



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, April 14, 2026

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

Dan Daly

Rebecca Holyoke-
Odeja

David Lange

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@thiensville.gov by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. APPROVAL OF MINUTES

A. February 10, 2026 (att)

V. BUSINESS

A. Review and Action Regarding Shed Application for 571 Rosedale Drive (Att)

B. Review and Action Regarding Swimming Pool Application for 624 Green Bay Road (att)

C. Review and Recommendation Regarding an Awning Sign Application for 215 N Main Street (att)

D. Review and Recommendation Regarding Mixed Use Zoning Text Amendment (att)

E. Continued Discussion of Community and Institutional District Electronic Community Message Board Signs (att)

VI. STAFF REPORT

A. February, 2026 (att)

B. March, 2026 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, February 10, 2026

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman

John Rosing

Director of Community Services/Public Works

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Dan Daly

Rebecca Holyoke-Odeja

David Lange
(Absent)

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@thiensville.gov by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

None.

IV. APPROVAL OF MINUTES

A. November 11, 2025 (att)

MOTION to Approve by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

V. BUSINESS

A. Review and Action Regarding Request for a Site Plan Amendment and Project Phasing Plan for Previously Approved Project at 247 S Main Street, Christ Alone Church and School

Andrew Petzold, Geoff Grossman, Rick Gattoni, and Nat Stein presented on behalf of Christ Alone Lutheran.

The Christ Alone team shared the project's history, including the acquisition of property, fundraising challenges, and the need for phased construction due to financial constraints.

The Team detailed the phasing plan, emphasizing that the master plan remains largely unchanged but will be executed in phases due to fundraising limitations. The church will invest in necessary infrastructure for the first phase, including stormwater detention systems, utilities, and grading. The school addition has been slightly expanded, and the garage has been reoriented to increase green space and relocate church programs. The prayer garden will be located near the garage, and the church hopes to proceed with the fellowship hall and gymnasium in future phases.

Planner Perks explained that the updated plan includes conditions for landscaping and screening if certain phases are not completed within specified timeframes. Staff recommends approval of the updated site plan with these conditions.

MOTION to Recommend with Following Conditions:

- a. If the Phase 2 expansion of the existing Church does not commence construction within 2 years of occupancy permits being issued for the Phase 1 school expansion, the applicant must return to the Village Plan Commission with an updated landscaping and site plan amendment to provide landscaping and screening in the undeveloped portions of the site.
- b. If the Phase 3 expansion of the existing Church does not commence construction within 3 years of occupancy permits being issued for the Phase 1 school expansion, the applicant must return to the Village Plan Commission with an updated landscaping and site plan.
- c. Applicant should work with Village staff to address parking area screening requirements, including low plantings along Main Street frontage.

- d. Applicant should work with Village staff to confirm all proposed luminaries comply with Village code standards, including maximum wattage and maximum illumination at the southern and southeastern property line (less than 2 candlefoots).
- e. Applicant shall provide a Sign Plan and permit application per the Village of Thiensville Sign Code.
- f. Staff recommend the applicant provide a complete Sign Plan and permit application prior to construction permitting.
- g. Applicant shall comply with all Engineering comments provided in June 2025.
- h. Applicant must return with site plan design and specifications related to any play area equipment in the future.

by Commissioner Nelson **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

B. Discussion Regarding Community and Institutional District Electronic Community Message Board Signs

Director LaFond introduced the topic of community and institutional district electronic community message board signs, noting that the current code does not allow electronic signs.

Planner Perks explained the purpose of the discussion, including the potential benefits of community messaging signs for events, public facilities, and emergency information.

The Commission discussed various regulations for electronic message signs, including permitted uses, zoning districts, and hours of operation. The importance of content neutrality and the potential for community message boards to replace temporary signage is emphasized. The Commission considered the feasibility of allowing community message boards at specific locations, such as the Walgreens corner, and the need for clear regulations to ensure compliance. The discussion included the possibility of churches and other institutions requesting electronic signs, and the Commission considered the impact on the Village's character and community messaging.

VI. STAFF REPORT

A. February, 2026 (att)

VII. ADJOURNMENT

MOTION to Adjourn at 7:17 PM by Commissioner Holyoke-Odeja **SECONDED** by

Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk



**ZIMDARS
571 ROSEDALE
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: April 14, 2026	
Applicant:	Todd Zimdars
Status of Applicant:	Owner
Location:	571 Rosedale
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is proposing to replace an existing shed with a new 12-foot by 12-foot (144 square foot) wood-framed shed located in the southeast corner of the rear yard, consistent with the location of the existing structure.

The proposed shed will be constructed of wood siding with a shingled roof and painted to match the principal structure. The shed has a peak height of 10 feet 10 inches, which is below the 12-foot maximum height permitted by code.

Based on the submitted materials, the replacement shed remains under the maximum allowable size of 150 square feet and is proposed to remain in the rear yard. Proposed setbacks of 5 feet to the south and 3 feet to the east are consistent with the shed requirements.

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 therefore approval is recommended subject to the following:

- Village Building Inspector approves footing plan.
- The applicant secures a building permit prior to construction.

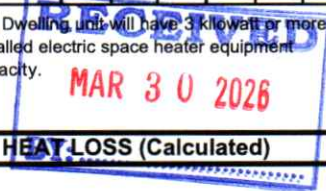
262-420-4732 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. _____ TAXKEY# _____
-----------------------------------	---	-----------------------------------

TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY <input type="checkbox"/> OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) 571 Rosedale Drive	PROJECT DESCRIPTION <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY Shed Replacement
--	--	---

Owner's Name Todd Zimdars	Mailing Address - Include City & Zip 571 Rosedale Drive Thiensville, WI 53092	Telephone - Include Area Code 262-389-2413
Construction Contractor (DC Lic No.) Heartland Sheds	Mailing Address - Include City & Zip 1000 Ternes Drive, Monroe, MI 48182	Telephone - Include Area Code 800-234-6167
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	N.S.E.W. Setbacks	Front	Rear	Left	Right	Sq. Ft.	Ft.

1a. PROJECT <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other <u>Replacement</u>	3. TYPE <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	6. STORIES <input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other	9. HVAC EQUIPMENT <input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>LP.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.</p>	Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar	Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel	Nat. Gas	LP.	Oil	Elec. *	Solid	Solar																			
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
1b. GARAGE <input type="checkbox"/> Attached <input type="checkbox"/> Detached	4. CONST. TYPE <input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	7. FOUNDATION <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	10. PLUMBING Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.	13. HEAT LOSS (Calculated) Total _____ BTU/HR																					
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other ¹⁴⁴ _____ Sq. Ft. TOTAL _____	5. ELECTRICAL Entrance Panel Size: _____ amp Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company:	8. USE <input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other	11. WATER <input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	14. ESTIMATED COST \$ 6000.00																					



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

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

APPLICANT (PRINT): Todd Zimdars SIGN: [Signature] DATE: 3/30/26

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 <u>\$25.00</u> Other _____ Total <u>\$ 0.00</u>	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
PERMIT ISSUED BY MUNICIPAL AGENT:			
Name _____ Date _____ Certification No. _____			

PLAN COMMISSION APPLICATION



Submission Information:

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.

Property Address: 571 Rosedale Drive

Tax Key # _____

Current Zoning _____

Property Owner:

Todd Zimdars

Name

571 Rosedale Drive

Address

262-389-2413

Phone

zimdars4@yahoo.com

Email Address

Applicant: Same as Owner

Name _____

Address _____

Phone _____

Email Address _____

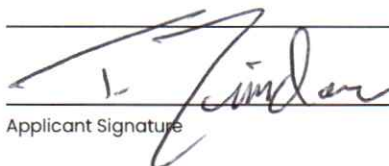
Project Description:

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

New 12 x12 Heartland shed to replace existing 10 x 12 Heartland shed on property.

Location southeast back corner of lot where existing shed is located.

Materials wood & shingled roof. Will be painted to match the house.


Applicant Signature

3-30-26
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 \$130.00/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 this 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 Southern Ozaukee Fire Department for review, approval, and inspections.*

Village Staff Review

Application Complete. Items needed: _____

Submitted to Village Planner on _____ Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date

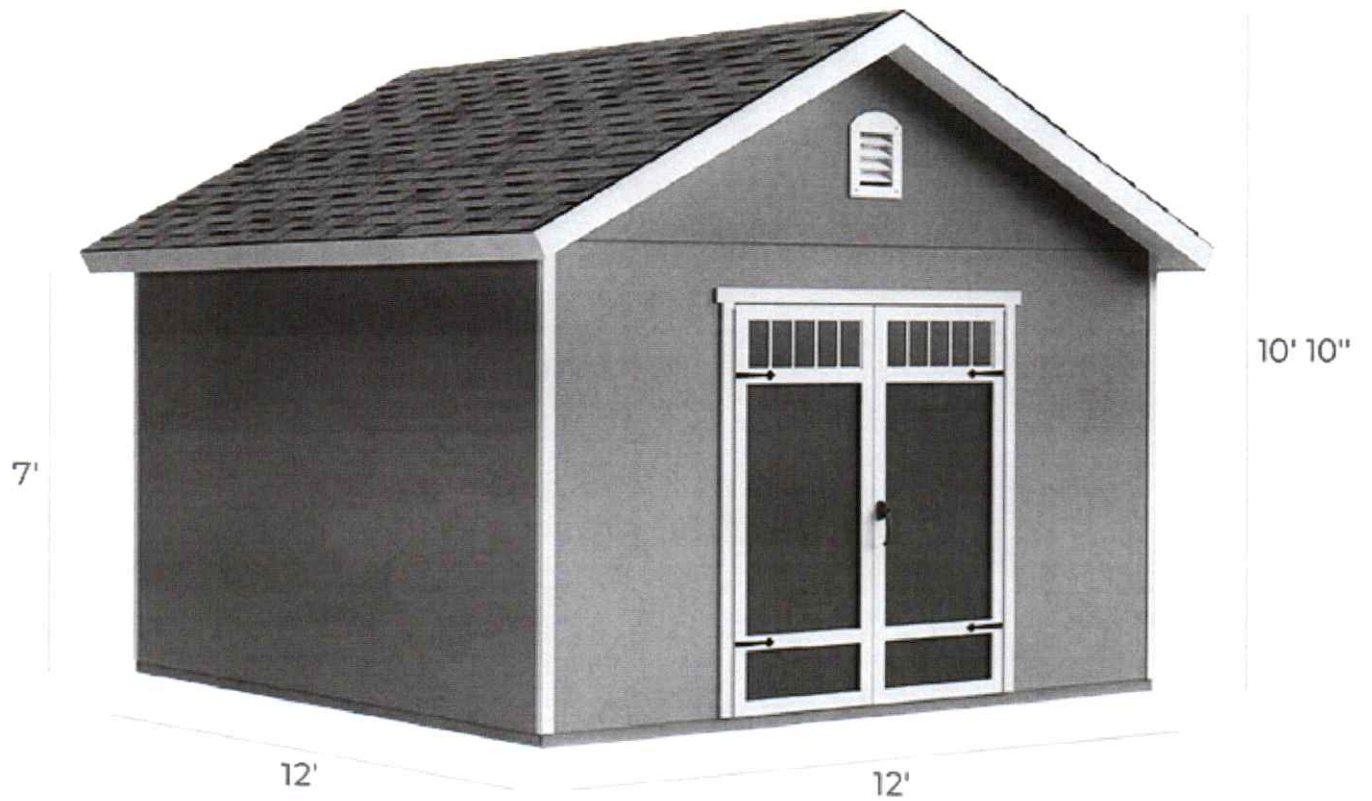


Details

The Omaha: A Wood Storage Shed with Timeless Style

When you think of a traditional wood shed, it's typically something like this. Great for backyard storage, organizing your gear, or serving as your very own space to do your thing. Everything from rebuilding motorcycles to beer brewing to creating fishing flies. It's frustrating when you don't have space to get things done. That's why we engineer wood storage sheds with built-in functionality—so you can create, make, and do.

Roof Material	Dimensional shingles with lifetime warranty. (4) colors to choose from
Door Opening	64" x 70"
Sidewall Height	7'
Peak Height	10'10"
Warranty	10-year limited material. 1-year labor



More Details



Dimensions

Overall Dimensions	12' x 12' x 10'10"
Cubic Feet Storage	1242
Square Feet Storage	144
Shelf (W X D)	12' x 12"
Loft (W X D)	12' x 4'
Window (W X H)	(2) Transom door windows (27" x 9")
Weight	2,800 lbs.

UP TO 40% OFF SHEDS!

Floor

Floor Type	LP® ProStruct® treated floor with SmartGuard® and SmartFinish® technology for enhanced beauty and strength
Floor Joists	12" on-center
4x4 Treated Runners	Included
Floor Weight Capacity	52 lbs./sq. ft.
Threshold	Diamond plated

Roof

Number Of Rafters	5
Rafter Spacing	24" on-center
Roof Pitch	6/12
Overhang Length (Front/Size)	9' / 8"
Felt And Drip Edge	Included
Max Roof Load	30 lbs. per sq. ft.
Max Wind Resistance	115 m.p.h.

Walls

Ventilation (WxH)	(2) arched gable vents
Wall Framing	2" x 4"
Stud Spacing	24" on-center
Siding	Treated LP® Smartside® siding - ready for paint
Paint & Caulk	Sold separately. Trim: 2 qt. Doors: 1 qt. Siding: 3 gal. Caulk: 4 tubes

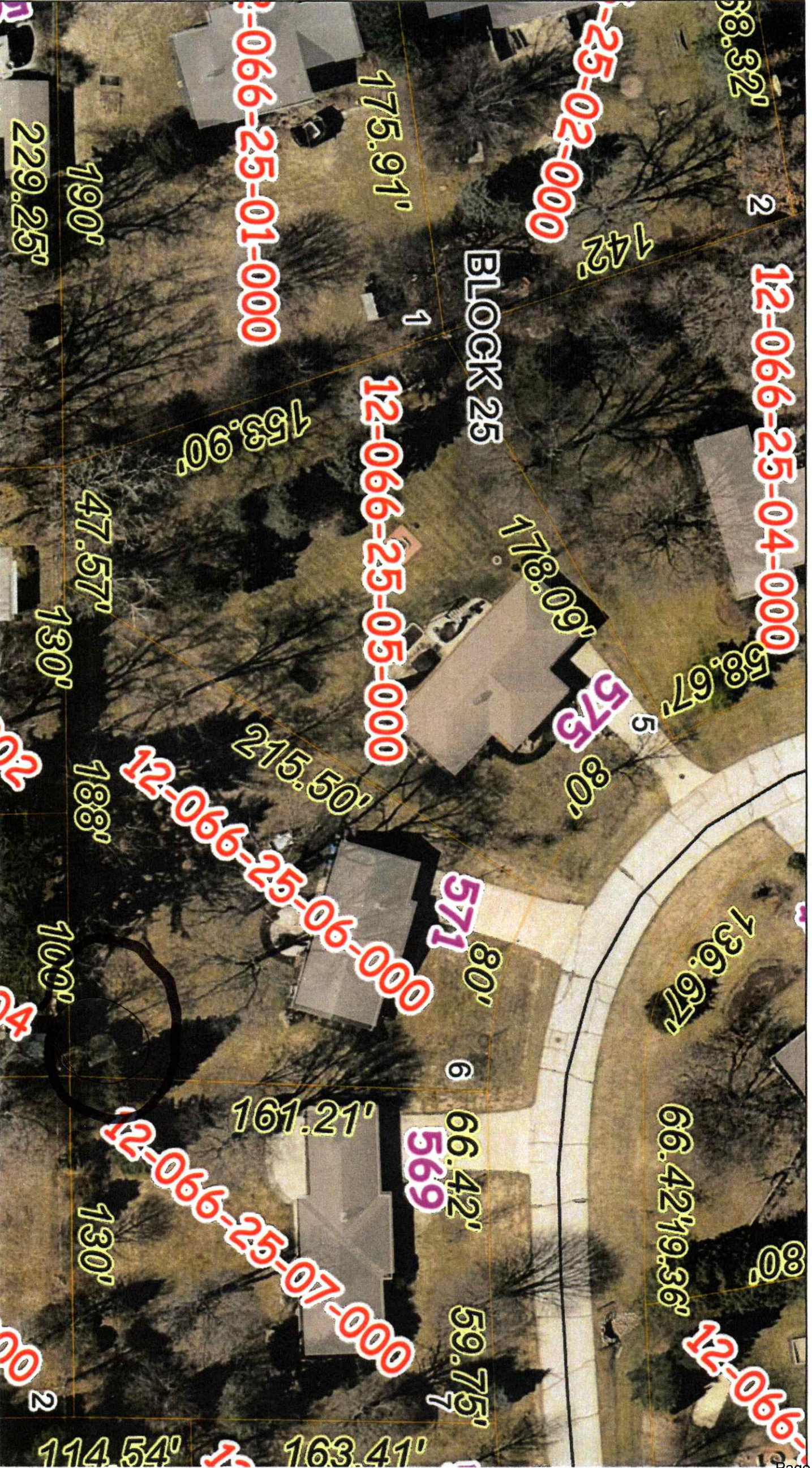
Others

Door Handle	Locking L handle with keys
Door Hinges	Anti-sagging continuous piano hinges

UP TO 40% OFF SHEDS!

