

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, April 14, 2020 LOCATION: Village of Thiensville
250 Elm Street
TIME: 6:00 PM
Join Zoom Meeting

<https://zoom.us/j/390516292?pwd=eWM2dkxlTys1T2pOMHJ2cWdPb0d0QT09>

Meeting ID: 390 516 292

Password: 471927

Dial by your location

+1 253 215 8782 US

+1 301 715 8592 US

Meeting ID: 390 516 292

Password: 471927

Find your local number: <https://zoom.us/u/adCfQkZYiW>

Anyone wishing to speak during the Public Hearing or during Business From the Floor must register with Amy L. Langlois, Village Clerk at alanglois@village.thiensville.wi.us or at 262-242-3720 by 4:30 PM on Tuesday, April 14, 2020

I. CALL TO ORDER

II. ROLL CALL

Plan Chairman: Van Mobley
Commissioners: Mike Dyer
Rick Gattoni
Carol Gengler
Sarah Hughes
Ken Kucharski
Dan Luedtke
Colleen Landisch-Hansen
Administrator:
Planner: Jon Censky
Director of Community Services/
Public Works: Andy LaFond

III. PUBLIC HEARING

- A. The Applicants, Jesse Daily And Matthew Buerosse, Are Seeking A Conditional Use Permit Amendment To Have Outdoor Beer Garden At 107 Buntrock Avenue Hours Of 11:00 AM To 10:00 PM Changed To 11:00 AM To 11:00 PM On Fridays And Saturdays

Documents:

[BAAREE CUP.PDF](#)

1. Motion To Open Public Hearing
2. Director Of Community Services/Public Works Andy LaFond To Read And Explain Notice

Documents:

[BAAREE NOTICE.PDF](#)

3. Comments From Anyone Present Requesting To Be Heard
4. Director Of Community Services/Public Works Andy LaFond To Read Any Correspondence Received Related To The Request
5. Motion To Close Public Hearing

IV. BUSINESS

All applicants or their contractors must be present for any approvals.

A. Approval Of Minutes

1. February 4, 2020

Documents:

[2-4-2020 PLAN COMMISSION MINUTES.PDF](#)

B. Review And Approval Of A Conditional Use Permit Amendment For Jesse Daily And Matthew Buerosse, 107 Buntrock Avenue To Have Outdoor Beer Garden Hours Of 11:00 AM To 10:00 PM Changed To 11:00 AM To 11:00 PM On Fridays And Saturdays

Documents:

[CHEEL BEER GARDEN HOUR ADJUSTMENT.PDF](#)
[PLAN MINUTES - BAAREE.PDF](#)

C. Review And Approval Of Storage Shed, Douglas Chimenti, 587 Rosedale Drive

Documents:

[CHIMENTI SHED.PDF](#)

D. Review And Approval Of New House, Hillcrest Builders, Lot 7 North Orchard Street

Documents:

[LOT 7 N ORCHARD STREET REPORT.PDF](#)
[LOT 7 N ORCHARD STREET.PDF](#)

E. Review And Recommend Rezoning From B-2 Shopping Center Business District And R-4 Multiple-Family Residential District To R-5 Multiple-Family Residential District, B-4 Highway Business District And PDO Planned Development Overlay District For The NexJenn Real Estate LLC, Patricia Jennings Ullrich, Parcels Located At 266-286 North Main Street And 217-227 Green Bay Road

Documents:

[NEXJENN.PDF](#)
[NEXJENN PLANS.PDF](#)

V. STAFF REPORT

Documents:

[STAFF REPORT.PDF](#)

VI. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VII. ADJOURNMENT

Amy L. Langlois, Village Clerk
April 10, 2020

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.



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Tx: 4293526

1063380

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
04/26/2018 03:32 PM
REC FEE: 30.00
TRANS FEE:
PAGES: 10
EXEMPT #:

DOCUMENT NUMBER	CONDITIONAL USE PERMIT
<p>Before the Plan Commission of the Village of Thiensville, Ozaukee County, Wisconsin, in regard to the premises at 107 Buntrock Avenue, located in Section 23, Town 9 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:</p>	

Return to:
Amy L. Langlois, Village Clerk
250 Elm Street
Thiensville, WI **\$30**

Parcel Identification No. 12-050-07-22-000

Zoning Classification of the Premises is: B-1 Central Business District.
Mailing Address of the Premises is: 107 Buntrock Avenue.

WHEREAS, a petition has been filed by Jesse Daily and Matthew Buerosse (hereinafter "Owners") for the operation of an Outdoor Beer Garden in the rear yard of property at 107 Buntrock Avenue, such premises owned by the property owners identified in the signature lines shown below (hereinafter "Owners"); and

WHEREAS, Outdoor Beer Gardens are permitted as a Conditional Use in the B-1 Central Business Zoning District pursuant to Sections 17.0308 C. of the Zoning Code; and

WHEREAS, upon careful consideration of information received in this matter, including information received at the Public Hearing, and in consideration of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions the Village of Thiensville Plan Commission hereby finds that the proposed use will not be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community, and will be in accordance with the purpose and intent of the Village of Thiensville Zoning Code and the Village of Thiensville Smart Growth Comprehensive Land Use Plan provided the Conditional Use is operated pursuant to the following conditions and in strict conformance therewith.

NOW, THEREFORE, the Plan Commission of the Village of Thiensville, at its meetings on March 6, 2018 and April 10, 2018, approved the issuance of a Conditional Use Permit (hereinafter "CUP") for the premises for the above-stated purposes.

The CUP is subject to initial and continued compliance with the Village of Thiensville Municipal Zoning Code and with the following conditions:

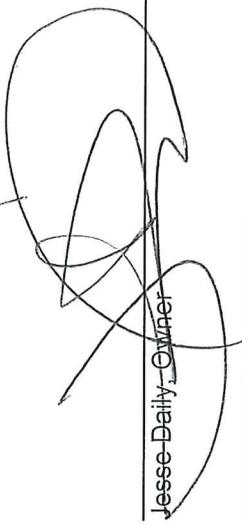
1. The CUP shall not be transferrable to another location.
2. The use shall be constructed and operated in conformity with the Owners' written description and the full-scale architectural, site and exterior lighting plans on file in the Village Planning Department attached as Exhibit A, except as may be limited or restricted herein.
3. The hours of operation of the Outdoor Beer Garden shall be:
 - Tuesday - Sunday = 11:00 AM to 10:00 PM
 - Monday = Closed
4. All amplified music or sound associated with the Outdoor Beer Garden shall comply with Village of Thiensville Ordinances.
5. The serving of alcohol in this Outdoor Beer Garden shall be subject to the rules and regulations of the applicants' approved liquor license associated with the cheel restaurant.
6. Any glare resulting from use of proposed light fixtures shall be eliminated to the satisfaction of the Village of Thiensville.
7. Signage to be approved by the Plan Commission.
8. The Property Owners are required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.
9. Prior to the operation of the use granted herein, the Owners shall apply and obtain an Occupancy Permit and/or a Building Permit as required by the Village of Thiensville's Building and Zoning Codes.

10. Any changes or expansion not included in this CUP shall require approval by the Village as an amendment to this CUP.

11. Any substantiated material problems with noise, health, safety, parking, capacity limits of the cheel restaurant, etc. associated with the Outdoor Beer Garden shall be the responsibility of the Owners to correct. Failure to correct the problem in a timely manner may result in the partial of complete revocation of this Conditional Use Permit.

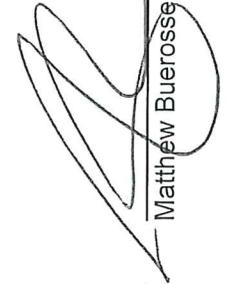
SIGNATURES OF PROPERTY OWNERS AND PERMITTEE(S):

As **OWNERS** of the subject property, we approve the issuance of the CUP with the above described conditions.



Jesse Daily, Owner

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)



Matthew Buerosse, Owner

Personally came before me this 17th day of April, 2018, the above-named Jesse Daily, Owner, and Matthew Buerosse, Owner, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Amy Louise Langlois
Printed Name Amy Louise Langlois
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: May 12, 2019



SIGNATURES – VILLAGE OF THIENSVILLE



Van Mobley, Village President

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)



Dianne Robertson, Village Administrator

Personally came before me this 18th day of April, 2018, the above-named Van Mobley, Village President and Dianne Robertson, Village Administrator, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

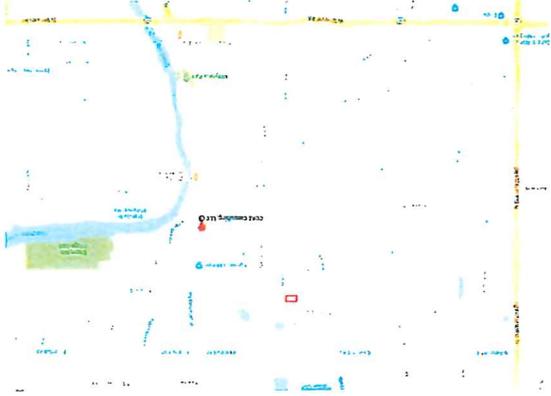
Amy Louise Langlois
Printed Name Amy Louise Langlois
Notary Public, Ozaukee County, Wisconsin
My Commission Expires: May 12, 2019



THIS INSTRUMENT WAS DRAFTED BY:
Jonathan P. Censky, Village Planner

THE BAAREE

A DIVISION OF CHEEL
 107 BUNTRUCK AVENUE
 THENSVILLE, WI 53092



INSTRUCTIONS TO BIDDERS

BIDS CAN BE FAXED TO (262) 547-1494 OR EMAIL TO thebrockwatergroup@gmail.com

COMPLETE DESIGN AND SUBMITTAL FOR PERMITTING TO VILLAGE OF THENSVILLE SEPARATE MECHANICAL, PLUMBING AND ELECTRICAL PLANS AND PERMITS, BY TRADE.

THESE ARE SCOPE PLANS ONLY. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND CODE COMPLIANCE OF ALL EQUIPMENT AND SYSTEMS.

ALL BID DOCUMENTS ARE SUBJECT TO CHANGE.

PLEASE FEEL FREE TO OFFER SUGGESTIONS OR QUALIFICATIONS IN YOUR BID TO ALTER THE DESIGN TO BE MOST EFFECTIVE OR IMPROVE DESIGN. THIS WILL BE A BASIS OF AWARD.

ALL CONTRACTORS TO COMPLY FULLY WITH THE OWNER AND VILLAGE REQUIREMENTS. THIS COVERS THE FOLLOWING AREAS:

- Mechanical System Design Criteria
- Electrical System Design Criteria
- Plumbing System Design Criteria
- Fire Alarm System Design Criteria
- Engineering General Requirements and Code Reference
- General Requirements
- Construction Rules and Regulations

CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER TRADES AND OWNER CONDITIONS AS REQUIRED TO INSTALL SYSTEMS AS INTENDED WITHIN THE CONFINES OF THE SPACES AVAILABLE AND WITHOUT INTERFERENCES.

ALL FINAL COLOR AND FINISH SELECTIONS WILL BE MADE BY THE OWNER.

ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.



PLAN SHEET INDEX

A-1	PROJECT INFORMATION
A-2	OVERALL SITE PLAN
A-3	NORTH SITE PLAN ENLARGED
A-4	SOUTH SITE PLAN ENLARGED
A-5	SITE PLAN DETAILS
A-6	BAR BUILDING DETAILS
A-7	RESTROOM BUILDING DETAILS

NO.	DESCRIPTION	BY	DATE

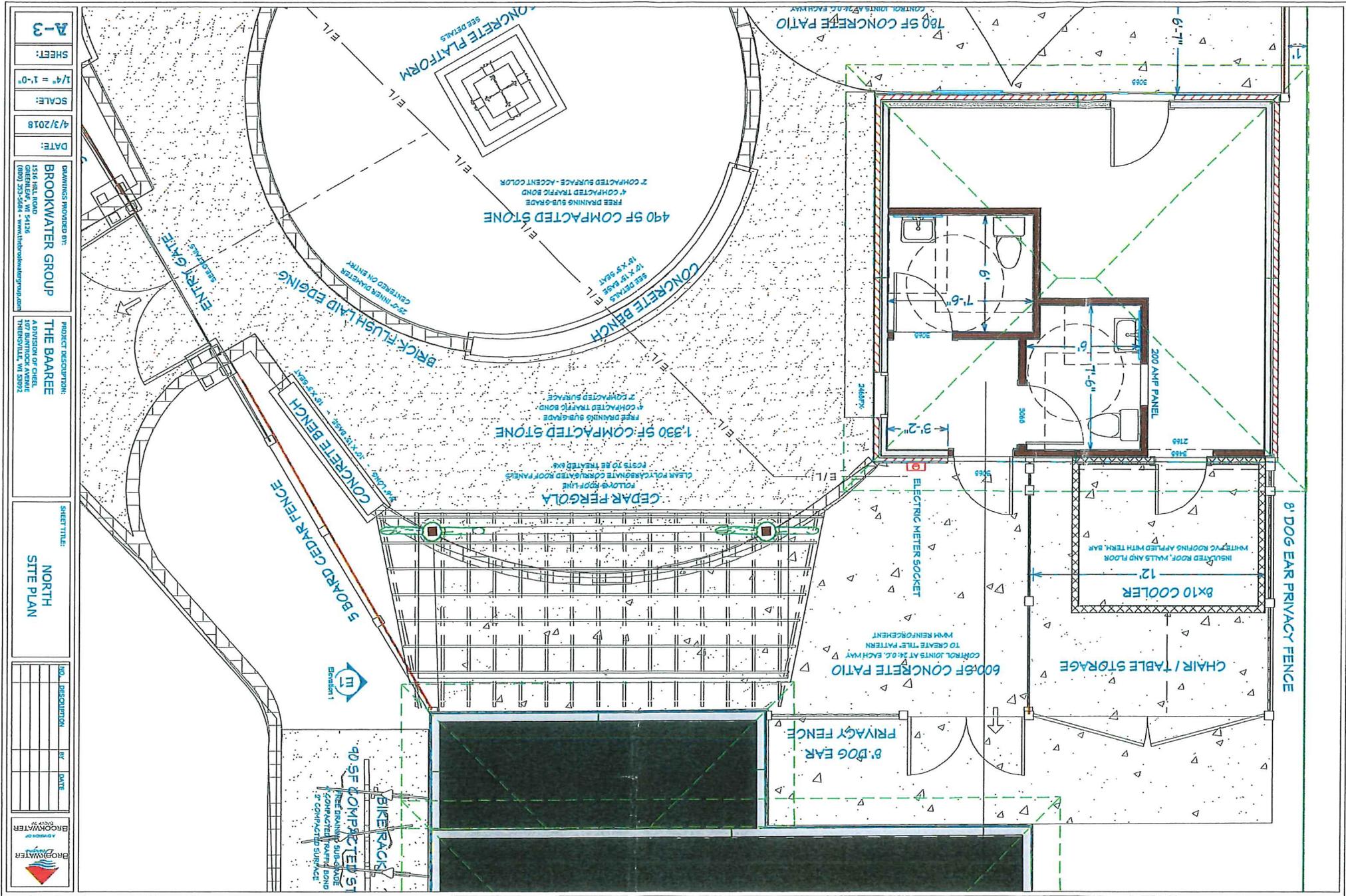


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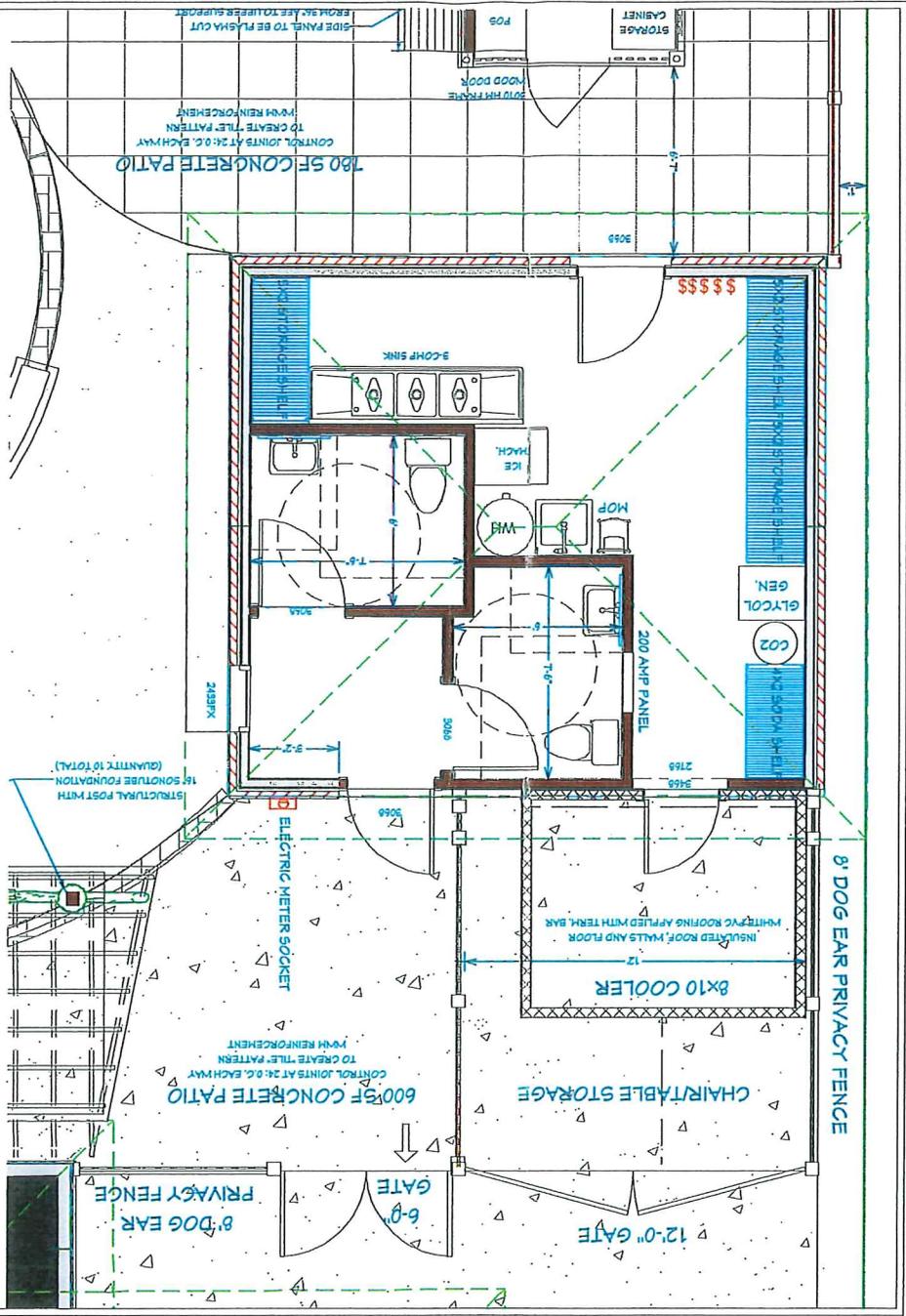
PROJECT DESCRIPTION:
 THE BAAREE
 A DIVISION OF CHEEL
 107 BUNTRUCK AVENUE
 THENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
 BROCKWATER GROUP
 1316 HILL ROAD
 GREENSBAY, WI 54326
 (920) 203-5894 - www.thebrockwatergroup.com

DATE: 4/3/2018
SCALE:
SHEET: A-1



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A-7

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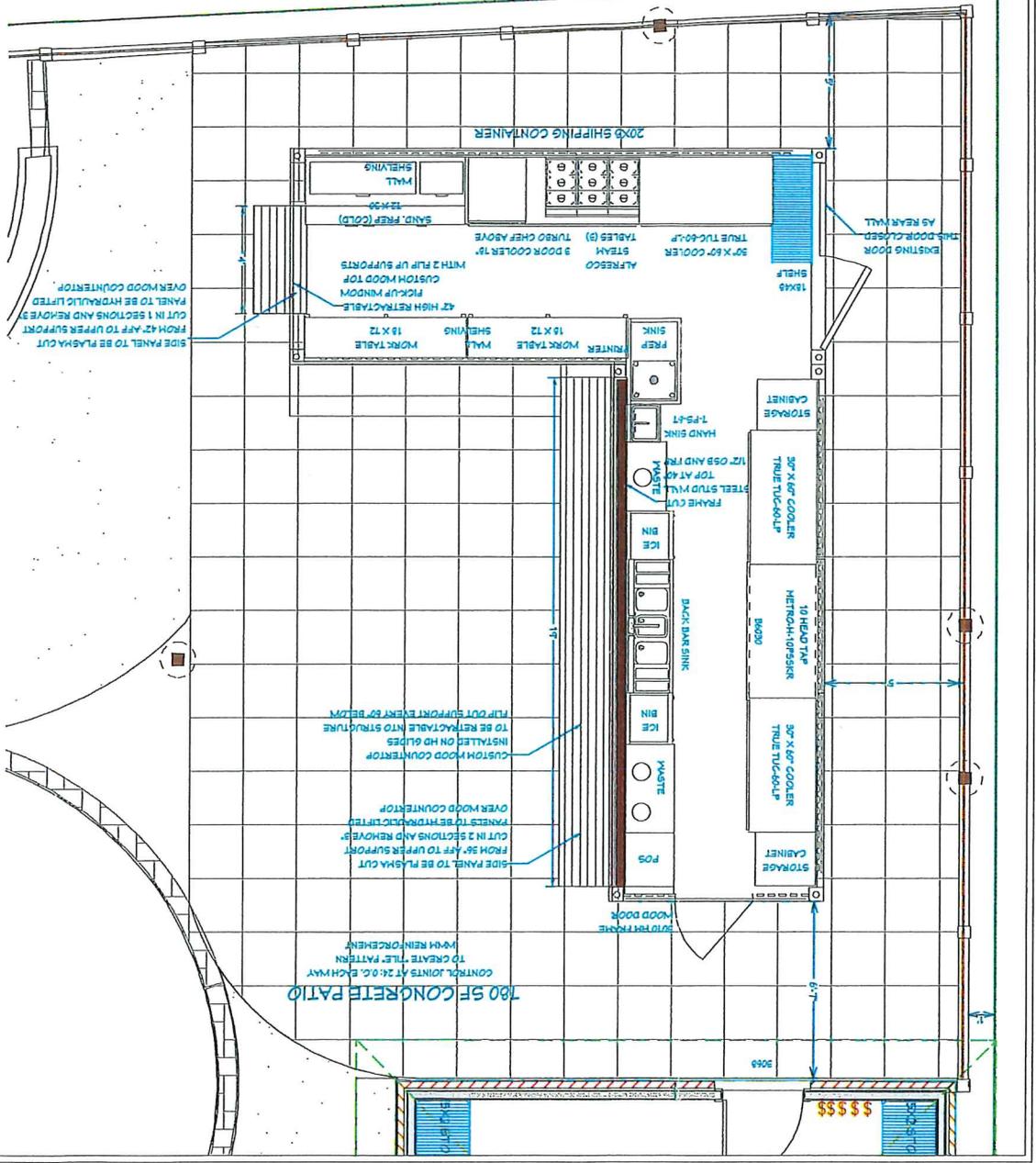
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
 1516 HILL ROAD
 GREENLEAF, WI 54126
 (800) 253-5844 - www.brookwatergroup.com

