VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Wednesday, June 10, 2020
LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:30 PM
Join Zoom Meeting
https://us02web.zoom.us/j/86248954082?pwd=dEhXTVhHV0pGZGdBTWU4dXZENEpOZz09
Meeting ID: 862 4895 4082
Password: 013281
Dial by your location
+1 312 626 6799 US
+1 929 205 6099 US

I. CALL TO ORDER

II. ROLL CALL
Plan Chairman: Van Mobley
Commissioners: Mike Dyer
Rick Gattoni
Carol Gengler
Sarah Hughes
Ken Kucharski
Dan Luedtke
Planner: Jon Censky
Director of Community Services/
Public Works: Andy LaFond

III. BUSINESS
All applicants <u>or</u> their contractors must be present for any approvals.

A. Approval Of Minutes

1. May 12, 2020

Documents:

5-12-2020 PLAN MINUTES.PDF

B. Review And Approval Of Sign Plan, Pro Health Chiropractic, Eric Stanenas, 407 North Main Street

Documents:

PRO HEALTH CHIROPRACTIC SIGN.PDF

C. Review And Approval Of Pool, Darlene Piekarek, 611 Riverview Drive

Documents:

PIEKAREK POOL.PDF

D. Review And Approval Of Sign Code Waiver And Sign And Lighting Plan Approval, Mikelle Flanner, Fifth-Main (Formerly E-Collectique), 174 South Main Street

Documents:

FIFTH AND MAIN SIGN PLAN.PDF
FIFTH-MAIN INFO.PDF
FIFTH-MAIN SIGN APPS.PDF
FIFTHMAIN-PROJECTINGSIGN.PDF
FIFTH-MAIN SIGNS.PDF
FIFTH-MAIN LIGHTING.PDF

E. Review And Approval Of Home Addition, James And Paula Gibson, 343 East Freistadt Road

Documents:

GIBSON ADDITION.PDF
PLAT OF SURVEY.PDF

F. Review And Approval Of Detached Garage, James And Paula Gibson, 343 East Freistadt Road

Documents:

GIBSON ADDITION.PDF
PLAT OF SURVEY.PDF

IV. STAFF REPORT

Documents:

STAFF REPORT.PDF

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

Amy L. Langlois, Village Clerk
June 5, 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.

VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Tuesday, May 12, 2020**

LOCATION: **Village of Thiensville**
250 Elm Street

TIME: **6:00 PM**

Join Zoom Meeting
https://us02web.zoom.us/j/85013741752?pwd=Vk5YQytPSmQ2T3FWcnNIL2Z6WHJaQT09

Meeting ID: 850 1374 1752
Password: 527695

+1 301 715 8592 US
+1 312 626 6799 US

Meeting ID: 850 1374 1752

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
Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

A. Approval of Minutes
1. April 14, 2020

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the April 14, 2020 Plan Commission Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of Playset, Adam Brotherhood, 706 Grand Avenue

Applicant Adam Brotherhood, 706 Grand Avenue, was present online. Mr. Brotherhood described the project. The playset will have a small frame with neutral colors and include two swings, a deck, a slide and a net ladder on the back. Mr. Brotherhood would like to place the playset on the side lot because it is the biggest portion of their yard.

Planner Censky reported that playsets have been regulated the same as accessory structures which must be in the rear yard. In this case, given the specifics of the lot and the approval of Mr. Brotherhood's neighbors, Planner Censky has no issues with the placement of the playset.

Director LaFond stated that this type of structure is approved at staff level, however, due to the placement of the playset being in the side yard it was brought before the Plan Commission for review.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve the Playset, Adam Brotherhood, 706 Grand Avenue. **MOTION CARRIED UNANIMOUSLY.**

C. Review and discussion regarding Noise Ordinance and Outdoor Seating

Director LaFond presented a memo proposing amendments to the Village noise ordinance that stemmed from a meeting regarding a Conditional Use Permit at a local beer garden. The Village would like to create some consistency considering the number of requests to extend hours for music. The Village's current noise ordinance has no times associated with it. Staff is seeking feedback on the proposed hours. The Village Attorney and Planner Censky are also reviewing the memo. Staff has discussed the memo with Commissioner Kucharski and appreciates his input both as a Trustee and a business owner in the district.

The aim of the ordinance revisions are to provide clarity to the ordinance as it pertains to patios, live music and events in the business district, provide a schedule of acceptable times for these activities and reduce the amount of recurring special requests to the Village Board. Even though there is nothing detailed in the ordinance, past practice has been to ask for special permission for events past 10:00 PM.

Past practice has been that businesses were told 10:00 PM end time for noise, and some were told midnight. For municipal construction projects, contractors are told 7:00 AM to 7:00 PM. Any event with noise going past 10:00 PM is when a business would request permission to go later from the Village Board.

Proposed is a time change to 6:00 AM for commercial deliveries to assist businesses with deliveries and have dumpsters emptied before traffic picks up at 7:00 AM. Some complaints pertaining to snow removal have been made as well. A change is being proposed that allows normal snow removal activities within 24 hours of the end of a snowfall or ice accumulation which is in line with our snow removal ordinance.

Proposed is that an outdoor music venue can operate from May 1 to the Thursday before Memorial Day from 10:00 AM to 10:00 PM; from Memorial Day to Labor Day (Sunday through Thursday) from 10:00 AM to 10:00 PM; and then Fridays and Saturdays 10:00 AM to 10:30 PM, 11:00 PM or midnight – to be discussed. From Labor Day to October 3, the permitted time would be 10:00 AM to 10:00 PM. The proposal asks businesses to provide a schedule and a site plan at the beginning of the season. Patios and beer gardens could operate from 7:00 AM to midnight without amplified sound. Consideration is being made to cover future businesses not yet in existence in the Village or current businesses that want to include live music.

Director LaFond added that he has looked at similar ordinances from other municipalities. Some include decibel limits of 85 or 75 at the lot line, however, this is hard to enforce. Also, considered is allowing businesses to make special requests twice a year for a special event even if the establishment changes ownership.

The Village Attorney and Chief of Police will review and consult on enforcement.

Commissioner Dyer stressed consistency is the problem. Commissioner Hughes believes ending music by 11:00 PM is reasonable.

Commissioner Gattoni referenced the recent request by the baaree to extend hours and added that a decibel limit becomes very arbitrary. Turning speakers the other direction may not always help and a level of 75 decibels is equivalent to the sound made by a dishwasher. Commissioner Gattoni favors allowing music in the area and added that the Police Department should have specific equipment to measure noise levels.

Commissioner Kucharski stated that 85 to 89 decibels is similar to the music in the tent at Lionfest. Commissioner Kucharski suggested that the ordinance should include specifics about the meter that will be used to measure sound levels. Commissioner Kucharski supports ending music at 10:30 PM to be respectful to nearby residents and uniform patio hours which makes a level playing field for all businesses in the area.

Enforcement of the noise level is a concern of Commissioner Gattoni.

Commissioner Gengler voiced concern that if a 10:30 PM ending time is established that the music will go on until 11:00 PM. Commissioner Gengler also added that many neighbors do not call to complain because they don't want to be on a list of complainers. Commissioner Gengler agrees with Commissioner Hughes' idea of ending music at 11:00 PM and that adopting good guidelines is a necessity.

Commissioner Luedtke favors a 10:30 PM end-time for the music because it will take additional time to take down equipment and supports sitting outside later.

Commissioner Kucharski commended Village staff for putting a lot of work into the proposed noise ordinance.

Director LaFond clarified that the proposed ordinance allows music until 10:00 PM each day of the week with Fridays and Saturdays until 10:30 PM or 11:00 PM.

Commissioner Kucharski suggested that the Plan Commission could review the decibel guidelines in the ordinance after everyone has some experience with how it works.

D. Review and discussion regarding Small Business Temporary Measures During Social Distancing Restriction

Director LaFond stated that the Village would like to do whatever it can to help small businesses get back on their feet in light of the health pandemic. The Village will accommodate requests for tents, banners and signs, extending patio sizes and other temporary measures that will assist businesses with more flexibility during this time. Approvals would be conditional with an end date or a review date in September.

Planner Censky indicated that other communities are taking similar steps. For instance, the City of Cedarburg gave additional approval to allow staff to approve some requests and directed police to ease up on enforcement.

Commissioner Gengler appreciates the thought process of Village staff. Chairman Mobley added the Village is trying to work with everyone and make the best of the situation.

Scott Shully, Shully's Cuisine & Events, 146 Green Bay Road, was present. Mr. Shully appreciates that the Plan Commission and Village Board are being proactive. Much of Mr. Shully's catering business has been lost through much of the summer because of the pandemic. Mr. Shully' stated that it is refreshing to hear the Village discuss the situation in a manner that is proactive to business. Mr. Shully appreciates the support and efforts that the Village is taking to help businesses.

Chairman Mobley stated that the Village wants everyone to stay safe and also wants businesses in the Village to succeed. The Village will be flexible to help them.

All applicants <u>or</u> their contractors must be present for any approvals.

IV. STAFF REPORT

Director LaFond indicated there was nothing additional to report.

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.

Commissioner Hughes inquired if Lionfest is going on as planned. Commissioner Kucharski reported that the Lions have a meeting scheduled this evening and expects a decision will be made tonight.

In regards to the Village Market, Director LaFond expects this will proceed with more spacing and other rules that will be put in place before the event begins for the season. Also, the Village Market will start two weeks later than originally planned.

Commissioner Gattoni noted that the Memorial Day parade has been canceled.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 6:44 PM. **MOTION CARRIED UNANIMOUSLY**.

Submitted by,	Approved by,	Signed by,
Amy L. Langlois Village Clerk	Andy LaFond Director of Community Services/ Public Works	Colleen Landisch-Hansen Administrator

PRO HEALTH CHIROPRACTIC CLINIC SIGN PLAN

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: June 10, 2020

Item No. III. B.

General Information

Applicant:	Dr. Eric Stanenas
Status of Applicant:	Property Owner
Requested Action:	Sign Plan Approval
Zoning	B-3 Office District
Proposed Zoning:	No Change
Location:	407 N. Main Street
Land Use Plan Designation:	Business
Existing Land Use:	Vacant Medical Building

Report:

The applicant proposes to replace the graphics on their existing sign for his business identification signage and to add space for two tenants below. The new graphics are code compliant with a dark background where light shines only through the lettering and logo. This sign is located off the northeast corner of the clinic and measures 4' high by 6' wide.

Staff Comment:

Staff notes that this sign is in full compliance with the dimensional requirement of the Sign Code and therefore approval is recommended subject to:

- The applicant securing a sign permit prior to conversion.

RECEIVED
MAY 0 8 2020
BY: .....

received 5/8/20
receipt #59802

SIGN REVIEW APPLICATION - $150.00 FEE
Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name ERIC STANENAS

Premises Address 407 N. MAIN STREET, THIENSVILLE, WI 53092

Business Name PRO HEALTH CHIROPRACTIC Business Phone 262.242.5577

Property Owner ERIC STANENAS Address 407 N. MAIN STREET, THIENSVILLE

Property Owner Phone 262.242.5577 E-mail Stanenasdc@gmail.com

Contractor MARSHALL SIGN Address W6415 OAK VIEW LANE PLYMOUTH, WI E-mail info@marshallsign.com

Contractor Phone 920.526.3100 Contractor Fax NONE

Estimated Project Cost: $ 3200.00

Sign(s) requested: (check all that apply) _____Wall _____Monument _____Projecting

_____Marquee, Awning or Canopy _____Sandwich Board _____On-site Directional Signs

Colored plans must include a scaled sketch of the proposed sign labeling dimensions and area, lettering (including height), colors, types of materials, method of illumination, height and dimensions of the pole or mounting bracket, and date of preparation. A summary of all existing signs that will remain on the site (including dimensions) is also required. Color and material samples must be provided for sign review.

Wall Sign, Marquee, Canopy or Awning Sign proposals must specify building elevation or a photograph of the façade on which it will be located, including a dimensioned shape showing where the sign will be placed and what size it will be.

