



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, June 9, 2026

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing

Commissioners

Dan Daly

Joe Nelson

**Director of Community
Services/Public Works**

Andy LaFond

Rebecca Holyoke-
Odeja

M. Randy Pasternak

David Lange

Jerry Schmitz

Village Planner

Meredith Perks

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. May 12, 2026 (att)

V. BUSINESS

A. Review and Action Regarding a Shed Application for 110 N Orchard Street (att)

B. Review and Action Regarding Shed Application at 331 Washington Court (att)

C. Review and Action Regarding Parking Lot Addition and New ADA Ramp at 193 Green Bay Road (att)

VI. STAFF REPORT

A. May, 2026 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, May 12, 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 (Excused)

David Lange

Joe Nelson (Excused)

M. Randy Pasternak
(Excused)

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. April 14, 2026 (att)

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

Aye: 4

No: 0

Abstain: 0

V. BUSINESS

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

Applicant Jill Goldberg of Boz's Closet explained the reason for the application, notably that a channel letter sign would be better for visibility at the business' new location.

Director LaFond shared that Village staff recommended approval, noting that the design meets requirements for channel letters, and that the choice of a channel letter sign is in line with the other businesses within the new location's building.

MOTION to Approve Sign Application for 221 N Main Street - Boz's Closet by Commissioner Lange **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

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

Brian Andaloro, representing Victory Homes of Wisconsin, introduced the application. Mr. Andaloro explained that the addition would be completed by the same contractors as those who had built the original home, and the addition would use the same materials, colors, and styles.

Director LaFond provided more details on the application and noted that the doors of the addition would need to be compliant with pool regulations due to the pool and fence installation approved at the April 14th Plan Commission meeting. Director LaFond explained that depending on the final designs for the addition, the previously approved pool fence may have to be amended and re-submitted to Village staff for approval.

Mr. Andaloro and Victory Homes were unaware of the pool addition as it would be completed by a different contractor.

MOTION to Approve 3 Seasons Room Addition at 624 Green Bay Road Conditional on the Acquisition of Building Permits, That All Exterior Materials Shall Substantially Match Existing Materials, and any Necessary Grading or Drainage Work be Reviewed by the Director of

Community Services by Commissioner Daly **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

VI. STAFF REPORT

A. April, 2026 (att)

Director LaFond Presented and Summarized the April Staff Report.

VII. ADJOURNMENT

MOTION to Adjourn at 6:18 PM by Commissioner Schmitz **SECONDED** by Commissioner Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk



**COOPER
110 N ORCHARD
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: June 9, 2026	
Applicant:	Wendy Cooper
Status of Applicant:	Owner
Location:	110 N Orchard
Existing Zoning:	R-2 PDO Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is proposing to construct a backyard shed in the southeast corner of the rear yard.

The applicant proposes to install a Tuff Shed Sundance Series TR-800 measuring 10 feet by 15 feet (150 square feet) with a maximum height of 10 feet 4 inches and an 8/12 roof pitch. The shed will feature painted siding in "Gray By Me" with "Ghost Writer" trim and weathered wood asphalt shingles. The structure will be placed on a concrete pad. The shed is proposed to be located approximately 25 feet from the east lot line and 6 feet from the south lot line.

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-2 PDO requirements therefore approval is recommended subject to the following:

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

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: 110 N. Orchard St., Thiensville 53092
12-096-0005.000

Tax Key #

RESIDENTIAL
 Current Zoning

Property Owner:

Wendy Cooper

Name

110 N. Orchard St
Thiensville, 53092
414.349.6378

Address
 Phone

Wendyc177rg@gmail.com

owner
 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.

HEIGHT: 10'4"; DIM: 10'x15'; PITCH: 8/12
TUFF SHED SUNDANCE SERIES TR-800; 2x6 galvanized
steel foundation; 4'x6'7" Steel Reinforced Tuff Shed Door;
7'8" Clear Interior Sidewall Height; 16" On Center 2x4 Wall
Framing; 2-2' Skylights; Exterior Wall paint - Gray By Me;
Exterior Trim Paint - Ghost Writer (All paints PPG); Shingle
color - Weathered Wood Natural Shadow (by GAF).

Wendy S. Cooper

Applicant Signature

20 May 2024

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. NA
- 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. PLAT
- Professionally prepared landscape plan. NA
- Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures. NA
- Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment. NA
- 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. NA

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.*

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

PROPERTY N LINE

WENDY COOPER
110 NORTH ORCHARD ST

NOT TO SCALE

PROPERTY LINE

E

58'

W



13'

POURED
CONCRETE PAD

4" THICK

15'

15 1/2'

10'

6'

PROPERTY LINE

S

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As-Surveyed)

Lot 5, ORCHARD STREET SUBDIVISION, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, located in the Village of Thiensville, Ozaukee County, Wisconsin.

NOTE: Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

For questions regarding underground utilities please contact:

DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.



Proposed Concrete Walk - 35 S.F.
Proposed Driveway - 527 S.F.
Proposed Drive Approach - 86 S.F.

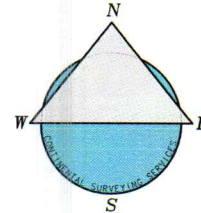
Prop. Garage Curb - 703.4
Prop. & Approx. 1st Floor - 703.07
Prop. Garage Slab - 703.07
Prop. Top of House Curb - 702.90
Prop. Finished Yard Grade - 702.4 / 694.4
(Per Future Grading Plan)
Prop. Top of Wall - 701.9
Prop. Top of Footing - 693.9

Proposed 29.4' Driveway
Driveway Slope - 6.4%

Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

As a Professional Land Surveyor of the State of Wisconsin my license does not cover nor does it allow me to render a Professional opinion of the effects of the grading shown herein within the Subject Property or onto adjoining properties. Proposed Grades shown herein are SPECIFICALLY taken from an approved grading plan prepared by a Licensed Professional Engineer or have been suggested by a 3rd party. Proposed Grades shown herein may be the opinion of the Surveyor identified on this map as being the best grades possible for the lot and proposed house as shown. **HEREFORE**, all Proposed Grades shown must be verified and checked by an Licensed Professional Engineer or by another party willing to provide an opinion of the adverse effects of the Proposed Grades shown herein and **HEREFORE** all Parties involved agree and understand that the Surveyor accepts no responsibility of any adverse effects for said proposed grades shown on this survey, if the Client does not want to release the Surveyor named on this map of the liability of the Proposed Grades shown, the Surveyor at the cost of the Client will hire a Civil Engineer who could determine the adverse effects of the proposed grades shown herein.
ALL RECOMMENDATIONS ARE WELCOMED.



SCALE:
1"=30'

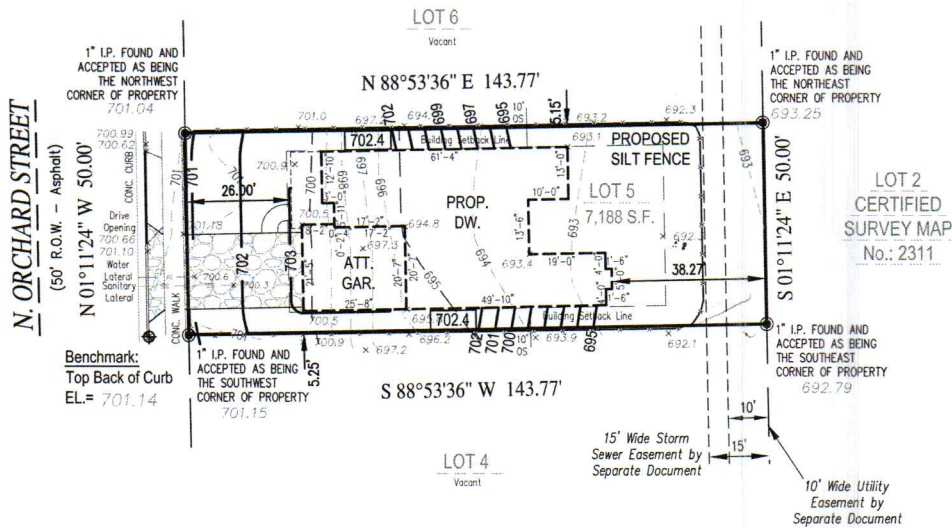
Conversion Table	
Decimal to Inches	Inches to Decimal
0.1" = 1 1/4"	1" = 0.0833'
0.2" = 2 1/2"	2" = 0.1666'
0.3" = 3 1/2"	3" = 0.2500'
0.4" = 4 1/2"	4" = 0.3333'
0.5" = 6"	5" = 0.4166'
0.6" = 7 1/4"	6" = 0.5000'
0.7" = 8 1/2"	7" = 0.5833'
0.8" = 9 1/2"	8" = 0.6666'
0.9" = 10 1/2"	9" = 0.7500'
1.0" = 12"	10" = 0.8333'
	11" = 0.9166'
	12" = 1.0000'

NEW GRADING PLAN:

This Note is notice of a future Grading Plan to "ORCHARD STREET SUBDIVISION" that it is being revised to reflect full exposures on Lot 5 and potentially other lots within the same subdivision. Elevations and drainage patterns shown herein are not confirmed to comply with the new Master Grading Plan.

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated October, 27th, 2020 and was submitted to the Surveyor on October, 27th, 2020. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.



This map was drafted by: LMM

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

CONTINENTAL SURVEYING SERVICES LLC



Main Office:
2059 Hwy 175, Suite "A"
Richfield Wl. 53076

Phone: (262) 389-9200
Website: www.csss-surveys.com
Email: survey@csssurveys.com

CLIENT:
Hillcrest Builders
P.O. BOX 28
Glenbeulah, WI. 53023

PROPERTY ADDRESS:
Lot 5 N. Orchard Street
Thiensville,
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: 12-096-0005.000
PROJECT NO.: 2021027_BSO0001
SERVICE PERFORMED: BSO

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

Rick R. Hillmann S-3005

Dated this 19th Day of NOVEMBER, 2020.

