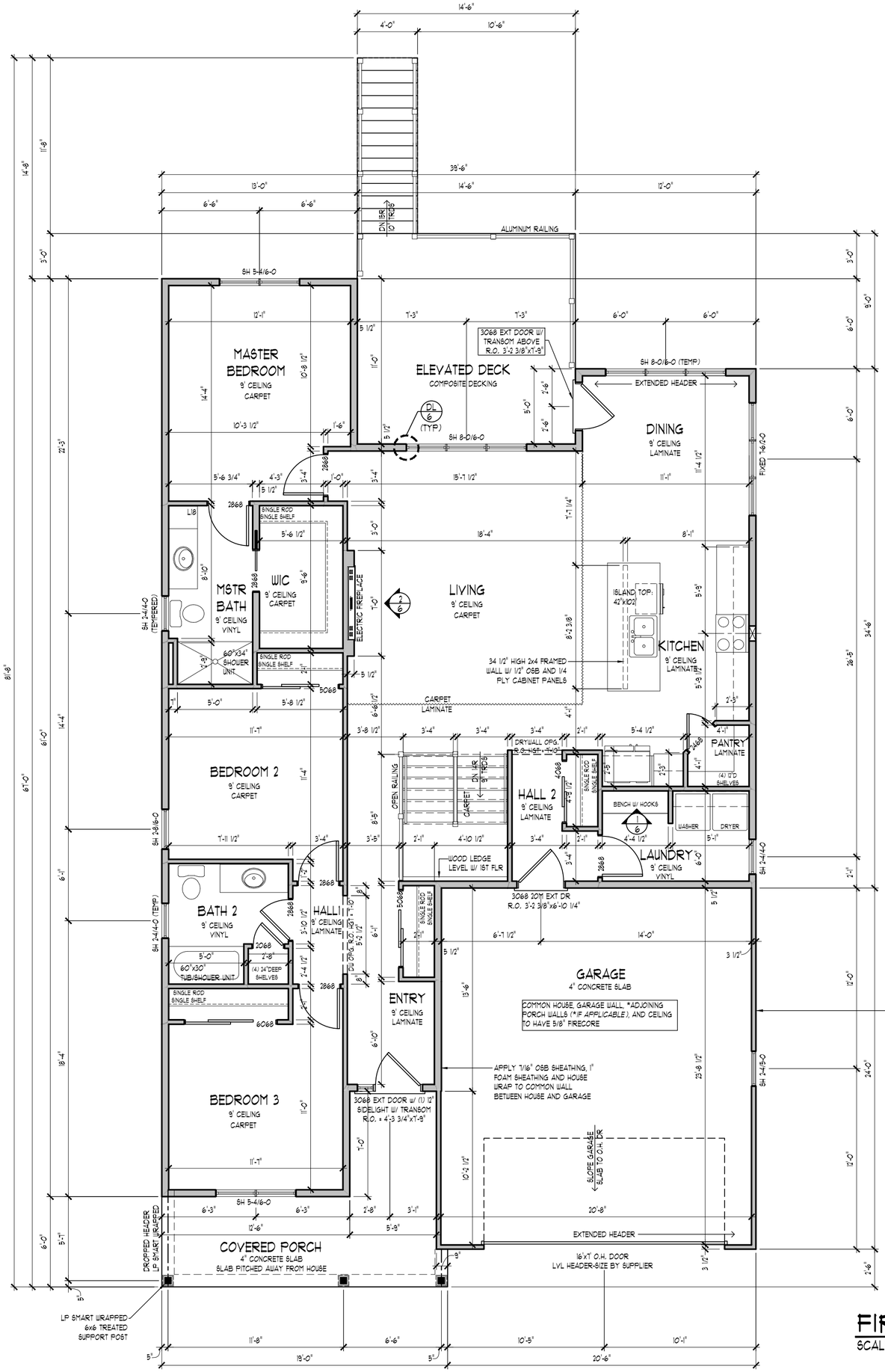

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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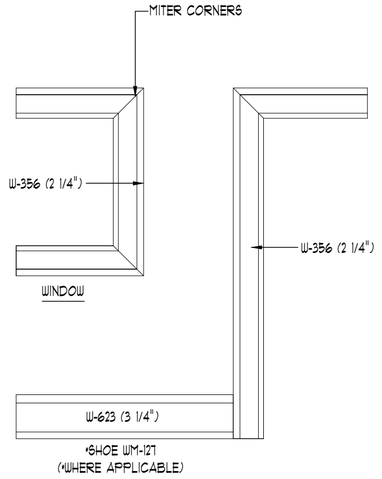
