



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, July 14, 2026

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing

**Director of Community
Services/Public Works**

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Dan Daly

Joe Nelson

Rebecca Holyoke-
Odeja

M. Randy Pasternak

David Lange

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. June 9, 2026 (att)

V. BUSINESS

A. Review and Action Regarding a Shed Application for 301 Madero Drive (att)

B. Review and Action Regarding an Application to Construct a Greenhouse at 400 Oakwood Drive (att)

VI. STAFF REPORT

A. June, 2026 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, June 9, 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

Commissioners

Dan Daly

Joe Nelson (Not Present)

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

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None.

IV. APPROVAL OF MINUTES

A. May 12, 2026 (att)

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

Aye: 6

No: 0

Abstain: 0

V. BUSINESS

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

Wendy Cooper of 110 North Orchard Street gave a summary of the shed application to the Plan Commission.

Director LaFond outlined the dimensions, materials, and location of the proposed shed and noted that they are compliant with the zoning requirements. The application is recommended for approval.

MOTION to Approve a Shed Application for 110 N Orchard Street by Commissioner Lange **SECONDED** by Commissioner Holyoke-Oodeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

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

Carla Corey of 331 Washington Court gave a summary of the shed application. Ms. Corey noted that there is a delay in the pouring of the concrete slab due to an injury to the contractor.

Director LaFond outlined the dimensions, materials, and location of the proposed shed and noted that they are compliant with the zoning requirements. The application is recommended for approval.

MOTION to Approve a Shed Application at 331 Washington Court by Commissioner Holyoke-Oodeja **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

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

Sarah Taylor, owner of Impressions Salon and 193 Green Bay Road, gave an explanation of the application.

Planner Perks provided a detailed report on the site, including the expanded parking area, ADA ramp, and compliance with zoning requirements. Planner Perks recommended approval pending submittal of an updated landscape plan for staff approval.

Staff reported extensive work with the applicant through several iterations of the site layout. An initial plan included an exit on Green Bay Road, but this was determined to be unfeasible due to layout constraints, street lighting, and proximity to the intersection. Staff noted that adding an entrance on Green Bay Road would have resulted in the loss of two or three public parking spots, with a net gain of three new spots after parking lot improvements. A revised design was ultimately proposed, eliminating the exit on Green Bay Road, maximizing parking, and improving traffic flow by widening the Riverview driveway and adding landscaping.

MOTION to Approve Parking Lot Addition and New ADA Ramp at 193 Green Bay Road by Commissioner Daly **SECONDED** by Commissioner Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

VI. STAFF REPORT

A. May, 2026 (att)

VII. ADJOURNMENT

MOTION to Adjourn at 6:25 PM by Commissioner Lange **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk

**THIERMAN
301 MADERO DR
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: July 14, 2026	
Applicant:	Michael & Jennifer Thiermann
Status of Applicant:	Owner
Location:	301 Madero Dr
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Detached Accessory Structure (Shed)

Report:

The applicants request approval to construct an 8-foot by 12-foot (96 square foot) detached storage shed in the rear yard of the property. The proposed shed is a Yardline Northport wood shed that will be painted to match the existing residence with white trim.

The application includes two proposed locations for the shed, both situated west of the residence within the rear yard. One location is on the south side of the rear yard approximately 12 feet from the west property line and 7 feet from the residence. The second location is on the north side of the rear yard approximately 20 feet from the west property line and 12 to 14 feet from the residence.

Staff has reviewed both proposed locations and finds that each complies with the applicable dimensional requirements of the Village Zoning Code. The proposed shed is consistent with the intent of the accessory structure regulations and is compatible with the surrounding residential neighborhood.

According to **Sections 17.0603. E.** of the zoning code, **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line; and all accessory structures shall occupy not more than 20% of the rear yard area. One detached accessory structure is allowed on a residential parcel.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements therefore approval is recommended subject to the following:

- location is indicated in the motion
- 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: 301 Madero Drive
12-054-07-01-000

Tax Key #

Current Zoning

Property Owner:

Michael & Jennifer Thiermann

Name

301 Madero Dr

Address

Phone

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.

Add a 96 sq. ft. storage shed to property. Shed will
be 8' x 12'. Two options for consideration:

Option 1: West of the home on south side of rear yard not extending
beyond edge of home. 12' from lot line & 7' from home.

Option 2: West of home on north side of rear yard not extending beyond
edge of home. 20' from lot line & 12' from home.

Jennifer Thiermann
Applicant Signature

6/19/2026
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 6/19/26 ☐ Approved by planner on _____

☐ Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date



Parcels

Parcel_Type

- Road Reservatic
- Road Right Way
- Condomir
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Cadastral

PLSS Corners

- Center of Section
- GPS Point
- Meander Corner
- Quarter Section Center
- Section Center
- Witness Corner

Railroad Center

- 100

Highways

-  Interstate
 State Highway
 County Highway

Existing brick wall to be removed

Scale: $105' = 3.75''$

Thiermann 301 Madero

HUB Ozaukee



Find address or place



Legend

Parcels

Parcel_Type

- Road
- Reservatic
- Road Right Way
- Condomir
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Cadastral

PLSS Corners

- Center of Section
- GPS Point
- Meander Corner
- Quarter Section Cc
- Section Cc
- Witness Cc