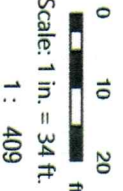


By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



See web site for license constraints. | Ozaukee County

143.77'



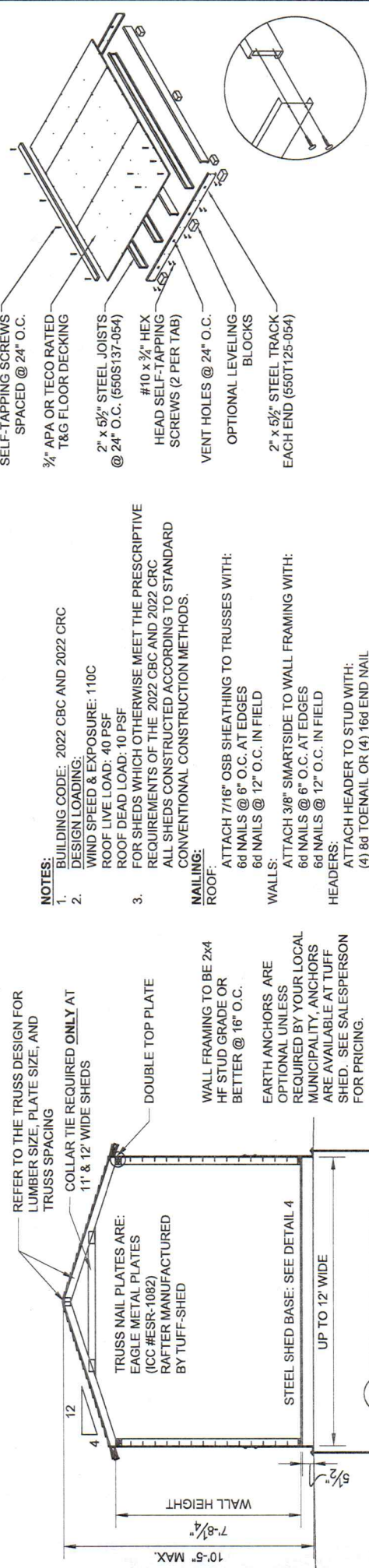
DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

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

Notes

SHED 10' x 15' HEIGHT 10'4" PTRCH 8/12

PTR & TR800 SHEDS UP TO 12' WIDE x UP TO 24' LONG



NOTES:
 1. BUILDING CODE: 2022 CBC AND 2022 CRC DESIGN LOADING:
 WIND SPEED & EXPOSURE: 110C
 ROOF LIVE LOAD: 40 PSF
 ROOF DEAD LOAD: 10 PSF

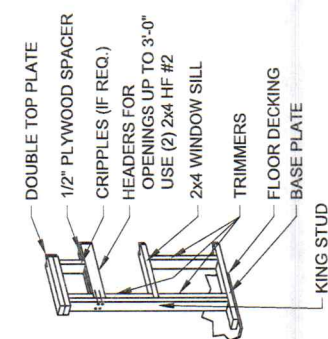
2. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2022 CBC AND 2022 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

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

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

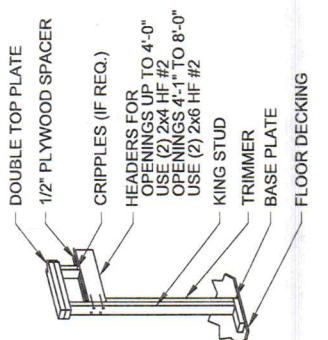
HEADERS: ATTACH HEADER TO STUD WITH: (4) 8d TOENAIL OR (4) 16d END NAIL DOUBLED HEADER: 16d @ 16" STAGGERED FACE NAIL

1 BUILDING SECTION
SCALE: N.T.S.



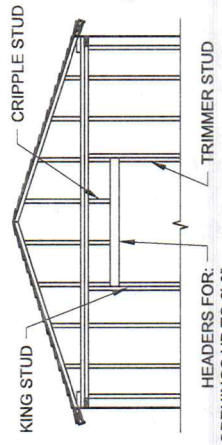
FOR WINDOW OPENINGS UP TO 3'-0" ON LOAD BEARING SIDE WALLS

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



FOR OPENINGS UP TO 8'-0" ON LOAD BEARING SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



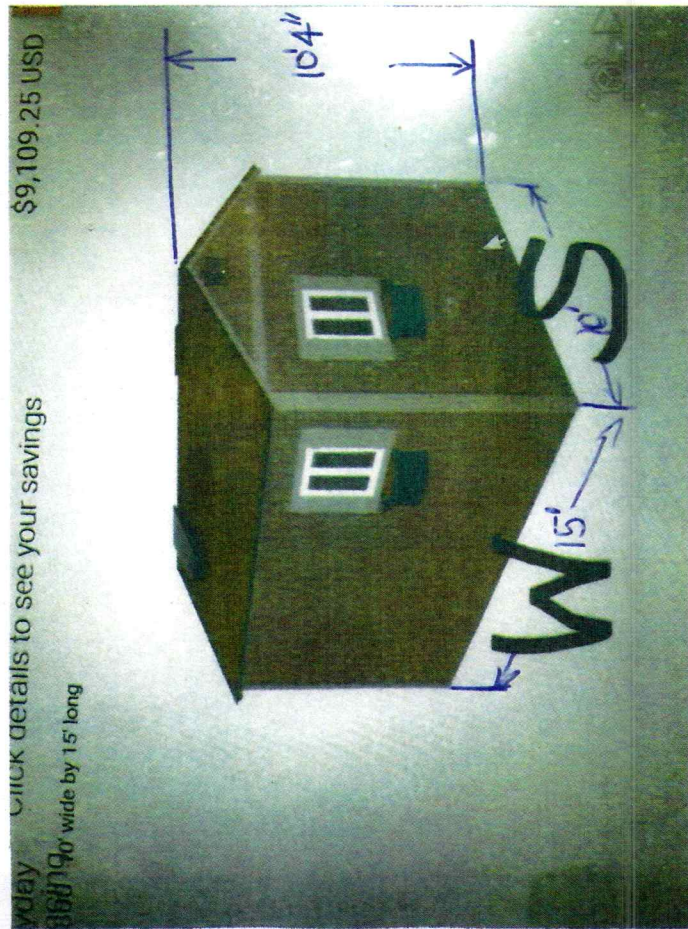
HEADERS FOR: OPENINGS UP TO 6'-0" USE (2) 2x4 HF #2 OPENINGS 6'-1" TO 8'-0" USE (2) 2x6 HF #2

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

- STEEL SHED FOUNDATION:
 2" x 5 1/2"-16 GAUGE STEEL TRACKS G140 ZINC COATED
 2" x 5 1/2"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
 (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2' x 8' x 16", 4' x 8' x 16", OR 8' x 8' x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED Storage Buildings & Garages TUFF SHED, INC.	Order #: Customer: Site Address: Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.	DRAWINGS BY: TUFF SHED, INC. IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-1UFF	TITLE BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS 2022 CBC & CRC - 110C	DRAWING NO. PTR/TR800-01
	P.O. # Drawn By: SJ Date: 6/16/23 Checked By: Date: Scale: N.T.S.	SHEET 1	PAGE 1 OF 1		





THE SUNDANCE SERIES® TR-800

The 8' sidewall height allows for more overhead room and a taller 4x6'7" door, placed on any wall. Can accommodate porch upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave

Shown with optional upgrades, including paint, windows, shutters, double door, door trim and in-door transom upgrades.



PAINT

Tuff Shed® offers 24 colors of quality paint. Colors shown here are approximations. Actual paint swatches available inside the paint department or at homedepot.tuffshed.com

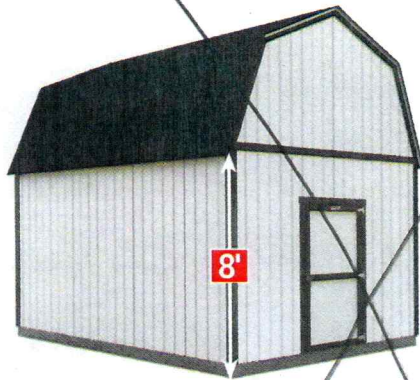
Delicate White #1001-1	Tundra Frost #1009-1	Southern Breeze #1097-2	Almond Brittle #1095-3
Cocoa Cream #1079-3	Notorious #1074-4	Pony Tail #1086-4	Waves of Grain #12-07
Red Gumball #1087-7	Brick Dust #1056-7	Ground Coffee #1076-7	Hat Box Brown #1085-8
Autumn Gray #1028-5	Smoky Slate #1028-4	Olive Sprig #1125-4	Gray By Me #1008-4
Ghost Writer #1007-3	Solitary State #1009-3	Seastone #10-11	Sheffield Gray #1041-6
Goblin #1040-7	Dover Gray #1001-5	Knight's Armor #1001-6	Black Magic #1001-7

EXT TRIM



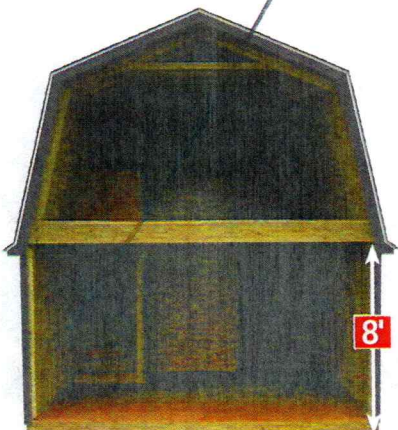
THE SUNDANCE SERIES® TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8' sidewalls allow for a 4'x6'7" door placed on any wall. This model can also accommodate porch and 2nd Floor upgrades (see info. below). Shown here with paint upgrade.



SINGLE FLOOR

- 4'x6'7" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)



2ND FLOOR UPGRADE WITH STAIRS

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

Concrete Foundation Suggested

VINYL SIDING

Now available on all The Sundance Series® Ranch sheds, Lean-To sheds and Garages. No Barns or Keystone Series® sheds.

- Doors, Door Trim, Window Trim and Eave Trim are LP® SmartSide® Siding and Trim, and will be painted white.
- Corner trim will be white vinyl.
- (6) Six vinyl choices available:



White	Cream	Tan	Clay	Flint	Gray
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These additional required items will be AUTOMATICALLY ADDED (along with corresponding charges) when selecting Vinyl Siding:

- Housewrap – This vapor barrier will be placed between the siding and the underlayment.
- Endwall Eave Overhang – This upgrade is required for proper installation and protection of vinyl in upper wall gable.