* Ground Mounted Signs and On-Site Directional Sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

Projecting Sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular to the building.

Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign.

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant _____ Date 5/8/20

Signature of Owner _____ Date 5/8/20

VILLAGE OF THIENSVILLE

SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	**$150.00***	**$100.00***	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	**$150.00***	**$100.00***	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	**$150.00***	**$100.00***	
All others including temporary signs	**$150.00***	**$100.00***	

* Plus any additional cost of the Planning Consultant's review at the rate of $50/hour.

If needed, additional review time for planning, engineering and legal services will be billed back to the applicant and no Permits or approvals will be given until all invoices are paid.

Revised 5/2018

RECEIVED
MAY 0 4 2020
BY: .....

SAFEbuilt.

UNIFORM SIGN PERMIT APPLICATION

PERMIT NO.

TAX KEY #

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY

OF THIENSVILLE

PROJECT LOCATION (BUILDING ADDRESS): 407 N. MAIN ST.

PROJECT DESCRIPTION: SIGN UPDATE

☒ COMMERCIAL ☐ RESIDENTIAL

Owner's Name	Mailing Address	Telephone - Include Area Code
ERIC STANENAS	136 N. MAIN STREET	262-242-5577

Contractor's Name	Mailing Address	Telephone - Include Area Code

SITE _____ 1/4, _____ 1/4, SECTION _____, T _____ N, R _____ E(or)W

Lot: Average Width	Average Depth	Subdivision Name	Lot No	Block No.

Zoning District	Total Area	Setbacks N.S.E.W.	Front Ft	Rear Ft	Left Ft	Right Ft

1. PROJECT
☐ New ☐ Repair
☐ New ☐ Raze
☐ New ☐ Move
☒ Other EXISTING

3. TYPE
☐ Residential
☒ Commercial
☐ Other _____

4. USE
☐ Seasonal
☒ Permanent
☐ Other _____

7. SIGN TYPE
☐ Wall ☐ Ground
☐ Projecting ☐ Roof
☐ Pole ☐ Other

10. PRESENT USE OR OCCUPANCY

2. AREA - SIGN FACE
1st Side 20 Sq. Ft.
2nd Side 20 Sq. Ft.
Other _____ Sq. Ft.
TOTAL _____ Sq. Ft.

5. HEIGHT

8. ILLUMINATED
☒ Internally
☐ Externally

9. ESTIMATED COST
TOTAL $ 3200.00

EXISTING SIGNS

6. SHORELAND/FLOODLAND
Shore setback _____ feet from sign to ordinary high water mark.
Floodplain setback _____ feet from sign to 100 year floodplain.

TYPE OF MATERIAL
☒ Wood ☐ Metal ☐ Other
☒ Plastic ☐ Canvas _____

EXISTING SIGN
Sign 1 Size: Width 72" Height 26"
Setback _____ Offset _____
Sign 2 Size: Width _____ Height _____
Setback _____ Offset _____

PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION:
1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express of implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.

SIGNATURE OF APPLICANT _____ DATE 05/04/2020

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

FEES:	PERMIT(S) REQUIRED	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Plan Review Fee _____	☐ Construction _____	Permit expires two years from day issued unless otherwise noted below:	Name _____
Inspection Fee _____	☐ HVAC _____		Date _____
Administration Fee _____	☐ Electrical _____		Certification No. _____
Other _____	☐ Plumbing _____		
	☐ Other _____		
Total _____			

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

Wisconsin Uniform 10/17

ProHealth Chiropractic - 407 N. Main St. - Thiensville, WI

4" high white address

Existing

Scope of Work:
Face Replacement with New Graphics-2 sided
ReWrap Pole Covering With New Sheeting
Add (2) additional blank tenant signs - 2 sided

Eric Stanenas
414-617-9470

Marshall Sign
W6415 Oak View Ln, Plymouth, WI 53073
(920) 893-8306 fax (920) 892-6463
www.marshallsign.com

customer approval date

COPYRIGHT NOTICE
This layout design is an unpublished work and Marshall Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefor.

PIEKAREK ABOVE GROUND POOL APPROVAL

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky

Date: June 10, 2020

Item # III.D

General Information

Applicant:	Darelene Piekarek
Status of Applicant:	Owner
Requested Action:	Approval of an above ground pool
Zoning	R-1 Single Family Residential
Proposed Zoning:	No Change
Location:	611 Riverview Drive
Land Use Plan Designation:	Residential
Existing Land Use:	Single Family Home

Proposal:

While the Zoning Code addresses structures other than buildings, such as fences and sheds, it is silent to recreational structures like play sets and pools, which are found in many backyards throughout the Village. Accordingly, structures of this nature which are incidental to residential uses are typically processed the same as sheds and are subject to the regulations thereof. According to **Section 17.0603. E., 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**.

In this instance, the applicant is requesting approval of an above ground pool on their property at 611 Riverview Drive. The pool will be in the rear yard and measures 22 feet long, 12 feet wide and will stand 4 feet tall. Included in your packet is a picture of the proposed pool and the manufacturer's information.

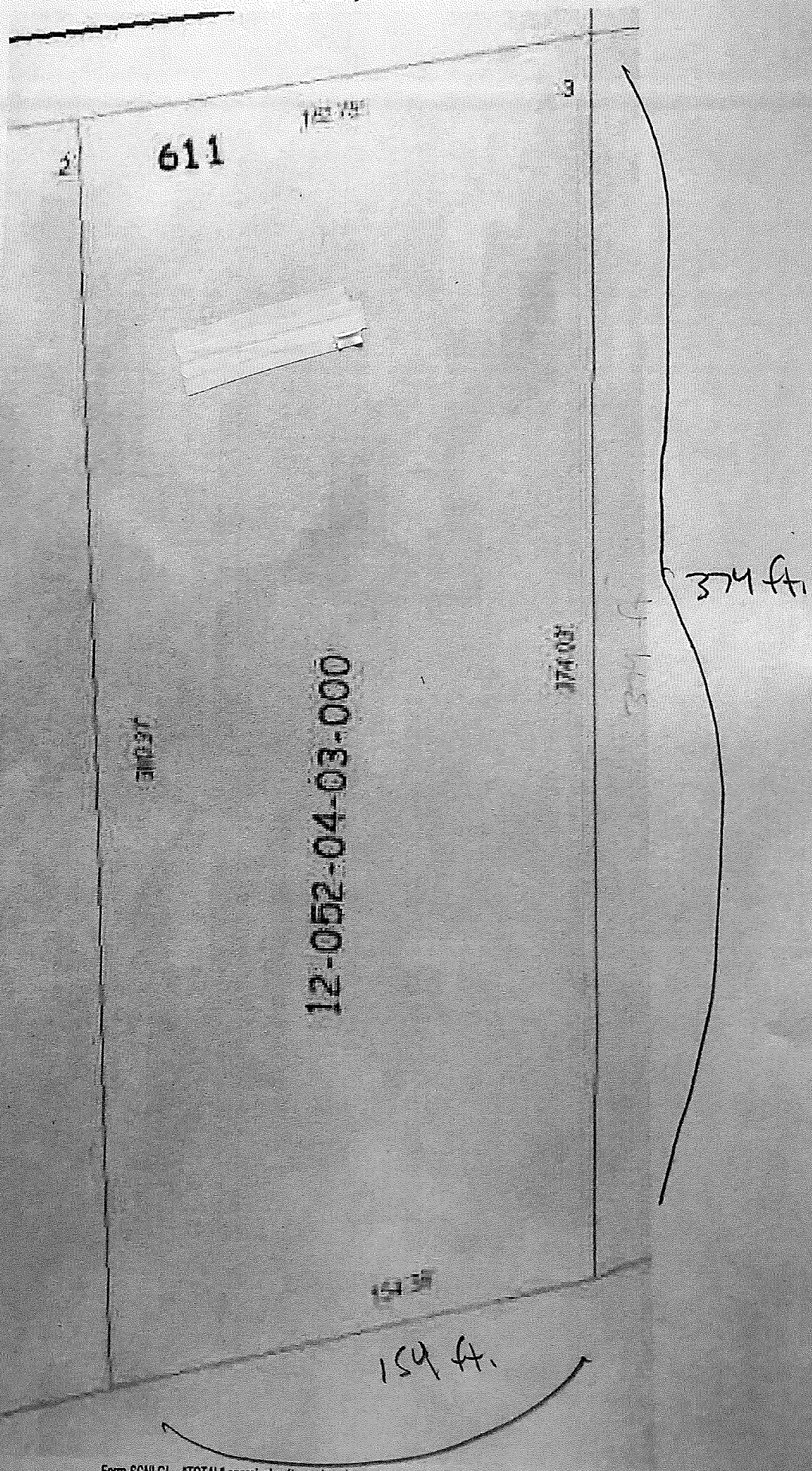
Planner's Comments:

My review indicates full compliance with the dimensional requirements of the accessory structure section of the code. Since the plan does not show the specific location of the pool, I recommended that it be place closer to their home than any lot line. Since this is not a structure, a building permit is unnecessary.

- Bestway Oval Frame Pool

22′ x 12′ x 4′

Plat Map



Total
1.37 acres

Village of Thiensville - Gary Achterberg

From: Darlene Piekarek <dpiekarek@icloud.com>
Sent: Friday, May 8, 2020 9:21 AM
To: Village of Thiensville - Gary Achterberg
Subject: Pool

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Dear Gary,

Thank you for your help with the pool permit process. I have attached two photos. The first is a plat map of our yard at 611 Riverview Dr., Thiensville. It's a total of 1.37 acres and the dimensions are approximately 154 feet wide and 374 feet long. The house is closer to the street which is where the 611 is printed on the enclosed plat map. Fully 2/3 of the total lot is empty and open backyard. We've also enclosed a photo of the marketing materials for the oval frame pool. It is 22 feet long and 12 feet wide. Our plan would be to place it more or less in the center of our backyard. Thus we have 154 feet of width in the lot to work with to fit a pool that is only 22' x 12'. So we'd have plenty of room to set back from the lot line and the neighbors on either side. I hope this information is adequate for the committee and thank you again for your help with this process.
Dee Piekarek

forwarded
to Andy + Jon C
5/8 ~9:45AM

FIFTH AND MAIN – WAIVER AND SIGN PLAN

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: June 10, 2020

Item # III.E.

General Information:

Applicant:	Mikelle Flanner
Status of Applicant:	Business Owner
Requested Action:	Sign Code Waiver and Plan approval
Existing Zoning:	B-1- Central Business District
Proposed Zoning:	No Change
Location:	174 South Main Street
Land Use Plan Designation:	Business
Existing Land Use:	Business

Proposal:

The applicant has submitted a concise and comprehensive summary of their ongoing business and operational plan indicating how their business has been affected by the Corona Virus and how they plan on going forward. Considering that, they are here requesting approval of their revised business identification signage for their site at 174 South Main Street.

The applicant is proposing one projecting sign over her Main Street entrance and two wall mounted signs. The projecting sign measure 70" X 14" for 6.81 square feet in size and because it extends over the front sidewalk **Section 16.17D.1.** required that: ***The owner must file with the Village Clerk a current certificate of insurance before he/she shall be permitted to install a projecting sign over a public right-of-way, and must maintain a certificate of insurance that complies with the terms of this ordinance at all times while the sign is displayed.*** **Section 16.17D.2** requires that the certificate ***must have commercial general liability aggregate of a minimum of $1,000,000.00 and must name the Village of Thiensville as an additional insured party.***

The two wall mounted signs measure 16.98 square feet and 24 square feet in size and because they are proposed for the side of the building, they are not code compliant as the code permits wall mounted signs on the front elevation only. Therefore, the applicant must seek a waiver for these two signs. Commissioners are reminded that you do have the authority to grant such a waiver under **Section 16.24 Variances** which states: **The Plan Commission may, in its judgement, waive or modify the provisions of this chapter where it would further the public interest.**

Staff Comments:

If Commissioners grant the waiver to allow the two wall mounted signs, determination of the signage size is your discretion. Otherwise staff has no objection subject to the following:

- Filing with the Village Clerk a current certificate of insurance as required under Section 16.17D. 1 and 2 of the sign code.
- The applicant securing a sign permit prior to installation.