Railroad Center



Highways

- Interstate
- State High
- County Highway

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# _____																					
Village of THIENSVILLE		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) <u>301 Madero Drive</u>																						
		PROJECT DESCRIPTION ☐ COMMERCIAL ☒ ONE & TWO FAMILY <u>addition of garden shed</u>																								
Owner's Name <u>Michael & Jennifer Thiermann</u> Mailing Address - Include City & Zip <u>301 Madero Dr Thiensville</u> 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 <u>Century Estates</u> Lot No. <u>1</u> Block No. <u>7</u>		Zoning District _____ Lot Area _____ Sq. Ft. Front <u>170</u> Ft. Rear <u>157.96</u> Ft. Left <u>105</u> Ft. Right <u>85.88</u> Ft.																						
1a. PROJECT ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____		3. TYPE ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial		6. STORIES ☒ 1-Story ☐ 2-Story ☐ Other _____																						
1b. GARAGE ☐ Attached ☐ Detached		4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____																						
2. AREA Basement _____ Sq. Ft. Living Area <u>1,600</u> Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____		7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____																						
8. USE ☐ Seasonal ☒ Permanent ☐ Other _____		10. PLUMBING Sewer _____ ☐ Municipal ☐ Septic No. _____		11. WATER ☐ Municipal Utility ☐ Private On-Site Well																						
12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec.</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐	13. HEAT LOSS (Calculated)..... Total _____ BTU/HR		14. ESTIMATED COST \$ <u>4,000.00</u>	
Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar																				
Space Htg	☐	☐	☐	☐	☐	☐																				
Water Htg	☐	☐	☐	☐	☐	☐																				
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): <u>Jennifer Thiermann</u> SIGN: <u>Jennifer Thiermann</u> DATE: <u>6/19/26</u>																										
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 <u>\$25.00</u> Other _____ Total <u>\$0.00</u>		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. _____																						



Outlook

Re: Shed Application

From Jennifer Thiermann [REDACTED] >

Date Fri 6/19/2026 3:44 PM

To Lisa Lilja <[REDACTED]>

 1 attachment (8 MB)

Costco backyard shed 8x12.pdf;

Thanks for following up on this Lisa. We plan on purchasing the shed from Costco, I've attached the online info. It will be painted the color of our wood siding on the house, with white trim, very similar to the shed in the Costco ad. Hope this helps! Jenny

On Fri, Jun 19, 2026 at 2:26 PM Lisa Lilja <[REDACTED]> wrote:

Hi Jennifer,

After looking more through your application, I see that there is not any information included regarding the shed specifics. Can you please send me information regarding the shed's wall/roof materials, color, and any images you may have of the product you are hoping to install. We want to be sure to include these with the application.

I do have some info from your first submission. Are you planning to use the same shed - just a different location on the property?

Thanks for your help!

Lisa Lilja

Administrative Assistant – Community Services

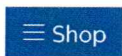
Village of Thiensville

250 Elm St.

Thiensville, WI 53092

Phone: (262) 242-3720

[REDACTED]



Search Costco



My Warehouse



Sterling

Open until 8:30PM

Delivery Location



20170

Home / ... / Outdoor Storage Sheds

Online Only



Shop Yardline

Yardline Northport Wood Storage Shed - Do It Yourself Assembly

Item 2690527

★★★★☆ 3.6 (208) Write a review



Structure Size: 8 ft. x 12 ft.

8 ft. x 12 ft.

10 ft. x 12 ft.

\$1,999⁹⁹ **\$600 OFF**
was \$2,599.99

\$600 OFF

Valid 6/1/26 through 6/30/26. While supplies last.

How To Get It

<https://www.costco.com/p/-yardline-northport-wood-storage-shed-do-it-yourself-assembly/4000051398?sp=grs&langId=-1>

20170
Available



Curbside Delivery Included ⓘ

Arrives approximately 2 - 4 weeks from time of order.



+ Add



Buy now, pay
later on orders
over \$400

affirm

TERMS APPLY

- Pre-cut and Ready for Assembly (Paint and Shingles Not Included)
- Four side-eave Transom Windows, Along with Large Overdoor Window, Provide Natural Light & Curb Appeal
- Work Bench and Pegboard Included, Keeps Items Organized and Off the Floor
- Strong 2x4 Premium Wood Framing and Complete Floor System
- Be Sure to Check Your Local Building and Zoning Codes to Ensure That all Appropriate Permits Have Been Acquired

[View Product Details](#)

Members Also Bought



Online Only

Yardline Crestwood 14' x 8' Do-It-Yourself Wood Shed

★★★★☆ (717)



Online Only

The Aiden 8' Pool Table

★★★★☆ (12)

\$2,999⁹⁹

See Details

\$4,799⁹⁹

Select Options

\$
\$

Product Details

⚠️ WARNING: This product can expose you to Wood Dust, which is known to the State of California to cause cancer. For more information go to: www.P65Warnings.ca.gov.

Product details have been supplied by the manufacturer and are hosted by a third party.

NORTHPORT

by  YARDLINE



Maximize Your Work or Storage Space

Unclutter your life with the Northport Shed by Yardline, a stylish DIY wood shed kit designed for functionality and aesthetics. Featuring four transom windows and a large overdoor window, the interior is flooded with natural light, perfect for projects or hobbies. The smart design includes a workbench that converts to a loft for seasonal storage, while LP® SmartSide® siding ensures durability against the elements. Available in 8' x 12' and 10' x 12', this shed is your ideal solution for organized outdoor space.