HD_D0138 Vinyl - Effective 090125



**COREY
331 WASHINGTON CT
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: June 9, 2026	
Applicant:	Carla Corey
Status of Applicant:	Owner
Location:	331 Washington Ct.
Existing Zoning:	R-2 Single Family Residential District
Requested Action:	Approval of Backyard Shed

Report:

The applicant is proposing to replace an existing deteriorated backyard shed with a new 10-foot by 12-foot (120 square foot) shed located in the southeast corner of the rear yard. The existing shed will be removed and replaced in approximately the same location. The new shed will be located approximately 20 feet from the rear lot line and 12 feet from the east lot line. The proposed shed will feature a charcoal gray exterior with black trim and manufactured wood construction and will be installed on a new concrete slab. The structure has a sidewall height of 7 feet and an overall height below the 12-foot maximum permitted by code.

Based on the submitted materials, the replacement shed remains under the maximum allowable size of 150 square feet, is proposed entirely within the rear yard, and meets the required setbacks from property lines.

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-2 requirements therefore approval is recommended subject to the following:

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

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: 331 WASHINGTON COURT

Tax Key # _____

R-2
Current Zoning

Property Owner:

CARLA COREY

Name

331 WASHINGTON COURT

Address

262-951-5738

Phone

COREY9610@gmail.com

Email Address

Applicant: Same as Owner

Name

Address

Phone

Email Address

Project Description:

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

SEE ATTACHED DRAWINGS. COLOR TO BE CHARCOAL GRAY WITH BLACK TRIM. SOLID 1/2" MANUFACTURED WOOD PRESSURE TREATED PINE. NEED TO HAVE SLAB CONCRETE POURED. SHED 10X12 (PETER LALAGATA'S)

Carla Corey
Applicant Signature

May 28, 2026
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

262-420-4732 SAFEbuilt	WI UNIFORM PERMIT APPLICATION WInspections@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 checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF Thiensville COUNTY: Ozaukee	PROJECT LOCATION (Building Address) 331 WASHINGTON CT	PROJECT DESCRIPTION SHED <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY

Owner's Name CARLA COREY	Mailing Address - Include City & Zip 331 WASHINGTON CT THIENSVILLE	Telephone - Include Area Code 262 951-5738
Construction Contractor (CC Lic.No.) SELF	Mailing Address - Include City & Zip	Telephone - Include Area Code
Dwelling Contractor Qualifier (DCQ Lic.No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
Plumbing Contractor (Lic.No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
Electrical Contractor (Lic.No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
HVAC Contractor (Lic.No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code

PROJECT INFORMATION				Subdivision Name		Lot No.	Block No.																					
Zoning District R-2	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																						
1a. PROJECT <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other SHED	3. TYPE <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial	6. STORIES <input checked="" 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 N/A		12. ENERGY SOURCE <table style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>L.P.</td> <td>Oil</td> <td>Elec. *</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td><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> * <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 <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 type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other	10. PLUMBING Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. 1		13. HEAT LOSS (Calculated) Total _____ BTU/HR																							
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	5. ELECTRICAL Entrance Panel Size: _____ amp Service: ___ New ___ Rewire ___ Phase _____ Volts ___ Underground ___ 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 checked="" type="checkbox"/> Private On-Site Well		14. ESTIMATED COST \$ 4000																							

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.

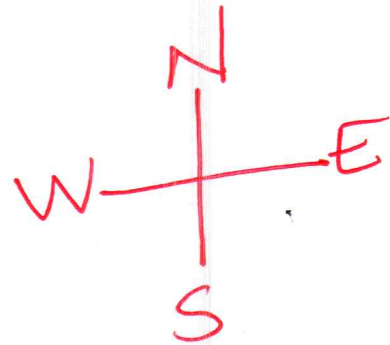
APPLICANT (PRINT): Carla Corey SIGN: Carla Corey DATE: 5-28-26

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.

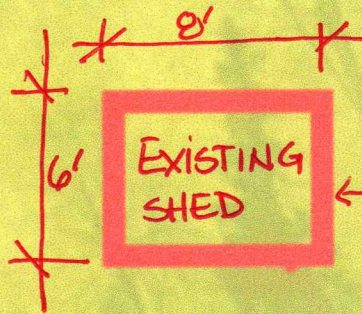
INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final
 Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee \$25.00 Other _____ Total \$ 0.00	PERMIT(S) ISSUED Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	SEAL NO. _____ Municipality No. _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.	PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____
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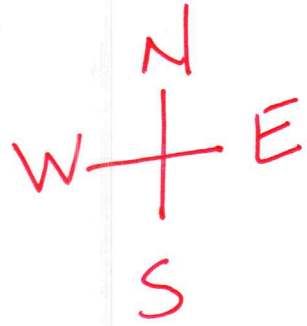
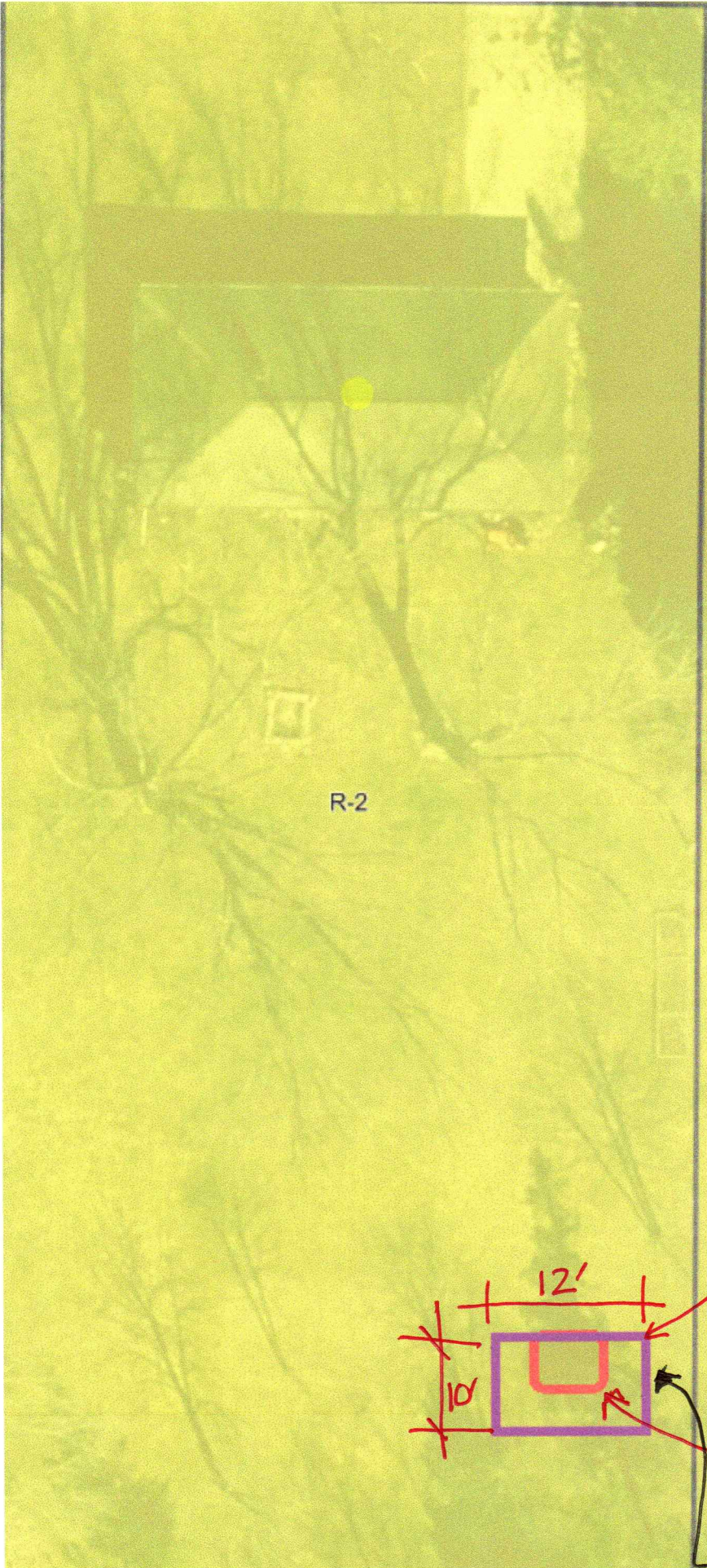
CARLA COREY
331 WASHINGTON CT
262-951-5738



