



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, May 12, 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. April 14, 2026 (att)

V. BUSINESS

A. Review and Action Regarding a Sign Application for 221 N Main Street - Boz's Closet (att)

B. Review and Action Regarding a 3 Seasons Room Addition at 624 Green Bay Road (att)

VI. STAFF REPORT

A. April, 2026 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, April 14, 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

Joe Nelson

M. Randy Pasternak

Jerry Schmitz (Not Present)

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None.

IV. APPROVAL OF MINUTES

A. February 10, 2026 (att)

MOTION to Approve by Commissioner Lange **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

V. BUSINESS

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

Applicant Todd Zimdars presented the shed project to the Commission. Commissioner Pasternak asked the applicant how the shed would be anchored. Mr. Zimdars stated it would be constructed on concrete blocks.

MOTION to Approve Shed Application for 571 Rosedale Drive by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

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

Director LaFond explained that the applicant was unable to travel to the meeting due to severe weather. The commission agreed to take up the application without a representative in attendance. Director LaFond presented the pool and fence project and noted that the applicant's request to not soundproof the pool pump equipment due to the model selected already being a low-noise model.

MOTION to Approve Swimming Pool Application for 624 Green Bay Road by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

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

Chris Tock presented the request and introduced the business and concept to the Plan Commission.

Director LaFond explained that the request effectively involved changing the copy on the existing awning signs while maintaining the current awning structures and overall sign layout.

Director LaFond reviewed the applicable sign code standards and noted that the existing awnings predate the current code requirements. Staff further explained that the proposal did not expand the existing signage area and represented a less visually intense appearance than the prior tenant signage. Commissioners discussed the existing condition, the unified nature of the awning sign package, and the practical difficulty of requiring a complete awning replacement for a short-term lease.

MOTION 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. by Commissioner Pasternak **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

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

Village Planner Meredith Perks presented the proposed zoning text amendment to the Neighborhood Mixed Use zoning district.

Planner Perks explained that the amendment would remove the requirement that development along Main Street or Freistadt Road must be mixed use when residential use is requested in the Neighborhood Mixed Use District.

The amendment would continue to allow mixed use developments while also permitting exclusively residential or commercial projects within the district. Ms. Perks further explained that the amendment was intended to provide additional flexibility while maintaining the transitional nature of the district between commercial corridors and surrounding residential neighborhoods.

Commissioners discussed the intent of the Neighborhood Mixed Use district, the distinction between the Central Mixed Use and Neighborhood Mixed Use districts, and the benefits of allowing a broader range of development types while still encouraging compatible design and development patterns.

MOTION to Recommend Approval to the Board of a Mixed Use Zoning Text Amendment by Commissioner Nelson **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

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

Director LaFond provided the Plan Commission with an update regarding prior discussions on electronic message board signs and summarized feedback received from the Village Attorney concerning potential First Amendment and content regulation considerations.

Director LaFond explained that the primary legal concern with electronic signs relates to regulating speech content and ensuring that sign regulations remain content-neutral. Director LaFond also noted that the attorney's opinion indicated that limiting electronic message signs through zoning or overlay regulations for community or institutional purposes could likely be legally defensible, provided the regulations do not attempt to regulate the specific content of speech displayed on the signs.

Commissioners discussed potential locations, the distinction between community-oriented signage and commercial advertising, and the possibility of future ordinance language or overlay districts to establish standards for electronic message signs. No formal action was taken.

VI. STAFF REPORT

A. February, 2026 (att)

B. March, 2026 (att)

VII. ADJOURNMENT

MOTION to Adjourn 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



**BOZ'S CLOSET
221 NORTH MAIN STREET
CHANNEL LETTER SIGN**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: May 12, 2026	
Applicant:	Chris Tock
Status of Applicant:	Tenant
Location:	221 North Main
Existing Zoning:	B-2 Shopping Center Business District
Requested Action:	Approval of Awning Signs

Report

The applicant is requesting approval of a new wall-mounted illuminated channel letter sign for Boz’s Closet located within the shopping center at 249 N. Main Street. The proposed sign consists of internally illuminated front-lit channel letters mounted to a raceway painted to match the building fascia color. The sign area is approximately 17.93 square feet and measures approximately 10 feet 3 inches in width by 1 foot 9 inches in height.