Fifth-Main / E-Collectique, LLC

Location: 174 S. Main Street, Thiensville, WI 53092

E-Collectique, LLC, has been operating at 174 S Main Street in Thiensville since 2012 and during COVID-19 embraced the opportunity to rebrand to DBA "Fifth Main". In coordination with this change we are looking to perform exterior building maintenance as well as update / replace exterior signage.

Fifth-Main is a local community-based Buy-Sell-Trade. In coordination with our sustainable resale element, we have recently introduced the sale of new fashions. Our eco-conscious mission statement: "A community based, global-minded company focused on extending the lifecycle of wearable goods; while providing opportunity, innovation, and organization within the industry of sustainable fashion and resale."

Our clean, modern and timeless aesthetic, that our customers have come to know and expect from E-Collectique, will continue with our rebranding to Fifth-Main. As a small locally owned business, which is immersed in the competitive resale clothing market, presenting a clean and organized storefront is crucial to our success. Our 1940's, single story, classically modern building at 174 S Main Street has provided the perfect canvas for this aesthetic. The building is rectangular in shape and is highlighted with Cuboid Ashlar stone and stucco. The building has straight aluminum trim along its flat roof line and art-deco inspired angles framing the front entrance. The rear portion of the building faces the Milwaukee River which provides a beautiful backdrop for all those visiting the store.

Throughout the past several years the rear windows of the building have started showing their age. The wood frames and make-shift/poorly fitted storm glass windows have led to a plethora of issues from poor heating / cooling to allowing entry and encasement of unwanted insects. Being that the windows proposed for replacement are on the rear of the building, abutting the Milwaukee River, not only brings us the need for clean lined, well-sealed windows. Fifth-Main is not looking to make any exterior / structural changes regarding the windows but would like to replace the existing with energy efficient aluminum framed windows. For security reasons and efficiency all windows will be non-opening (existing are already non-opening or have not had the ability open since the building was acquired). These new windows will fit within the buildings existing structure / appearance and better highlight the downtown Thiensville riverfront views. After the installation of the much-needed new windows the business intends to complete other exterior building maintenance such as cleaning of the stonework, minor repairs (paint) to the existing front entry (again the intent is not to make changes but to maintain, repair, and replace what is already existing), and standard repairs to the front awnings roof and underside/ceiling.

In addition to performing exterior maintenance / repairs, Fifth-Main is looking to refresh all exterior signage. Since 2012, the building has had one rectangular, two-sided, projecting sign (supported by an existing bracket) directly above the front entrance. Although the company has been at this location for 8+ years we still experience trouble directing customers to our business's location. The tree lined Main Street is often busy with both pedestrian and automotive traffic. As a business we have found that the one sign does not provide adequate information/direction to those passing by or those trying to locate the Fifth-Main storefront. As such, we are proposing the addition of a sign on the north and south ends of the building. Prior to the purchase of this building signs had been affixed to these same spots. The old signs left staining on the stonework that we have been unable to correct through cleaning. The proposed location of the new signs would assist in the covering of these defects.

All signs are being designed and created using high-end, durable materials for a clean timeless aesthetic. The proposed signs will not only match the aesthetic of our business but also harmoniously blend with the building and surrounding community. The signs will be black and white in color; featuring only the name of the business, "Fifth-Main" (no other logo or wording). All signs will be manufactured using 6mm DiBond (aluminum bonded to a solid polyethylene core) which is a long

lasting rustproof, waterproof, rot proof material that does not yellow in time. The north and south signs will be rectangular in shape (matching the angular lines of the building itself) and feature 3M 680 CR cut vinyl boarder and text. The projecting front entrance sign will also be rectangular shape but will be made narrower (than the existing sign. The sign will be hung using metal carabineers, eye hooks (similar to the existing and other hanging signs along Main Street) and will be discretely chained to the wall of our building. The new signs proposed for the north and south walls will feature historically inspired cabinet maker light fixtures. These fixtures will emit directly onto the signs in a manner intended to highlight but not overwhelm the building, surrounding area or roadway.

The current Thiensville village code allows for two exterior signs (one wall and one projecting). Given the shape, location, and overall aesthetic we feel three signs would achieve a symmetrical efficient design, assisting patrons coming from both directions along Main Street. The hanging front entrance sign makes use of the existing bracket and keeps with the aesthetic of other business along Main Street but can be visibly hidden by the trees planted along the front sidewalk. Taking the Village code into consideration, the proposed signs have been designed to be well under the allowed 50 square feet. All three signs combined come to 38.74 square feet total. Please refer to the provided sketches and photo mock ups.

We thank you in advance for your consideration of our requests and we are available should you need any additional information in order to achieve approvals.

Sincerely,

Mikelle Flanner for E-Collectique, LLC (DBA Fifth-Main)

<u>Projecting Sign specifications as required by the Sign Review Application:</u>

Distance from street curb: 48”

Distance sign projects from the building: 75”

Existing bracket: 80” x 80”

Clearance of the measured grade level to the bottom of the sign: 165”

SIGN REVIEW APPLICATION - $150.00 FEE
Please Allow Two (2) Weeks for Sign Review

THIS APPLICATION BEGINS THE REVIEW PROCESS BY OUR PLANNING CONSULTANT JON CENSKY WHO PERFORMS INITIAL REVIEW OF THE SIGN(S). The sign specifications must be submitted to the Village Hall at least 2 weeks prior to the Plan Commission and/or the Historic Preservation Commission meeting for review by Jon Censky. If in the Historic District, you must attend a Historic Preservation Commission meeting prior to Plan Commission.

Mr. Censky will review the sign(s) to see if they meet the Village Sign Code requirements and make a recommendation to the Plan Commission via a written report. At this time **SEVEN (7) FULL SIZE COPIES OF THE COLORED SIGN GRAPHICS AND ONE SCALE SITE PLAN** are required in addition to submittal of the **SIGN PERMIT APPLICATION** form to the Village Hall, 250 Elm Street, Thiensville two weeks prior to the meetings. Additional copies may be required upon request from Village staff.

Applicant/Petitioner Name E-COLLECTIQUE, LLC

Premises Address 174 S. MAIN ST.

Business Name FIFTH-MAIN Business Phone 262-242-2110

Property Owner E-COLLECTIQUE, LLC Address 174 S. MAIN ST.

Property Owner Phone 414-530-0804 E-mail E.COLLECTIQUE@GMAIL.C

Contractor CKC GRAPHICS Address 1350 14TH AVE GRAFTON, WI 53024 E-mail CKCGRAPHICS@SBCGLOBA • NE

Contractor Phone 262-377-8841 Contractor Fax ——

Estimated Project Cost: $ TBD

Sign(s) requested: (check all that apply) ✓ Wall ____ Monument ✓ Projecting

____ Marquee, Awning or Canopy ____ Sandwich Board ____ On-site Directional Signs

Colored plans must include a scaled sketch of the proposed sign labeling dimensions and area, lettering (including height), colors, types of materials, method of illumination, height and dimensions of the pole or mounting bracket, and date of preparation. A summary of all existing signs that will remain on the site (including dimensions) is also required. Color and material samples must be provided for sign review.

Wall Sign, Marquee, Canopy or Awning Sign proposals must specify building elevation or a photograph of the façade on which it will be located, including a dimensioned shape showing where the sign will be placed and what size it will be.

Ground Mounted Signs and On-Site Directional Sign proposals require submittal of a scaled, dimensioned site plan, plot plan, or survey showing the proposed sign location in relation to driveways, parking areas, sidewalks, property lines, streets, and other signs on and within 20 feet of the property.

Projecting Sign proposals must specify the distance from the street curb, distance sign projects from building, the clearance from the measured grade level to the bottom of the sign, that there are no more than two faces for the projecting sign and must show that the sign, including both faces, is perpendicular to the building.

Sandwich Board Signs require submittal of a scaled, dimensioned colored graphic of the proposed sign and proposed placement of sandwich board sign.

If necessary, additional fees will be billed at an hourly rate for consulting, legal and engineering review.

After approval from the Village Plan Commission, a Sign Permit is required from the Village Inspection Department.

Signature of Applicant _____ Date 5/22/2020

Signature of Owner _____ Date 5/22/2020

VILLAGE OF THIENSVILLE

SIGN REVIEW FEE SCHEDULE - CONSULTANT

Sign Review Includes	Application Fee	Revision Fee	Receipt #
Sign Plan Package for Entire Site, including all wall, ground, canopy and directional signs	**$150.00***	**$100.00***	
Individual Wall Sign, projecting sign, ground sign, canopy sign or directional signs	**$150.00***	**$100.00***	
Permanent Window Signage or Individual Tenant Sign on an existing Master Tenant Sign	**$150.00***	**$100.00***	
All others including temporary signs	**$150.00***	**$100.00***	

* Plus any additional costs of the Planning Consultant's review at the rate of $50/hour.

If needed, additional review time for planning, engineering and legal services will be billed back to the applicant and no Permits or approvals will be given until all invoices are paid.

Revised 5/2018

SAFEbuilt.

UNIFORM SIGN PERMIT APPLICATION

PERMIT NO.

TAX KEY # 12-050-07-05-001

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY

OF THIENSVILLE

PROJECT LOCATION (BUILDING ADDRESS): 174 S. MAIN ST. THIENSVILLE, WI 53092

PROJECT DESCRIPTION: NEW/UPDATED SIGNAGE

☒ COMMERCIAL ☐ RESIDENTIAL

Owner's Name: MIKELLE W. FLANNER

Mailing Address: 174 S. MAIN ST. THIENSVILLE, WI 53092

Telephone - Include Area Code: (414) 530-0804

Contractor's Name

Mailing Address

Telephone - Include Area Code

SITE

_____ 1/4, _____ 1/4, SECTION _____, T _____ N, R _____ E(or)W

Lot: Average Width Average Depth

Subdivision Name

Lot No. 5/6

Block No. 7

Zoning District: B-1

Total Area: 8,625

Setbacks N.S.E.W.: Front 100 Ft. Rear 100 Ft. Left 69+/- Ft. Right 69+/- Ft.

1. PROJECT

☐ New ☐ Repair
☐ New ☐ Raze
☐ New ☐ Move
☐ Other _____

3. TYPE

☐ Residential
☒ Commercial
☐ Other _____

4. USE

☐ Seasonal
☒ Permanent
☐ Other _____

7. SIGN TYPE

☒ Wall ☐ Ground
☒ Projecting ☐ Roof
☐ Pole ☐ Other

10. PRESENT USE OR OCCUPANCY

2. AREA - SIGN FACE

NORTH: ~~1st Side~~ L: 60" x H: 40.75" = 16.98 Sq. Ft.

SOUTH: ~~2nd Side~~ L: 72" x H: 48" = 24 Sq. Ft.

PROJECTING: ~~Other~~ L: 70" x H: 14" = 6.81 Sq. Ft.

TOTAL 47.79 Sq. Ft.

5. HEIGHT

8. ILLUMINATED

☐ Internally
☒ Externally

9. ESTIMATED COST

TOTAL $ _____

EXISTING SIGNS

PROJECTING SIGN
L: 50" x H: 26
= 9.03 Sq. Ft.

6. SHORELAND/FLOODLAND

Shore setback _____ feet from sign to ordinary high water mark.

Floodplain setback _____ feet from sign to 100 year floodplain.