Highlights

- DIY assembly with pre-cut wood – no saw needed
- 2" x 4" framing (24" on-center studs) stands up to demanding wind (115 mph) and snow loads (30 psf)
- Primed and treated wood siding protects against dents, decay, and termites



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**SPINK
400 OAKWOOD DR
BACKYARD GREENHOUSE**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: July 14, 2026	
Applicant:	Amelia O'Brien & Paul Spink
Status of Applicant:	Owner
Location:	400 Oakwood Dr
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Detached Accessory Structure (Greenhouse)

Report:

The applicants request approval to install a detached Yardistry greenhouse measuring approximately 7.6 feet by 6.7 feet (approximately 51 square feet) in the rear yard at the northeast corner of the residence. The greenhouse is proposed to be located a minimum of 3 feet from the east property line adjacent to 404 Oakwood Drive. The submitted plans indicate an overall peak height of approximately 9 feet 6 inches.

The submitted site plan places the greenhouse adjacent to the existing garden area near the northeast corner of the residence. Renderings and manufacturer information demonstrate that the structure will be compatible with the residential character of the property and will have minimal impact on neighboring properties.

According to **Sections 17.0603. E.** of the zoning code, **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line; and all accessory structures shall occupy not more than 20% of the rear yard area. One detached accessory structure is allowed on a residential parcel.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements therefore approval is recommended subject to the following:

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

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: 400 Oakwood Dr.

12-063-03-01-000

Tax Key #

R-1

Current Zoning

Property Owner:

Amelia O'Brien & Paul Spink

Name

400 Oakwood Dr.

Address

Thiensville, WI 53092

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.

We would like to assemble a greenhouse (Yardistry brand, purchased from costco) in our back yard on the no on the north east corner of our home. It will be at least 3' away from the property line with our neighbor (404 Oakwood). The greenhouse is 7.6' x 6.7'.



Applicant Signature

6/22/26

Date

Planner Fee Schedule: The Village provides the first half hour of the Village Planner's services. Any additional plan review time is billed at \$130.00/hr.

Application Checklist: *Two paper copies and an electronic copy with files in PDF format (plan size 11X17) must be submitted for all applicable items below for planner review and the Plan Commission packet.*

- ☐ Submit scaled site plan with proposed location and setbacks with accurate dimensions indicating the property size, its relationship to surrounding properties, existing topography, key natural features and show the location of all existing and proposed:

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
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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: _____

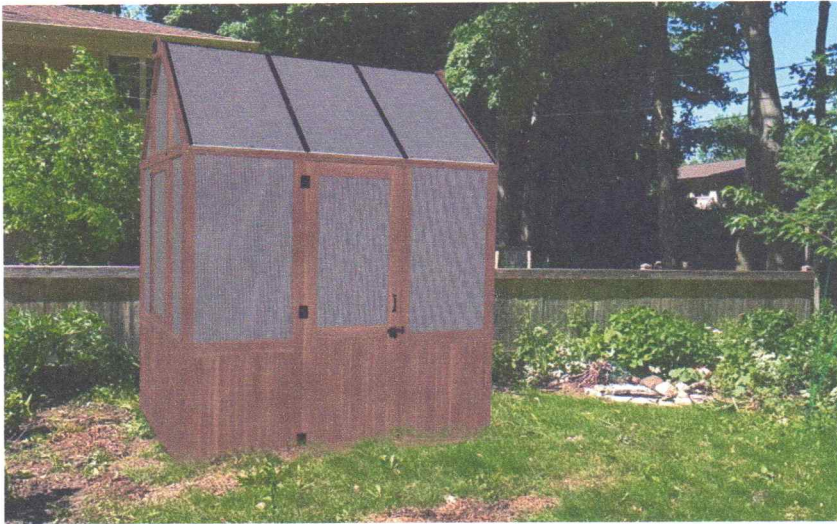
☒ Submitted to Village Planner on 4/23/26 ☐ Approved by planner on _____

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

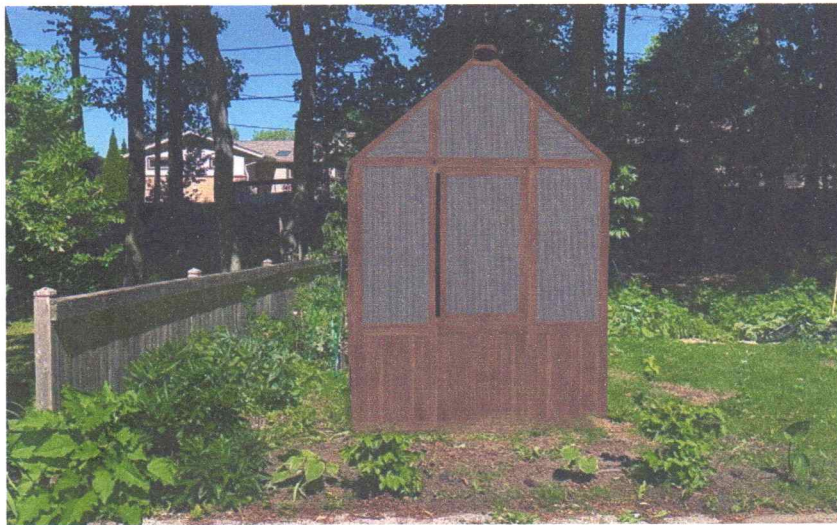
Additional Remarks/Conditions:

Village Staff Signature

Date



view facing north (from our back patio)



view facing east (from the driveway)



view facing west (from our backyard)