Car's Post-six 2013

Ozaukee County Parcel





**IVARSON
624 GREEN BAY
BACKYARD POOL**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: April 14, 2026	
Applicant:	Ivarson
Status of Applicant:	Owner
Location:	624 Green Bay
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is requesting approval for the installation of an in-ground fiberglass swimming pool within the rear yard of the subject property. The proposal includes a concrete patio surrounding the pool and an equipment pad located to the rear of the residence. Based on the submitted site plan, the pool and associated improvements appear to comply with the minimum setback requirements, including the required 10-foot setback from all property lines for both the pool structure and mechanical equipment.

The pool area is proposed to be enclosed by a fence with gated access in accordance with applicable safety standards. However, it should be noted that the submitted materials do not clearly identify the specific style, material, or color of the proposed fence. Clarification of these elements should be provided by the applicant at the Plan Commission meeting.

Private swimming pools are regulated under Section 14.443 of the Village Building Code, which establishes the following requirements:

- Construction utilizing materials approved by the Building Inspector.
- Installation of a satisfactory recirculation and purification system.
- Enclosure of the pool area with a fence between four and six feet in height.
- Provision of appropriate drainage that does not adversely affect adjacent properties.
- Authority of the Plan Commission to modify fencing, walls, gates, and related requirements where appropriate.
- A requirement that all equipment be reasonably sound proofed.
- A minimum setback of 10 feet for the pool slab and associated equipment.

Requested Modification:

The applicant is requesting that the Plan Commission consider a modification to waive the requirement for additional screening or sound enclosure of the pool equipment.

In support of this request, the applicant has indicated that a 6-foot privacy fence will enclose the pool area, providing both visual screening and a degree of sound attenuation. Additionally, the proposed pool system will

utilize a variable-speed pump designed to operate at reduced noise levels when compared to conventional single-speed systems.

Manufacturer data submitted with the application indicates that such equipment operates at relatively low decibel levels during typical operation, particularly at lower speeds. The applicant has asserted that, when combined with the proposed fencing, these measures sufficiently mitigate potential noise impacts.

Staff Analysis

The proposed pool installation appears to be consistent with the dimensional requirements of the R-2 zoning district as well as the general provisions of Section 14.443 of the Building Code.

With respect to sound mitigation, the Code establishes a performance-based standard requiring that equipment be “reasonably sound proofed, if necessary,” rather than prescribing a specific method of compliance. As such, the determination is left to the discretion of the Plan Commission based on site-specific conditions.

In this case, the proposed 6-foot privacy fence will provide visual screening and some degree of sound buffering. The use of modern variable-speed equipment further reduces the potential for noise impacts relative to traditional pool systems. Taken together, these elements appear to satisfy the intent of the Code in minimizing potential off-site impacts.

Staff Recommendation

Staff recommends approval of the proposed backyard pool at 624 Green Bay Road, including the requested modification to waive additional equipment screening, subject to the following conditions:

- The plans shall be reviewed and approved by the Village Building Inspector for compliance with all applicable Building Code requirements.
- The applicant shall obtain all required permits prior to construction.
- The pool, patio, and equipment shall maintain a minimum setback of 10 feet from all property lines.
- The pool area shall be enclosed by a code-compliant fence and gate system.
- The development shall be constructed in substantial conformance with the submitted plans and materials.
- Should the pool equipment create a nuisance condition, additional sound mitigation measures may be required by the Village.



SMALL PROJECTS APPLICATION

Submission Information:

This form must be completed for all projects that can be approved at the staff level. This includes fences, decks, swing sets, hot tubs, egress windows, and parking pads.

Property Address: 624 Green Bay Rd, Mequon, WI 53092

12-050-01-15-002

Tax Key #

Residential

Current Zoning

Property Owner:

Kimberly Ivarson

Name

624 Green Bay Rd, Mequon, WI 53092, USA

Address

(727) 385-9170

Phone

KimIvy@hotmail.com

Email Address

Applicant: Same as Owner

Jen Justen

Name

5675 392nd Ave Burlington, WI 53105

Address

262-475-4525

Phone

Jen@LakeGenevaPoolandSpa.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.

28'x15' Inground fiberglass swimming pool with a concrete patio and 5' tall fence.

Pool equipment will include a variable speed pump, 340 sq ft filtration system and gas heater. Plumbing will be Rigid PVC pipe.

The filtration system is a closed loop system. Pool will be installed with an automatic pool cover.

Kimberly Ivarson

Applicant Signature

2026-02-03

Date

Application Checklist:

- Submit drawings, photo example or rendering and/or other descriptions of projects
- Submit scaled drawing or survey with proposed location and setbacks
- Complete building permit application

Is this 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.

The applicant is responsible to pay planner charges after a first half hour that will be paid by the village. Work cannot begin until staff approval and paid building permit approval. Staff reserve the right to forward application to the Plan Commission for approval if deemed necessary.

Village Staff Review

- Application Complete. Items needed: _____
- Submitted to Village Planner on _____ Approved by planner on _____
- Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

 Village Staff Signature

 Date

Plat of Survey

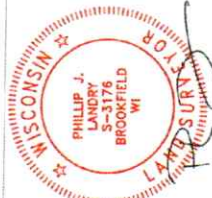
Property Description: Document No. 1158787
 Parcel Two (2) of CERTIFIED SURVEY MAP NO. 2889, recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on May 22, 1996, in Volume 20 of Certified Survey Maps on pages 332-334, as Document No. 558072, being a part of Lot 15, Block 1,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



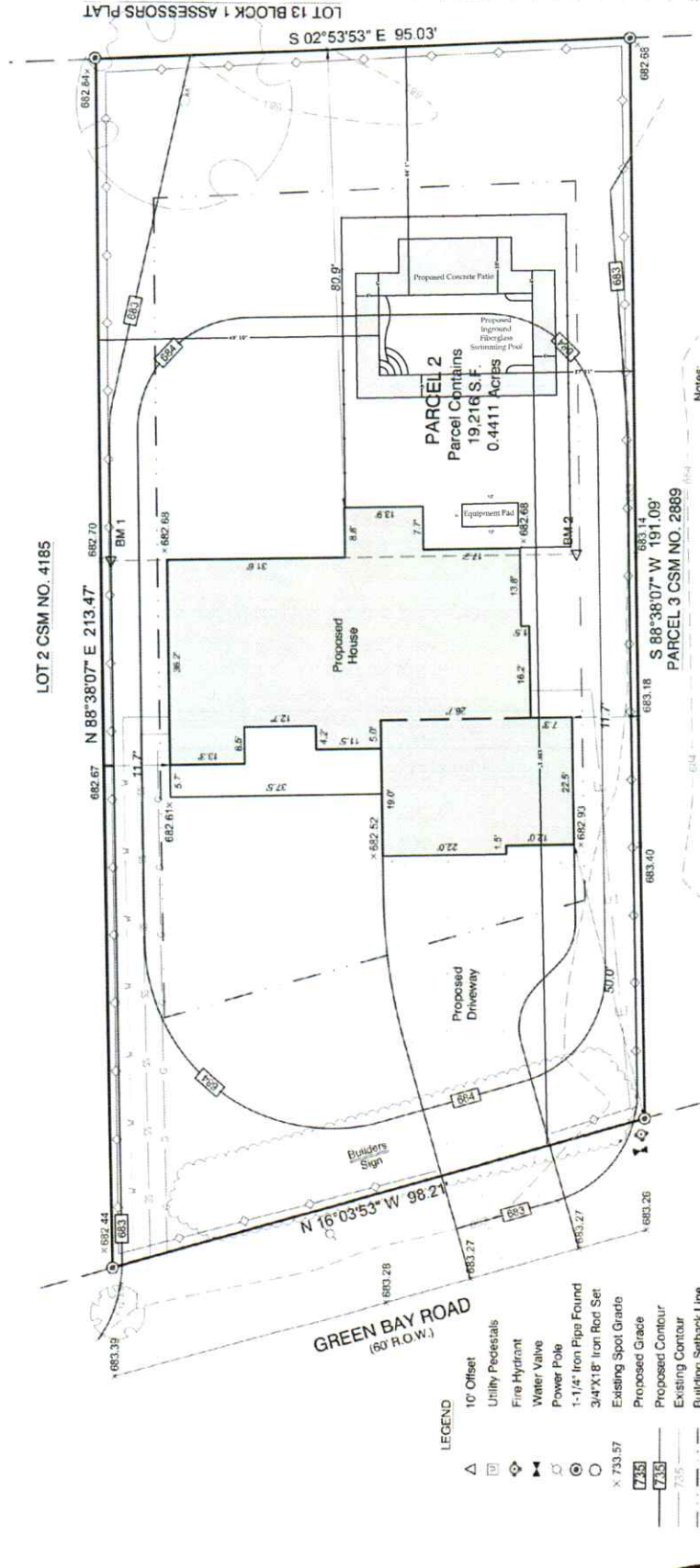
260 Regency Court
 Brookfield, WI 53005 (727) 312-1634
 www.landsurveysinc.com

SURVEYOR'S CERTIFICATE

I hereby certify that we surveyed the property described above and that the measurements were taken thereon and show the location of the property, its extent and boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This survey is solely for the use of the parcel boundaries of this property at the time shown.



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



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

Benchmark (BM) 1: Top of Offset, Elev = 682.84'
 Benchmark (BM) 2: Top of Offset, Elev = 682.84'

Suggested Top of Wall: 685.67'
 Suggested Garage Floor: 685.34'
 Suggested Final Yard Grade: 685.07'
 Suggested Top of Footing: 676.67'
 (Assuming 9" Poured Wall-check points)
 Sewer invert elevations to be verified by sewer contractor

- LEGEND
- 10' Offset
 - Utility Pedestals
 - Fire Hydrant
 - Water Valve
 - Power Pole
 - 1-1/4" Iron Pipe Found
 - 3/4"x1/8" Iron Rod Set
 - Existing Spot Grade
 - Proposed Grade
 - Proposed Contour
 - Existing Contour
 - Building Setback Line
 - Proposed Sump Drain
 - Proposed Water Line
 - Proposed Sewer Line
 - Proposed Gas Line
 - Proposed Electric Line
 - Proposed Silt Fence

1/30"=1'

PREPARED FOR:
 Alan Builders, LLC
 N118W18531 Rd., Dr.
 Germantown, WI 53022
 S&M REAL ESTATE HOLDINGS
 RESIDENCE
 BEARINGS ARE REFERENCED TO
 CSM NO. 2889 IN WHICH THE EAST
 LINE OF GREEN BAY ROAD
 BEARS N 10°03'53" W 140.07011'
 (N 10°03'57" W)

Drawn by: DEB TM | July 24/20
 Sheet 1 of 1

262-420-4732 SAFEbuilt	WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY# 12-050-01-15-002
----------------------------------	---	--

Village of THIENSVILLE	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF Thiensville COUNTY: Ozaukee	PROJECT LOCATION (Building Address) 624 Green Bay Rd, Mequon, WI 53092	PROJECT DESCRIPTION Swimming Pool, Patio & Fence <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY
----------------------------------	--	---	--

Owner's Name Kimberly Ivarson	Mailing Address - Include City & Zip 624 Green Bay Rd, Mequon, WI 53092	Telephone - Include Area Code (727) 385-9170
Construction Contractor (DC Lic No.) Lake Geneva Pool & Spa LLC 122101303-DC	Mailing Address - Include City & Zip 5675 392nd Ave Burlington, WI 53105	Telephone - Include Area Code 262-475-4525
Dwelling Contractor Qualifier (DCQ Lic No.) 032100256 - DCQ	Dwelling Contractor Qualifier shall be an owner, Timothy Pakulski or a Licensed Trade of Dwelling Contractor	Telephone - Include Area Code 262-475-4525
Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic No.) Goodman's Electric LLC 245985	Mailing Address - Include City & Zip 24820 Adams St, Kansasville, WI 53139	Telephone - Include Area Code 262-475-4525
HVAC Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION		Subdivision Name		Lot No. 15	Block No. 1																						
Zoning District	Lot Area 19216 Sq. Ft.	N.S.E.W. Setbacks	Front 136'1" Ft.	Rear 44'1" Ft.	Left 49'10" Ft.	Right 17'11" Ft.																					
1a. PROJECT	3. TYPE	6. STORIES	9. HVAC EQUIPMENT		12. ENERGY SOURCE																						
<input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input checked="" type="checkbox"/> Other pool, fence, patio	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other	<input type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="font-size: small;">Fuel</th> <th style="font-size: small;">Nat. Gas</th> <th style="font-size: small;">L.P.</th> <th style="font-size: small;">Oil</th> <th style="font-size: small;">Elec. *</th> <th style="font-size: small;">Solid</th> <th style="font-size: small;">Solar</th> </tr> <tr> <td style="font-size: x-small;">Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td style="font-size: x-small;">Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> * <input type="checkbox"/> 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																					
Space Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																					
1b. GARAGE	4. CONST. TYPE	7. FOUNDATION	10. PLUMBING		13. HEAT LOSS (Calculated)																						
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No.																								
2. AREA	5. ELECTRICAL	8. USE	11. WATER		14. ESTIMATED COST																						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company:	<input checked="" type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other	<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		Total _____ BTU//HR \$																						

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): Kimberly Ivarson SIGN: Kimberly Ivarson DATE: 2026-02-03

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 \$25.00 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. _____			

CERTIFICATE *of* SIGNATURE

REF. NUMBER
ABHEP-WBJY8-UM2M5-JFEYS

DOCUMENT COMPLETED BY ALL PARTIES ON
04 FEB 2026 00:00:45
UTC

SIGNER

KIMBERLY IVARSON

EMAIL
KIMIVY@HOTMAIL.COM

TIMESTAMP

SENT
03 FEB 2026 23:47:10

VIEWED
03 FEB 2026 23:59:52

SIGNED
04 FEB 2026 00:00:45

SIGNATURE



IP ADDRESS
174.192.130.212

LOCATION
ALGONQUIN, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
03 FEB 2026 23:59:52





ICC-ES PMG Product Certificate



PMG-1620

Effective Date: October 2025

This listing is subject to re-examination in one year.



www.icc-es-pmg.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

CSI: DIVISION: 13 00 00—SPECIAL CONSTRUCTION
Section: 13 11 13—Below-Grade Swimming Pools

Product certification system:

The ICC-ES product certification system includes testing samples taken from the market or supplier's stock, or a combination of both, to verify compliance with applicable codes and standards. The system also involves factory inspections, and assessment and surveillance of the supplier's quality system.

Products: Fiberglass One-Piece Swimming Pool Shells

Listee: Thursday Pools LLC
840 Commerce Pkwy
Fortville, IN 46040
www.thursdaypools.com

Additional Listee:

River Pools
840 Commerce Pkwy
Fortville, IN 46040
www.riverpoolsandspas.com

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012 and 2009 *International Building Code*® (IBC)
- 2024, 2021, 2018, 2015, 2012 and 2009 *International Residential Code*® (IRC)
- 2024, 2021, 2018, 2015 *International Swimming Pool and Spa Code*® (ISPSC)
- 2025, 2022, 2019, 2016, 2013 and 2010 *California Building Code*® (CMC)
- 2025, 2022, 2019, 2016, 2013 and 2010 *California Residential Code*® (CRC)
- 2024, 2021, 2018, 2015, 2012 and 2009 *Uniform Swimming Pool, Spa and Hot Tub Code (USPSHC)**

*Copyrighted publication of the International Association of Plumbing and Mechanical Officials.

Compliance with the following standards:

APSP/ANSI/ICC 5-2011 (R2022), Standard for Residential Inground Swimming Pools
AC 274, ICC-ES Acceptance Criteria for In-ground, Residential, Fiber-reinforced Plastic Swimming Pools and Permanently Installed Plastic Spas, dated December 2006 (editorially revised July 2017)

Listings are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the listing or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this listing, or as to any product covered by the listing.



Identification:

The pool shells are identified by an encoded number on or near the underside of the flange on the outside the pool. This encoded number contains the information for the manufacturer's name, the model designation, a serial number and the ICC-ES PMG listing.