The proposed sign utilizes red translucent acrylic faces with black returns and trim caps and internal LED illumination. The sign is designed as an individual channel letter sign and is consistent with the overall architectural and signage theme utilized throughout the shopping center. Staff notes that the shopping center has an established pattern of channel letter wall signage as part of the center’s coordinated master sign appearance, and the proposed sign complements the overall character and scale of the existing tenant signage within the development.

Staff Recommendation

The proposed sign complies with the intent of the Village Sign Code as the illumination is limited to the sign lettering and the raceway is proposed to be painted to match the building fascia. The sign materials, scale, and illumination style are compatible with surrounding tenant signage and maintain the cohesive appearance of the shopping center.

The B-2 Shopping Center District permits wall signage subject to Plan Commission approval. Staff finds the proposed sign to be appropriately scaled for the tenant space and compatible with the existing shopping center master sign theme and architectural character.

Accordingly, staff recommends approval of the proposed wall-mounted illuminated channel letter sign for Boz’s Closet subject to the applicant securing all required sign permits prior to installation.



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: 2217 Main Street.

Tax Key # _____

Current Zoning _____

Property Owner:

Scott Yauck

Name
Cobalt Partners 400 North Broadway, Ste
100, Milwaukee WI 53202

Address
414-271-5003

Phone
syauck@cobaltmke.com

Email Address

Applicant: Same as Owner

Bozi's Clozet LLC /

Name Jill Goldberg
2217 N. Main St.

Address
262-643-4772.

Phone
Bozsclozet@gmail.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.

DocuSigned by:
Applicant Signature
Scott Yauck
Owner Signature

Jill Goldberg
Date 3/18/26
Jill Goldberg
Date 3/19/2026



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*	09 #27769
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:

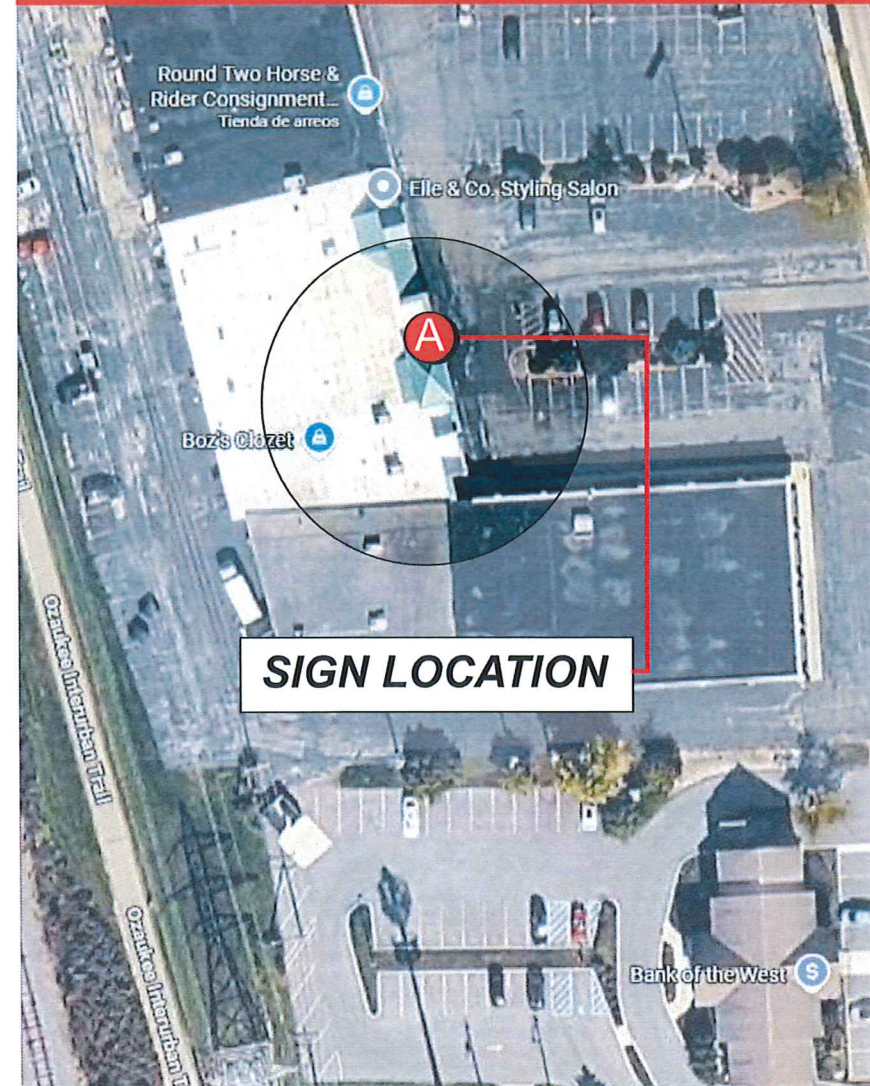
Village Staff Signature

Date

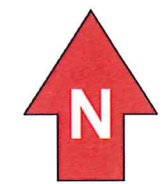
PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED

Boz's Clozet | 249 N Main St,
Thiensville, WI 53092

SITE PLAN



SIGN LOCATION



SIGN SCHEDULE

A WALL SIGN - CHANNEL LETTERS



DATE	04-07-2026
REVISION	A
PROJECT NAME	Boz's Clozet
ADDRESS	249 N Main St, Thiensville, WI 53092 PM
DESIGNER	Nabil IU

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY LED SUPPLY & SIGNS, IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY LED SUPPLY & SIGNS. IT IS NOT TO SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Init. **Overlays are for illustrative purposes only. Final result, size of sign & scale may vary very slightly.**

SCALE
P-1/1
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED



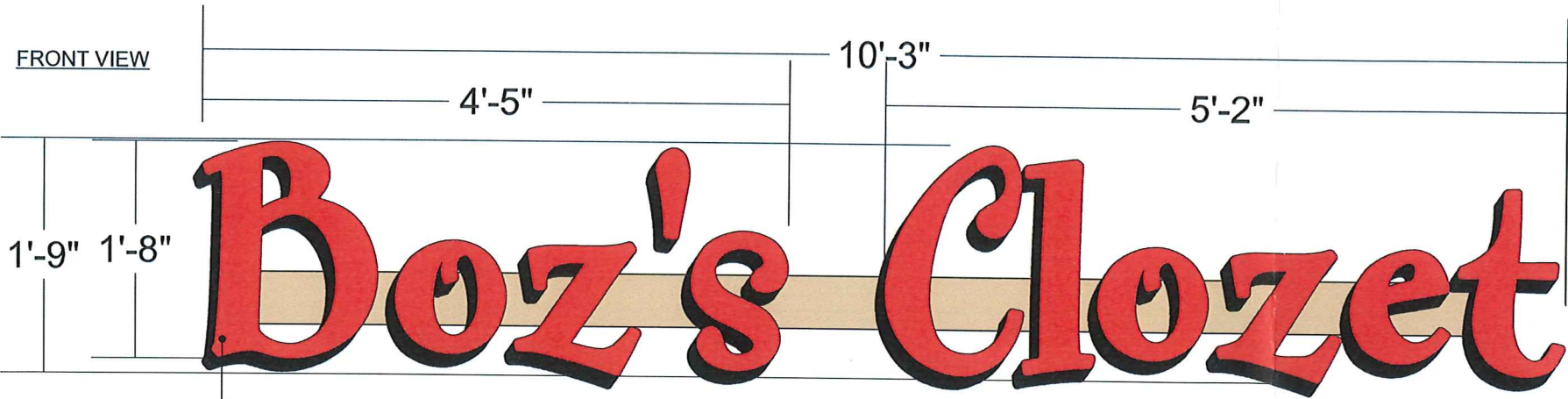
BEFORE



AFTER

30'-0"