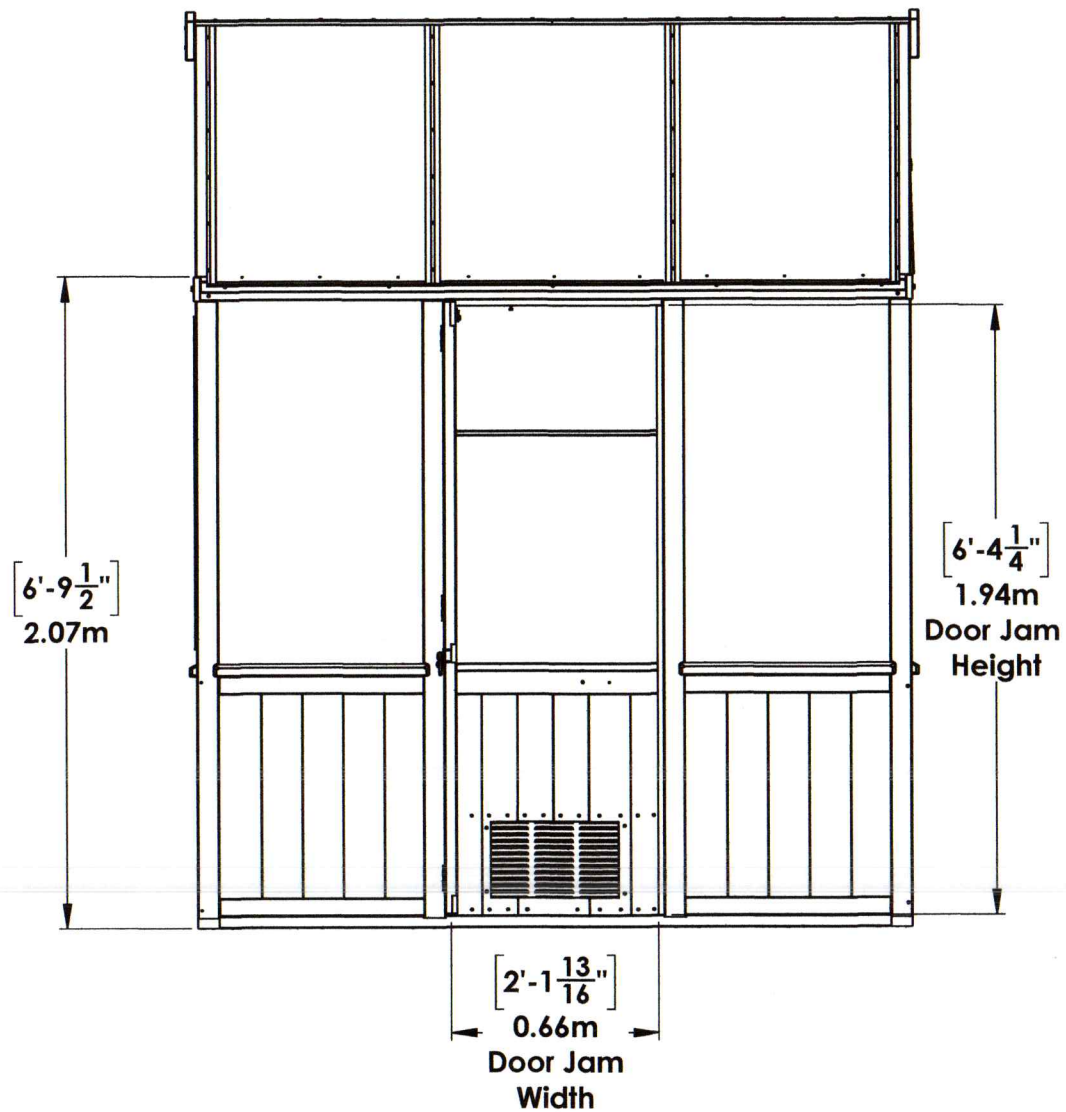
Crested Direct

Shop Yardistry.
Yardistry 6.7' x 7.6' Greenhouse

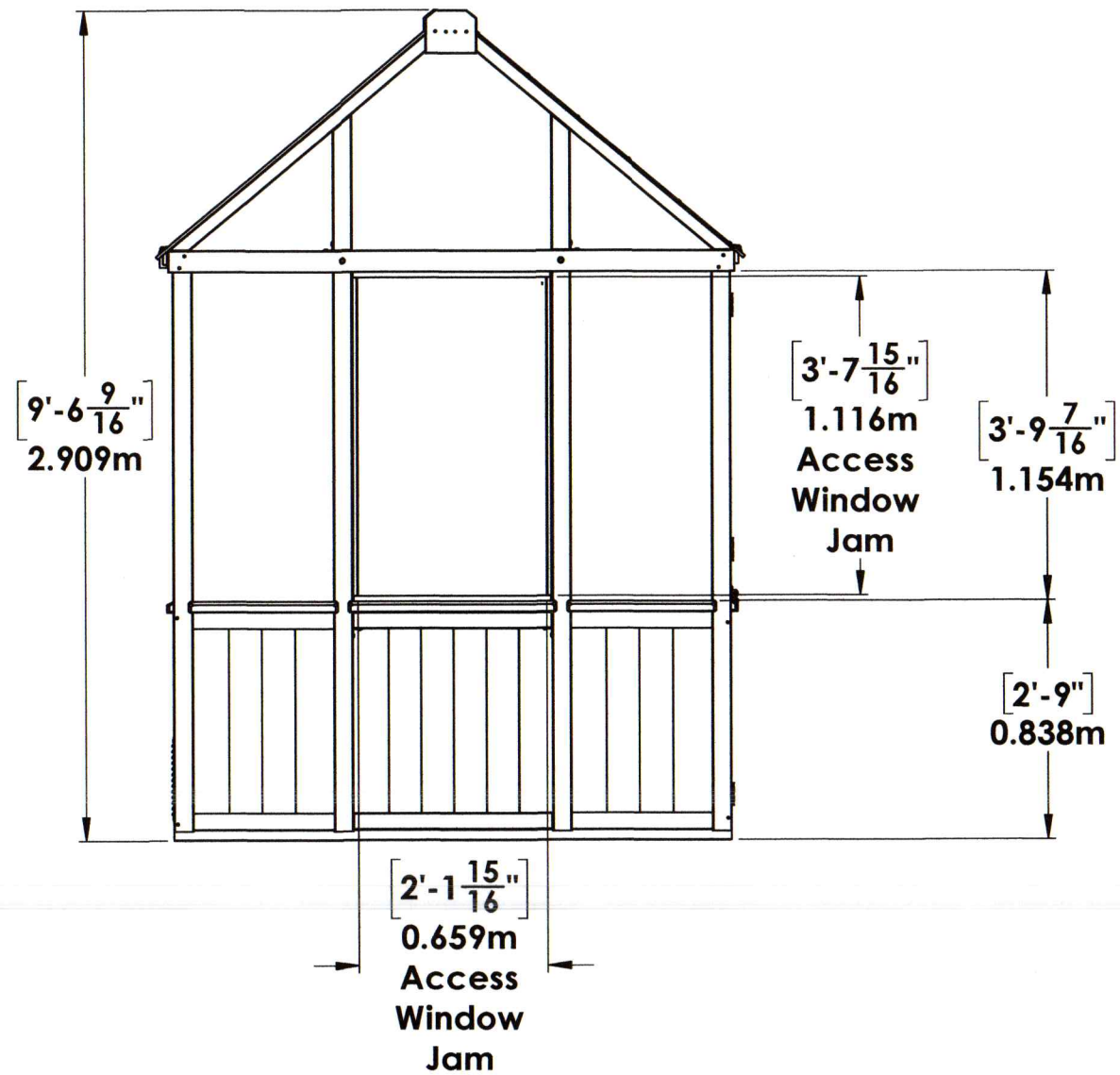


stock images

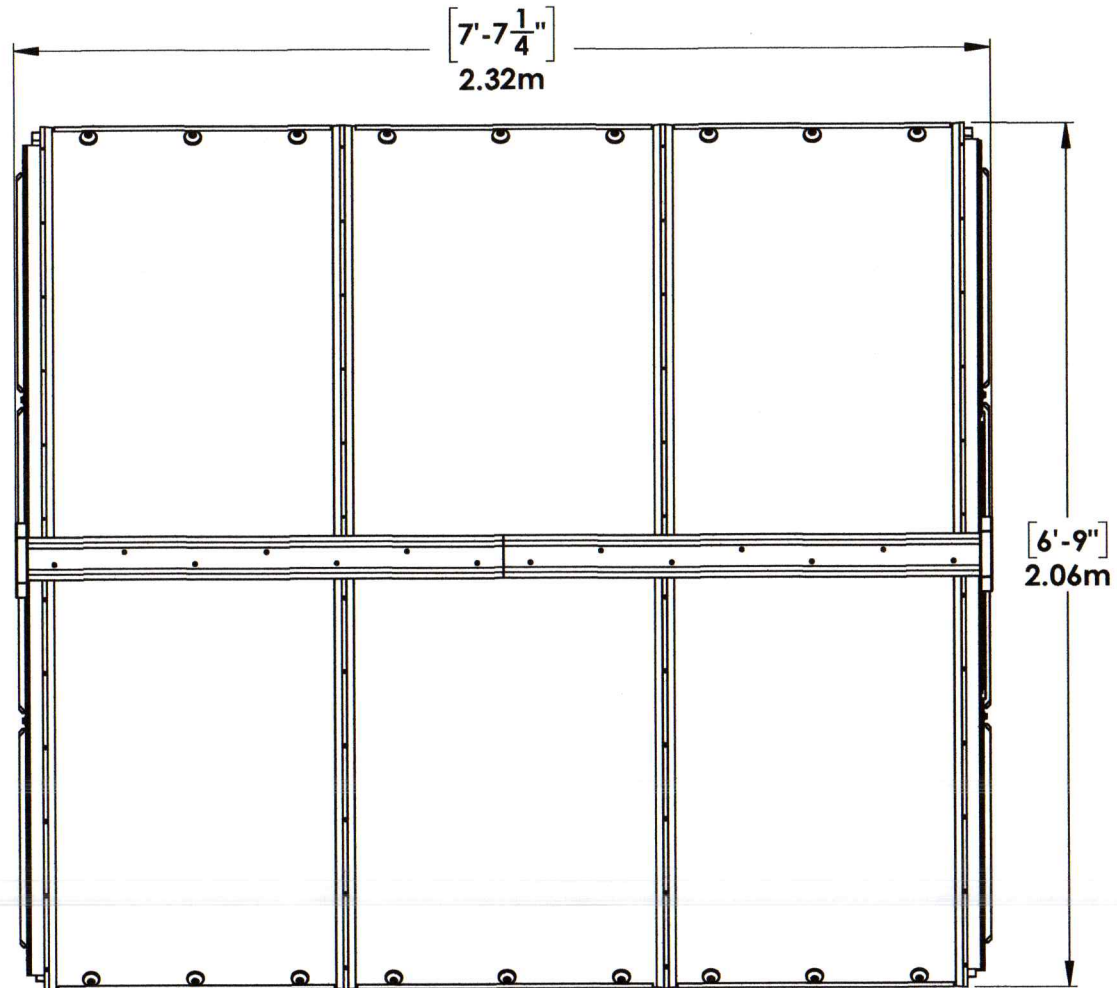
YM12863 - 6.7' x 7.6' Greenhouse