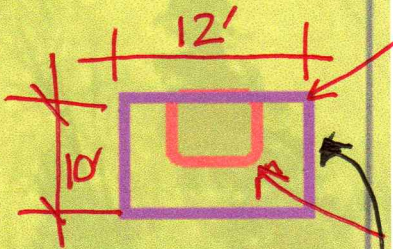
R-2



← PINE TREE WAS REMOVED
PROPOSED NEW SHED IN
SAME LOCATION



R-2

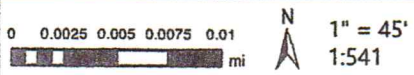


WOULD LIKE TO STAY AT THE SAME. EXTEND 2' TO THE EAST & WEST. EXTENDING THE SOUTH 4' BACK

EAST FACING WOULD BE 10' OFF LOT LINE



Ozaukee County, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



1" = 45'
1:541

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

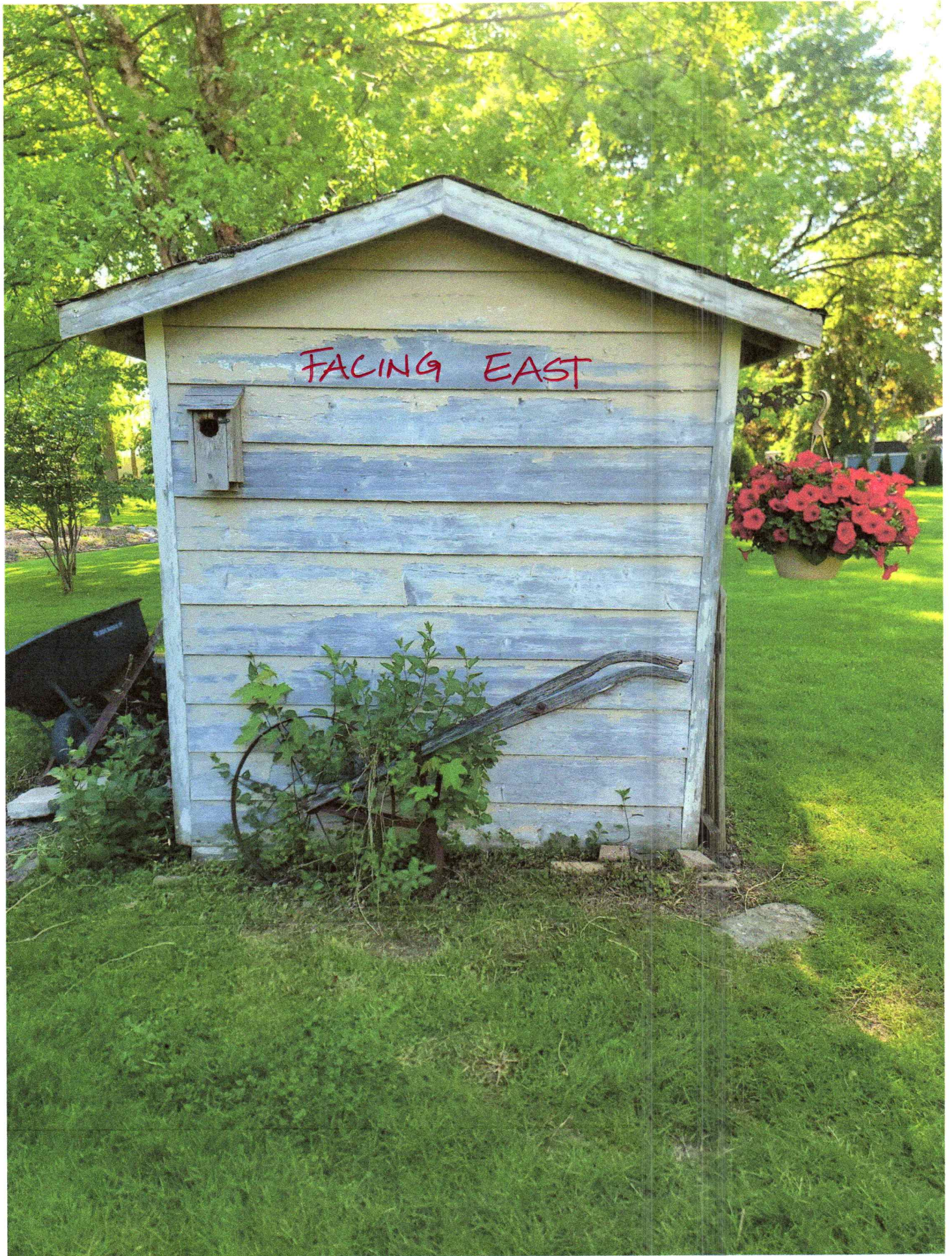
DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

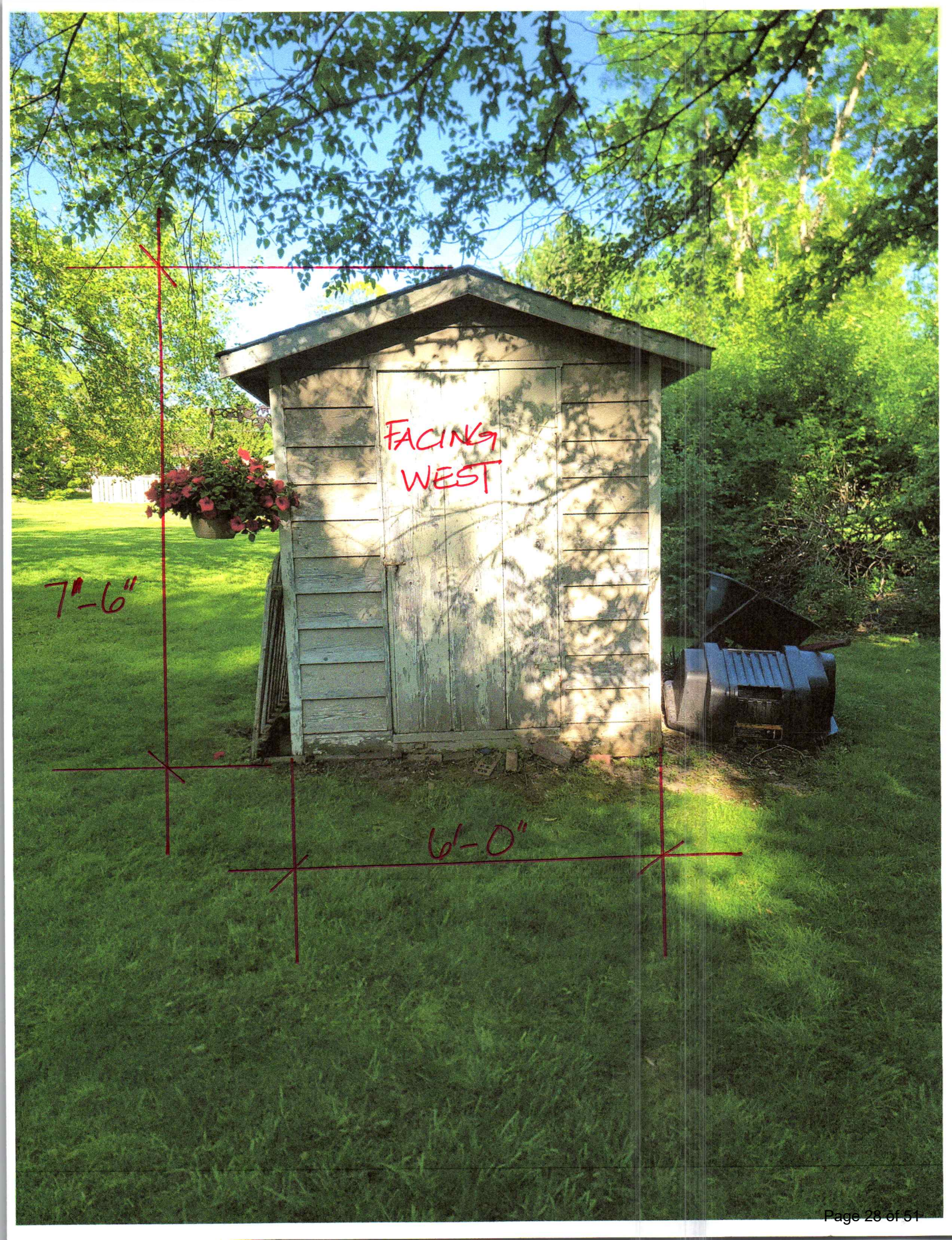
Notes
Line

FACING NORTH

8'-0"



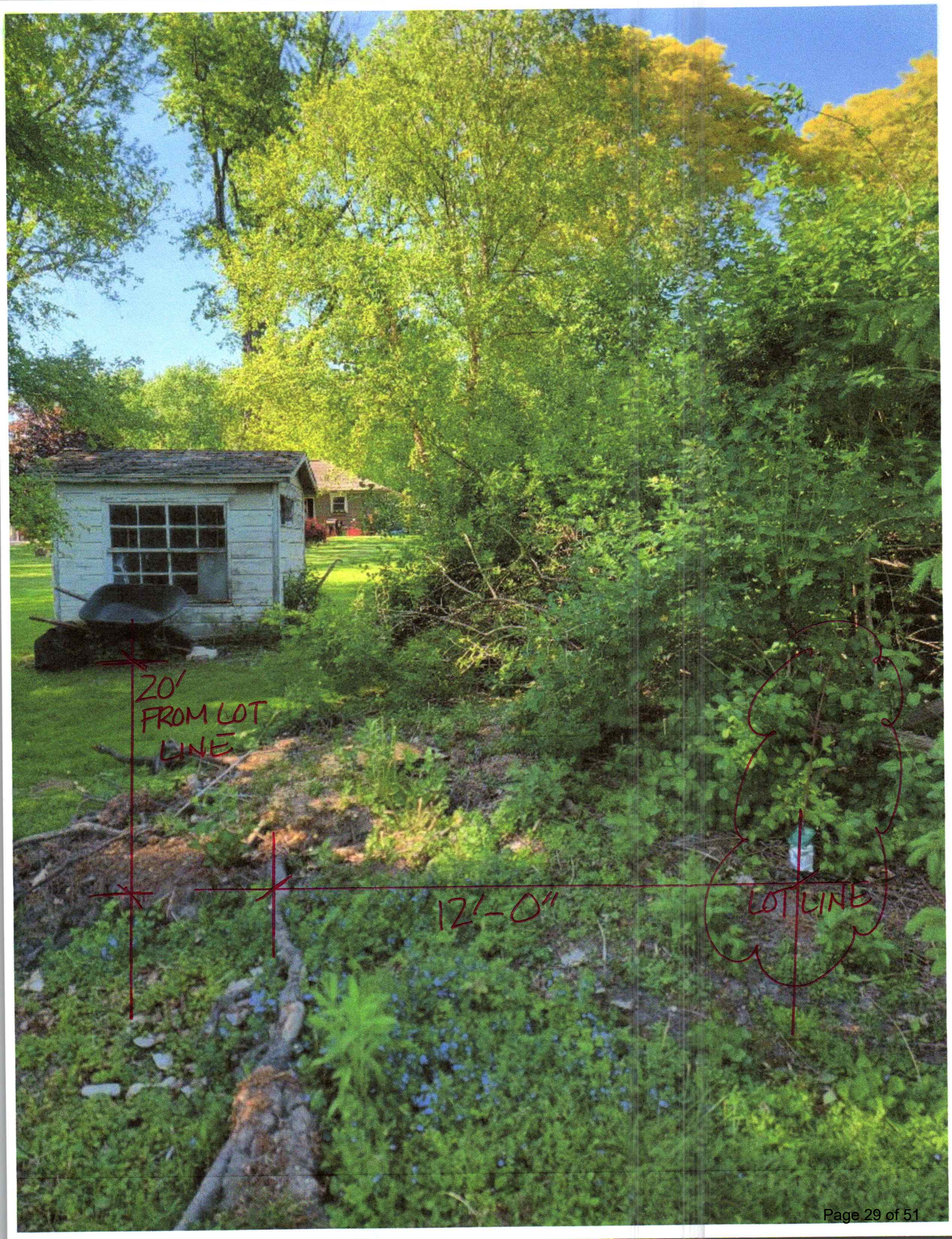




FACING
WEST

7'-6"

