



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, August 11, 2026

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing (Excused)

**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
(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.

IV. APPROVAL OF MINUTES

A. July 14, 2026 (att)

V. BUSINESS

A. Review and Action Regarding a Shed Application for 424 Susan Lane (att)

B. Review and Action Regarding a Shed Application for 102 N Highland Avenue (att)

C. Review and Action Regarding a New Home Construction at 630 Green Bay Road (att)

VI. STAFF REPORT

A. July, 2026 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission

MINUTES

DATE: Tuesday, July 14, 2026

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman

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None.

IV. APPROVAL OF MINUTES

A. June 9, 2026 (att)

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

Aye: 5

No: 0

Abstain: 0

V. BUSINESS

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

The applicant, Jennifer Thiermann of 301 Madero Drive, explained the background of the application and noted that adjustments had been made as the original proposed location of the shed did not align with Village code.

Director LaFond further explained the changes to the application and noted that, other than the original proposed location, the application complied with the required Village code. The recommendation was made for approval, provided that the updated location of the shed be included in the language of the motion. The desired location was referred to as "Option 1" and moved the location of the shed further north than the original proposal, placing it in a location compliant with Village code.

MOTION to Approve the Shed Application for 301 Madero Drive with Placement Option 1 by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

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

Director LaFond shared the details of the structure, and stated that the specifications are compliant with Village code in regard to accessory structures. Director LaFond further noted that because only one accessory structure is allowed, a shed application cannot be approved in the future if this structure is approved and constructed.

MOTION to Approve an Application to Construct a Greenhouse at 400 Oakwood Drive by Commissioner Daly **SECONDED** by Commissioner Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0
Abstain: 0

VI. STAFF REPORT

A. June, 2026 (att)

Director LaFond highlighted some items in the Staff Report for the Commission.

VII. ADJOURNMENT

MOTION to Adjourn at 6:14 PM by Commissioner Daly **SECONDED** by Commissioner Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk

**LIETZ
424 SUSAN
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: August 11, 2026	
Applicant:	Cora Lietz
Status of Applicant:	Owner
Location:	424 Susan Lane
Existing Zoning:	R-1 Single Family Residential District
Requested Action:	Approval of Detached Accessory Structure (Shed)

Report:

The applicant requests approval to construct a 10-foot by 12-foot (120 square foot) backyard shed. The proposed shed will be tan with white trim and have an overall height of approximately 11 feet 7¾ inches.

The proposed shed is located in the southeast portion of the rear yard. The application indicates the structure will be located approximately five (5) feet from the east property line and twenty-three (23) feet from the south property line.

Staff finds that it complies with the applicable dimensional requirements of the Village Zoning Code. The structure is located entirely within the rear yard, is under the maximum permitted area of 150 square feet for a detached accessory structure, exceeds the minimum three-foot side yard setback, maintains the required separation from the principal structure, and is compatible with the surrounding residential neighborhood. The proposed height of approximately 11 feet 7¾ inches is below the maximum permitted height of 12 feet.

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: 424 Susan Lane, Thiensville, WI
12-055-11-02-000 Residential
Tax Key # Current Zoning

Property Owner:

Cora Lietz
Name
424 Susan Lane, Thiensville
Address

Applicant: ☒ Same as Owner

Name

Address

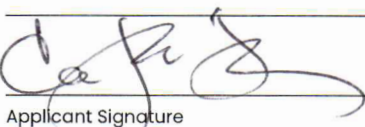
Phone

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.

10'x12' Garden shed, 11'-7 $\frac{3}{4}$ ' height, Color tan with
white trim. 5 ft from east property line, 23 ft from
South property line, approximately 154 ft from the street.
See the attached drawings and plans.


Applicant Signature

7/23/2026
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 7/24/20 ☐ Approved by planner on _____

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

Additional Remarks/Conditions:

Village Staff Signature

Date

262-420-4732 SAFEbuilt		WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>			PERMIT NO. _____ TAXKEY# <u>12-055-11-02-000</u>																					
Village of THIENSVILLE		☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) <u>424 Susan Lane, Thiensville</u> PROJECT DESCRIPTION <u>Garden shed</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY																						
Owner's Name <u>Cora Lietz</u>		Mailing Address - Include City & Zip <u>424 Susan Lane Thiensville 53092</u>		Telephone - Include Area Code <u>262-420-4732</u>																						
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 Estate</u>		Lot No. _____ Block No. _____																					
Zoning District _____		Lot Area _____ Sq. Ft.		N.S.E.W. Front _____ Rear _____ Setbacks <u>154</u> Ft. <u>5</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 _____ Sq. Ft. Garage _____ Sq. Ft. Other <u>120</u> Sq. Ft. TOTAL <u>120</u>		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;"> <thead> <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> </thead> <tbody> <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> </tbody> </table>		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐	☐ Dwelling unit will have 3-kilowatt or more installed electric space heater equipment capacity. JUL 24 2026		13. HEAT LOSS (Calculated) BY: _____ Total _____ BTU/HR	
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																				
Space Htg	☐	☐	☐	☐	☐	☐																				
Water Htg	☐	☐	☐	☐	☐	☐																				
14. ESTIMATED COST \$ <u>3000</u>																										
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>CORA LIETZ</u> SIGN: <u>[Signature]</u> DATE: <u>7/24/26</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. _____																						

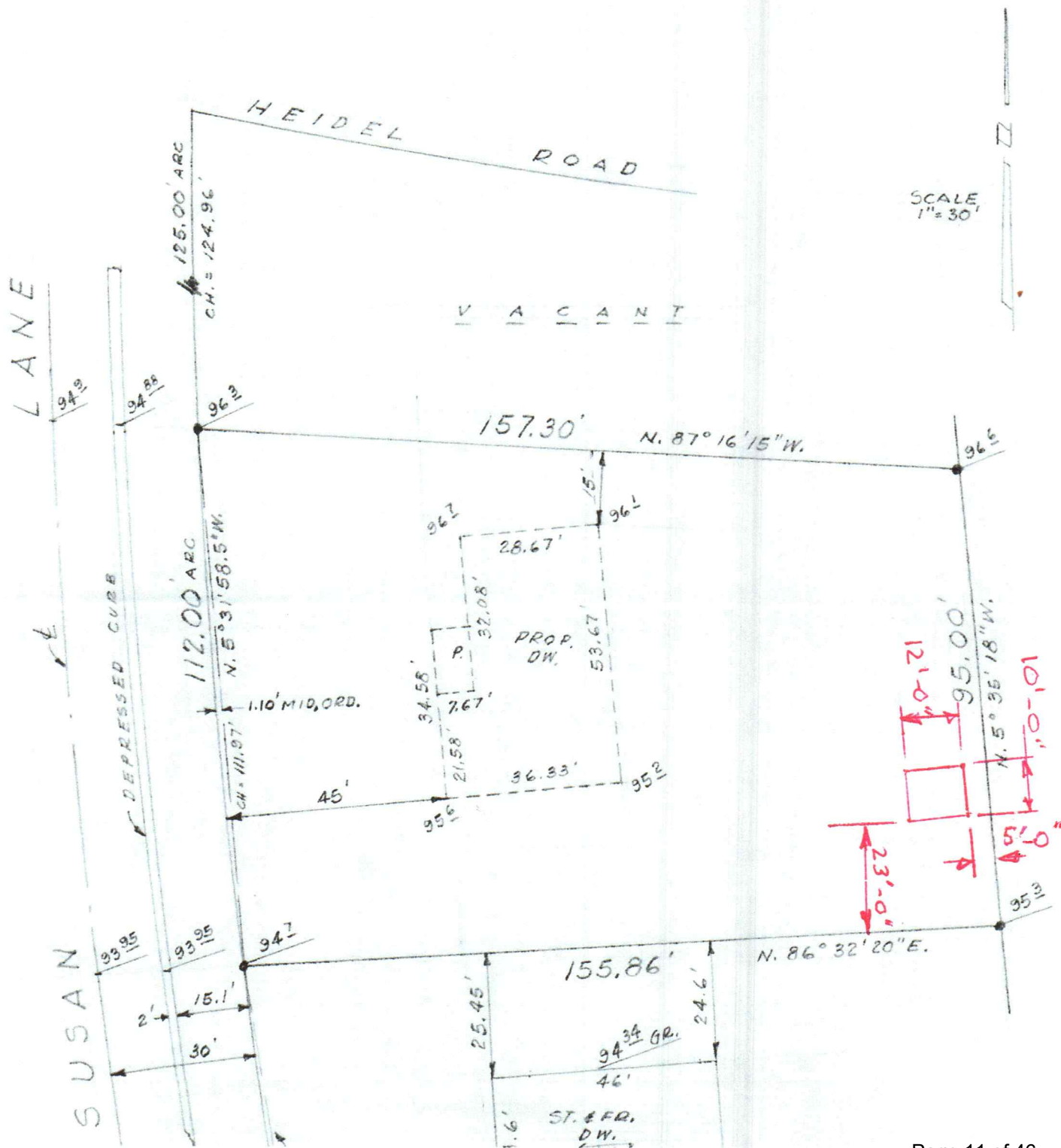
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

BADGER SURVEYING CO., INC.

PHONE FLAGSTONE 4-9080
 7257 N. 51st STREET
 MILWAUKEE 23, WIS.

PLAT OF SURVEY

Property at Susan Lane Lorin Griffith-Owner
 Legal Description: Lot 2, in Block 11, in Century Estates Addition No. 1, being a subdivision of a part of the South East 1/4 of Section 14, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.