PROJECT DESCRIPTION:
THE BAAREE
 A DIVISION OF CHERL
 107 BURTRICK AVENUE
 WINDSORVILLE, WI 53092

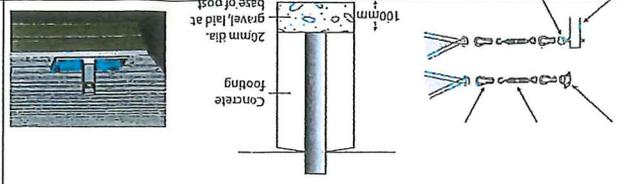
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**RESTROOM BUILDING
 DETAILS**

NO.	DESCRIPTION	REV.	DATE

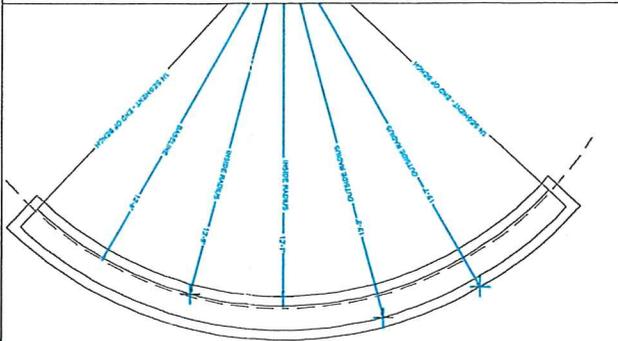
BROOKWATER
 A DIVISION OF



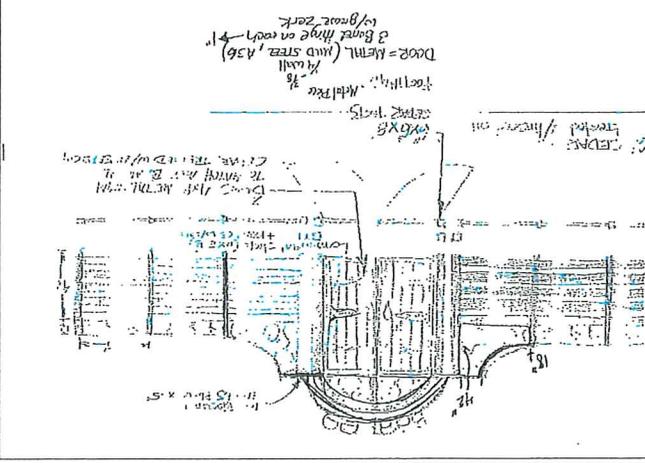
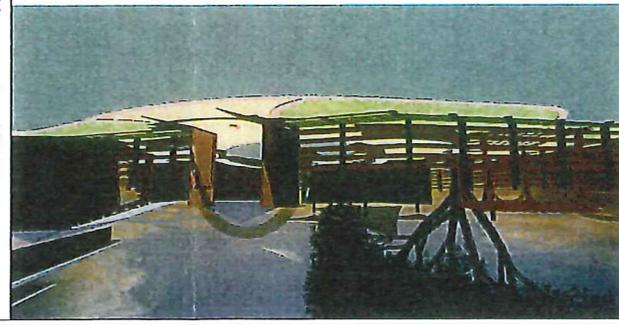
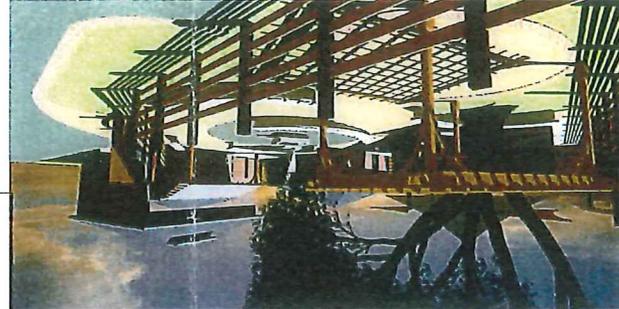
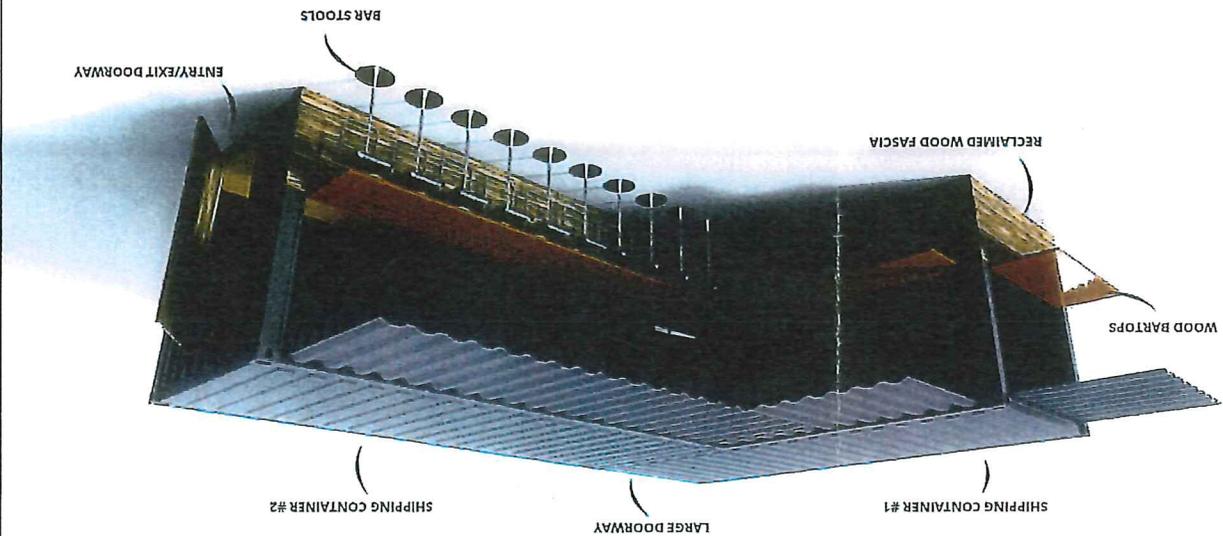
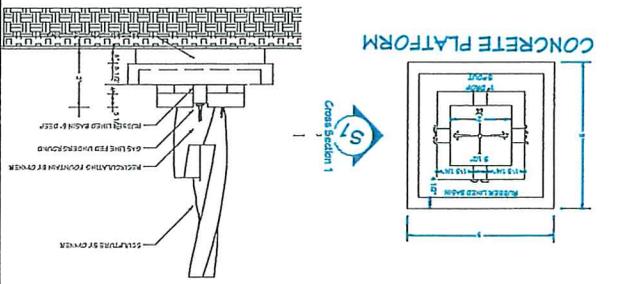
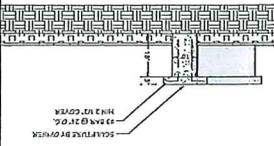
A-6			
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SCALE:	1/4" = 1'-0"		
DATE:	4/3/2018		
DRAWINGS PROVIDED BY:			
BROOKWATER GROUP			
1516 HILL ROAD GREENLEAF, VA 24126 (800) 352-5084 • www.brookwatergroup.com			
PROJECT DESCRIPTION:			
THE BAREE			
A DIVISION OF CREEL, 107 BAINBRIDGE AVENUE THIRDSVILLE, VA 25992			
SHEET TITLE:			
BAR BUILDING DETAILS			
NO.	DESCRIPTION	BY	DATE



SHADE SAIL CONNECTION DETAILS



CURVED CONCRETE BENCHES (TYPICAL)



A-5
 SHEET:
 1/4" = 1'-0"
 SCALE:
 4/3/2018
 DATE:
 DRAWINGS PROVIDED BY:
BROOKWATER GROUP
 1516 HILL ROAD
 GREENSBORO, WI 54326
 (800) 333-5884 • www.brookwatergroup.com

PROJECT DESCRIPTION:
THE BAAREE
 A DIVISION OF CH2M
 107 BARTON AVENUE
 THIRSOVILLE, WI 53092

SHEET TITLE:
**SITE PLAN
 PROJECT DETAILS**

NO.	DESCRIPTION	REV.	DATE

BROOKWATER
 A DIVISION OF

VILLAGE OF THIENSVILLE – PLAN COMMISSION
OFFICIAL NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE
AMENDMENT FOR THE BAAREE AT 107 BUNTROCK AVENUE

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Plan Commission of the Village of Thiensville that will meet on Tuesday, **April 14, 2020, at 6:00 PM** at the Village of Thiensville Municipal Building, 250 Elm Street, Thiensville, Wisconsin, to consider a Conditional Use Permit Amendment for the baaree, 107 Buntrock Avenue, 1003162 LOT 23 BLK 7 /EXC 23.1/ ASSESSOR'S PLAT. The applicants Jesse Daily and Matthew Buerosse are requesting a change in the Hours of Operation for Fridays and Saturdays changing the hours from 11:00 AM to 10:00 PM to 11:00 AM to 11:00 PM.

Dated: March 9, 2020

Village of Thiensville, Plan Commission


Amy L. Langlois, Village Clerk

Published: March 24, 2020 and March 31, 2020

Due to the Safer at Home order, the Public Hearing will be held by Virtual Meeting. A link will be on the posted Public Hearing Agenda and will be available on Friday, April 10, 2020, on the Village website. A phone number will also be available for those who cannot attend virtually.

To help facilitate the Virtual Meeting, you must submit your comments by 4:30 PM, April 14, 2020, by email to alanglois@village.thiensville.wi.us. You also may mail comments to 250 Elm Street or place them in the night drop box in front of Village Hall. Your comments will be read during the meeting. There will be time for public comment during the meeting.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, February 4, 2020

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke (excused)
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. December 3, 2019
 2. January 7, 2020
 3. January 21, 2020

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Gattoni to approve the December 3, 2019, January 7, 2020 and January 21, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Gordie Boucher Alteration/Renovation, 101 North Main Street

Peter Ogorek, architect with Perspective Design, Inc. presented to the Commission alteration/renovation plans for 101 North Main Street. The building is on the Boucher property and is not currently being utilized. Plans are to use this building as the used car sales portion of Boucher.

The first floor of this building is elevated about two feet above the sidewalk elevation. There is ceramic tile above and below the windows that is not original to the building. Plans are to lower the first floor of the building to the sidewalk elevation in order to provide handicap accessibility and to get a vehicle inside the building to display. Along with this will be handicapped accessible bathrooms, a conference space for the employees, sales desks for the used car employees and a break room.

On the east exterior of the building, the ceramic tiles will be removed with new historically accurate windows installed and create a sign band above the windows in the existing masonry opening. Original photos of this building have not been able to be located.

Plans for the south side of the building are to create the same window proportions as on the east side. An additional window is proposed to open up the first floor area.

On the parking lot side, an accordion style door is planned and will be used to get a car in the building. This is also the side of the building that customers will enter.

There are not too many alterations to the west side of the building planned. There is some mechanical equipment that will be enclosed with a fence and there will be some planters installed.

Plan Commission Minutes
February 4, 2020
Page two of four

The proposed sign is not internally illuminated; it has letters that are applied to the sign face and illuminated from the eyebrow above with 3” or 4” canned lights that shine on the letters.

Planner Censky noted that with respect to the renovation of the building, this is a non-conforming building because it lacks proper setback, however, state law allows what is being proposed. With respect to the signage, Planner Censky indicated that the existing sign on the north elevation was approved by variance in the past. The proposed sign on the east elevation exceeds the maximum permitted by 22 square feet and the proposed sign on the south elevation exceeds the number of signs. Buildings of this nature are allowed one sign by code.

Director of Community Services/Public Works Andy LaFond shared that this request has been before the Historic Preservation Commission and the signs and project were approved with stipulations. There was debate at the Historic Preservation Commission meeting regarding the basement windows. One of the stipulations was for Boucher not to lower the window sills on two of the windows.

Boucher proposed to the Historic Preservation Commission to remove the windows on the south side and brick them in with salvaged brick. The Historic Preservation Commission added a stipulation that the window openings are to remain. The floor will be lowered to below those window sills so the windows would be at your ankles inside the building. After the Historic Preservation Commission meeting, Boucher revised their proposal to make the windows false windows so they look like windows from the outside. This involved these south side windows as well as a basement window on the north side and a stairwell window that would have otherwise been bricked in with salvaged brick.

It was confirmed that the Plan Commission can recommend to the Village Board to overrule a decision handed down from the Historic Preservation Commission.

Mr. Ogorek stated that he agreed with the Historic Preservation Commission’s decision at the time to keep the windows and not modify the window sills. President Mobley inquired as to what Mr. Ogorek preferred. Mr. Ogorek prefers his original submittal of removing the windows.

Commissioner Kucharski would like to see the windows in question removed and filled in with brick. This was the original design. Commissioner Gengler agreed. The lowering of the window sill had more to do with the function on the inside of the building and not necessarily the aesthetic on the outside. Commissioner Gattoni stated that from a construction standpoint, it makes more sense to use the longer windows as originally planned. Commissioner Kucharski also shared that he likes the proposed color palette.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hughes to approve the Originally Submitted Gordie Boucher Alteration/Renovation, 101 North Main Street and to Recommend to the Village Board to Overturn the Historic Preservation Commission Stipulations from their January 15, 2020 Meeting. **MOTION CARRIED UNANIMOUSLY.**

C. Review and approval of Sign Code Waiver/Plan Approval, Gordie Boucher, 101 North Main Street

Commissioner Dyer questioned the existing sign on the north elevation that requires a sign code waiver and stated that there is a Ford sign on Main Street already. Commissioner Gattoni agreed and would like to compromise by removing the sign requiring a waiver and go with the two proposed on the south side and on Main Street.

Mr. Ogorek stated that the sign on the north elevation is about 60-70 feet off the road and 8 feet off the ground and that the intention of that sign is for those on the dealership grounds to understand that this is the pre-owned portion of the business as opposed to the new car showroom. Chairman Mobley inquired if this sign could be changed to make it more in line with the new period-looking signage. Mr. Ogorek stated that this could be considered.

Plan Commission Minutes
February 4, 2020
Page three of four

Planner Censky suggested going along with the original plans for the other two signs with the understanding that this sign be removed and come back with a sign that better fits.

Chairman Mobley appreciates the investment of Gordie Boucher in the Village.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Hughes to Approve Waiver for Signage on the East and South Elevation With the Stipulation that the Existing Sign on the North Elevation Be Removed and Come Back with a Revised Sign that Better Matches the Newly Proposed Signs, Gordie Boucher, 101 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of Pro Health Chiropractic, Architectural, Site and Exterior Lighting, 407 North Main Street

Steve Peskie, Distinctive Design Studio, addressed the Commission on behalf of Pro Health Chiropractic, 407 North Main Street. They are proposing to add a new canopy element to the north façade of the structure that extends out into the parking lot along with some upgrades to the parking lot. The main architectural features include some wood columns anchored with some brick faces to match the brick on the main building. For the most part, the south, east and west elevations will not be altered.

Planner Censky indicated that four parking stalls will be eliminated for this new entrance. There is a new dumpster pad proposed at the southwest corner of the parking lot. A screening plan should be submitted. Mr. Peskie stated that there is still ongoing discussion on whether to keep the existing dumpster pad at its current location or to move it.

Planner Censky requested information regarding signage as well as a cut-sheet for lighting showing the style, intensity and height of these fixtures.

The main primary function of the building would be for the chiropractic office and will have a secondary tenant space. Planner Censky requested to be notified of who the second tenant space will be to confirm that it is allowed by code.

Plans at this point are to reuse the existing monument sign.

The building will have a main entrance with a common area in the center for both businesses.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Dyer to approve Pro Health Chiropractic, Architectural, Site and Exterior Lighting, 407 North Main Street Contingent on Submittal of Dumpster Enclosure and Lighting Plans and to Return to Plan Commission for Sign Approval. **MOTION CARRIED UNANIMOUSLY.**

E. Review and approval of Residential Addition/Remodel, Jesse Daily, 215 Madero Drive

Jesse Daily, 215 Madero Drive, presented plans for a residential addition/remodel. The plans would take his home from a two-bedroom, 1½ bath to a five-bedroom, 3½ bath home. The home has a one-car garage and proposed is a two-car garage. Proposed is a 1,617 square foot garage addition off the south end of the single-family home. The existing garage will be converted into living space.

Planner Censky indicated that this fully complies with the Zoning Code and requested that the south property line be verified to ensure the addition will meet the 10 foot setback.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Residential Addition/Remodel, Jesse Daily, 215 Madero Drive. **MOTION CARRIED UNANIMOUSLY.**

All applicants or their contractors must be present for any approvals.

IV. STAFF REPORT

Successful Smiles has recently opened for business at 413 North Main Street. The face of the sign changed to update their image. Signage falls within the freedom of speech issue. The Plan Commission has no right by state law to judge the style of a sign. The Successful Smiles sign was submitted and approved at staff level. Sign style, size, number of signs and location can be regulated, however, this sign was only a name change for the business.

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting 7:02 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

BAAREE BEER GARDEN HOURS ADJUSTMENT

To: Thiensville Plan Commission

Prepared by: Jon Censky, Planner

Agenda Item: **Item # IV. B.**

Date: April 14, 2020

General Information

Applicant:

Jesse Daily and Matthew Buerosse

Status of Applicant:

Owner/Tenant

Requested Action:

Conditional Use Permit Amendment

Existing Zoning:

B-1 Central Business District

Proposed Zoning:

No Change

Location:

107 Buntrock Ave.

Land Use Plan Designation:

Business

Existing Land Use:

Business

Proposal:

The applicant is requesting approval of an amendment to the Conditional Use Permit for the Baaree Beer Garden to be allowed to operate on Friday's and Saturdays from 11:00 AM to 11:00 PM. On Mondays, the beer garden is otherwise to be closed. Currently, the approved conditional use permit limits the hours to Tuesdays – Sundays 11 AM to 10 PM and closed on Mondays. If approved, Commissioners are reminded of condition No. 11 of the permit which states "**Any substantiated material problems with noise, health, safety, parking, capacity limits of the Cheel restaurant, etc. associated with the Outdoor Beer Garden shall be the responsibility of the owner to correct. Failure to correct the problem in a timely manner may result in the partial or complete revocation of the Conditional Use Permit**".

Staff has no objection to this request.

VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: Tuesday, June 5, 2018

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
	Colleen Landisch-Hansen	
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

III. BUSINESS

- A.** Approval of Minutes
1. April 10, 2018

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gengler to approve the April 10, 2018 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Shed, Matthew Oberndorfer, 323 Washington Court

Matthew Oberndorfer, 323 Washington Court, presented plans for a shed to be located in the backyard. The shed measures 10' wide by 14' deep and will stand 9' 6" high. The shed is from Lowes and has SmartLap exterior lap siding with a complimentary wood sliding door and two windows.

Village Planner Jon Censky indicated that the shed for Matthew Oberndorfer is in full compliance.

MOTION by Commissioner Cabaniss, **SECONDED** by Commissioner Luedtke to approve the Shed for Matthew Oberndorfer, 323 Washington Court. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Request from Jesse Daily, baaree, 107 Buntrock Avenue to Extend Hours of Operation Past 10:00 PM for Packer, Brewer and Badger Games Until End of Game

Jesse Daily, baaree, 107 Buntrock Avenue, was in attendance this evening with a request to extend the hours of operation for the baaree that were approved as part of the Conditional Use Permit granted in April of 2018. After doing some research regarding some of the games that are being aired, Mr. Daily realized that some of these games would go until about 10:15 PM – 10:30 PM. In order not to ask people to leave before the game ends, Mr. Daily is asking to extend the hours of operation until end of game.

There are four Packer games (8/9, 8/16, 8/30 and 9/19) that start at about 7:15 PM and would be done about 10:30 PM. Mr. Daily would like to keep customers at the baaree until the end of the game. Mr. Greg Mueller, neighbor of the baaree, expressed that he would like everything shut down by midnight.

Plan Commission Minutes

June 5, 2018

Page two of three

Mr. Daily is willing to forego any request for the Brewer games but may request for extended hours if the Brewers get in the playoffs. The baaree is closed on Mondays. As far as the Badger games, this is still to be determined as to any request from Mr. Daily for extended hours.

There will be television screens at the baaree for viewing the games. There will be one behind the bar and then a couple hanging throughout the garden.

Commissioner Kucharski expressed his understanding about requests for special events (wedding, cheel-abration) and stated that a lot of time and effort had been spent in order to issue a Conditional Use Permit to Mr. Daily with much discussion regarding the times of operation. Planner Censky indicated that one of the conditions of the Conditional Use Permit is that any problems associated with noise or any activity must be corrected immediately. If there appears to be a continuous problem, the request would be brought before the Plan Commission for reconsideration.

Clarification about what Board/Commission extended hour requests go before was requested by Commissioner Gattoni. Planner Censky indicated that anything associated with the baaree is tied to the Conditional Use Permit and, therefore, would go before the Plan Commission.

Chairman Mobley does not believe the Badger games will require a request as they generally start in late morning.

Mr. Daily did indicated that sometimes game schedules get moved based on television schedules so a new request may be made. Assistant Administrator Colleen Landisch-Hansen stated that there is a game on August 24th at 7:30 PM. Mr. Daily does not wish to include this game in his request.