6'-0"



20'
FROM LOT
LINE

121'-0"

LOT LINE





SIDEWALL
HEIGHT
7-ft

DEPTH
12-ft

WIDTH
10-ft

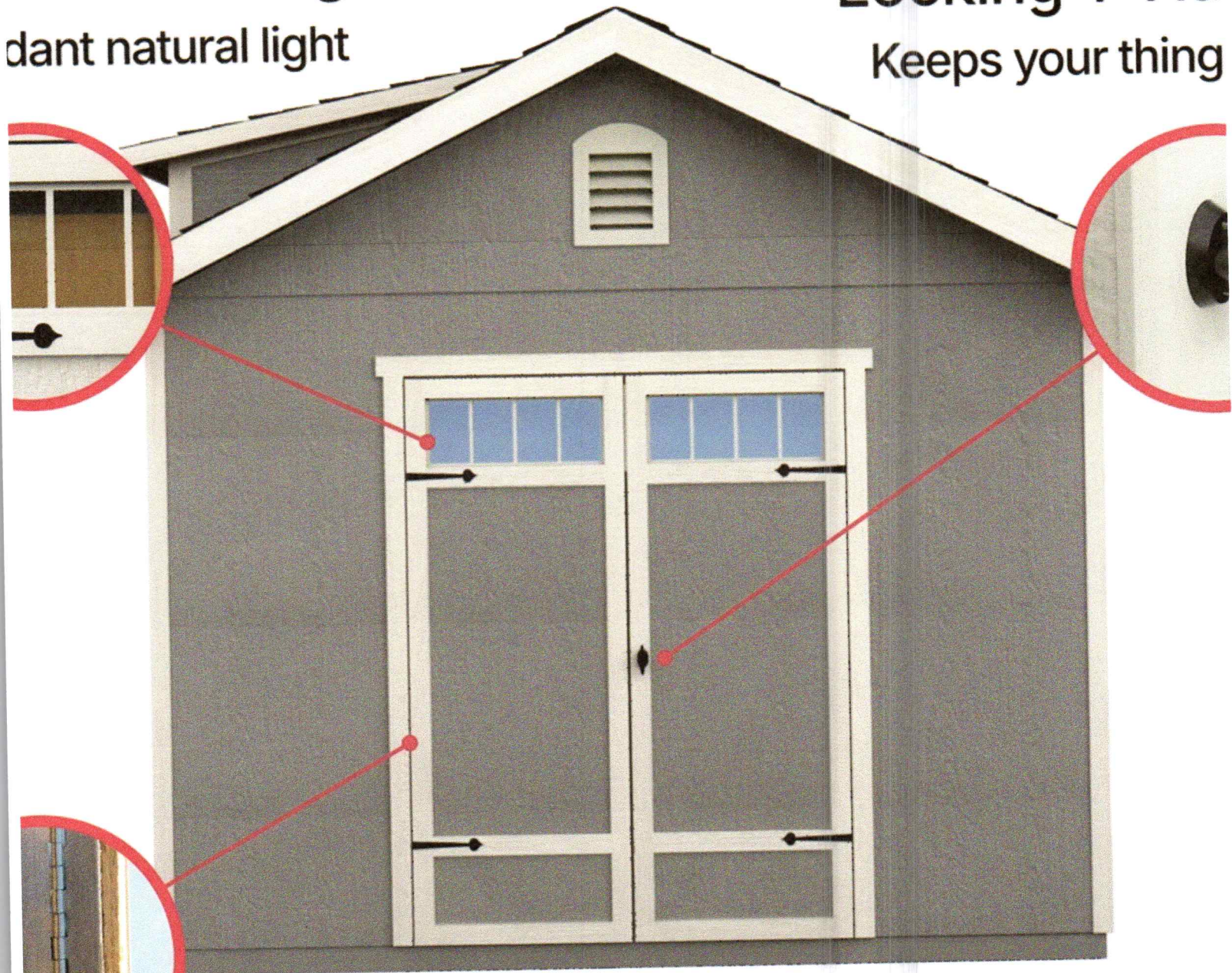
PEAK
HEIGHT
10-ft



Premium Doors

Windows and
Decorative Hinges
Admit abundant natural light

Locking T-Handle
Keeps your things



6' full-length hinges
Eliminate door sagging

Wider Doors

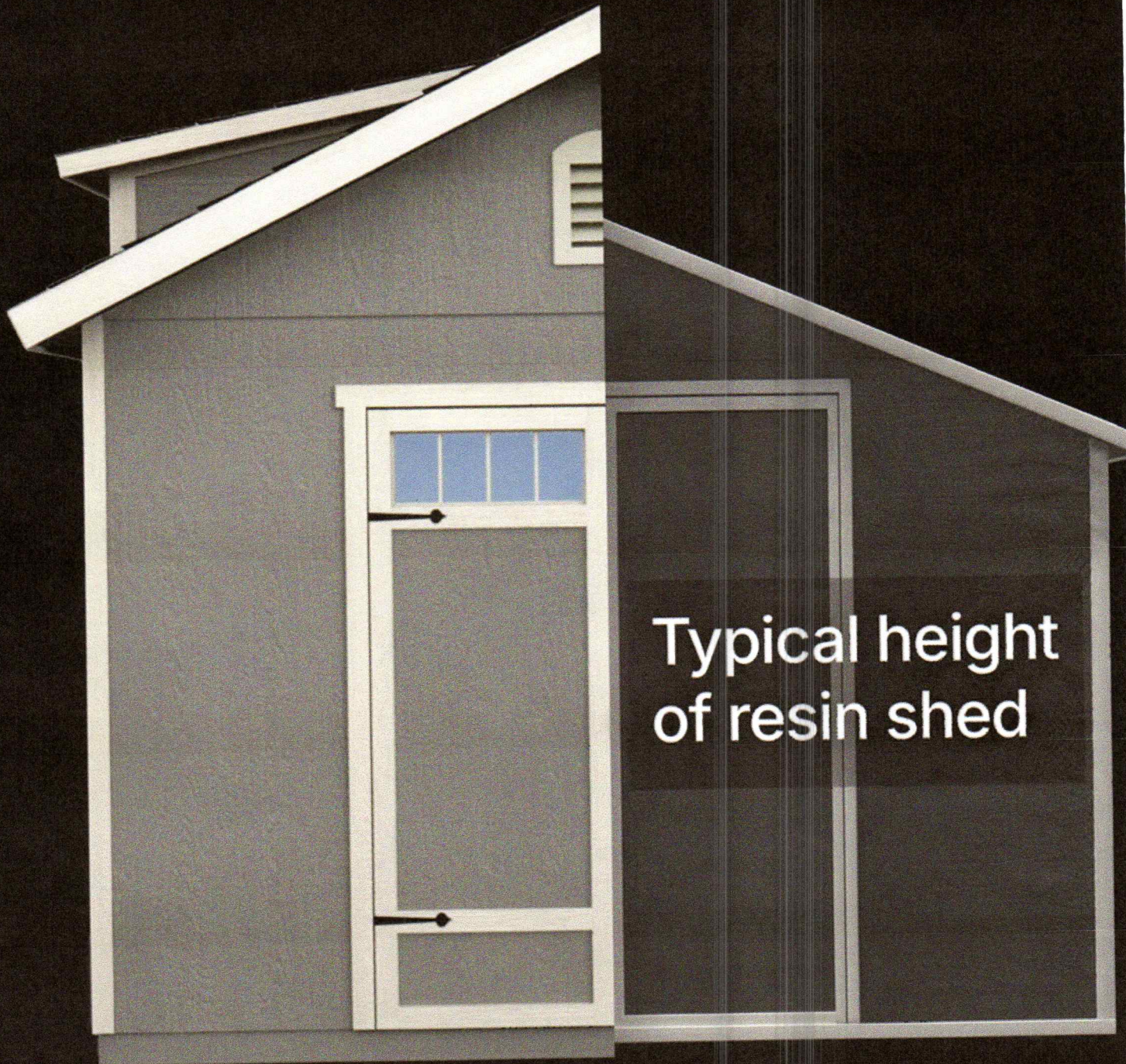
Handy access with large equipment



Higher Walls & Roof Peak

More overhead storage space

7-ft
Side
Wall



Typical height
of resin shed



TESTED TOUGH

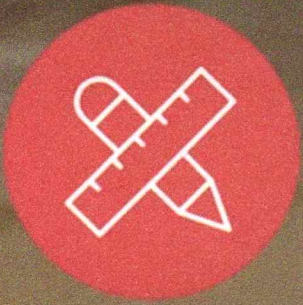
**10-YEAR
WARRANTY**

Roof holds up to
36" of snow*

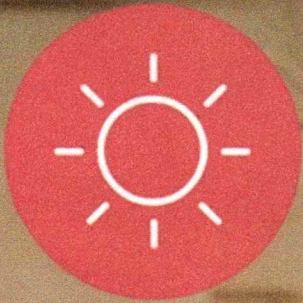
Withstands up to
115 mph winds

*Based on snow with average moisture content.