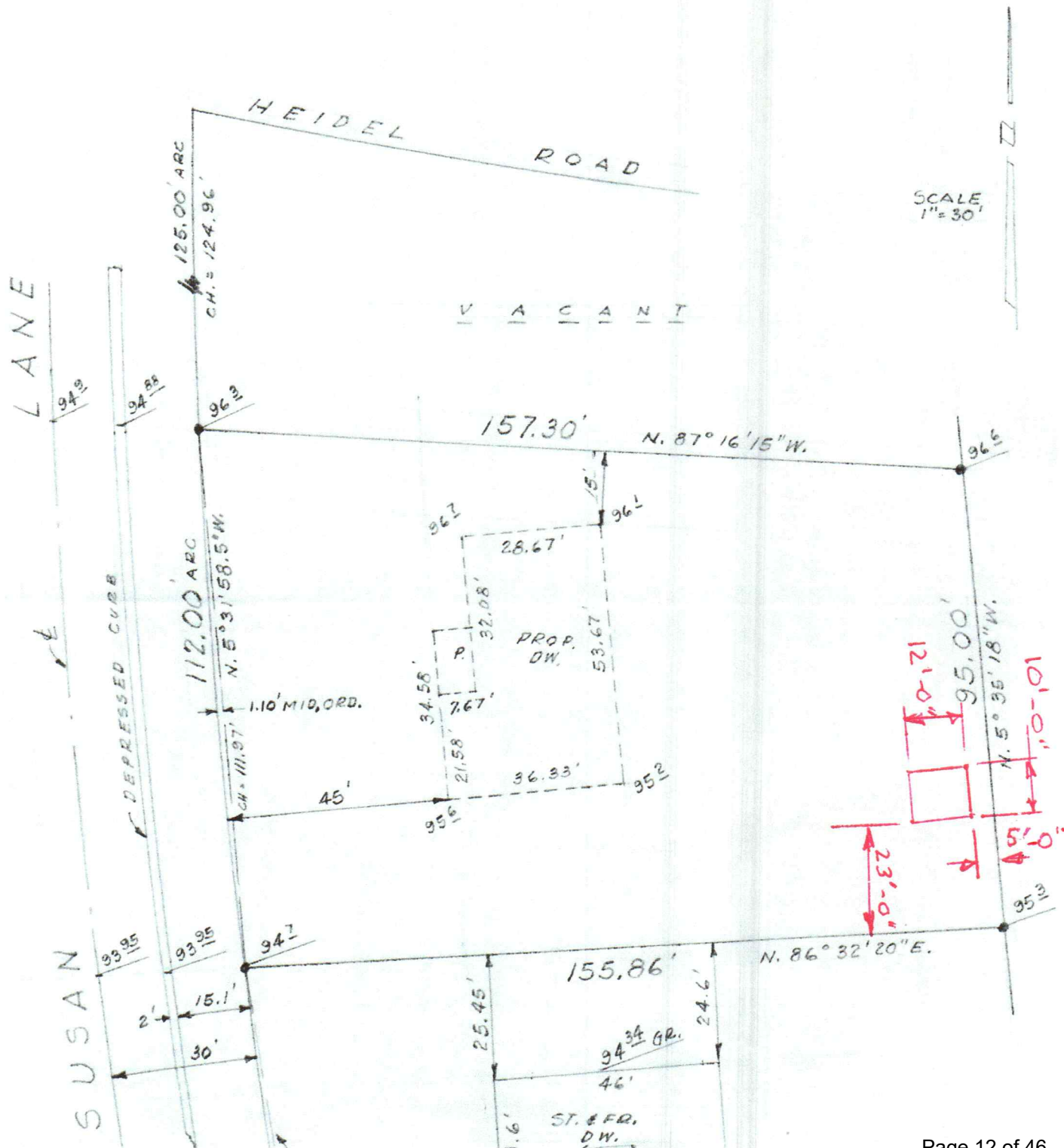
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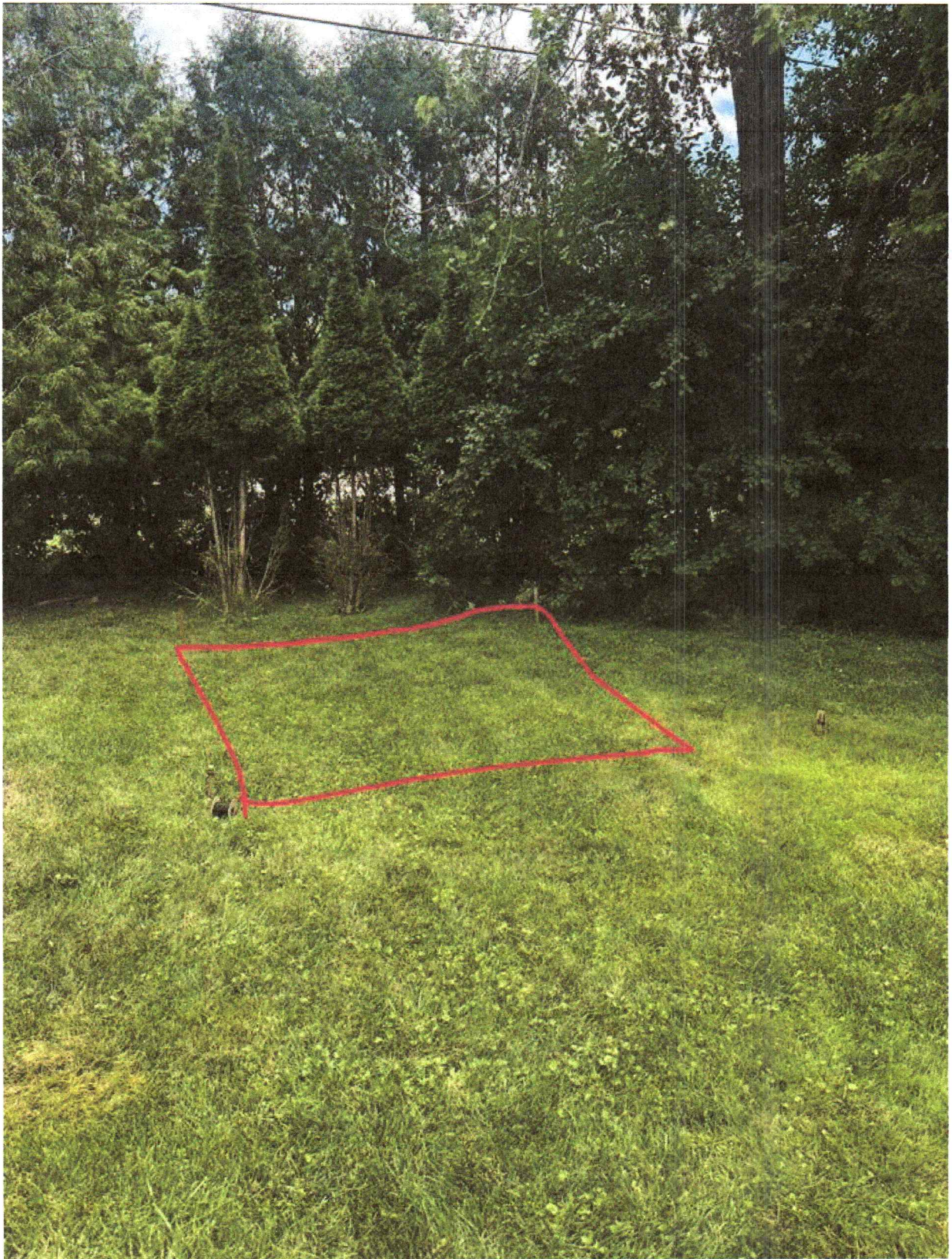
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10 x 12 GARDEN SHED PLANS

PLAN#: BB02S002



Plans Include:

- Material & Cut List
- Tools List
- Step-by-Step Instructions
- Full 2D Plans
- 3D Diagrams
- Detailed Drawings
- Helpful Tips

Build Features:

- | | |
|-------------------|--------------|
| - Build Size: | 10'x12' |
| - Overall Height: | 11'-7 3/4" |
| - Roof Pitch: | 6/12 |
| - Roof Truss: | 2x4 24 O.C. |
| - Foundation: | 4x4 Skid |
| - Floor Framing: | 2x4 16" O.C. |
| - Wall Framing: | 2x4 16" O.C. |

PROJECT OVERVIEW



10 x 12 Garden Shed

Perhaps the most pure and traditional form of shed design, the garden style sheds are simple, useful, and easy to build. The space is versatile, and can be easily transformed into a backyard office, wood workshop, or kid's playhouse. The gable style roof is suitable for colder climate regions, strong against rain and snow.

Estimated Time: 3 Days

Estimated Cost: \$1000*

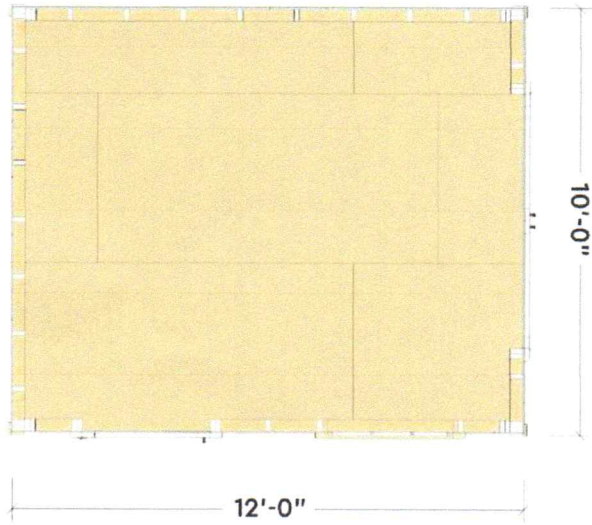
Required Site Area: 120 SF

Difficulty Level: Intermediate

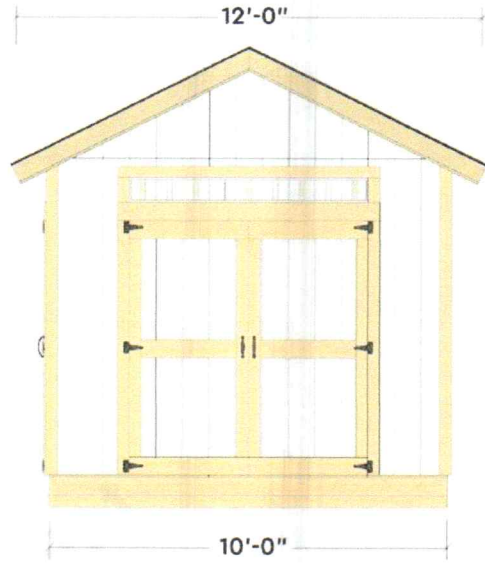
Project Tools

- Tape Measure
- Framing Square
- Spirit Level
- Hammer
- Miter Saw
- Cordless Drill / Driver
- Screwdriver
- Sandpaper / Sand Block
- Safety Gloves

* Estimated project cost varies depending on region and country, this estimate is based on an approximate national average in the current time the article is written.



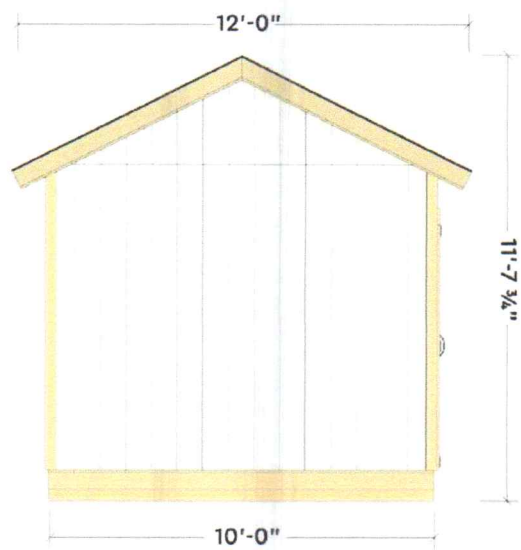
FLOOR PLAN



FRONT ELEVATION

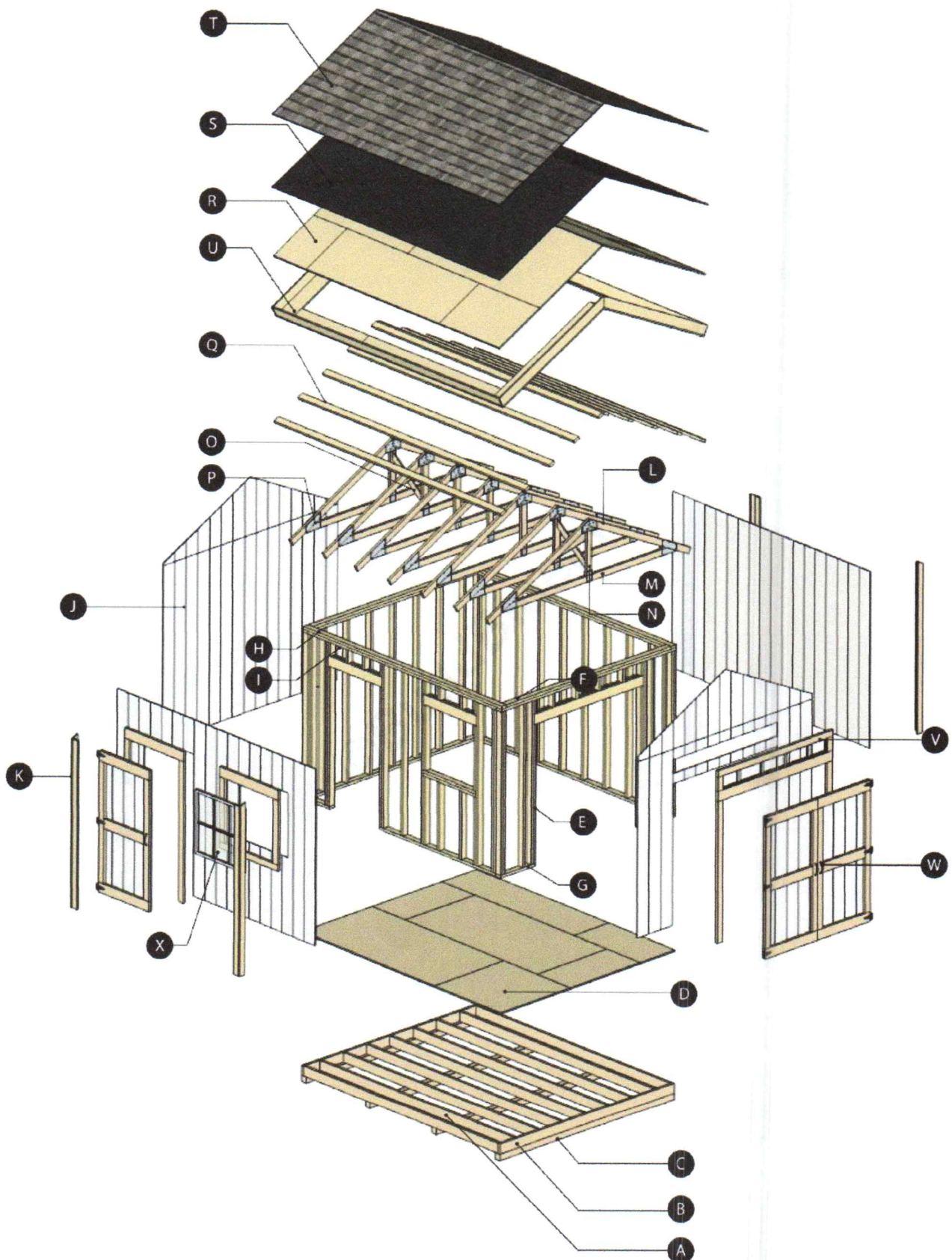


SIDE ELEVATION



BACK ELEVATION

Overall Build Components: Reference the material list on the next page



Garden Shed Material

Pad

3/4" OR #57 CRUSHED CLEAN STONE 4 YARDS

FRAME FOR GRAVEL BASE

4X4X 12 LG PRESSURE TREATED 2

4X4X 14 LG PRESSURE TREATED 2

(14) 1/2 X 24" REBAR SPIKES 14

Skid

4x4 pressure treated lumber 10ft 4

Floor

2x6 pressure treated lumber 10ft 2

2x6 pressure treated lumber 12ft 6

Wall

2x4 lumber 8ft 53

2x4 lumber 10ft 12

2x4 lumber 12ft 8

2x4 lumber 14ft 10

1x6 board 14ft 4

3/4" 4'x8' tonge and groove plywood sheet 4
5

Siding

vinyl siding 12'6" 8" wide 50

starter strips 5

outside corner 10' 4

siding nails 2 lb box 1

J-channel 2

undersill trim 4

Roof

2x6 lumber 12ft 1

4'x8' 1/2 OSB sheet 8

roof underlayment 1

3-tab roof shingle 4

rafter tie plates 14

drip edge 12 ft 5

**GRINWALD
102 N HIGHLAND
BACKYARD SHED**

To: Thiensville Plan Commission	Prepared by: Andy LaFond, Director of Community Services
Date: August 11, 2026	
Applicant:	Jim Grinwald
Status of Applicant:	Owner
Location:	102 N Highland
Existing Zoning:	R-2 Single Family Residential District
Requested Action:	Approval of Detached Accessory Structure (Shed)

Report:

The applicant requests approval to construct a 10-foot by 14-foot (140 square foot) detached storage shed in the rear yard of the property. The proposed structure will be constructed on a concrete slab with vinyl siding and asphalt shingles. The exterior color is proposed to match the existing residence.