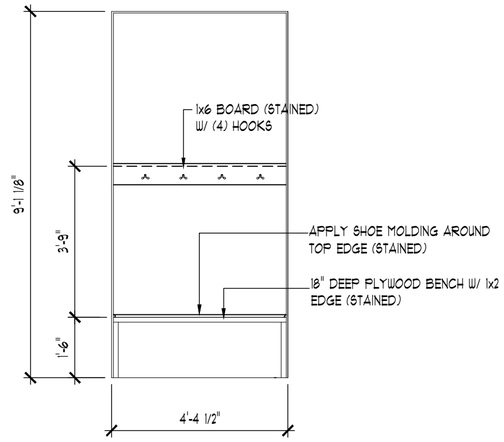


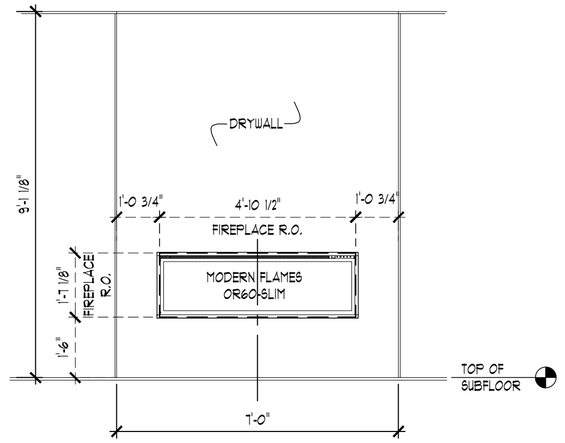
TRIM DETAIL

1 1/2" = 1'-0" STD. TRIM PACK



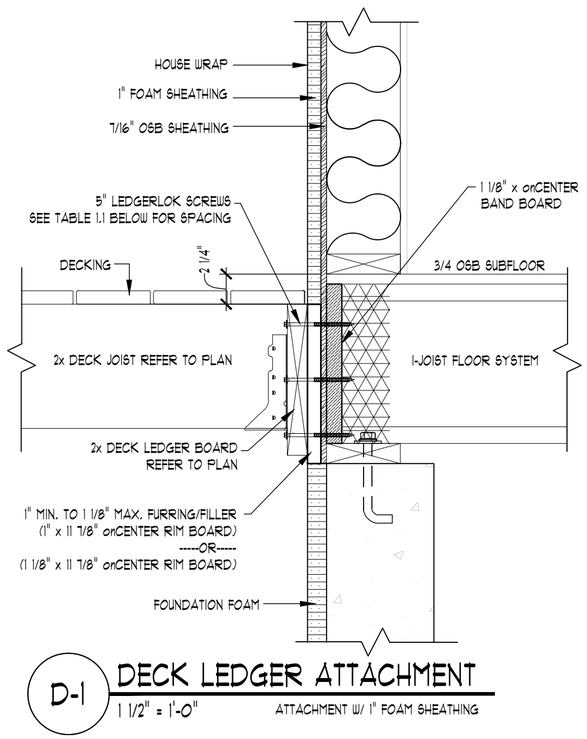
1 **BUILT-IN BENCH DETAIL**

3/8" = 1'-0"