Commissioner Gengler indicated that it would be nice to see how the first year goes.

Chairman Mobley inquired about the initial proposal versus the "sports bar" atmosphere. Mr. Daily indicated that they would like to use this first year to figure out the best use. Commissioner Gattoni mentioned that initially the plans were for a quiet place to go, and the games do not sound like what was originally planned. Commissioner Kucharski indicated that what was originally a beer garden atmosphere has now become a tailgate atmosphere.

Commissioner Gengler inquired about advertising. Mr. Daily stated that there is occupancy that needs to be taken into consideration. It will be a large deterrent to the baaree if guests are told they will have to leave before the end of the game.

Commissioner Cabaniss stated that pre-season games are really not watched until the end of the game.

Commissioner Kucharski's belief is that this request is quite different from the original baaree plans.

It was decided in order to not have to refile this Conditional Use Permit with the Register of Deeds for every request, to have Mr. Daily request of the Plan Commission permission for each special event. Mr. Daily is still subject to all the original Conditional Use Permit terms. The request this evening is to extend the hours of operation for the four Packer games until 10:45 PM. This year could be used as a trial year and possibly amend the Conditional Use Permit next year.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Cabaniss to approve Request from Jesse Daily, baaree, 107 Buntrock Avenue to Extend Hours of Operation Until 10:45 PM for the Packer Games on August 9th, August 16th, August 30th and September 9th, With the baaree to be Closed on Monday's.

Ayes: Commissioners Cabaniss, Dyer, Gattoni, Gengler and Chairman Mobley.

Naes: Commissioners Luedtke and Kucharski

MOTION CARRIED.

JESSE DAILY AND MATTHEW BUEROSSE CONDITIONAL USE PERMIT – BEER GARDEN

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Date: April 10, 2018

General Information

Applicants:	Jesse Daily and Matthew Buerosse
Status of Applicant:	Owner/Tenant
Requested Action:	Conditional Use Permit Approval
Existing Zoning:	B-1 Central Business District
Proposed Zoning:	No Change
Location:	103 -107 Buntrock Ave.
Land Use Plan Designation:	Business
Existing Land Use:	Business

Request:

At last month's meeting, Commissioners reviewed and discussed the applicant's plans and provided certain changes to the conditional use document (See attached minutes). While you offered concept approval to allow the applicant to proceed with construction, you asked that the finalized document be brought back for your approval. Also, since the applicant provided revised plans at last month's meeting, you asked that he finalize the details of his plans and resubmit them for your review and approval. Accordingly, included in your packet is the revised conditional use document inclusive of the comments from last month's meeting and the applicant has provided more detailed plans. Those plans will be added to the conditional use document as exhibits as they are intended to reflect your approval.

Commissioners are reminded that your concept approval was subject to:

- The containers and canopy being located no closer to the south and west property line than three feet.
- Removal of the portable outhouse from the plans.
- Submittal of information clarifying the type of sign and materials being used.
- Compliance to the stipulations identified in the Conditional Use Permit Document.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, April 10, 2018

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:02 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss (excused)	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

III. BUSINESS

- A.** Approval of Minutes
1. March 6, 2018

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the March 6, 2018 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Sign Plan Approval for Associated Bank, 208 North Main Street

Deb Burton, Pablocki Sign Company submitted a sign package indicating a new name to the Bank Mutual location which will now be Associated Bank. Proposed are a new free standing identification sign as well as two directional signs.

Village Planner Jon Censky indicated that the freestanding replacement sign indicates full compliance in regards to the setback, dimensional and interior lighting standards of the Sign Code. The directional signs also comply except that the company name on the top of the signs must be removed. Ms. Burton agreed to submit new plans without the company name on the directional signs.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to approve the Sign Plan for Associated Bank, 208 North Main Street with the Recommendation from Planner Censky to Remove the Company Name, Associated Bank, on the Directional Signs. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of a Conditional Use Permit for Jesse Daily and Matthew Buerosse, 107 Buntrock Avenue for an Outdoor Beer Garden

Barkha Daily, cheel restaurant, gave a brief overview of the proposed Outdoor Beer Garden. Mrs. Daily indicated that the main partners will be Jesse and Barkha Daily, Matthew Buerosse and there are a couple private partners that all reside in Ozaukee County. Together, this brings over 100 years of experience in the industry.

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April 10, 2018
Page two of five

The target market for the Beer Garden includes those with a household income of \$55,000 or more, which equates to about 1.2 million people in Wisconsin. The food will be traditional beer garden items and drinks will be tap beer (8-12 different varieties) and signature cocktails.

Ms. Katie Fedorski addressed the plantings and landscaping. There will be a front entryway garden and a pergola garden space using many native plants and edible flowers. A community board is proposed for the space which will promote various events at the cheel as well as in the community. In the center of the Beer Garden will be a Jens Jensen Council Ring with plenty of seating.

Milwaukee Blacksmith will be making a gate front entryway. The fence will be "trellis like". A concrete artist will also be making some features for the space. The center piece of the Beer Garden will be the metal fire shaped sculpture that was created by Milwaukee Blacksmith. Sail shades are proposed for over the shipping containers. Water features will also be incorporated into the space.

Mrs. Daily shared that amplified music is planned on Tuesdays and Fridays. Open mic sessions are planned for Sunday evenings. When there is no live music there will be acoustic music played from speakers. Hours of operation will be Tuesday through Sunday 11:00 AM to 10:00 PM. Last call will be done around 9:30 PM – 9:45 PM so after 10:00 PM the space will be cleared out. For any special events, approval will be requested from the Plan Commission and neighbors will be informed.

Chairman Mobley inquired as to the capacity of the space. Ms. Fedorski indicated that there are 42 seats plus 2 employees.

Anna Burns, Brookwater Group, shared that the design is a very seasonal type of use and everything was designed to respect the neighbors. There will be low and point-of-use lights so no spotlights or floodlights will be used. The pergolas, a couple trees, solar shades, garage and fully concealed mechanicals inside a solid fence all help to diffuse the sound. Everything on site is a water shed; the far corner in the southwest will be brought up over two feet to create the pitch of the water and the site is over 75% permeable surface. The patio that is around the shipping containers, the patio out in front of the garage and the band stand are the only hard surfaces on the site. Everything will be winterized throughout the winter months.

Chairman Mobley inquired as to the capacity of the cheel restaurant. Mr. Daily indicated that inside capacity is 49 and outside capacity is 36.

It was confirmed that the fire pit is not part of the design any longer.

Planner Censky indicated that at the last meeting there was a lengthy discussion regarding the Beer Garden which resulted in concept approval to allow construction to begin. That approval was granted with the understanding and condition that the Conditional Use Permit be brought back to discuss more detailed plans and hours of operation. Those conditions have been met. These plans will now become an Exhibit to the Conditional Use Permit. This will be signed by the Owners and recorded with the Ozaukee County Register of Deeds office. Amplified music was discussed during the last meeting and again this evening, and Planner Censky issued a word of caution that live music can be loud and that even though immediate neighbors have been contacted, noise does travel. As a condition included in the Permit, the Owners are responsible for making sure the neighbors are not bothered. If approving this Permit, the Commission is also recognizing that most of the parking associated with the Beer Garden will be off-site parking. Other than that, it appears that the requests of the Commission have all been met.

It was noted that the hours of operation for the Beer Garden will be updated on the Conditional Use Permit. Planner Censky will make that amendment and submit for signatures.

Commissioner Kucharski asked for clarification on the hours of operation. Planner Censky indicated that the hours discussed and presented are Tuesday through Sunday 11:00 AM to 10:00 PM. Commissioner Kucharski also inquired about the serving of alcohol and believes that only beer and wine are allowed. Planner Censky indicated that this property is tied to the liquor license for the cheel restaurant. Commissioner Kucharski is requesting that the

Plan Commission Minutes
April 10, 2018
Page three of five

Village Attorney review this license to confirm that the use of the cheel license is legal at this site. Assistant Administrator Colleen Landisch-Hansen will follow up with the Village Attorney.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Luedtke to approve the Conditional Use Permit for Jesse Daily and Matthew Buerosse, 107 Buntrock Avenue for an Outdoor Beer Garden Noting the Change to the Hours of Operation to Tuesday through Sunday 11:00 AM to 10:00 PM and Verification Regarding the Use of the cheel Liquor License to be Used at This Site from the Village Attorney. **MOTION CARRIED UNANIMOUSLY.**

D. Concept Plan Review and Land Use Plan Amendment Recommendation to Change the Classification for this Property from Institutional to Multi-Family Residential

Concept plan review is being requested by Greg Devorkin for the property at 116 North Orchard Street, 138 Buntrock Avenue and 124 N. Orchard Street; the Lumen Christi property for the development of condominium units.

Mr. Devorkin is seeking feedback for plans presented and also a Land Use Amendment in regards to the Lumen Christi property. This property was acquired about four months ago. Mr. Devorkin has had two or three schools inquire about leasing the property for its current use. Mr. Devorkin is proposing tearing down the school but keeping the church and constructing condominiums. The church will be retained.

Mr. Devorkin's plans submitted to the Plan Commission included 27 units which may or may not be the final count and is working with Planner Censky on some of the details regarding driveways.

Planner Censky indicated that this evening the Commission is being asked for two things: 1) to recommend amending the Land Use Plan for 116 N. Orchard St. and 138 Buntrock Avenue from Institutional to Multi-Family Residential and 124 N. Orchard Street from Single Family Residential to Multi-Family Residential. This recommendation will go to the Village Board with a Public Hearing no sooner than 30 days from today; probably in May or June. This will address the Land Use Plan; and 2) to review and offer feedback on the concept that is before the Commission this evening to give Mr. Devorkin direction to generate some more detailed plans that the Commission can then consider for re-zoning. At this point, we do not know whether we need to pursue a PDO Zoning along with the Residential Zoning and this is why additional information is needed.

Planner Censky indicated that better site survey information is needed along with other information required under Section 17.1208 Site Plan Requirements. At this time, the concept plans show the public sidewalk on the property; a site survey would clarify this. Also, the Zoning Code requires a 24' driveway width. The plans indicate a proposed width of 18', 14' and 12' which is insufficient for fire trucks, garbage trucks or two-way traffic. Planner Censky did suggest eliminating the center drive to make more room. The other issue is setbacks. Code requires a side setback of 15'; indicated on the north side is a 12' setback. It is things such as these that a PDO give flexibility with plans.

At this meeting, Commissioners are encouraged to provide the applicant feedback and direction regarding the three-story building adjacent to single-story homes to aid in drafting more detailed plans to justify rezoning and suggested recommending a Land Use Plan Amendment from the Institutional and Government Service and Single Family Residential classification for these sites to Multi-Family Residential.

Chairman Mobley prefers R-5 or R-4 to the current Institutional Zoning. Mr. Devorkin prefers to have R-5. Chairman Mobley suggested sticking with the maximum height requirements. Planner Censky indicated that the maximum height is 40'; the plans proposed are at 37' from the ground to the top of the elevation. Chairman Mobley also appreciated that the church will be preserved.

DOUGLAS CHIMENTI BACKYARD SHED

To: The Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: April 14, 2020

Item No. IV. C.

General Information

Applicant:	Douglas Chimenti
Status of Applicant:	Property Owner
Requested Action:	Approval of Shed Plan
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	587 Rosedale Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

Proposal:

The applicant is requesting approval of a backyard shed to be centered in the rear yard of his property at 587 Rosedale Drive and 3 feet from the west property line. The proposed shed measures 10' X 14' (140sf) and will have a height of 12 feet. The shed walls will be of T1-11 wood siding painted to reflect the color of their home. The front of the shed will have a double-door system and the rear elevation a single-door. The sides will include a 3' X 3' window on each side

Commissioners are reminded that **Section 17.0603. E.** of the Zoning Code states, **Accessory Structures under 150 square feet such as garden or utility sheds, shall be placed or erected in the rear yard provided that no such structure shall be closer than 5 feet to the principal structure, shall not exceed 12 feet in height and shall not be located closer than 3 feet to any property line.**

Planner's Comments:

My review of these plans indicates full compliance with the dimensional requirements of the code and therefore approval should be conditioned on the following:

- The applicant securing a building permit prior to installation.

**All new services and upgrades shall be
done underground per Ordinance 1995-07.**

262-346-4577 SAFEbuilt.	WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>	PERMIT NO. TAXKEY#
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ISSUING MUNICIPALITY	<input type="checkbox"/> TOWN <input checked="" type="checkbox"/> VILLAGE <input type="checkbox"/> CITY OF <u>THIENSVILLE</u> COUNTY: <u>Ozaukee</u>	PROJECT LOCATION (Building Address) 587 ROSEDALE DRIVE	PROJECT DESCRIPTION <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> ONE & TWO FAMILY Storage Shed and Fence
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Owner's Name DOUGLAS CHIMENTI	Mailing Address - Include City & Zip 587 ROSEDALE DRIVE, Thiensville 53092	Telephone - Include Area Code 760-267-8683
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 Laurel Acres Addition No. 5			Lot No. 4	Block No. 26																						
Zoning District	Lot Area	Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.	Left Ft.	Right Ft.																					
1a. PROJECT	3. TYPE		6. STORIES		9. HVAC EQUIPMENT		12. ENERGY SOURCE																					
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial		<input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>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><input checked="" 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 checked="" 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>	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
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Water Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
1b. GARAGE	4. CONST. TYPE		7. FOUNDATION		10. PLUMBING		* <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.																					
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD		<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other _____		Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____		13. HEAT LOSS (Calculated)																					
2. AREA		5. ELECTRICAL		8. USE		11. WATER																						
Basement <u>1535</u> Sq. Ft.	Entrance Panel Size: <u>100</u> amp		<input type="checkbox"/> Seasonal		<input checked="" type="checkbox"/> Municipal Utility		Total _____ BTU/HR																					
Living Area <u>1619</u> Sq. Ft.	Service: ___ New ___ Rewire		<input checked="" type="checkbox"/> Permanent		<input checked="" type="checkbox"/> Private On-Site Well		14. ESTIMATED COST																					
Garage <u>441</u> Sq. Ft.	<u>1</u> Phase <u>220</u> Volts		<input type="checkbox"/> Other _____				\$ 10,000																					
Other _____ Sq. Ft.	<input checked="" type="checkbox"/> Overhead																											
TOTAL <u>3595</u>	Power Company: <u>we</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): DOUGLAS CHIMENTI SIGN: [Signature] DATE: 17MAR2020

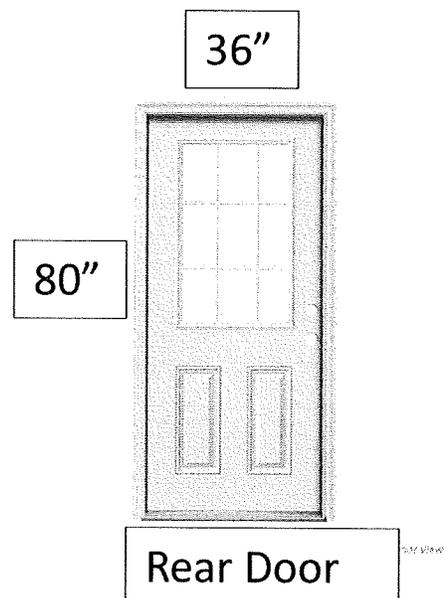
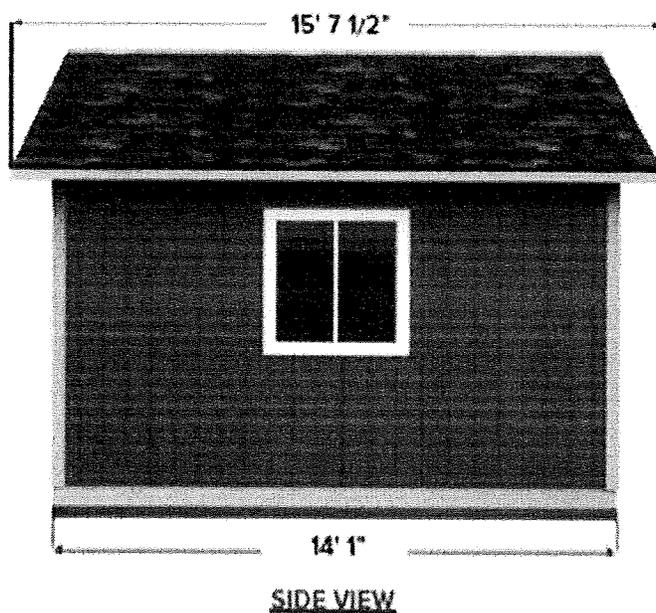
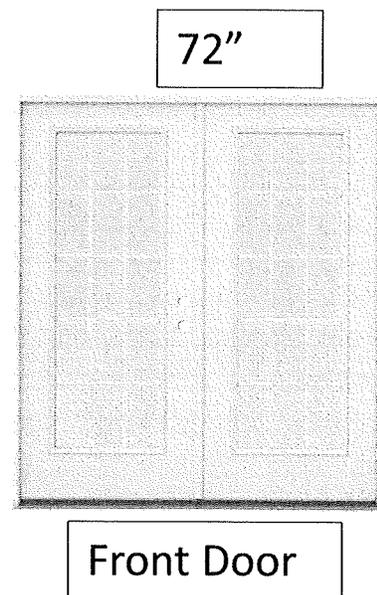
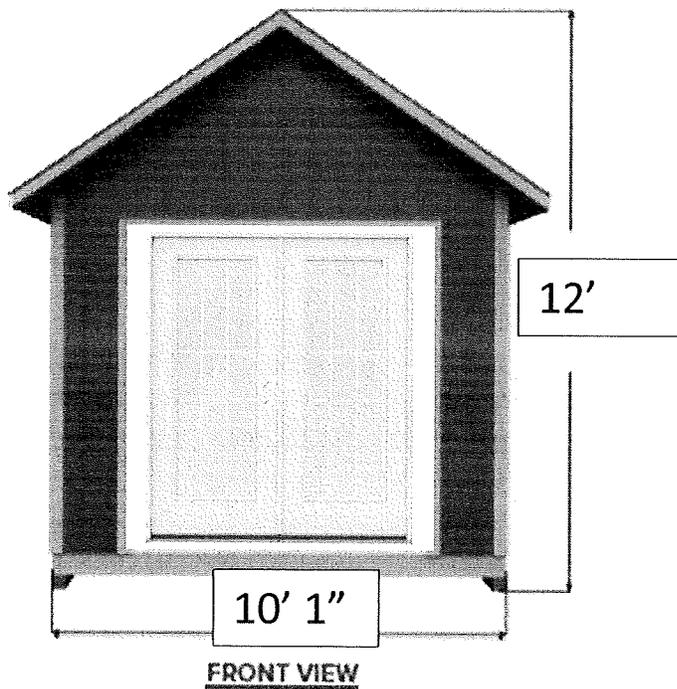
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

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 _____	Bldg. # At top of form _____	RECEIPT	
Zoning Fee _____	Zoning # _____	CK # _____	PERMIT EXPIRATION:
WI Seal _____	Elec. # _____	Amount \$ _____	Permit expires two years from date issued unless municipal ordinance is more restrictive.
Electric Fee _____	Plmb. # _____	Date _____	PERMIT ISSUED BY MUNICIPAL AGENT:
Plumbing Fee _____	HVAC # _____	From _____	Name _____
HVAC Fee _____		Rec By. _____	Date _____
Adm. Fee _____			Certification No. _____
Other _____			
Total _____			

BASIC OVERVIEW AND DIMENSIONS

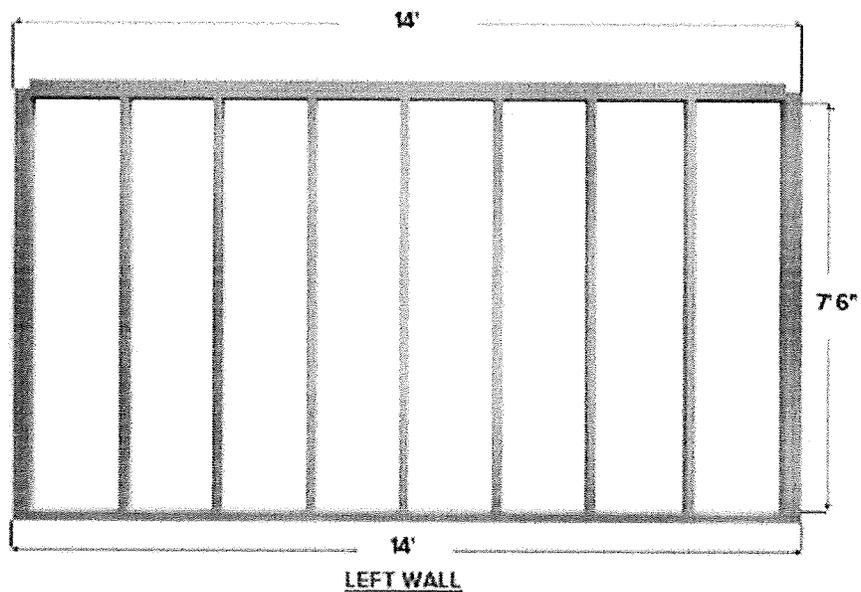
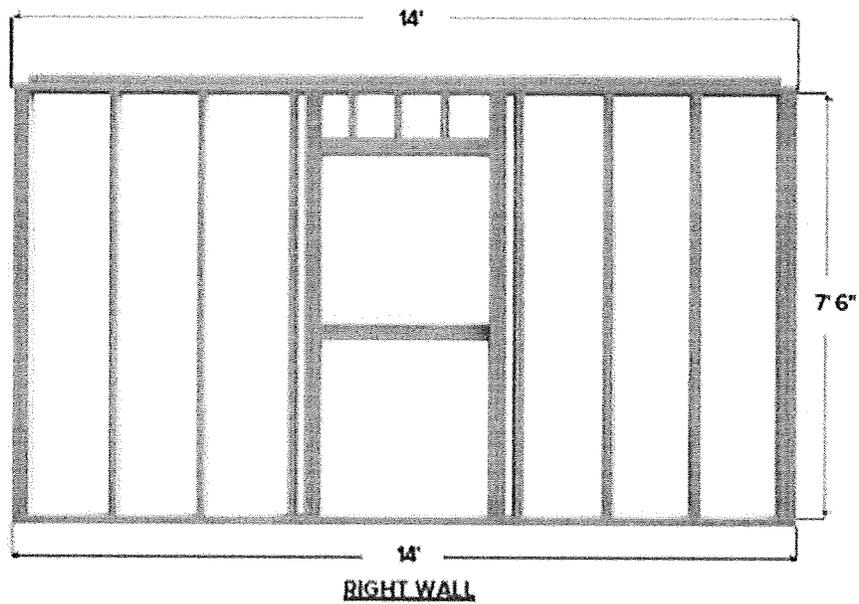
This 10x14 gable shed is quite spacious and exquisite, and can be used for storing your supplies, furniture and even setting up your pool table. It has an overall height of 12 feet and 5 1/2 inches including the roof and a width of 10 feet and 1 inch. The width from the side is 14 feet and 1 inch. The total width of the roof is 15 feet and 7 1/2 inches. There is a huge door in front with 7 feet and 1 inch of height and 7 feet and 4 inches of width. There is a small window with a width of 3 feet and height of 3 feet. The window and the door should be built independently or should be purchased separately, and is not included in this shed plan. Follow the manufacturer's instructions to install the window and the door.