A permanent sign, bearing the following statement, must be attached to the pumping equipment:

Notice: The pool shell is designed to remain full of water at all times. The shell may be damaged if the water level is allowed to drop below the skimmer. When appreciable draw-down is noticed or if it becomes necessary to drain the pool, contact Thursday Pools or River Pools for instructions. A permanent label must be attached adjacent to the above sign indicating the manufacturer's name, distributor's name, address and telephone number and the ICC-ES PMG listing mark.

Installation:

The pool shells must be permanently installed in-ground in accordance with this report and the manufacturer's published installation instructions. All plumbing and electrical installations must comply with the applicable codes in effect at the construction site.

Subject to the code official's approval, the pool shell may be installed without a soil investigation by a registered design professional, unless any of the following conditions is encountered at the site:

1. The existence of an uncompacted fill in contact with any portion of the pool shell.
2. The existence of any expansive-type soils unless the pool manufacturer has provided specific instructions regarding expansive soils within their installation instructions.
3. The existence of any soil types with an angle of repose that will not support the walls of the excavation at desired slopes.
4. Danger to adjacent structures posed by the proposed pool location.

If any of the above conditions is encountered, excavation must cease immediately. The site conditions must then be reviewed, and recommendations made, by a registered design professional. The code official must approve the registered design professional's report before work is resumed.

Details specifically for installations in expansive, clay, or adobe soils apply only when supported by the registered design professional's recommendations and approved by the code official.

The pool excavation profile must coincide with the contours of the pool. The over excavation is approximately 6 to 12 inches (152 to 305 mm) on the sides and ends. The over excavation at the pool bottom is approximately 6 inches (152 mm). The base for the pool is a layer of minimum 3-inch-thick (76 mm) ¼ to 1 ½ inch clean chipped stone with no fines matching the pool profile. This chipped stone layer is compacted using a manual tamper or plate compactor. The pool shell must sit firmly on the chipped stone and be within 1 inch (25.4 mm) of level. Simultaneous waterfill and chipped stone backfill operations then commence. The chipped stone is compacted with a tamper. The installer must ensure that the backfill level and water level are approximately the same throughout the filling procedure.

After completion of the backfill, the bond beam and decking must be installed in accordance with the manufacturer's published installation instructions, and as approved by the code official.

Models:

The fiberglass pool shells are permanently installed in-ground and are intended for recreational use as swimming pools in residential applications with water circulated through a filter in a closed system. The pools comply with ANSI/NSPI APSP/ANSI-5 as Type 1 or O pools.

The fiberglass pool shells consist of one-piece fiberglass construction shop-formed over a mold. The material is minimum 1/4-inch-thick (6.35 mm), fiberglass-reinforced plastic (FRP), composed of unsaturated polyester ISO/NPG marine grade gel coat, vinyl ester resin barrier coat, chopped and hand applied fiberglass roving. The surface finish is a marine grade ISO/NPG unsaturated polyester resin-based gel coat.

Notice: The pool shells are designed to remain full of water at all times. The shell may be damaged if the water level is allowed to drop below the skimmer. When appreciable draw-down is noticed or if it becomes necessary to drain the pool, Thursday Pools or River Pools should be contacted for instructions.

Conditions of Listing:

1. The pool shells must be constructed and installed in accordance with this report and the manufacturer's published installation instructions. In the event of conflict, this report governs.
2. Electrical and plumbing installations must comply with the applicable codes in effect at the construction site at the time of construction.
3. Clearances of the pools from slopes set forth in IBC Section 1808.7, CBC Section 1808.7, CRC Section R403.1.7 or IRC Section R403.1.7 must be observed.
4. A barrier must be installed in accordance with IBC Section 3109, ISPSC Section 305, CRC Section AG105 or IRC Section AG105, as applicable.
5. Slip resistance is outside the scope of this evaluation report. Reports of slip resistance tests that demonstrate compliance with Section 8.1 of ANSI/NSPI APSP/ANSI-5 must be submitted for approval by the code official.
6. Pools which are classified as Type O pools are not intended for use with diving boards or other diving equipment.
7. Pools located in flood hazard areas established in accordance with Table R301.2(1) of the IRC must comply with Sections AG101.2 and AG103.3 of the IRC, Section AG101.2 of the CRC or Section 304 of the ISPSC.
8. Suction outlets must be designed and installed in accordance with IBC Section 3109.5, CBC Section 3137B, CRC Section AG106, ISPSC Section 310 and IRC Section AG106.1, if used.
9. The fiberglass pool shells are manufactured under a quality control program with surveillance inspections annually by ICC-ES.

TABLE OF MODELS FOR THURSDAY POOLS

MODEL	LENGTH (feet/inches)	WIDTH (feet/inches)	MAX. DEPTH (feet/inches)	CAPACITY (gallons)	POOL TYPE
A225	12'	25.5'	5'3"	7,425	O
A430	14'	30'	5'6"	7,610	O
A435	14'	35'	5'6"	8,423	O
A635	16'	35'	5'6"	10,140	O
A640	16'	40'	6'	13,090	O
CA33	14'	33'	5'	11,490	O
CA36	16'	36'	5'8"	10,500	O
CA40	16'	40'	6'	12,500	O
CSLB	16'	40'	6'	12,500	O
CSLR	16'	40'	6'	12,500	O
CSLS	16'	40'	6'	12,500	O
G436	14'	36'	5'7"	8,400	O
G636	16'	36'	5'7"	10,000	O
G640	16'	40'	6'	13,500	O
GO33	16'	33'	6'	15,300	O
GO37	16'	37'	6'4"	17,500	O
GO41	16'	41'	6'8"	19,700	O
LB27	13'6"	27'6"	4'6"	9,000	O
LX35	13'6"	35'6"	4'6"	9,500	O
MA36	36'	16'	4'8"	12,000	O
MD36	16'	36'	4'8"	12,100	O
MO40	16'	40'	8'6"	22,400	1
NE16	16'	8'4"	4'8"	3,400	O
NO16	16'	8'4"	4'8"	3,200	O
PE25	15'	25'	3'9"	2,000	O
S530	15'6"	30'	5'4"	10,000	O
S634	16'	34'6"	5'8"	12,000	O
S639	16'	39'	6'	13,300	O
SA34	16'	34'6"	5'8"	12,000	O
SA39	16'	39'	6'	13,000	O
SP39	13'6"	40'	4'6"	13,500	O
SPA9	9'	9'	3'2"	900	O
SPAG	11'6"	11'6"	3'	1,500	O
ST20	10'	20'	4'6"	4,300	O
TI26	12'	26'	5'5"	7,500	O
TI33	14'	33'	5'10"	11,000	O
TRS8	9'	9'	36"	800	O
WA13	13'6"	11'6"	1'6"	970	O
WAD9	9'	9'	1'6"	510	O
WD14	14'	8'	1'	270	O
WS36	16'	36'	5'10"	13,500	O
WS40	16'	40'	5'10"	15,500	O

For SI: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 gallon = 3.785 liters.

TABLE OF MODELS FOR RIVER POOLS

MODEL	LENGTH (feet/inches)	WIDTH (feet/inches)	MAX. DEPTH (feet/inches)	CAPACITY (gallons)	POOL TYPE
A30	30'	14'	4'8"	11,500	O
A36	36'	16'	4'8"	16,800	O
C35	35'	16'	6'	14,500	O
C40	40'	16'	6'4"	17,000	O
D24	24'	12'	5'3"	7,500	O
D28	28'	15'	5'8"	8,000	O
D32	32'	15'	6'	10,000	O
D36	36'	16'	6'1.75"	13,900	O
D40	40'	16'	6'5.5"	17,800	O
I25	25'	12'	5'3"	6,050	O
I25-S	25'	12'	5'3.25"	5,200	O
I30	30'	14'	5'6"	7,947	O
I30S	30'	14'	5'6"	7,100	O
I34	34'	16'	5'9"	11,000	O
L36	36'	16'	5'3"	10,000	O
M25	25'	10'	5'2"	5,350	O
M30	30'	12'	5'5"	10,600	O
M35	35'	14'	5'11"	12,000	O
N16	16'	8'4"	4'8"	3,400	O
N16L	16'	8'4"	4'8"	3,200	O
R20	20'	10'	4'4"	5,750	O
R24	24'	12'	5'3"	8,500	O
R28	28'	15'	5'8"	9,500	O
R32	32'	15'	6'	11,500	O
R36	36'	16'	6'1.75"	17,300	O
R40	40'	16'	6'6"	19,500	O
RRS8	8'6"	8'6"	36"	800	O
RSP8	9'	9'	36"	891	O
RSS8	9'	9'	36"	890	O
T40	40'	16'	8'6"	23,900	1
TL09	9'	9'	8"	360	O
TL15	15'	10'	12"	977	O
X36	36'	16'	6'	13,800	O

For SI: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 gallon = 3.785 liters.



Project: Inground fiberglass pool installation with concrete patio

Scope of Work:

Installation of an inground fiberglass swimming pool with a concrete patio.

Water Plumbing: Closed loop water plumbing system. Includes 3 return lines, 2 side suction (main drains) lines & one skimmer line using schedule 40 hard PVC will be used. The main drains are a part of a closed loop system and do not have an outlet. Nor does it have a sand filter so no backwashing is needed.

Drainage stone will be used on the base and sides of the pool for backfilling.

Pool will be filled using a bulk **water delivery** service from a water tanker. Evaporation and displacement are minimal with this style of pool but if the pool needs to be topped off, the homeowner will use their garden hose to top of the pool. The hose will have a back flow preventer located on the house side of the house.

This pool will have a salt **chlorinator** sanitation system.

Skimmer



Main Drains

This fitting, according to the entrapment standards, is considered "blockable", therefore there must always be at least two connected to a single suction plumbing line. To prevent both drains in a series from being covered simultaneously, they need to be at least 3' apart. The exception is if they are on separate planes, such as on two adjacent walls, for example. They also cannot be installed in the backrest of a bench seat.

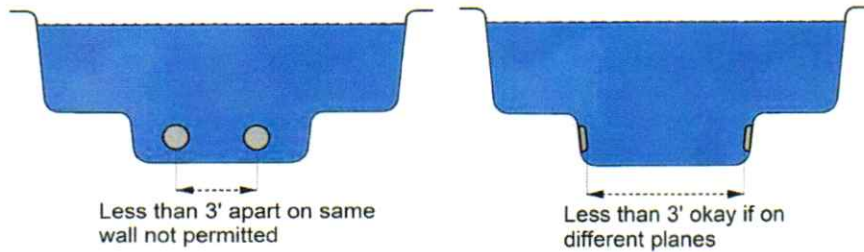


Figure 5.44: Blockable SOFA's closer than 3' on the same wall not permitted.

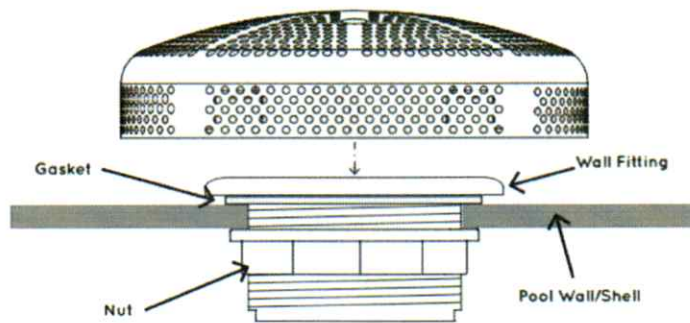


IMAGE 1 - WALL INSTALLATION

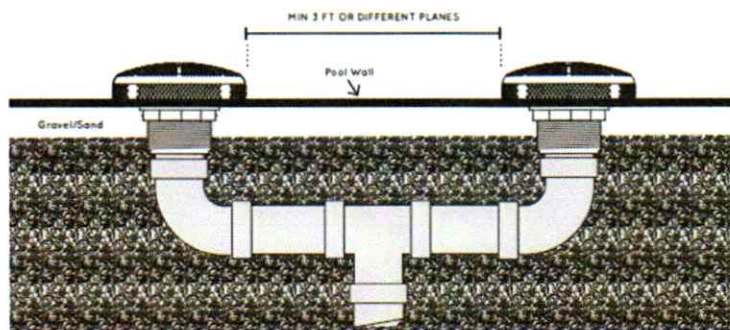


IMAGE 2 - POOL/PLUMBING INSTALLATION

Return Lines



Re: New Permit Application - 624 Green Bay Rd, Mequon, WI 53092

From Lisa Lilja <llilja@thiensville.gov>
Date Wed 2/4/2026 1:50 PM
To Jennifer Justen <Jen@lakegenevapoolandspa.com>

Good afternoon,

Thank you for your submission of the Building Permit & Small Projects application for 624 Green Bay Rd. These will first be submitted to Staff for review. We will reach out to you throughout the process with any questions or potential modifications.

If you have any questions along the way, please feel free to reach out.

Thank you,

Lisa Lilja
Administrative Assistant – Community Services

Village of Thiensville
250 Elm St.
Thiensville, WI 53092
Phone: (262) 242-3720
Email: llilja@thiensville.gov (formerly llilja@village.thiensville.wi.us)

From: Jennifer Justen <Jen@lakegenevapoolandspa.com>
Sent: Wednesday, February 4, 2026 1:24 PM
To: Lisa Lilja <llilja@thiensville.gov>
Subject: New Permit Application - 624 Green Bay Rd, Mequon, WI 53092

Hello,

Please find the attached permit application for Kim Ivarson, located at 624 Green Bay Rd., Mequon, WI 53092.

All correspondence and any questions may be directed to me, as I am assisting Kim with the permit process.

Jen Justen
P: 262-475-4525
<https://link.edgepilot.com/s/05c264fc/OoRBJi8tmkKwb7T3wJVYtQ?u=http://www.lakegenevapoolandspa.com/>
Hours: M-F 8am - 5pm

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Plat of Survey

Property Description: Document No. 1158787

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



260 Regency Court
Brookfield, WI 53046 (262) 312-1054
landsurveysinc.com

SURVEYOR'S CERTIFICATE

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



Dated this 8th Day of June, 2024;
Phillip J. Landry S-3176

REVISIONS

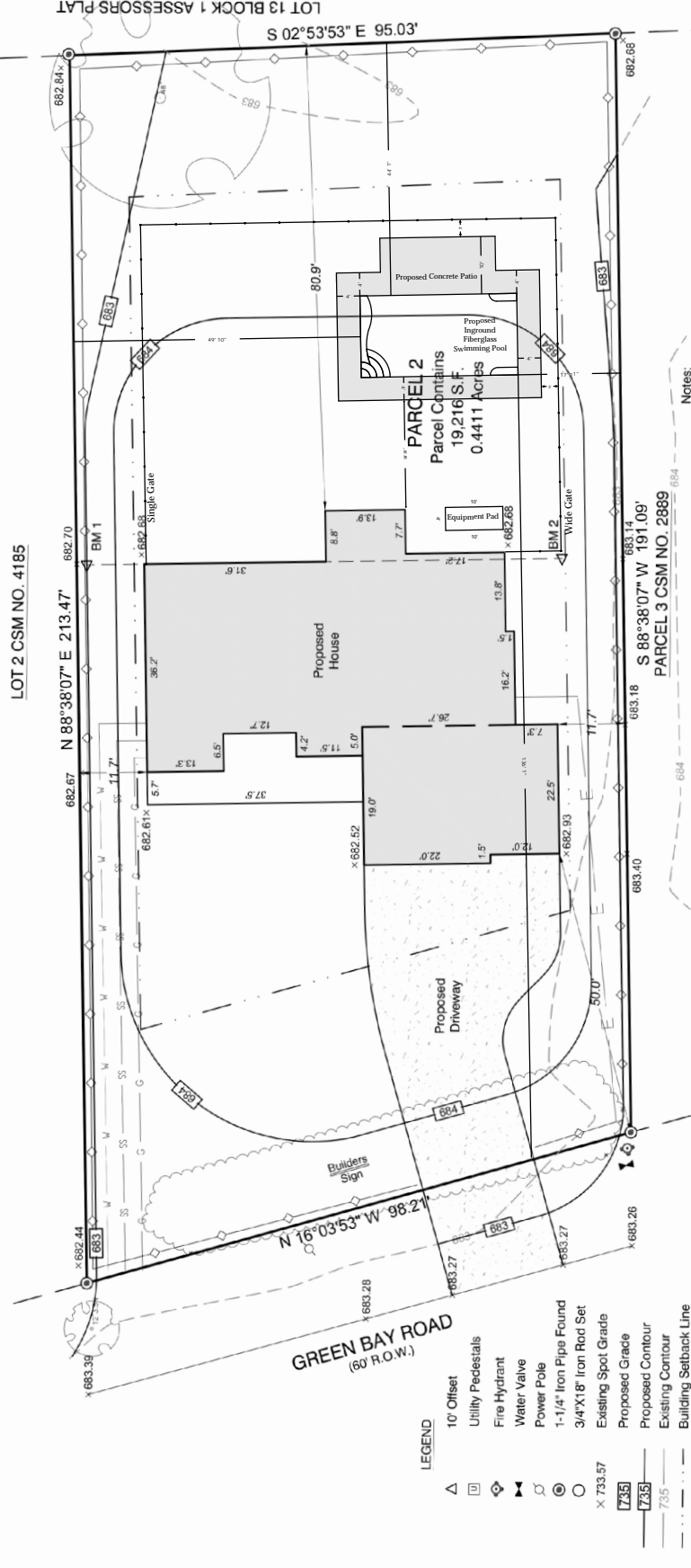
PREPARED FOR:

Alan Builders, LLC
N118W16531 Bursen Dr
Germantown, WI 53022

S&M REAL ESTATE HOLDINGS
RESIDENCE

BEARINGS ARE REFERENCED TO
CSM NO. 2889, IN WHICH THE EAST
LINE OF GREEN BAY ROAD
BEARS N 10°03'53" W AD 831/011
(N 10°03'57" W)

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



Notes:

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



Benchmark (BM) 1: Top of Offset, Elev. = 682.94'
Benchmark (BM) 2: Top of Offset, Elev. = 682.84'

LEGEND

- △ 10' Offset
- Utility Pedestals
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Power Pole
- ⊕ 1-1/4" Iron Pipe Found
- ⊕ 3/4"x18" Iron Rod Set
- ⊕ Existing Spot Grade
- ⊕ Proposed Grade
- ⊕ Proposed Contour
- ⊕ Existing Contour
- ⊕ Building Setback Line
- ⊕ Proposed Sump Drain
- ⊕ Proposed Water Line
- ⊕ Proposed Sewer Line
- ⊕ Proposed Gas Line
- ⊕ Proposed Electric Line
- ⊕ Proposed Silt Fence

Suggested Top of Wall: 685.67'
Suggested Garage Floor: 685.34'
Suggested Final Yard Grade: 685.0'
Suggested Top of Footing: 676.67'
(Assuming 9" Poured Wall-check plans)
Sewer invert elevations to be verified by sewer contractor

1/30"=1'

We respectfully request consideration regarding the requirement for additional screening around the pool equipment for this project.