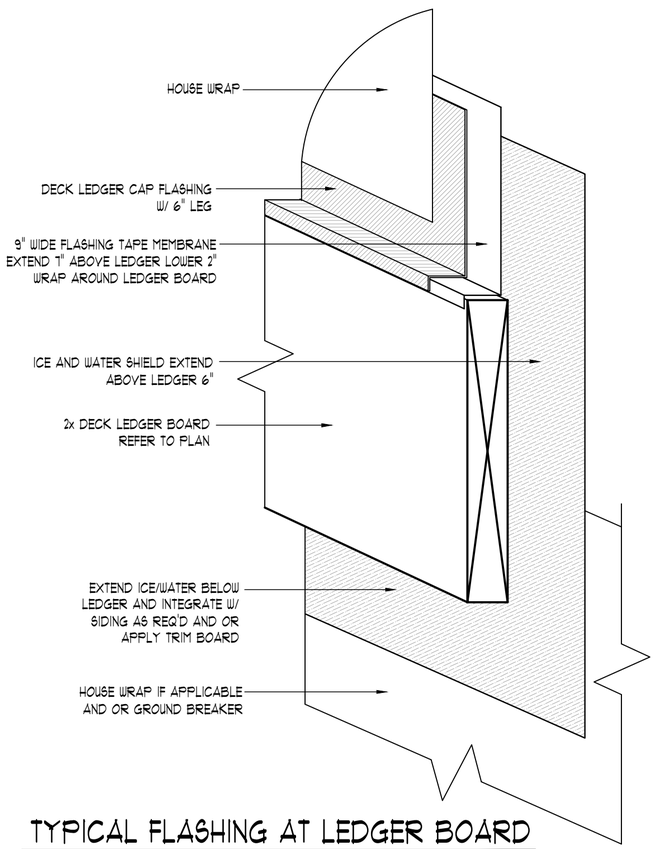
2 **ELECTRIC FIREPLACE DETAIL**

3/8" = 1'-0"



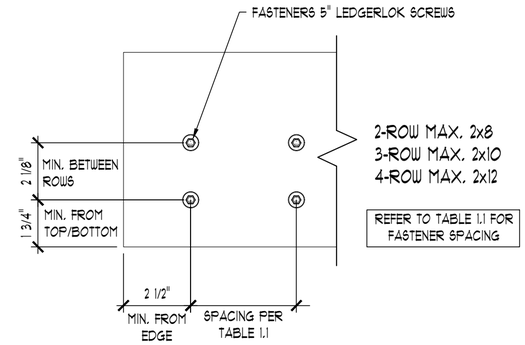
D-1 **DECK LEDGER ATTACHMENT**

1 1/2" = 1'-0" ATTACHMENT W/ 1" FOAM SHEATHING



TYPICAL FLASHING AT LEDGER BOARD

3" = 1'-0"



LEDGER BAORD FASTERNER SPACING

3" = 1'-0" FIGURE 1.2

TABLE 1.1

MAXIMUM SPACING (IN.)

LEDGER CONNECTION DETAIL FASTENERS ARE 5" LEDGERLOK SCREWS -SEE FIGURE 1.2 FOR FASTENER SPACING

	NUMBER OF FASTERNRS/ROW		
JOIST SPAN	(2)	(3)	(4)
8'-0"	16	24	32
9'-0"	12	16	24
10'-0"	12	16	24
11'-0"	12	16	16
12'-0"	8	16	16
13'-0"	8	12	16
14'-0"	8	12	16
15'-0"	8	12	16
16'-0"	8	12	16