TYPE OF MATERIAL

☐ Wood ☐ Metal ☐ Other
☐ Plastic ☐ Canvas _____

EXISTING SIGN

Sign 1 Size: Width 50" Height 26"
Setback 48" Offset 10"

Sign 2 Size: Width _____ Height _____
Setback _____ Offset _____

PLAT OF SURVEY INCLUDING THE FOLLOWING INFORMATION:

1) Location and dimensions of Lot. 2) Location and dimensions of all existing and proposed buildings on the Lot. 3) Location, centerline and grade of all abutting streets. 4) Floor elevation of proposed new buildings. 5) High water line of any water body which Lot abuts. 6) Location of any existing or proposed wells, septic systems, public sewer or water mains on the Lot. 7) Location of any proposal and existing signs.

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express of implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.

SIGNATURE OF APPLICANT [signature] DATE 5/22/2020

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

FEES:	PERMIT(S) REQUIRED	PERMIT EXPIRATION:	PERMIT ISSUED BY MUNICIPAL AGENT:
Plan Review Fee _____	☐ Construction _____	Permit expires two years from day issued unless otherwise noted below:	Name _____
Inspection Fee _____	☐ HVAC _____		Date _____
Administration Fee _____	☐ Electrical _____		Certification No. _____
Other _____ _____	☐ Plumbing _____		
	☐ Other _____		
Total _____			

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

Wisconsin Uniform 10/17

CERTIFICATE OF APPROPRIATENESS

APPLICATION FORM FOR PROPERTIES IN THE THIENSVILLE HISTORIC DISTRICT

Applicant: MIKELLE W. FLANNER

Name of Business: FIFTH - MAIN (E-COLLECTIQUE, LLC)

Street Address: 174 S. MAIN ST. City: THIENSVILLE State: WI Zip: 53092

Home Phone: ________ Cell Phone: (414) 530-0804 Business Phone: (262) 242-2110

Email: e.collectique@gmail.com

Property Owner: E-COLLECTIQUE, LLC

Mailing Address: 174 S. MAIN ST.

City: THIENSVILLE State: WI Zip: 53092

Contact Phone Number: (414) 530-0804

Description of Project: UPDATING EXTERIOR SIGNS

Material, color and impact on existing feature: (INCLUDE COLOR SAMPLES) and photos or sketches and include specifications.

MATERIAL: 6MM DIBOND; COLORS: BLACK & WHITE; FOR ADDITIONAL INFORMATION PLEASE ATTACHMENTS.

Proposed Sign(s): Wall ✓ Monument/Ground ___ Pole ___ Projecting ✓ Marquee, Awming or Canopy ___

Sandwich Board ___ Directional Sign ___ **(Please attach 9 copies of colored sign for HPC including size dimensions, material, and placement of sign)**

Signature of Applicant: [signature] Date: 5/22/2020

Print Name MIKELLE W. FLANNER

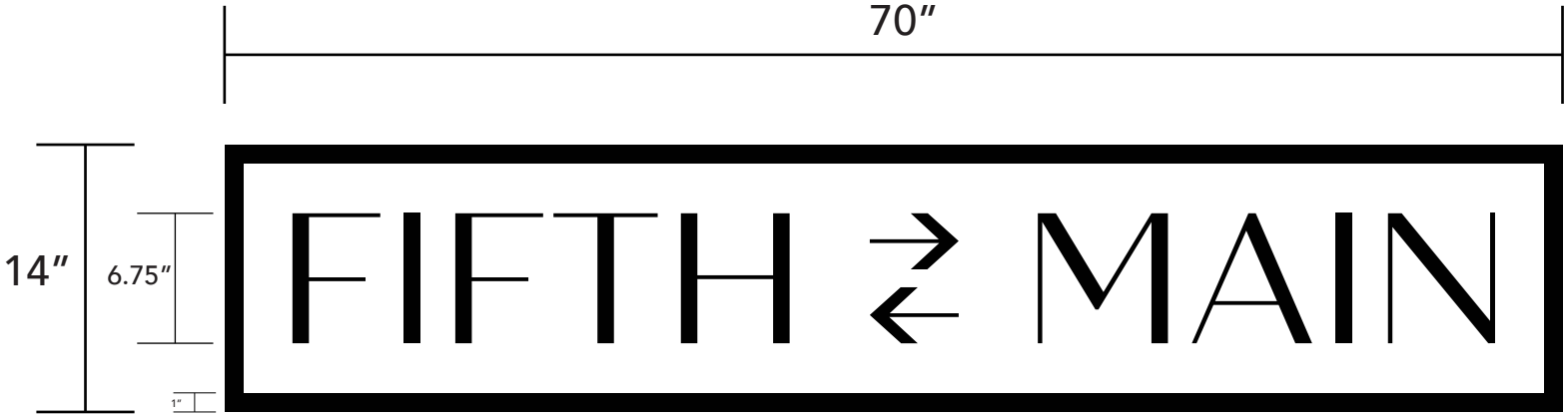
◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆

Thiensville Historic Preservation Commission: Project Approved ________ Project Not Approved ________

Commission Signature: ________________ Date: ________

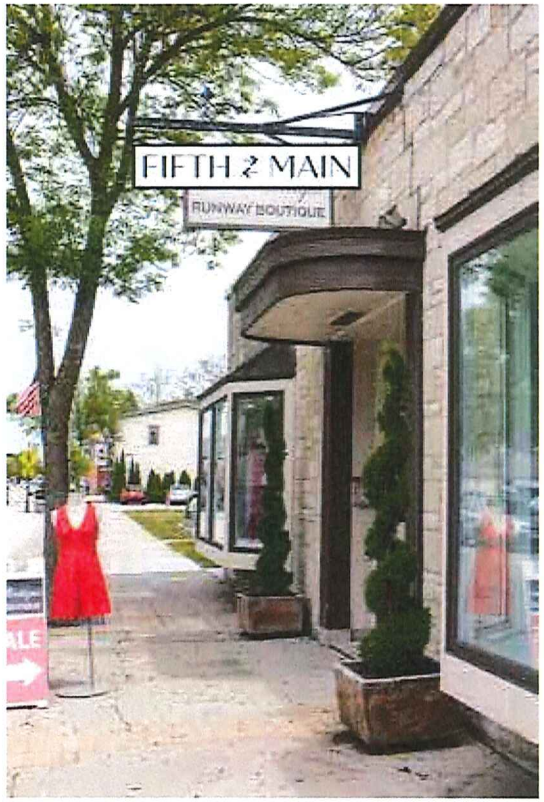
(Comments/Stipulations from HPC): ________________

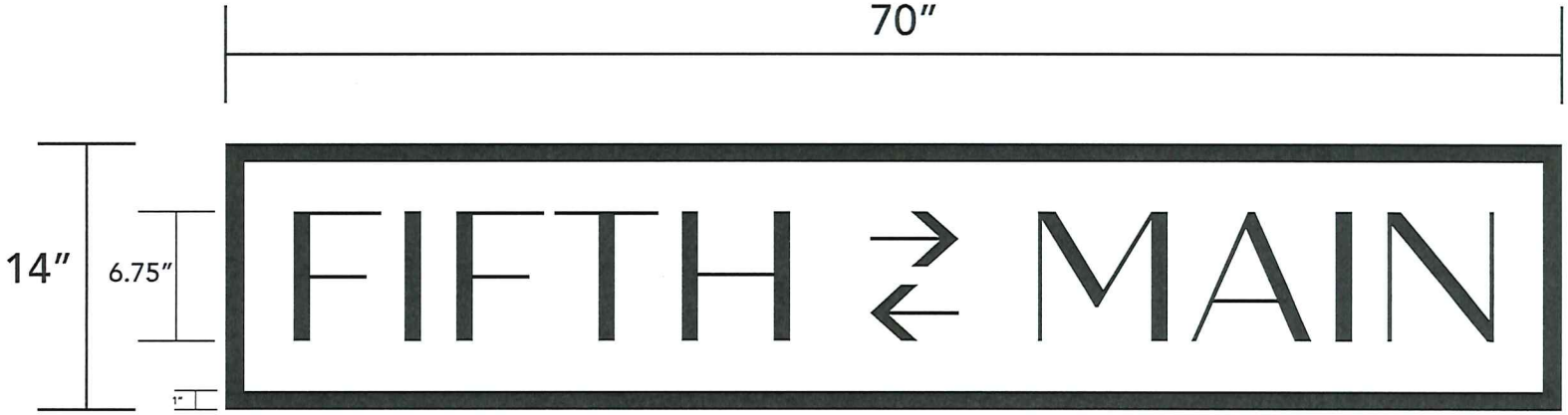
Revised 4/19/2010



ADDITIONAL NOTES	Sign will be hanging from 80” bracket 6.75” letters 1” border
DATE CREATED	April 27, 2020
SIGN INFORMATION	70” x 14”
CLIENT BUSINESS	Fifth Main
CLIENT NAME/INFO	Carley Kortendick

CKC graphics & signs
1350 14th Ave, Rm 102
Grafton, WI 53024
ckcgraphics@sbcglobal.net
252-377-8841



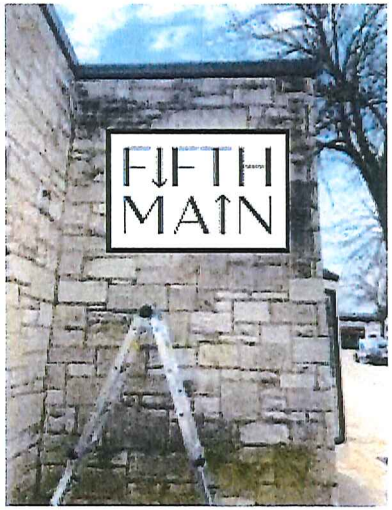


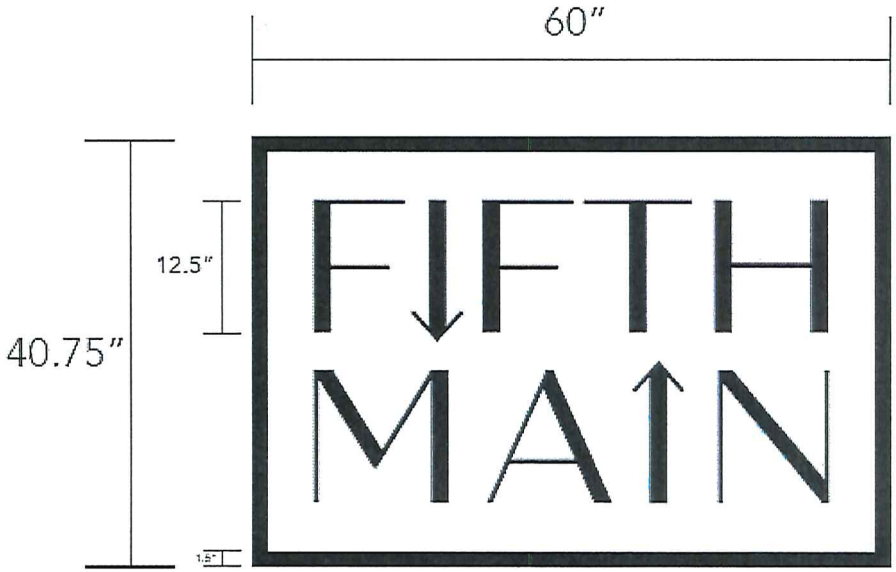
CLIENT BUSINESS	DATE CREATED	ADDITIONAL NOTES
Fifth Main	April 27, 2020	Sign will be hanging from 80" bracket 6.75" letters 1" border
CLIENT NAME/INFO	**SIGN INFORMATION**	
Carley Kortendick	70" x 14"	

CKC graphics & signs
1350 14th Ave, Rm 102
Grafton, WI 53024
ckcgraphics@sbcglobal.net
252-377-8841