The proposed shed is located in the southeast portion of the rear yard. The submitted site plan indicates the structure will be located approximately three (3) feet from the east property line and exceeds the required minimum separation from the principal structure.

Staff has reviewed the proposed location and finds that it complies with the applicable dimensional requirements of the Village Zoning Code. The structure is located entirely within the rear yard, is under the maximum permitted area of 150 square feet for a detached accessory structure, meets the minimum three-foot side yard setback, maintains the required separation from the principal structure, and is compatible with the surrounding residential neighborhood. The proposed height, as shown on the submitted plans, is approximately 10 feet 4 inches, which is below the maximum permitted height of 12 feet.

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.**

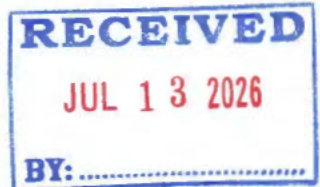
Staff Comments:

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.



SMALL PROJECTS APPLICATION



Submission Information:

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

Property Address: 102 N Highland Ave

Tax Key #

Current Zoning

Property Owner:

Jim Grinwald

Name

102 N Highland Ave

Address

[Redacted address information]

Applicant ☐ Same as Owner

Jorege Thompson

Name PM Services LLC

PO Box 20990

[Redacted address information]

Email Address

Project Description:

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

New Storage Building 10x14 HOS.F
Siding Color will match the existing

[Signature]

Applicant Signature

7-12-26

Date



Application Checklist:

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

Is this property in Thiensville's Historic District?

☐ Yes

☒ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required.

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

Village Staff Review

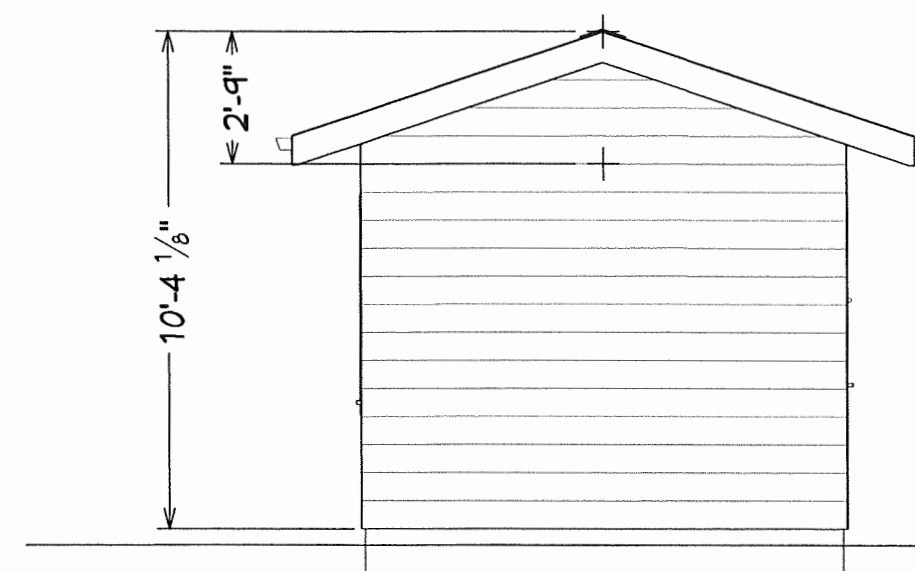
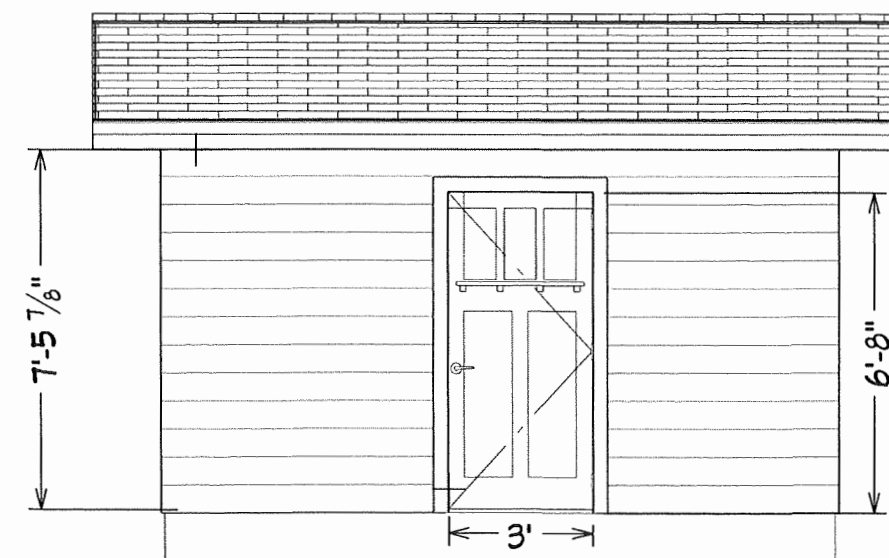
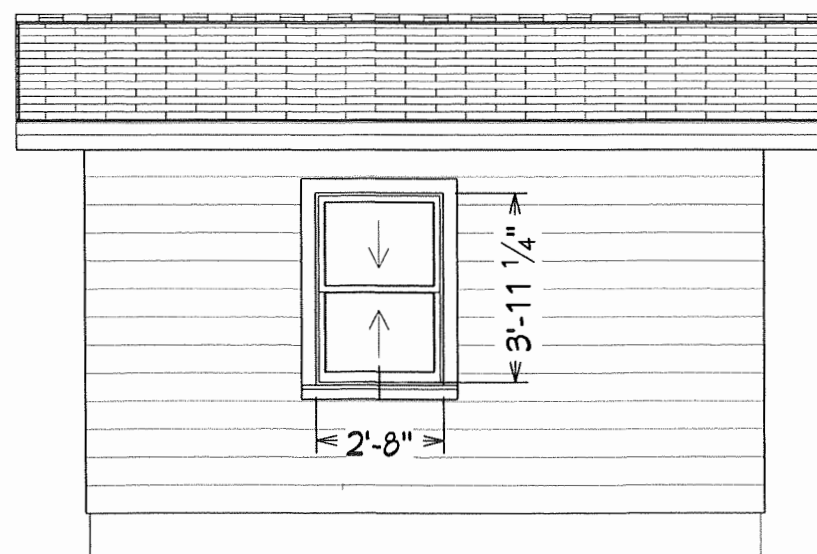
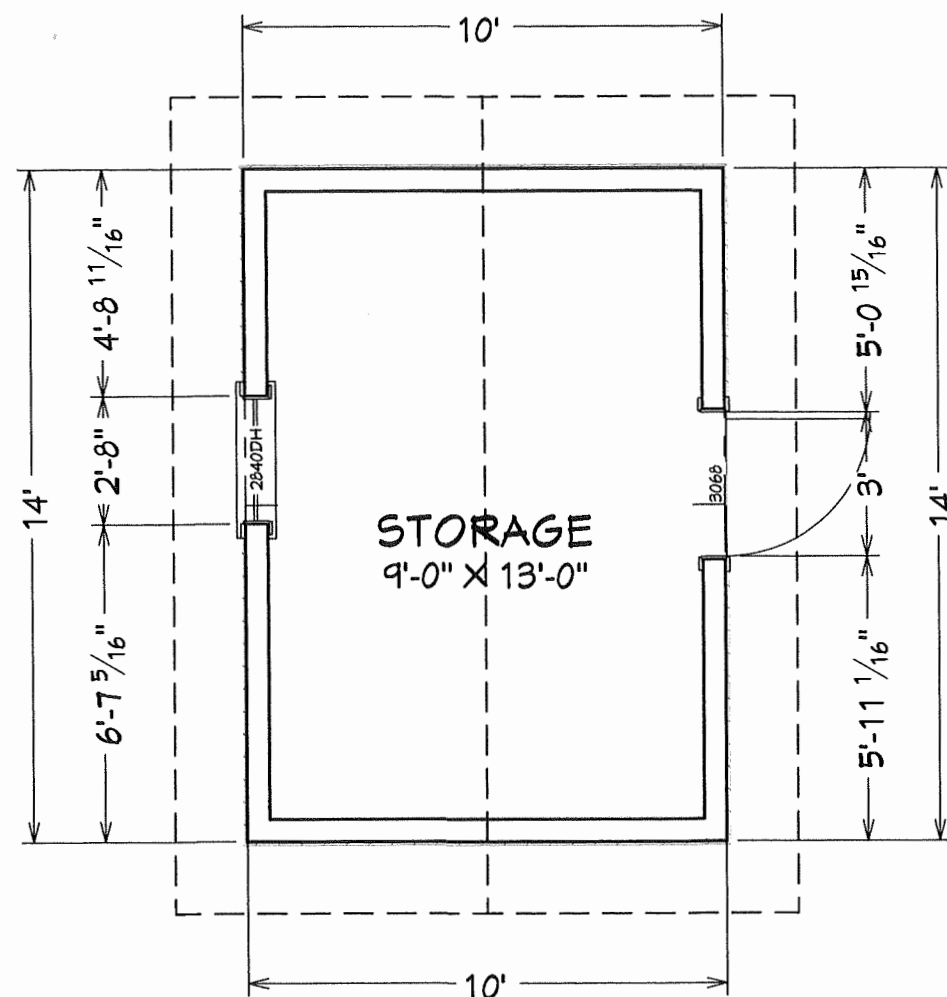
- ☐ Application Complete. Items needed: _____
- ☐ Submitted to Village Planner on _____ ☐ Approved by planner on _____
- ☐ Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date

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# 12075011002																					
Village of THIENSVILLE	☐ TOWN ☒ VILLAGE ☐ CITY OF Thiensville	PROJECT LOCATION (Building Address)																							
	COUNTY: Ozaukee	PROJECT DESCRIPTION ☐ COMMERCIAL ☐ ONE & TWO FAMILY																							
Owner's Name: James F grinwald Mailing Address - Include City & Zip: 102 N highland Ave Thiensville, WI 53092 Telephone - Include Area Code: [REDACTED]																									
Construction Contractor (DC Lic No.): PM Services LLC Mailing Address - Include City & Zip: PO Box 20990, Grennfield WI 53220 Telephone - Include Area Code: [REDACTED]																									
Dwelling Contractor Qualifier (DCQ Lic No.): 021600022 Dwelling Contractor Qualifier shall be an owner, or a Licensed Dwelling Contractor: Jorge Thompson Telephone - Include Area Code: [REDACTED]																									
Plumbing Contractor (Lic No.): Mailing Address - Include City & Zip: Telephone - Include Area Code:																									
Electrical Contractor (Lic No.): Mailing Address - Include City & Zip: Telephone - Include Area Code:																									
HVAC Contractor (Lic No.): Mailing Address - Include City & Zip: Telephone - Include Area Code:																									
PROJECT INFORMATION		Subdivision Name		Lot No.																					
Zoning District	Lot Area	N.S.E.W. Setbacks	Front	Block No.																					
	Sq. Ft.		Ft																						
		Rear	Left	Right																					
		Ft	Ft	Ft																					
1a. PROJECT		3. TYPE	6. STORIES	9. HVAC EQUIPMENT																					
☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☒ Other Storage 10x14		☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial	☐ 1-Story ☐ 2-Story ☐ Other	☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other																					
1b. GARAGE		4. CONST. TYPE	7. FOUNDATION	12. ENERGY SOURCE																					
☐ Attached ☐ Detached		☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec.</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table>	Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec.	Solid	Solar																			
Space Htg	☐	☐	☐	☐	☐	☐																			
Water Htg	☐	☐	☐	☐	☐	☐																			
2. AREA		5. ELECTRICAL	8. USE	10. PLUMBING																					
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company:	☐ Seasonal ☐ Permanent ☐ Other	☐ Municipal ☐ Septic No.																					
		11. WATER	13. HEAT LOSS (Calculated)																						
		☐ Municipal Utility ☐ Private On-Site Well	Total _____ BTU/HR																						
		14. ESTIMATED COST																							
		\$ 14000.00																							
I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																									
☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																									
APPLICANT (PRINT): Jorge Thompson SIGN: Jorge Thompson DATE: 07/13/26																									
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																									
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☒ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																									
FEES:		PERMIT(S) ISSUED	SEAL NO.	Municipality No.																					
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee \$25.00 Other _____ Total _____		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.																					
PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																									



