



Village of Thiensville
2025 Budget Workshop
AGENDA

Date:
Tuesday, October 8, 2024
**Recess and Reconvene After Special
Board if Needed**

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing

**Director of Community
Services/Public Works**

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Jeff Hershberger

Rebecca Holyoke-
Odeja

Ken Kucharski

Joe Nelson

M. Randy Pasternak

Jerry Schmitz

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. September 10, 2024 (att)

B. Review and Action regarding Home Addition 307 E Freistadt Road.

C. Review and Action Regarding Razing the Existing Dwelling and Construction of a New Single Family Home 215 S Orchard Street.

V. STAFF REPORT

A. Not Available

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

October 4, 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, September 10, 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	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.

Mary Kickbush and Doug Lawson 215 Orchard St.

Mr. Lawson shares that for the past 10 to 12 months Mr. Lawson and Ms Kickbush have been in talks with a builder to tear down the house at 215 Orchard and then build a new home on the

property. There was also a meeting with Meredith Perks, Village Planner, in which it was noted that the minimum square footage for a new build in the Village is 1000 sq. ft. meaning that the original plan for building a 900 sq. ft. house on the property is not compliant with Village standards.

Mr. Lawson has lived in the house on 215 Orchard since 1995 and Mary Kickbush has been with him since 2005. The reasoning behind the new build is to build a house that is easier to maintain and live in so that a move would not be forced due to aging over time. The homeowners feel that the type of house they want to build will benefit not just themselves but also anyone else who lives in the house in the future. Mr. Lawson posits that the community should have more specific building options available and that the current zoning ordinances are too restrictive.

IV. BUSINESS

A. Approval of Minutes

1. August 20, 2024 (att)

MOTION to approve by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Review and action regarding Gazebo, Kelly Aiglon, 338 Riverview Drive (att)

Kelly Aiglon was present and described a desire to build a gazebo on the property. Carmen De La Plaza, the project supervisor, was present and noted that the staff report included the list of all materials, finishes, and foundation plan for the project.

Director LaFond explains the village code requirements for accessory structures and the approval process for the gazebo, and that after approval of a building permit staff recommends approval for the project.

Kelly Aiglon describes the gazebo's design, including cedar wood trim, tiki wood flooring, and the foundation plan. The gazebo will not have windows or doors, only screens, and will be raised off the ground to prevent moisture issues. It is not intended for winter storage.

MOTION to approve 338 Riverview Drive gazebo project by Commissioner Kucharski **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

C. Review and action regarding Shed, Kristy Stoker, 330 Heidel Road (att)

Kristy Stoker introduces the project, explaining the need for extra storage space due to their winter home in Arizona and discusses the challenges of water drainage and the plan to raise the shed above the ground to prevent flooding. Kristy describes the shed's design, including a steel frame, raised floor, and the potential for a ramp for access.

The Commissioners discuss the importance of traditional construction and the stability of the shed's foundation.

MOTION to approve 330 Heidel Road shed project by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

V. STAFF REPORT

A. Staff Report (att)

Director LaFond provides a staff report, including approvals for two fences and issues with junk vehicles and unregistered vehicle sales.

The village board has approved a contract for a code diagnostic to modernize the village code and remove conflicting language.

The report touches on the potential impact of new developments and the importance of maintaining neighborhood aesthetics.

VI. ADJOURNMENT

MOTION to adjourn at 6:44 PM by Commissioner Pasternak **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

307 E FREISTADT ROAD HOME ADDITION

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: October 8, 2024	
Applicant:	Christine Burke-Duecker & Brett Martin
Status of Applicant:	Owner
Location:	307 E Freistadt Rd
Existing Zoning:	R-2 Single Family Residential District
Requested Action:	Approval of Home Addition

Report:

The project at 307 Freistadt Road in Thiensville consists of additions to an existing two-story single-family residence with a detached garage. The scope includes the following key components:

1. **Mudroom and Entry Addition:** At grade level on the west side of the house, a 390-square-foot mudroom and entry will be constructed, connecting the residence to the detached garage. The mudroom will house a laundry room and sewing area. The exterior of this addition will be clad in lap siding to match the house and garage.
2. **Primary Bedroom Addition:** The second addition involves a 225-square-foot extension of the primary bedroom, situated over the existing first-floor family room at the rear (south) side of the house. This extension will also include interior modifications to the current bedroom and bathroom. The exterior will be clad in shingle siding to match the existing second level of the home, maintaining consistency with the original structure.
3. **Exterior Improvements:** Updates include replacing existing asphalt shingles and aluminum gutters, repainting the home's siding, and constructing a new pergola in front of the mudroom entry in the street yard.

Staff Comments: The side yard requirement of the R-2 zoning district is 5 feet. The existing detached garage is 2.5 to 3 feet away from the property line, making it an existing non-conforming structure. Ordinance 2021-08 regarding nonconforming lots and structures (SEC. 17.0802(D)(1)) states: **"Nonconforming structures may be repaired, maintained, or remodeled, including additions, modifications, extensions, and expansions within the existing footprint and beyond the existing footprint to the extent such further addition, modification, extension, or expansion of the structure makes it no more nonconforming based on the current bulk or special requirements of the zoning district in which the property is located."**

The additions and modifications are designed to blend with the existing architectural features of the home and compliment the neighborhood. The proposed additions do not make the structures any more nonconforming and, therefore, **approval is recommended**, subject to the following condition:

- The applicant secures a building permit prior to construction.



Village of Thiensville

Plan Commission Application

Property Address: 307 E. Freistadt Road, Thiensville WI 53092

12-050-04-11-001

Tax Key #

(Parcel ID: 17128)

R-2 Single Family Residential

Current Zoning

Property Owner

Christine Burke-Duecker & Brett Martin

Name

307 E Freistadt Rd.

Address

414-526-7924

Phone

cbduecker@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 project consists of additions to an existing 2 story single family residence w/ a detached garage. At grade level on the west side of the house, one addition will be a Mud Room/Entry connecting the garage to the house. The Mud Room will be 390sf and contain a laundry room. This addition will be clad in lap siding to match the house and garage.

The second addition will be an extension of the Master Bedroom situated over an existing 1st floor Family Room on the rear (south) side of the house. It will include interior modifications to the existing bedroom & bathroom. This addition will be 225sf and be clad in shingle siding to match the existing 2nd level of the house.

Christine Burke-Duecker

Applicant's Signature

9.20.24

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 8.25.20

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	

N/A

- ☐ Storm water management plan.

- ☒ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).

N/A

- ☐ Grading plan showing existing and finished grades.

N/A

- ☐ Professionally prepared landscape plan.

N/A

- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.

N/A

- ☐ 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

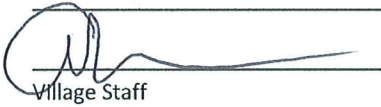
☒ Application Complete. Items needed: _____

Submitted to Village Planner on 9/30/24 Planner Staff Report Completed on 10/3/24

Plan Commission Meeting Date 10/8/24

☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:


Village Staff

Dir Comm Serv.
Title

10/1/24
Date



REMODEL OF
DUECKER RESIDENCE
307 FREISTADT ROAD
THIENSVILLE, WI 53092

ARCHITECTURAL	
REV	
A0.00	TITLE SHEET
A1.00	SITE PLAN
A1.10	FOUNDATION PLAN
A1.11	1st FLOOR PLAN
A1.12	2nd FLOOR PLAN
A2.00	ROOF PLAN
A4.00	EXISTING BUILDING PHOTOS
A4.10	EXTERIOR ELEVATIONS
A4.20	EXTERIOR ELEVATIONS
A4.30	PERSPECTIVE VIEWS
A5.00	SECTIONS AND DETAILS



JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

☒ SIGNATURE DATE:

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Architect are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is commenced. They are to be used only for the Project and in accordance with the terms of the contract. They are to be returned to the Architect upon completion of the Project or at any time upon request. The Architect shall not be used by the owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or the Architect's common law copyrights or other reserved rights. The owner shall own neither the documents nor the copyrights.

SHEET TITLE

TITLE SHEET

REVISIONS

PROJECT DATA

Date: 09-20-24

Job No: 24106

Drawn By: JCF

SHEET NO.

A0.00

ARCH REVIEW SUBMITTAL



JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

X SIGNATURE DATE: _____

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SHEET TITLE

SITE PLAN

REVISIONS

PROJECT DATA

Date: 09-20-24

Job No: 24106

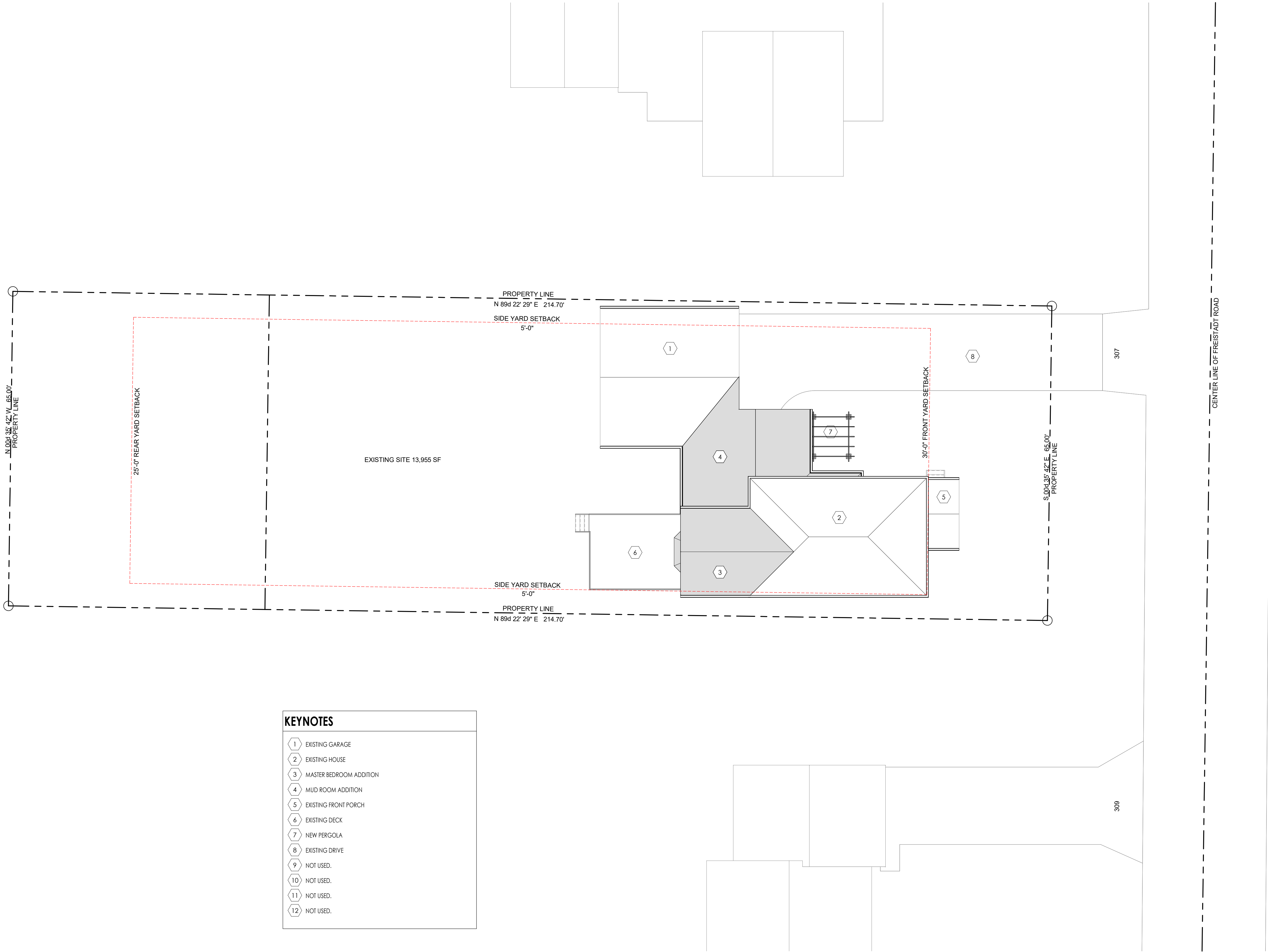
Drawn By: JCF

SHEET NO.

A1.00

ARCH REVIEW SUBMITTAL

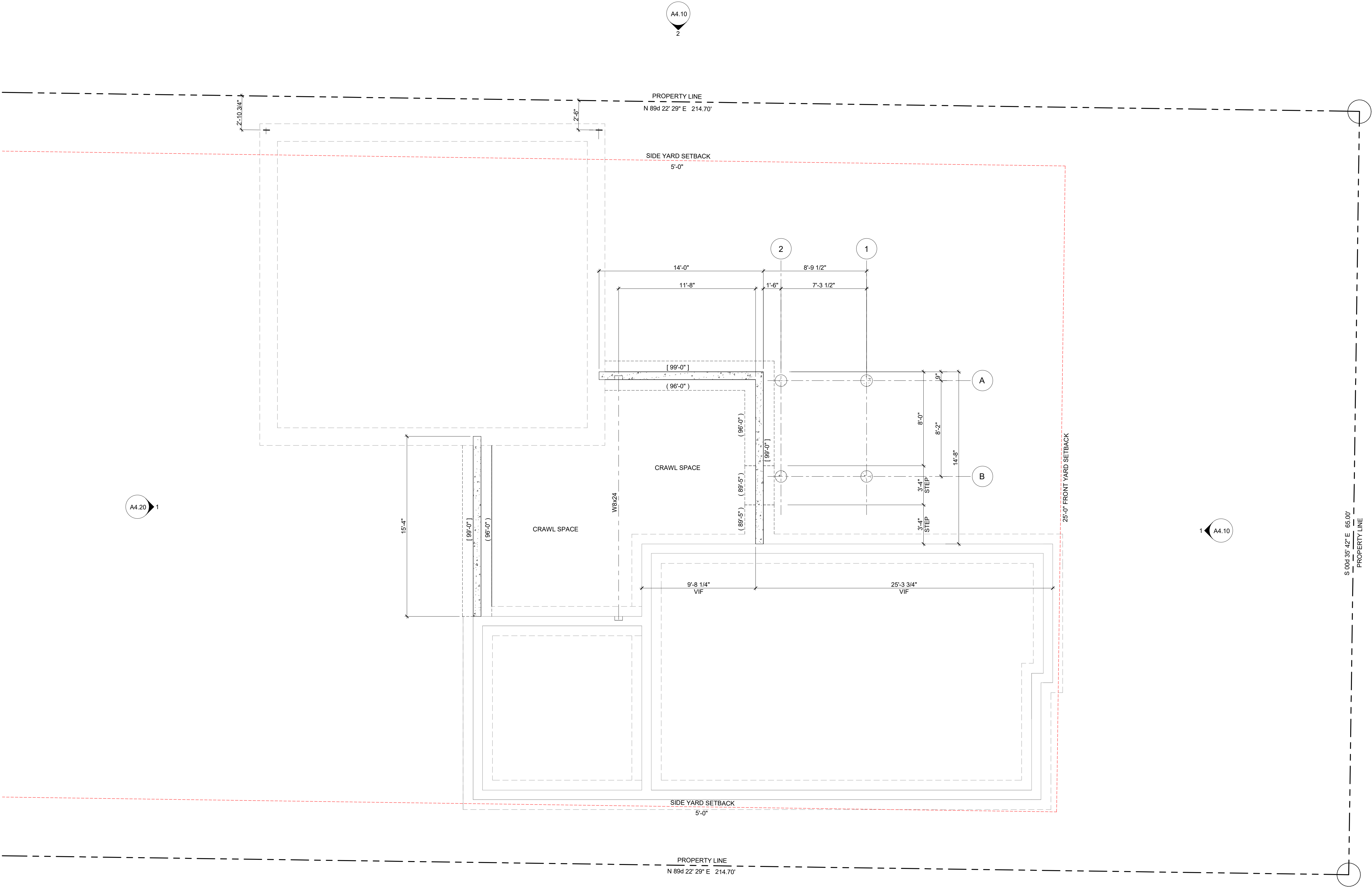
234 VERNON AVENUE



KEYNOTES	
1	EXISTING GARAGE
2	EXISTING HOUSE
3	MASTER BEDROOM ADDITION
4	MUD ROOM ADDITION
5	EXISTING FRONT PORCH
6	EXISTING DECK
7	NEW PERGOLA
8	EXISTING DRIVE
9	NOT USED.
10	NOT USED.
11	NOT USED.
12	NOT USED.

1 SITE PLAN
A1.00 SCALE: 1" = 10'-0"





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



ARCH REVIEW SUBMITTAL



JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

☒ SIGNATURE DATE:

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SHEET TITLE

FOUNDATION PLAN

REVISIONS

1 ADDENDUM #1 05.21.2020

PROJECT DATA

Date: 09-20-24

Job No: 24106

Drawn By: JCF

SHEET NO.