NORTH WALL SIGN

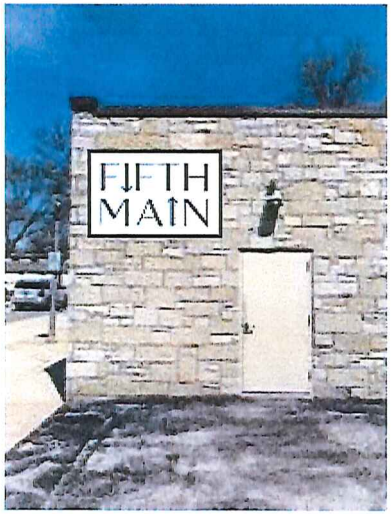
Mock-up

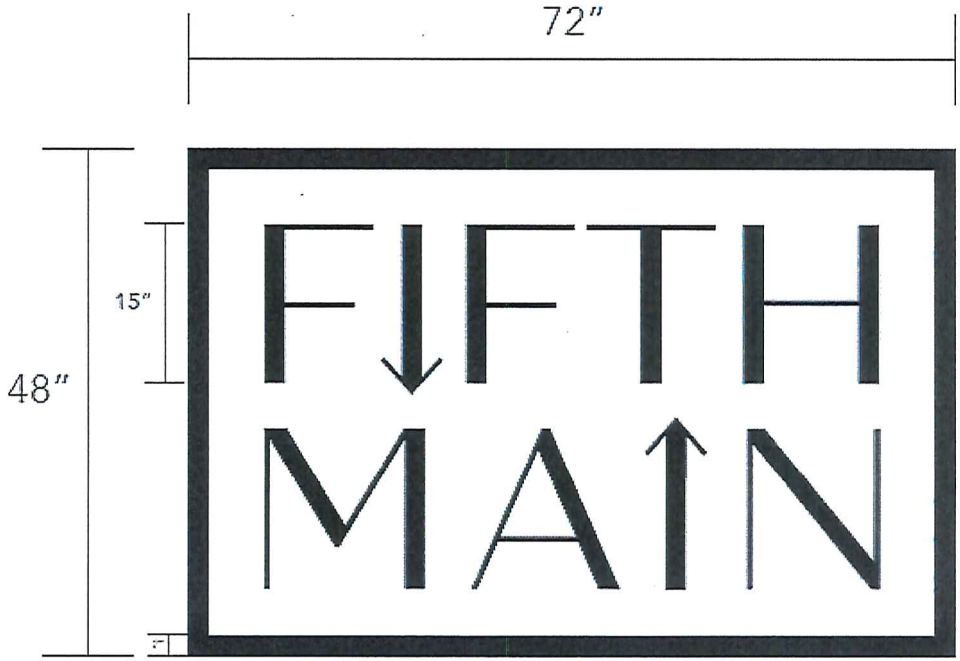




SOUTH WALL SIGN

Mock-up





CLIENT BUSINESS	DATE CREATED	ADDITIONAL NOTES
Fifth Main	May 21, 2020	North Wall Sign: 12.5' letters 1.5" border Black vinyl on 6 mil dibond South Wall Sign: 15' letters 2" border Black vinyl on 6 mil dibond
CLIENT NAME/INFO	**SIGN INFORMATION**	
Carley Kortendick	North Wall Sign - 60" x 40.75" South Wall Sign - 72" x 48"	

CKC graphics & signs
1350 14th Ave, Rm 102
Grafton, WI 53024
ckcgraphics@sbcglobal.net
262-377-8841

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

262-346-4577
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAX KEY# 12-050-07-05-001

ISSUING MUNICIPALITY

☐ TOWN ☒ VILLAGE ☐ CITY

OF THIENSVILLE

COUNTY: OZAUKEE

PROJECT LOCATION (Building Address): 174 S. MAIN ST. THIENSVILLE, WI 53092

PROJECT DESCRIPTION: EXTERIOR LIGHTING FOR SIGNAGE

☒ COMMERCIAL ☐ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: MIKELLE W. FLANNER	174 S. MAIN ST. THIENSVILLE, WI 53092	(414) 530-0804
Construction Contractor (DC Lic No.)		
Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	
Plumbing Contractor (Lic No.)		
Electrical Contractor (Lic No.)		
HVAC Contractor (Lic No.)		

PROJECT INFORMATION

Subdivision Name: | Lot No. 5/6 | Block No. 7

Zoning District	Lot Area	N.S.E.W. Setbacks	Front	Rear	Left	Right
B-1	8,625 Sq. Ft.		100 Ft.	100 Ft.	69 +/- Ft.	69 +/- Ft.

1a. PROJECT
☐ New ☒ Addition ☐ Raze
☐ Alteration ☐ Repair ☐ Move
☐ Other

1b. GARAGE
☐ Attached ☐ Detached

2. AREA
Basement ____ Sq. Ft.
Living Area ____ Sq. Ft.
Garage ____ Sq. Ft.
Other ____ Sq. Ft.
TOTAL ____

3. TYPE
☐ Single Family
☐ Two Family
☐ Multi
☒ Commercial

4. CONST. TYPE
☐ Site Constructed
☐ Mfd. UDC
☐ Mfd. HUD

5. ELECTRICAL
Entrance Panel
Size: ____ amp
Service: ___ New ___ Rewire
____ Phase ____ Volts
___ Underground
___ Overhead
Power Company:

6. STORIES
☒ 1-Story
☐ 2-Story
☐ Other

7. FOUNDATION
☒ Concrete
☐ Masonry
☐ Treated Wood
☐ ICF
☐ Other

8. USE
☐ Seasonal
☒ Permanent
☐ Other

9. HVAC EQUIPMENT
☐ Forced Air Furnace
☐ Radiant Baseboard or Panel
☐ Heat Pump
☐ Boiler
☐ Central Air Conditioning
☐ Other

10. PLUMBING
Sewer
☒ Municipal
☐ Septic No.

11. WATER
☒ Municipal Utility
☐ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec.*	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated)
Total ____ BTU//HR

14. ESTIMATED COST
$ 1,600 - 2,000

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): MIKELLE W. FLANNER **SIGN:** [signature] **DATE:** 5/22/2020

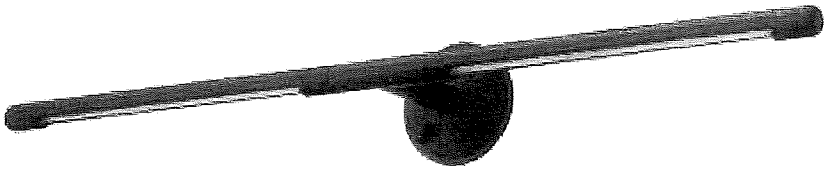
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

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

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

Wisconsin Uniform 05/16



GIBSON HOME ADDITION

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: June 10, 2020

Item # III. F & G

General Information

Applicant:	James and Paula Gibson
Status of Applicant:	Property Owner
Requested Action:	Approval Addition
Zoning	R-2 Single Family Residential District
Proposed Zoning:	No Change
Location:	343 East Freistadt Road
Land Use Plan Designation:	Single Family Residential
Existing Land Use:	Single Family Residential

Proposal:

The applicant is requesting approval of an addition off the back side of their home at 343 East Freistadt Road. This addition will extend 19' back from the south elevation on the same plane of the west elevation. Access to the new home addition will be from the south side through patio doors from a new wood porch with stairs to the back yard. The plans provide a secondary access to the existing home at the east corner of the south elevation where an existing window will be replaced with a new door and two new windows will be added to the existing north elevation. The new addition will be of smart siding with 4" exposure to match that of the existing siding.

Planners Comments:

This addition is designed to complement the look of the home in terms of color, material, and roof slope. The applicant will have sample siding material for your review at the meeting. The design is in keeping with the look of the existing building and will be attractive to the character of the neighborhood. My review indicates full compliance with the dimensional requirements of the zoning code. Accordingly, this Planner as no reason to object subject to:

- Siding exposure and color to be the same as that of the existing structure.
- The applicant securing a building permit prior to construction.

Garage:

As part of this renovation project, the applicant will be constructing a new garage in the rear yard southeast of the home. This garage measures 24' X 22' and be 15' tall at the peak with a 6/12 roof pitch. The siding will be Granite colored Norandex D4 with white trim color and the roof will be black asphalt shingles.

While the plans show two existing accessory buildings in the back yard, the applicant has indicated that the existing barn will be razed as part of this project. To be code compliant, the garage will need to meet the required 3-foot setback. Accordingly, staff recommends approval subject to the following:

- No building permit shall be issue for the garage until the razing permit to remove the garage is secured.
- The proposed garage shall be setback from the adjacent property line by 3'
- The applicant securing a building permit prior to construction.

done underground per Ordinance 1995-07.

262-346-4577
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAXKEY#

ISSUING MUNICIPALITY: ☐ TOWN ☒ VILLAGE ☐ CITY OF THIENSVILLE COUNTY: OZAUKEE

PROJECT LOCATION (Building Address): 343 E. FRIESTAT RD. THIENSVILLE, WI 53092

PROJECT DESCRIPTION: ADDITION TO HOME ☐ COMMERCIAL ☒ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: JAMES AND PAULA GIBSON	SAME AS ABOVE	414-218-7998
Construction Contractor (DC Lic No.): DC 049500031 HENDERSON GROUP, INC	6510 W. MEQUON RD., MEQUON, WI 53092	414-630-6340
Dwelling Contractor Qualifier (DCQ Lic No.): DCQ 090701184 · ROBERT HENDERSON (Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor)		414-630-6340
Plumbing Contractor (Lic No.) 224588: DICKENSCHRAUF PLBG SOLUTIONS	120 N. 120TH ST, WAUWATOSA, WI	414-258-9703
Electrical Contractor (Lic No.) 1108668: CHASE ELECTRIC, LLC.	P.O. BOX 8 RICHFIELD, WI 53076	262-644-4200
HVAC Contractor (Lic No.) 4132: LK HEATING + AC, LLC	357 MAIN ST., KEWASKUM, WI 53040	262-626-4342

PROJECT INFORMATION

Subdivision Name: N/A | Lot No. | Block No.

Zoning District	Lot Area	N.S.E.W. Setbacks	Front	Rear	Left	Right
	26,395 Sq. Ft.		82 Ft.	130 Ft.	43 Ft.	22 Ft.

1a. PROJECT: ☐ New ☒ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other

1b. GARAGE N/A: ☐ Attached ☐ Detached

2. AREA: Basement 500 Sq. Ft.; Living Area 875 Sq. Ft.; Garage ___ Sq. Ft.; Other ___ Sq. Ft.; TOTAL 1375

3. TYPE: ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial

4. CONST. TYPE: ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL: Entrance Panel Size: 200 amp Service: ___New ___Rewire ___Phase ___Volts ✓ Underground ___ Overhead Power Company: WE ENERGIES

6. STORIES: ☒ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other

8. USE: ☐ Seasonal ☒ Permanent ☐ Other

9. HVAC EQUIPMENT: ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ Other

10. PLUMBING: Sewer ☒ Municipal ☐ Septic No.

11. WATER: ☐ Municipal Utility ☒ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec.*	Solid	Solar
Space Htg	☒	☐	☐	☐	☐	☐
Water Htg	☒	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity. N/A

13. HEAT LOSS (Calculated): Total ___ BTU//HR

14. ESTIMATED COST: $ 160,000.00

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☐ **I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.**

APPLICANT (PRINT): ROBERT HENDERSON **SIGN:** [signature] **DATE:** 5/14/20

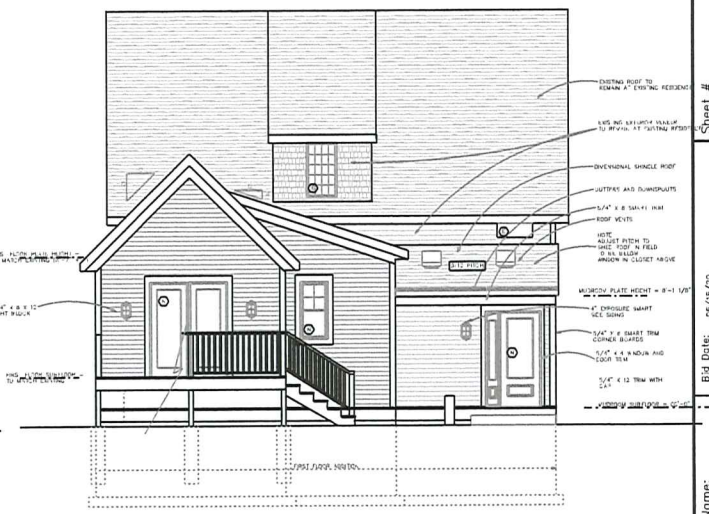
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