LIVING AREA
140 SQ FT

- 4" Concrete slab with Rebar and wire mash
- 4" gravel under compact
- 2x4 wood stud 16" O.C
- Vinyl siding
- Roof Shingles
- 36x80 exterior Door
- 2x6 wood roof joist 24" O.C



PM SERVICES LLC
PO BOX. 20990
GREENFIELD, WI 53220
WWW.PMSERVICESLLC.COM

DISCLAIMER:
ALL DIMENSIONS, DESIGNATIONS,
& EXTENTS ARE SUBJECT TO SITE
VERIFICATION PRIOR TO CONTRACTOR
COMMENCEMENT OF WORK

Jim Grinwald
102 N Highland Ave
Thiensville WI 53092

SHEET TITLE:

STORAGE
10 X 14

JOB ID: Jim Grinwald Stora
DWN BY: Jorge Thompson
DATE: Friday, July 10, 2026
SCALE:

REV: 10004
CHK BY: XXX

DWG NO:

P 1

State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT
AND LICENSING

DWELLING CONTRACTOR QUALIFIER

NO. 021600022 - DCQ

Expires: 02/28/2028

JORGE A THOMPSON

PO BOX 20990,

GREENFIELD, WISCONSIN 53220

UNITED STATES

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at dps.wi.gov.

The named person has complied with Wisconsin Statutes and holds the credential specified. Signature: JORGE A THOMPSON

Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at dps.wi.gov or by mail to DSPS at PO Box 8935, Madison WI 53708-8935.

State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT
AND LICENSING

DWELLING CONTRACTOR

NO. 051900392 - DC

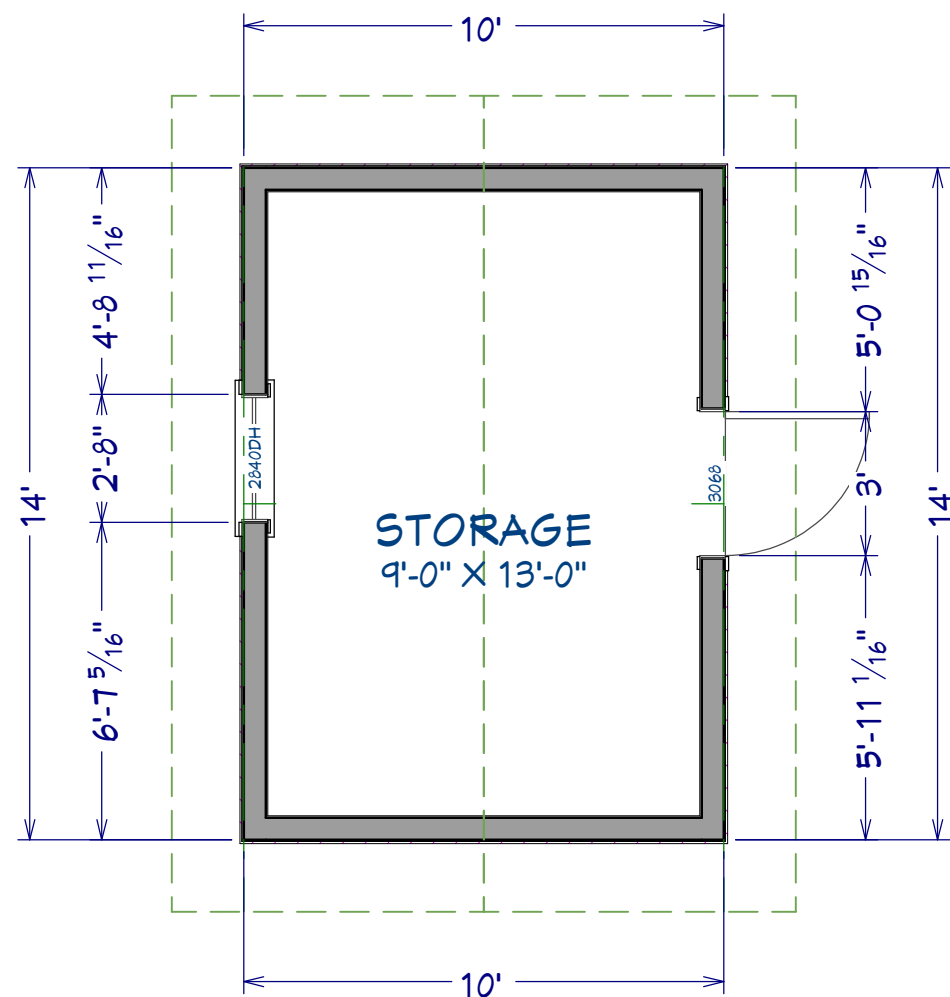
Expires: 05/17/2027

PM SERVICES LLC
7032 W ARLINGTON AVE,
GREENFIELD, WISCONSIN 53220
UNITED STATES

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at dps.wi.gov.

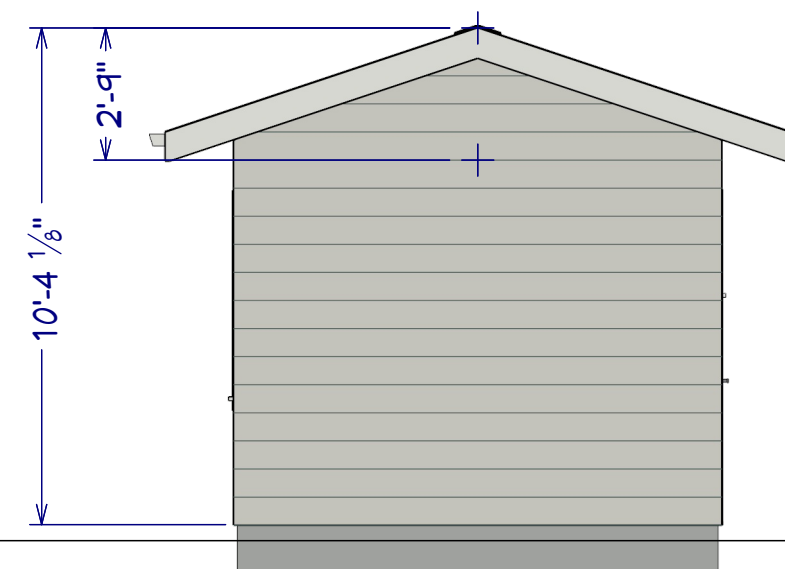
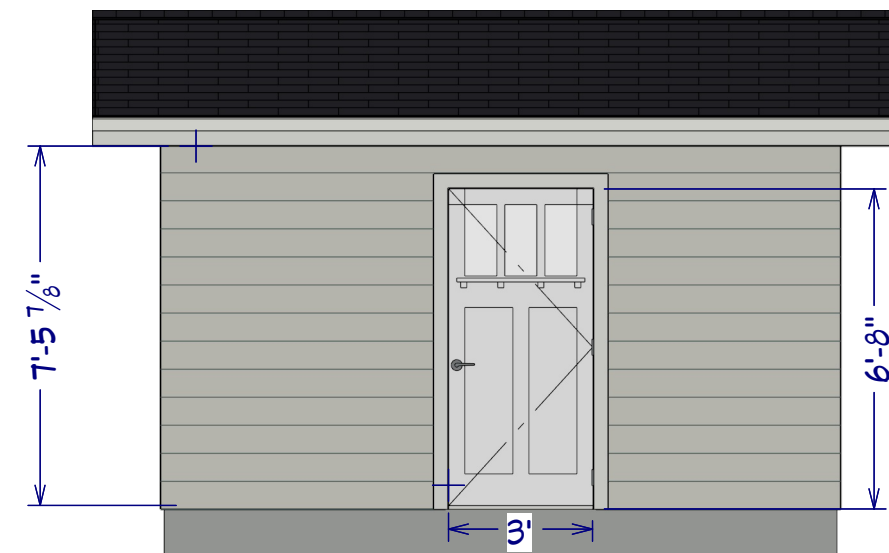
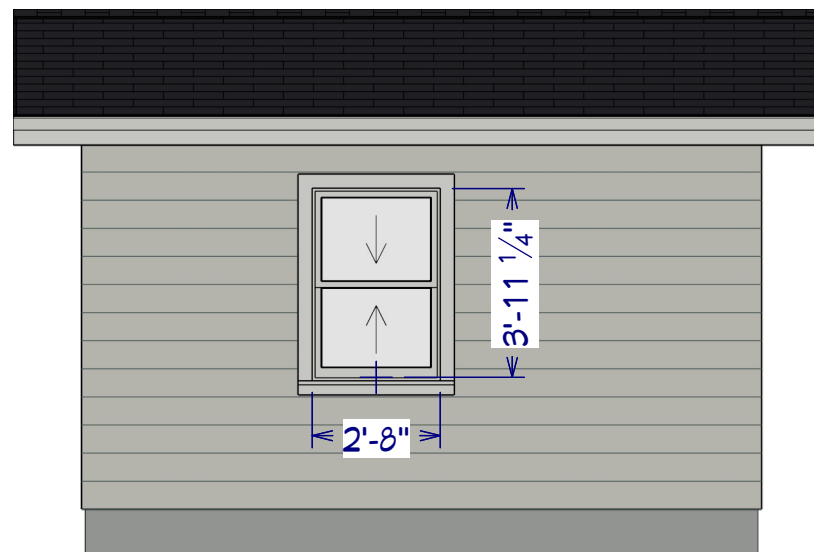
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LIVING AREA
140 SQ FT

4" Concrete slab with Rebar and wire mash
4" gravel under compact
2x4 wood stud 16" O.C
Vinyl siding
Roof Shingles
36x80 exterior Door
2x6 wood roof joist 24" O.C



PM SERVICES LLC
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GREENFIELD, WI 53220
WWW.PMSERVICESLLCWI.COM

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VERIFICATION PRIOR TO CONTRACTOR
COMMENCEMENT OF WORK

Jim Grinwald
102 N Highland Ave
Thiensville WI 53092

SHEET TITLE:

STORAGE
10 X 14

JOB ID: Jim Grinwald Storage 10004
DWN BY: Jorge Thompson REV: 10004
DATE: Thursday, July 30, 2026
SCALE: CHK BY: XXX

DWG NO:

P 1



PM SERVICES LLC
PO BOX. 20990
GREENFIELD, WI 53220
WWW.PMSERVICESLLCWI.COM

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10 X 14

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DWN BY: Jorge Thompson	CHK BY: XXX
DATE: Thursday, July 30, 2026	
SCALE:	

DWG NO:
P 2

**630 GREEN BAY ROAD
NEW CONSTRUCTION SINGLE FAMILY HOME
PLAN COMMISSION REVIEW**

To: Thiensville Plan Commission
Date: August 11, 2026

Prepared by: Meredith Perks, Village Planner

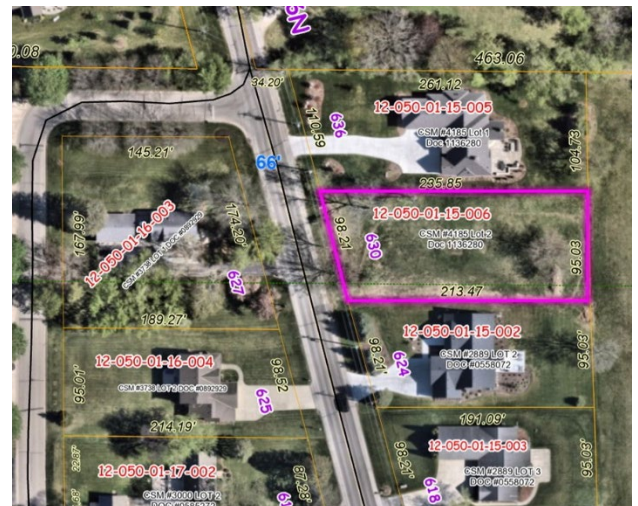
General Information

Applicant:	John Sileno, SCI Real Estate, Inc.
Status of Applicant:	Homebuilder/Owner
Location:	630 Green Bay Road
Requested Action:	Building and Site Plan Review and Approval
Existing Zoning:	R1-Single Family

Background Information:

The applicant is requesting approval of plans for a single-family home for the currently vacant lot at 630 Green Bay Road. These plans propose a ranch-style house with a second-floor bonus room above the garage and finished basement area that meets and exceeds the setback requirements of the R-1 District.