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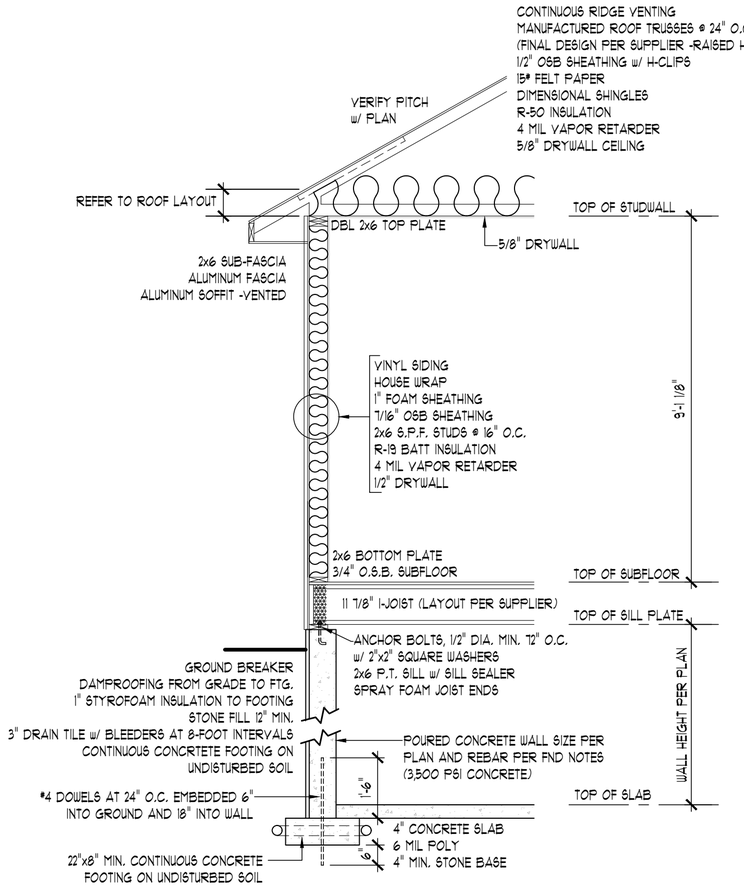
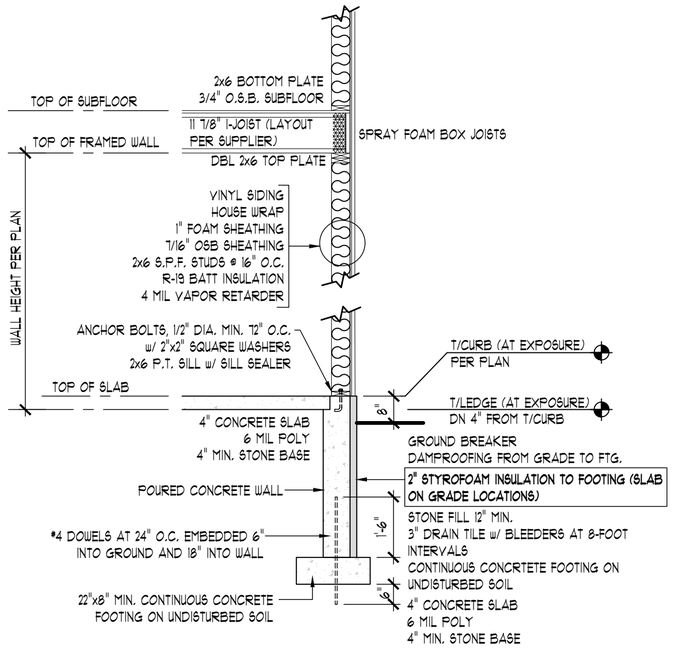