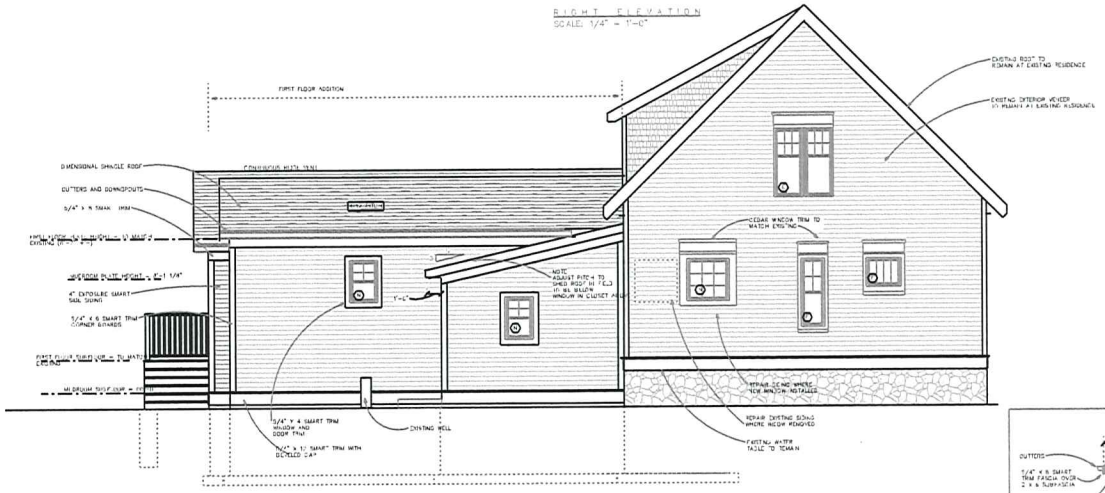
INSPECTIONS NEEDED **Building** ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final
Electric ☐ Rough ☐ Service ☐ Final **Plumbing** ☐ Rough ☐ Underfloor ☐ Final **HVAC** ☐ Rough ☐ Final

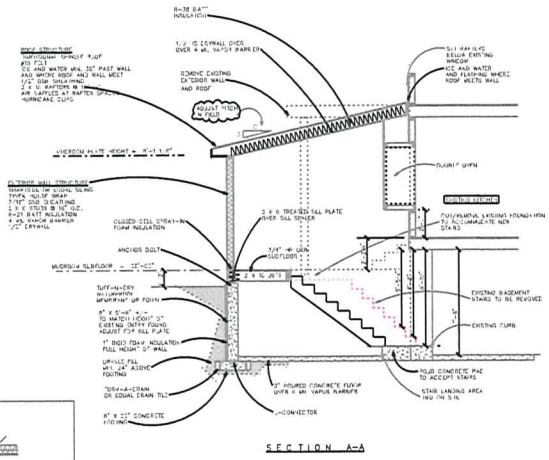
FEES:	PERMIT(S) ISSUED	SEAL NO. ___	Municipality No. ___ - ___
Building Fee	Bldg. # At top of form	**RECEIPT**	**PERMIT EXPIRATION:** / **PERMIT ISSUED BY MUNICIPAL AGENT:**
Zoning Fee	Zoning #	CK #	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal	Elec. #	Amount $	Name
Electric Fee	Plmb. #	Date	Date
Plumbing Fee	HVAC #	From	Certification No.
HVAC Fee		Rec By.	
Adm. Fee			
Other			
Total			

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

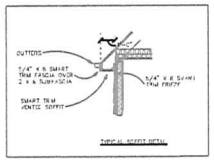
Wisconsin Uniform 05/16







SECTION A-A



TYPICAL SOFFIT DETAIL

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 1 OF 4

Revisions

Bid Date: 05/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: CASSON RESIDENCE

Job Address: 343 E FRESTADT ROAD MEQUON, WI

Henderson Group INC.
DESIGN • BUILD • REMODEL
6510 W. MEQUON ROAD, MEQUON WISCONSIN 53092 262-242-0999

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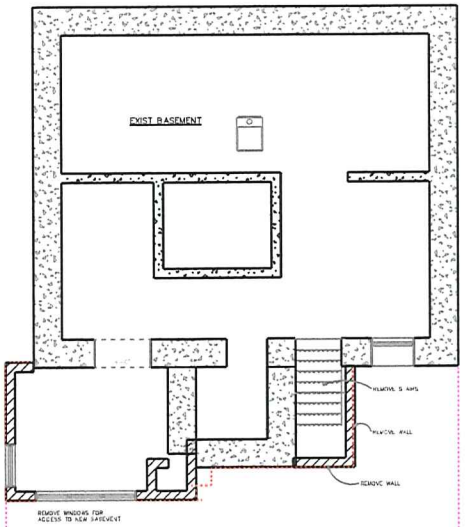
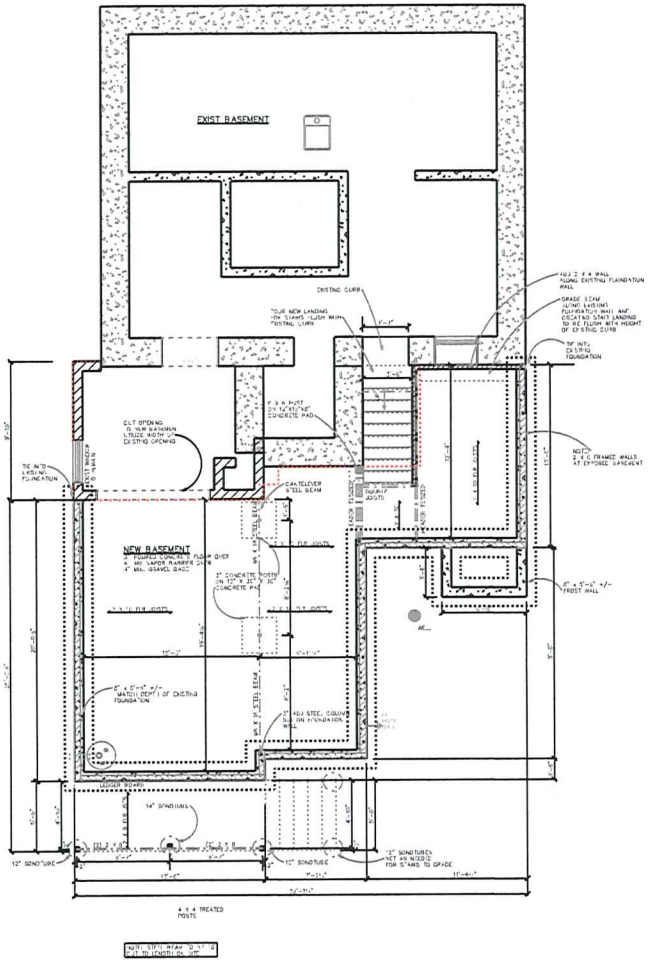


FOUNDATION DEMO PLAN
SCALE: 1/4" = 1'-0"



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

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 2 OF 4

Bid Date: 05/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: GIBSON RESIDENCE

Job Address: 333 E FRESHMOT ROAD MEQUON, WI

Revisions

Henderson Group INC.
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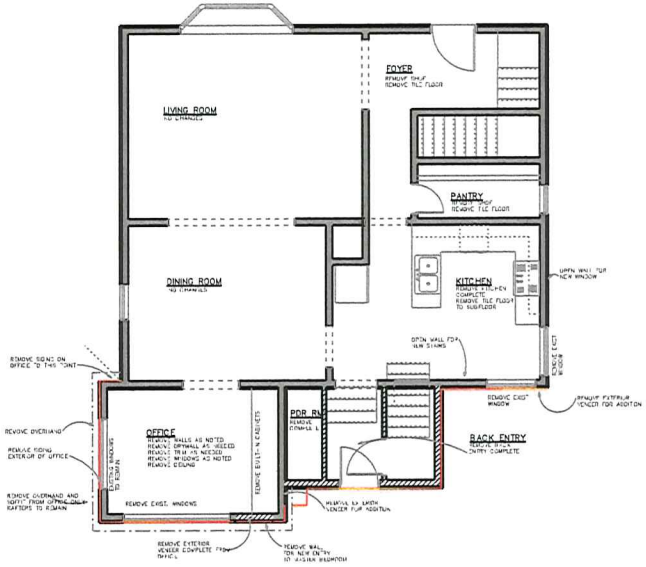
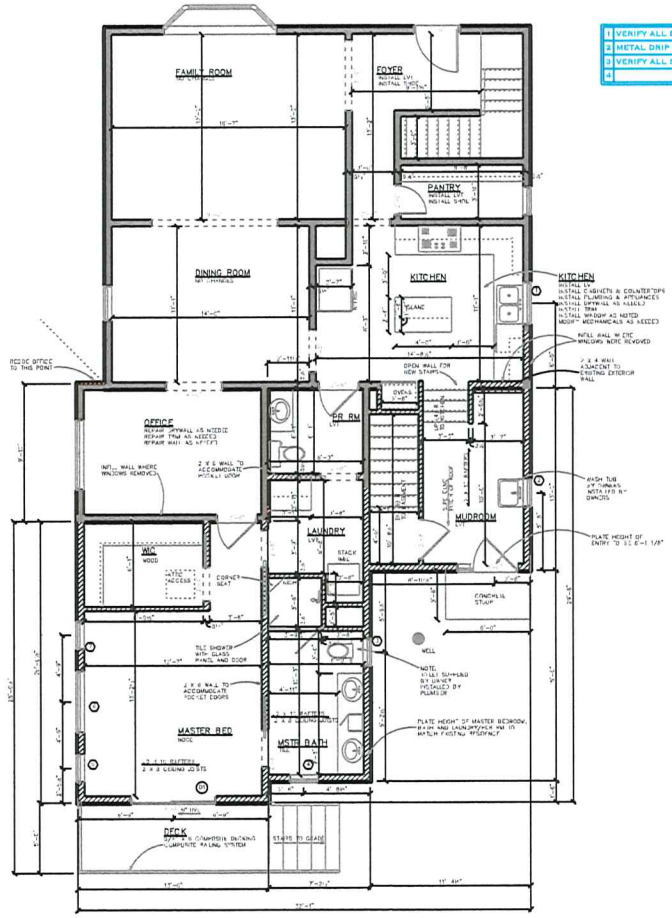


DEMO FIRST FLOOR

NOTE: OPTION 350 SERIES

WIND MANUFACT.	PELLA
WIND. SERIRES	450
WIND. TYPE	DOUBLE HUNGE / AWNING
EXTERIOR	CLAD - COLOR TBD
INTERIOR	WOOD
GRILLES	PER ELEVATION
WINDOW HARDWARE	TBD
DOOR HARDWARE	TBD

WIND #	UNIT #	SWING	NOTES
1	AWN 3535	OPER	
2	DBL HNG 2535		
3	DBL HNG 2535		
4	DBL HNG 2547		
5	DBL HNG 2559		
6	AWN 5323	FIXED	
7	DBL HNG 2559		
D1	SLIDER 7262		RIGHT PANEL ACTIVE FROM EXT.