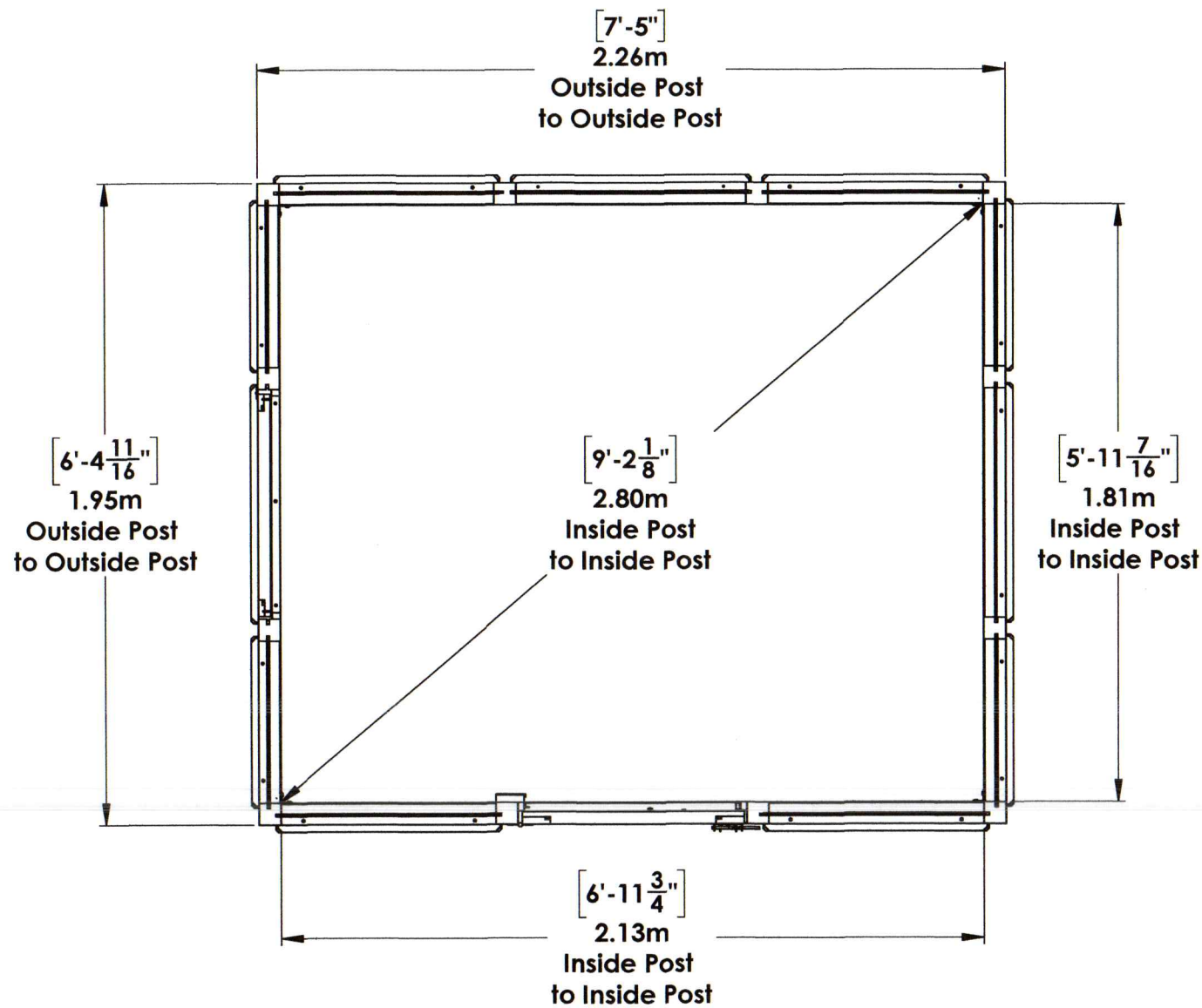
YM12863 - 6.7' x 7.6'
Greenhouse



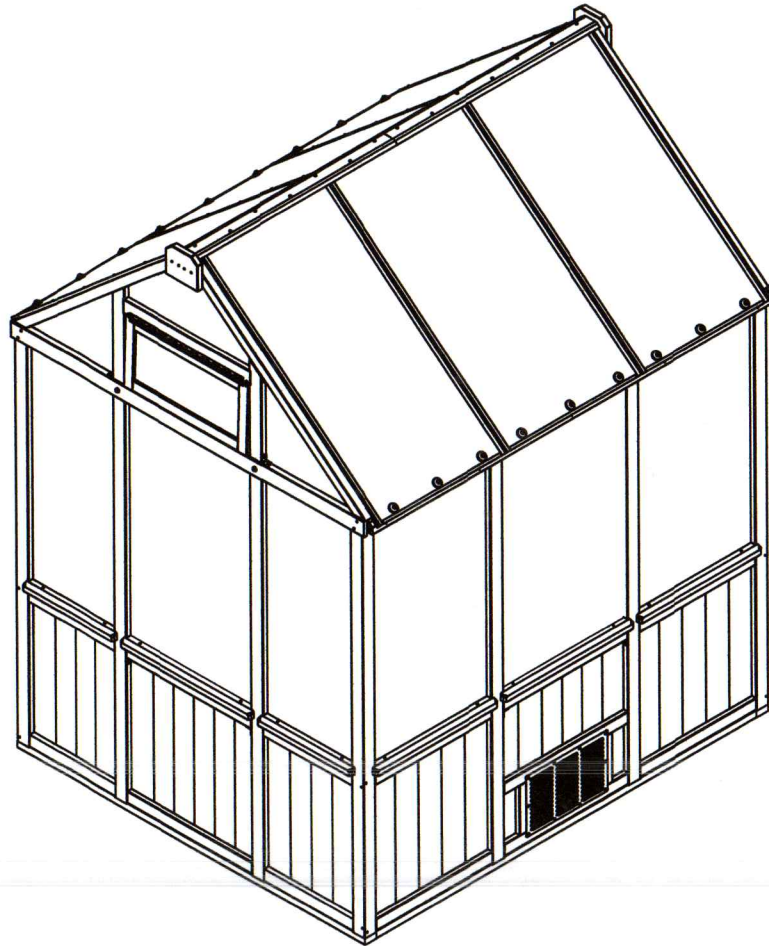
YM12863 - 6.7' x 7.6'
Greenhouse



YM12863 - 6.7' x 7.6' Greenhouse



YM12863 - 6.7' x 7.6' Greenhouse



Peak Height:
9' 6.5" (2.9m)

Roof Dimensions:
6' 9" (2.05m) x 7' 7.2" (2.31m)

Outside Post Dimensions:
5' 11.4" (1.81m) x 7' 5" (2.26m)

Ground to Bottom of Rafter:
6' 9.5" (2.07m)

Ground to Bottom of Cathedral Gusset (Inside):
8' 5.4" (2.57m)

Door:
H76.2" x W25.8" (1.93m x 0.65m)

Back Lower Shelf:
L71.5" x W16" x H32.1"
L1.81m x W 0.4m x H 0.81m

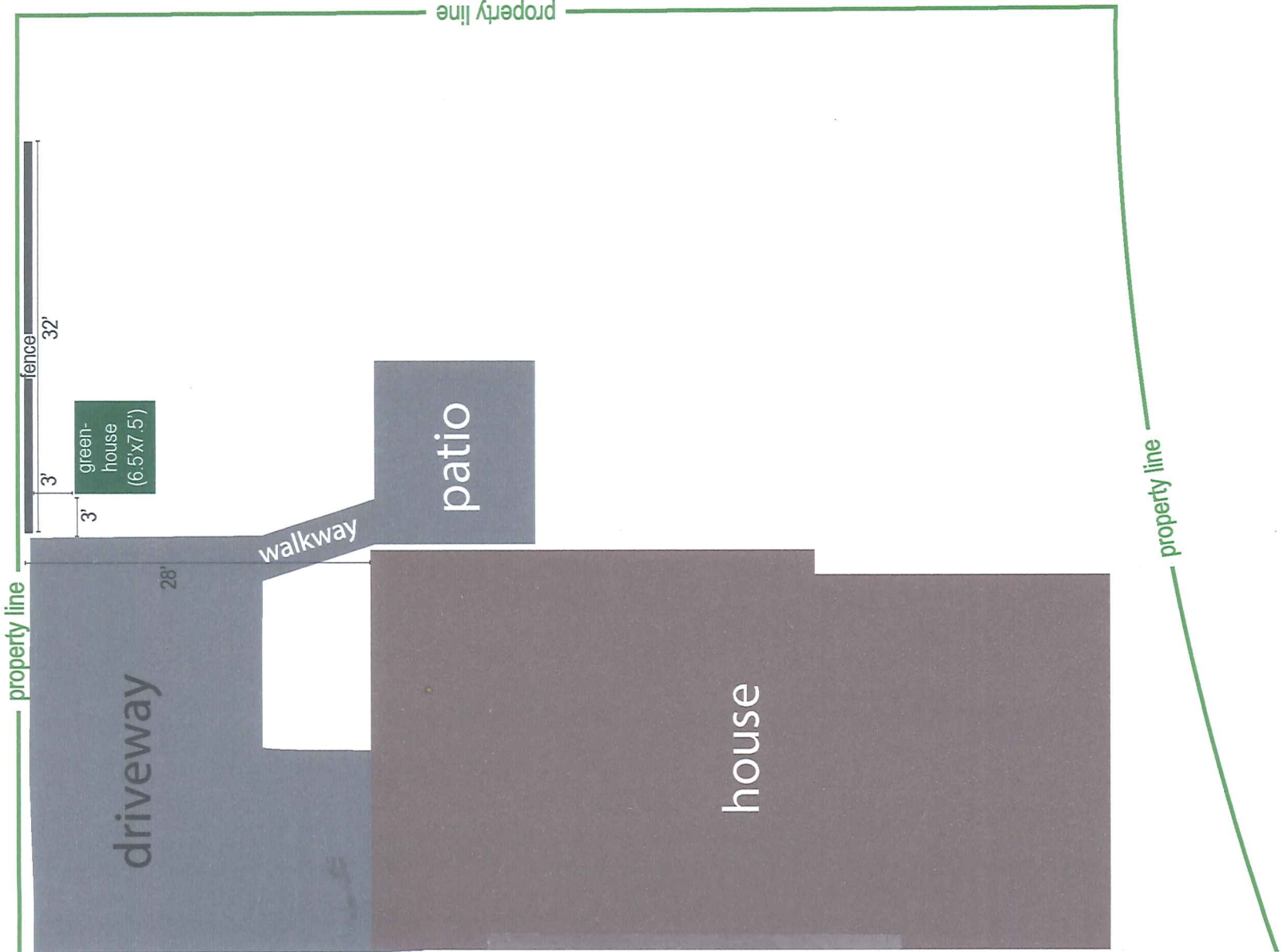
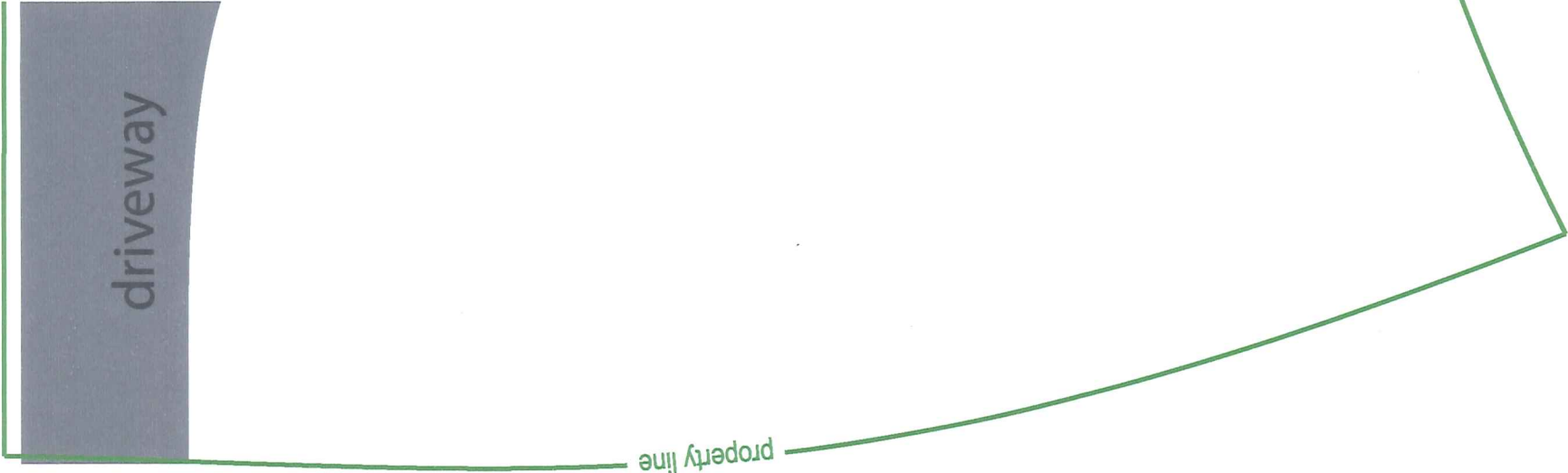
Side Lower Shelf:
L67.7" x W16" x H32.1"
L1.71m x W0.4m x H0.81m