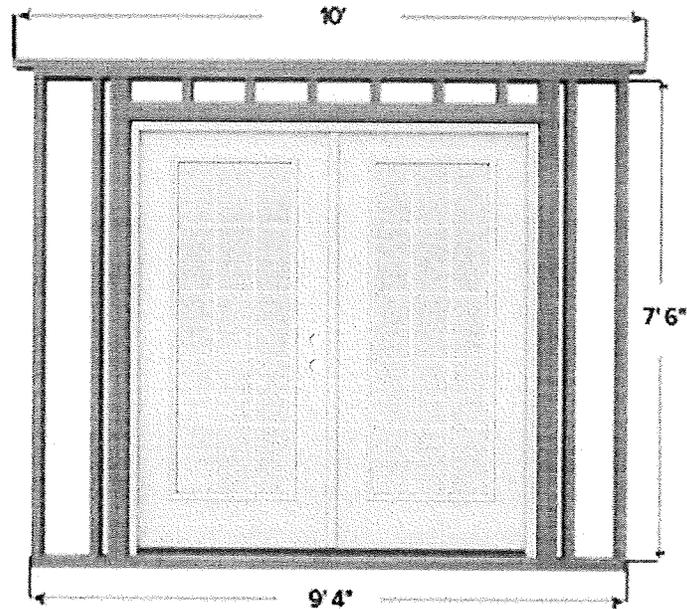
WALL STRUCTURES

Once the foundation and floor are in place, the next step is to start working on the right and left wall. Both the walls will have a width of 14 feet and a height of 7 feet and 6 inches. The right wall will have a 3x3 area designed for the window installation. Once designed, install T-11 siding on the walls with galvanized nails before installing the window.

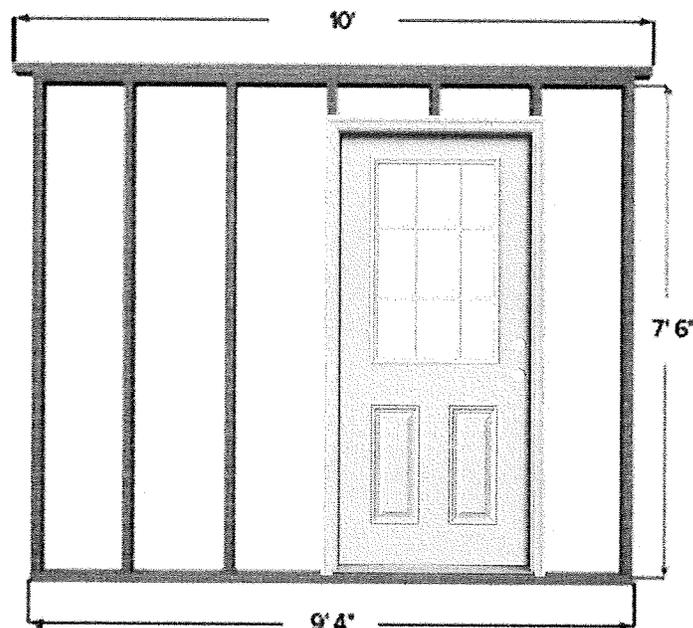


WALL STRUCTURES

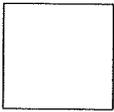
After the right and left wall, it's time to create the front and back wall. The width of both the walls is 10 feet from the top and 9 feet and 4 inches at the bottom. The height of both the walls should be 7 feet and 6 inches. Use pressure heated timber to construct the wall frames with plates, cripple studs, and L joints to assemble the parts. Use 3/12 inches galvanized nails to attach the frames together. Once the structures are built, use T1-11 on the walls with galvanized nails and exterior screws.



FRONT WALL

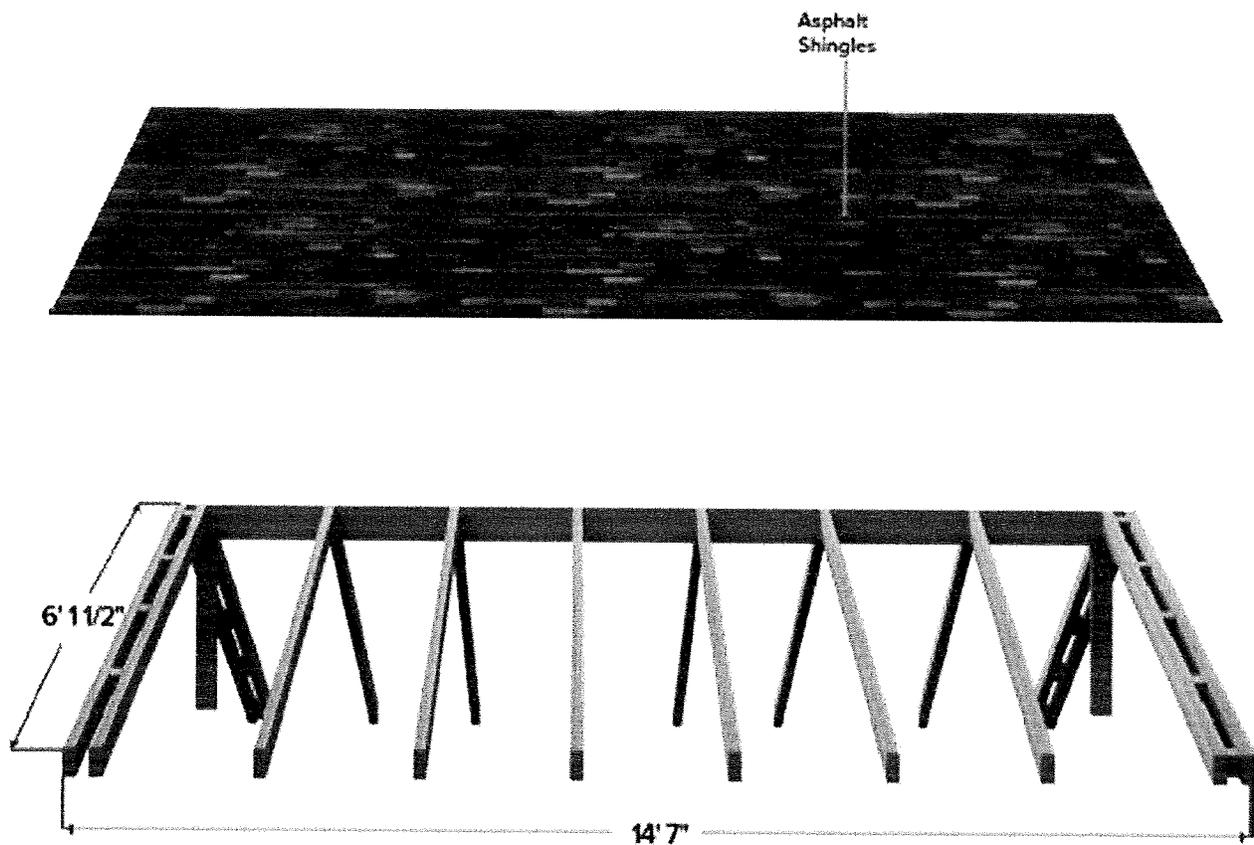


BACK WALL



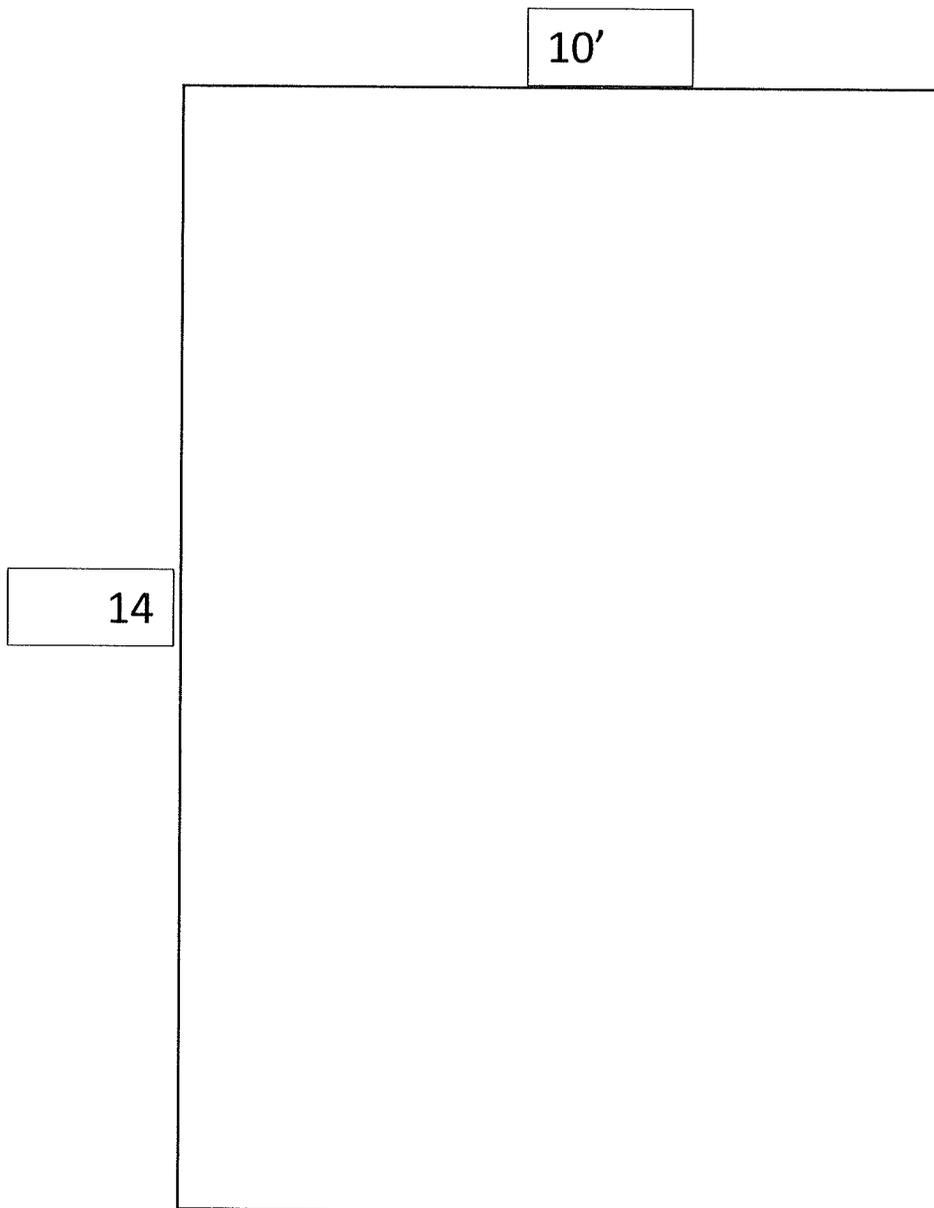
ROOF SECTION

Once the wall structures are in place, you will start working on the roofing. The roof is the most complex structure of the shed and will require additional help or pre-designed parts. Your roof needs to be well assembled with no weak spots for water leakage. Start with constructing the trusses of the roof. Make sure all the trusses are identical in shape. You will create 10 rafters each sides spread over a width of 14 feet 7 inches with equal space in between each as shown in the figure. Install T1-11 on the two outer most trusses using galvanized nails.



Foundation

Foundation will be poured concrete slab. Footing will be 12 inches wide by 12 inches deep. Floor will be 4 inches thick.



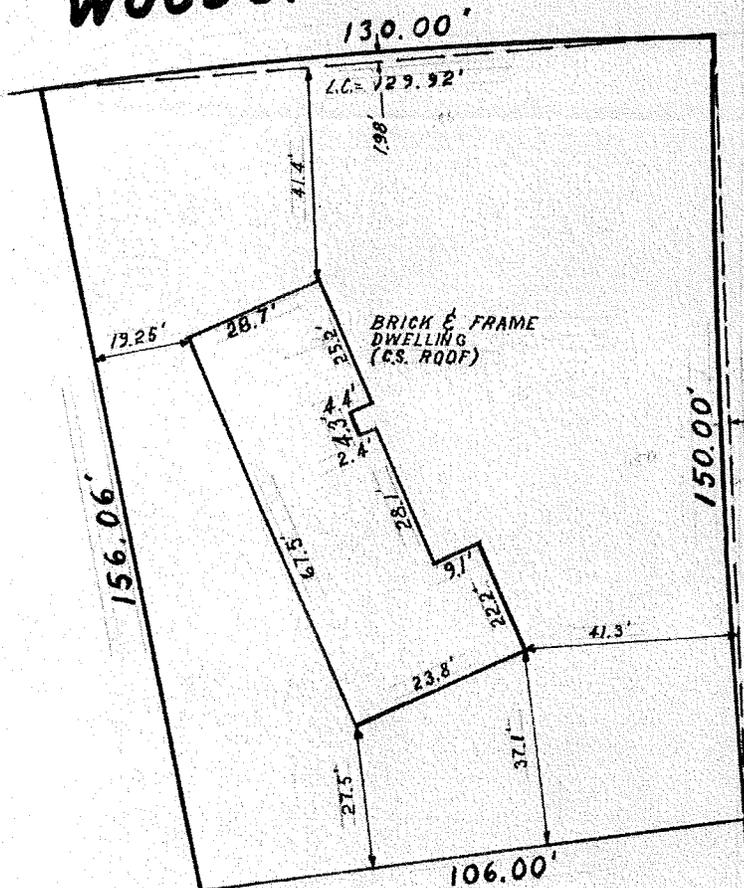
REGISTERED LAND SURVEYORS
MILTON H. SCHMIDT, Pres.
CLARENCE H. PIEPENBURG, Vice-Pres.
JAMES A. EIDE, Sec.-Treas.

BADGER SURVEYING CO., INC.

PLAT OF SURVEY

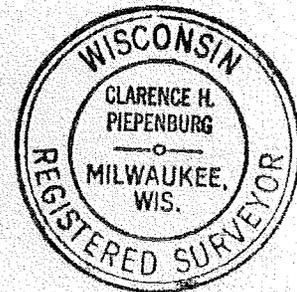
Property at **Rosedale Drive** Carl Stark - Owner
 Legal Description: Lot 4, Block 26, in Laurel Acres Addition No. 5, being a subdivision of Lot 12, Block 1, Assessor's Plat of the Village of Thiensville, in the South West 1/4 of Section 14, Township 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.

WOODSIDE (60 FT.) LANE



ROSEDALE DRIVE (60 FT.)

SCALE
 1" = 30'



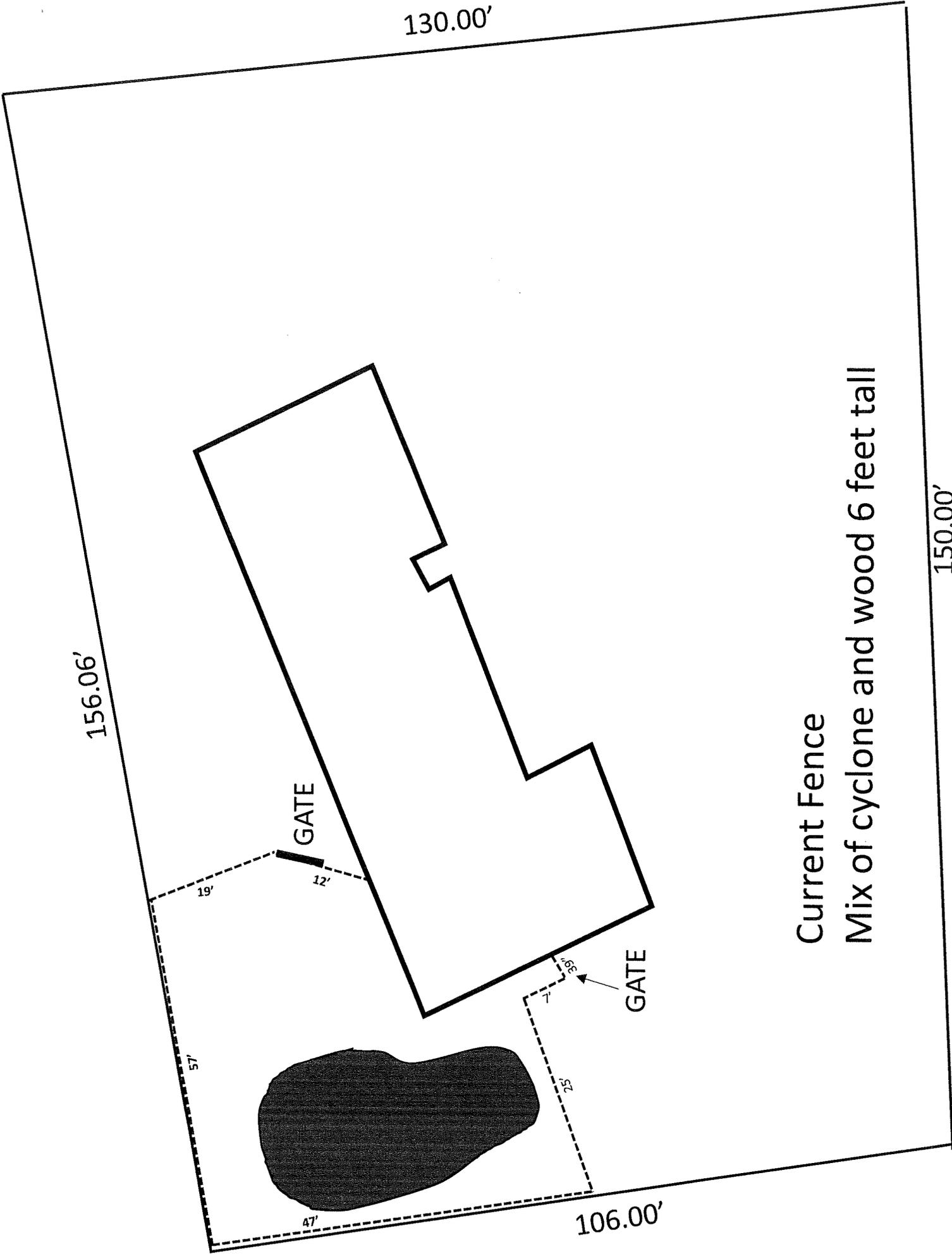
Prepared for **PRUDENTIAL INSURANCE COMPANY**

State of Wisconsin, }
 County of Milwaukee } ss.

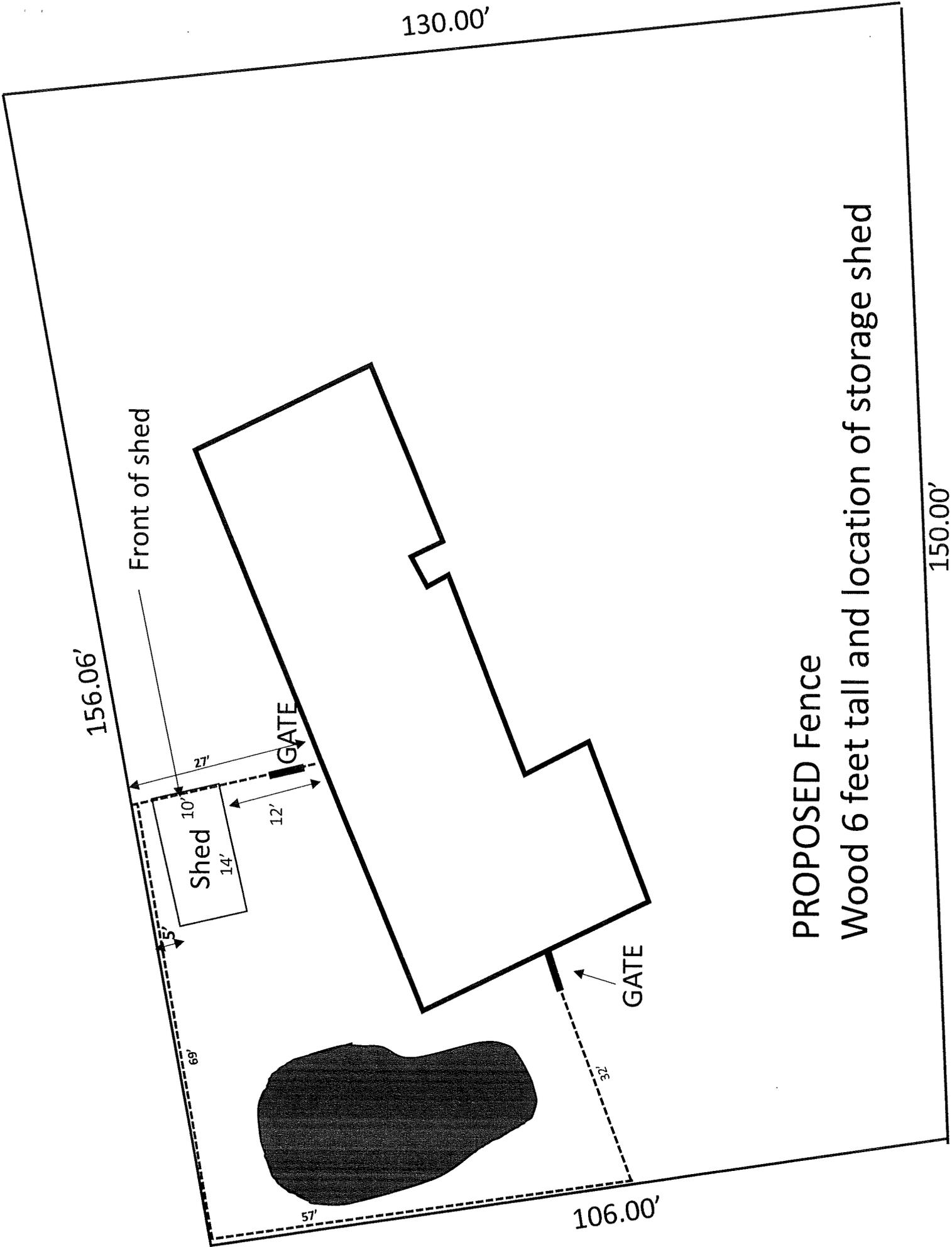
I hereby certify that on the 19TH day of FEBRUARY, 1940, I have accurately surveyed the above described property and that the above plat is a correct representation thereof and shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.