Construction on this lot represents completion of the third of three vacant single-family lots on Green Bay Road.



The proposed home includes 1,803 sf of first-story dwelling area, including three bedrooms, a 557 sf bonus room/living area over a three-car-attached garage, and 877 sf of finished area in the basement, including a recreation room and a fourth bedroom with egress. The total area of presented finished/livable area is 3,237 sf. The garage will face to the side of lot rather than the public right-of-way and will have a side approach driveway.

Site Plan and Architectural Review:

The table below compares the R-1 zoning districts yard and height requirements and the plan's proposed dimensions.

Yard/Height Requirement	R-1 Standard	Project Plan
Minimum Building Area	1,200 sf	1,800 sf
Minimum Front Setback	40 ft	50 ft

Minimum Side Yard	10 ft	12 ft and 31.8 ft
Minimum Rear Yard	25 ft	103.04 ft
Maximum Building Height	35 ft	24 ft
Total Lot Area	13,500 sf	21,343 sf

The submitted elevations and building plans show a three-car garage, with a double and single garage door, facing the west side of the lot. The driveway will provide street access and is designed within the side setbacks as required by the code.

The plans show an attractive single-story home with a basement with a mix of building materials and colors that will be compatible but not repetitive of surrounding homes. Building materials include LP engineered wood siding and stone veneer with dimensional asphalt shingles covering the roof. The home generally meets the single-family residential architectural review guidelines.

Landscaping plans were not included with this application. It appears that the home is being built prior to securing a buyer/occupier who may have input on the landscaping of the project. The report will recommend that a landscape plan, as required by the code, is provided prior to the project's occupancy.

Staff Comments:

My review indicates that the plans comply with the zoning code and therefore staff recommends approval subject to:

- Director of Public Works review and approval of the grading, drainage and erosion control plans.
- Provision of an approved landscape plan prior to occupancy.
- The applicant secures a building permit prior to construction commencement.

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# 120500115006																					
TOWN ☐ VILLAGE ☒ CITY ☐ OF <u>Thiensville</u> COUNTY: <u>Ozaukee</u>		PROJECT LOCATION (Building Address) 630 Green Bay RD		PROJECT DESCRIPTION ☐ COMMERCIAL ☐ ONE & TWO FAMILY																						
Owner's Name SCI Real Estate, Inc.		Mailing Address - Include City & Zip 5429 N 118th CT, Milwaukee, WI 53225					Telephone - Include Area Code 414-466-0111																			
Construction Contractor (DC Lic No.) SCI Real Estate, Inc. (059501580)		Mailing Address - Include City & Zip 5429 N 118th CT, Milwaukee, WI 53225		Telephone - Include Area Code 414-466-0111																						
Dwelling Contractor Qualifier (DCQ Lic No.) John Sileno (090800044)		Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Owner		Telephone - Include Area Code 414-349-0345																						
Plumbing Contractor (Lic No.) Horner Plumbing		Mailing Address - Include City & Zip 379 Forest Grove Dr, Pewaukee, WI 53072		Telephone - Include Area Code 262-695-7120																						
Electrical Contractor (Lic No.) Static Electric		Mailing Address - Include City & Zip W185 S6710 Jewel Crest Dr, Muskego, WI 53150		Telephone - Include Area Code 414-943-8130																						
HVAC Contractor (Lic No.) Interstate Heating		Mailing Address - Include City & Zip N53W24950 Corporate Circle, Sussex, WI 53089		Telephone - Include Area Code 262-246-4772																						
PROJECT INFORMATION		Subdivision Name CSM 4185			Lot No. 2																					
Zoning District R1-SF		Lot Area 21343 Sq. Ft.		Block No.																						
N.S.E.W. Setbacks		Front 50 Ft.		Rear 103 Ft.																						
Left 32 Ft.		Right 12 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 _____ with room over garage																						
1b. GARAGE ☒ Attached ☐ Detached		4. CONST. TYPE ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		7. FOUNDATION ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____																						
2. AREA Basement <u>1803</u> Sq. Ft. Living Area <u>2360</u> Sq. Ft. Garage <u>775</u> Sq. Ft. Other _____ Sq. Ft. TOTAL <u>4938</u> SF		5. ELECTRICAL Entrance Panel Size: <u>200</u> amp Service: ☒ New ☐ Rewire <u>1</u> Phase <u>120/208</u> Volts ☒ Underground ☐ Overhead Power Company: _____		8. USE ☐ Seasonal ☒ Permanent ☐ Other _____																						
9. HVAC EQUIPMENT ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ 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 \$550,000	
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.																										
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APPLICANT (PRINT): <u>John Sileno</u> SIGN: <u>[Signature]</u> DATE: <u>7-24-2026</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 # <u>R1-SF</u> 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. _____																						

ZONING & DEVELOPMENT APPLICATION

Submission Information:

In order for applications to be processed, all required information drawings, application signatures, and fees must be submitted at the time of application. The Zoning Administrator reserves the right to deny any application that is incomplete or that is not accompanied by the required documents and plans.

Project Name: New Construction of Single Family Residence Date: 7-24-26

Submittal deadline for next Plan Commission meeting: _____

Property Address: 630 Green Bay Road
120500115006 R1-SF

Tax Key #

Current Zoning

Proposed Zoning

Property Owner:
SCI Real Estate, Inc.

Name

5429 N. 118th CT, Milwaukee, WI

Address

414-349-0345

Phone

john@scirealestate.com

Email Address

Applicant: ☒ Same as Owner

John Sileno

Name

Address

Phone

Email Address

If the applicant is not the owner of record, the applicant must submit a signed letter of authorization along with the application.

Project Description:

→ Current use of the site or tenant space: R1-Single Family

→ Proposed use of site or tenant space: Single Family ranch home

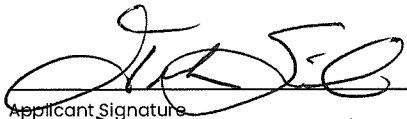
→ Will there be any exterior changes to the building, site, or signage? ☒ Yes ☐ No

If yes, a Planning Commission application form and existing and proposed exterior elevations shall be submitted to the Community Services Department for approval. Some projects may be approved at the staff level while others may require Plan Commission approval.

Describe in detail the proposed activities to be conducted or the proposed construction at the subject property, and any accessory activities to be conducted:

construct a new 1800 SF single family ranch home on approximatley 1/2 acre lot

Applicant and Owner hereby certify that they have read and understand all the information in this form.


Applicant Signature

7-24-26
Date


Owner Signature

7-24-26
Date

Application Checklist (Review Submittal Required):

- ☐ Two paper copies and an electronic copy with files in PDF format
- ☐ Owners' statement
- ☐ Related exhibits (See Plan Commission checklist)
- ☐ Application and fees due 14 days prior to Plan Commission meeting for small projects; 30 days for large projects

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.



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: 630 Green Bay Road
120500115006

Tax Key #

R1-Single Family

Current Zoning

Property Owner:

SCI Real Estate, Inc.

Name

5429 N. 118th CT, Milwaukee, WI 53225

Address

414-349-0345

Phone

john@scirealestate.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.

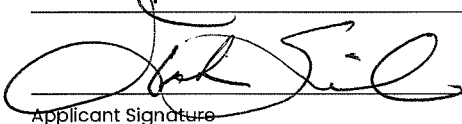
construct a new 1800 SF single family ranch home on approximatley 1/2 acre lot

including a 3-car attached garage, 560SF bonus room, and side approach concrete driveway.

Home is approximately 51' wide and 68' deep and 24' in height.

The home will be wood frame, with dimensional asphalt shingles, LP siding and natural stone veneer, with vinyl windows and fiberglass exterior doors. Setbacks per survey are: Front 50', Rear 103', Sides 12' and 32'.

Colors per attached selection sheet.


Applicant Signature

7-24-26
Date

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

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

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

A. Structures, showing all entrances	K. Dumpster location and screening
B. Driveways & street access	L. Location, color, message, dimensions and materials of all signs
C. Parking areas	M. Location, size and character of dedicated or private open space
D. Walkways	N. Location of sanitary sewer, storm sewer, water mains and services and storm water detention facilities
E. Existing landscaping	O. Floor plan of building or addition
F. Abutting public and private streets	
G. Public easements	
H. Surrounding land uses and zoning	
I. Retaining walls	
J. Decorative accessories	

- ☐ Storm water management plan.
- ☐ Completed building permit application (including two full size plan sets with state stamp for commercial and multi-family).
- ☐ Grading plan showing existing and finished grades.
- ☐ Professionally prepared landscape plan.
- ☐ Lighting plan; photometric plan, type of fixtures, wattage and location and height of lighting structures.
- ☐ Topographic data or pertinent grade elevations, if necessary, for proper remodeling of existing buildings showing finished exterior treatment.
- ☐ Colored elevations of proposed buildings, structures and fencing, or of proposed remodeling of existing buildings, showing finished exterior treatment and a listing of building materials.

Is this property in Thiensville's Historic District? ☐ Yes ☐ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission. Complete the COA application. Attendance at HPC meeting is required.

**All Commercial and Multi-Family projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Southern Ozaukee Fire Department for review, approval, and inspections.*

Village Staff Review

☐ Application Complete. Items needed: _____

☐ Submitted to Village Planner on _____

☐ Approved by planner on _____

☐ Historic Preservation Approval (if needed) on _____

Additional Remarks/Conditions:

Village Staff Signature

Date

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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



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

A1

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RJ HOMES
630 GREEN BAY ROAD

ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 05/25/26	REVISED 07/06/26
REVISED 06/09/26	REVISED 07/07/26
REVISED 06/16/26	REVISED 07/14/26
REVISED 06/23/26	REVISED 07/17/26

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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