The homeowner will be installing a **6-foot privacy fence** around the pool area, which will provide effective visual screening from neighboring properties and public view, while also serving as a sound barrier.

Additionally, the system includes a **Jandy 2.7 HP Variable Speed ePump** (see attached brochure), which is specifically designed for quiet operation. Variable speed pumps operate at lower RPMs for most of their run time, resulting in significantly reduced noise levels compared to traditional single-speed equipment. As a whole, the pool equipment operates at sound levels quieter than a typical residential air conditioning unit.

Given:

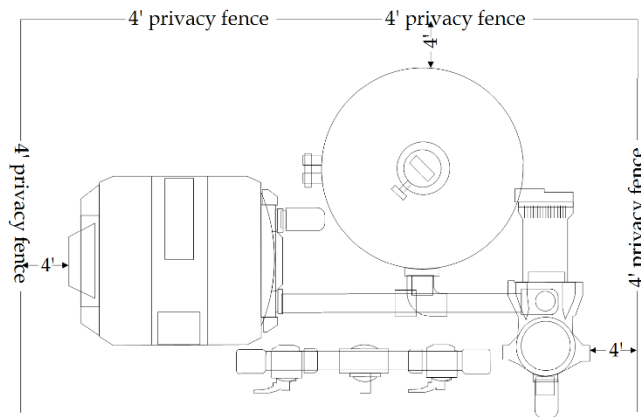
- The visual and sound buffering provided by the 6' privacy fence
- The low-noise design of the installed equipment

We believe additional screening would be redundant and unnecessary. It may also restrict proper airflow or create conditions that attract debris or rodents.

Based on these factors, we respectfully request that the municipality waive or reconsider this requirement.

If the requirement must still be enforced, we are prepared to comply by screening it with a smaller privacy like fence.

Thank you for your time and consideration.



SUMMARY OF SOUND DATA TAKEN FROM VARIOUS ZODIAC/JANDY PUMPS.
(Product Safety & Compliance Department - Jan 2021)

Summary:

Sound testing was performed at Intertek Labs. A description of the standard used and equipment is stated in the report and is shown here for reference:

TEST METHOD

The laboratory method used in conducting this test is in accordance with ANSI S12.51-2012/ISO 3741:2010, Acoustics – Determination of sound power levels of noise sources using sound pressure – Precision method for reverberation rooms Intertek Acoustical Facilities utilizes a 16,640 cu. ft. (470 cubic meter) reverberation room, which has been qualified for testing to the above standard.

Pumps marked with an * have been tested to ANSI/ASA S12.54-2011/ISO 3744-2010 (R2020): Acoustics — Determination of sound power levels and sound energy levels of noise sources using sound pressure — Engineering methods for an essentially free field over a reflecting plane.

Final Data:

The sound level for various Jandy/Zodiac pumps is given in the tables below.

The sound power level is calculated from the reverberation data and is assuming either a motor/pump speed (rpm), or flow (gpm), as specified below in each table. The data provided also is specific to a particular **distance from the pump as shown in the header for each table below.**

Distance from Pump = 3.28 ft (1m)

Model	Sound Level, dB (1000 rpm)	Sound Level, dB (1725 rpm)	Sound Level, dB (3450 rpm)	Sound Level, dB (60 gpm)	Sound Level, dB (10 gpm)
VSSHP Series VSSHP220AUT VSSHP270AUT JEP2.0SVRS	36	47.4	61.8	-	-
VSFHP Series VSFHP165JEP VSFHP165AUT VSFHP270JEP VSFHP270AUT	40.1	50.3	60.3	-	-
VSFHP185DV2A	33.4	41.9	59.4	-	-
VSFHP270DV2A	34.8	45.5	64.5	-	-
VSFHP3802A*	43.5	53.7	69.6	-	-
VSSHP270DV2A	34.1	41.7	60.7	-	-
VSSHP3802A*	48.8	52.8	70.5	-	-
VSPHP270DV2A	33.3	42.5	60.1	-	-
FHPM 1.5	-	-	-	50.4	-
PB4-60	-	-	-	-	56.2
PB4SQ	-	-	-	-	51.3
VSFHP130DV	44.0	45.5	65.9	-	-
VSFHP165DV	45.8	47.3	63.9	-	-
VSFHP185DV	39.3	46.6	63.6	-	-



Distance from pump 6 ft (1.83m)

Model	Sound Level, dB (1000 rpm)	Sound Level, dB (1725 rpm)	Sound Level, dB (3450 rpm)	Sound Level, dB (60 gpm)	Sound Level, dB (10 gpm)
VSSHP Series VSSHP220AUT VSSHP270AUT JEP2.0SVRS	33.4	44.8	59.2	-	-
VSFHP Series VSFHP165JEP VSFHP165AUT VSFHP270JEP VSFHP270AUT	37.4	47.7	57.7	-	-
VSFHP185DV2A	30.7	39.3	56.7	-	-
VSFHP270DV2A	32.1	42.9	61.8	-	-
VSFHP3802A*	38.2	48.4	64.4	-	-
VSSHP270DV2A	31.4	39.1	58.1	-	-
VSSHP3802A*	43.6	47.0	65.3	-	-
VSPHP270DV2A	30.6	39.8	57.5	-	-
FHPM 1.5	-	-	-	47.8	-
PB4-60	-	-	-	-	53.6
PB4SQ	-	-	-	-	48.3
VSFHP130DV	41.4	42.5	63.3	-	-
VSFHP165DV	43.2	44.6	61.3	-	-
VSFHP185DV	36.6	44.0	61.0	-	-



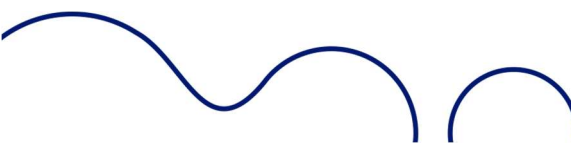
Distance from pump: 9 ft (2.74m)

Model	Sound Level, dB (1000 rpm)	Sound Level, dB (1725 rpm)	Sound Level, dB (3450 rpm)	Sound Level, dB (60 gpm)	Sound Level, dB (10 gpm)
VSSHP Series VSSHP220AUT VSSHP270AUT JEP2.0SVRS	31.6	43	57.4	-	-
VSFHP Series VSFHP165JEP VSFHP165AUT VSFHP270JEP VSFHP270AUT	35.7	46	55.9	-	-
VSFHP185DV2A	29.0	37.5	55.0	-	-
VSFHP270DV2A	30.4	41.2	60.1	-	-
VSFHP3802A*	35.4	45.4	61.4	-	-
VSSHP270DV2A	29.7	37.3	56.3	-	-
VSSHP3802A*	40.6	44.0	62.3	-	-
VSPHP270DV2A	28.9	38.1	55.7	-	-
FHPM 1.5	-	-	-	46.1	-
PB4-60	-	-	-	-	51.8
PB4SQ	-	-	-	-	46.5
VSFHP130DV	39.7	40.7	61.5	-	-
VSFHP165DV	41.4	42.9	59.5	-	-
VSFHP185DV	34.9	42.2	59.3	-	-



Distance from pump: 12 ft (3.66m)

Model	Sound Level, dB (1000 rpm)	Sound Level, dB (1725 rpm)	Sound Level, dB (3450 rpm)	Sound Level, dB (60 gpm)	Sound Level, dB (10 gpm)
VSSH Series VSSH220AUT VSSH270AUT JEP2.0SVRS	30.3	41.8	56.2	-	-
VSFHP Series VSFHP165JEP VSFHP165AUT VSFHP270JEP VSFHP270AUT	34.4	44.7	54.7	-	-
VSFHP185DV2A	27.7	36.3	57.3	-	-
VSFHP270DV2A	29.1	39.9	58.8	-	-
VSFHP3802A*	35.2	45.4	61.4	-	-
VSSH270DV2A	28.4	36.1	55.1	-	-
VSSH3802A*	40.6	44.0	62.3	-	-
VSPHP270DV2A	27.6	36.8	54.5	-	-
FHPM 1.5	-	-	-	44.8	-
PB4-60	-	-	-	-	50.6
PB4SQ	-	-	-	-	45.3
VSFHP130DV	38.4	39.5	60.3	-	-
VSFHP165DV	40.1	41.6	58.3	-	-
VSFHP185DV	33.6	41.0	58.0	-	-



ePUMP 2.2 & 2.7 HP
DUAL VOLTAGE, 2-AUX RELAY VS PUMP



Jandy®

THE BEST POOLS BEGIN WITH THE BEST PUMP



TRADE SERIES
EXCLUSIVE

ePUMP™
VARIABLE-SPEED PUMP

The Jandy® ePump™ is designed for energy savings, efficient operation and easy maintenance.

When building a high-end pool, you want a high-end pump. The ePump is a high-performance, low-maintenance, energy-saving variable-speed pool pump in a large-sized body.

- Maximum Savings**
 Save over \$1,100¹ per year in energy costs! The ePump allows for dramatic energy savings compared to high energy consuming single-speed pumps.
- Improved Performance, Reduced Maintenance**
 Small pump baskets fill faster — restricting flow and eroding performance. The ePump features the largest capacity smooth surface basket in the industry for reduced maintenance and improved performance.
- Less Noise²**
 Relax and unwind without the unwanted sound of a pool pump. Proprietary sound dampening motor technology provides almost "whisper-quiet" pump operation — no louder than the daily operation of your refrigerator — allowing you to enjoy a truly peaceful pool experience.
- Programmable Auxiliary Relays for Instant Automation**
 Two programmable³ auxiliary relays allow the pump to control other equipment, such as a salt chlorinator and booster pump, without a separate timeclock.
- No Rewiring Necessary**
 Auto-sensing dual voltage motor automatically recognizes and adapts to 115 or 230-volt power supplies.
- Additional Features**
 - Available in 2.2 and 2.7 HP models
 - RS485 Quick Connect Port for faster installation and maintenance
 - Four-Speed Dry Contact Relay Control
 - Easy controller setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
 - 2" x 2.5" unions included / 2.5" x 3" compatible⁴
 - Ergonomic carry handle for easy installation
 - Tool free lid allows for quick and easy cleaning of the pump basket
 - Zero Clearance Totally Enclosed Fan-Cooled (TEFC) permanent magnet brushless DC motor that provides cooler operation and extended motor life
- Choose Your Own Controller**
 Designed to work with the following Jandy control systems for complete programmability and customization:
 - SpeedSet™ Controller (included and preinstalled from factory on all DV2AS models)
 - iQPUMP01 with iAqualink® App Control
 - Jandy Aqualink Automation Systems
 - JEP-R Controller

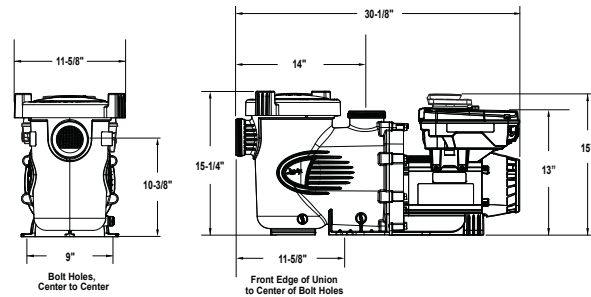
MODELS

Model No.	Option Description
VSSH220DV2AS & VSSH270DV2AS	ePump 2.2 & 2.7 HP. SpeedSet Controller Preinstalled
VSSH220DV2A & VSSH270DV2A	ePump 2.2 & 2.7 HP. Controller Sold Separately

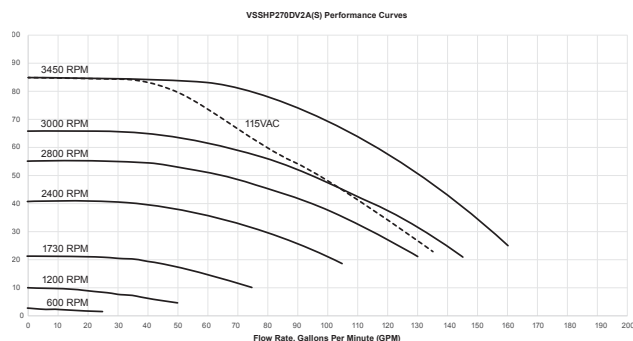
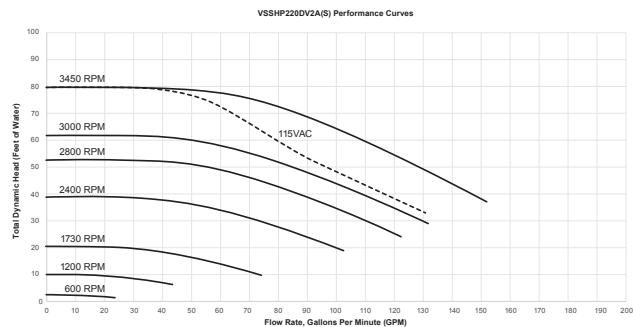
SPECIFICATIONS

Model No.	THP	WEF ⁵	Voltage	Max Watts	Amps	Union Size	Rec. Pipe Size ⁶	Carton Weight	Overall Length
VSSH220DV2A(S)	2.21	8.3 8.8	230 VAC 115 VAC	2,190W 1,660W	10.5 16.0	2" x 2 1/2"	2" – 3"	71 lbs.	30 1/8"
VSSH270DV2A(S)	2.70	7.5 9.3	230 VAC 115 VAC	2,370W 1,675W	10.5 16.0	2" x 2 1/2"	2" – 3"	71 lbs.	30 1/8"

DIMENSIONS



PERFORMANCE



¹Based on a 28,000 gallon pool with 2 turnovers per day at an average power cost of 0.195/kWh; when tested in accordance with the applicable requirements of 10 CFR 429.
²Compared to previous generation ePump based on independent third-party lab testing at 1725 RPM from 6 ft.
³Auxiliary relays on all Jandy DV2A and DV2AS pump models are programmable when paired with a Jandy SpeedSet or iQPUMP01 variable-speed pump controller
⁴R-Kit R0446102 includes two unions, O-rings and 2.5" x 3" tailpieces.
⁵WEF = weighted energy factor in kgal/kWh. WEF is a performance-based metric adopted by the Department of Energy to characterize the energy performance of dedicated-purpose pool pumps. Department of Energy 10 CFR Parts 429 and 431.
⁶Always follow local building and safety codes for pipe sizing and guidelines.