Plat No. 60-101

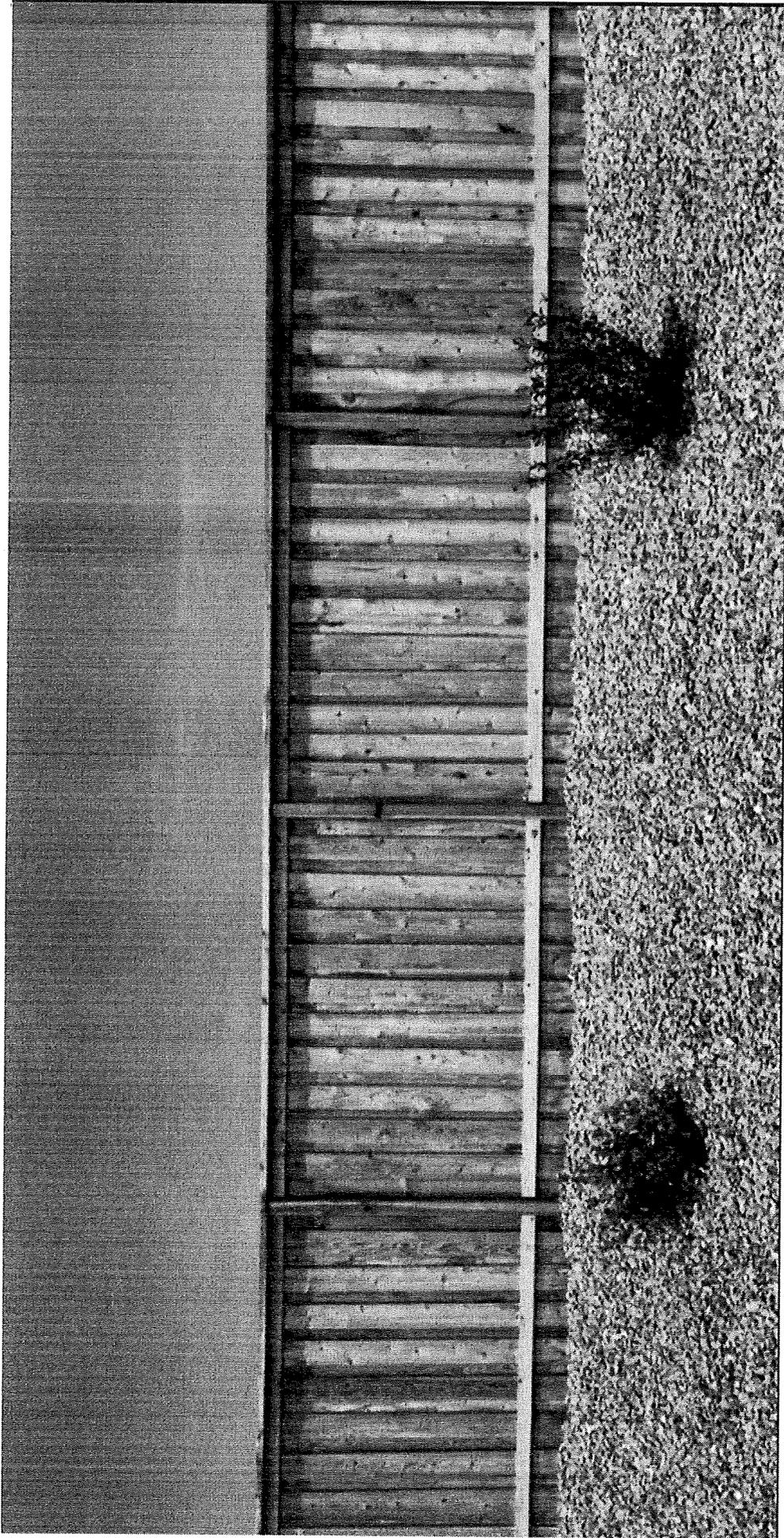
Signed Clarence H. Piepenburg Reg. No. 5-139
 Surveyor



Current Fence
Mix of cyclone and wood 6 feet tall



PROPOSED Fence
 Wood 6 feet tall and location of storage shed



Fence Construction:

1. Pressured Treated Pine
2. 4x6 posts
3. 6' tall

- Storage Shed is in back yard on a corner house.
- Siding will be Hardi Plank
- Paint will match existing siding of house with white trim
- Installing French Doors instead of a garage door due to the fact the shed will face the street.
- I am increasing the backyard fence for my dog. Existing backyard is all concrete and wood porch. I would like to have grass for my dog and have place for lawn chairs that are not on the porch or concrete. Will redesign the backyard wood porch the same size as it was later when I finish this project.

HILLCREST BUILDERS SINGLE-FAMILY HOME

To: Thiensville Planning Commission

Prepared by: Jon Censky, Village Planner

Date: April 14, 2020

Item No. **IV. D.**

General Information

Applicant:	Hillcrest Builders
Status of Applicant:	Property Owner
Requested Action:	House Plan Approval
Zoning	R-2 Single-Family Residential
Proposed Zoning:	No Change
Location:	Lot 7 Orchard Street Development
Land Use Plan Designation:	Residential
Existing Land Use:	Vacant

Proposal:

The applicant is requesting approval of his architectural plans for the first single-family home to be constructed in the recently approved Orchard Street Development. This home is proposed for lot 7 of that project and as required in the approved Development Agreement, Plan Commission approval is needed. The proposed home is designed with a front entry garage, will be 1,682 square feet in size and is well within the 35 feet height maximum allowed by code. Exterior material will consist of vinyl siding on all four sides with vinyl shakes on the upper portion of the front elevation. All windows and the front rail system will be vinyl as well and the porch columns/header will be LP Smart Trim Wrapped. Roof material will be dimensional shingles. Color and sample building materials are included in your packet and will be discussed at Tuesday's meeting.

Planners Comments:

Since the plans are code compliant and the home design compliments the character of the existing neighborhood, approval should be granted with the following conditions:

- The applicant securing a building permit prior to construction.
- Director of Public Works review and approval of the grading, drainage and erosion control plans.

- The applicant coordinating connection to the sanitary sewer and water systems with the Director of Public Works.



*124 South Swift Street
P.O. Box 28, Glenbeulah, WI 53023-0028*

*Phone: 920-526-3028
Fax: 920-526-3301*

3-13-2020

Thiensville Village Hall
250 Elm Street
Thiensville, WI 53092

Hello,

The attached packet is for the upcoming April 14 Plan Commission meeting. Hillcrest Builders & Construction Inc. is happy to provide this information for the Commission to make their decisions. We look forward to the relationship with the village to once again provide a fine choice for people to live and grow in the Village of Thiensville.

Please feel free to call me directly with any questions.

Sincerely,

A handwritten signature in blue ink that reads "John A. Ader".

John A. Ader
Hillcrest Builders

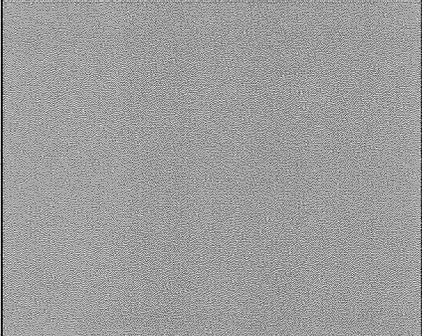
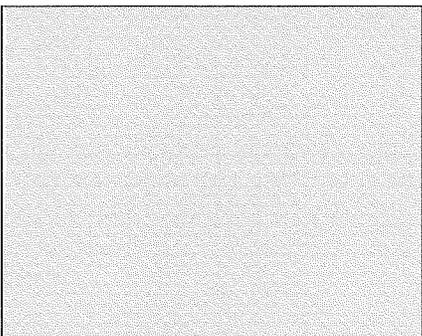




Exterior Color Selections

Customer: Thiensville Spec

Location: Orchard Street Thiensville, WI (Lot #7)

<p>Weathered Wood</p> 	<p>Roofing:</p> <ul style="list-style-type: none">▪ Mfr: Certaineed Landmark▪ Color: Weatherwood
	<p>Siding:</p> <ul style="list-style-type: none">▪ Mfr: Alside▪ Color: Tuscan Clay
	<p>Siding:</p> <ul style="list-style-type: none">▪ Mfr: Alside Shakes▪ Color: Monterey Sand
	<p>Front Door:</p> <ul style="list-style-type: none">▪ Mfr: Western▪ Color: White



Exterior Color Selections

Customer: Thiensville Spec

Location: Orchard Street Thiensville, WI (Lot #7)

	<p>Other exterior:</p> <ul style="list-style-type: none">▪ Mfr: Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns, Railing▪ Color: White
	<p>Exterior Windows:</p> <ul style="list-style-type: none">▪ Mfr: Lindsay▪ Color: White
	<p>Garage Door(s):</p> <ul style="list-style-type: none">▪ Mfr: Amarr Lincoln 2000▪ Color: White

PLAT OF SURVEY

PROPERTY DESCRIPTION: (As Surveyed):

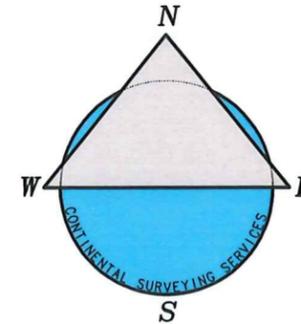
Proposed Lot 7 of the unrecorded ORCHARD STREET SUBDIVISION, being a part of the Southeast 1/4 of the Northeast 1/4, of Section 22, Township 9 North, Range 21 East, located in he Village of Theinsville, Ozaukee County, Wisconsin

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.

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 March 6th, 2020 and was submitted to the Surveyor on March 6th, 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.

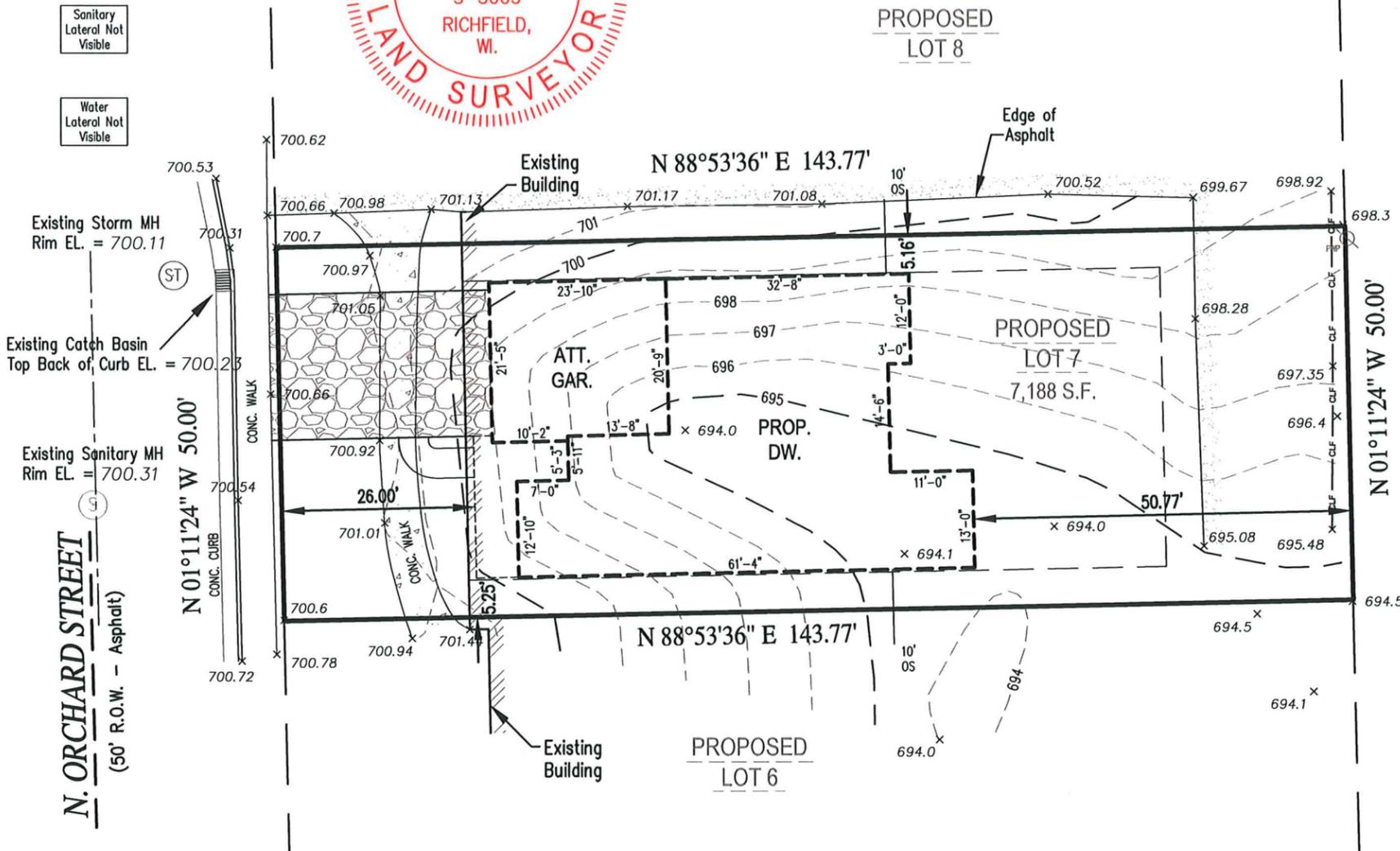


SCALE:
1"=20'



EXISTING BUILDING NOTE:
Existing Building being torn down, much of the area between the front of the existing building and the Asphalt in the rear is mostly rubble and building remnants.

PROPOSED LOT 8



Proposed Concrete Walk - 41 S.F.
Proposed Driveway - 556 S.F.
Proposed Drive Approach - 22 S.F.

Prop. & Approx. 1st Floor - 704.2
Prop. Top of Wall - 702.97
Prop. Garage Slab - 702.63
Prop. Finished Yard Grade - 702.3
(Per Preliminary Grading Plan)
Prop. Top of Footing - 694.97

Proposed 29.6' Driveway
Driveway Slope - 5.5%

Proposed Wall Height per Plans/Builder 8'
Poured Wall

PROPOSED GRADES NOTE:

All Parties involved agree and understand that the Surveyor accepts no responsibility for the proposed grades shown on this survey, said grades are strictly taken from a grading plan and or are suggested and may be the opinion of the surveyor and should always be verified and checked by an engineer, builder, owner, and or municipality. Recommendations are welcomed.

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 12th Day
of MARCH, 2020.

CLIENT:
Hillcrest Builders
P.O. Box 28
Glenbeulah WI. 53023

PROPERTY ADDRESS:
Proposed Lot 7 N. Orchard Street
Theinsville,
Wisconsin

PARCEL INFO:
TAX KEY NUMBER: TBD
PROJECT NO.: 20200306_BSO0001
SERVICE PERFORMED: BSO



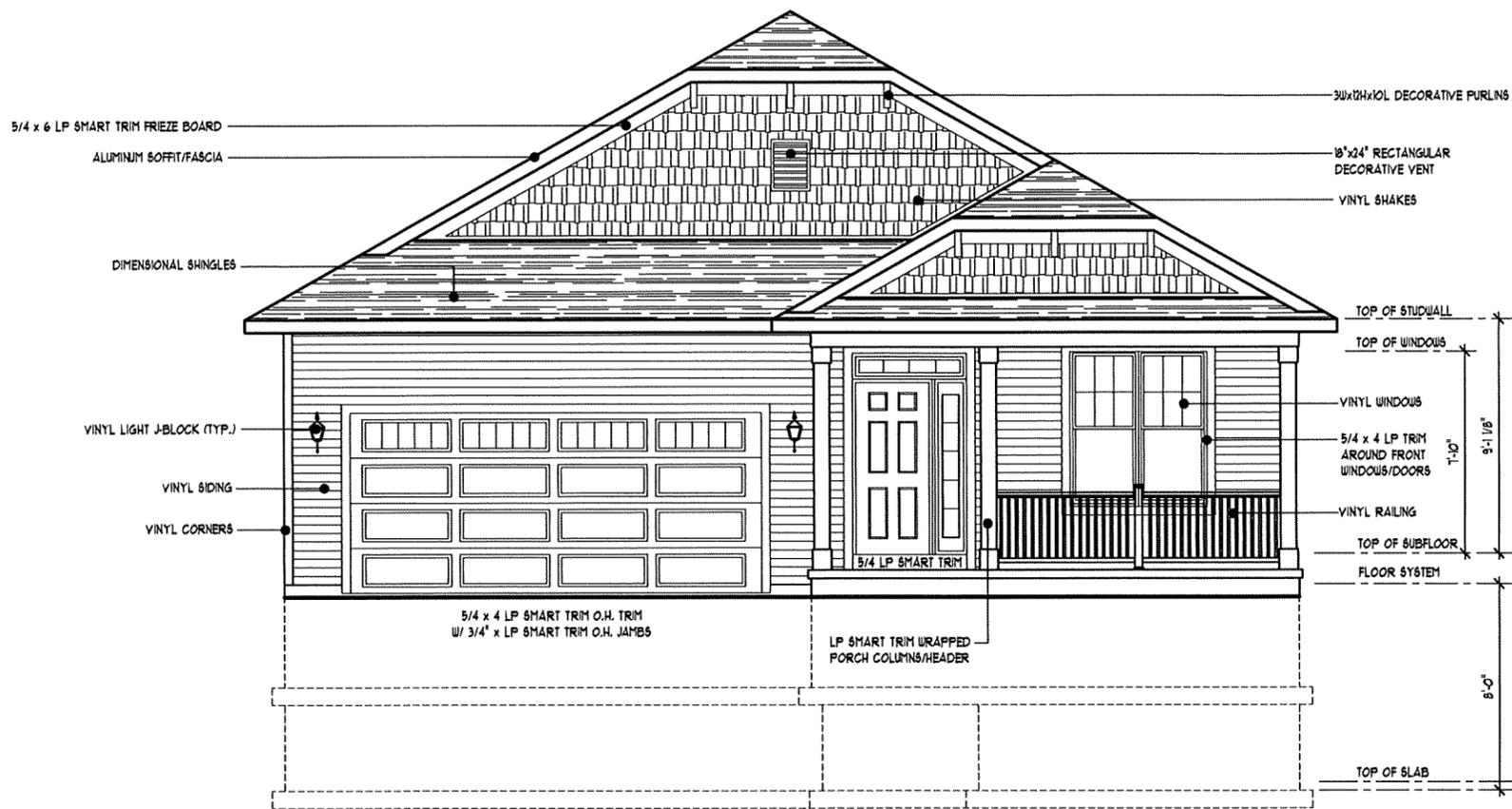
Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

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

This map was drafted by: RRR

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.





FRONT ELEVATION

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

NOTES

8' FOUNDATION

- HOUSE WALLS TO BE 8" x 8'-0" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE
- GARAGE AND STOOP WALLS TO BE 6" x 4'-0" POURED CONCRETE WALLS UNLESS NOTED OTHERWISE
- ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 48" BELOW GRADE AND SIZED AS REQ'D BY SOIL CONDITIONS AND BUILDING CODES
- MOISTURE BREAK REQ'D AT ALL BEAM POCKETS
- REINFORCE ALL CONCRETE AND MASONRY AS REQ'D
- SEE CODE AND LOCATE ALL FOOTING, PILASTERS, WINDOW AND SUMP, MASON TO FOLLOW ALL STATE AND LOCAL CODES
- ALL WINDOW WELLS TO BE STD. 32"x16" WINDOW UNIT W/ GALV. AREA WELL W/ DRAIN TILE EXTENDED INTO WINDOW WELL AREA
- FLOOR SYSTEM IS 11 1/8" I-JOISTS UNLESS NOTED OTHERWISE. ALL BEAM, HEADER, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF FRAMING PLAN TRUSS LAYOUT. ALL ENGINEERING BY SUPPLIER
- ALL BEARING HEADERS TO BE 2-PLY 2x12 UNLESS NOTED OTHERWISE

GENERAL

- EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.
- EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.
- INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.
- DIMENSIONS ARE STUD TO STUD
- ALL BEARING HEADERS ARE 2-PLY 2x12 UNLESS OTHERWISE NOTED
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PACKET FOR ROUGH OPENINGS
- FRAMER RESPONSIBLE FOR ALL BLOCKING AND FIRE-BLOCKING AS REQUIRED BY CODE
- MINIMUM 10" HEEL HEIGHT OVER HEATED SPACES
- PROVIDE ATTIC ACCESS AS REQUIRED BY CODE LOCATION(S) TBD ON SITE AT TIME OF FRAMING

APPLICABLE MUNICIPAL CODES

BUILDING: STATE OF WISCONSIN BUILDING CODE CHAPTER 320-325
 PLUMBING: STATE OF WISCONSIN BUILDING CODE CHAPTER 381-381
 ELECTRICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 316
 MECHANICAL: STATE OF WISCONSIN BUILDING CODE CHAPTER 361-325

DECK: STATE OF WISCONSIN BUILDING CODE CHAPTERS 815 320-325
 APPENDIX B

ROUGH OPENING SCHEDULE

EXTERIOR / INTERIOR DOORS

- EXTERIOR DOORS = DOOR + 2 1/2"
- INTERIOR DOORS (INCLUDING BI-FOLDS) = DOOR + 2 1/2"
- DOUBLE DOOR (STANDARD) = DOOR + 2 1/2"
- DOUBLE DOOR (W/ ASTRAGAL) = DOOR + 3 1/2"
- POCKET DOOR = DOOR WIDTH x2 + 2 1/2" HGT + 84 1/4"
- BI-PASS DOOR = DOOR WIDTH x2 + 1"

THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS SUPPLIED BY DREXEL BUILDING SUPPLY. THESE ARE ONLY GUIDELINES AND IT IS THE RESPONSIBILITY OF SUB-CONTRACTOR TO VERIFY ANY ROUGH OPENINGS

SQUARE FOOTAGE

AREA	SIZE	SQUARE FEET
FIRST FLOOR LIVING AREA	1682	SQUARE FEET
BASEMENT AREA	1682	SQUARE FEET
FINISHED BASEMENT AREA	N/A	SQUARE FEET
GARAGE AREA	505	SQUARE FEET
FRONT PORCH AREA	152	SQUARE FEET
REAR PORCH/DECK AREA	N/A	SQUARE FEET
TOTAL FINISHED LIVING AREA	1682	SQUARE FEET

REVIEW SET - NOT FOR CONSTRUCTION !!!