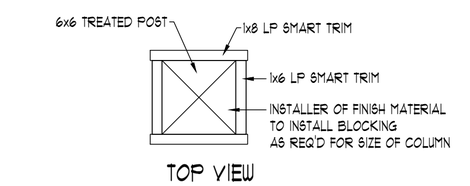
TYPICAL WALL SECTION

3/8" = 1'-0" 11 7/8" I-JOISTS



W0 TYPICAL WALL SECTION AT FULL EXPOSURE

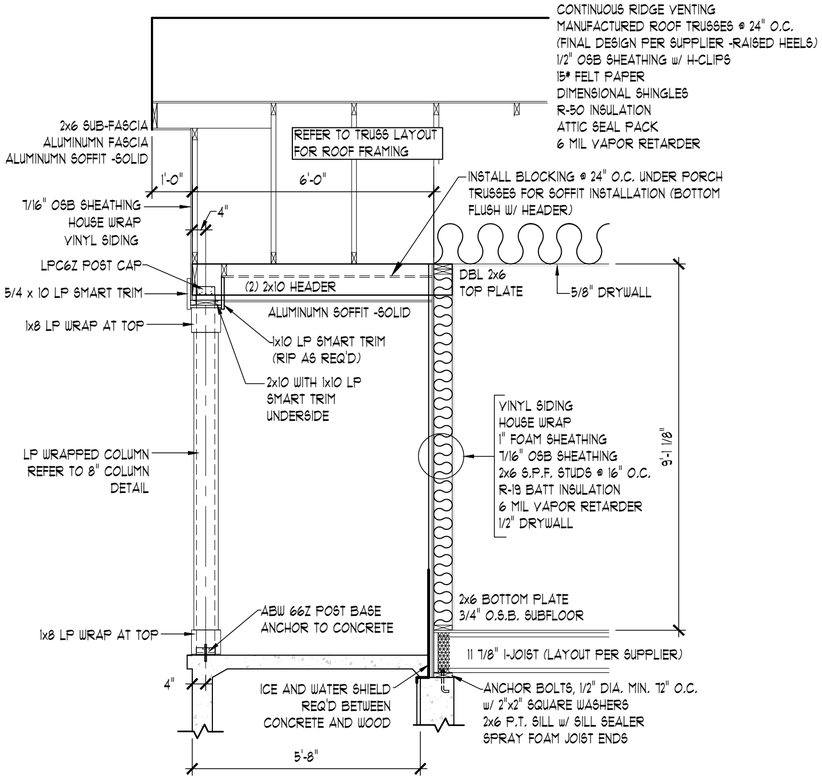
3/8" = 1'-0"



TOP VIEW

8" EXT. PORCH COLUMN DETAIL

1 1/2" = 1'-0"



TYPICAL PORCH SECTION

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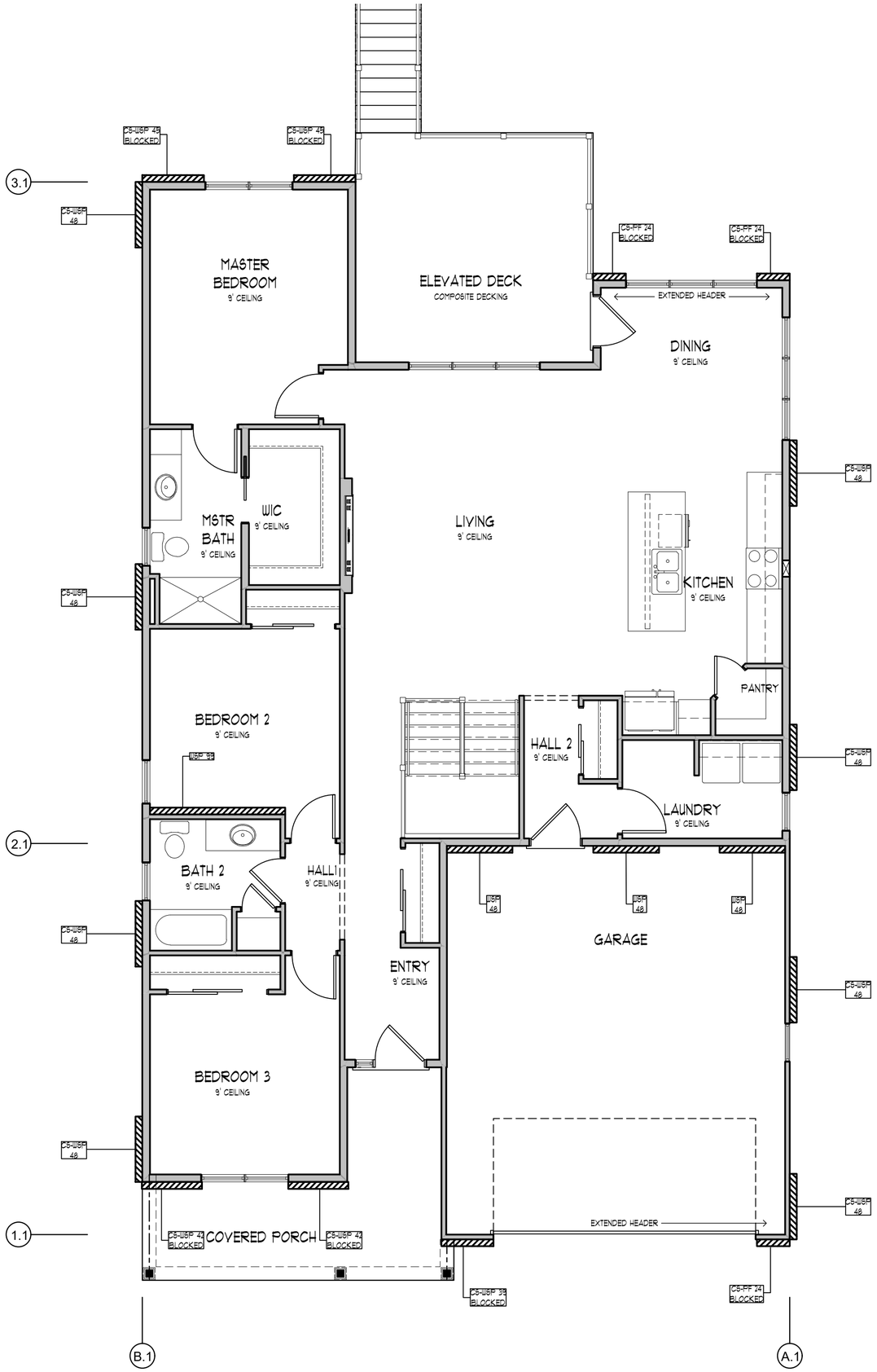