A1.10



RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

DATE: _____

SIGNATURE: _____

GENERAL AUTHORITY: J. P. BRENCH AND ASSOCIATES, INC. IS PROCEED TO THE NEXT PHASE OF PROJECT COMPLETION AND CERTIFY THAT THE CLIENT HAS AGREED TO THIS SCOPE OF WORK PRODUCE AND THAT THE DRAWING CONFORMANCE WITH THE CLIENT'S REQUIREMENTS.

OWNERSHIP AND USE OF DOCUMENTS

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SHEET TITLE

1st FLOOR PLAN

REVISIONS

PROJECT DATA

Date: 09-20-24

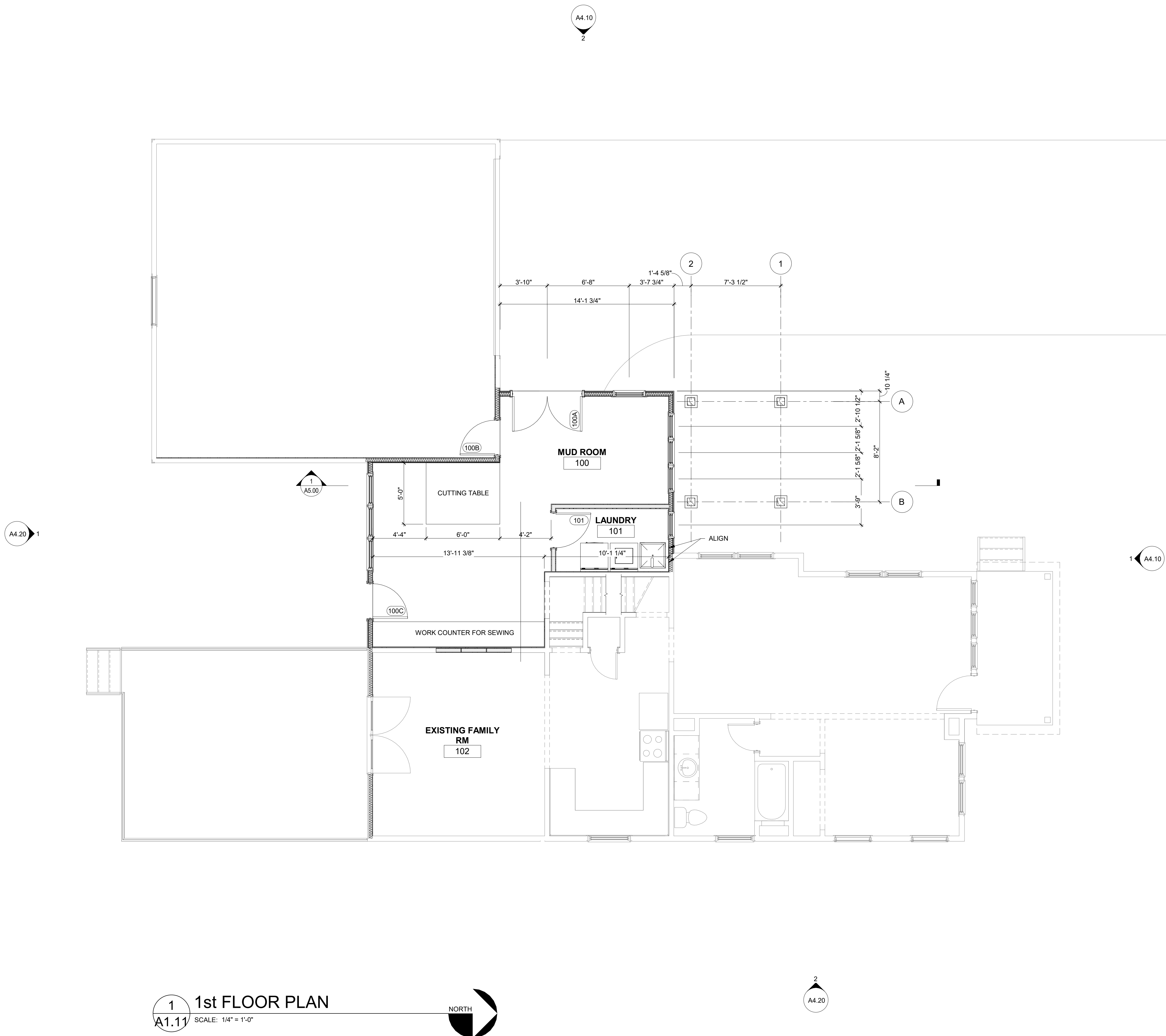
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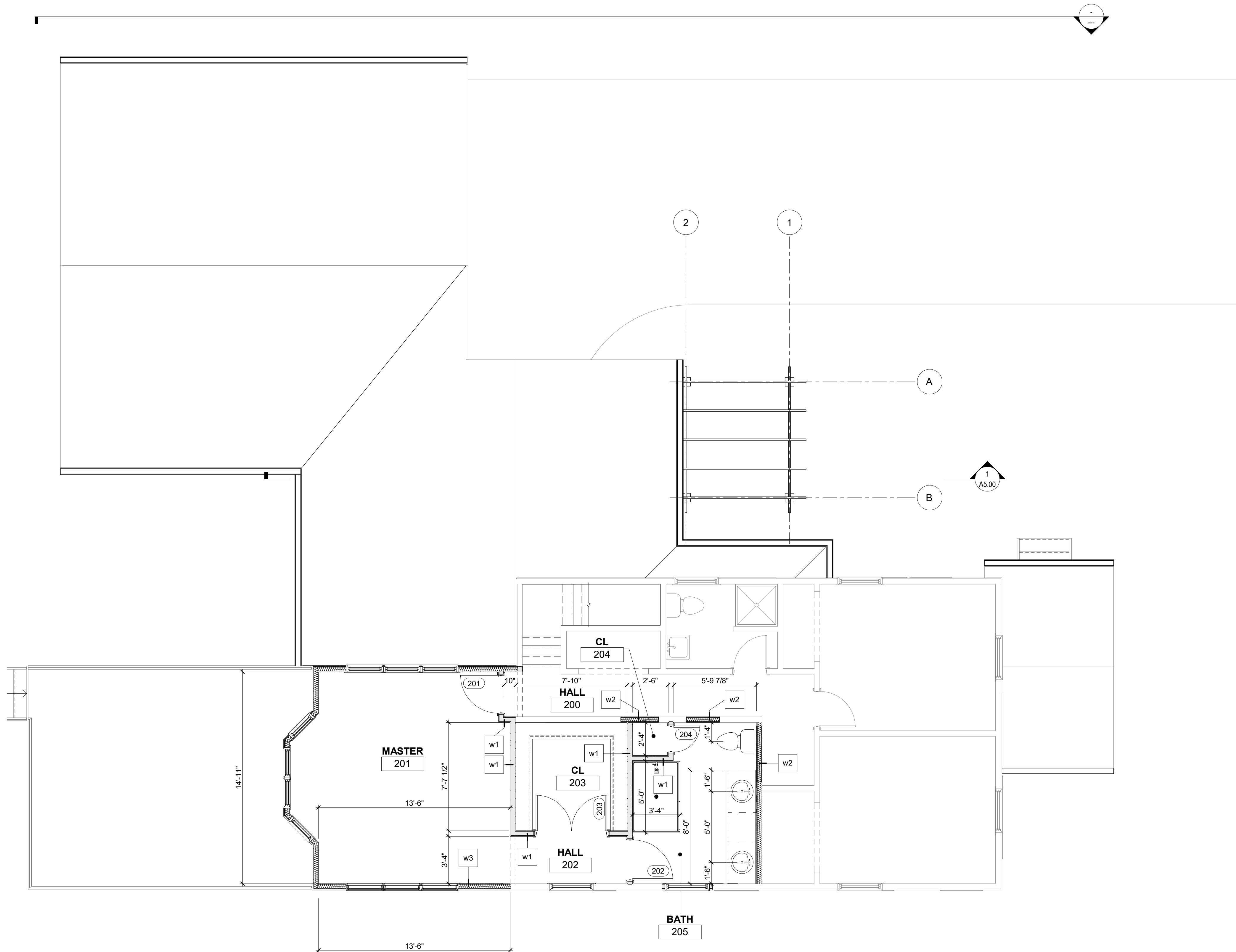
Drawn By: JCF

SHEET NO.

A1.11

ARCH REVIEW SUBMITTAL





1
A1.12

2nd FLOOR PLAN

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



JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

X SIGNATURE DATE:

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SHEET TITLE

2nd FLOOR PLAN

REVISIONS

PROJECT DATA

Date: 09-20-24

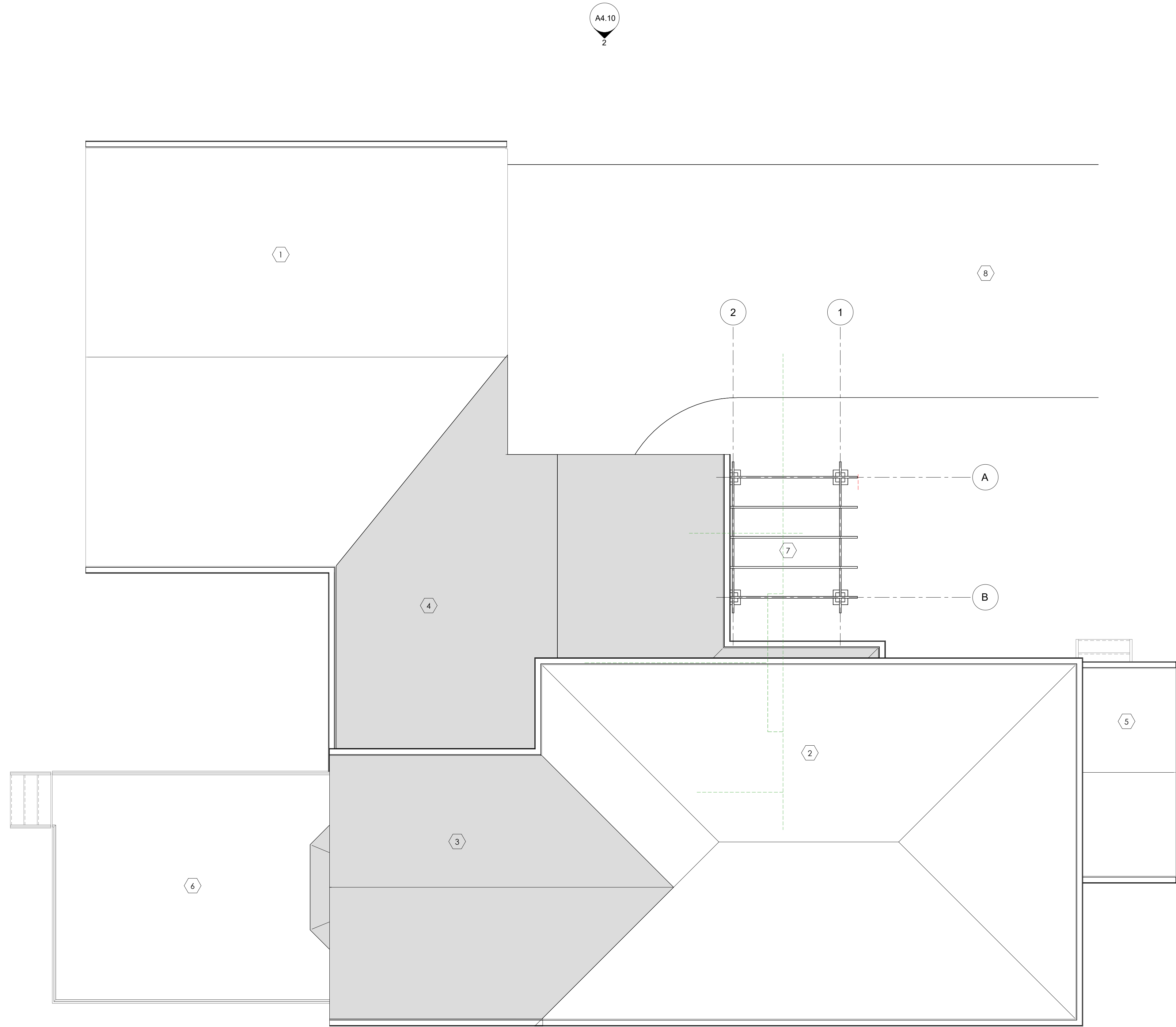
Job No: 24106

Drawn By: JCF

SHEET NO.

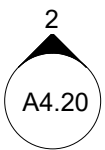
A1.12

ARCH REVIEW SUBMITTAL



KEYNOTES	
1	EXISTING GARAGE - NEW ASPHALT SHINGLES AND ALUM GUTTERS
2	EXISTING HOUSE - NEW ASPHALT SHINGLES AND ALUM GUTTERS
3	MASTER BEDROOM ADDITION
4	MUD ROOM ADDITION
5	EXISTING FRONT PORCH - NEW ASPHALT SHINGLES AND ALUM GUTTERS
6	EXISTING DECK
7	NEW PERGOLA
8	EXISTING DRIVE
9	NOT USED.
10	NOT USED.
11	NOT USED.
12	NOT USED.

1 ROOF PLAN
A2.00 SCALE: 1/4" = 1'-0"



JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

☒ SIGNATURE DATE:

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SHEET TITLE

ROOF PLAN

REVISIONS

PROJECT DATA

Date: 09-20-24

Job No: 24106

Drawn By: JCF

SHEET NO.

A2.00

ARCH REVIEW SUBMITTAL



JFA

JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

X

SIGNATURE

THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY JFRENCH AND ASSOCIATES, INC. TO PROVIDE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE PROJECT COMPLETION DATE IS AS SHOWN ON THE DRAWINGS. THE PROJECT COMPLETION DATE IS NOT A GUARANTEE OF THE PROJECT COMPLETION DATE. THE PROJECT COMPLETION DATE IS NOT A GUARANTEE OF THE PROJECT COMPLETION DATE. THE PROJECT COMPLETION DATE IS NOT A GUARANTEE OF THE PROJECT COMPLETION DATE.

DATE:

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SHEET TITLE

EXISTING BUILDING PHOTOS

REVISIONS

PROJECT DATA

Date: 09-20-24

Job No: 24106

Drawn By: JCF

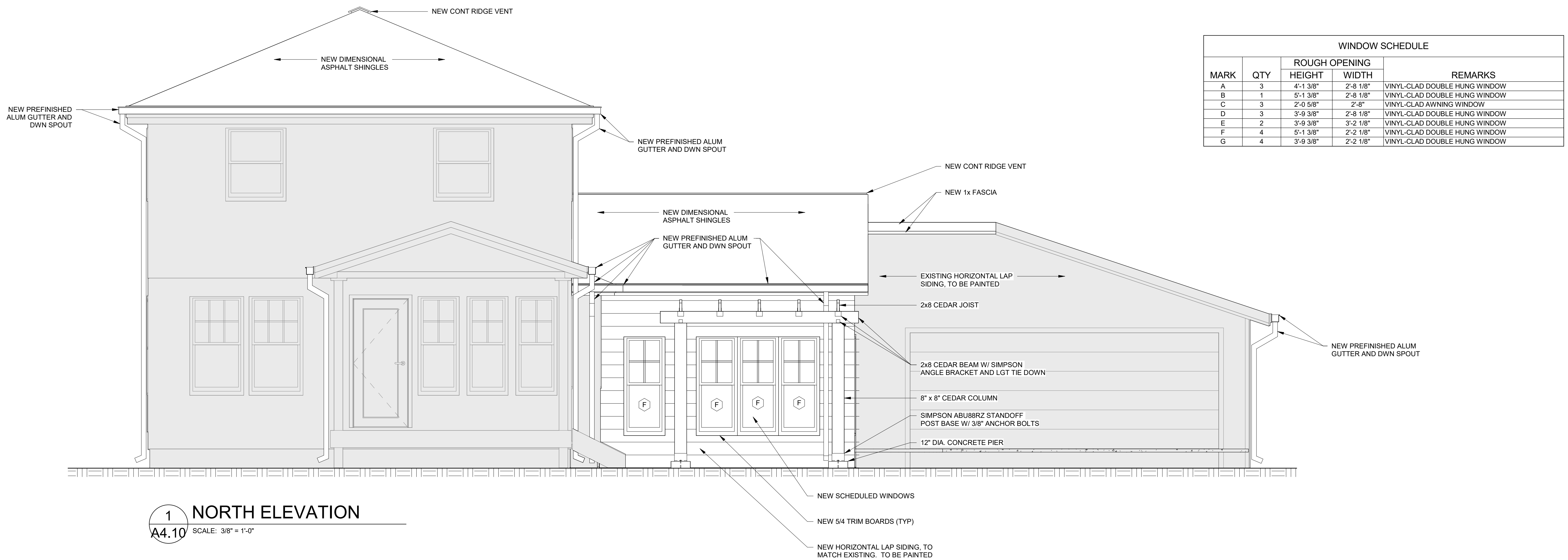
SHEET NO.