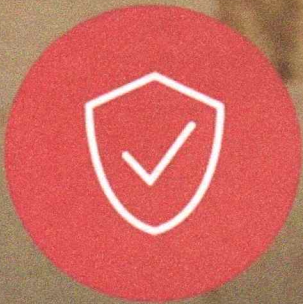
Wood is Good



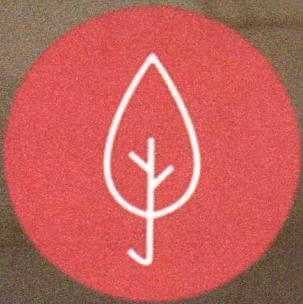
Customizable for Storage
and Exterior Look



Won't Warp, Rust, or Dent



Strong & Durable



Sustainable Resource

95% of our wood is FSC or SFI certified

Certification ensures the timber comes from
responsibly managed forests

Treated Siding

LP® SmartGuard® Engineering



Prevents Rotting

Withstands hail and freeze & thaw cycles



Termite Resistant

Zinc borate treated



Primed for Paint

Holds paint better & longer

**IMPRESSIONS SALON – 193 GREEN BAY ROAD
PLAN COMMISSION REVIEW**

To: Thiensville Plan Commission
Date: June 9, 2026

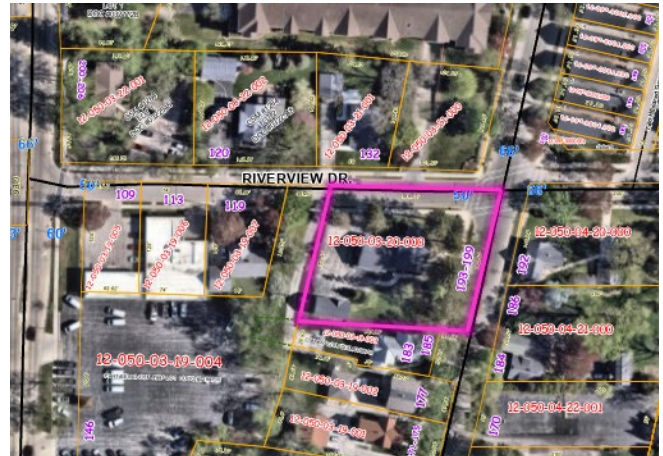
Prepared by: Meredith Perks, Village Planner

General Information

Applicant:	Sarah Taylor
Status of Applicant:	Impressions Salon Owner
Location:	193 Green Bay Road
Requested Action:	Building and Site Plan Review and Approval
Existing Zoning:	B-1 Central Business District

Background Information:

Impressions is a full-service salon with operations in Mequon. Impressions is submitting their application for Site Plan and Architectural review to address updates to the property, including the expansion of the existing parking lot and updating the accessible ramp access to the building.



The site is zoned B-1 Central Business District and is in the Historic District. A salon is a permitted use within the B-1 district, and a rezoning is not required.

The proposed parking lot expansion will add nine new parking stalls to the property, building the paved parking area on existing lawn on the south side of the parcel. The additional parking brings the on-site total to 16 stalls. The property will maintain its existing access point on Riverview Drive, although the access drive will be expanded to 24' to improve safety and traffic flow. A new ADA accessible parking stall will also be added to the site.

The proposal also includes the reconstruction of an accessible ramp on the south side of the building. The updated ramp will increase safety, accessibility, and better align with the building entrance and the ADA parking area.

A landscape plan has also been included to soften the new parking area and screen it from the street as well as along the new walkway constructed adjacent to the building. The landscaping has been designed to complement and integrate with the existing trees. A trash enclosure is also proposed for the southwest side of the building.

Site Plan Review:

The proposed project was reviewed for compliance with the B-1 Central Business Zoning District standards and Parking Standards in Section 17.0500, as described in the table below.

Code Requirement	B-1 Central Business	Proposed Project Compliance
Parking Lot Setback	5 ft	Yes
Driveway Width	20 ft	Yes
Max Stall Dimensions	9' x 18'	Yes
Location	Side or Rear	Yes
Two-Way Aisle Width	24 ft	Yes
Disabled Parking Stall Must Meet WI State Statutes	8 ft wide stall with 5 ft access	Yes

The B-1 Central Business District is exempt from parking count regulations. The applicant has indicated intentions to address parking needs for both employees and customers. If issues related to parking or traffic occur, the Village will require a new solution from the business owners.

The proposed landscaping plan demonstrates adequate screening of the parking area from the street using vegetation and landscaping rather than a masonry wall or other structure. The applicant proposes use of hearty, weather and salt resistant species. Where possible, existing trees will remain and be integrated into the landscape plan. Trash areas will be screened from view via a fence enclosure.

The Thiensville Zoning Ordinance requires that parking areas serving more than five vehicles shall provide landscaped areas equivalent to at least 10% of the paved areas (Section 17.0503(G)). Staff calculate landscaped areas of approximately 8% of the total paved parking area. Additionally, the Zoning Ordinance requires that business-related parking uses adjacent to a residential use must be screened by a fence, wall, or evergreen planting of equivalent visual density (Section 17.0503(G)). The Plan Commission may modify these landscape requirements if a hardship is identified. Staff recommend that the approval of this plan be conditioned on submittal of an updated landscape plan that demonstrates fulfillment of the 10% landscape and residential screening requirements for staff approval prior to granting construction permits.

Architectural Review:

The proposed accessibility ramp will be consistent and compatible with the design and materials of the existing building. Proposed materials are generally of acceptable quality and will be compatible with the existing building, including in color. The Thiensville Historic Preservation Commission reviewed the ramp, landscaping, and site plan design and approved a Certificate of Appropriateness at their meeting on June 2, 2026.

Recommendations:

Review of the submitted application materials finds that the proposed project meets the Criteria for Review and Approval, Section 17.1209. This includes the project’s consistency with the Comprehensive Plan as well as the general welfare of the Village. The project is compatible with surrounding uses, does not cause undue strain on Village infrastructure or public services, demonstrates adequate traffic and circulation plans, and meets zoning requirements.

Staff recommends Site Plan and Architectural approval with the following conditions:

1. Submittal of an updated landscape plan that demonstrates fulfillment of the 10% landscape and residential screening requirements for staff approval prior to granting construction permits.

IMPRESSIONS SALON
193 Green Bay Rd.
Thiensville, Wi. 53092

May 21, 2026

Impressions is a full service salon that has been operating in Mequon for many years. We are very excited about becoming part of the Thiensville business community. However, the current parking lot and winding handicap ramp (on the south side of the building) are not in good shape. We are submitting add additional patron parking to our property and improve handicap access to the building.

The plan proposes 9 additional parking spaces added to existing lawn area on the south side of the building. The access to the parking lot will come from the existing access point on Riverview Drive. That access point will be widened to 24' feet wide to improve the safety for vehicles entering and existing the site.

The existing ADA ramp to the building will be removed and new ramp constructed on the side of the building. The new ramp will improve ADA access into the building and will align with a new ADA parking space added to the site.

A fenced trash enclosure will be added up against the building off the southwest corner of the building as shown on the site plans provided.

Landscape improvements are proposed in association with the new parking lot. The landscape enhancements will include hardy, salt-tolerant shrubs and ornamental grasses within the parking lot islands. Additional plantings will be installed along the building foundation adjacent to the new walkway. Existing trees will be preserved and protected where feasible. The proposed landscaping is designed to complement and integrate with the existing trees, creating a cohesive and unified site landscape.

Thank you for your time and consideration.
We look forward to working with you.

Sincerely, Sarah Taylor,
Owner L&D Taylor Properties and Impressions Salon LLC

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.



 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:

<ul style="list-style-type: none"> A. Structures, showing all entrances B. Driveways & street access C. Parking areas D. Walkways E. Existing landscaping F. Abutting public and private streets G. Public easements H. Surrounding land uses and zoning I. Retaining walls J. Decorative accessories 	<ul style="list-style-type: none"> K. Dumpster location and screening L. Location, color, message, dimensions and materials of all signs M. Location, size and character of dedicated or private open space N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities O. Floor plan of building or addition
---	--

- 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: _____

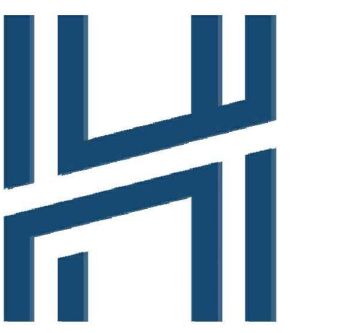
Submitted to Village Planner on _____ Approved by planner on _____

Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:

Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

CIVIL SHEET INDEX:

C1.00	PROJECT LOCATION AND GENERAL NOTES
C1.10	SITE PLAN
C1.20	GRADING PLAN



LEGEND:

UTILITY	GRADING	SITE
EXISTING: WATERMAIN BURIED ELECTRIC OVERHEAD WIRE GAS LINE SANITARY SEWER STORM SEWER UTILITY POLE LIGHT POLE SANITARY MANHOLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE	EXISTING: MAJOR CONTOUR MINOR CONTOUR EXISTING SPOT ELEVATION PROPOSED: MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) DOOR ELEVATION GROUND GRADE AT BUILDING SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT) RETAINING WALL SPOT ELEVATION (T/W - GROUND GRADE AT TOP OF WALL, B/W - GROUND GRADE AT BOTTOM) FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) DRAINAGE FLOW DIRECTION EMERGENCY OVERFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- PROTECT ALL PROPERTY CORNERS.
- REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

Scale: 1" = 80'



Date: 05/22/2026

Project Number:
26-1038.00

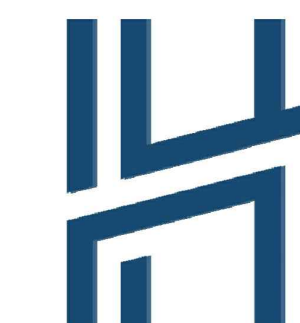
Sheet Name:
Project Location and
General Notes

Sheet Number:

C1.00



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:

Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

Scale: 1" = 10'



Date: 05/22/2026

Project Number:
26-1038.00

Sheet Name:
Site Plan

Sheet Number:

C1.10



SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION:
LOT TWENTY (20), IN BLOCK THREE (3), IN ASSESSOR'S PLAT, VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