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REVISIONS:

DATE	DESCRIPTION
3-6-2020	TM



CUSTOMER: THIENSVILLE SPEC

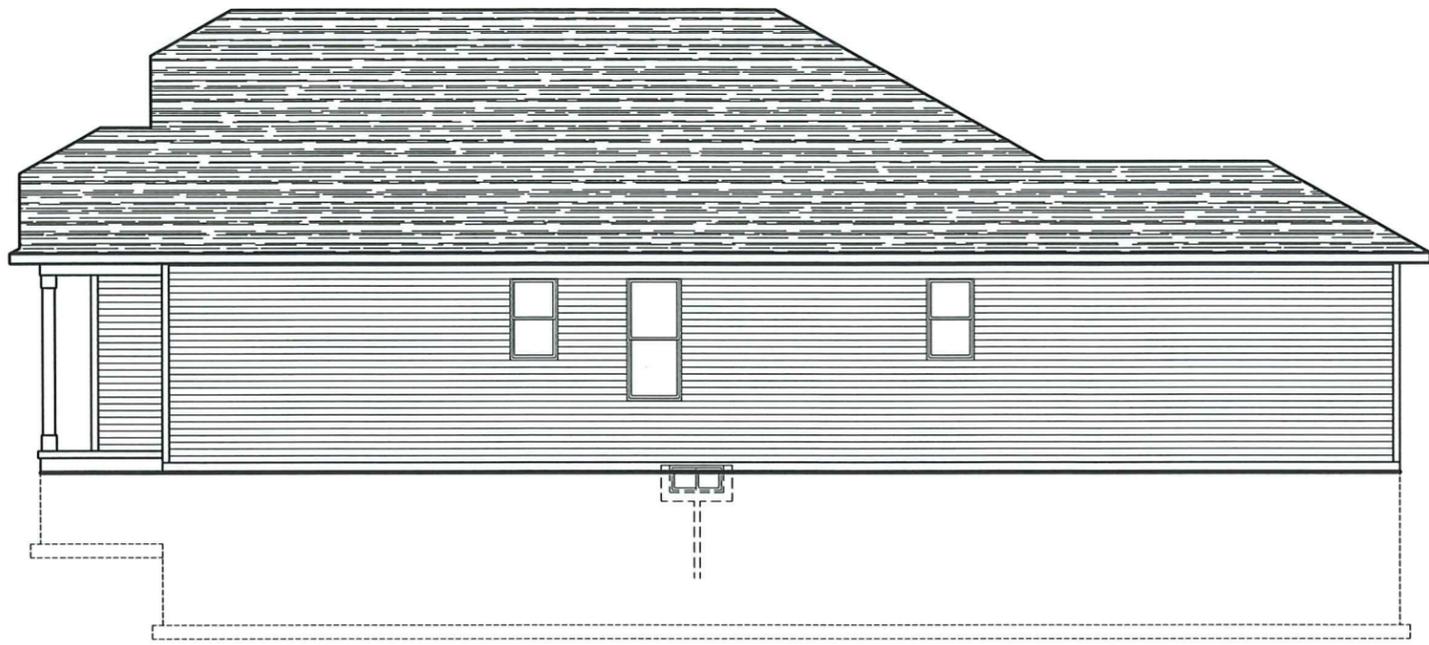
JOB ADDRESS: ORCHARD STREET
 LOT 7, ORCHARD STREET SUBDIVISION
 VILLAGE OF THIENSVILLE
 COUNTY: OZAUKEE

HILLCREST BUILDERS
 P.O. BOX 28
 GLENBEULAH, WI 53023
 PH: (920) 526-3028
 FAX: (920) 526-3601

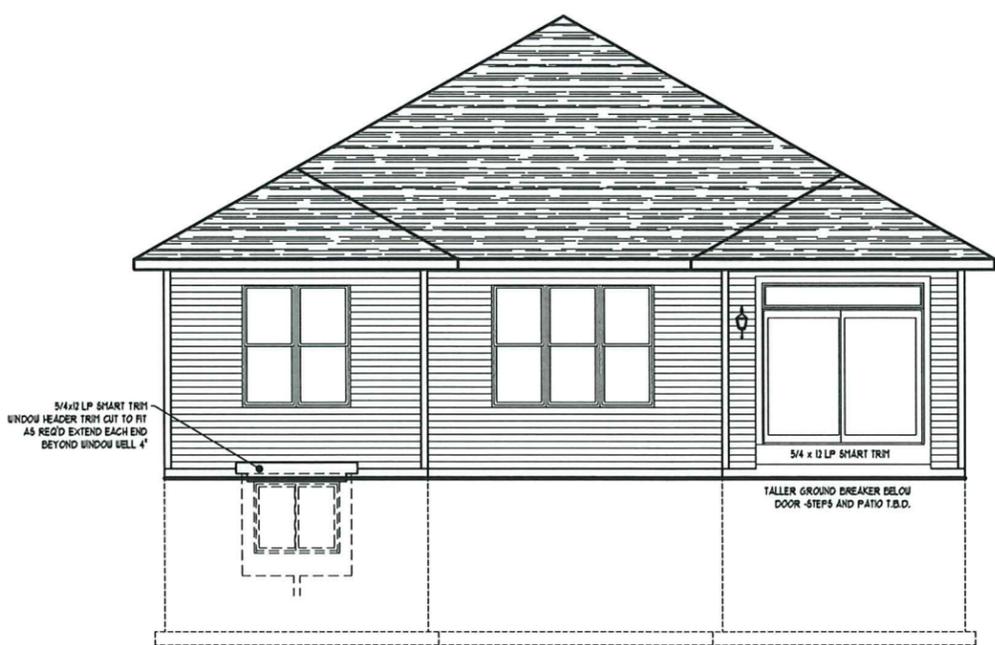
MODEL:
MOD. VINTAGE 1A

SHEET
 1 OF 8

JOB NO.
L20-008



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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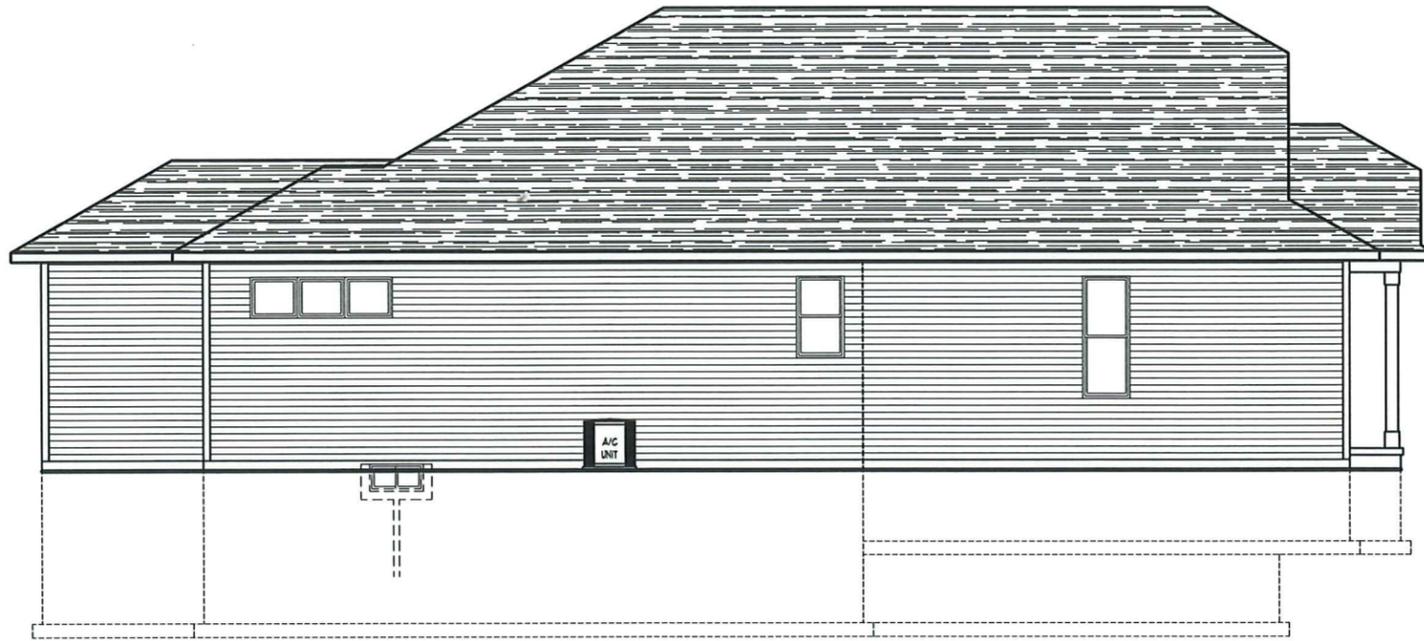
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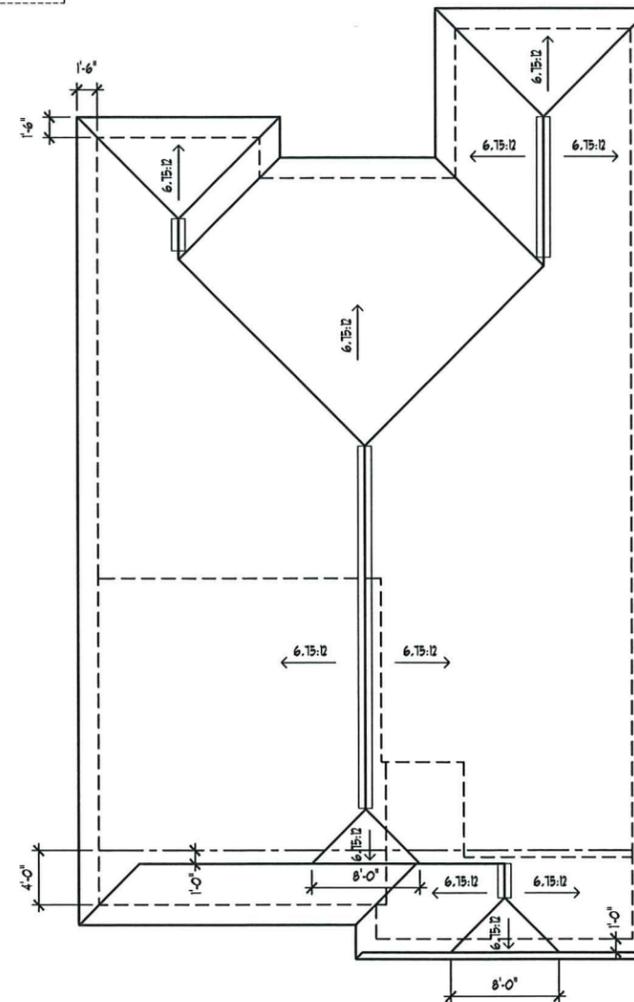
SHEET
2 of 8

JOB NO.
L20-008



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



ROOF LAYOUT

1/8" = 1'-0"

NOTES	LEGEND
<ul style="list-style-type: none"> ARCHITECTURAL SHINGLES W/ 1/4" FELT UNDERLAYMENT 1/2" OSB ROOF SHEATHING W/ H-CLIPS INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS ALL DIMENSIONS ARE STUD TO STUD TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS 	<p>CONTINUOUS RIDGE VENT</p> <p>STATIC VENT</p>

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CUSTOMER:
THIENSVILLE SPEC

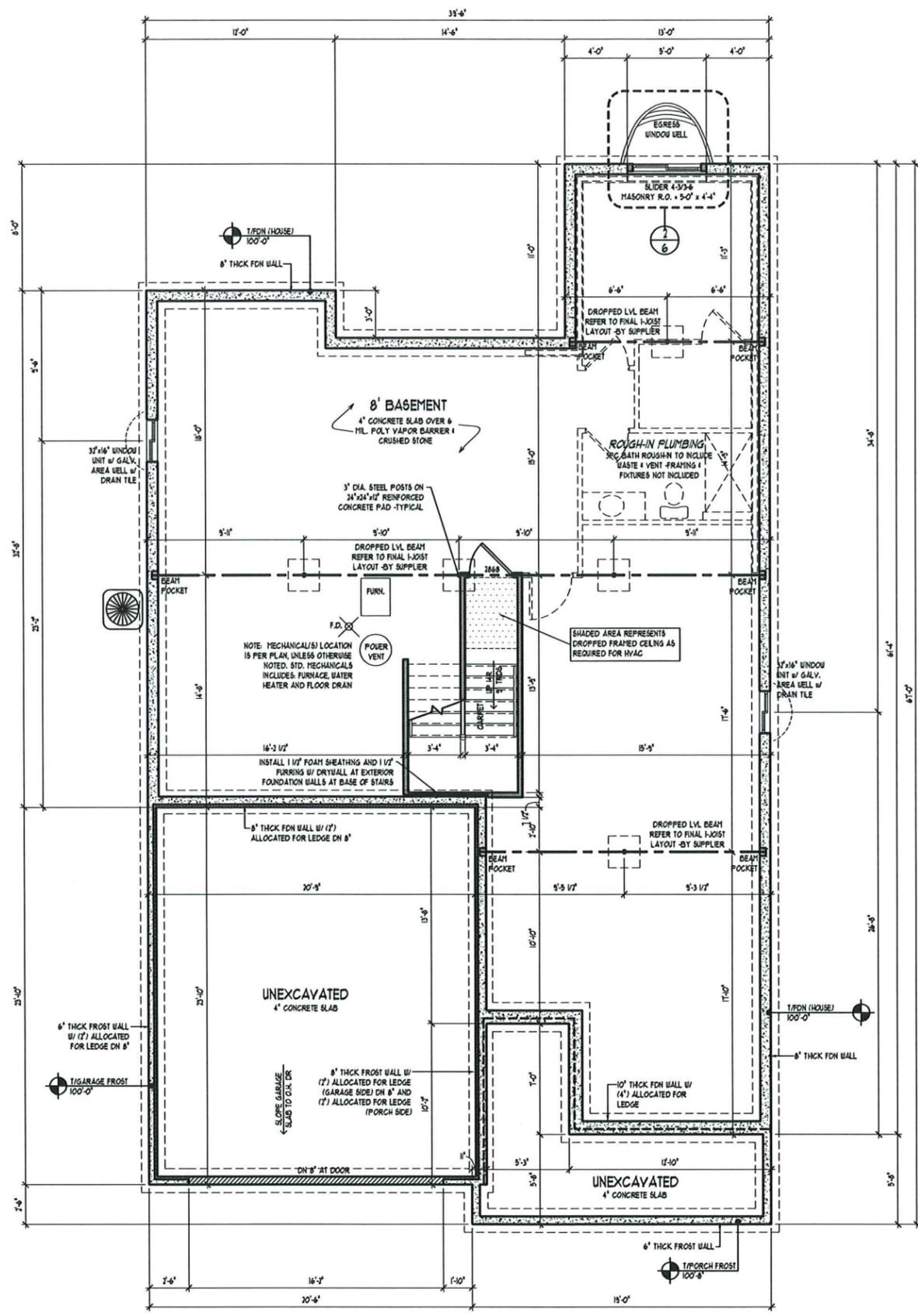
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SHEET
3 OF 8

JOB NO.
L20-008



BASEMENT PLAN
SCALE: 3/16" = 1'-0"

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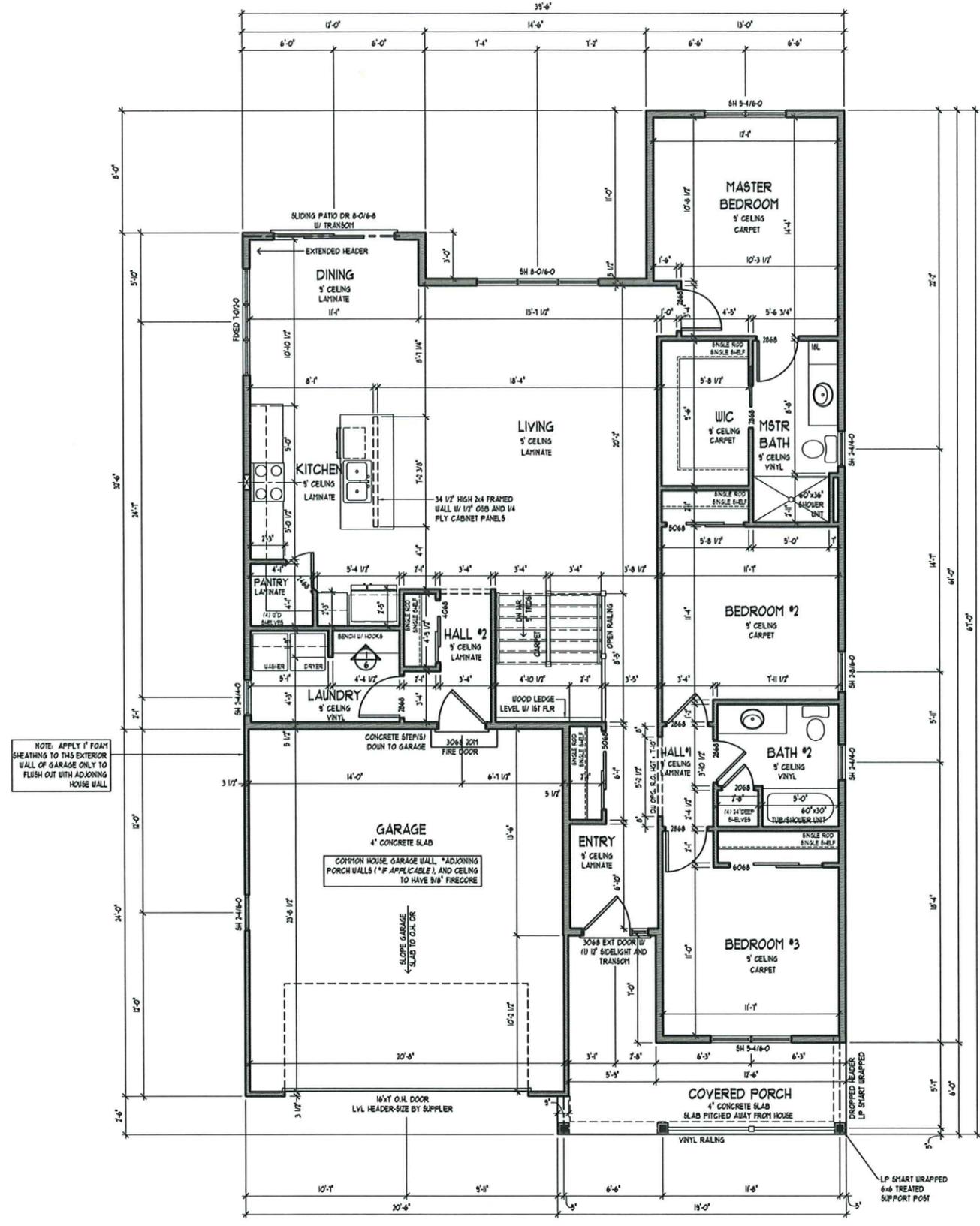
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MODEL:
MOD. VINTAGE 1A

SHEET
4 OF 8

JOB NO.
L20-008



NOTE: APPLY 1" FOAM SHEATHING TO THIS EXTERIOR WALL OF GARAGE ONLY TO FLUSH OUT WITH ADJOINING HOUSE WALL

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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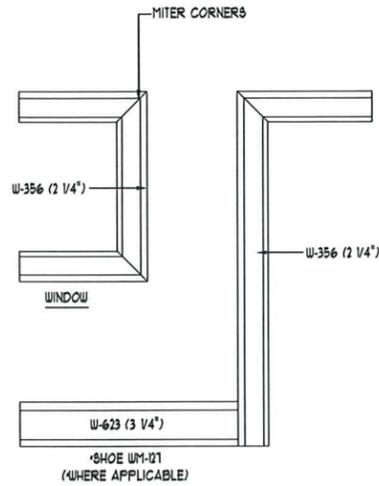
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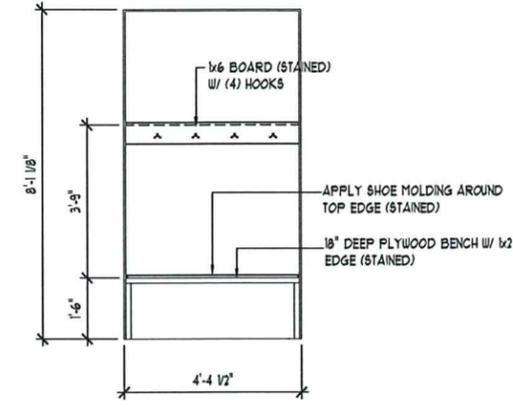
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MOD. VINTAGE 1A

SHEET
5 OF 8

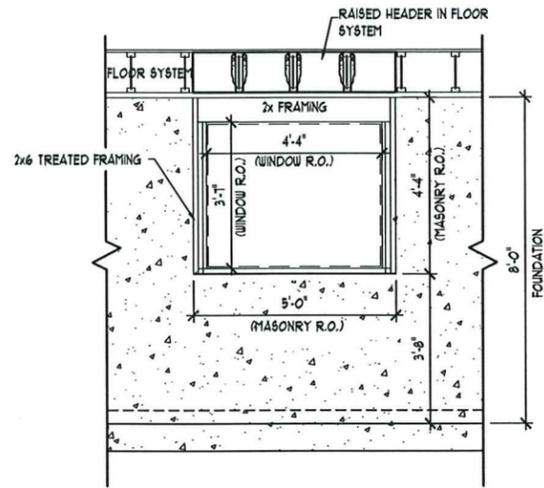
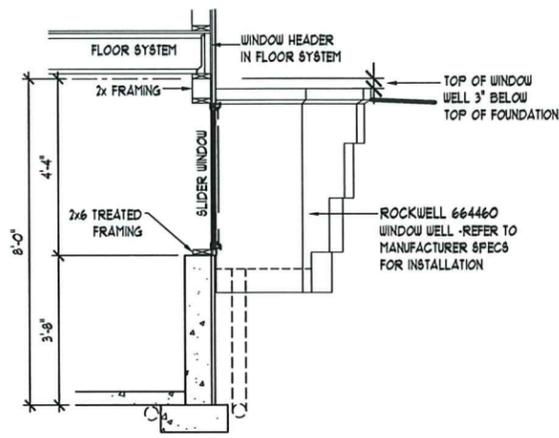
JOB NO.
L20-008



TRIM DETAIL
 1 1/2" x 1'-0" STD. TRIM PACK



BUILT-IN BENCH DETAIL
 3/8" x 1'-0"



8' EGRESS WINDOW WELL DETAIL
 3/8" x 1'-0" WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR

REVIEW SET - NOT FOR CONSTRUCTION !!!