9'-0"
24'-0"



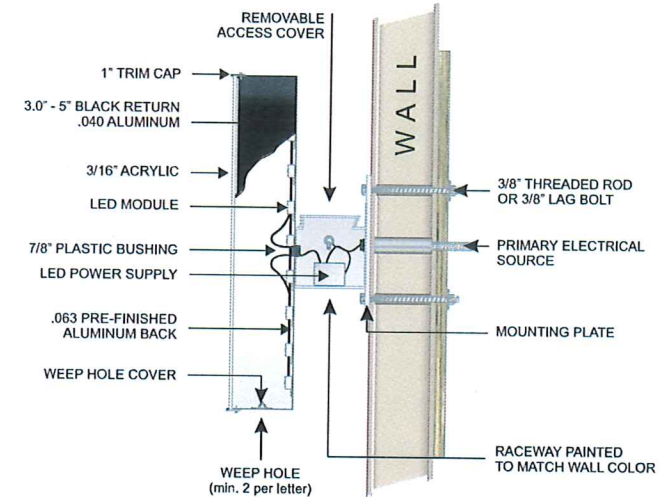
Face: 3/16" White Acrylic
Returns: 5" Black Coil
LED: White LED Module

Backs: .063 Aluminum
Trim Cap: 1" Black Trim Cap
Mounting: Raceway Mounted
Painted to match fascia color.

Color Reference:
◆ C:0 M:100 Y:100 K:0 ◆ FULL COLOR PRINT

SIDE VIEW | INSTALLATION DETAIL
- LED ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED -

LOW VOLTAGE L.E.D LIGHTING SYSTEM | U.L LISTED CLASS 2 - CONFORMS TO U.L 48 & NEC 600 CODE



NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS



NIGHT VIEW

SQFT CALCULATION	
Wide:	10'-3"
High:	1'-9"
Total SQFT:	17.93

ELECTRICAL	
120/277 VOLTS	
20 AMPS	
PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS	

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LED SUPPLY & SIGNS

DATE
04-07-2026

REVISION
A

PROJECT NAME
Boz's Clozet

ADDRESS
249 N Main St,
Thiensville, WI 53092

PM
Nabil

DESIGNER
IU

SCALE
P-1/1
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Boz's Clozet | 249 N Main St,
Thiensville, WI 53092

SITE PLAN



SIGN SCHEDULE

A WALL SIGN - CHANNEL LETTERS

DATE	04-07-2026
REVISION	A
PROJECT NAME	Boz's Clozet
ADDRESS	249 N Main St, Thiensville, WI 53092
PM	PM
DESIGNER	Nabil
IU	

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P-1/1
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED



BEFORE

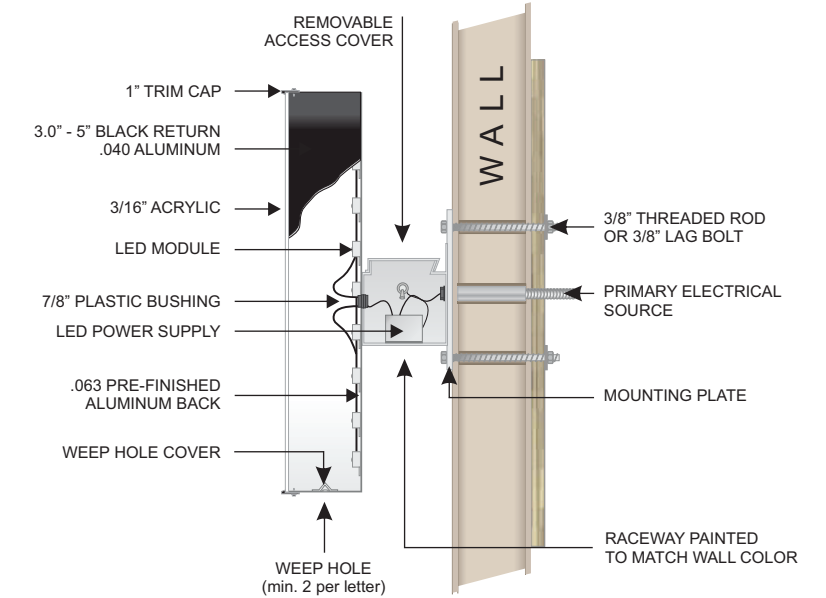


AFTER

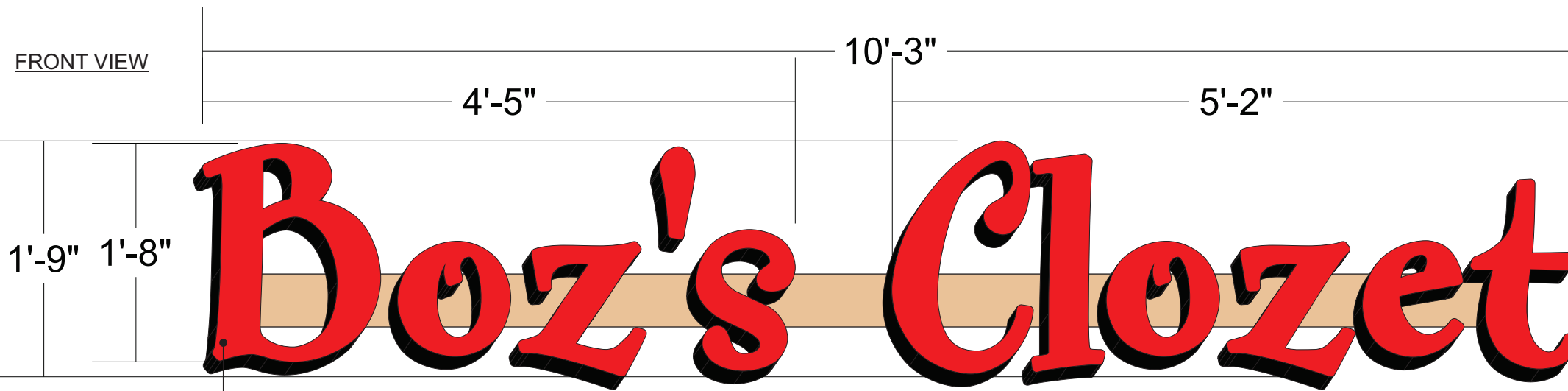
SIDE VIEW | INSTALLATION DETAIL

- LED ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED -

LOW VOLTAGE L.E.D LIGHTING SYSTEM | U.L LISTED CLASS 2 - CONFORMS TO U.L 48 & NEC 600 CODE



NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS



Face: 3/16" White Acrylic
Returns: 5" Black Coil
LED: White LED Module

Backs: .063 Aluminum
Trim Cap: 1" Black Trim Cap
Mounting: Raceway Mounted
 Painted to match fascia color.

Color Reference:
 C:0 M:100 Y:100 K:0 FULL COLOR PRINT

Boz's Clozet

NIGHT VIEW

SQFT CALCULATION		ELECTRICAL
Wide:	10'-3"	120/277 VOLTS 20 AMPS <small>PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS</small>
High:	1'-9"	
Total SQFT:	17.93	

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SCALE

P-1/1

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED



**IVARSON
624 GREEN BAY RD.
3 SEASON ADDITION**

To: Thiensville Plan Commission

Prepared by: Andy LaFond,
Community Services Director

Agenda Item:

Date: May 12, 2024

General Information

Applicant: Rebecca Kirst, Victory Homes of Wisconsin
Status of Applicant: Builder
Location: 624 Green Bay Road
Requested Action: Approval of 3 Season Addition
Existing Zoning: R-1 Single Family Residential

Report:

The applicant is requesting approval for a 312 square foot three-season room addition to the existing single-family residence located at 624 Green Bay Road. The addition is proposed on the rear elevation of the recently approved home and is designed to complement the architecture and materials of the existing residence.