FIRST FLOOR REMODEL
SCALE: 1/4" = 1'-0"

1	VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2	METAL DRIP CAPS AT ALL OPENINGS
3	VERIFY ALL SELECTIONS WITH OWNER PRIOR TO ORDERING
4	

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 3 OF 4

Revisions

Bid Date: 05/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: GIBSON RESIDENCE

Job Address: 343 E FREISTADT ROAD MEQUON, WI

Henderson Group INC.
DESIGN • BUILD • REMODEL
6510 W. MEQUON ROAD, MEQUON WISCONSIN 53092 262-242-0999

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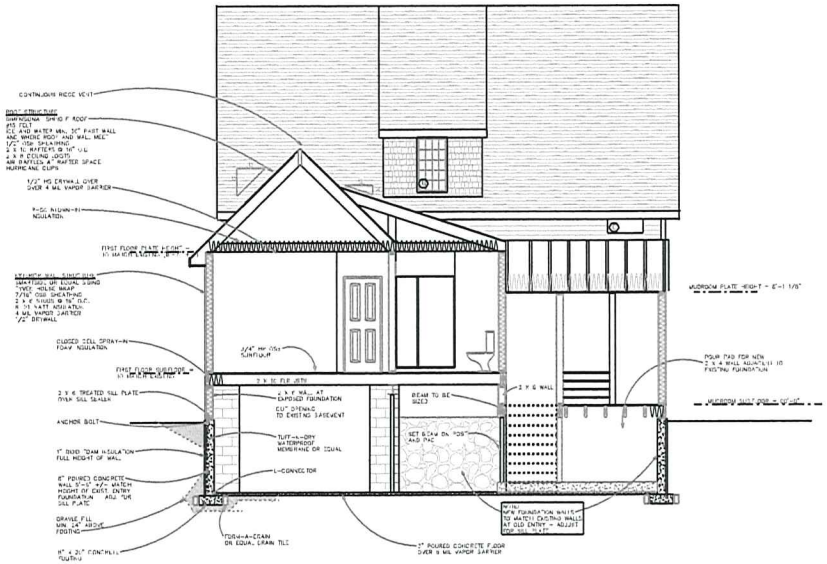
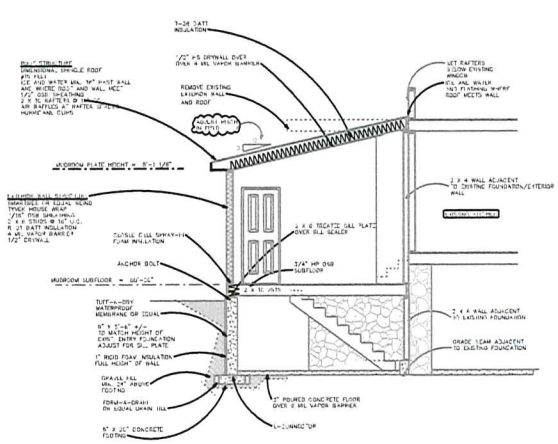


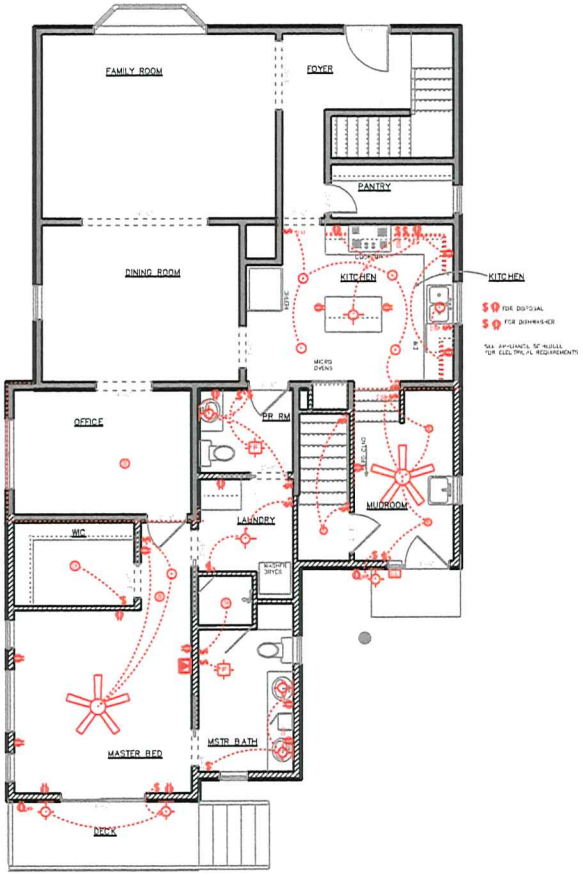
SECTION B-B



SECTION C-C

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
CEILING FAN 5 BLADED 04	
3-WAY SWITCH	$3
6 INCH RECESSED	
6 INCH RECESSED SLOPED	
BATH FAN	
CEILING MOUNTED LIGHT	
DOOR BELL	
OUTLET	
OUTLET GFI	GFI
OUTLET WATERPROOF	WP
RECESS SHOWER RATED	
SMOKE DETECTOR	
STRUCTURED WIRE	W
SWITCH	$
SWITCH DIMMER	$
UNDER CABINET LIGHT	
WALL SCONCE	

NOTE:
VERIFY ALL APPLIANCE REQUIREMENTS WITH SPECIFICATIONS.



FIRST FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 4 OF 4

Revisions

Bid Date: 06/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: CABSON RESIDENCE

Job Address: 343 E. FIRESTOPOT ROAD MEQUON, WI

Henderson Group INC.
DESIGN • BUILD • REMODEL
6510 W. MEQUON ROAD, MEQUON WISCONSIN 53092 262-242-0999

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JD Griffiths/Gibson

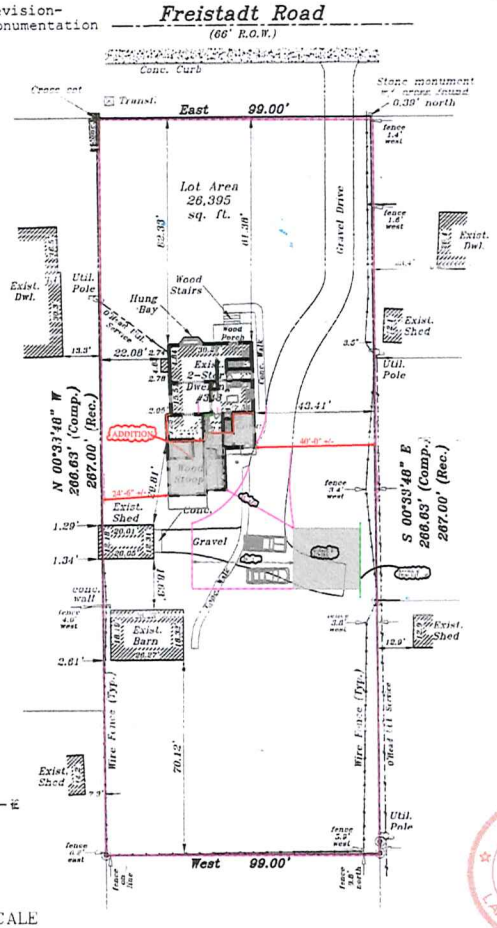
PLAT OF SURVEY

LOCATION: 343 East Freistadt Road, Thiensville, Wisconsin

LEGAL DESCRIPTION:
The North 300 feet of Lot 7, Block 4, **ASSESSORS' PLAT OF THE VILLAGE OF THIENSVILLE**, in the Village of Thiensville, Ozaukee County, Wisconsin, in the Northwest 1/4 of Section 23, Township 9 North, Range 21 East.

February 25, 2020
February 28, 2020 Revision-monumentation

Survey No. 111272-S



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

WISCONSIN DENNIS C. SAUER S-2421 Franklin, WI LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

done underground per Ordinance 1995-07.

262-346-4577
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAX KEY#

ISSUING MUNICIPALITY: ☐ TOWN ☒ VILLAGE ☐ CITY of Thiensville, COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 343 E. Freistadt Rd.

PROJECT DESCRIPTION: Build New 24'x22' Det. Garage

☐ COMMERCIAL ☐ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: Jim + Paula Gibson	343 E. Freistadt Rd. Thiensville, WI 53092	414/218-7998
Construction Contractor (DC Lic No.): J.D. Griffiths G.	8401 W. Calumet Rd. Milwaukee WI 53224	414/362-7222
Dwelling Contractor Qualifier (DCQ Lic No.): 12107 Lic# Qual # DCQ	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor: 081900898	414/362-7222
Plumbing Contractor (Lic No.)		
Electrical Contractor (Lic No.)		
HVAC Contractor (Lic No.)		

PROJECT INFORMATION

Subdivision Name: Assessors Plat of the Village of Thiensville; Lot No. 7; Block No. 4

Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front	Rear	Left	Right
			100'+ Ft.	70'+ Ft.	5' (E) Ft.	70' Ft.

1a. PROJECT: ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other

1b. GARAGE: ☐ Attached ☒ Detached

2. AREA: Basement ___ Sq. Ft.; Living Area ___ Sq. Ft.; Garage 528 Sq. Ft.; Other ___ Sq. Ft.; TOTAL 528

3. TYPE: ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial

4. CONST. TYPE: ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL: Entrance Panel Size: ___ amp; Service: ___ New ___ Rewire; ___ Phase ___ Volts; ___ Underground; ___ Overhead; Power Company:

6. STORIES: ☒ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other

8. USE: ☐ Seasonal ☒ Permanent ☐ Other

9. HVAC EQUIPMENT: ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other

10. PLUMBING: Sewer ☐ Municipal ☐ Septic No.

11. WATER: ☐ Municipal Utility ☐ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated): Total ___ BTU//HR

14. ESTIMATED COST: $23,000

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): Steve Schuyler Agent of J.D. Griffiths **SIGN:** [signature] **DATE:** 2/28/20

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	PERMIT EXPIRATION:
Zoning Fee	Zoning #	CK #	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal	Elec. #	Amount $	
Electric Fee	Plmb. #	Date	
Plumbing Fee	HVAC #	From	
HVAC Fee		Rec By.	
Adm. Fee			
Other			
Total			

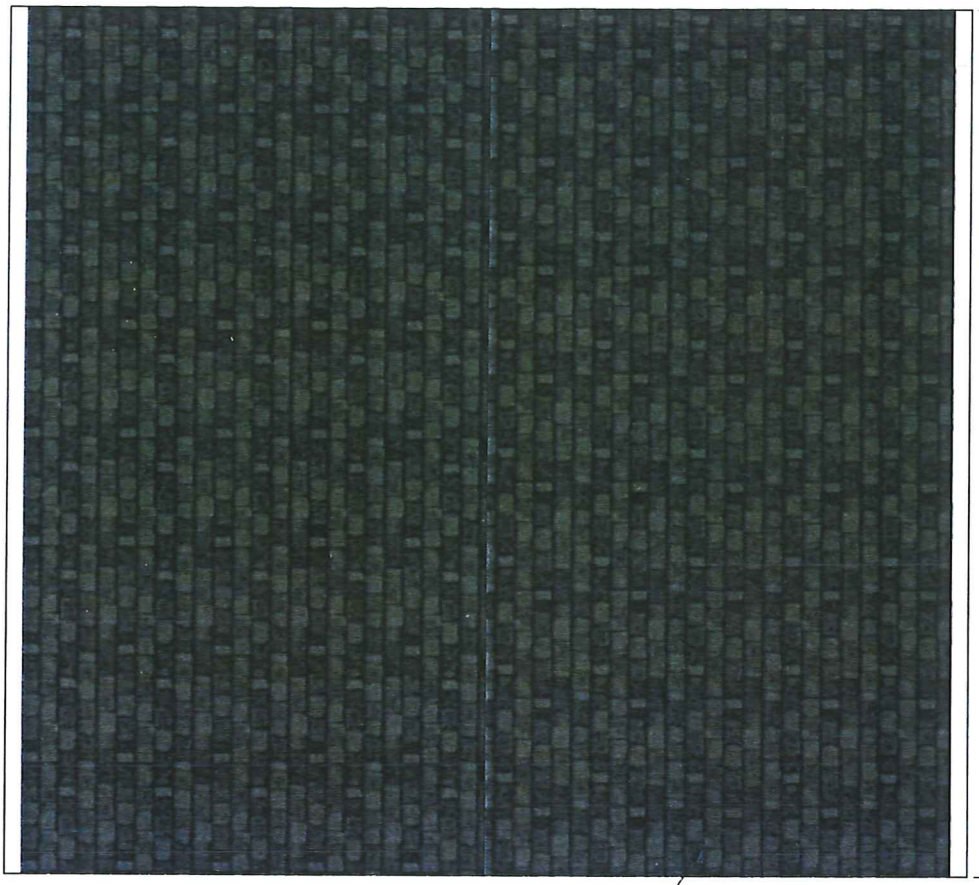
PERMIT ISSUED BY MUNICIPAL AGENT: Name ___ Date ___ Certification No. ___