CONTAINING
29,332 SQUARE FEET OR 0.6734 ACRES TO CENTERLINE
20,110 SQUARE FEET OR 0.4617 ACRES TO RIGHT OF WAY LINE

PROPERTY LOCATION: - 193 GREEN BAY ROAD
- THIENSVILLE, WI

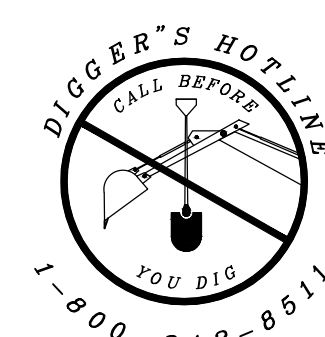
EXISTING ZONING: - B-1, CENTRAL BUSINESS DISTRICT & HISTORIC DISTRICT
PROPOSED ZONING: - B-1, CENTRAL BUSINESS DISTRICT & HISTORIC DISTRICT

SITE CALCULATION TABLE

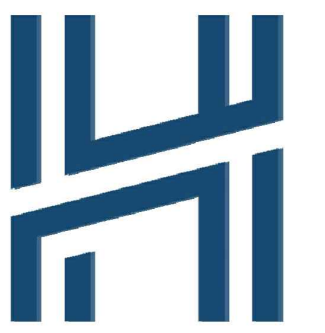
TOTAL SITE AREA	0.462 AC
TOTAL DISTURBED AREA	0.165 AC
EXISTING IMPERVIOUS AREA	0.195 AC
PROPOSED IMPERVIOUS AREA	0.283 AC
ADDITIONAL IMPERVIOUS AREA	0.088 AC
EXISTING REGULAR PARKING SPACES	7
EXISTING HANDICAP PARKING SPACES	0
PROPOSED REGULAR PARKING SPACES	15
PROPOSED HANDICAP PARKING	1
PROPOSED TOTAL PARKING	16

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED WOODEN RAMP
	PROPOSED CONCRETE PAVEMENT



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:

Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

Scale: 1" = 10'



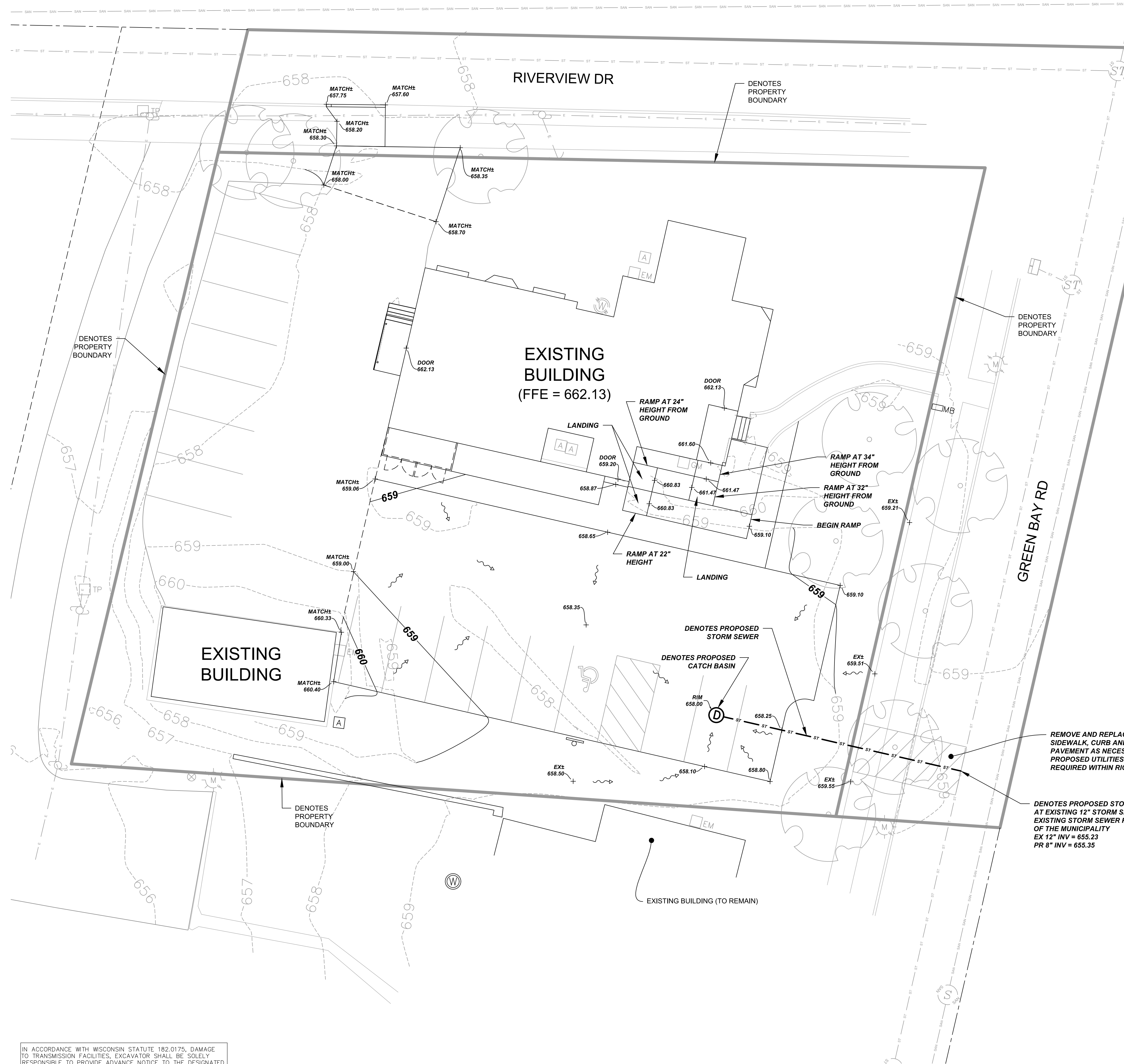
Date: 05/22/2026

Project Number:
26-1038.00

Sheet Name:
Grading Plan

Sheet Number:

C1.20



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:

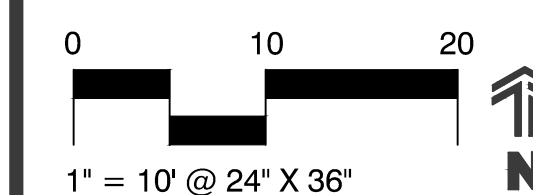
Impressions Salon -
Proposed Parking Lot

Client:

Impressions Salon

Issuance:

Scale: 1" = 10'