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

A2

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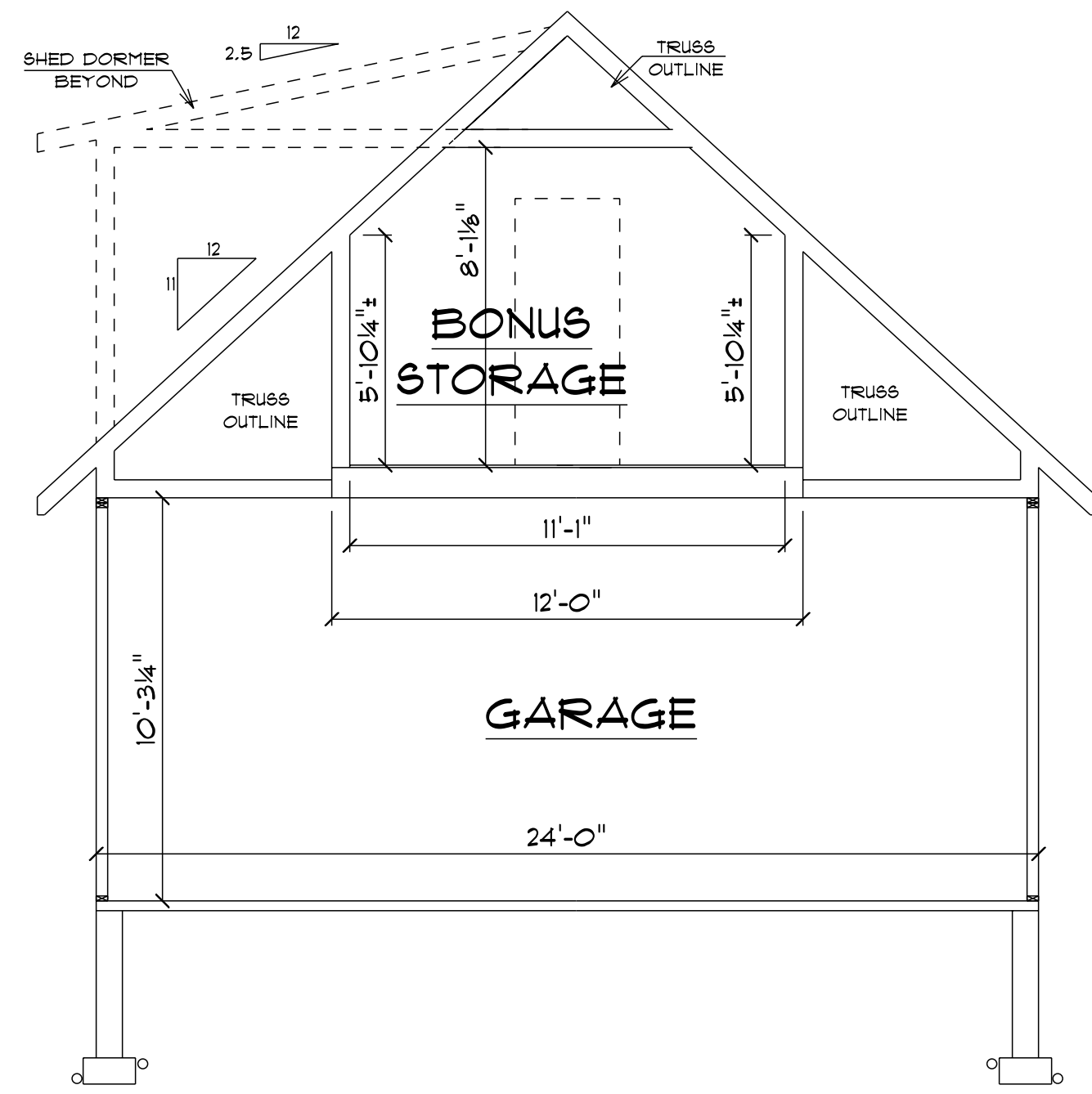
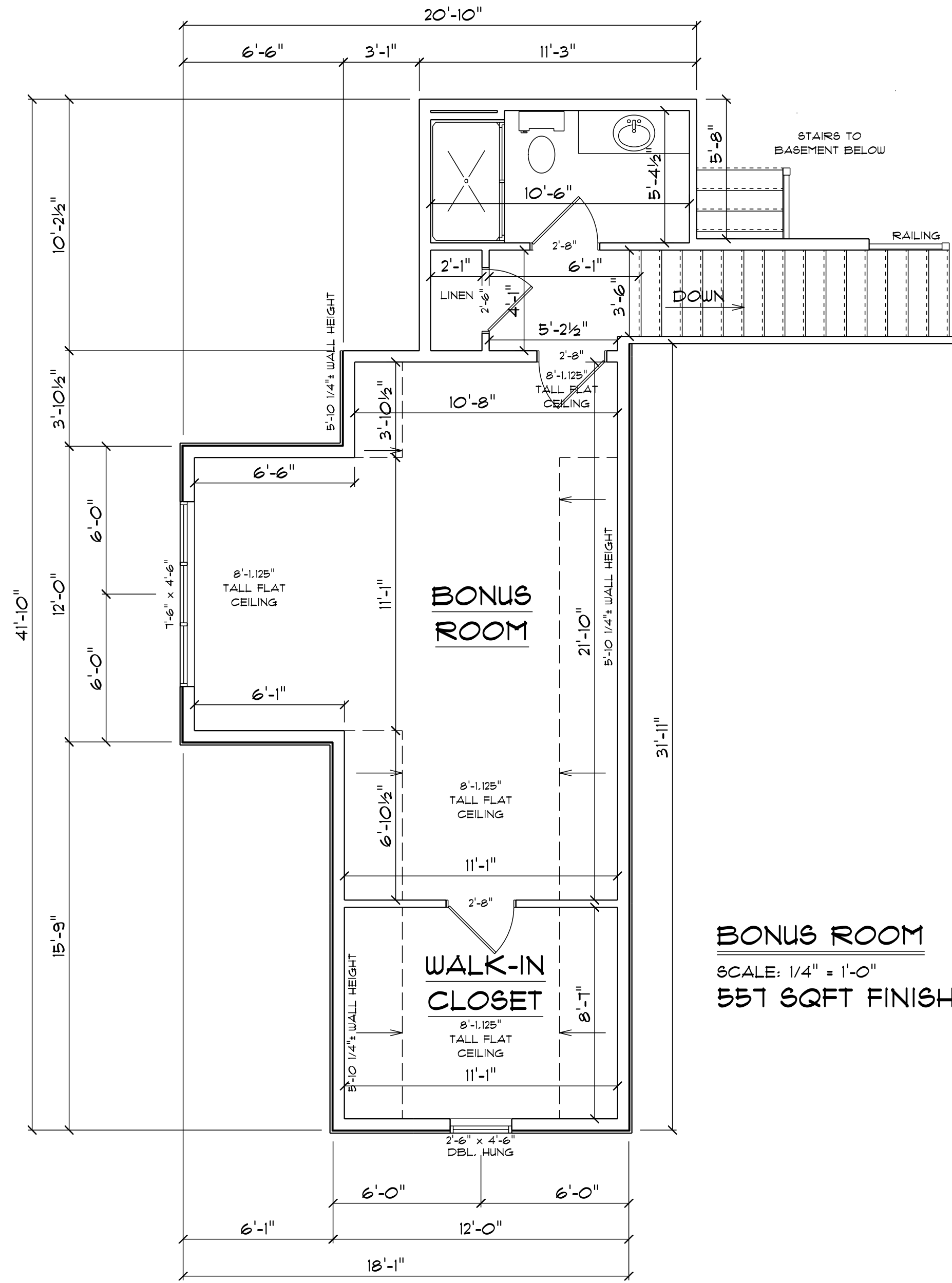
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RJ HOMES
630 GREEN BAY ROAD

SIDE ELEVATIONS
SCALE: 1/4" = 1'

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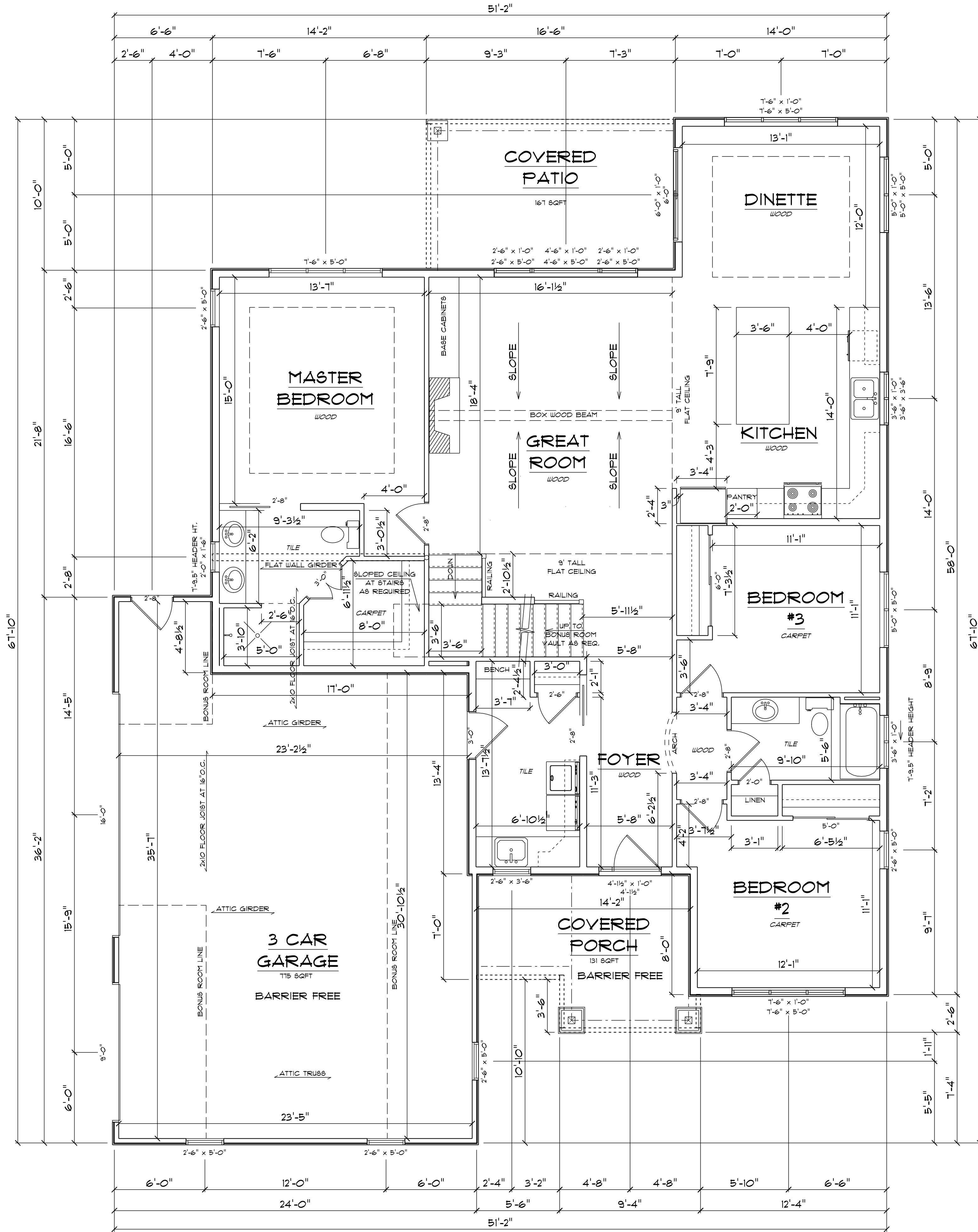
PLAN START DATE 05/25/26	REVISED 07/06/26
REVISED 06/09/26	REVISED 07/07/26
REVISED 06/16/26	REVISED 07/14/26
REVISED 06/23/26	REVISED 07/17/26



GARAGE SECTION THROUGH LINE
SCALE: 1/4" = 1'-0"

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BONUS ROOM
SCALE: 1/4" = 1'-0"
551 SQFT FINISHED AREA



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1803 SQFT FINISHED AREA

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RJ HOMES
630 GREEN BAY ROAD

FIRST FLOOR PLAN
1803 TOTAL SQFT
SCALE: 1/4" = 1'

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PLAN START DATE 09/25/26	REVISED 01/06/26
REVISED 06/09/26	REVISED 01/07/26
REVISED 06/16/26	REVISED 07/14/26
REVISED 06/23/26	REVISED 07/17/26

ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.



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NOTES

SCALE: 1/4" = 1'

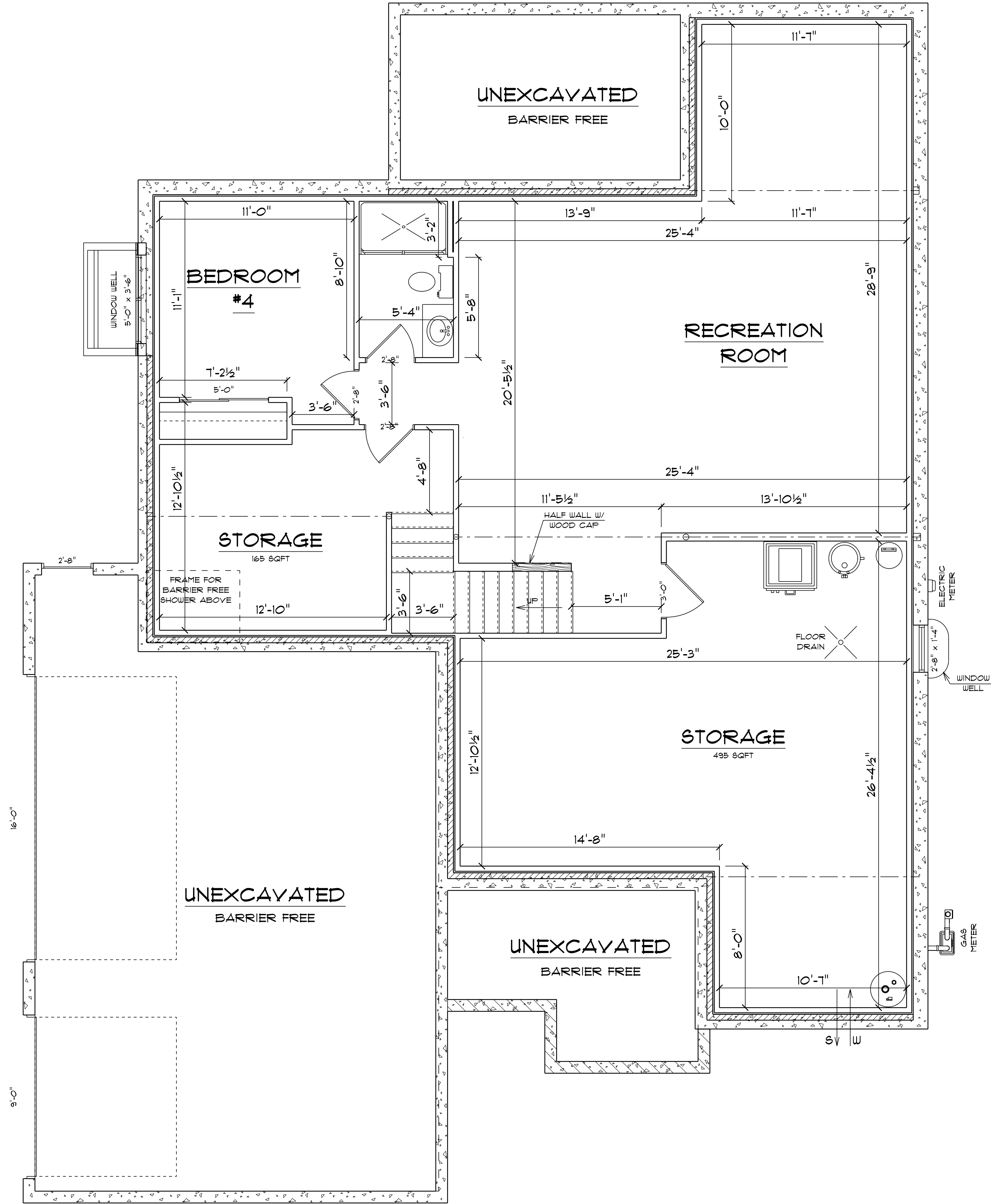
REVISÉD 07/06/26

REVISED 07/07/26

REVISED 07/4/10

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FOUNDATION FINISH PLAN
SCALE: 1/4" = 1'-0"
871 SQFT FINISHED AREA

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RJ HOMES
630 GREEN BAY ROAD

FOUNDATION FINISH PLAN
871 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 05/25/26	REVISED 07/06/26
REVISED 06/08/26	REVISED 07/07/26
REVISED 06/16/26	REVISED 07/14/26
REVISED 06/23/26	REVISED 07/17/26