The proposed addition will utilize traditional cement board siding intended to match the existing home as closely as possible along with CertainTeed Landmark dimensional shingles. Submitted plans indicate the addition will be integrated into the rear façade with rooflines, window proportions, and exterior materials that remain consistent with the overall modern farmhouse character previously approved by the Plan Commission. The addition appears appropriately scaled and subordinate to the principal structure.

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

As shown on the submitted elevations and floor plans, the three-season room is located at the rear of the home and will not substantially alter the appearance of the structure from Green Bay Road. The addition maintains compliance with the setback requirements of the R-1 Single Family Residential District.

Commissioners may recall that at the previous meeting the Plan Commission approved an in-ground swimming pool, patio, and fence for this property. The proposed three-season room addition appears compatible with those previously approved site improvements and functions as a natural extension of the rear outdoor living area.

The original home plans for the property were approved by the Plan Commission in June of 2024 as a modern farmhouse style single-family residence. The proposed addition maintains the architectural theme and exterior material palette established through the original approval.

Staff Comments:

Staff review indicates that the proposed addition is consistent with the character of the existing home and complies with the applicable zoning requirements of the R-1 District. Therefore, staff recommends approval subject to the following conditions:

- The applicant secures all required building permits prior to construction commencement.
- Any exterior materials and colors shall substantially match the existing residence.
- Any necessary grading, drainage, or erosion control measures shall be subject to review and approval by the Director of Community Services/Public Works.

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: _____

 Tax Key #

 Current Zoning

Property Owner:

 Name

 Address

 Phone

 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.

Rebecca Kirst

 Applicant Signature

 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 4/24/26 Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date

262-420-4732 SAFEbuilt [®]	WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>			PERMIT NO. _____ TAXKEY# _____																						
<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF _____ COUNTY: _____	PROJECT LOCATION (Building Address)	PROJECT DESCRIPTION <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY																								
Owner's Name _____		Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																						
Construction Contractor (DC Lic No.) _____		Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																						
Dwelling Contractor Qualifier (DCQ Lic No.) _____		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor		Telephone - Include Area Code _____																						
Plumbing Contractor (Lic No.) _____		Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																						
Electrical Contractor (Lic No.) _____		Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																						
HVAC Contractor (Lic No.) _____		Mailing Address - Include City & Zip _____		Telephone - Include Area Code _____																						
PROJECT INFORMATION			Subdivision Name _____	Lot No. _____																						
Zoning District _____	Lot Area _____ Sq. Ft.	N.S.E.W. _____	Front _____ Ft.	Rear _____ 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 type="checkbox"/> Other _____	<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	<input 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="width:10%;">Fuel</th> <th style="width:10%;">Nat. Gas</th> <th style="width:10%;">L.P.</th> <th style="width:10%;">Oil</th> <th style="width:10%;">Elec. *</th> <th style="width:10%;">Solid</th> <th style="width:10%;">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	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"/>
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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 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. _____			Total _____ BTU/HR																				
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 ___ Underground ___ Overhead Power Company: _____	<input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other _____	<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	\$ _____																						
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.																										
<input type="checkbox"/> 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): _____		SIGN: <i>Rebecca Kirst</i>		DATE: _____																						
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 <input type="checkbox"/> Footing <input type="checkbox"/> Foundation <input type="checkbox"/> Rough <input type="checkbox"/> Insulation <input type="checkbox"/> Bsmt. Fl. <input type="checkbox"/> Final Electric <input type="checkbox"/> Rough <input type="checkbox"/> Service <input type="checkbox"/> Final Plumbing <input type="checkbox"/> Rough <input type="checkbox"/> Underfloor <input type="checkbox"/> Final HVAC <input type="checkbox"/> Rough <input type="checkbox"/> Final																										
FEES:		PERMIT(S) ISSUED		SEAL NO. _____ Municipality No. _____																						
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:30%;">RECEIPT</th> <th style="width:20%;">PERMIT EXPIRATION:</th> <th style="width:50%;">PERMIT ISSUED BY MUNICIPAL AGENT:</th> </tr> <tr> <td>CK # _____</td> <td rowspan="5">Permit expires two years from date issued unless municipal ordinance is more restrictive.</td> <td>Name _____</td> </tr> <tr> <td>Amount \$ _____</td> <td>Date _____</td> </tr> <tr> <td>Date _____</td> <td>Certification No. _____</td> </tr> <tr> <td>From _____</td> <td></td> </tr> <tr> <td>Rec By. _____</td> <td></td> </tr> </table>		RECEIPT	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:	CK # _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.	Name _____	Amount \$ _____	Date _____	Date _____	Certification No. _____	From _____		Rec By. _____								
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Plat of Survey