FIRST FLOOR WALL BRACING

SHEARWALL/WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG
LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

TAG
LENGTH
BLOCKING

SHEAR WALL /BRACED WALL LINE

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

WALL BRACING TYPE ABBREVIATIONS

TAG	DESC.
WSP	WOOD STRUCTURAL PANEL -ONE SIDE: 7/16" APA SPAN RATED WOOD SHEATHING
CS-WSP	WOOD STRUCTURAL PANEL IN CONTINOUS WOOD SHEATHED WALL
GB-1	GYPSUM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYPSUM BOARD PANEL APPLIED BOTH SIDES
CS-PF	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SPS321.25-A

PANEL FASTENING SCHEUDLE

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (23/32" THICK)	#8x 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (7/16" THICK)	0.131"x2.5" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (15/32" OR 19/32")	0.0131"x2.5" R.S. NAIL	6" / 12" TYPICAL 3" / 8" @ RIDGE AND OVEHANGS
GWB WALL	#6x 15/8" TYPE W SCREW	4" / 8"

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www.focusengineeringllc.com

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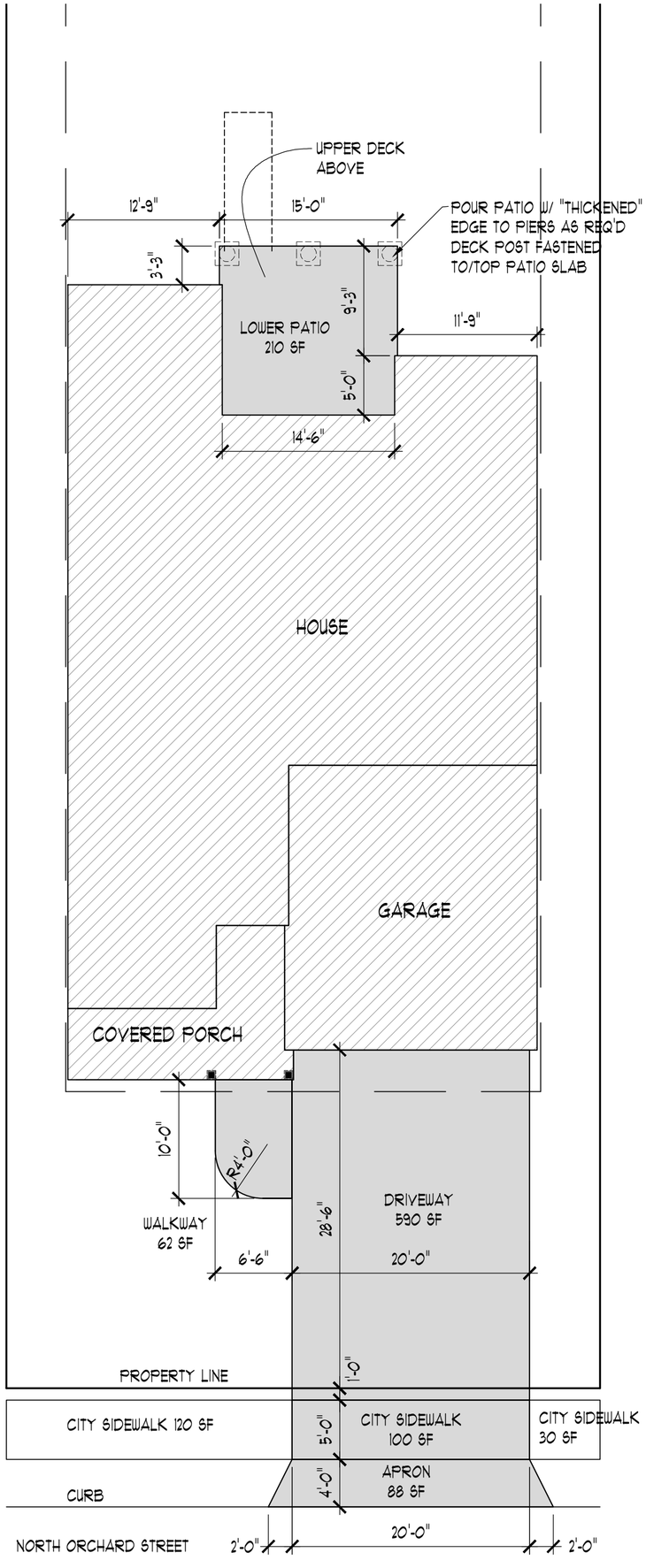

NORTH

DRIVEWAY/PATIO LAYOUT

1/8" = 1'-0"

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112 NORTH ORCHARD STREET
LOT 6, ORCHARD STREET SUBDIVISION
VILLAGE OF THIENSVILLE
COUNTY: OZAUKEE

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3601

MODEL: **MOD. VINTAGE 1A**

SHEET: SI.1

JOB NO.: **L24-011**

Exterior Color Selections

Customer: Spec