A4.00

ARCH REVIEW SUBMITTAL

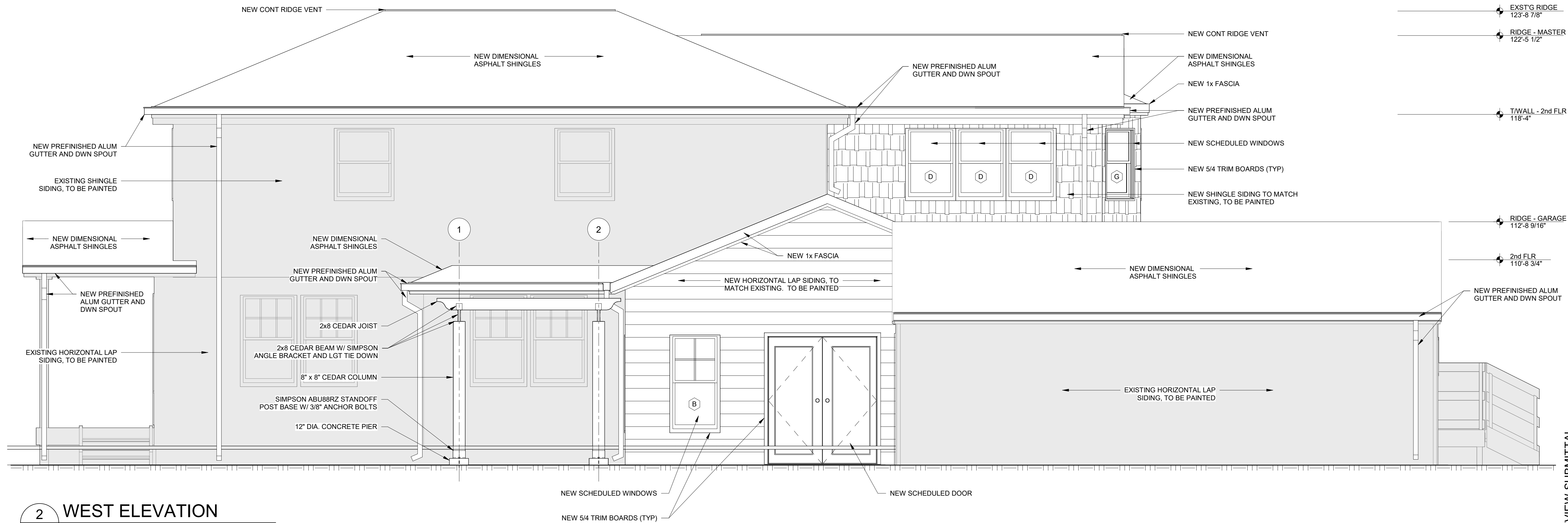
© COPYRIGHT 2017 JFrench and Associates, Inc.
Plot Date: 9/16/2024 4:29:20 PM

Page 16 of 33



WINDOW SCHEDULE				
MARK	QTY	ROUGH OPENING		REMARKS
		HEIGHT	WIDTH	
A	3	4'-1 3/8"	2'-8 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
B	1	5'-1 3/8"	2'-8 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
C	3	2'-0 5/8"	2'-8"	VINYL-CLAD AWNING WINDOW
D	3	3'-9 3/8"	2'-8 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
E	2	3'-9 3/8"	3'-2 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
F	4	5'-1 3/8"	2'-2 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
G	4	3'-9 3/8"	2'-2 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW

1 NORTH ELEVATION
A4.10 SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
A4.10 SCALE: 3/8" = 1'-0"

JFA

JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

DATE: _____
SIGNATURE: _____
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF WISCONSIN AND THAT I AM THE ARCHITECT OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN BUILDING CODE AND THE WISCONSIN PROFESSIONAL ETHICS ACT. I HAVE ALSO REVIEWED THE PROJECT AND I HAVE FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN BUILDING CODE AND THE WISCONSIN PROFESSIONAL ETHICS ACT.

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Architect are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is completed. Drawings, specifications and other documents furnished by the Architect shall not be used by the owner on other projects, for additions to this project or for other purposes in connection with the Project. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or the Architect's common law copyright or other reserved rights. The owner shall own neither the documents nor the copyrights.

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

Date: 09-20-24

Job No: 24106

Drawn By: JCF

SHEET NO.

A4.10

ARCH REVIEW SUBMITTAL

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

DATE:
SIGNATURE:
THIS DRAWING IS THE PROPERTY OF JFRENCH AND ASSOCIATES, INC. IT IS LOANED TO YOU FOR THE BEST INTEREST OF THE PROJECT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JFRENCH AND ASSOCIATES, INC. ANY USE OF THIS DRAWING FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the Architect are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is completed. Drawings, specifications and other documents furnished by the Architect shall not be used by the owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or the Architect's common law copyright or other reserved rights. The owner shall own neither the documents nor the copyrights.

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

Date: 09-20-24

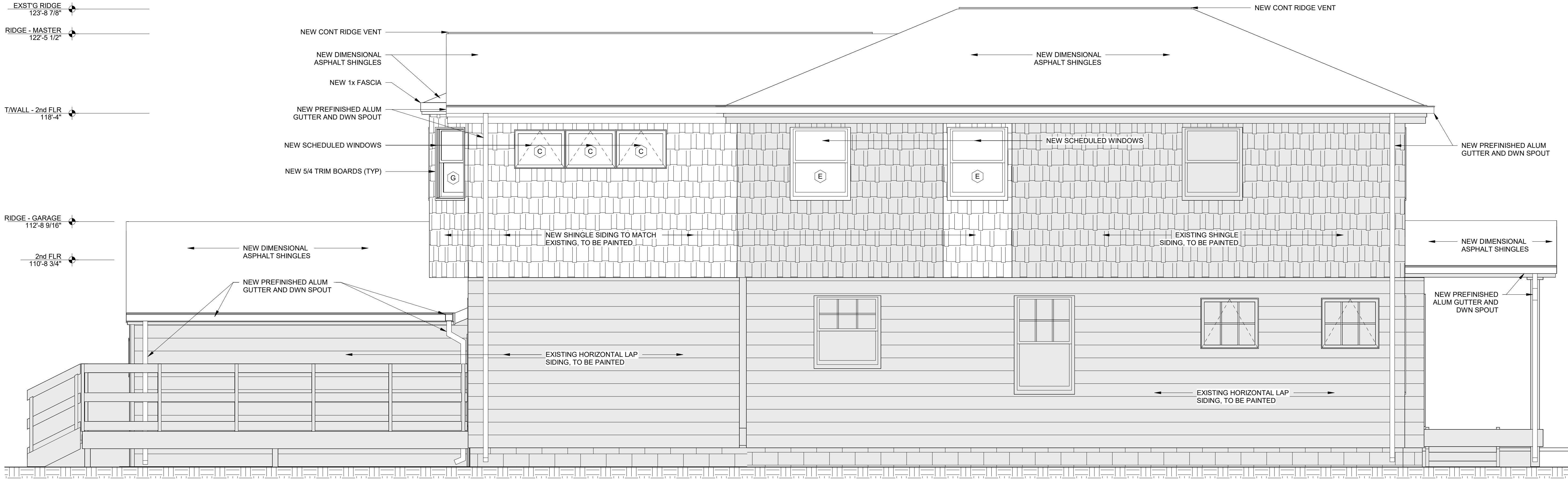
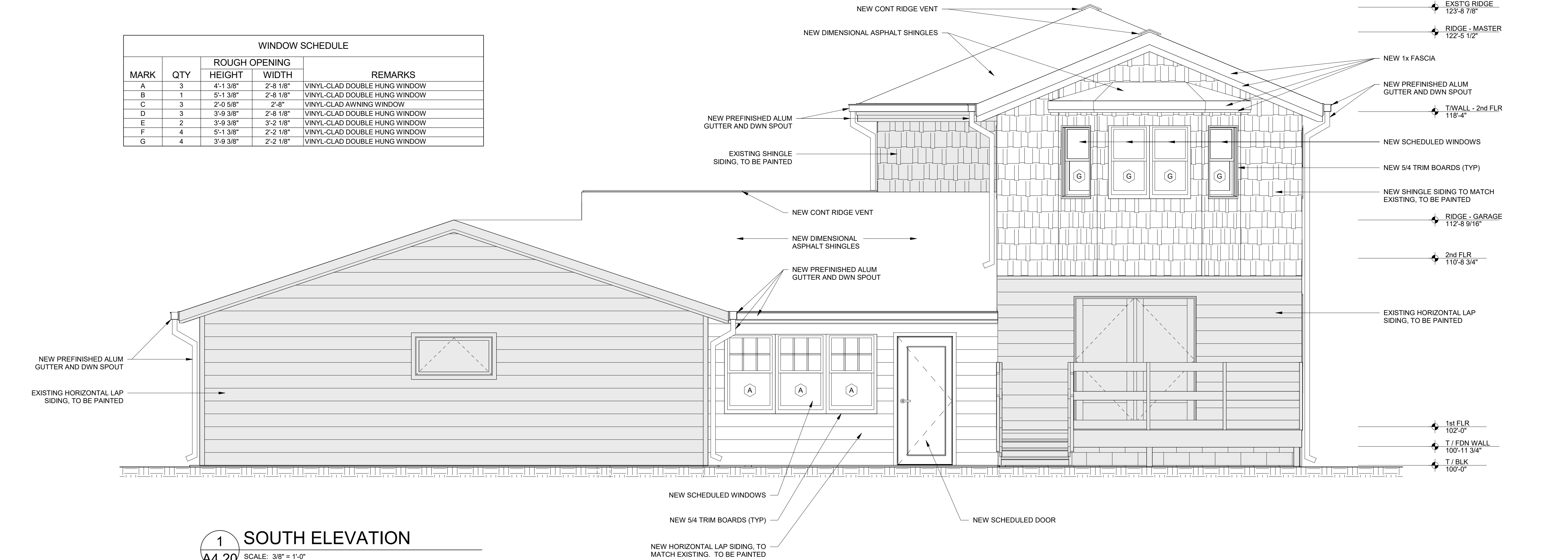
Job No: 24106

Drawn By: JCF

SHEET NO.

A4.20

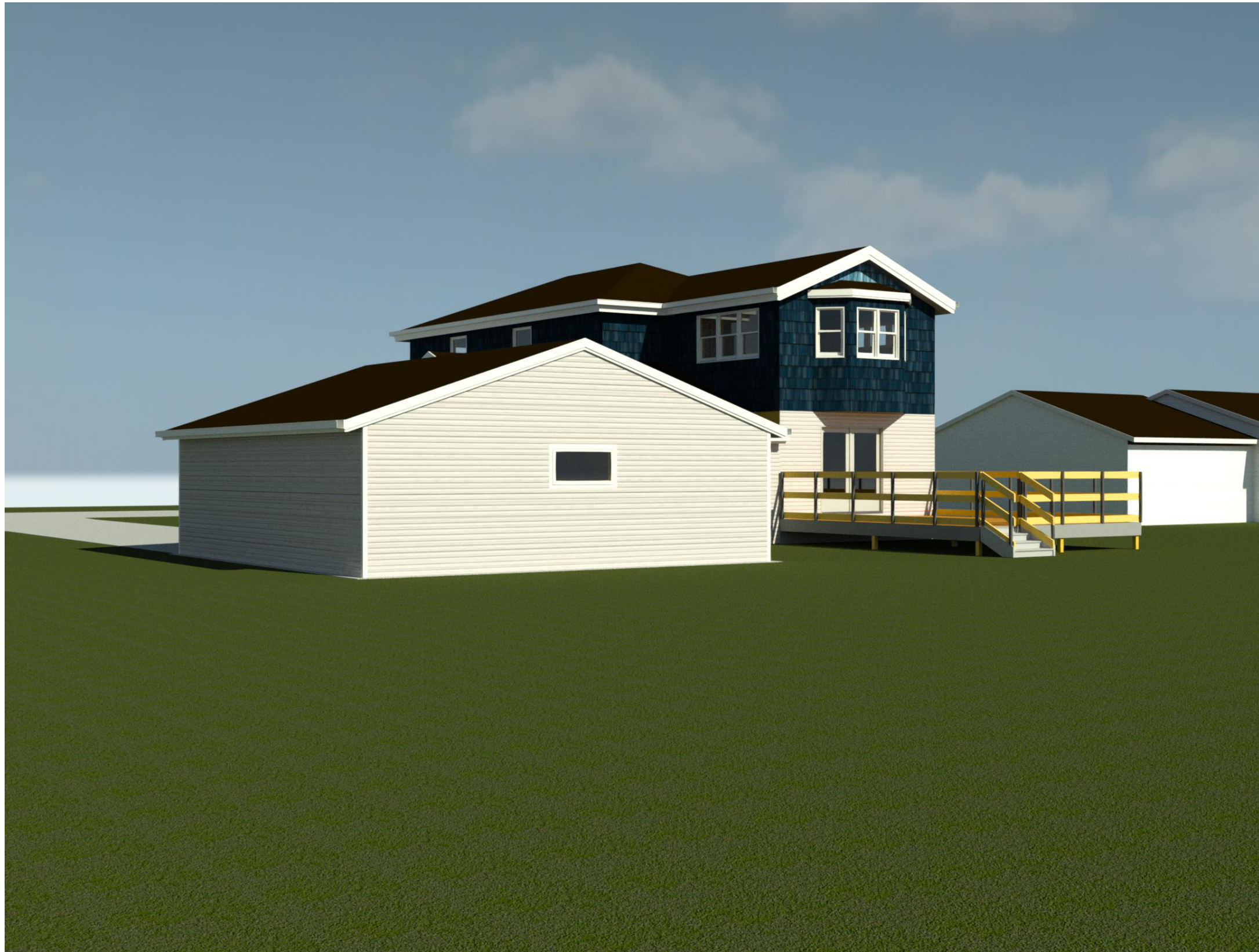
WINDOW SCHEDULE				
MARK	QTY	ROUGH OPENING		REMARKS
		HEIGHT	WIDTH	
A	3	4'-1 3/8"	2'-8 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
B	1	5'-1 3/8"	2'-8 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
C	3	2'-0 5/8"	2'-8"	VINYL-CLAD AWNING WINDOW
D	3	3'-9 3/8"	2'-8 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
E	2	3'-9 3/8"	3'-2 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
F	4	5'-1 3/8"	2'-2 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW
G	4	3'-9 3/8"	2'-2 1/8"	VINYL-CLAD DOUBLE HUNG WINDOW



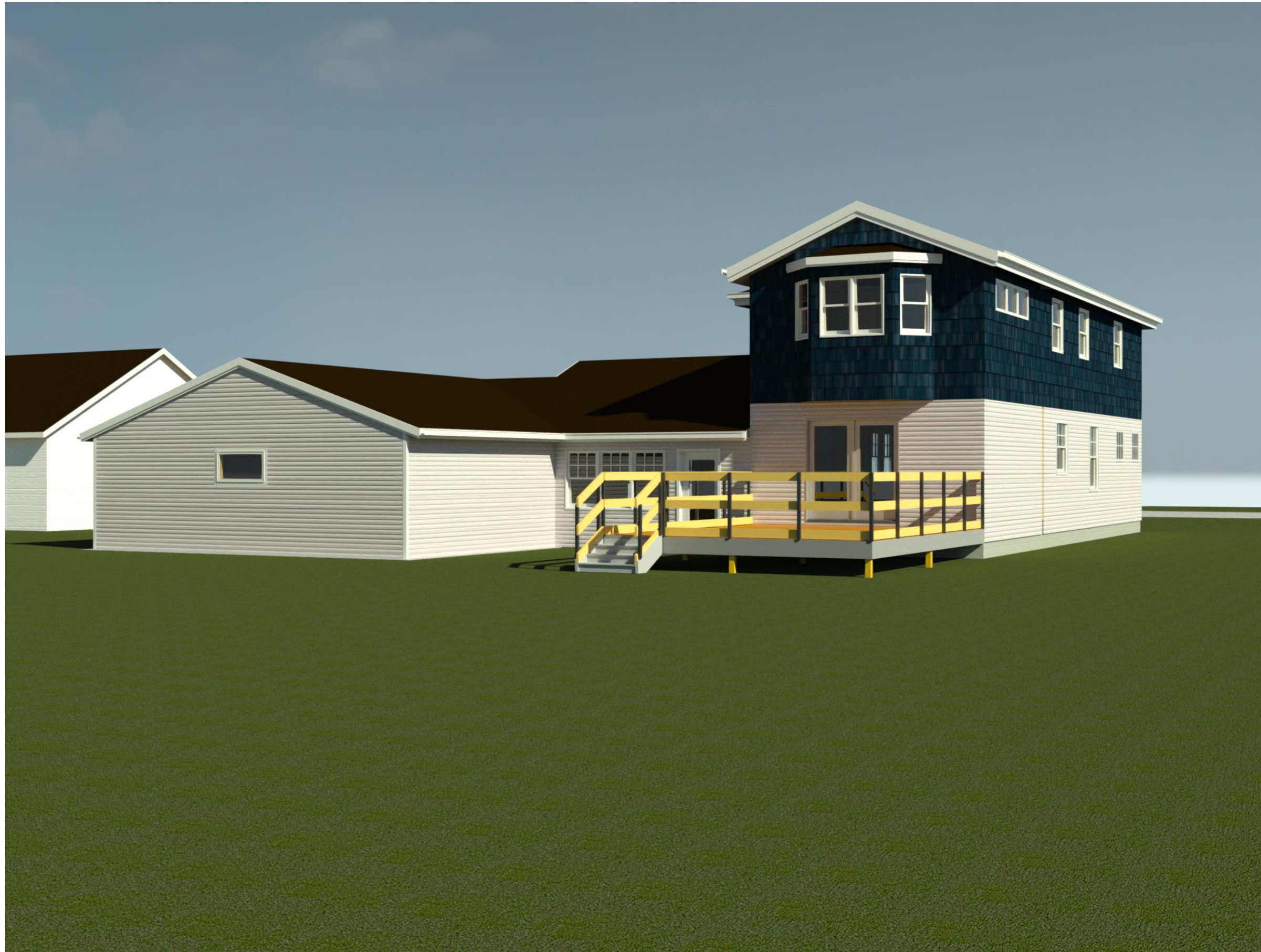
ARCH REVIEW SUBMITTAL



1 LOOKING SOUTH EAST
A4.30 SCALE: 12" = 1'-0"



2 LOOKING NORTH EAST
A4.30 SCALE: 12" = 1'-0"



3 LOOKING NORTH WEST
A4.30 SCALE: 12" = 1'-0"



4 LOOKING SOUTH WEST
A4.30 SCALE: 12" = 1'-0"

JFA

JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph. 414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