A Fluidra Brand | Jandy.com | 1.800.822.7933

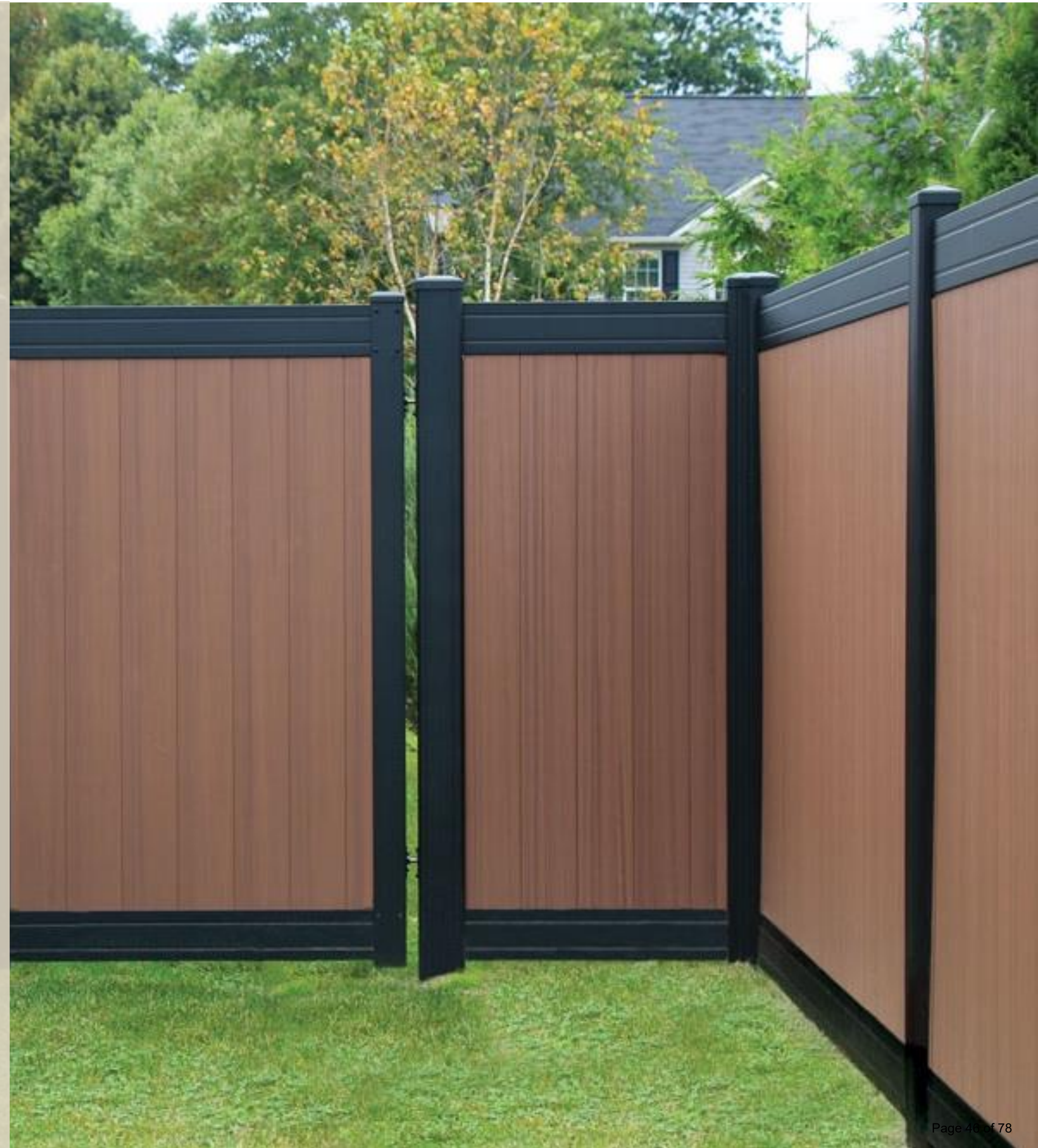
©2022 Zodiac Pool Systems LLC. All rights reserved. ZODIAC® is a registered trademark of Zodiac International, S.A.S.U., used under license. All other trademarks are the property of their respective owners. 54409_SL



Eco-friendly wood alternative

VEKAfence

VINYL FENCING PRODUCTS





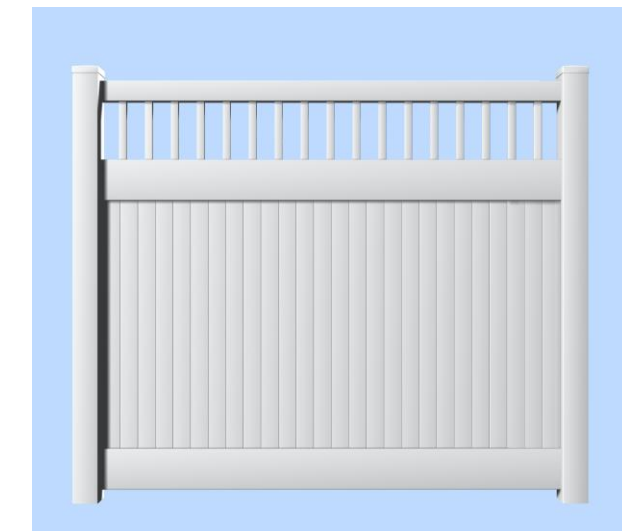
ELIMINATE
TIME-
CONSUMING
MAINTENANCE

PICKET FENCING

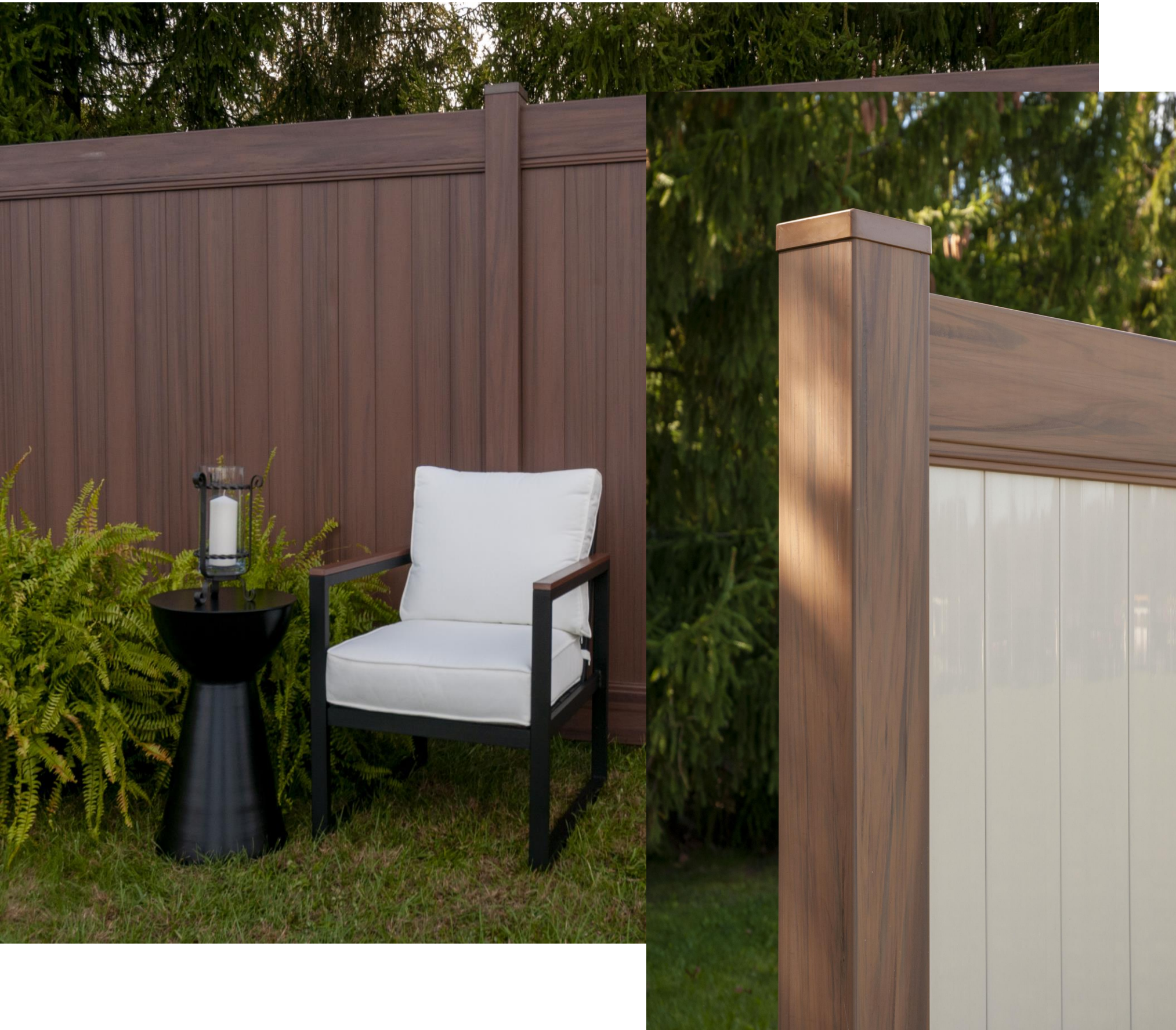


Even the most elegant of homes looks better with a white picket fence.

PRIVACY FENCING



PVC fence from VEKA will create a beautiful, private fence around your home or business. VEKAfence mimics the natural look of traditional wood, without the maintenance and decay.

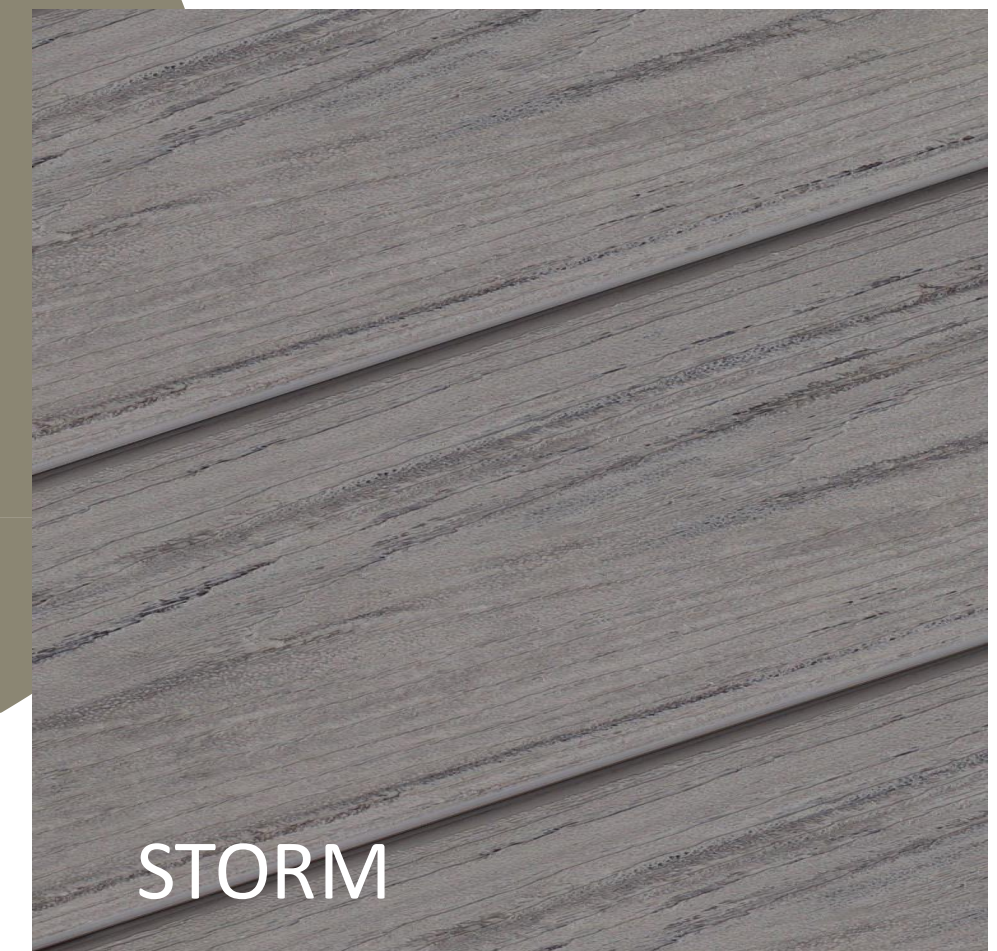
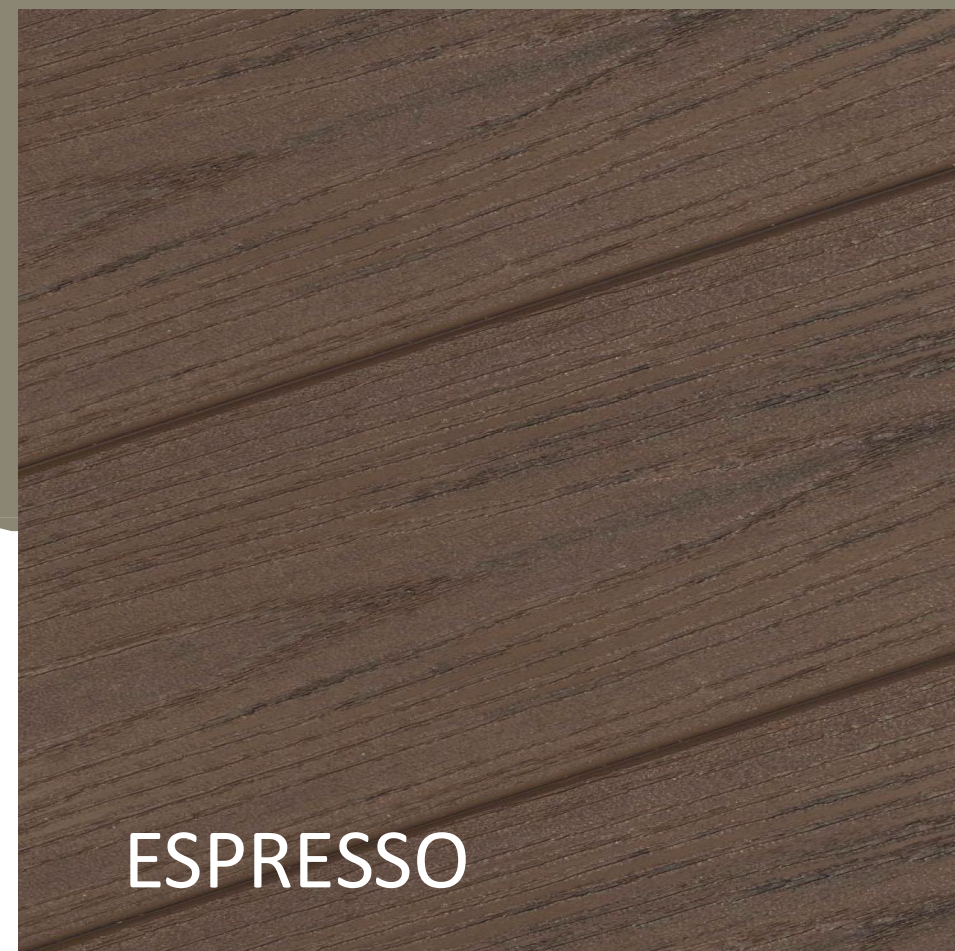
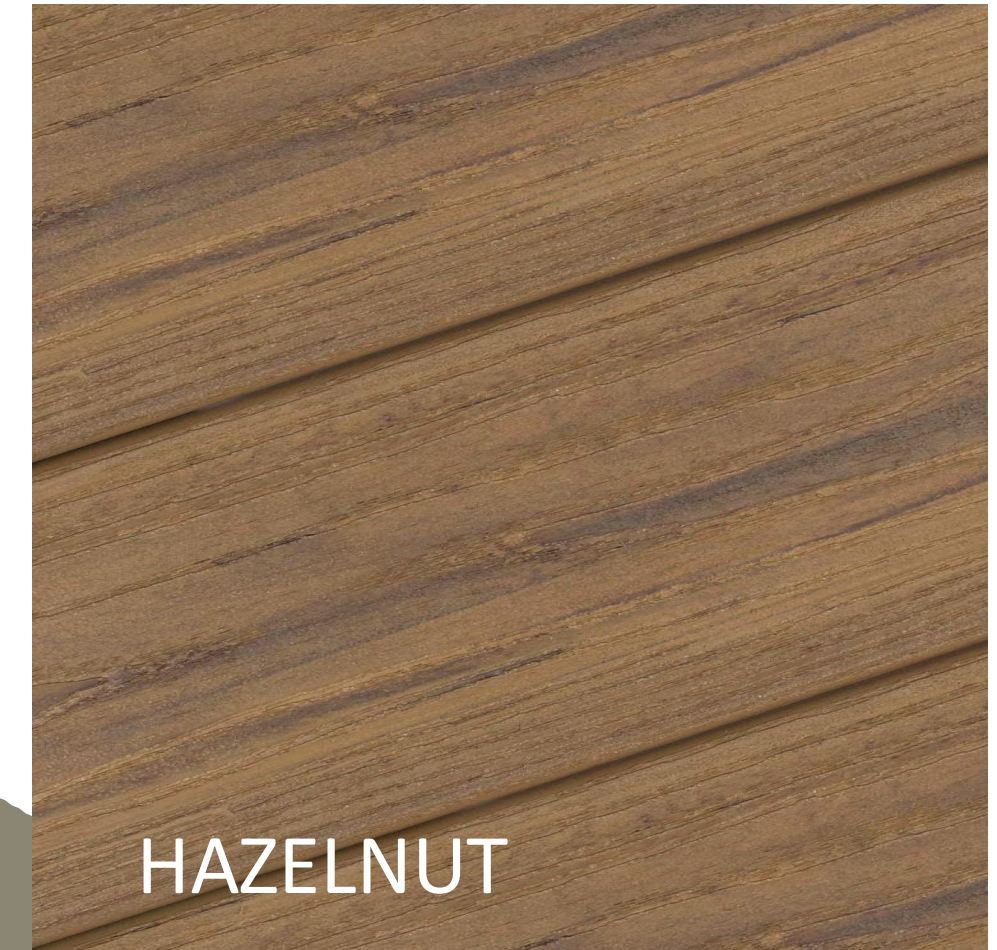
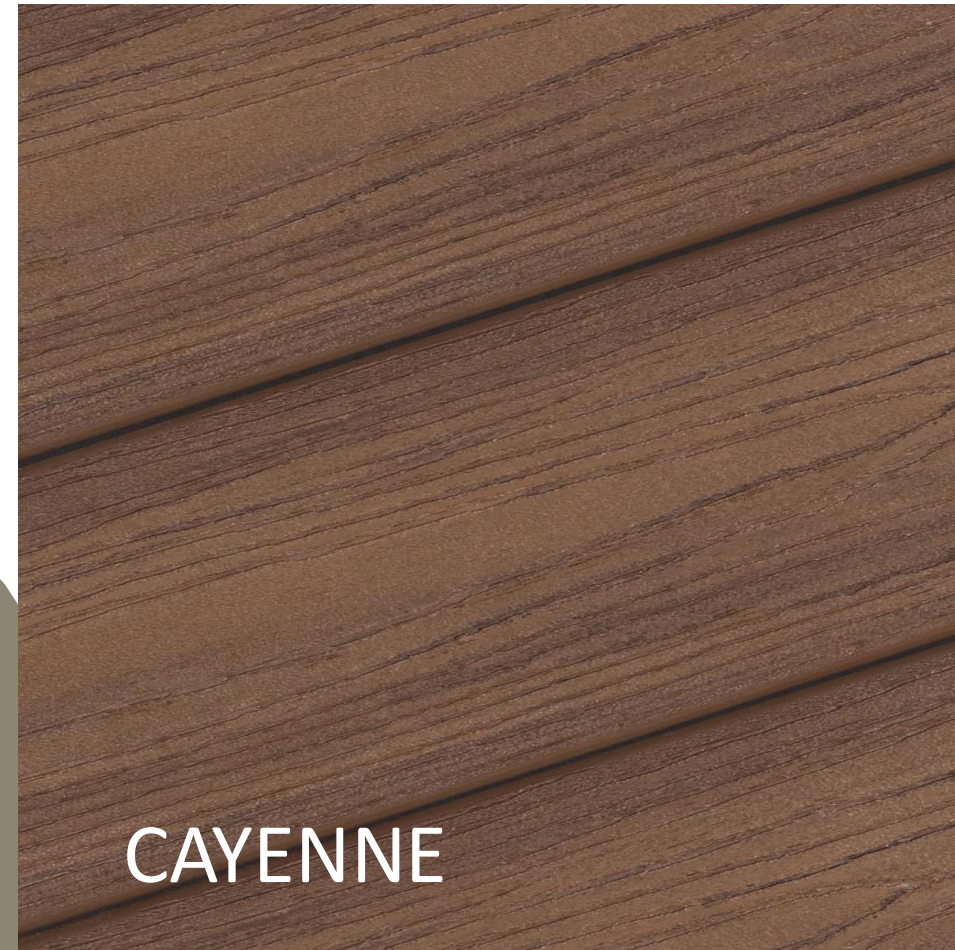