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REVISIONS:

DATE	DESCRIPTION
3-6-2020	TM

HILLCREST
builders

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SHEET
6 OF 8

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L20-008

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REVISIONS:	
3-6-2020	TM

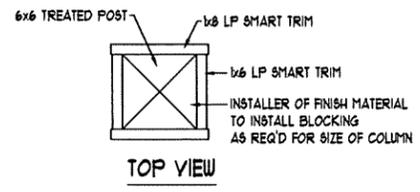
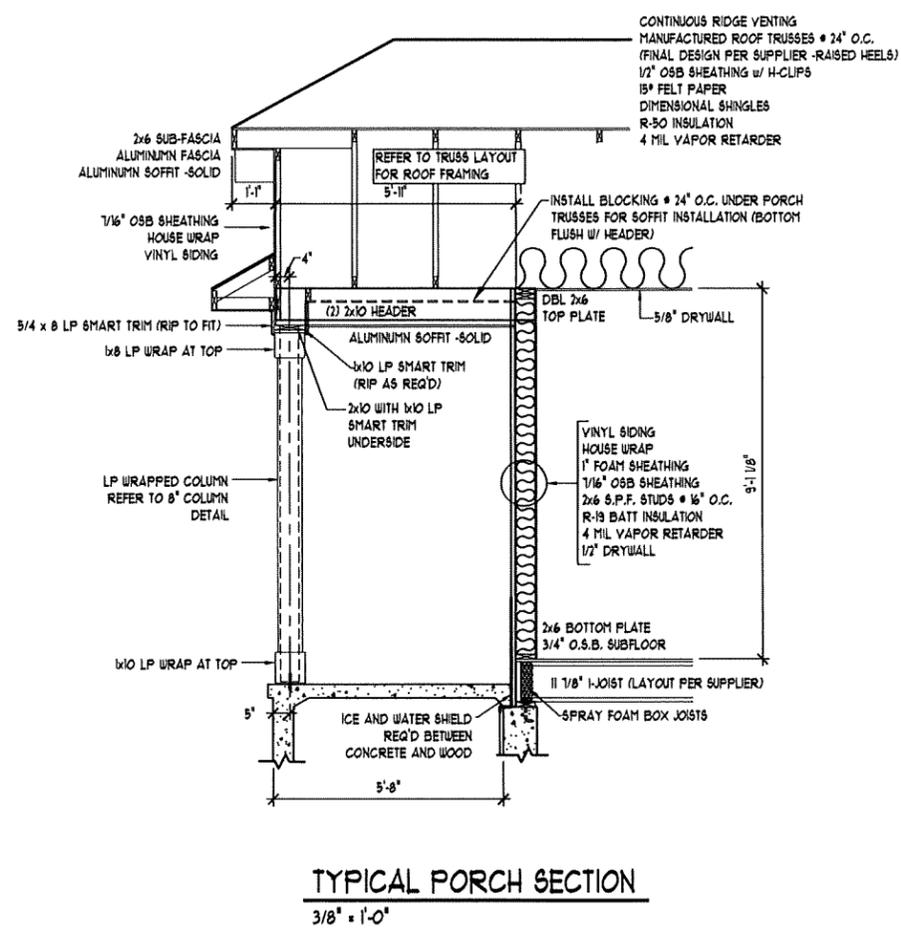
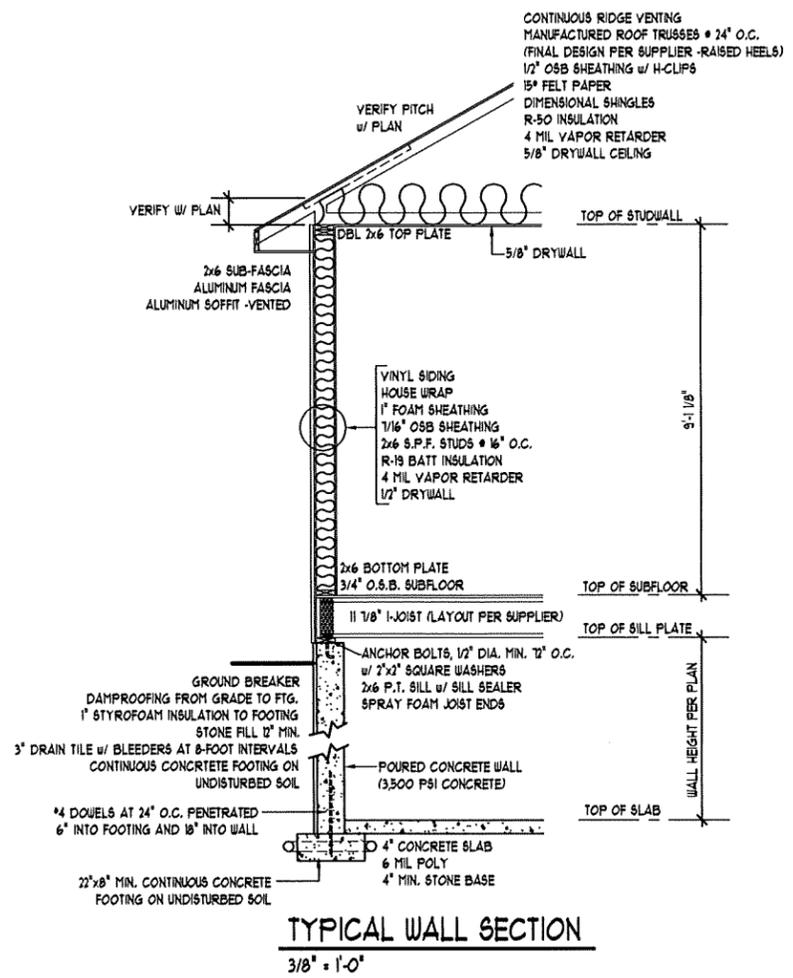


CUSTOMER: THIENSVILLE SPEC
 JOB ADDRESS: ORCHARD STREET
 LOT 7, ORCHARD STREET SUBDIVISION
 VILLAGE OF THIENSVILLE
 COUNTY: OZAUKEE

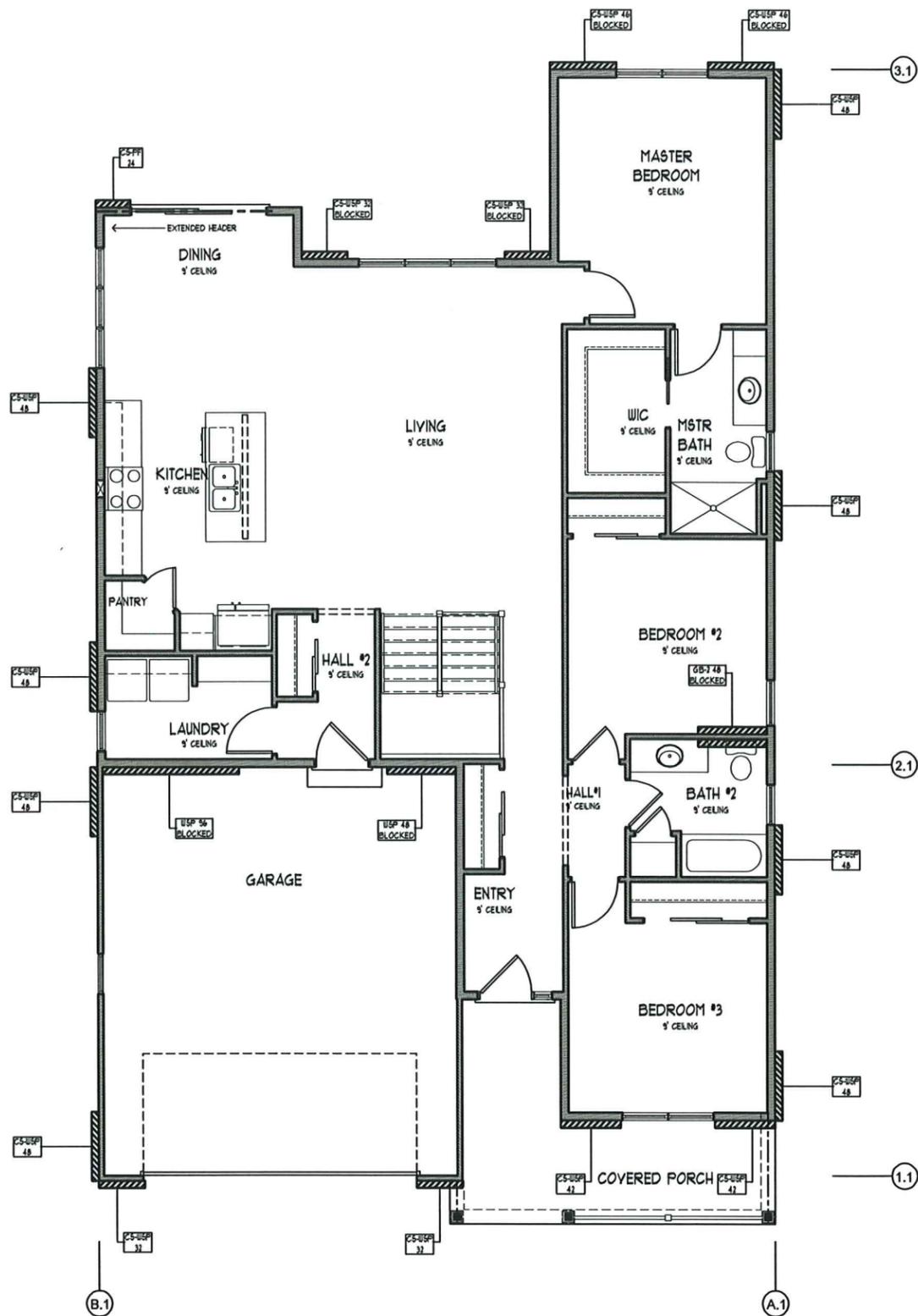
HILLCREST BUILDERS
 P.O. BOX 28
 GLENBEULAH, WI 53023
 PH: (920) 526-3028
 FAX: (920) 526-3601

MODEL:
MOD. VINTAGE 1A
 SHEET
7 OF 8
 JOB NO.
L20-008

REVIEW SET - NOT FOR CONSTRUCTION !!



8" EXT. PORCH COLUMN DETAIL
 1 1/2' x 1'-0'



FIRST FLOOR WALL BRACING

SHEARWALL/WALL BRACING LEGEND

SHEAR WALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG LENGTH IN INCHES
PANEL EDGE BLOCKING IF REQ.

SHEAR WALL / BRACED WALL LINE

PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

TAG	DESC.
WSP	WOOD STRUCTURAL PANEL -ONE SIDE: 1/8" APA SPAN RATED WOOD SHEATHING
C&WSP	WOOD STRUCTURAL PANEL IN CONTINUOUS WOOD SHEATHED WALL
GB-1	GYP&UM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYP&UM BOARD PANEL APPLIED BOTH SIDES
C&PP	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SFS332B-4

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (3/4" THICK)	#2x 2 1/2" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (1/8" THICK)	0.131"x1 1/2" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (1/2" OR 5/8")	0.091"x2 1/2" R.S. NAIL	6" / 12" TYPICAL 3" / 8" • RIDGE AND OVEHANGS
GWB WALL	#6x 1 1/2" TYPE W SCREW	4" / 8"

WALL BRACING TYPE ABBREVIATIONS

PANEL FASTENING SCHEDULE

FOCUS ENGINEERING LLC
 601 Davis St., Elkhorn, WI 53121
 (262) 788-8288
 contact@focusengineeringllc.com
 www.focusengineeringllc.com

REVIEW SET - NOT FOR CONSTRUCTION !!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:

DATE	DESCRIPTION
3-6-2020	TM



CUSTOMER: THIENSVILLE SPEC
 JOB ADDRESS: ORCHARD STREET
 LOT 7, ORCHARD STREET SUBDIVISION
 VILLAGE OF THIENSVILLE
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MODEL:
MOD. VINTAGE 1A

SHEET
8 OF 8

JOB NO.
L20-008

NEXJENN REAL ESTATE LLC REZONING RECOMMENDATION

To: Thiensville Planning Commission

Prepared by Jon Censky, Village Planner

Date: April 14, 2020

Item No. **IV. E.**

General Information

Applicant:

NexJenn Real Estate LLC

Status of Applicant:

Property Owner

Requested Action:

Rezoning Recommendation

Existing Zoning:

R-4 Multiple-Family Residential and B-2 Shopping Center District

Proposed Zoning:

R-5 Multiple-Family, B-3 Highway Business District & PDO Planned Development Overlay

Location:

266-286 North Main Street & 217-227 Green Bay Road

Land Use Plan Designation:

High Density Residential and Commercial

Existing Land Use:

Vacant

Proposal:

Commissioners will recall that last December, you recommended changing the Land Use Plan classification for this site to mirror the high-density residential use and the reduced commercial area being proposed herein. That recommendation was discussed and approved by the Village Board in January. The applicant has now submitted more detailed plans and is requesting rezoning recommendation from the R-4 Multiple-Residential District with a maximum density of 11.5 units/acre to the R-5 Multiple-Family Residential District with densities not to exceed 14 units/acre. They are also requesting to reduce the commercially zoned area of this property and to rezone it from B-2 Shopping Center District to B-4 Highway Business District and to apply the PDO Planned Development Overlay District over the entire project area to tie this into one unified planned development. The overlay district also provides the flexibility needed to increase the density up to a maximum of 22 units/acre and to adjust the standards of the base R-5 and B-4 Districts as needed.

PDO type developments typically encompasses one or more principal uses and/or structures where strict compliance with the regulations and standards of the underlying basic zoning district would prevent such development. The PDO Overlay District is a tool that allows the Village Board, following a recommendation from the Plan Commission, to consider modifications for such things as density, shared parking, building location, height requirements, yard and setback standards and density

requirements to a maximum of 22 units/acre. As agreed, in previous discussions before this Commission and the Village Board, the density is based on the area of all five lots combined, including the Walgreens site.

With respect to density, the R-5 District permits densities up to 14 units per acre but the PDO overlay district allows the Village Board, following a recommendation, from the Plan Commission, to expand densities up to 22 units per acre. My calculations indicate that the project is within those limits whether the entire area, with all lots combined and owned by the developer, is used in the calculation or just the site specifically dedicated to the residential portion of the project is used. More specifically, when using the all lots combined, the density calculates out to 11.2 units per acre and when using just the site devoted to the residential portion of the project, the density is 22 units per acre.

Staff's review of these plans indicates that while the project is conforming to the density limits of the R-5 District, the following departures to the underlying Zoning Districts Standards are needed for this project to be approved as presented.

Nonconforming to Standards:

- R-5 Multiple-Family Residential District.
Code Requirement – SEC 17.0307 1. Number of units per structure
Multiple family dwellings not to exceed 12 dwelling units per structure.
Departure – **Proposed building A has 45 units and building B has 44 units.**
- R-5 Multiple Family District and B-4 Highway Business Districts
Code Requirement – SEC 17.0307 D. (R-5) States: Lots shall have the minimum of the larger of 15,000 square feet in area or 3,800 square feet per unit = 7.9 acres and Sec. 17.0311 D. (B-4) States: Lots shall have a minimum area of 10,000 square feet. =7.9 acre + 10,000sf = 7.99acres
Departure – **The total project area = 7.94acres.**
- Parking requirements.
Code Requirement – Section 17.0503 M (1) Single-family, two-family and multiple-family dwellings shall have two (2) spaces per dwelling unit with at least one (1) space per dwelling unit provided in a garage.
Departure – **The plans propose 1.7 stalls per unit with 89 under cover. Staff notes however, that while this project does have sufficient parking to support the overall needs of the project, 26 of the surface stalls will be shared between the residential and retail uses.**
- Building Height.
Code Requirement – **Section 17.0307 E.** states: No principle building, or part of a principle building shall exceed 40 feet in height and **Section 17.1300 J. Definitions**, states: Building Height. The vertical distance measure from the mean elevation of the finished lot grade along the street yard face of the structure to the heist point of the roof deck of a flat or mansard roof or the mean height of the hip, gambrel, arched, round or pitched roof.

Departure – The plans propose a building height of 51 feet to the ridge and 35 feet to the eve of the roof. Accordingly, the mean elevation of the proposed pitched roof is 43 feet, exceeding the structure height by 3 feet.

Basis for Approval of the petition

According to the new PDO Ordinance, the Plan Commission, in making its recommendation and the Village Board in making its determination, shall consider:

- That the petitioners for the proposed Planned Development Overlay District have indicated that they intend to begin the physical development of the PDO within (12) months following the approval of the petition and that the development will be carried out according to a reasonable development timetable, including all benchmark dates from commencement to completion of the physical development of the proposed project that is satisfactory to the Village.
- That the proposed Plan Development Overlay District is consistent in all respects to the purpose of this Section and to the spirit and intent of this Ordinance; is in conformity with the adopted Comprehensive Smart Growth Land Use Plan or any adopted components thereof; and, that the development would not be contrary to the general welfare and economic prosperity of the Village and that the benefits and improved design of the resultant development justifies the establishment of a PDO Planned Development Overlay District.
- The Village Plan Commission in making its recommendation and the Village Board in making its determination shall further find that:
 - a. The proposed site shall be provided with adequate drainage facilities for surface and storm waters.
 - b. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
 - c. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.
 - d. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the Village.
 - e. Public water and sewer facilities shall be provided.
 - f. The entire tract or parcel of land to be included in a Planned Development Overlay District shall be held under single ownership or if there is more than one (1) owner, the petition for such Planned Development Overlay District shall be considered as one (1) tract, lot or parcel, and the legal description must define said PDO as a single parcel, lot or tract and be so recorded with the Ozaukee County Register of Deeds office.

Moreover, such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space and coordination with overall plans for the community.

The total net residential density within the Planned Development Overlay District will be consistent with the Village's Smart Growth Land Use Plan and the density determined on a case-by-case basis by the Village Board following review and recommendation by the Plan Commission.

Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.

Adequate, continuing fire and police protection is available.

The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.

Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.

Planner's Comments/Recommendation

In making your recommendation, you will need to reference and support the deviations from the basic use district standards, as noted above, for this project to be approved as proposed. These deviations include the departure from the maximum number of units/structure from 12 units/structure to 44 and 45 units/structure; the small departure from the required lots size; the number of parking stalls for the residential component from 2 stalls/unit to 1.7 stalls (shared parking as proposed is encouraged) and the building height exceeds the maximum allowed by 3 feet. In addition to recommending these departures, your motion should include the stipulation that all lots within this project be combined into one.

Staff believes that this project will provide good utilization of the land that formerly supported a highly intensive shopping center with a grocery store as its anchor tenant. In my view, this project will not have an unreasonably adverse effect on neighboring properties as the structures proposed for the project will harmonizes with and enhances the look of the area. Moreover, the building materials being chosen are quality materials that will complement the general character of other buildings and structures in the vicinity of the proposed development. The proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public the proposed project will enhance an existing structure that is deemed beneficial to the character of the Village of Thiensville.

Petition

for the approval of a Planned Development Overlay District (PDO) allowing for the master plan development of 4 buildings containing a total of 89 residential units, approximately 14,000 sf of retail/commercial space, 130 new surface parking space and 89 below ground parking spaces along with public greenspace, circulation, and all appurtenances (The Project) as further described herein.

Petitioner: NexJenn Real Estate LLC, Patricia Jennings Ullrich
3048 N. Marietta Ave, Milwaukee, WI 53211

On behalf of the fee simple owner LRJ Bonnywell I, II, and III
230 E. McArthur Lane
Fox Point, WI 53217

The Village of Thiensville Planning Commission and Village Board
Village of Thiensville, Ozaukee County, WI

April 14, 2020

Project Overview

The Hawthorne Square project is the result of over 2 years of collaborative work to create a thoughtful comprehensive mixed-use infill redevelopment at the corner of Freistadt Rd and Main St. The coordinated area site planning and diversified location of structures and building types are intended to provide an exceptional experience for The Project residents and visitors along with those who currently reside elsewhere within the Village. The design, construction, planning, delivery, and management have been well thought out and coordinated

by our team of subject matter specialists. A safe and efficient system for pedestrian and vehicle traffic, and attractive recreation and open spaces for visitors, residents, customers, and existing Village residents is a priority for this development.

Project Team

Developer: NexJenn Real Estate whose principle owners are Patricia Jennings Ullrich and Margarite Jennings Beach - NexJenn is a Real Estate Management, Development, and Consulting Firm with 30 years of diverse experience currently managing 13 real estate assets and 3 redevelopment sites. Refer to their website nexjenn.com for full biographies and company overview.

Fee Simple Owner: LRJ Bonnywell Village I, II, and III owned solely by Dr. and Mrs. Leander R Jennings - Ownership of subject property goes back to 1966 when the property was purchased from the Messinger Family. With the help of his father, David V. Jennings, a neighborhood shopping center was developed and served the community until about 20 years ago when Walgreens moved out of the strip shopping center and onto the corner, at which time the shopping center was demolished. Dr. Jennings had a partner, brother Phillip Jennings, who he bought out in 2017.