☒ SIGNATURE DATE:

OWNERSHIP AND USE OF DOCUMENTS

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SHEET TITLE

PERSPECTIVE VIEWS

REVISIONS

PROJECT DATA

Date: 09-20-24

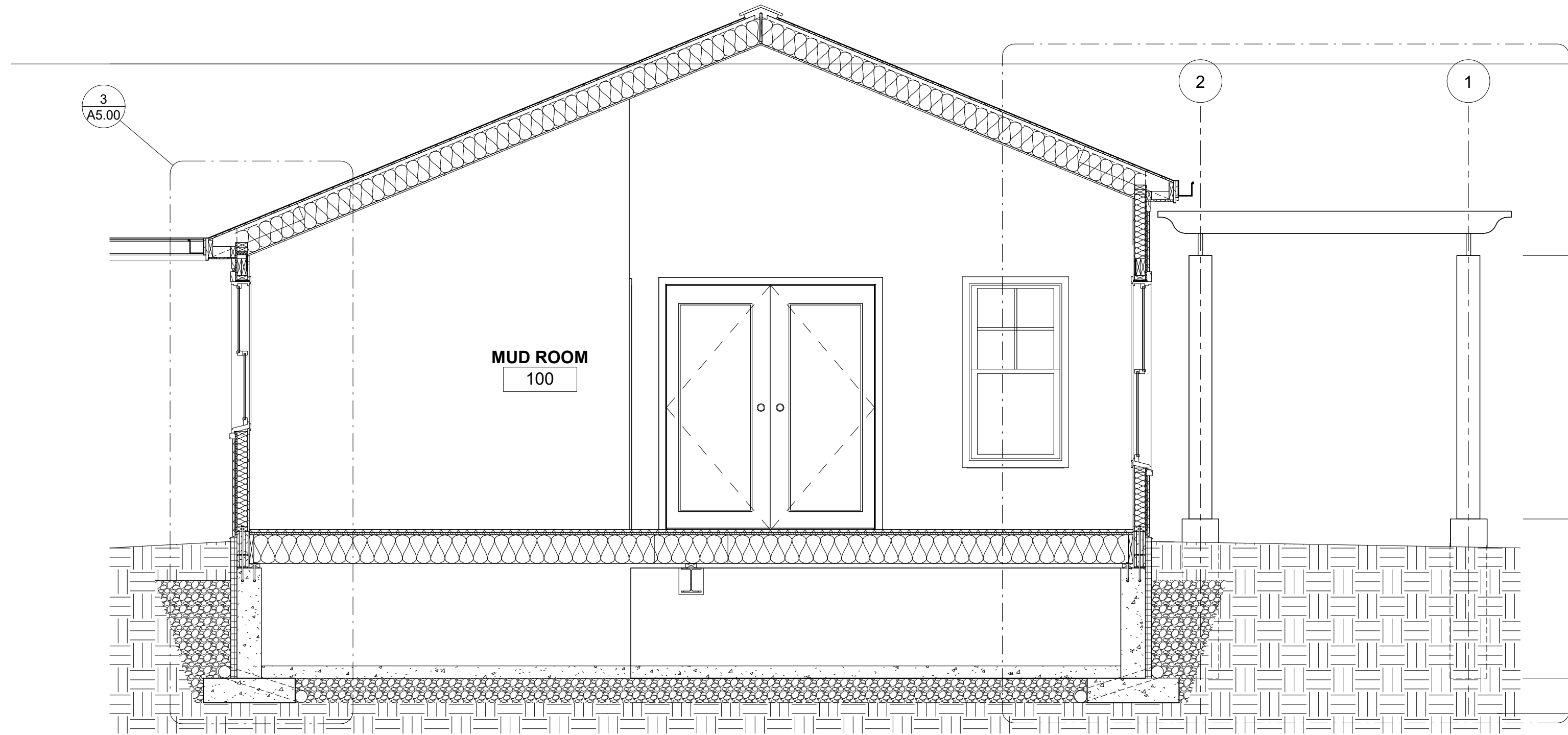
Job No: 24106

Drawn By: Author

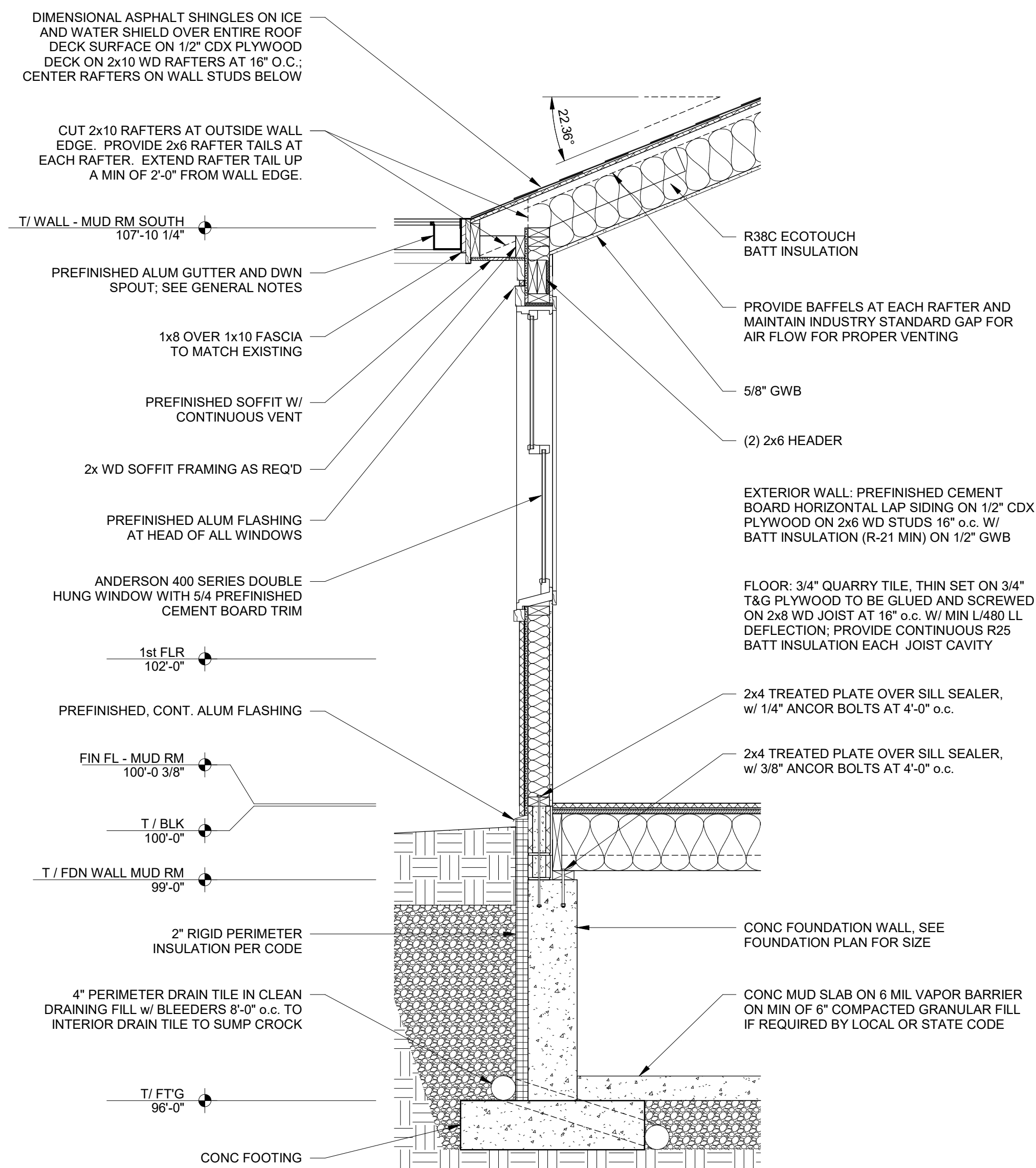
SHEET NO.

A4.30

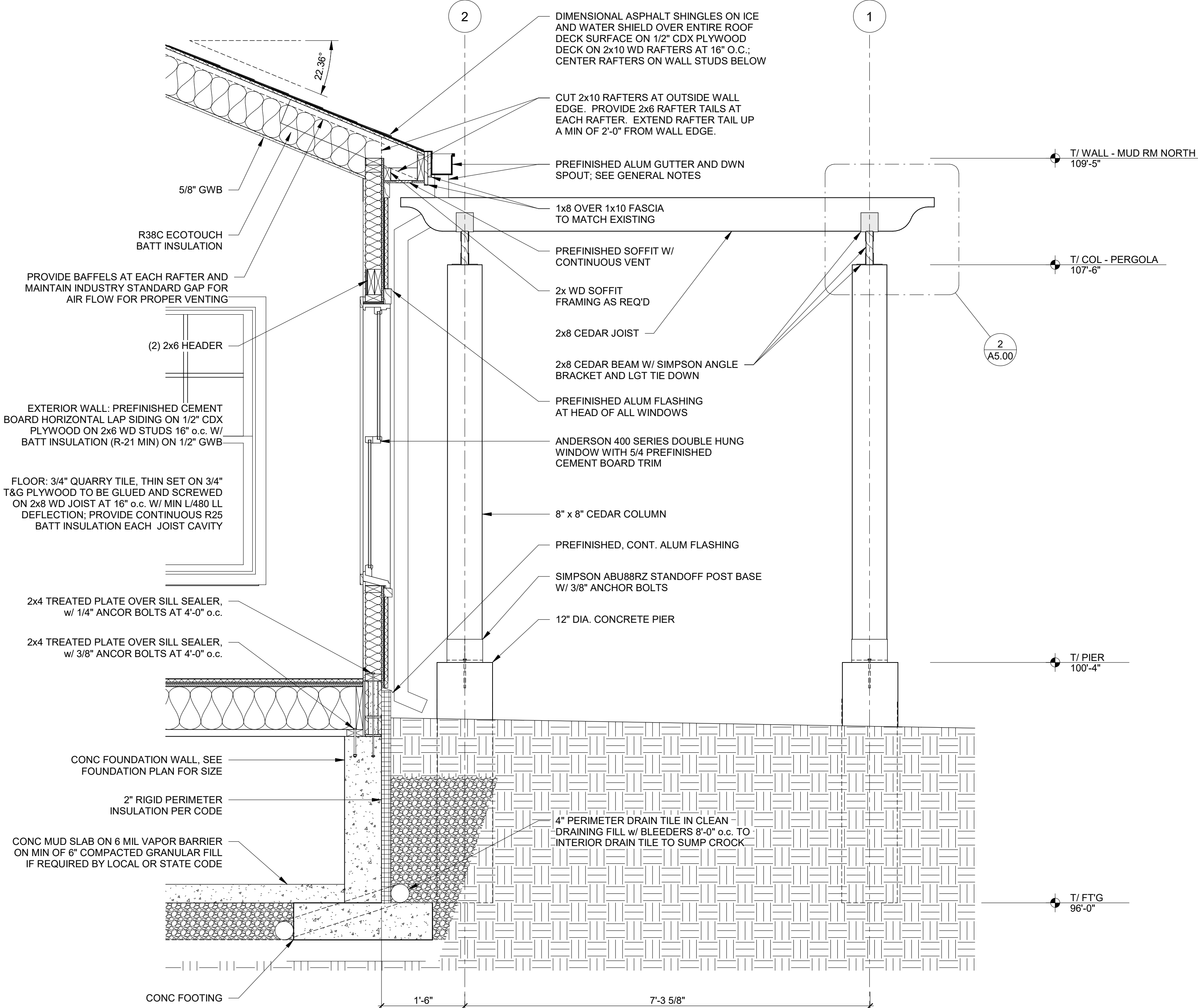
ARCH REVIEW SUBMITTAL



1 CROSS SECTION
A5.00 SCALE: 3/8" = 1'-0"



3 WALL SECTION
A5.00 SCALE: 3/4" = 1'-0"



4 WALL SECTION
A5.00 SCALE: 3/4" = 1'-0"

2 DETAIL @ PERGOLA TOP
A5.00 SCALE: 1 1/2" = 1'-0"

JFA

JFrench and Associates, Inc.

Architecture

301 Heidel Road
Thiensville, WI 53092
ph.414 - 234 - 0299

RENOVATION AND ADDITION FOR
CHRISTINE DUECKER
307 FREISTADT ROAD
THIENSVILLE, WI 53092

AUTHORIZATION SIGNATURE

SIGNATURE
DATE:

OWNERSHIP AND USE OF DOCUMENTS

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SHEET TITLE

SECTIONS AND DETAILS

REVISIONS

PROJECT DATA

Date: 09-20-24

Job No: 24106

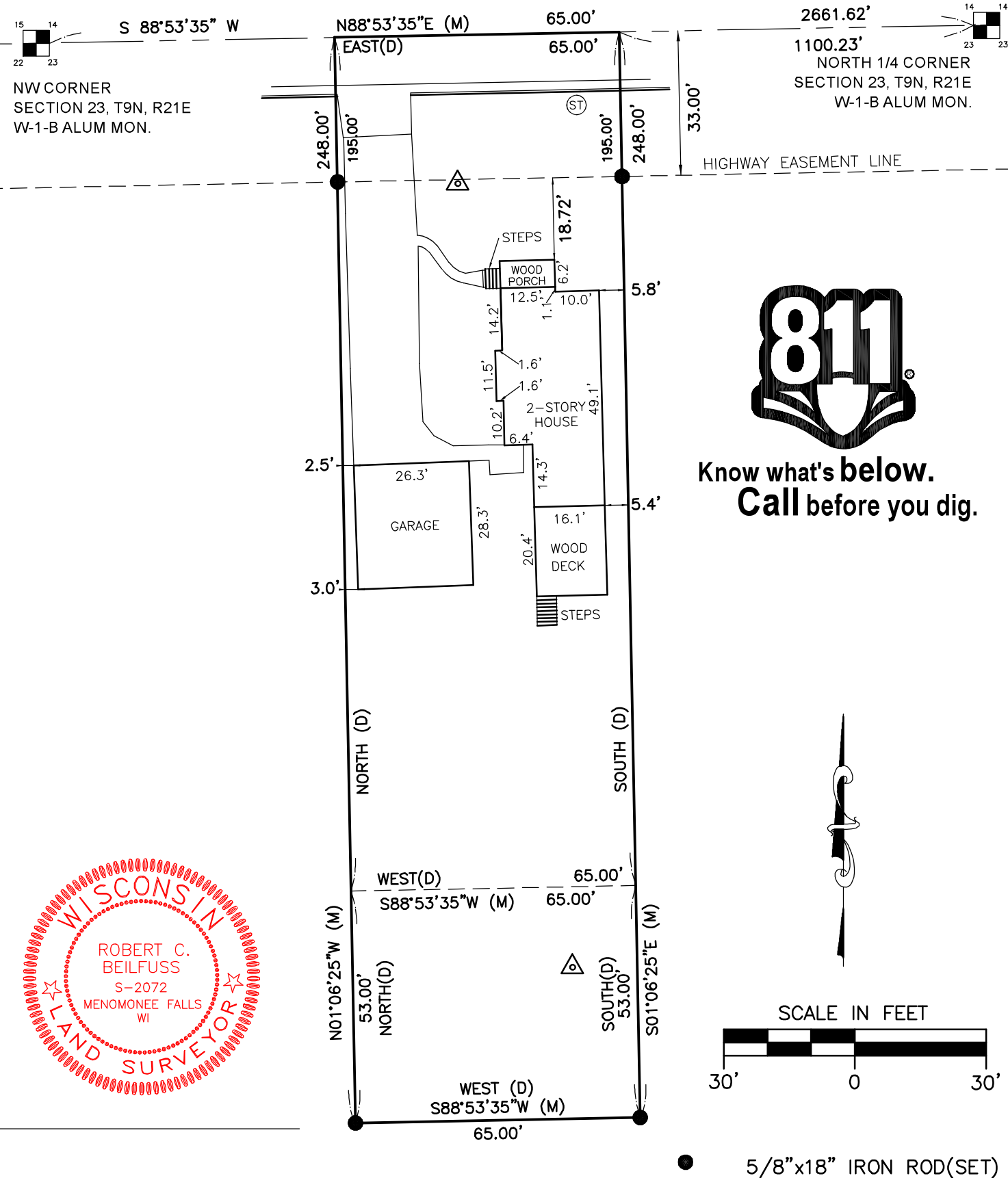
Drawn By: JCF

SHEET NO.