VEKA's privacy fence features quality, thick-wall PVC profiles.

Choose from our unique PVC fence system designs or create your own stunning and unique options.



There are a multitude of color combinations to select from with VEKA Signature colors.





HAZELNUT AND ALMOND

CAYENNE AND ALMOND

ALMOND AND KHAKI

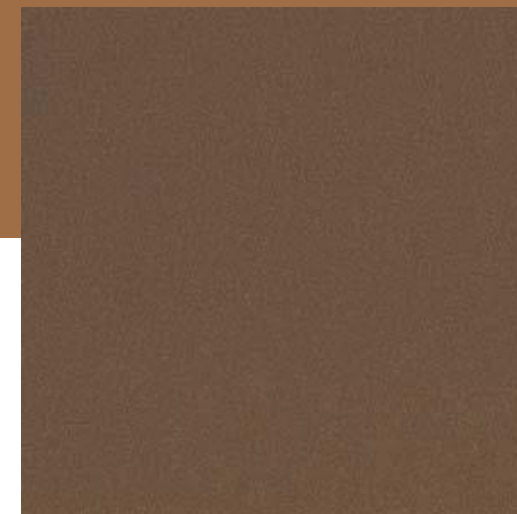
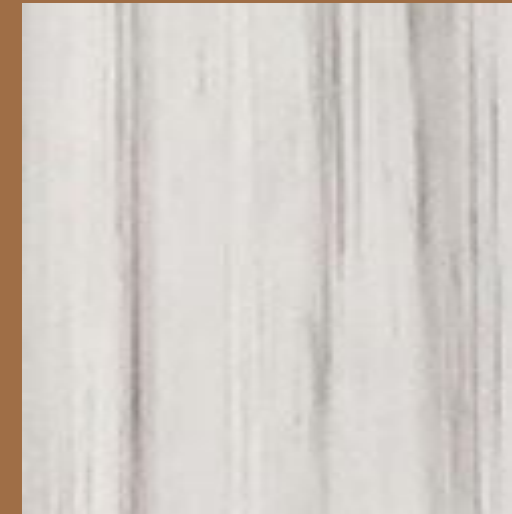
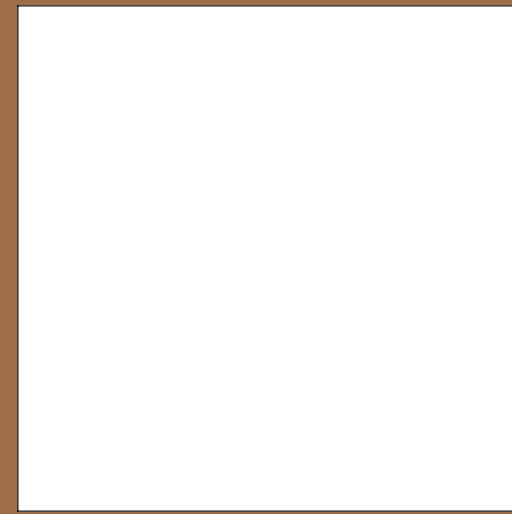
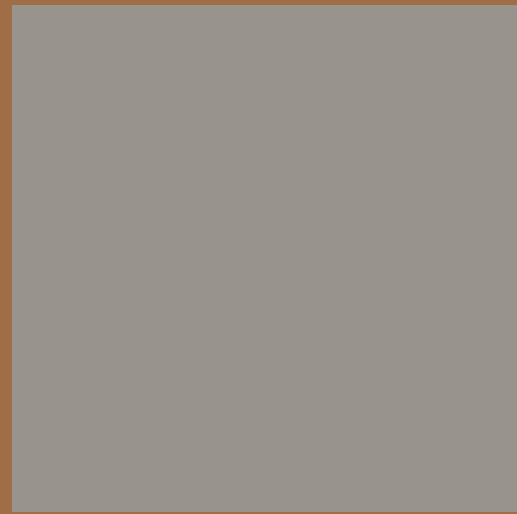
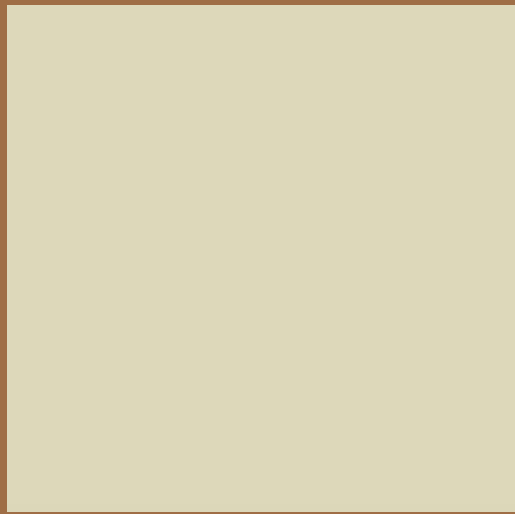
WWW.VEKAOLP.COM

VEKA's fence and rail profiles offer versatility in fabrication.



Most VEKA profiles are available in Classic White, Almond, Khaki and Stone.





Our visually compelling shades enhance the curb appeal of any home.



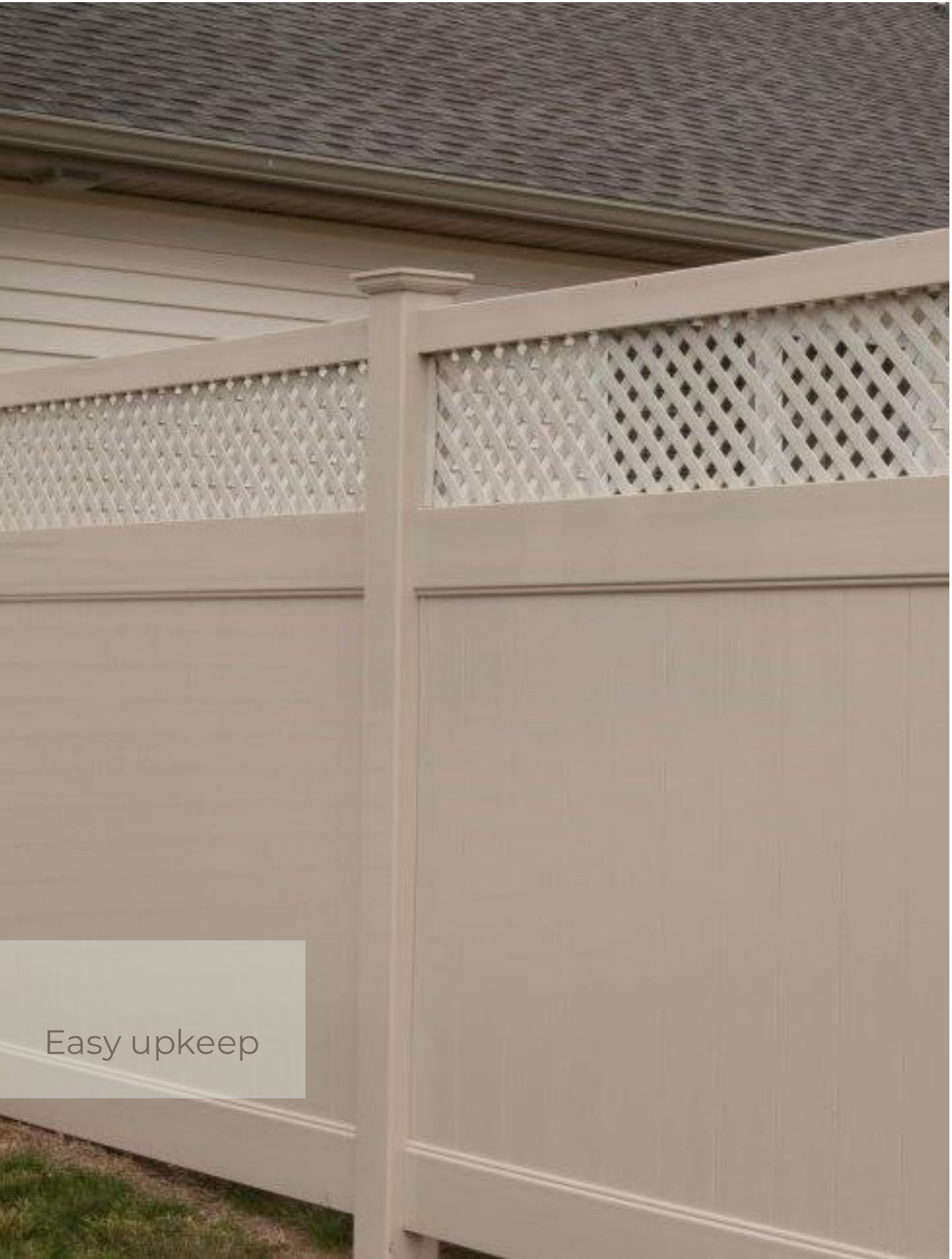
Unrivaled
durability and
woodgrain
beauty



Engineered with
unmatched fade,
stain, scratch and
mold resistance



Unlimited
design
possibilities



Easy upkeep



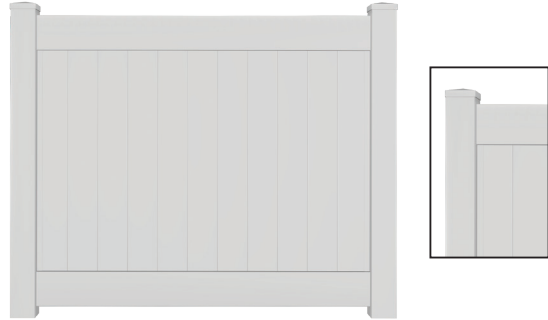
Bringing your outdoor ideas to life has never been easier.



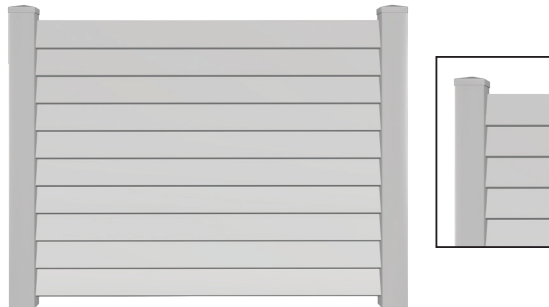
**WHITE
VARIEGATED**



Privacy Fence
Closed Top, Straight Rail, 7" T&G Pickets



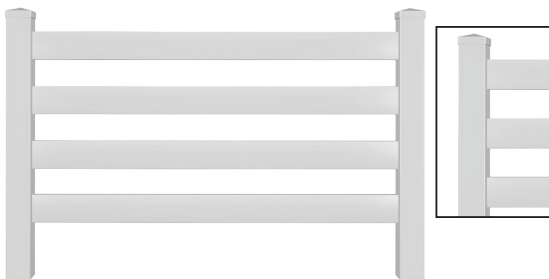
Privacy Fence
Straight Rail, T&G 6" Pickets



Semi-Privacy Louvered Fence
with 6" Pickets



Privacy Fence
Deco-Rail, T&G 6" Pickets



Agriculture Fence
2, 3 or 4 Rail



Privacy Fence
Straight Rail, T&G 7" Pickets



**RANCH
RAIL**

VEKA fence
VINYL FENCING PRODUCTS

VEKA
OUTDOOR LIVING PRODUCTS

www.vekaolp.com



VEKAdeck
ADVANCED CELLULAR PVC DECKING



VEKArail
ENGINEERED HANDRAIL SYSTEM

Consider VEKAdeck or VEKArail to complement your VEKAfence installation

The information contained within is current at the time of printing. Changes to products may have been made since publication. Due to limitations of the printing process, colors shown may not be accurate.

Please consult your sales representative prior to purchasing. VEKAdeck® and VEKArail® are trademarks of VEKA Inc. Copyright © 2023 VEKA Inc. Made in the USA.