Side Upper Shelf:
L86.2" (2.18m) x W8" (0.2m)

Access Window Jam:
W25.9" (0.65m) x H43.9" (1.1m)

Oakwood Dr.

Oakwood Dr.



Grand Ave.

Thiensville Plan Commission Staff Report – June 2026

Staff Approved Projects June 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
5/29/2026	301 Madero Drive	Michael & Jennifer Thiermann	Concrete Parking Pad	6/24/2026		x	
6/18/2026	209 Kenwood Drive	Dan Manning	Deck, Siding, Windows	6/24/2026		x	

Code Compliance June 2026

Community Services			
Address	Owner	Complaint	Action

Police Department June 2026

Date	Location	Complaint	Action
6/5/2026	251 Elm St	2 subjects in park after hours	verbal warning given to both and they left park
6/9/2026	600 Oakwood	attempted VH letter delivery for prop maint issues	upon arriving at residence, lawn was being mowed; letter not delivered – DPW Director made aware of status
6/15/2026	251 Elm St	3 subjects in park after hours	verbal warning given to all
6/16/2026	100blk N Main	ad sign in village ROW	sign removed
6/16/2026	251 Elm St	1 vehicle in park after hours	made contact with 2 subjects inside, verbal warning given to both
6/17/2026	100blk E Freistadt	ad sign in village ROW	sign removed
6/18/2026	100blk N Main	ad sign in village ROW	sign removed
6/18/2026	251 Elm St	1 vehicle in park after hours	made contact with 2 subjects playing pickleball, verbal warning given to both
6/20/2026	105 W Freistadt	vehicle for sale parked in lot	made contact with RO and advised vehicle needed to be moved (copy of vill ord left on vehicle); RO said they would remove vehicle
6/23/2026	405 Grand	prop maint issues	left contact memo at residence; did made contact with HO who stated they are having landscaper over this week to rectify lawn issues.
6/26/2026	301 Madero	2 vehicles parked in grass,	one with For Sale sign; written warning and copy of vill ord left on both vehicles; will f/u
6/26/2026	100blk Heidel	ad sign in village ROW	sign removed
6/26/2026	251 Elm St	observed teen riding a motorbike down Main St sidewalk	made contact in park, educated teen and parent about ebike vs motorbike and verbal warning given
6/29/2026	405 Grand	complaint from neighbor about lawn maint at this address	relayed previous info to complainant from HO that maint is taking place this week

meeting date: 7/14/26