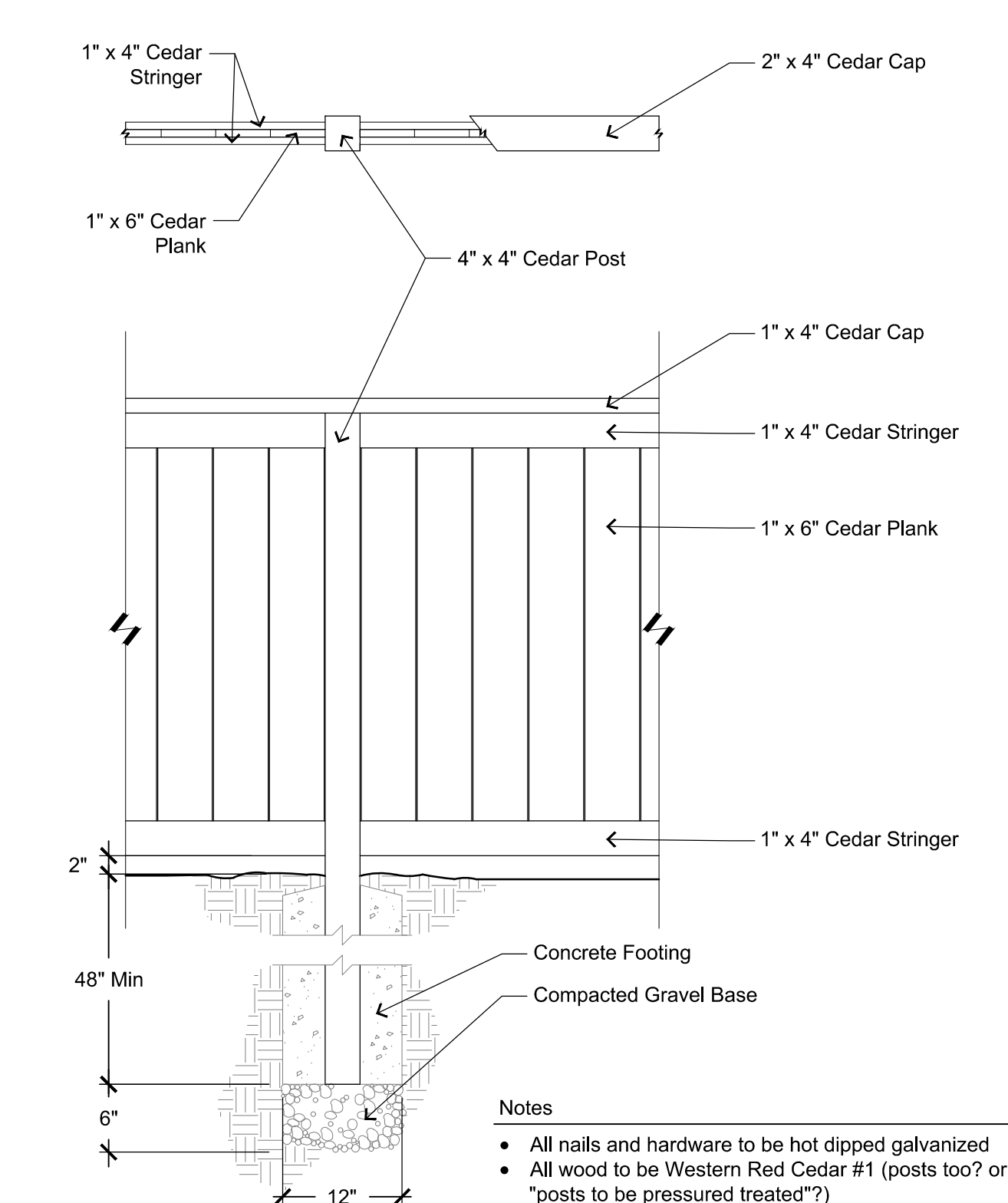
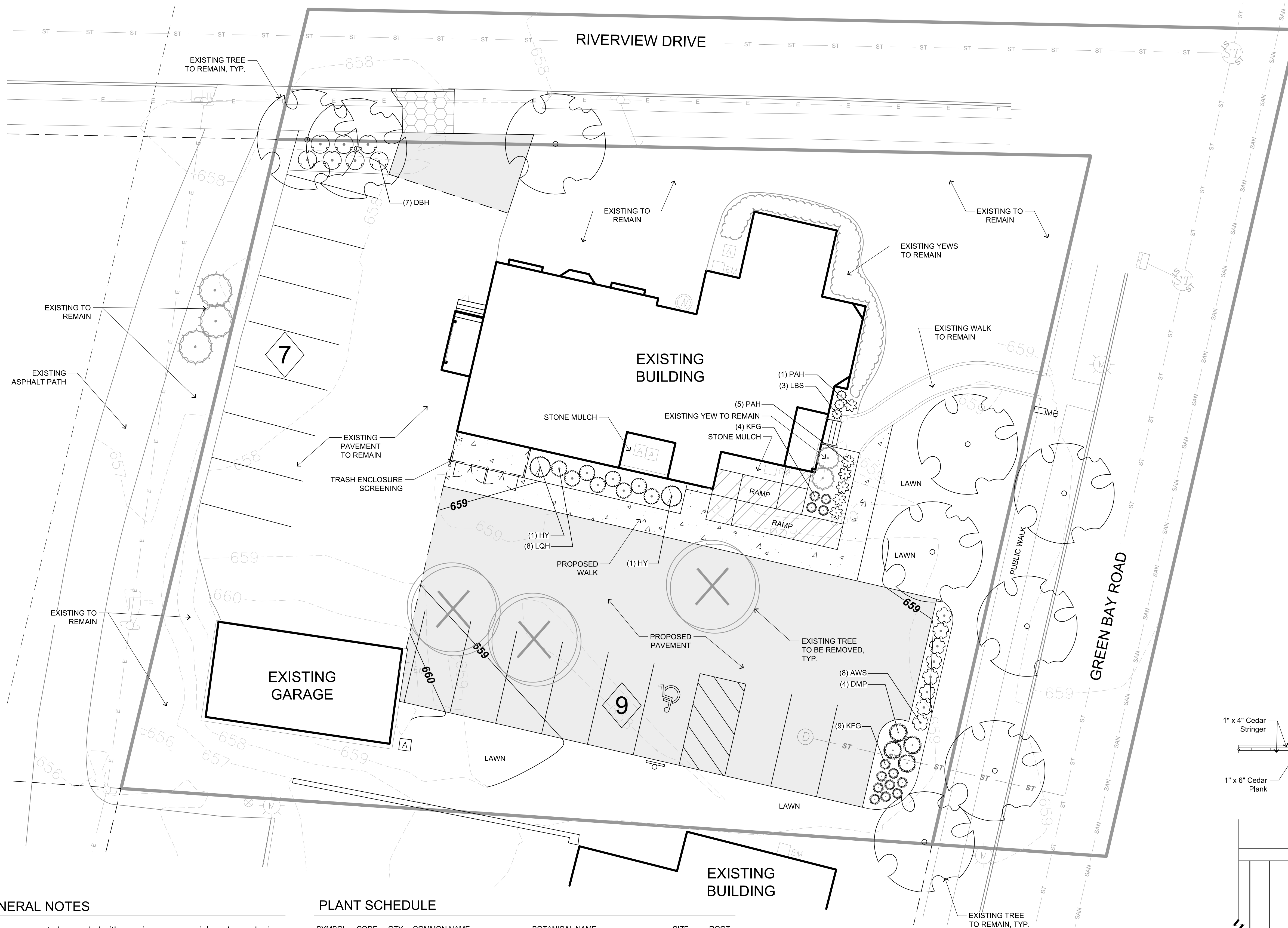
Date: 05/22/2026

Project Number:
26-1038.00

Sheet Name:
Landscape Plan

Sheet Number:

L1.00



Notes
• All nails and hardware to be hot dipped galvanized
• All wood to be Western Red Cedar #1 (posts too? or posts to be pressured treated?)

1 TRASH ENCLOSURE DETAIL
NOT TO SCALE

GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS SHRUBS						
	DBH	7	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.
	LQH	8	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPFL'	24" Ht.	Cont.
	AWS	8	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.
EVERGREEN SHRUBS						
	DMP	4	Dwarf Mugo Pine	Pinus mugo 'Pumilio'	24" Ht.	B&B
	HY	2	Hicks Japanese Yew	Taxus x media 'Hicksii'	36" Ht.	B&B
ORNAMENTAL GRASSES						
	KFG	13	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	Pot
	LBS	3	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot
PERENNIALS						
	PAH	6	Patriot Hosta	Hosta x 'Patriot'	4.5"	Pot

LANDSCAPE REQUIREMENTS

Code	Category	Measurement	Ratio	Requirement	Provided
	Landscape Areas	7,960 SF (Lot Area)	10% of Lot Area	796 SF	850 SF (10.7%)
	Landscape Islands	16 Parking Stalls	1 Island / 10 Stalls	1.6 Islands	2 Islands
	Landscape Island Trees	2 Islands	1 Tree / Island	2 Trees	2 Existing Trees
	Landscape Island Shrubs	2 Islands	7 Shrubs / Island	14 Shrubs	19 Shrubs
	Street Frontage	42 LF	1 Tree / 15 LF	2.8 Trees	3 Existing Trees



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



COMPOSITE RAILING
 Style: Trex Select T-Rail or similar
 Color: White



COMPOSITE FASCIA BOARD & SKIRT
 Style: Trex Fascia Boards & Cladding or similar
 Color: Clam Shell

SOUTH ELEVATION



COMPOSITE RAILING
 Style: Trex Select T-Rail or similar
 Color: White



COMPOSITE RAMP BOARDS
 Style: Trex Enhance or similar
 Color: Clam Shell



COMPOSITE FASCIA BOARD & SKIRT
 Style: Trex Fascia Boards & Cladding or similar
 Color: Clam Shell



EAST ELEVATION



RECEIVED
MAY 22 2026
BY:

Updated 2/4/2025

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS APPLICATION

Submission Information:

A complete application 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. Owner, architect, builder or owner's representative must attend the Historic Preservation Commission meeting for action to be taken. See staff approval policy for projects that may not require commission approval. Some projects will require Plan Commission approval and paid and approved building permit. Projects not completed within 1 year of approval date must apply for renewal.

Property Address: 193-199 Green Bay Rd., Thiensville, Wi. 53092

120500320000

Tax Key #

Current Zoning

Property Owner:

L&D Taylor Properties LLC

Name

N44W7321 Moldenhauer Ct., Cedarburg, WI 53012

Address

262-617-0590

Phone

sarahatimpressions@gmail.com

Email Address

Applicant Same as Owner

Sarah Taylor, owner

Name

same

Address

same

Phone

same

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. Describe exterior architectural feature affected, such as windows, roofs, porches, cornices or masonry. Briefly describe the feature or materials and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. If more space is needed, continue on a separate page.

Project is a proposed parking lot addition and new ADA ramp to the building.

Please see enclosed cover letter, ADA ramp elevations, materials and color selection - to be submitted by Wed. 5/27

We are also submitting site & grading plans, and landscape plans, which are being presented to the Plan Commission

Applicant Signature

Date

5/21/2026

Thiensville Plan Commission Staff Report - May 2026

Staff Approved Projects May 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
5/6/2026	120 N Orchard St	Wendy Werner	Fence	5/13/2026		x	
5/13/2026	219 E Alta Loma Circle	Courtney Pohlman	Fence	5/13/2026		x	

Code Compliance May 2026

Community Services	Address	Owner	Complaint	Action
	119-125 Freistadt Rd.	Krahn First Family Limited Partnership	Hazardous dead ash trees on property along Williamsburg Drive. Additional complaint regarding maintenance of shrub row between parking lot and Freistadt Rd.	Email sent to property owner citing <i>Village Ordinance Sec. 30-3</i> requesting removal of trees ASAP and a schedule for removal within 14 days of receipt of email. Additionally requested to provide general maintenance/clean up to shrub row and surrounding area.

Police Department May 2026

Date	Location	Complaint	Action
5/1/2026	500blk Crescent	solicitor going door to door; no permit	subject warned and made to leave village
5/1/2026	N Main/Heidel	ad sign removed from village ROW	
5/1/2026	251 Elm	vehicle in park after hours	RO given verbal warning
5/2/2026	201 Madero	vehicle with no registration parked in driveway	warning notice left on vehicle giving timeframe to fix violation; f/u to be conducted
5/6/2026	1 Interurban Trl	complaint of gray pick up truck driving on IUT	Meq and TV checked trail and found nothing
5/6/2026	200blk Vernon	solicitor going door to door	no permit; subject warned and made to leave village
5/12/2026	332 Washington	solicitor going door to door	no permit; subject warned and made to leave village
5/12/2026	251 Elm	2 vehicles in park after hours	ROs given verbal warnings
5/14/2026	220 Kenwood	vehicle parked on grass at residence	violation notice left on vehicle windshield; f/u to be conducted
5/15/2026	300blk N Main	ad sign removed from village ROW	
5/20/2026	200blk Green Bay	ad sign removed from village ROW	
5/20/2026	100blk E Freistadt	ad sign removed from village ROW	
5/27/2026	127 N Highland	grass length beyond ord allowance	spoke to HO, HO is participating in "No-Mow May"; reminded HO that grass must be cut at the start of June
5/27/2026	129 N Highland	grass length beyond ord allowance	violation notice left for HO; a second notice left okay'ing length for "No-Mow May", but reminder that grass must be cut at the start of June
5/28/2026	300blk Vernon	solicitor going door to door	no permit; subject warned and made to leave village
5/30/2026	251 Elm	kid riding dirt bike (no pedals, electric) on pathways and through the park -	child and parent educated on ebike vs motor bike and regulations and ordinances; warning given
5/30/2026	251 Elm	vehicle in park after hours	RO given verbal warning