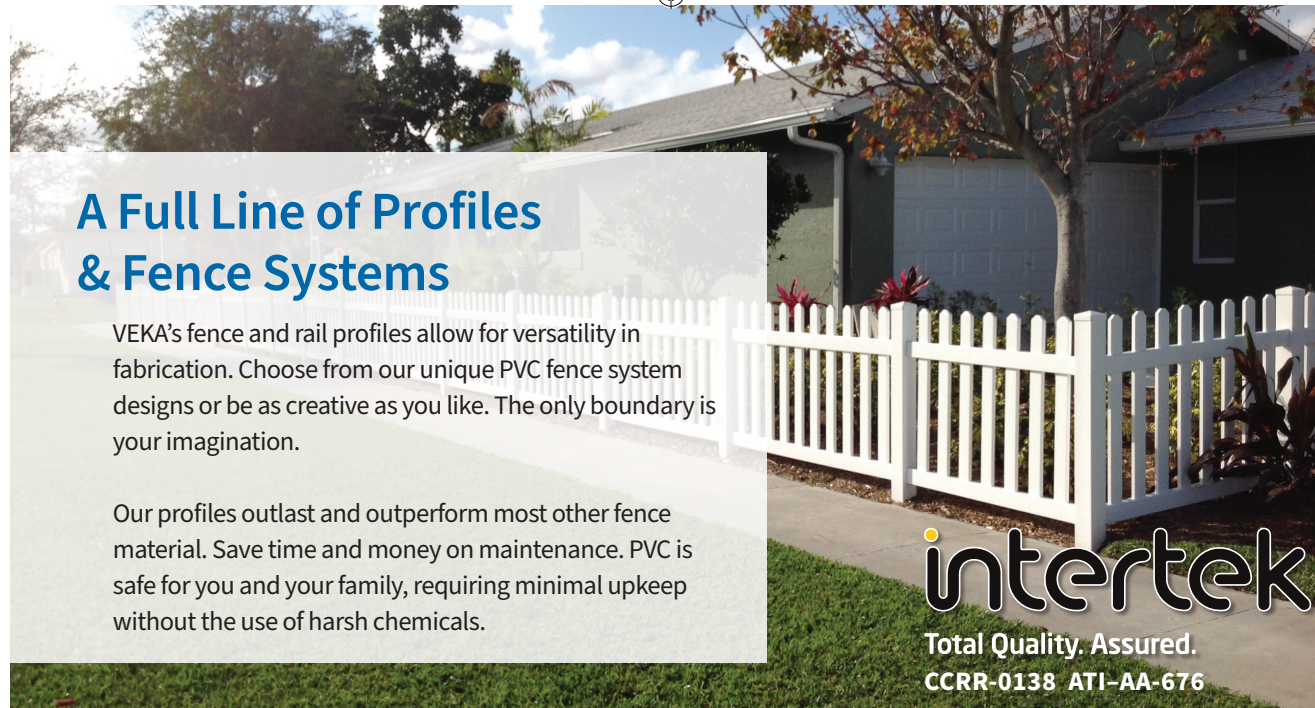
* Visit vekaolp.com for complete warranty information.

www.vekaolp.com • 800 654 5589

Pennsylvania • Nevada • Texas • North Carolina • Canada

VEKAF-TRI-0123





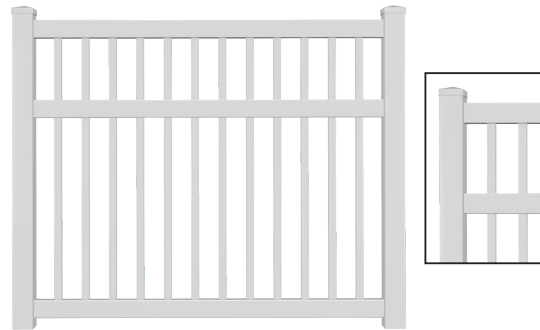
A Full Line of Profiles & Fence Systems

VEKA's fence and rail profiles allow for versatility in fabrication. Choose from our unique PVC fence system designs or be as creative as you like. The only boundary is your imagination.

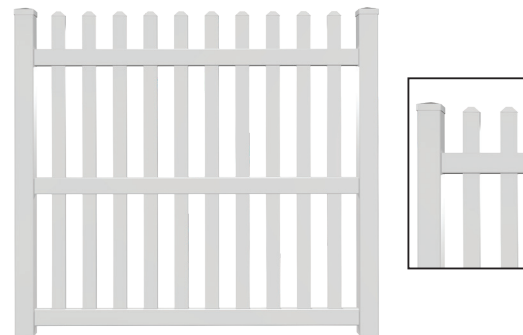
Our profiles outlast and outperform most other fence material. Save time and money on maintenance. PVC is safe for you and your family, requiring minimal upkeep without the use of harsh chemicals.

intertek

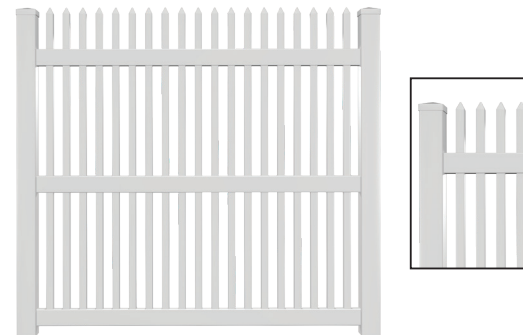
Total Quality. Assured.
CCRR-0138 ATI-AA-676



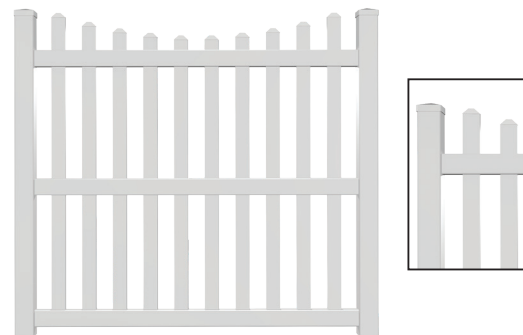
Picket Pool Fence
with 1/2" Pickets



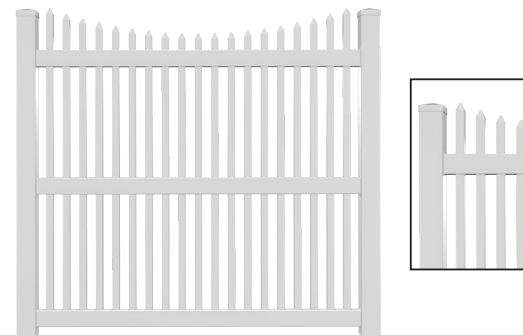
Straight Picket Fence
with 3" Pickets



Straight Picket Fence
with 1 1/2" Pickets



Concave Picket Fence
with 3" Pickets



Concave Picket Fence
with 1 1/2" Pickets

Standard Vinyl Color Options

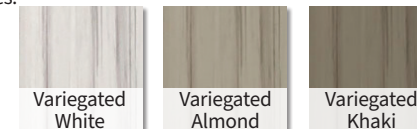


White Almond Khaki *Stone

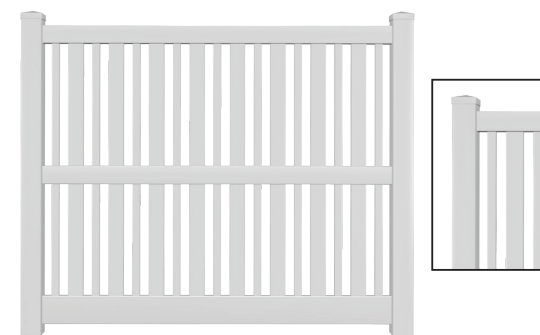
*Ask your local sales account executive for color and profile combinations available in your area.

Additional Variegated Color Options

Variegated color options are only available as 6" or 7" infill T&G profiles.



Variegated White Variegated Almond Variegated Khaki



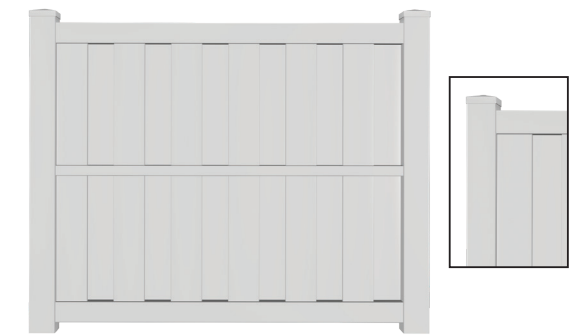
Semi-Privacy Fence
1 1/2" & 6" Pickets

Recycled & Recyclable

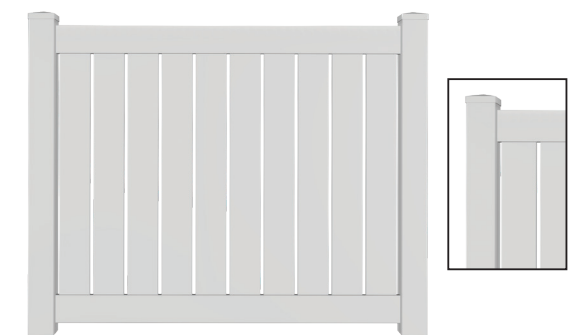
At VEKA, we capture our in-house startup material and run-offs, which are pulverized into PVC powder. This powder is introduced back into VEKAdeck and VEKA DualEdge profiles for fence and rail shapes.

Performance additives in the outer, co-extruded surface aid in impact modification, heat reflectance and color retention.

VEKA OLP standard color profiles carry a limited lifetime warranty; please visit vekaolp.com for warranty details.



Shadowbox Fence
with 6" Pickets



Semi-Privacy Fence
with 6" Pickets



**TOCK CUSTOM LLC
215 NORTH MAIN STREET
AWNING SIGNS**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: April 14, 2026	
Applicant:	Chris Tock
Status of Applicant:	Tenant
Location:	215 North Main
Existing Zoning:	B-2 Shopping Center Business District
Requested Action:	Approval of Awning Signs

Project Description

The applicant is requesting approval to modify existing awning signage on the commercial building at 215 N. Main Street. The proposal includes:

- Retention of the existing awning structures (seven total)
- Installation of a fabric overlay patch to replace existing tenant copy
- No modification to awning frames, dimensions, or placement

Background

The existing awnings and associated signage were approved under a prior version of the Village Sign Code. The current code establishes more restrictive standards for building-mounted signage, including awning signs. The applicant has indicated that full replacement of the awnings is not feasible due to the short-term nature of the lease; therefore, the request is limited to updating the existing signage in place.

Per the Village Sign Code, awning signage is limited to no more than 50 percent of the awning face or 30 square feet per awning, whichever is less, and must be confined to the awning surface. In addition, total building-mounted signage is limited to 0.6 square feet per linear foot of frontage. With approximately 80 feet of frontage, the maximum allowable signage for the tenant space is 48 square feet, inclusive of all awning signage and any other wall-mounted signage associated with the tenant.

Staff Analysis

The existing awning signage, distributed across seven awnings, exceeds the total sign area permitted under the current sign code. The proposed signage maintains a similar distribution pattern and would also exceed the allowable 48 square feet if measured under current standards. Although signage is located on multiple awnings, staff considers the proposal to be a single, cohesive sign package for one tenant space, with the awnings functioning collectively as a unified architectural and signage element.

The proposed “Tock Custom Sewing & Arts Center” signage is less visually intense than the existing furniture store signage, with reduced copy and a more restrained design, resulting in an overall improvement to the building façade. While the current code emphasizes reduced sign area and simplified signage, strict application would require consolidation onto fewer awnings.

The proposal does not increase the extent of existing signage, maintains the architectural rhythm of the façade, and represents a refacing of an existing condition rather than a new installation.

Staff Recommendation

Staff recommends approval of the proposed awning sign package with a waiver from strict compliance with the total sign area requirements of the Village Sign Code. The request represents a reasonable update to an existing condition and does not intensify the current level of signage.

In support of this recommendation:

- The proposal maintains the existing awning structures and overall façade configuration
- The request is limited to replacing existing copy and does not expand the overall signage area
- The signage functions as a single, cohesive sign package for one tenant space
- The proposed design is less visually intense than the existing signage and improves overall building appearance
- Strict application of the current code would require disproportionate changes relative to the scope of the request
- The proposal maintains the established architectural rhythm of the building and surrounding streetscape

Based on these considerations, staff finds the request to be consistent with the intent of the sign code and appropriate for approval with a waiver.

If the Plan Commission does not wish to grant a waiver, it may consider requiring a reduction in total sign area, including smaller sign panels or limiting signage to select awnings, with others remaining without copy.

Suggested Motion

“I move to approve the awning sign package for Tock Custom, LLC at 215 N. Main Street, with a waiver from the total sign area requirements of the Village Sign Code.”



SIGN REVIEW APPLICATION

Submission Information:

Sign specifications must be submitted at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting. Village staff will review the sign(s) to ensure they meet Village Sign Code requirements and will make a recommendation to the Plan Commission via a written report.

Property Address: 215 N. MAIN STREET - THIENSVILLE WI 53092

EIN: 47-2757253

Tax Key #

TAX CERTIFICATE: 456-1028594701-02

COMMERCIAL

Current Zoning

Property Owner:

COBALT PROPERTIES

Name

400 N. BROADWAY, SUITE 100

Address

414-271-5000

Phone

SYAUCK@COBALTMKE.COM

Email Address

Applicant: Same as Owner

CHRISTOPHER TACK-TACK CUSTOM LLC.

Name

215 N. MAIN ST. - THIENSVILLE WI.

Address

262-343-3017

Phone

CHRIS@TACKCUSTOM.COM

Email Address

Sign(s) Requested: (select all that apply)

Wall Monument Projecting Marquee, Awning, or Canopy

Sandwich Board On-site Directional Signs

Does this property have an approved master sign plan?

Application Checklist: (Additional copies may be requested by Village Staff)

- Digital PDF submittal of all documents
- Two (2) full-size copies of colored sign elevations
- One (1) scale site plan
- Sign Permit Application

If necessary, additional fees will be billed at an hourly rate for consulting, legal, and engineering review. After approval from the Village Plan Commission, a sign permit is required from the Village Inspection Department.

Applicant Signature

4-8-2020

Date

Owner Signature

Date



Colored plans must include a scaled rendering of the proposed sign labeling dimensions and area, lettering (including height), colors, types of materials, method of illumination, height and dimensions of the pole or mounting bracket, and date of preparation. A summary of all existing signs that will remain on the site (including dimensions) is also required. Color and material samples must be provided for sign review.

Wall sign, Marquee, Canopy or Awning sign proposals must specify building elevation or a photograph of the façade on which will be located, including a dimensioned shape showing where the sign will be placed and what size it will be.

Ground Mounted Signs and On-site Directional sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

Projecting sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular to the building. To install a projecting sign over a public right-of-way, the owner must provide the Village Clerk with a current certificate of insurance and maintain it while the sign is displayed. The insurance must include a minimum commercial general liability aggregate of \$1,000,000 and list the Village of Thiensville as an additional insured.

Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign.

SIGN REVIEW FEE SCHEDULE

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for entire site, including all wall, ground, canopy, and directional signs	\$150.00*	\$100.00*	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	\$150.00*	\$100.00*	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	\$150.00*	\$100.00*	
All others including temporary signs.	\$150.00*	\$100.00*	

**Plus any additional costs of the planning consultant's review at the rate of \$130/hr.*

If needed, additional review time for planning, engineering and legal services will be billed back to the applicant and no permits or approvals will be given until all invoices are paid.