Location: 112 N. Orchard Street Thiensville, WI (Lot #6)

Driftwood	**Roofing:** ▪ **Mfr:** Certainteed Landmark ▪ **Color:** Driftwood
	Siding: ▪ **Mfr:** Alside ▪ **Color:** Alside Deep Moss
	Siding: ▪ **Mfr:** Alside Shakes ▪ **Color:** Alside Flagship Brown
	Exterior Windows: ▪ **Mfr:** Lindsay ▪ **Color:** White

Exterior Color Selections

Customer: Spec
Location: 112 N. Orchard Street Thiensville, WI (Lot #6)

	Front Door: ▪ **Mfr:** Western ▪ **Color:** Alside Flagship Brown
	Garage Door(s): ▪ **Mfr:** Amarr Lincoln 2000 ▪ **Color:** White
	Other exterior: ▪ Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ **Color:** Alside Glacier White

Thiensville Plan Commission Staff Report -August 2024

Staff Approved Projects August 2024

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
7/1/2024	231 Park Crest Drive	Zachary Cvetan	Fence	xx		7/2/2024	
7/16/2024	404 Woodside Lane	Linda Carey	Fence	xx		7/22/2024	
7/16/2024	404 Bel Aire Drive	Danielle Larry	Fence	xx		7/22/2024	
7/25/2024	300 Crescent Lane	Sophia Sangha	Fence	xx		6/24/2024	
7/25/2024	206 S. Highland Avenue	John Murphy & Merri Horng	Driveway expansion	xx		7/25/2024	

Code Compliance August 2024

Community Services			
Address	**Owner**	**Complaint**	**Action**

Police Department August 2024

Date	Location	Complaint	Action
7/10/2024	300 block Riverview Drive	Solicitors without permit	Officer made contact. Solicitors left.
7/20/2024	Village Park	Ad signs	Removed by officer
7/31/2024	211 Riverview Drive	Ad signs	Removed by officer