A5.00

ARCH REVIEW SUBMITTAL

FRIESTADT ROAD



GENERAL NOTES

1. Bearings are referenced to the North line of the Northwest 1/4 of Section 23. Township 9 North, Range 21 East, which bears North 88°53'35" East
2. Horizontal Datum: Wisconsin State Plane Coordinate System, South Zone Grid.
North American Datum of 1983, 2011 Adjustment
3. On the ground survey performed by Point Land Surveying & Mapping on August 4, 2024.
5. Owner: Christine Burke-Duecker and Brett T. Martin
6. Property Address: 307 E. Freistadt Road, Thiensville, Wisconsin

DESCRIPTION OF PROPERTY SURVEYED per Commitment No. ZA-323001 by Heritage Title Services on July 8, 2021.

That part of Lot 11, in Block 4 of the Assessor's Plat of the Village of Thiensville, Ozaukee County, Wisconsin, bounded and described as follows:

Commencing in the center of a certain road now known as County Trunk Highway "M" on the Northeast corner of a certain 5-acre tract of land as described in a Deed recorded in Volume 60 of Deeds on Page 237 in the Office of the Register of Deeds of Ozaukee County, Wisconsin, running thence East 65 feet; thence South 195 feet; thence West 65 feet; thence North to the place of beginning, 195 feet.

And also:

The South 53 feet of the West 65 feet of the North ½ of Lot 11, Block 4, Assessor's Plat of the Village of Thiensville, in the Northeast ¼ of Section 23, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin, plat of Homeland.

SURVEYOR'S CERTIFICATE:

State of Wisconsin) SS
Waukesha County

I certify that 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, it's exterior boundaries, the location and dimensions of all observed structures thereon, fences, apparent easements, roadways and visible encroachments if any.

This survey is made for the exclusive use of the present owners of the property, and is warranted to those who purchase, mortgage, or guarantee the title thereto from the date of issuance of this survey or the date of last revision.

This survey is copyrighted and reproduction without the written permission of the Professional Land Surveyor is prohibited.

Robert C. Beilfuss, PLS
Wisconsin Professional Land Surveyor S-2072

[illegible]

This Instrument prepared by Robert C. Beilfuss, P.L.S., S-2072
This is an original survey if the seal is red, and the signature is in blue. Any other versions or variations and this map has been copied and is unauthorized.

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# 12-050-04-11-001																									
 Village of THIENSVILLE		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) 307 E Freistadt Rd.		PROJECT DESCRIPTION Add'n to single fam. residence ☐ COMMERCIAL ☒ ONE & TWO FAMILY																								
Owner's Name Christine Burke-Duecker		Mailing Address - Include City & Zip 307 E. Freistadt Road Thiensville, WI 53092		Telephone - Include Area Code 414-526-7924																										
Construction Contractor (DC Lic No.) TBD		Mailing Address - Include City & Zip		Telephone - Include Area Code																										
Dwelling Contractor Qualifier (DCQ Lic No.) TBD		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code																										
Plumbing Contractor (Lic No.) TBD		Mailing Address - Include City & Zip		Telephone - Include Area Code																										
Electrical Contractor (Lic No.) TBD		Mailing Address - Include City & Zip		Telephone - Include Area Code																										
HVAC Contractor (Lic No.) TBD		Mailing Address - Include City & Zip		Telephone - Include Area Code																										
PROJECT INFORMATION			Subdivision Name Assessor's Plat		Lot No. 11		Block No. 4																							
Zoning District R-2		Lot Area 16,120 Sq. Ft.		N.S.E.W. Setbacks		Front 25' Ft.		Rear 25' Ft.																						
						Left 5' Ft.		Right 5' Ft.																						
1a. PROJECT		3. TYPE		6. STORIES		9. HVAC EQUIPMENT		12. ENERGY SOURCE																						
☐ New ☒ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____		☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial		☐ 1-Story ☒ 2-Story ☐ Other _____		☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____		<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>		Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar	Space Htg	☒	☐	☐	☐	☐	☐	Water Htg	☒	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar																								
Space Htg	☒	☐	☐	☐	☐	☐																								
Water Htg	☒	☐	☐	☐	☐	☐																								
1b. GARAGE		4. CONST. TYPE		7. FOUNDATION		10. PLUMBING		* ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																						
☐ Attached ☒ Detached		☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		☐ Concrete ☒ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____		Sewer ☒ Municipal ☐ Septic No. _____																								
2. AREA		5. ELECTRICAL		8. USE		11. WATER		13. HEAT LOSS (Calculated)																						
Basement <u>730</u> Sq. Ft. Living Area <u>1660</u> Sq. Ft. Garage <u>744</u> Sq. Ft. Other _____ Sq. Ft. TOTAL <u>3134</u>		Entrance Panel Size: <u>100</u> amp Service: <u> </u> New <u> </u> Rewire <u> </u> Phase <u> </u> Volts <u> </u> Underground <u> </u> Overhead Power Company: _____		☐ Seasonal ☒ Permanent ☐ Other _____		☐ Municipal Utility ☒ Private On-Site Well		Total _____ BTU/HR																						
								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. **FNP**

APPLICANT (PRINT): CHRISTINE BURKE-DUECKER **SIGN:** Christine Burke-Duecker **DATE:** 9-20-24

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 _____ \$ 0.00		Bldg. # At top of form _____ Zoning # <u>R-2</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. _____	



Village of Thiensville

Plan Commission Application

Property Address: 215 S Orchard Street, Thiensville WI 53092
12-073-04-09-000

Tax Key #

Property Owner

Douglas Lawson

Name

215 S Orchard Street

Address

262-219-9884

Phone

mkiekbusch@wi.rr.com

Email address

Current Zoning

Applicant ☐ Same as owner

David & Goliath Builders

Name

1177 Quail Court Pewaukee WI

Address

262-691-8841

Phone

andrewr@davidgoliath.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.

The project entails razing the existing home, leaving the driveway and detached garage intact. The razing includes removing the house and foundation, basement floor, and all the components. A new residence will be constructed in the same location as the current home and connect to existing utilities. The new residence will be 900 square feet, two bedroom, two bath ranch style home measuring 36'-4" wide by 25'-0" deep and 19'-9 1/2" tall from finished grade. The home includes horizontal vinyl siding on the main body of the home and vertical board and batten vinyl on the gables. Roofing to be dimensional shingle with aluminum gutters, down spouts, fascia, and soffits. The front and left setbacks will remain the same as existing structure.

Andrew P. Priesel

Applicant's Signature

8/13/24

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	

- N/A ☐ 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 8/26/21 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# 120730409000																						
Village of THIENSVILLE	☐ TOWN ☒ VILLAGE ☐ CITY OF Thiensville COUNTY: Ozaukee	PROJECT LOCATION (Building Address) 215 S. Orchard St		PROJECT DESCRIPTION Single Family Home ☐ COMMERCIAL ☒ ONE & TWO FAMILY																					
Owner's Name Mailing Address - Include City & Zip Telephone - Include Area Code Douglas Lawson and Marian Kieckbusch 215 S Orchard Street Thiensville Wisconsin 53092 262-219-9884 414-630-9436																									
Construction Contractor (DC Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code David and Goliath Builders Inc. 2093 1177 Quail Court Pewaukee Wisconsin 53072 262-691-8841																									
Dwelling Contractor Qualifier (DCQ Lic No.) Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code David Rodrigues Jr. 2095 262-691-8841																									
Plumbing Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code Innovative Plumbing 274996 900 Inlet Shore Drive Delavan Wisconsin 53114 262-949-4528																									
Electrical Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code Elite Electrical Connection LLC 999205 3525 North 169th street Brookfield Wisconsin 53005 414-687-2092																									
HVAC Contractor (Lic No.) Mailing Address - Include City & Zip Telephone - Include Area Code Dave Perry 18143 W300 N7673 Christine Lane Hartland Wis. 53029 262-966-1959																									
PROJECT INFORMATION		Subdivision Name		Lot No. 11 Block No. 4																					
Zoning District	Lot Area 14958 Sq. Ft.	N.S.E.W. Setbacks	Front 65.72 Ft. Rear 45.50 Ft.	Left 38.11 Ft. Right 35.58 Ft.																					
1a. PROJECT		3. TYPE	6. STORIES	9. HVAC EQUIPMENT																					
☒ New ☐ Addition ☒ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other		☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial	☒ 1-Story ☐ 2-Story ☐ Other	☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ Other																					
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2. AREA		5. ELECTRICAL	8. USE	11. WATER																					
Basement ⁹⁰⁰ Sq. Ft. Living Area ⁹⁰⁰ Sq. Ft. Garage ⁰ Sq. Ft. Other ⁰ Sq. Ft. TOTAL 1800		Entrance Panel Size: ²⁰⁰ amp Service: ☒ New ☐ Rewire single Phase ²⁴⁰ Volts ☒ Underground ☐ Overhead Power Company: We Energies	☒ Seasonal ☒ Permanent ☐ Other	☐ Municipal Utility ☒ Private On-Site Well																					
				12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☒</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☒</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☒	☐	☐	☐	☐	☐	Water Htg	☒	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																			
Space Htg	☒	☐	☐	☐	☐	☐																			
Water Htg	☒	☐	☐	☐	☐	☐																			
				13. HEAT LOSS (Calculated) Total 29,387 BTU/HR																					
				14. ESTIMATED COST \$165,500																					
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): Andrew P Risch SIGN: DATE: 8/13/24																									
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 \$ 0.00		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____																					
		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.		PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																					

To: Thiensville Planning Committee

We are the owners at 215 S Orchard St in Thiensville. Doug has lived in this house since June of 1995. Marian has been with Doug since 2005. Marian currently has a home in Milwaukee which will eventually be sold. Within the past few years we have been seriously thinking about aging in place, what location are we interested in, and what type of home would be suitable for us? We are bound and determined to live out our lives in a home and not a nursing home. What that means to us is a home that we can maintain easily (physically and financially) both inside and outside as we become older & hopefully more wiser.

We did look at remodeling his existing home (built in 1948). All quotes to remodel far outweigh the cost to demo and rebuild and most likely would remain about the same size. We agreed that a size somewhere between my house of 1000 sq ft and his house at 750 sq ft would be something we could continue to handle/maintain into our later years. We also wanted to ensure the final person continuing to occupy the home could maintain it alone.

The plans presented to you show everything is available to us on the first floor: Washer, Dryer, Bathrooms, and Bedrooms. After grading and taking down some very large trees, and going back to about 90/10 grass/landscaping we will have easy access in and out of our house as well & easy maintenance. Being on a retirement income, we must keep in mind total costs for future expenses on the home & landscaping updates.

A thoughtful community should have options to serve a diverse group of people and situations. If you focus on the average all the time you exclude people with needs that don't fit the average. Remember...a village without elders is like a well without water. That said...we were shocked to hear a zoning change was made that requires a total floor area of 1000 sq ft for everyone in the R-2 Zone. The explanation we received for this zone change was to ensure the house does not get torn down when a owner leaves. This home we are building is for us, 2 elderly people to AGE IN PLACE. God willing...we hope to age in place for 20 plus years. If God so allows, that would put this new build on that property for another 20 yrs. This property is being allocated for Family Inheritance.

Doug has owned this home & property since 1995, it shows his commitment to the Village of Thiensville. He has neighbors that he has built long time relationships with and Marian is already getting to know some of them as well. We do love the people & town, park & trails, shops, and the safe environment.

We are asking that the Committee please understand our needs that do NOT fall into the NORM. We ask that you PLEASE grandfather in his property to allow us to move forward with this 900 easy to maintain sq ft home where we can AGE IN PLACE. Do not exclude us but rather continue to allow us to contribute elderly values to this small & wonderful community. Please!



FRONT RENDERING

LANDSCAPING PLAN

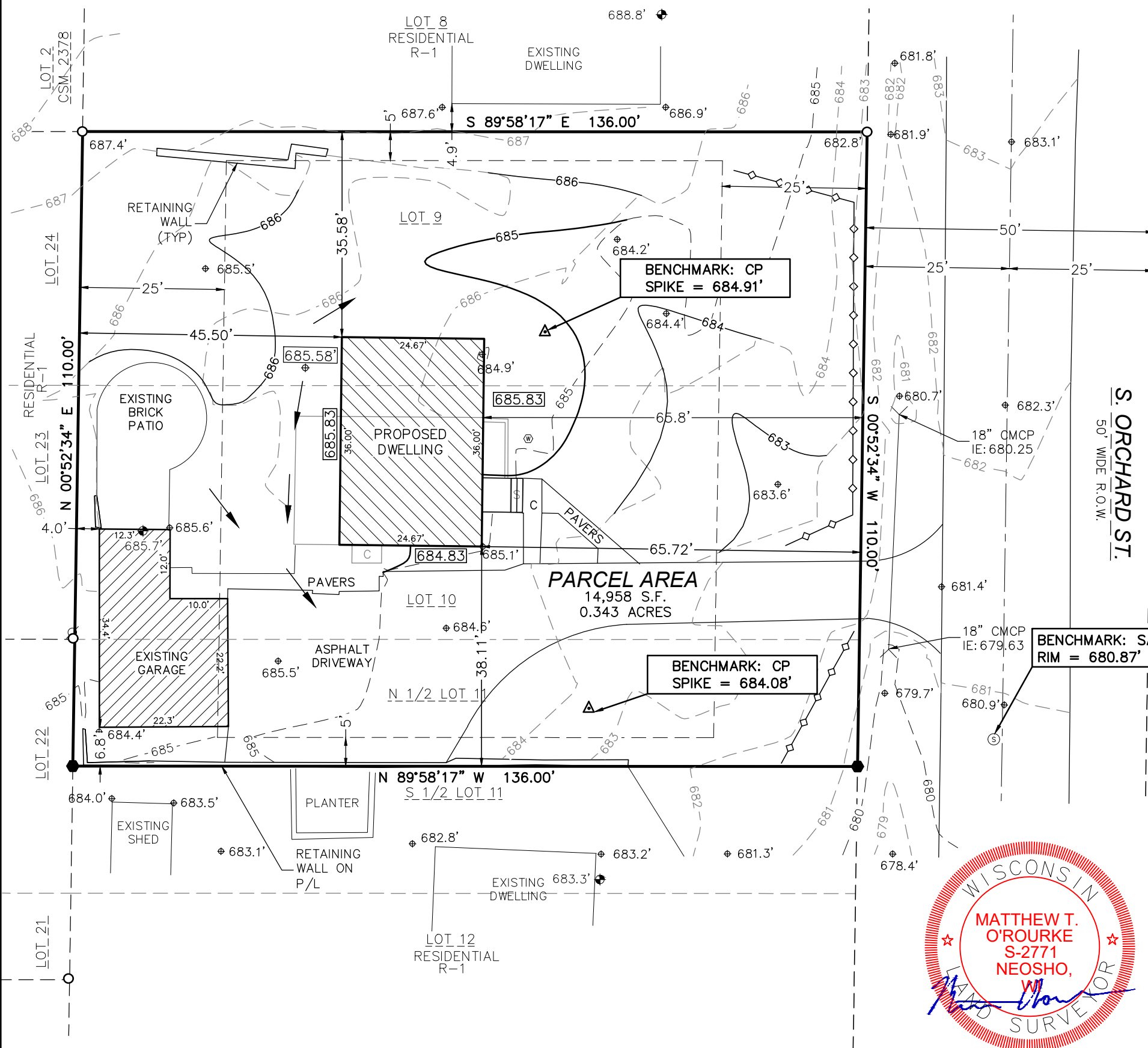
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BUYER _____
BUILDER _____

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DAVID AND GOLIATH BUILDERS 1177 QUAIL COURT, SUITE 100 PEWAUKEE, WISCONSIN 53072 TEL: 262-691-8841 FAX: 262-691-8859	 DOUG LAWSON AND MARIAN KIECKBUSCH 215 S. ORCHARD STREET THIENSVILLE 53092	PHASE DATE PHASE DATE PHASE DATE PHASE DATE
LANDSCAPING PLAN		
SHEET 1 OF 1		

PLAT OF SURVEY

LOT 9, LOT 10 AND THE NORTH 1/2 OF LOT 11, IN BLOCK FOUR OF THE ADDITION TO AND THE ALTERATION OF SUBDIVISION BLOCKS NUMBERED 4 AND 7 OF THE THIENSVILLE REALTY COMPANY'S PLAT TO THE VILLAGE OF THIENSVILLE, BEING A PART OF THE SE 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 21 EAST, VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN.