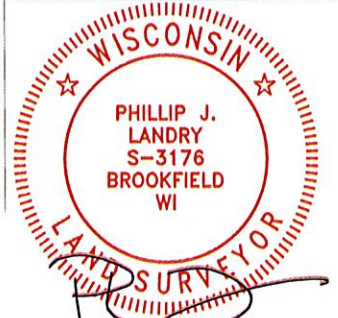
Property Description: Document No. 1158787
 Parcel Two (2) of CERTIFIED SURVEY MAP NO. 2889, recorded in the Office of the Register of Deeds for Ozaukee County, Wisconsin on May 22, 1996, in Volume 20 of Certified Survey Maps on pages 332-334, as Document No. 558072, being a part of Lot 15, Block 1, 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.

LAND SURVEYS INC.

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

SURVEYORS CERTIFICATE

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



Dated this 6th Day of June, 2024:
 Phillip J. Landry S-3176

REVISIONS

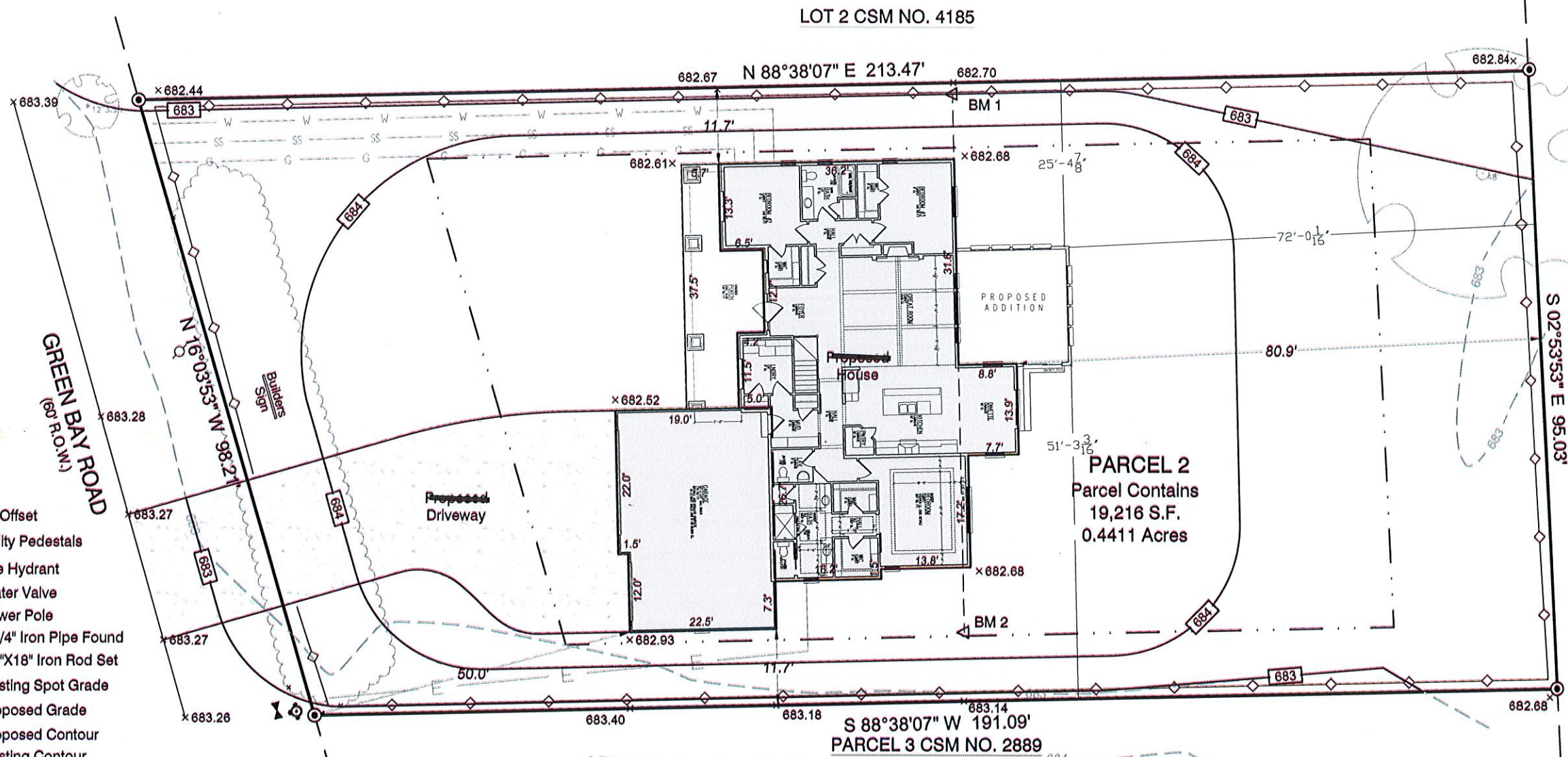
PREPARED FOR:

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

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

Drawn By: DB/TM Job# 24220

Sheet 1 of 1



LEGEND

- △ 10' Offset
- Utility Pedestals
- ⊕ Fire Hydrant
- ⊗ Water Valve
- ⊙ Power Pole
- ⊙ 1-1/4" Iron Pipe Found
- ⊙ 3/4"X18" Iron Rod Set
- × 733.57 Existing Spot Grade
- 735 Proposed Grade
- 735 Proposed Contour
- 735 Existing Contour
- - - Building Setback Line
- SD- Proposed Sump Drain
- W- Proposed Water Line
- SS- Proposed Sewer Line
- G- Proposed Gas Line
- E- Proposed Electric Line
- ◇ Proposed Silt Fence

Graphic Scale 1" = 20'



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

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

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 = 10'
 Rear = 25'

Thiensville Plan Commission Staff Report - April 2026

Staff Approved Projects March 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
4/20/2026	503 Alta Loma Drive	John Friedli	Generator	x		x	

Code Compliance March 2026

Community Services			
Address	Owner	Complaint	Action

Police Department March 2026

Date	Location	Complaint	Action
4/2/2026	300blk Riverview	AT&T solicitors going door-door w/out permit	subjects were warned and made to leave village
4/6/2026	200blk N Main	ad sign removed from village ROW	
4/9/2026	521 Bel Aire Dr	vehicle parked in front grass	violation notice left on windshield of vehicle; upon f/u, vehicle was moved
4/9/2026	401 Madero Dr	illegal dumping of concrete into storm water drain	company owner contacted and all concrete was cleaned up
4/10/2026	251 Elm St	2 vehicles in park after hours	subjects found fishing - warned and made to leave park
4/11/2026	251 Elm St	vehicle in park after hours	subjects warned
4/16/2026	Heidel/Oakwood	AT&T solicitor going door-door w/out permit,	subject was warned and made to leave village
4/20/2026	123 Grand Ave	complaint of scrap vehicle on property and illegal burning being done	contact made with HO and son and given warnings/timeline to move vehicle
4/22/2026	Heidel/Green Bay	ad sign removed from village ROW	
4/28/2026	251 Elm St	2 vehicles in park after hours	subjects given verbal warnings

meeting date: 5/12/26