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ROOF PITCH
PER ELEVATIONS

2x8 SUB FASCIA
1x10 FASCIA
TYPICAL ALU. SOFFIT

18" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2x6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2x6 STUDS @ 16" O.C.
R-23 BAT INSULATION
6 mil POLY V.B.
1/2" DRYWALL

3" R-21 CLOSED CELL
SPRAY FOAM BOX SILL
2x6 PT SILL PLATE

1" RIGID INSULATION
10" POURED CONCRETE
FOUNDATION WALL
2x4 STUDS @ 16" O.C.
R-13 BATT INSULATION

4" DRAIN TILE
W/ CRUSHED STONE

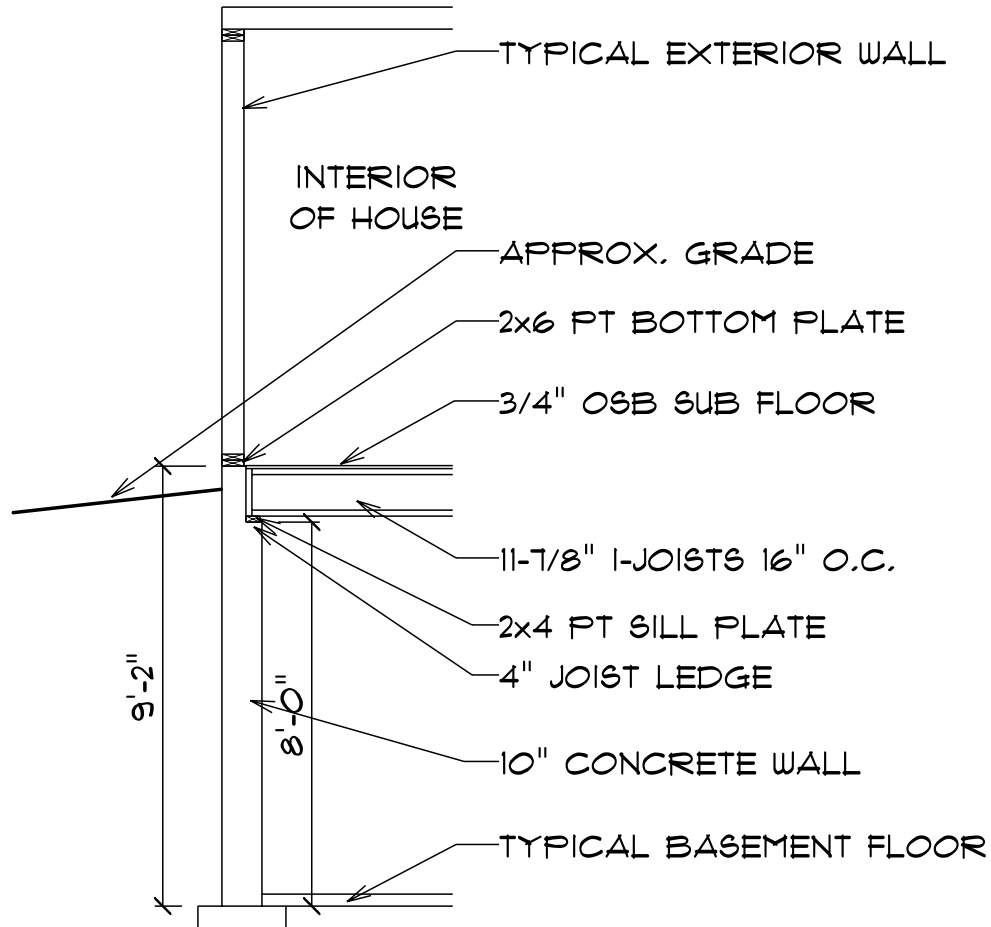
TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 1' CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.
12" ENERGY HEEL
2x4 TRUSS BRACING
R-50 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

3/4" OSB SUB FLOOR
11-1/8" I-JOISTS 16" O.C.

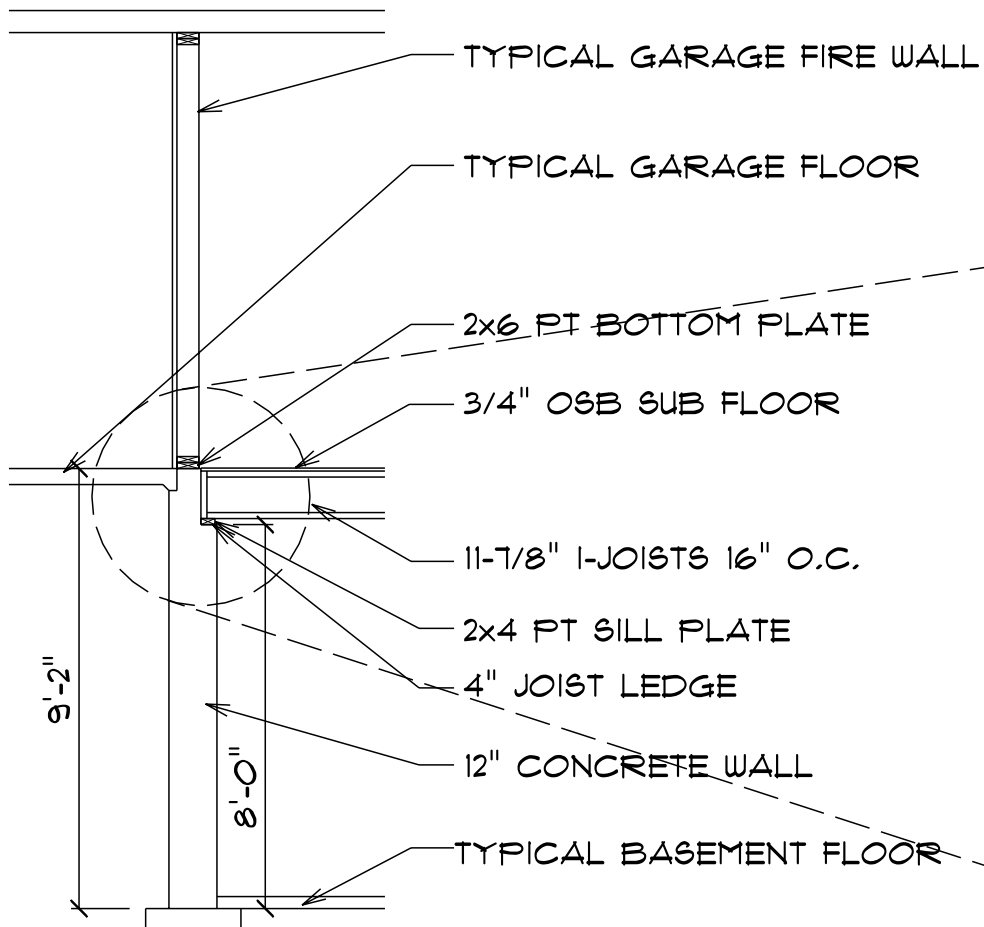
TYPICAL BASEMENT FLOOR:
3" CONCRETE SLAB c/w
FIBER MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE (2) 2x10 SPF
-ALL OPENINGS > 5'-0" TO 1'-0" TO BE (2) 11-1/8" LVL
- ALL OPENINGS > 1'-0" TO BE ENGINEERED PER SUPPLIER