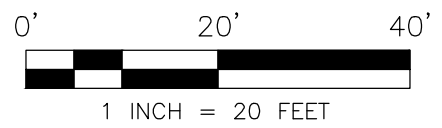
PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 685.83/684.83
GARAGE FLOOR: EXISTING
TOP OF WALL: 686.17
TOP OF FOOTING: 678.17 (8' WALL)
DRIVE SLOPE = EXISTING

R-2 SETBACK REQUIREMENTS
FRONT YARD = 25'
SIDE YARD = 5'
REAR YARD = 25'

NOTES:

- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.

- LEGEND**
- FOUND 1" IRON PIPE OR NOTED
 - SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
 - △ CONTROL POINT BENCHMARK
 - ⊙ SANITARY MANHOLE
 - ⊙ CMCP CULVERT
 - ⊙ WELL
 - ⊙ UTILITY POLE
 - ⊙ FLOOR ELEVATION
 - ⊙ CONCRETE
 - ⊙ EXISTING SPOT GRADE
 - ⊙ PROPOSED SPOT GRADE
 - EXISTING CONTOUR
 - WOOD FENCE
 - PROPOSED FLOW DIRECTION
 - ◇ PROPOSED SILT FENCE



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST RIGHT OF WAY OF S. ORCHARD STREET MEASURED AS S00°52'34"W.

VERTICAL DATUM IS NAVD 88

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

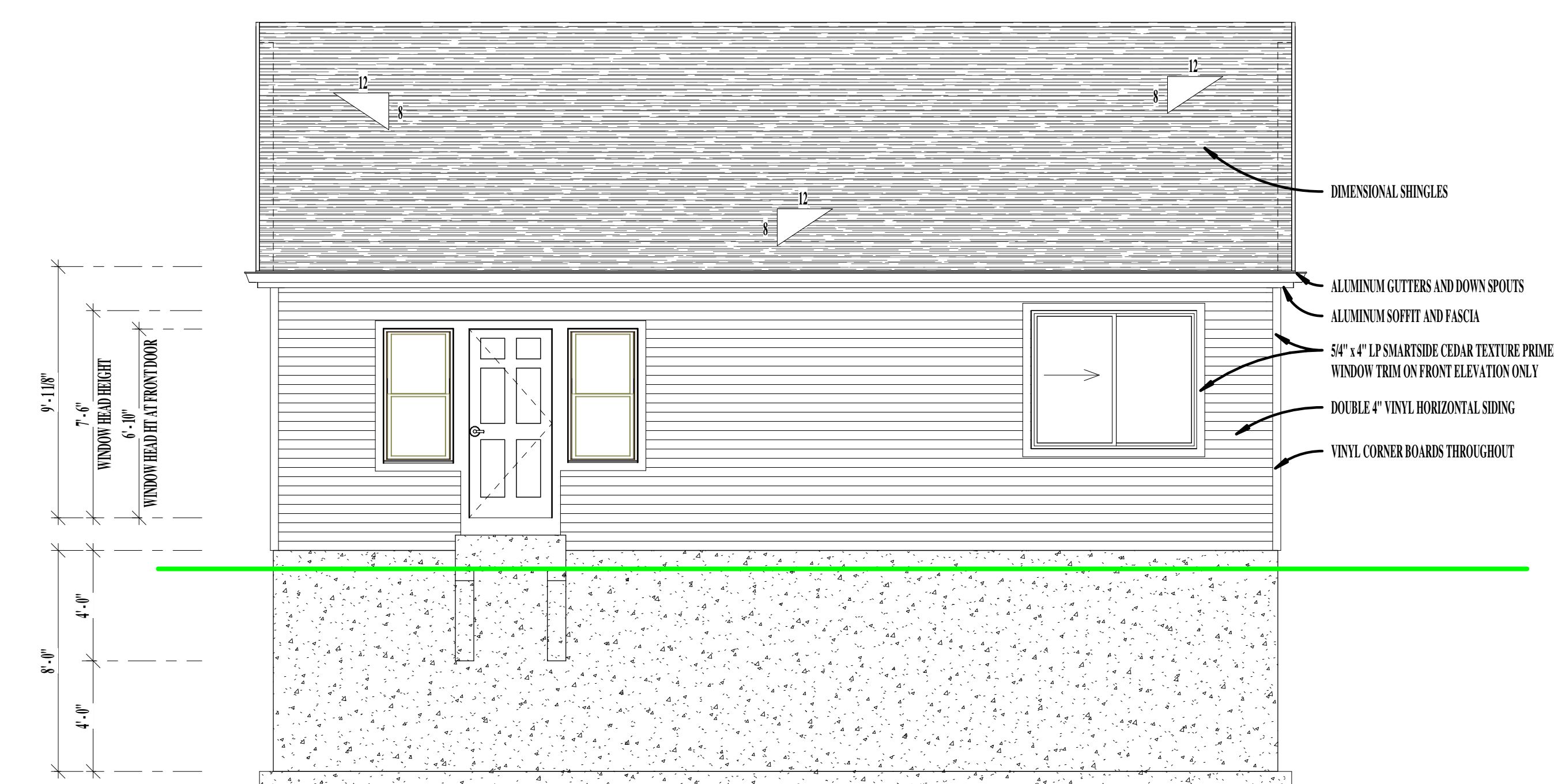


LAND SURVEYING
111 W. 2ND STREET
OSHAUKEE, WI 53056
WWW.LANDTECHWI.COM
(262) 367-7599

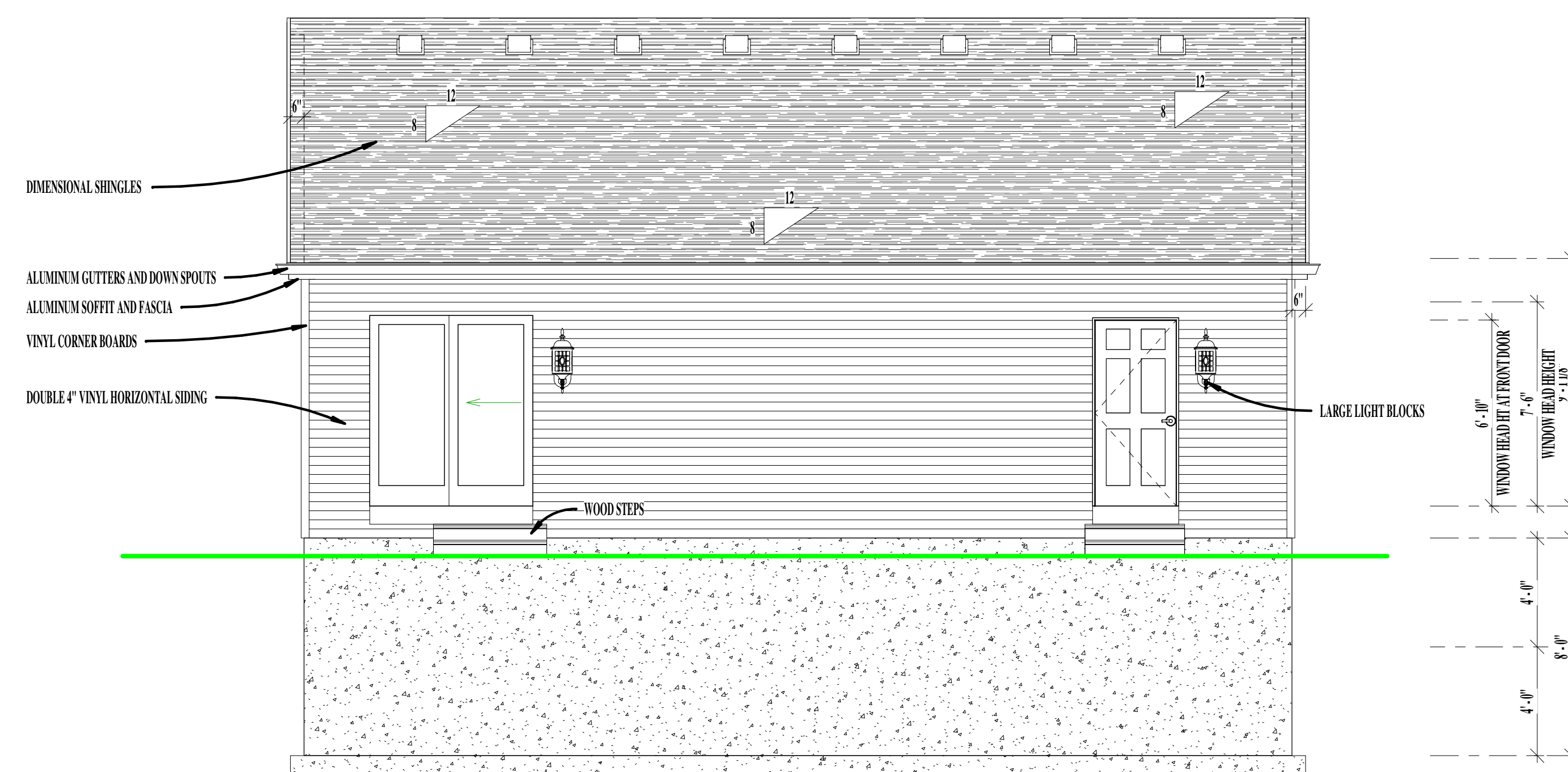
REV.	REV.	REV.	REV.
215 S. ORCHARD ST. THIENSVILLE, WISCONSIN TAX KEY: 12-073-04-09-000			
CLIENT	PROJECT	LAYOUT	DRAWING
DAVID AND GOLIATH	LAWSON	PERMIT SURVEY	24164_SURVEY.DWG
DATE		JOB NO.	
08/09/2024		24164	
SHEET		1 OF 1	

CHECKED BY: MTO

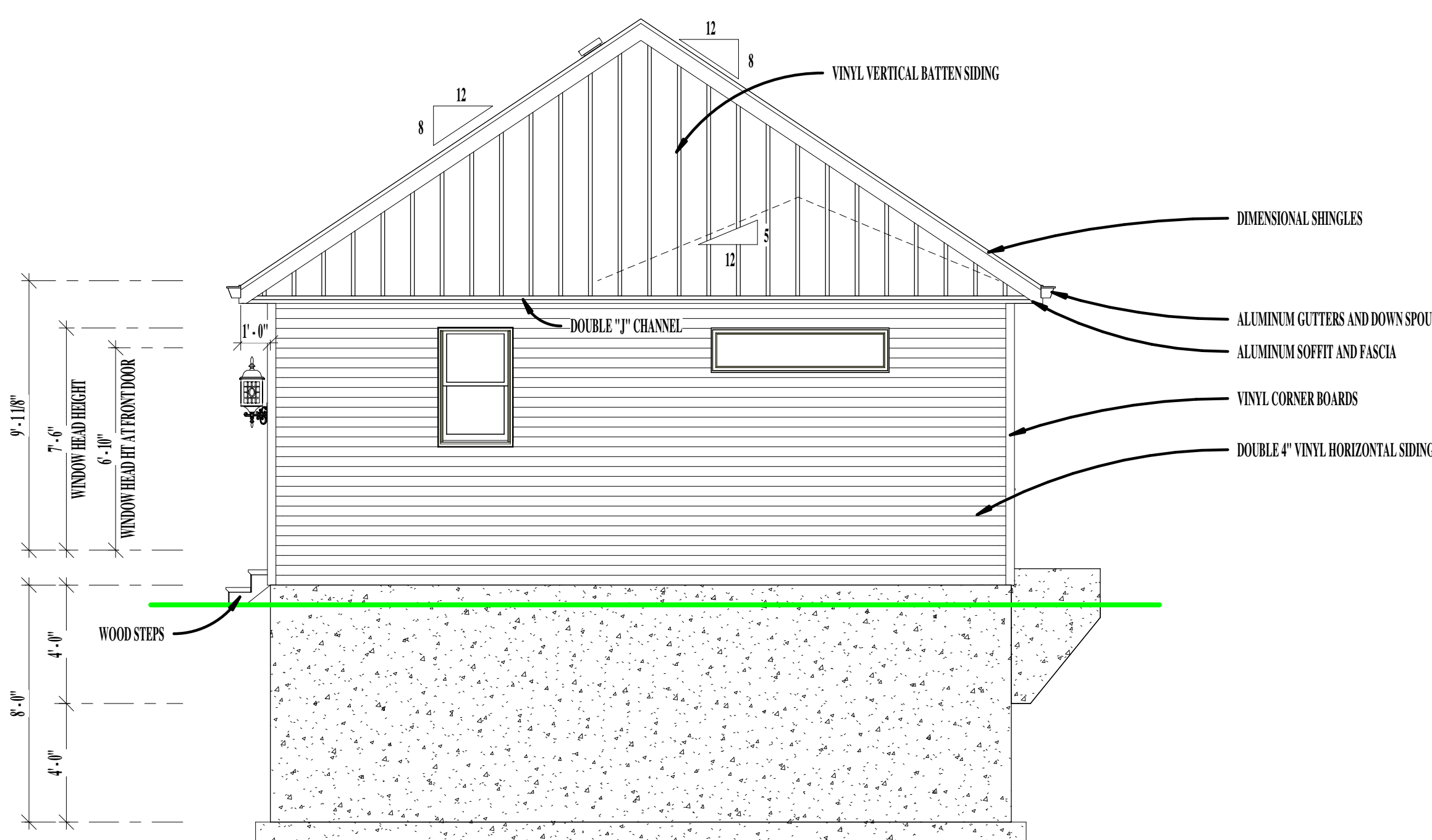
DRAWN BY: JBK



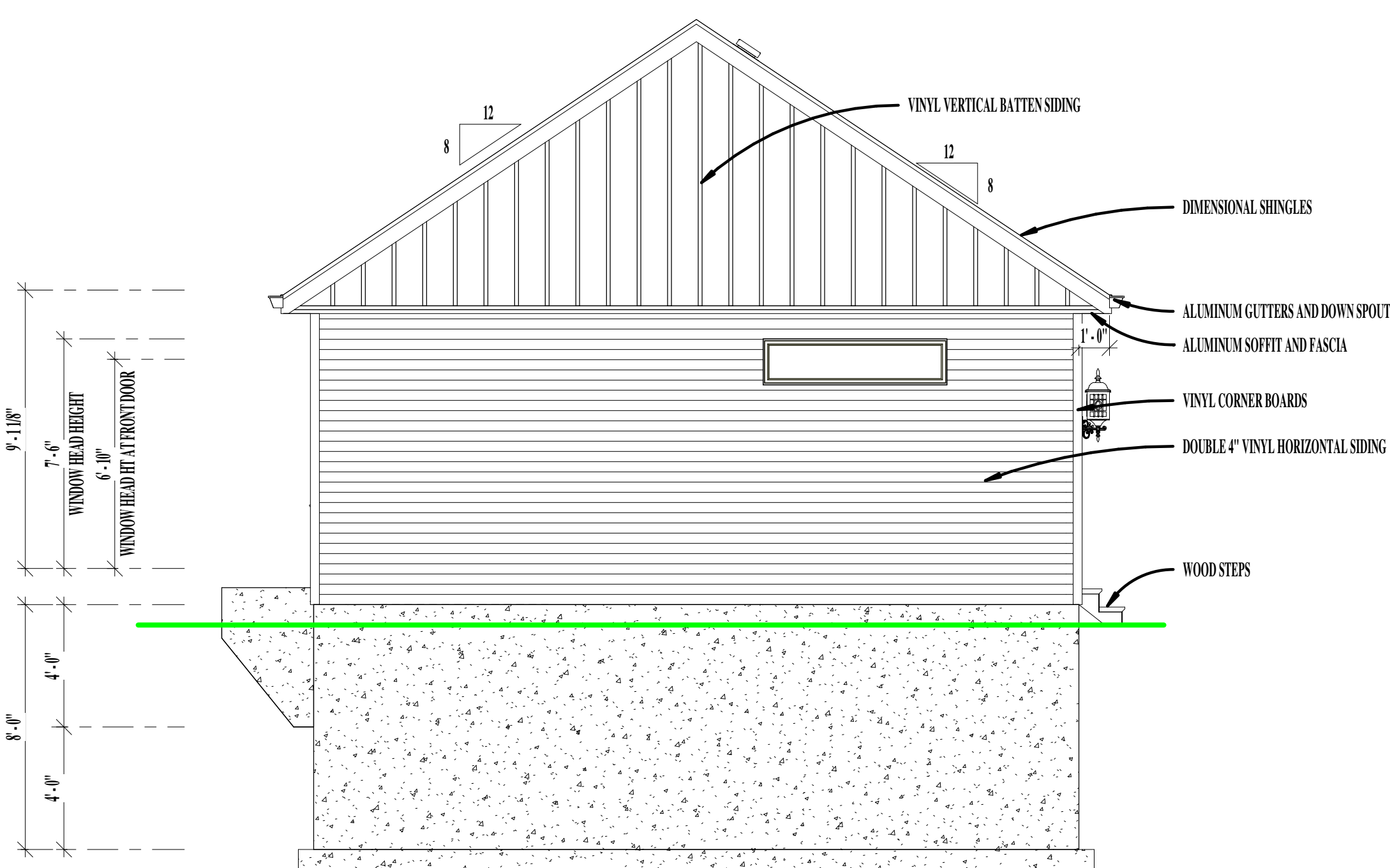
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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	BID PLAN	04/16/24		
	CONTRACT PLAN	6/13/24		
DOUG LAWSON AND MARIAN KIECKBUSCH 215 S. ORCHARD STREET THIENSVILLE 53092				
FRONT, LEFT, RIGHT, REAR ELEVATION				
SHEET 1 OF 4				