Design and Project Management: Eppstein Uhen Architects (EUA), Greg Uhen and Greg Zastrow are the principle design and project leads – EUA is best known for designing environments that elevate people’s potential. More than 230 employees in Milwaukee, Madison, and Denver demonstrate unparalleled commitment to the markets, communities and clients they serve. For additional information, please visit the firm’s website at eua.com.

Feasibility/Research: Moegenburg Research Group - Pete Moegenburg and Kyle Bjerke provided the initial study along with continued updates to provide insight concerning the market complexities influencing the project mix, density,

competitive outlook and overall feasibility analysis. The full 116-page feasibility study is available for your review.

Construction and Construction Management: Horizon Construction Group – Dan Fitzgerald and Mick Hintz, whose experience building and managing a project of this size and scope is without match. Horizon also owns most of what they build and therefore deliver the advantage of understanding the necessary quality required for an owner who has the intention of long-term ownership. Further information is available on their website horizonbm.com

Financing: Walker & Dunlop – Jim Cope and Andy Schoene are engaged with our team to provide the lender's view on project feasibility. Walker and Dunlop is the leading commercial debt provider in the area. The reliability of our modeling depends greatly on their experience they have with other similar developments. Learn more at walkeranddunlop.com

Civil Engineering and Landscape Design: Kapur & Associates, Inc. - Kapur will provide civil plans, specifications, storm water management, and erosion control for review and final approval by the Village. Kapur will also obtain all other required permitting by WDNR, State Plumbing, and Agencies Having Jurisdiction and provide copies of those permits to the Village. Kapur will also be providing landscape design. See more at kapurinc.com

Statement: The petitioner asserts that The Project “conforms to the Village’s adopted master plan, or any adopted component thereof, and the general character of the uses to be in the proposed PDO, including the following information:”

- 1. **Total Area.** Total land area under consideration for the PDO is 7.945 acres between 5 total lots consisting of the following tax key #s:

- 120500324001
- 120500324003
- 120500324004
- 120500324005
- 120500326002

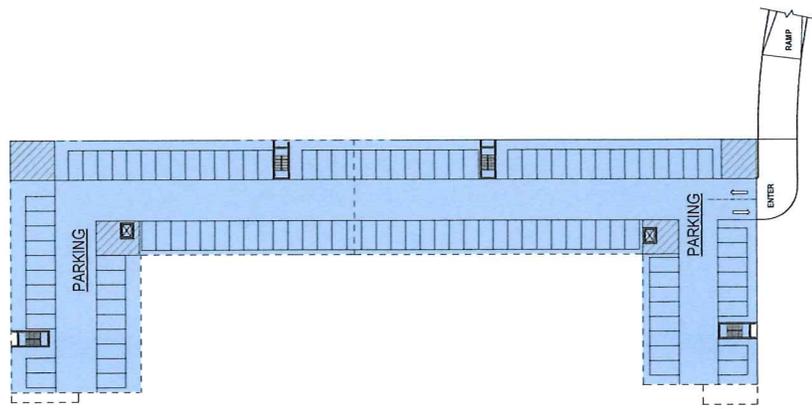
The number of dwelling units contained within the two larger buildings toward the Northeast (A) and Southeast (B) as of The Project contain a total of 89 residential units. The Southwest (C) and Northwest (D) buildings contain commercial space only. The unit composition is as follows:

The unit’s size, density and layout are further described visually on the following pages.			
<u># of units</u>	<u>Bedrooms</u>	<u>Average size</u>	<u>Average Occupancy</u>
47	1 BR	820 sf	1.5
30	2 BR	1,210 sf	2
6	3 BR	1,400 sf	3
<u>6</u>	<u>Townhomes 1,800 sf</u>		<u>3</u>
89 total units		104,040 sf	176 est. occupants
Commercial Building C		4,500 sf	
<u>Commercial Building D</u>		<u>9,500 sf</u>	
Total rentable sf		118,590 sf plus circulation	

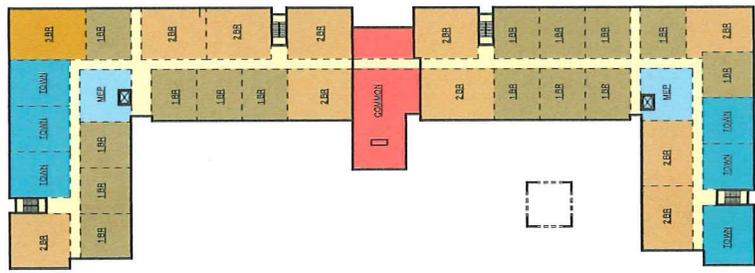
Unit Mix: Hawthorne Square

Unit Type	RESIDENT FLOORS				Apartment Data	
	ave. unit NSF	1	2	3	total	unit mix
3BR subtotal					6	6.7%
	1400					
Bldg A		1	1	1	3	
Bldg B		0	1	2	3	
2BR subtotal					30	33.7%
	1210					
Bldg A		5	6	6	17	
Bldg B		5	4	4	13	
1BR subtotal					47	52.8%
	820					
Bldg A		7	6	9	22	
Bldg B		8	8	9	25	
Townhomes subtotal					6	6.7%
	1800					
Bldg A		3	0	0	3	
Bldg B		3	0	0	3	
BLDG A		16	13	16	45	
BLDG B		16	13	15	44	
TOTALS		32	26	31	89	100%

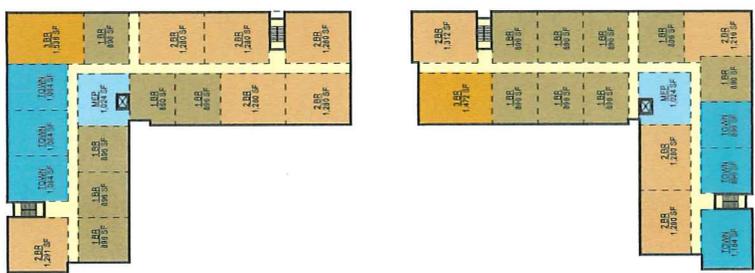
UNIT MIX



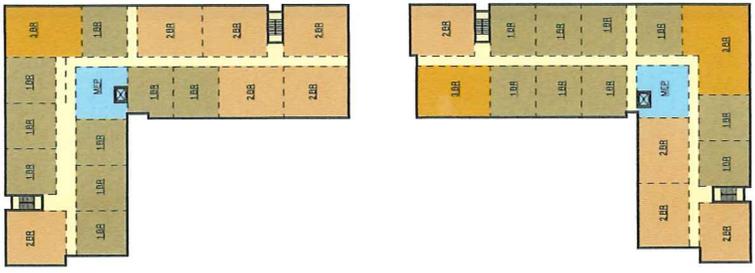
11.1 PLAN
11.1.1 PLAN



1.1 PLAN
1.1.1 PLAN



2.1 PLAN
2.1.1 PLAN

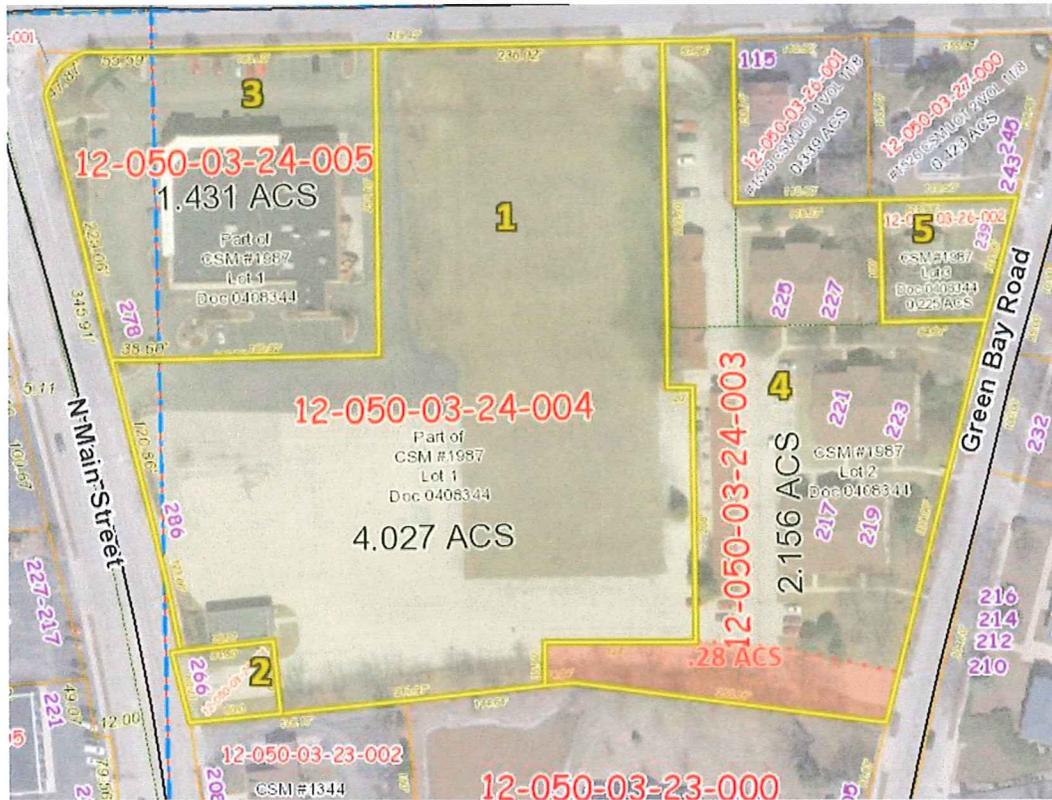


3.1 PLAN
3.1.1 PLAN



Hawthorne Square Density Calculations Scenarios
 Village of Thiensville February 7, 2020

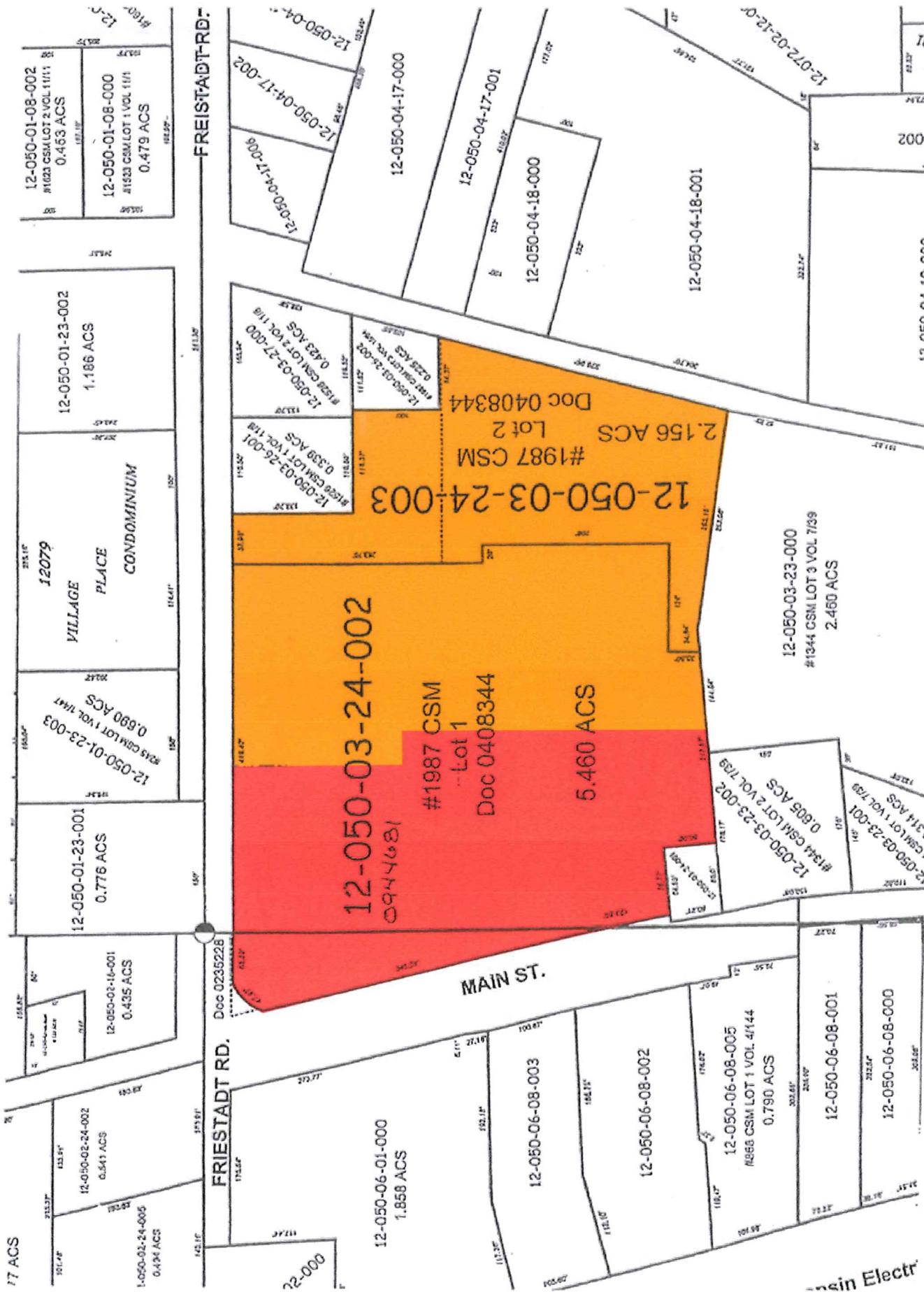
	Parcel	Acres	tax Key	Parcel	Site Address	tot_ac
SW Corner	2	0.11335967	120500324001	17094	266 N MAIN STREET	0.113
Bonniwell Apartments	4	2.14838941	120500324003	17096	217-227 GREEN BAY ROAD	2.156
Existing Vacant	1	4.02698959	120500324004	39257		4.027
Walgreens	3	1.43141786	120500324005	39258	278 N MAIN STREET	1.431
Yellow House	5	0.22465815	120500326002	17099	239 GREEN BAY ROAD	0.22
Total		7.94481468				



Parcel	Acres	R-5 14 units/acre	PDO Max 22/units acre
Parcel 1	4.027	56.37	88.59
Parce 1 + 2	4.14	57.96	91.08
Parces 1+2+3	5.71	79.94	125.62
Parcels 1+2+4	6.29	64.06 new 24 existing	114.38 new 24 existing
Prcels 1+2+4+5	6.51	67.4 New 25 existing	118.22 new 25 existing
Parcels 1+2+3+4+5	7.94	86.16 new 25 existing	149.680 new 25 existing
Parcels 1+2+.28 acres	4.42	61.88	97.24

Note: removing .28 acres from Parcel 4 would make it non-conforming for its current R-4 zoning It would conform with R-5 zoning $1.86 * 14 \text{ U/Acre} = 26.04 \text{ units}$

Note: Acquisition of the two properties at the NE corner would make the entire site 8.7 Acres allowing up to 121 R-5 or 191 PDO-Max minus existing units.



FRIESTADT RD.

FRIESTADT RD.

MAIN ST.

Village of Thiensville Planned Land Use Map
PROPOSED

Hawthorne Square
11/29/2018
18187



eppstein unen : architects

The Project will be serviced by public water, sanitary sewer, and public storm sewer. No increase in storm run-off is expected, and permeable new surfaces will be introduced where suitable to accomplish this.

2. **Value of The Project.** The total cost of The Project including Land Value, Hard Construction Cost (inclusive of structures, mechanicals, fixtures, landscaping, water retention/detention), and all Soft Cost (inclusive of design, engineering, development, financing, Environmental, and legal fees) is expected to be in the range of \$24,000,000.00. Special features include higher end design specs, significant greenspace and recreational space, 130 incremental surface parking spaces along with 89 underground parking spaces, a common club house with both indoor and outdoor fireplaces, seating, and entertaining features, an in-house health club, thoughtful urban design with walking paths for residents as well as paths for neighbors to easily move through The Project.

3. **Ownership.** The Project will continue to be owned locally by entities 100% controlled by Dr. and Mrs. Leander R. Jennings and their heirs. The Jennings family history in Thiensville dates to 1926. Dr. Leander Jennings has been well-known for his horsemanship and often rode from his nearby Mequon farm into the Village of Thiensville on horseback. The farm continues to be an active farm today where Dr. Jennings raises sheep, chickens, soybeans, and corn, along with recreational areas for horseback riding, shooting, hunting, beekeeping, hayrides, hiking, and cross-country skiing.

The Project will be managed and leased by NexJenn Real Estate along with support from multiple local contractors and suppliers.

4. **Departures from Standard Development.** With the addition of 89 residential units along with the exist 25 residential units within the project boundaries, the density of less than 15 units per acre remains well under that established limit of 22 units/acre maximum limit established for an R-5 PDO designated property. Property setbacks are being reviewed currently against the newly generated Certified Survey Map. Neighboring uses are compatible with the proposed development plan with the expectation that the added density, traffic, and beautification will act as a catalyst to future neighborhood enhancements. The height of buildings A & B is 51 feet to the ridge, however only 35 feet to the eve line. Therefore because of the sloped roof design, the ridge height does exceed the zoning height restriction of 40 feet. Exception is requested for this, as it is entirely due to special design details. If a flat roof were a preferred option versus one that connects with the historic character of the Village, no exception would be requested. The design details of The Project have been given special attention in order to draw from and enhance the nature of Village of Thiensville. The roofline, along with real stone accent finishes, gas lamps, and fireplaces, are integral to the authentic Thiensville character and experience. The pitched roof line also conceals rooftop equipment from street view.

5. **Development Timetable.** The Project concept, market feasibility, and initial design and layout began in mid-2017. Since then, there have been many modifications due to feasibility, compatibility, desirability, cost, innovation, and market forces. The Village of Thiensville continues to be a great partner in many respects. Accounting for the schedule of Village approvals along with the project and construction lifecycle, the general development timeline from this point forward is as such:

a. February 17, 2020	Pre-petition Conference (complete)		
b. March 13, 2020	PDO Petition submittal		
c. April 14, 2020 approval/recomm	Plan	Commission	Meeting

d. April 30, 2020 Published	Class 2 Notice for Public Hearing
e. May 7, 2020	Class 2 Notice for Public Hearing Published
f. May 18, 2020	Public Hearing (submittal May 8 th)
g. May 18, 2020 PDO	Village Board action on Rezoning and
h. June 1, 2020	Village Board closed session
i. June 2, 2020	1 st Joint Review Board Meeting
j. June 2, 2020 Project Plan and TIF	Plan Commission Public hearing on
k. July 20, 2020 Plan	Village Board adopts TIF and Project
l. August 2020	Final draft of the development agreement, architectural detail review and approval
m. September 2020	Final Approval of the Plat and final development agreement
n. September 2020 Commencement.	Marketing Program
o. Additional meetings and approvals include, but not limited to	
<ul style="list-style-type: none"> • Mequon Water Utility 	
<ul style="list-style-type: none"> • Water services agreement 	
<ul style="list-style-type: none"> • Approval of water and street improvements 	
<ul style="list-style-type: none"> • Storm water plan 	

	<ul style="list-style-type: none"> • Demo Permit
	<ul style="list-style-type: none"> • Civil Engineering/Traffic/Driveway Entrances
	<ul style="list-style-type: none"> • Sanitary Sewer Connection
	<ul style="list-style-type: none"> • Building plan review
	<ul style="list-style-type: none"> • Fire Department Plan Approval
	<ul style="list-style-type: none"> • Fire Department
p. December 2020	Finalize all drawings and plans
q. January 2021	Documents are issued for Bid
r. March 17, 2021	Ground-Breaking
s. May 1, 2022	In-service Date.

6.

6. Traffic Study – The existing traffic counts have been considered and documented in our Moegenburg feasibility study. Impact study on traffic due to the development will be forthcoming.

7. Site Conditions – The onsite and offsite vehicular and pedestrian circulation along with the ingress and egress have been reviewed in detail. Sediment control, stormwater retention, and soil conditions will be adequate to accommodate the structures. The Village may modify such proposals subject to conditions of approval if such modifications are consistent with best engineering practices and the approval of the Village Board.

8. Permanent common open space. Common open space shall be conveniently accessible to all residential units within the planned unit development, available to all occupants of the dwelling units for whom the use of the open space is intended and shall provide a meaningful and useful area for such intended open space. The final landscape plan will not be complete until Q3 2020. The general layout of open space is depicted on the following pages. The final plan shall meet the requirements set forth in

the PDO District guidelines and ultimately approved by the Planning Commission and the Village Board.

9. **Organizational Structure.** It is intended that the entire PDO will continue to be owned Fee-Simple 100% by Dr. and Mrs. Leander Jennings and their heirs.
10. **Staging Plan.** Timetable for project completion including but not limited to roads, utility hookups, construction and landscaping are under development will occur between March 1, 2021 and April 30, 2022. The actual construction calendar/timeline is currently under development, but ultimately subject to approvals by The Village Planning Commission, Village Board, along with Staff and Village's outside contractor's review.

General Approval and Detailed Approval. The petitioners are hopeful that the Planning Commission, Village Board, Village Residents, as well as other stakeholders will find The Project to be visually attractive, fitting for the site and community. The Project creates value as a catalytic project for further improvements within the Village and will provide a significant increase to the Village property tax base. We will further document that The Development will not be burdensome on the existing Village infrastructure. As an in-fill development where a large commercial building drawing far greater daily traffic has been demolished, we do not expect the proposed plan to burden existing police and fire services or necessitate further capital or operational outlay. While the added population will add a certain population to local schools, the cost is modest in comparison to the \$400,000 annual tax increment expected due to the value of the new improvements.

The final building, landscape, civil engineering, water retention, and other impact studies are yet to be finalized and approved. At this time however the petitioners request General Approval and Detail Approval subject to final staff review of all necessary plans and studies which will be provided during the normal course of the project timeline as shown previously.



PARKING STALLS	
COVERED (Multi-family)	= 89
SURFACE (Multi-family)	= 63
RETAIL (4.5 / 1000sf)	= 68
TOTAL	= 220



SITE PLAN



HAWTHORNE SQUARE

18187
03/04/20



AERIAL A



AERIAL B



AERIAL C



AERIAL D



AERIAL E



BUILDING B FROM SOUTH



STREET VIEW - FROM BUILDING C



COMMONS & BUILDING B - 01



COMMONS & BUILDING B - 02