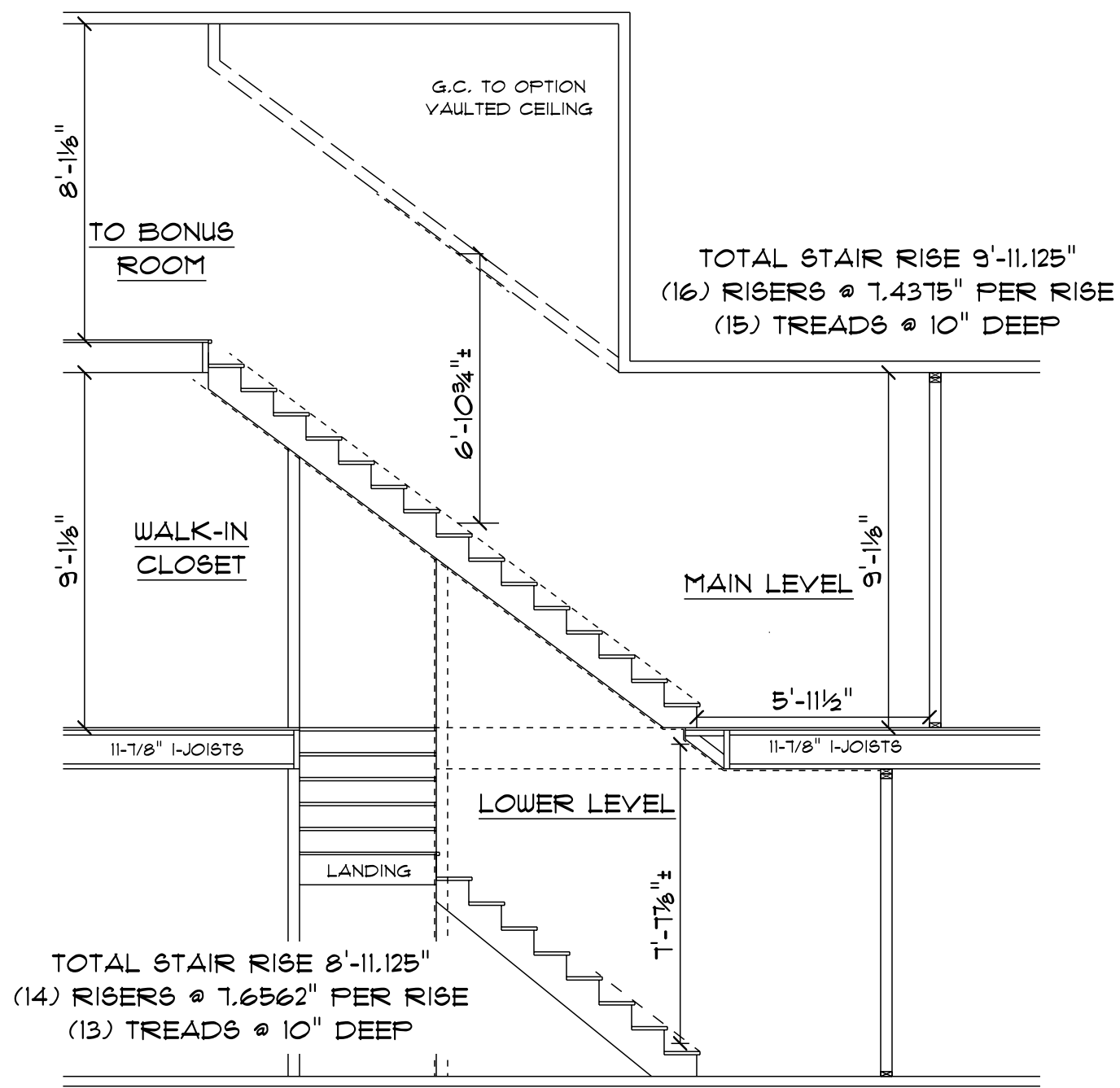
TYPICAL WALL SECTION



G.C. TO VERIFY WALL
DETAIL PRIOR TO
CONSTRUCTION

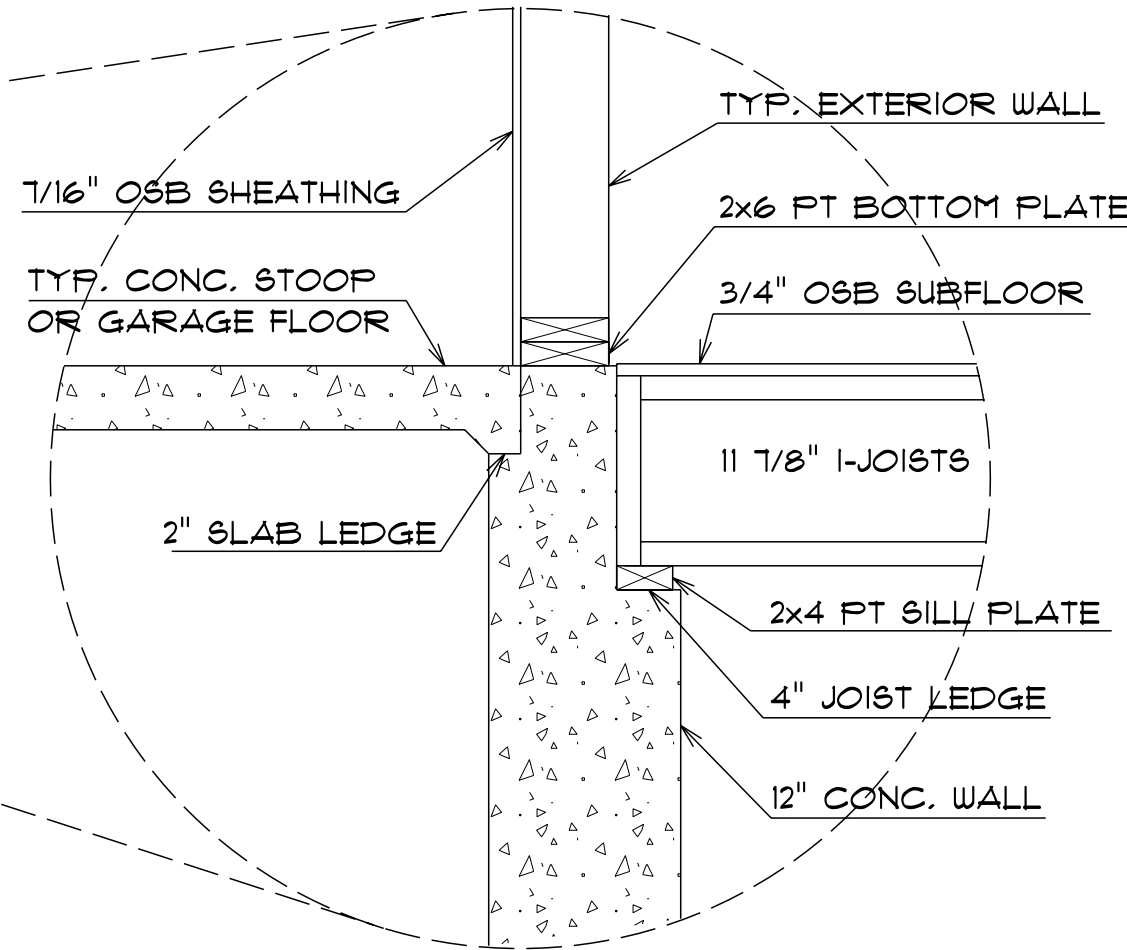


G.C. TO VERIFY WALL
DETAIL PRIOR TO
CONSTRUCTION



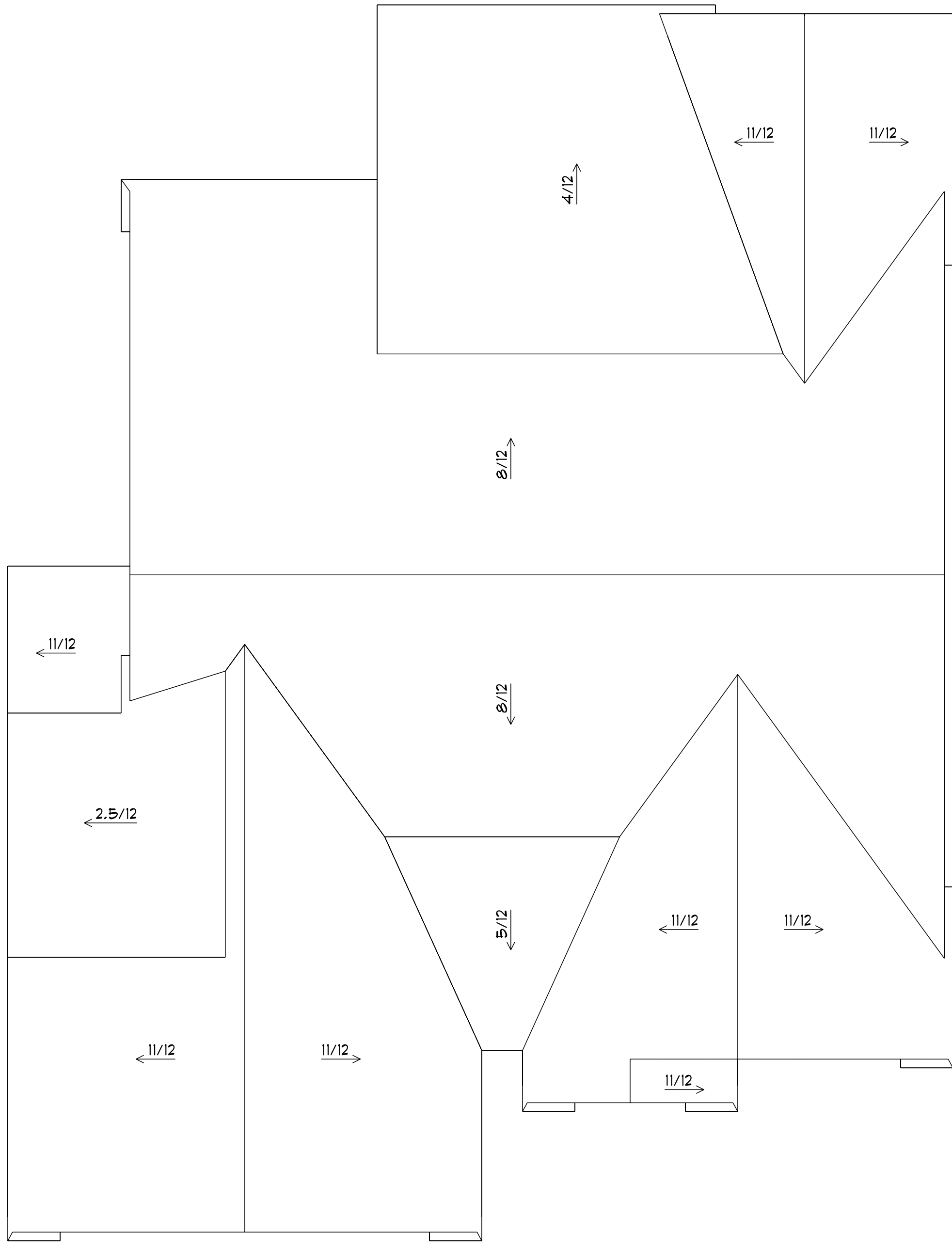
STAIR DETAIL

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



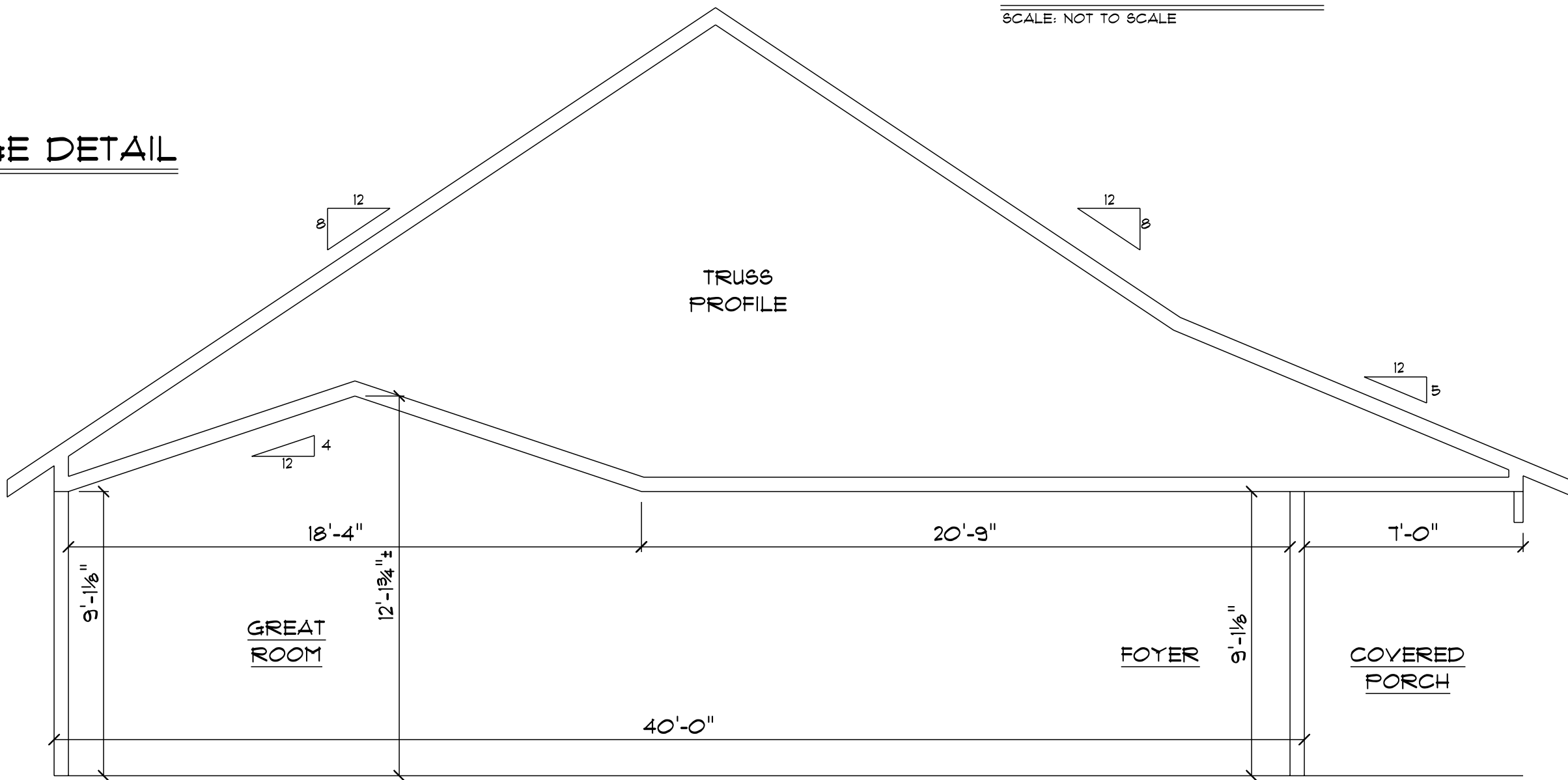
GARAGE BARRIER FREE LEDGE DETAIL

SCALE: 1" = 1'-0"



BIRD'S EYE VIEW

SCALE: NOT TO SCALE



SECTION @ GREAT ROOM

SCALE: NOT TO SCALE

EXTERIOR LEDGE DETAIL

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

BARRIER FREE GARAGE WALL SECTION

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

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DETAILS PAGE
SCALE: 1/4" = 1'

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RJ HOMES
630 GREEN BAY ROAD

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630 Green Bay Road – Selection Sheet

Exterior:

Shingles	- Certainteed – Drift Wood
Stone Veneer	- Geneva Blend stone – from Halquist Stone
Gutters	- Norandex - Almond
EIFS (N/A)	-
Paint	- Corner Boards, Fascia, Wraps –SW9173 Shitake Siding - SW 6207 Retreat
Overhead Doors	- CHI- Almond
Screen Porch	-
Windows:	- Alliance Windgate Low E – White Vinyl
Entry Door	- Fiberglass – Therma Tru Classic Craft “Acorn”



SW 9173
Shiitake





Thiensville Plan Commission Staff Report – July 2026

Staff Approved Projects July 2026

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied

Code Compliance July 2026

Community Services			
Address	Owner	Complaint	Action
307 E Freistadt Rd	Christine Burke-Duecker & Brett Martin	Concerns from neighbors regarding storage pod in front yard/Village ROW	email sent to homeowner requesting removal of storage structure no later than July 31

Police Department July 2026

Date	Location	Complaint	Action
7/9/2026	427 Madero	obs of road by trees/bushes	could not make contact with HO, ord warning letter left
7/10/2026	251 Elm	vehicle in park after hours	verbal warning issued
7/12/2026	416 Vernon	yard maintenance (lawn length and weeds)	contact memo and vm left for HO; upon re-checking residence 2 days later, lawn was taken care of; issue corrected
7/16/2026	201 Park Crest	car parked in front yard grass	contact memo left for HO - HO called stating dumpster in driveway, gave permission to street park instead of yard until dumpster removed
7/18/2026	300blk Green Bay	made contact with juv riding an illegal dirt bike on roadway	explained not an e-bike, he understood, issue corrected - vm left for mom explaining the same
7/22/2026	251 Elm	2 vehicles in park after hours	both ROs given verbal warnings
7/22/2026	251 Elm	vehicle in park after hours	could not physically contact RO, vm left, upon re-checking park, vehicle was removed
7/24/2026	116 Ellenbecker	car parked in front yard grass	contact memo left for HO advising of ord
7/24/2026	112 Ellenbecker	car parked in front yard grass	contact memo left for HO advising of ord

meeting date: 8/11/26