FIRST FLOOR SQUARE FEET = 900
SCALE: 1/4" = 1'-0"
NOTES:
WINDOW HEAD HEIGHT AT 7'-6" OFF FLOOR UNLESS OTHERWISE NOTED
2x4 FRAMED EXTERIOR WALLS W/ 1" R-BBOARD UNLESS OTHERWISE NOTED
2x4 FRAMED EXTERIOR GARAGE WALLS W/ 1/2" O.S.B. SHEATHING UNLESS OTHERWISE NOTED
2x4 FRAMED INTERIOR WALL UNLESS OTHERWISE NOTED.

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

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

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

LOWER LEVEL SQUARE FEET = 517

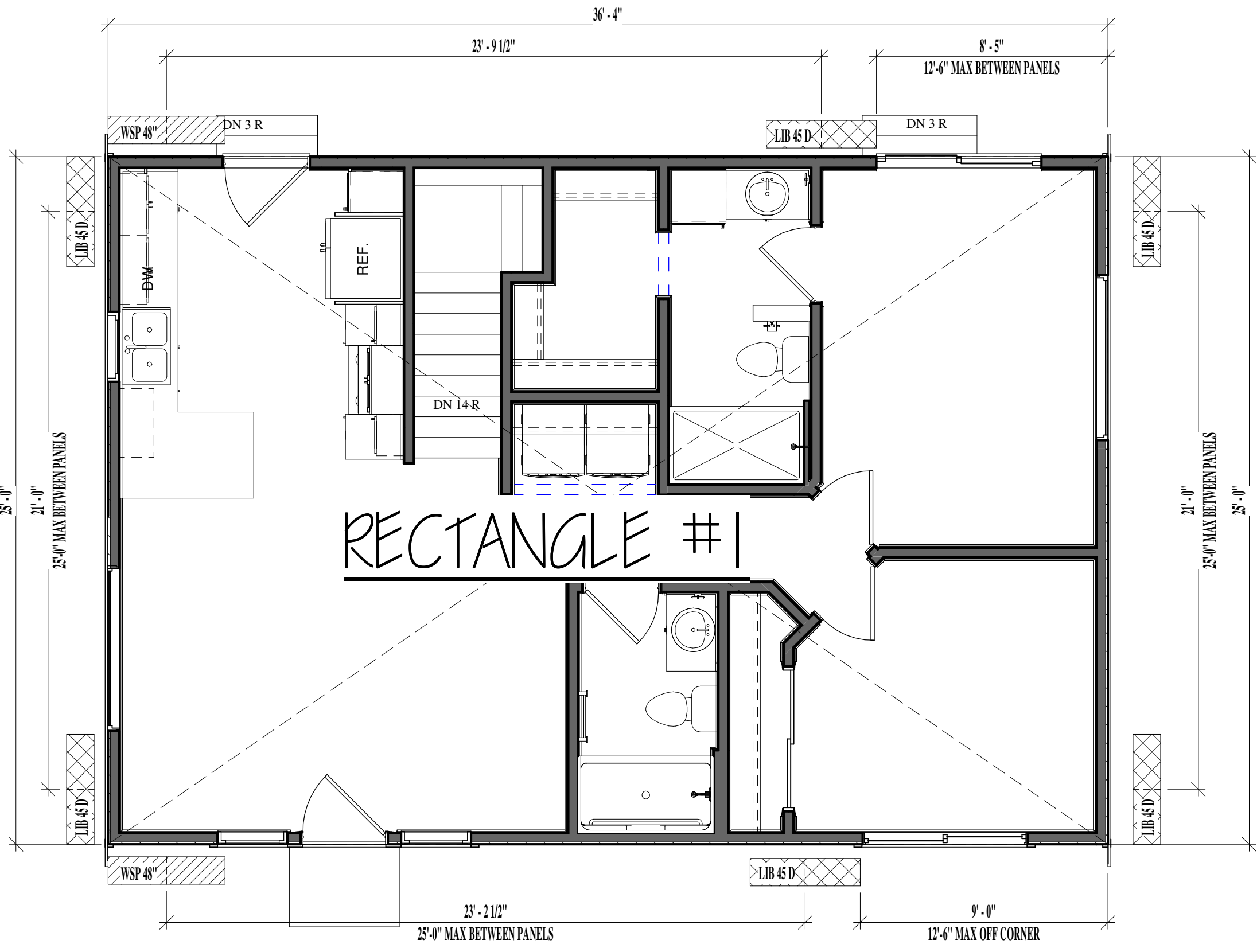
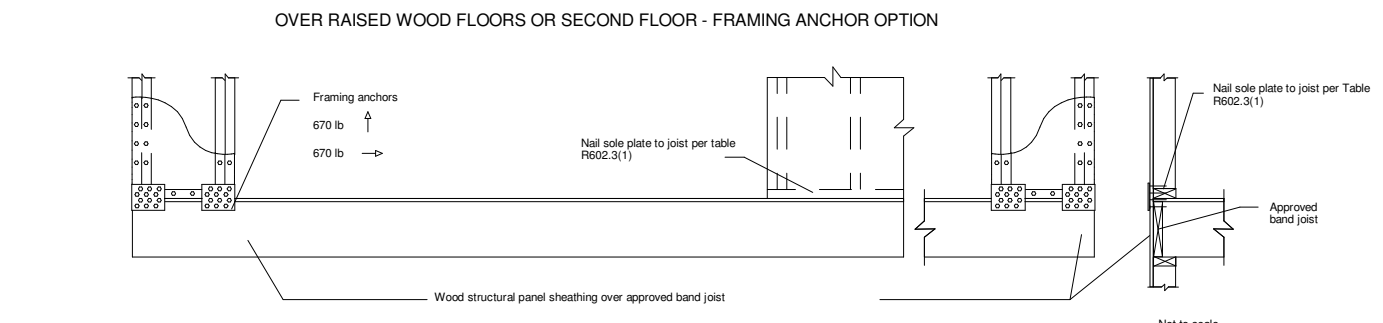
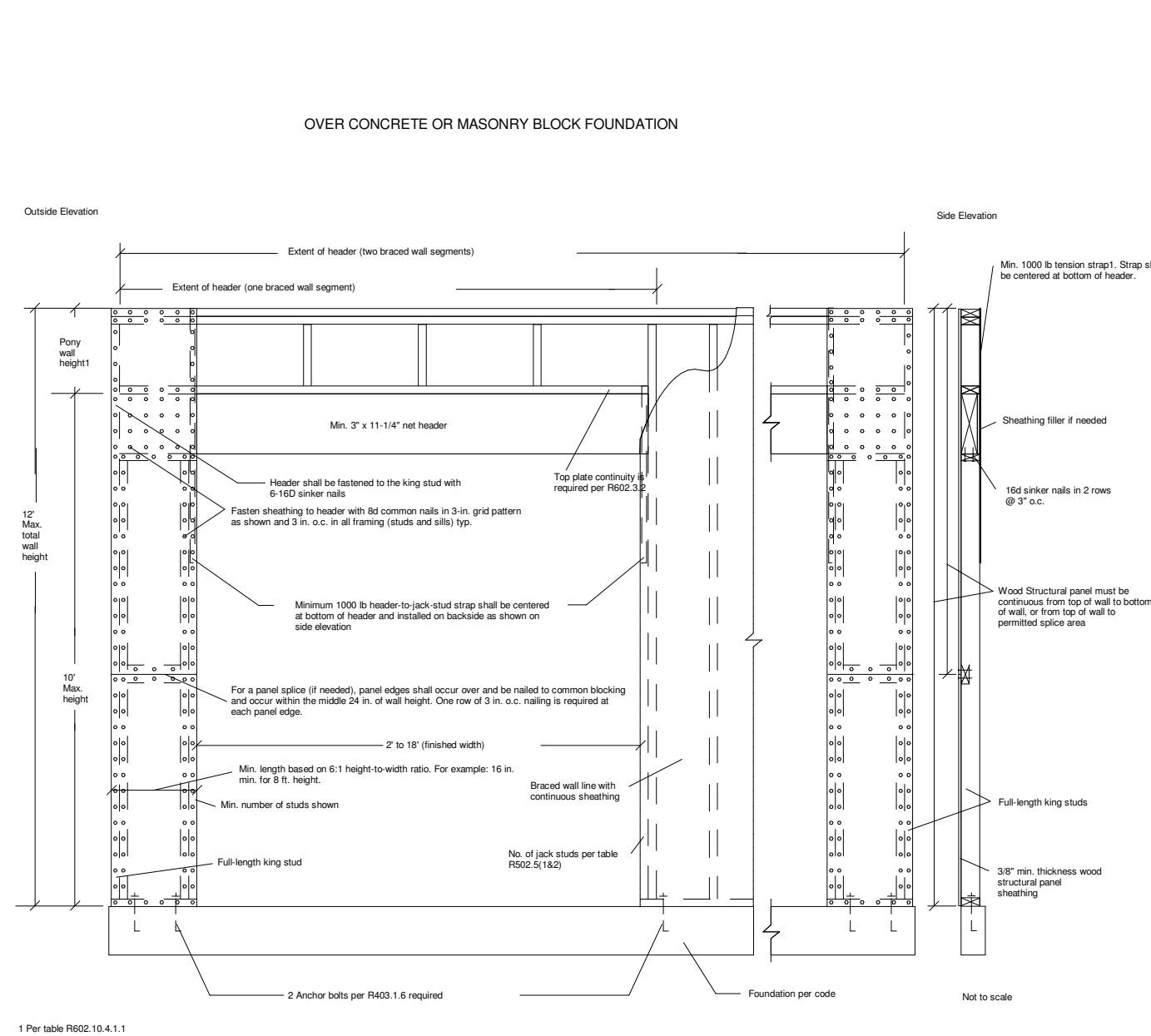
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	BID PLAN	04/16/24		
	CONTRACT PLAN	06/13/24		



FIRST FLOOR WALL BRACING PLAN

SCALE: 1/4" = 1'-0"
WALL BRACING METHOD

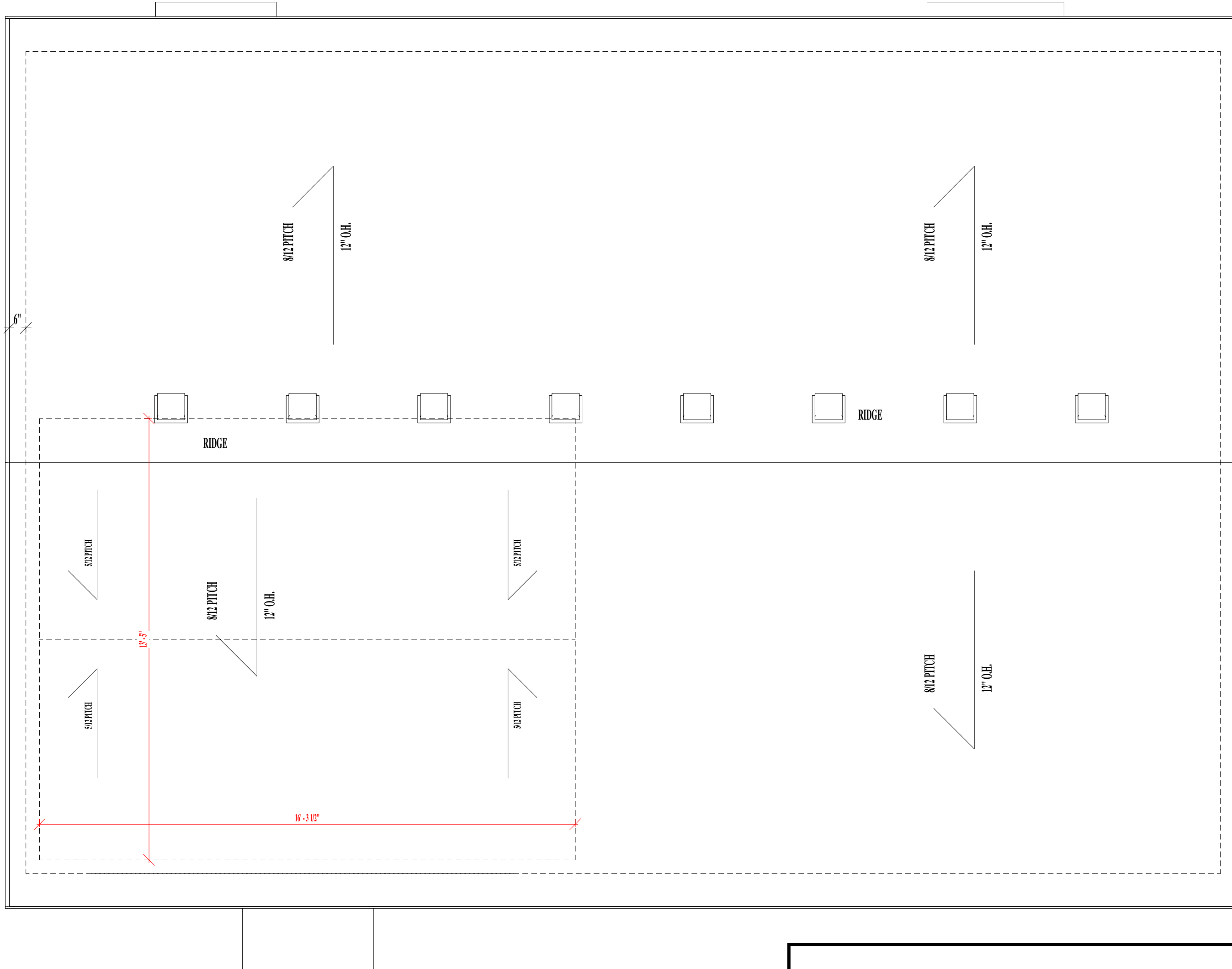
- 7/16" WOOD SHEATHING PANEL SHEATHING WITH ALL EDGES FASTENED TO FRAMING OR BLOCKING WITH 6D COMMON OR RD BOX NAILS (2 3/8" LONG x 0.113") AT A MIN. SPACING OF 6" O.C. AT ALL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS - OR 7/16" OR 12" CROWN 16 GAGE STAPLES, 1 1/4" LONG AT A MIN. SPACING OF 3" O.C. AT ALL EDGES AND 6" O.C. AT ALL INTERMEDIATE SUPPORTS;
- PORTAL FRAME WALL BRACING METHOD (321.25-4) SEE DETAIL FOR METHOD INFORMATION
- LET IN BRACING METHOD TWB12 SIMPSON STRONG TIE WALL BRACING