Village Staff Review

Application Complete. Items needed: _____

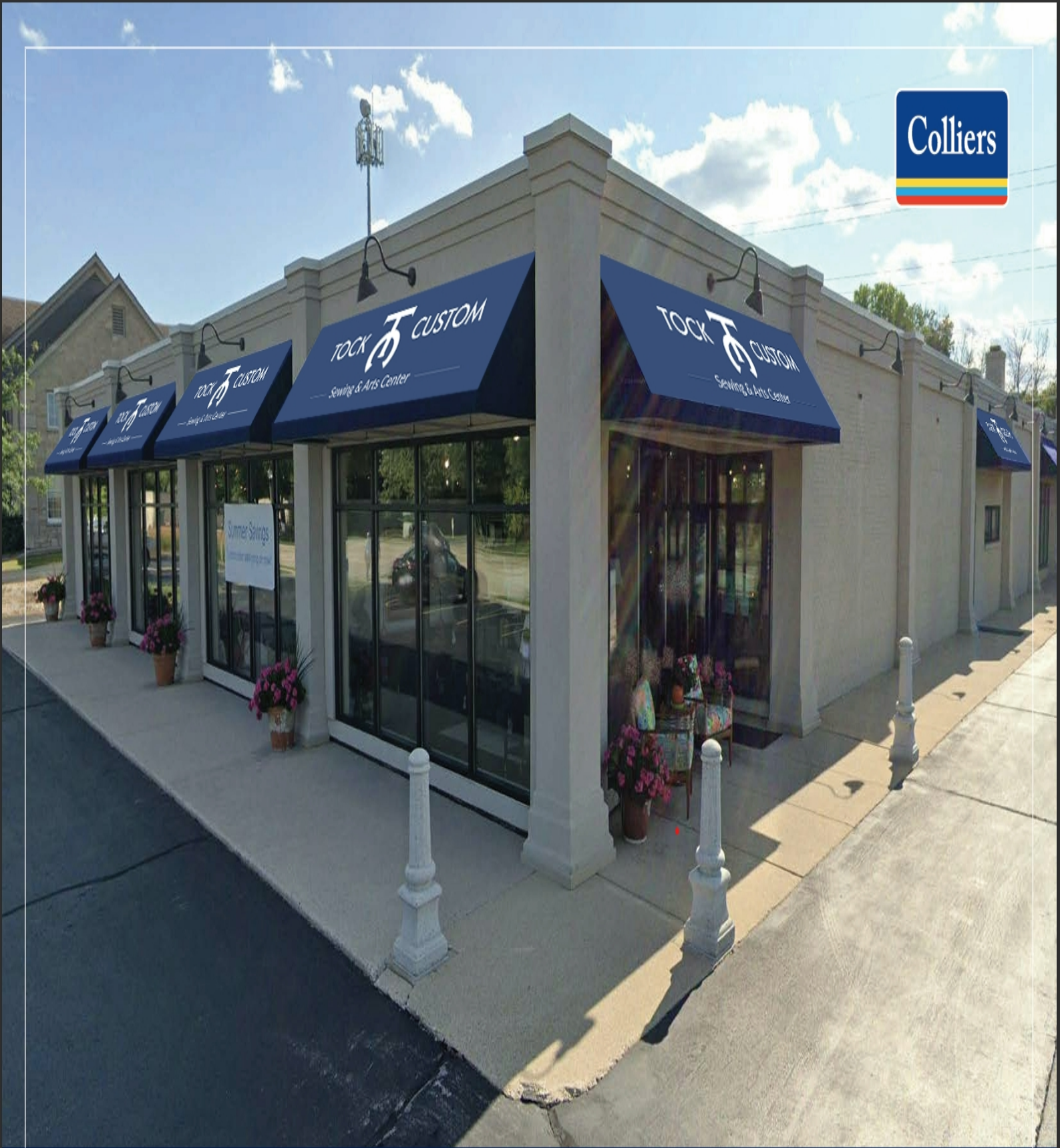
Submitted to Village Planner on _____ Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date



For Lease

215 N Main Street
Thiensville, WI 53204

Blake Gaffney
Real Estate Advisor
+1 262 490 9309
blake.gaffney@colliers.com

Josh Minkin
Senior Vice president
+1 414 278 6869
josh.minkin@colliers.com

Colliers | Wisconsin
833 E Michigan Ave, Suite 500
Milwaukee, WI 53202
+1 414 276 9500

TOCK CUSTOM

— Sewing & Arts Center —

ZONING TEXT AMENDMENT RECOMMENDATION

NEIGHBORHOOD MIXED USE

To: Thiensville Plan Commission

Prepared by: Meredith Perks, Village Planner

Date: April 14, 2026

General Information

Applicant:

Village of Thiensville

Requested Action:

Review & Recommend Zoning Text
Amendment

Report:

In May 2025, the Village of Thiensville adopted two new zoning districts, Central Mixed Use and Neighborhood Mixed Use, to support a mix of commercial, residential, and employment uses and development. The Neighborhood Mixed Use district is intended for areas capable of accommodating a mix of uses but located in transitional zones from more residential areas, ensuring compatibility with surrounding lower-intensity uses.

The proposed text amendment will remove the requirement that development along Main Street or Freistadt Road must be mixed use. It retains the regulations for Primary and Secondary frontages for Mixed Use buildings on Main Street or Freistadt, if new mixed use construction is proposed. Removing this requirement makes it possible for new construction that is exclusively residential or commercial, but still enhances the mixed feel of the overall area. This amendment also emphasizes the transitional intention of the Neighborhood Mixed Use district.

Staff Comments:

Staff recommends updating the Neighborhood Mixed Use district to permit greater flexibility in land uses or development types within the district. This change permits a broader mix of uses within the area, but does not require mixed uses on a single site. Single site mixed use remains an option in Neighborhood Mixed Use should an applicant choose to create a mixed use project. Also, the Central Mixed Use district continues to require mixed use projects with frontage on Main Street or Freistadt Road.

Recommendation:

Staff recommends that the Plan Commission recommend for approval the proposed zoning text amendment to the Neighborhood Mixed Use zoning district to the Village Board for approval.

17.0309 NMU – Neighborhood Mixed Use District

This district is intended to provide for a variety of commercial, retail, and community service opportunities in a small-scale setting while allowing some residential uses to occur at a density of 15 units per acre.

A. Permitted Uses:

1. Townhouse.
2. Duplex.
3. Two Flat.
4. Apartments.
5. Mixed-Use Building.
6. Live/Work Unit.
7. Office.
8. Personal or Professional Service.
9. Indoor Sales or Service.
10. Restaurants, Taverns, and Indoor Commercial Entertainment.
11. Boutique Commercial Indoor Lodging.
12. Indoor Maintenance Service (Non-Residential, Non-Vehicle).
13. Indoor Institutional.
14. Passive Outdoor Recreation.
15. Active Outdoor Recreation.

B. Permitted Accessory Uses:

1. Electric Vehicle Charging.
2. Home Occupation.
3. Communication Antenna.
4. On-Site Parking Lot.
5. On-Site Structured Parking.
6. Short-Term Residential Rental.
7. Small Solar Energy System.
8. Accessory Residential Structure.
9. Accessory Nonresidential Structure.

C. Primary Uses Permitted Only as Conditional Uses:

1. Boarding House Living.
2. Artisan Production Shop.
3. Physical Activity Studio.
4. Outdoor Commercial Entertainment.
5. Community Living Arrangement (9 to 15 Residents).
6. Communication Tower.
7. Off-Site Parking Lot.
8. Off-Site Parking Structure.
9. Coffee Roasting for On-Premises Sales.
10. Commercial Kitchen.
11. Drive Through & In-Vehicle Sales or Service for banks or financial institutions only.

D. Accessory Uses Permitted Only as Conditional Uses:

1. Incidental Outdoor Sales and Display.

- 2. Incidental Outdoor Storage.
- E. Temporary Uses:
 - 1. Farmers' Market.
 - 2. Garage Sale.
 - 3. Temporary On-Site Construction Storage, Project Office, and Real Estate Sales.
 - 4. Temporary Outdoor Assembly.
 - 5. Temporary Outdoor Sales.
 - 6. Temporary Refuse Container.
 - 7. Temporary Relocatable Building/Structure.
- F. Mixed Use Regulations
 - 1. If buildings with frontage on Main Street/Cedarburg Road are mixed use, then the following apply:
 - i. Based on the design of the proposed development and parcel, a Primary and Secondary street will be determined by the Zoning Administrator.
 - ii. The building frontage adjacent to the Primary street must contain 100% of the first floor frontage as active, non-residential use.
 - iii. An active use must be present at the corner of the development, and extend at least 24 feet along the first floor building frontage adjacent to the Secondary street.
- G. Lot Area and Width:
 - 1. Minimum Lot Area: 7,200 square feet
 - 2. Minimum Lot Width: 60 feet
 - 3. Minimum Lot Depth: 120 feet
 - 4. Maximum Lot Coverage: 75% of Lot Area
 - 5. Minimum Greenspace/Impervious Coverage: 25% of Lot Area
- H. Building Height & Dimensions:
 - 1. Maximum Principal Building Height: 40 feet and not more than 3 stories
 - 2. Minimum Principal Building Height: 25 feet and not less than 2 stories
 - 3. Maximum Principal Building Length: 120 feet
 - i. Façade lengths shall not be greater than 40 feet without articulation (recess, projection, vertical division by building materials, division of façade into individual components with architectural elements, roof variation, public art).
 - 4. Maximum Accessory Structure Height: 20 feet
- I. Setback and Yards:
 - 1. Front Setback
 - i. Minimum: 10 feet
 - ii. Maximum: 20 feet
 - 2. Minimum Side Setback: 10 feet
 - 3. Minimum Rear Setback: 20 feet
 - 4. Street Side Setback (Corner Lots)
 - i. Minimum: 10 feet
 - ii. Maximum: 20 feet
- J. Development Standards Applicable to the NMU District

Any development occurring within a NMU District must comply with the lot area, height, and setback standards set forth in this district, new construction must conform to the following design standards

1. Windows. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street. The minimum percentage of windows or doors shall include trim but exclude gables.
 - i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 40 percent of the ground floor façade area containing the nonresidential use.
 - ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 20 percent of the ground floor façade area containing the residential use.
 - iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 20 percent of the total façade area above the ground floor.
2. Building Facades. Buildings must either:
 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band around the building, and the addition of a roof element such as a cornice.
 - ii. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:
 1. Recesses or projections that step back or project a portion of the main façade plane.
 2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 5. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.
3. Primary Entrances.
 - i. Primary entrances shall be oriented with the following hierarchy:
 1. If located along Main Street, the primary entrance shall be oriented towards Main Street.
 2. If located along Freistadt Road, the primary entrance shall be oriented towards Freistadt Road.
 3. If located along Green Bay Road, the primary entrance shall be oriented towards Green Bay Road.

4. If located along any other street, the primary entrance may be oriented toward the front yard of the property.
 - ii. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
 - iii. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.
4. Building Materials.
 - i. All façade elevations visible from a public right-of-way in the NMU District must be comprised of high quality materials as defined in this chapter.
 - ii. High quality materials are defined as:
 1. Brick;
 2. Stone;
 3. Stucco;
 4. Brick Veneer;
 5. Stone Veneer;
 6. Metal paneling that imitates stucco siding.
 7. Engineered wood-look panels
 8. Decorative metal paneling
 9. Fiber cement or similar composite wood siding
 - a. Fiber cement or similar products are only permitted on residential buildings or the upper floors of mixed use.
5. Screening is required for mechanical equipment, loading docks, and waste receptacles.
6. Sidewalk and pedestrian access shall be provided from the main entrance to parking areas and the public sidewalk.
7. Parking. Developments in Neighborhood Mixed Use district must adhere to Section 17.0503 Parking Requirements or submit a parking demand justification to the Zoning Administrator for approval.
 - i. On-site parking should be located either behind the primary building and screened from the street by the primary building or built underground where feasible. If on-site parking is located in the side yard, it must be adequately screened as deemed by the Zoning Administrator. On-site parking is prohibited in the front yard between the building façade and public street.
8. Bicycle Parking. For properties within CMU and NMU districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.
 - i. Minimum required spaces.
 1. Commercial uses. Bicycle parking facilities should be provided a minimum of two spaces, with additional spaces provided at a rate of one bicycle space per 12 vehicle parking spaces.

2. Multifamily residential uses. Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of four bicycle spaces shall be provided.
 3. Mixed uses. Bicycle parking facilities should be provided at a rate of one bicycle space per residential unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
 4. For buildings adjacent to the Ozaukee Interurban Trail with frontage on Freistadt Road, Buntrock Avenue, or Division Street, must provide an additional five bicycle parking spaces per principal building.
- ii. Location. Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the entry point providing primary access to the building is set back no more than 20 feet from the front lot line.
 - iii. Facility. Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential spaces is required for residential or mixed-use development and residents must be provided 24-hour access to bicycle parking areas.
9. Landscaping. For properties within the NMU District, these landscape standards exist independently of other standards this Code.
 - i. Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.
 1. At least 50 percent of the foundation of the building must include some kind of planting or landscaping feature.
 2. Plantings cannot include canopy trees or large evergreen trees.
- K. Site Plans to Be Submitted to Plan Commission
1. Every builder of any building hereafter erected or structurally altered for use in the NMU District must meet with the Village Zoning Administrator prior to submitting required documents to the Village Plan Commission
 2. Every builder of any building hereafter erected or structurally altered for use in the NMU District shall, before a building permit is issued, present detailed plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.

MEMORANDUM

To: Village of Thiensville Plan Commission

From: Andy LaFond, Director of Community Services

Date: 4/14/2026

Re: Continued Discussion – Electronic Message Board Signs

Background

At the previous Plan Commission meeting, the Commission held a policy discussion regarding the potential allowance of electronic message board signs within the Village. Currently, such signs are not permitted under the Village’s zoning code.

The discussion focused primarily on whether electronic message signs should be considered for institutional and community uses. Through that discussion, the Commission indicated that if such signs were to be permitted, there was a clear preference that their use be limited to community messaging purposes only, rather than Institutional or general commercial advertising.

Staff was directed to consult with the Village Attorney regarding whether an ordinance could be structured to allow electronic message signs in a limited capacity, specifically for community use—without creating legal concerns related to content regulation.

Attorney Feedback

The Village Attorney reviewed the concept and indicated that the primary legal consideration is compliance with First Amendment protections related to content-based regulation of speech.

Key takeaways include:

- Regulations that distinguish based on content of the message can present legal risk.
- Regulations based on location, zoning, or sign type are more likely to be legally defensible.
- Allowing electronic signage in any form could create pressure to allow broader sign types, such as political signage.

Overall, the concept is likely workable, provided that the ordinance avoids direct content-based restrictions and is carefully structured.

Potential Regulatory Approach

One approach discussed is the use of a zoning overlay district to allow a limited number of electronic message signs in specific locations intended for community use.

Example language:

Delavan WI, “Electronic message signs within the Downtown Design Overlay District may only be permitted on parcels located within the City Information Sign Overlay District. All other electronic message signs within the district are prohibited.”

This framework regulates where signs are allowed, rather than what messages may be displayed.

Discussion Considerations

- Should the Village allow any form of electronic message signage?
- Is a location-based overlay approach preferred?
- What entities or locations should be eligible?
- What design and operational standards should apply?
- Is there interest in a pilot location within the TID district?

Next Steps

Based on Commission direction, staff can prepare draft ordinance language, refine overlay boundaries, develop performance standards, and evaluate potential locations.

Thiensville Plan Commission Staff Report - February 2026

Staff Approved Projects February 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied

Code Compliance February 2026

Community Services			
Address	Owner	Complaint	Action

Police Department February 2026

Date	Location	Complaint	Action
2/4/2026	215 Madero	expired reg vehicle in driveway and has not moved for some time	contact made with owner, given certain length of time to remove veh; vehicle has been removed
2/6/2026	251 Elm	veh in park after hours	verbal warning given to driver
2/7/2026	506 Green Bay	veh parked in front yard of residence	violation notice left on veh; veh was removed
2/18/2026	212 Woodside	garbage can screening issue	notice left for HO
2/18/2026	413 E Freistadt	chair at roadside for a few weeks	spoke to HO about large item p/u dates and cannot put items out until 24 hrs prior; chair was removed
2/18/2026	213 E Freistadt	semi truck parked at residence	HO out of country for a couple weeks; will f/u upon his return
2/26/2026	300 Vernon	couches at roadside for a "few weeks"	contact attempted with HO, unable to make contact

meeting date:

Thiensville Plan Commission Staff Report - March 2026

Staff Approved Projects March 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
3/10/2026	616 Crescent Lane	Catherine Prucyk	Standalone Generator	x		x	
3/26/2026	209 Kendwood Drive	Dan Manning	Fence	x		x	

Code Compliance March 2026

Community Services			
Address	Owner	Complaint	Action

Police Department March 2026

Date	Location	Complaint	Action
3/2/2026	Freistadt/Bel Aire Ct	found ppl in yellow vests, soliciting	instructed them to obtain permit - they gathered all ppl and left village
3/6/2026	400 Oakwood	garbage can screening violation	notice left on front door
3/6/2026	405 Oakwood	garbage can screening violation	notice left on front door
3/6/2026	316 Sunny	garbage can screening violation	notice left on front door
3/6/2026	309 Sunny	garbage can screening violation	notice left on front door
3/10/2026	201 Madero	vehicle in driveway with no license plate, unregistered, notices left on vehicle	upon f/u, vehicle was removed from property
3/10/2026	Freistadt/Green Bay	real estate signs in village row	signs removed and company contacted re ordinance
3/13/2026	100blk Concord	report of vehicle parked at end of street with no license plate	owner said they are working on registering car - apt main man called, said car had been removed from road
3/14/2026	Sunny/Oakwood	solicitors going door-door with no permit	instructed them to obtain permit, they understood and left village
3/16/2026	153 N Main	snow plow moving snow across roadway	spoke to driver who is new, understood rules, warning issued
3/16/2026	201 N Main	snow covered roadway, likely due from business shoveling into roadway	will f/u with bank manager about ord
3/17/2026	215 N Main	snow covered sidewalk in front of business	spoke to new bus owner, informed of ord - he understood and would have his snow company take care of it
3/18/2026	251 Elm St	2 vehicles in park after hours	both drivers were warned
3/19/2026	400blk Grand	solicitors going door-door with no permit	instructed them to obtain permit, they understood
3/23/2026	251 Elm St	vehicle in park after hours	driver warned
3/30/2026	Grand/Oakwood	solicitor going door-door with no permit	instructed to obtain permit, he understood

meeting date: 4/14/26