WALL BRACING CALCULATION: RECTANGLE #1 36'-4" WALL PLAN

FIRST FLOOR LEVEL 321.25-B
36'-4" x 25'-4" ROUND UP TO 37'-4" x 25'-4"
BRACING METHOD LIB, WSP, AND PT FRAME.
321.25 (I) 1-CEILING 1-ROOF < 25' = 1 PANELS (25')
ADJUSTMENTS:
321.25 (I) EXPOSURE B = 1.0
321.25 (I) WALL HEIGHT 9'-4" = .95
321.25 (I) EAVE/PEAK 10'-4" = 1.0
321.25 (I) DW APPLIED YES = 1.0
PRODUCT = .95
PANEL INTERPRETATION (321.25 (I) a)
25'-4"/25'-4" x 2 = 1.00'
APPLY ADJUSTMENTS:
LENGTH = 25'-4" 1.00 x .95 = .95 PANELS ROUND UP TO 2 PANELS
ROUNDED PER 321.25 (I) f

WALL BRACING CALCULATION: RECTANGLE #1 25'-4" WALL PLAN

FIRST FLOOR LEVEL 321.25-B
36'-4" x 25'-4" ROUND UP TO 37'-4" x 25'-4"
BRACING METHOD LIB, WSP, AND PT FRAME.
321.25 (I) 1-CEILING 1-ROOF < 30' = 2 PANELS (30')
ADJUSTMENTS:
321.25 (I) EXPOSURE B = 1.0
321.25 (I) WALL HEIGHT 9'-4" = .95
321.25 (I) EAVE/PEAK 1'-4" = 1.0
321.25 (I) DW APPLIED YES = 1.0
PRODUCT = .95
PANEL INTERPRETATION (321.25 (I) a)
37'-4"/30'-4" x 2 = 1.5'
APPLY ADJUSTMENTS:
LENGTH = 37'-4" 1.5 x .95 = 1.4 PANELS ROUND UP TO 2 PANELS
ROUNDED PER 321.25 (I) f



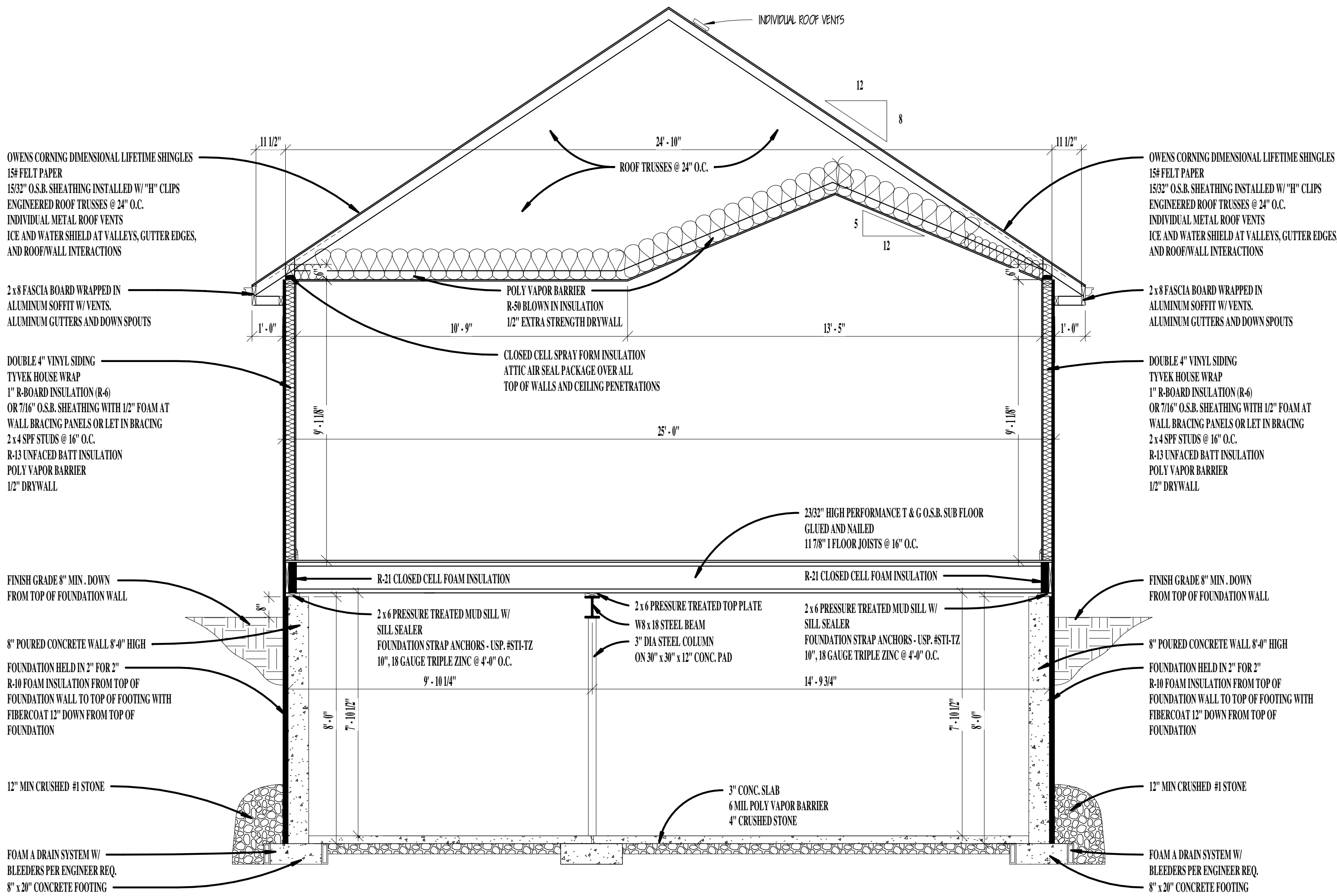
ROOF PLAN

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

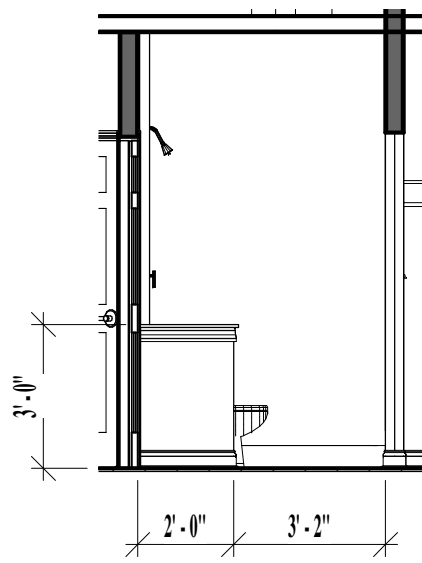
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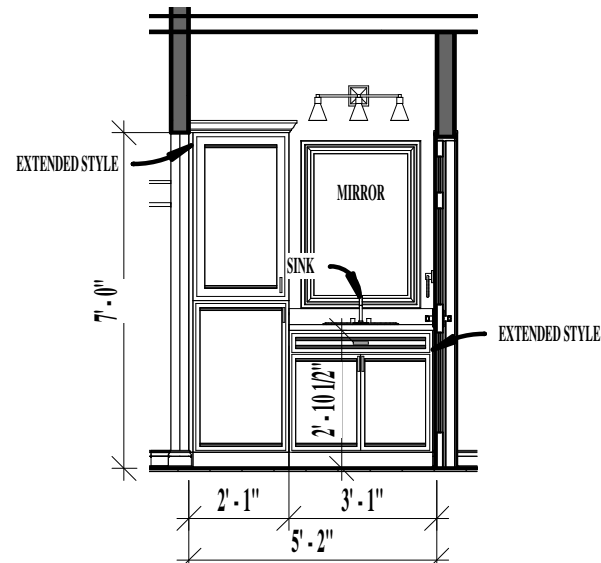
DAVID AND GOLIATH BUILDERS 1177 QUAIL COURT, SUITE 100 PEWAUKEE, WISCONSIN 53072 TEL : 262-691-8841 FAX: 262-691-8859	PHASE	DATE	PHASE	DATE
	BID PLAN	04/16/24	CONTRACT PLAN	06/13/24
THE D NAME IN Custom Homes	DOUG LAWSON AND MARIAN KIECKBUSCH 215 S. ORCHARD STREET THIENSVILLE 53092			
	WALL BRACING AND ROOF PLAN			
	SHEET 3 OF 4			



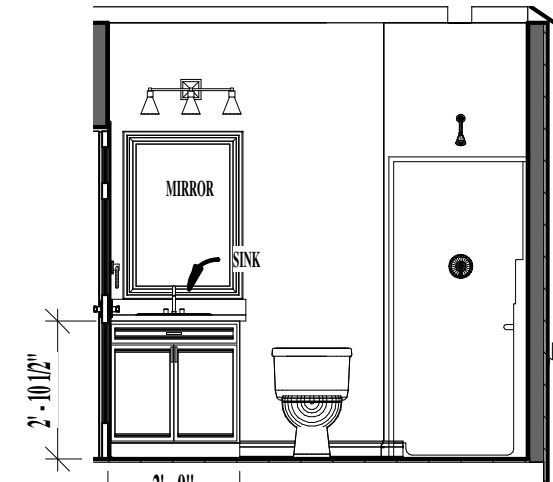
GREAT ROOM SECTION
SCALE: 3/8" = 1'-0"



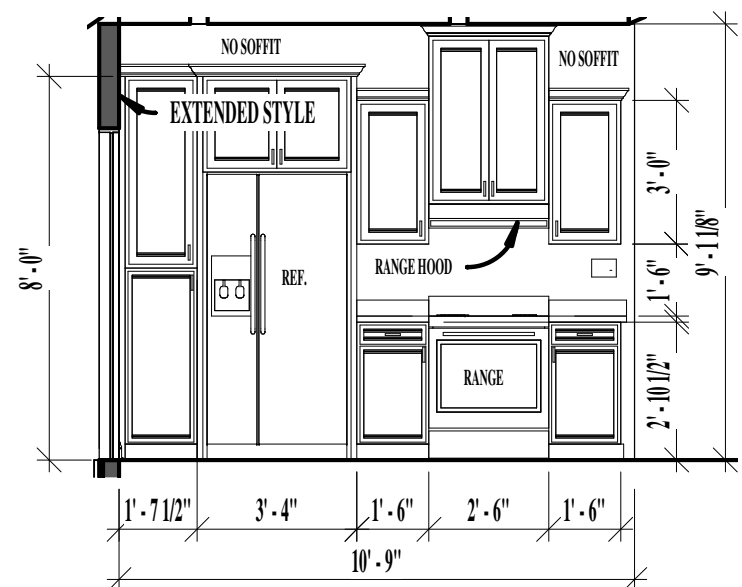
MASTER BATH
SCALE: 1/4" = 1'-0"



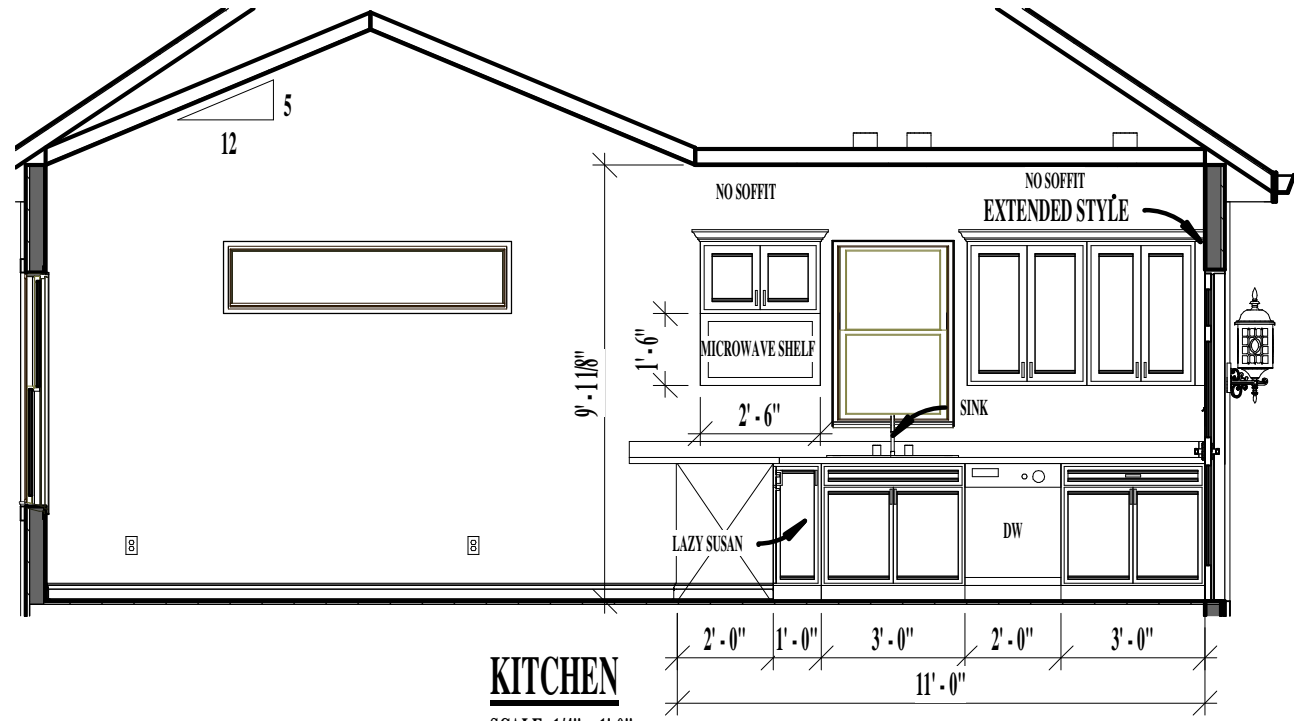
MASTER BATH
SCALE: 1/4" = 1'-0"



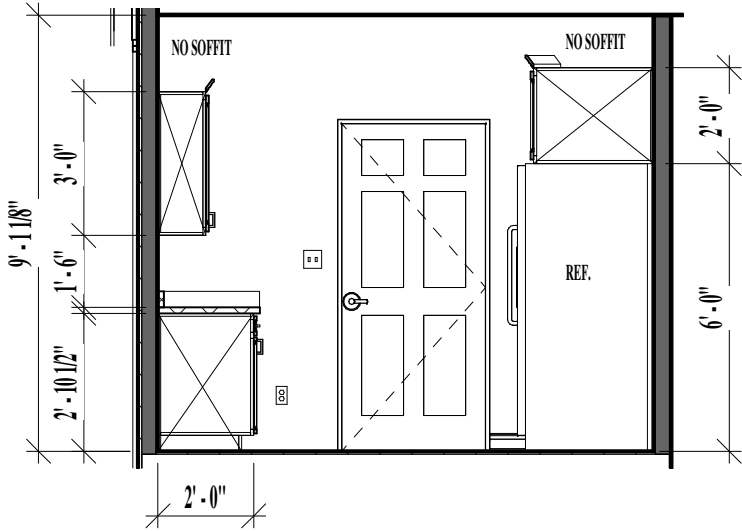
BATH #2
SCALE: 1/4" = 1'-0"



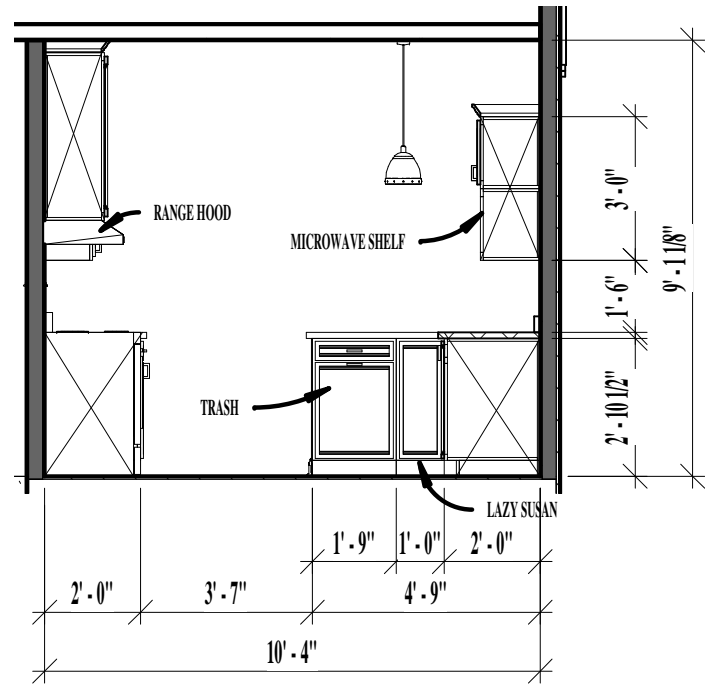
KITCHEN
SCALE: 1/4" = 1'-0"



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



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



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

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BID PLAN	04/16/24		
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DAVID AND GOLIATH BUILDERS
1177 QUAIL COURT, SUITE 100
PEWAUKEE, WISCONSIN 53072
TEL: 262-691-8841
FAX: 262-691-8859



DOUG LAWSON AND MARIAN KIECKBUSCH
215 S. ORCHARD STREET
THIENSVILLE 53092

FIRST FLOOR
PLAN AND
CABINET
DRAWINGS

SHEET
4 OF 4