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

Wisconsin Uniform 05/16

Back

26'-0"



Left Side

24'-0"

Right Side

6/12 Pitch

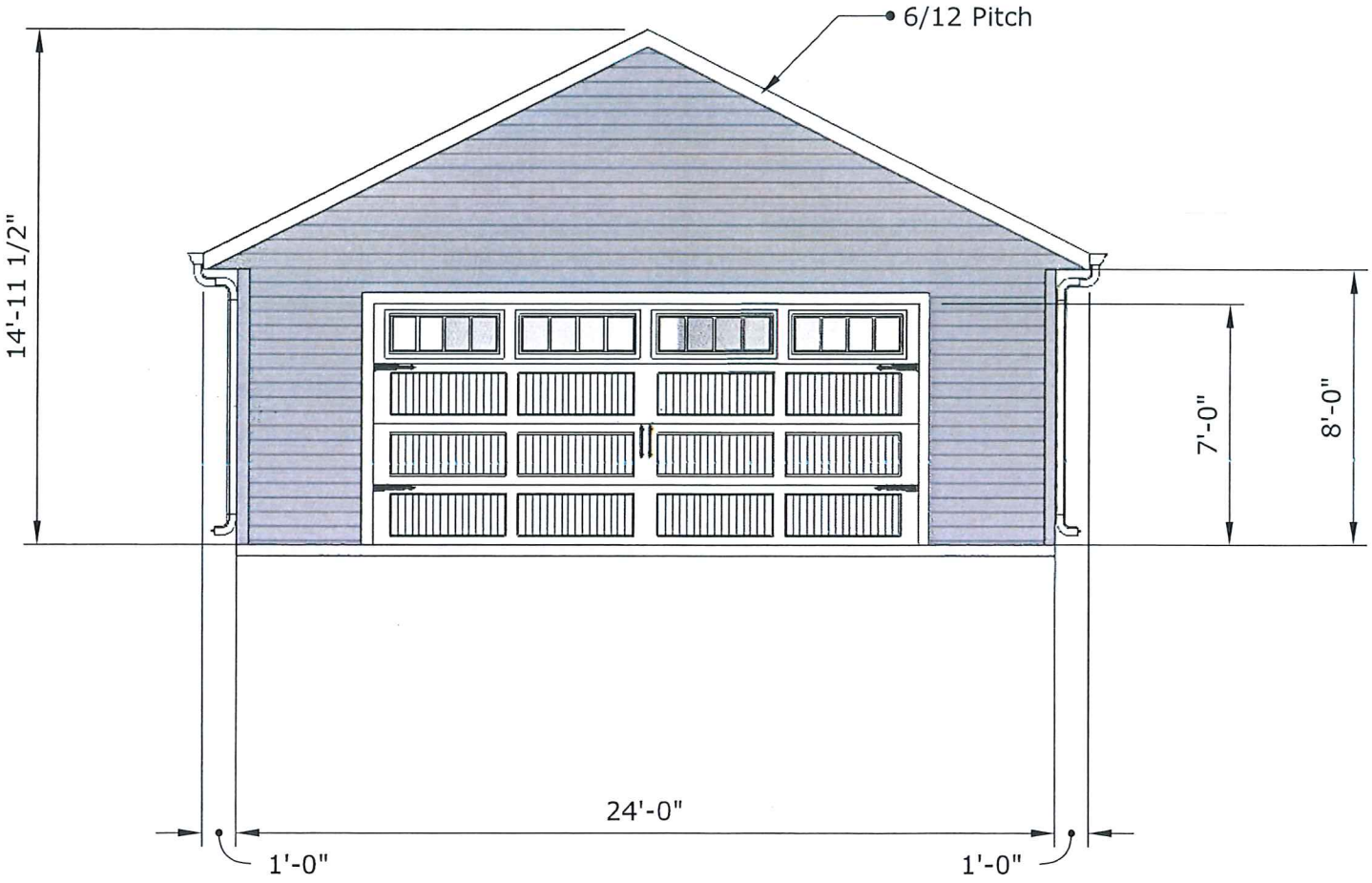
Front

VIEW : TOP

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

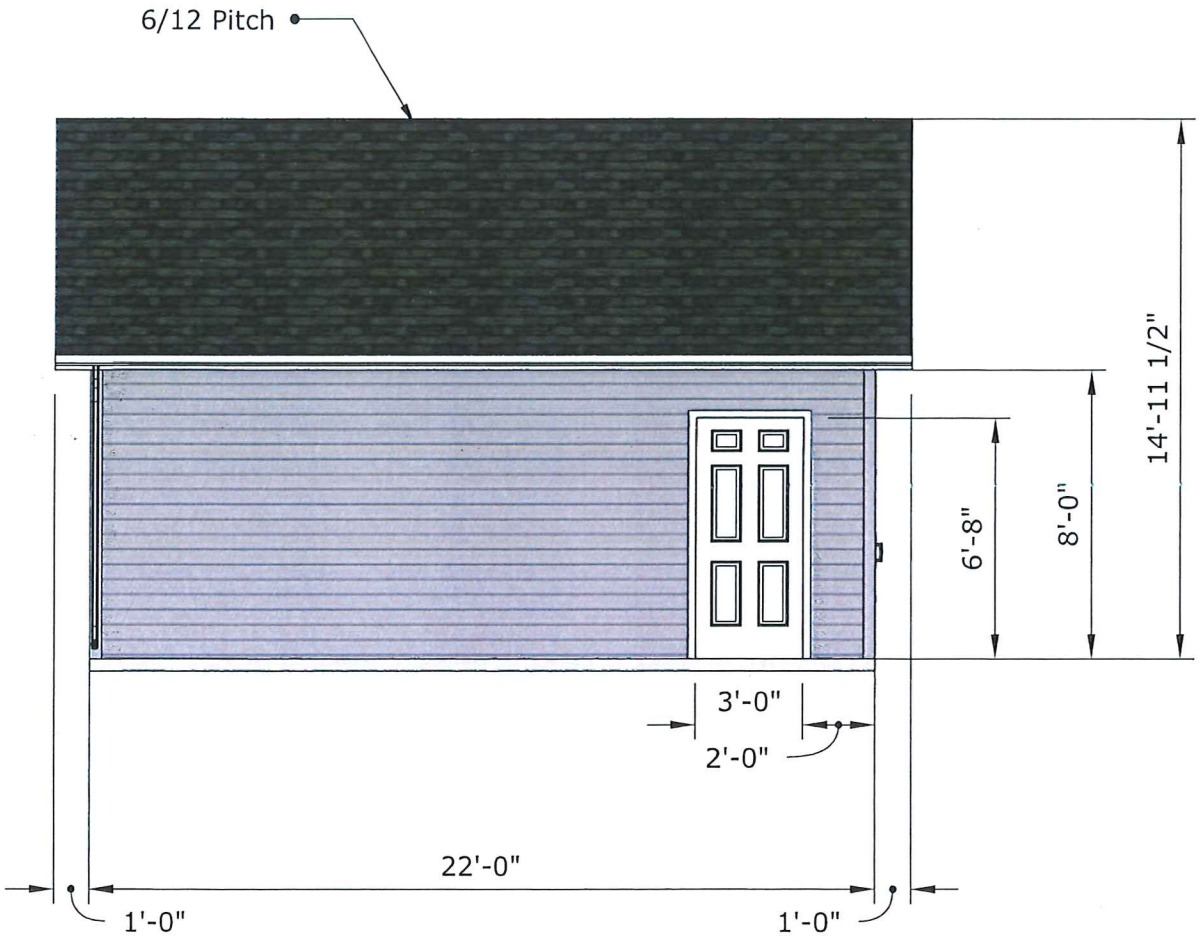


VIEW : FRONT

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

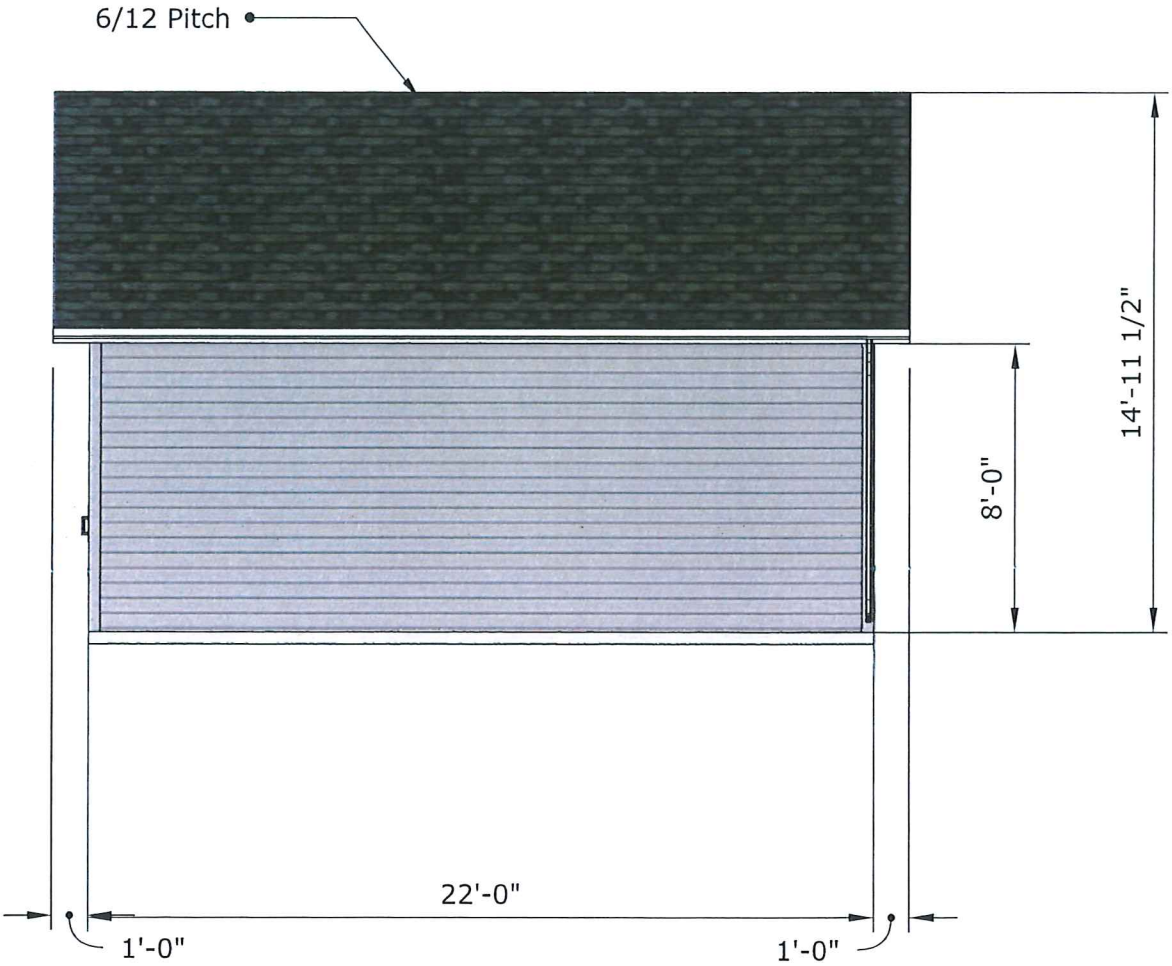


VIEW : Left Side

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

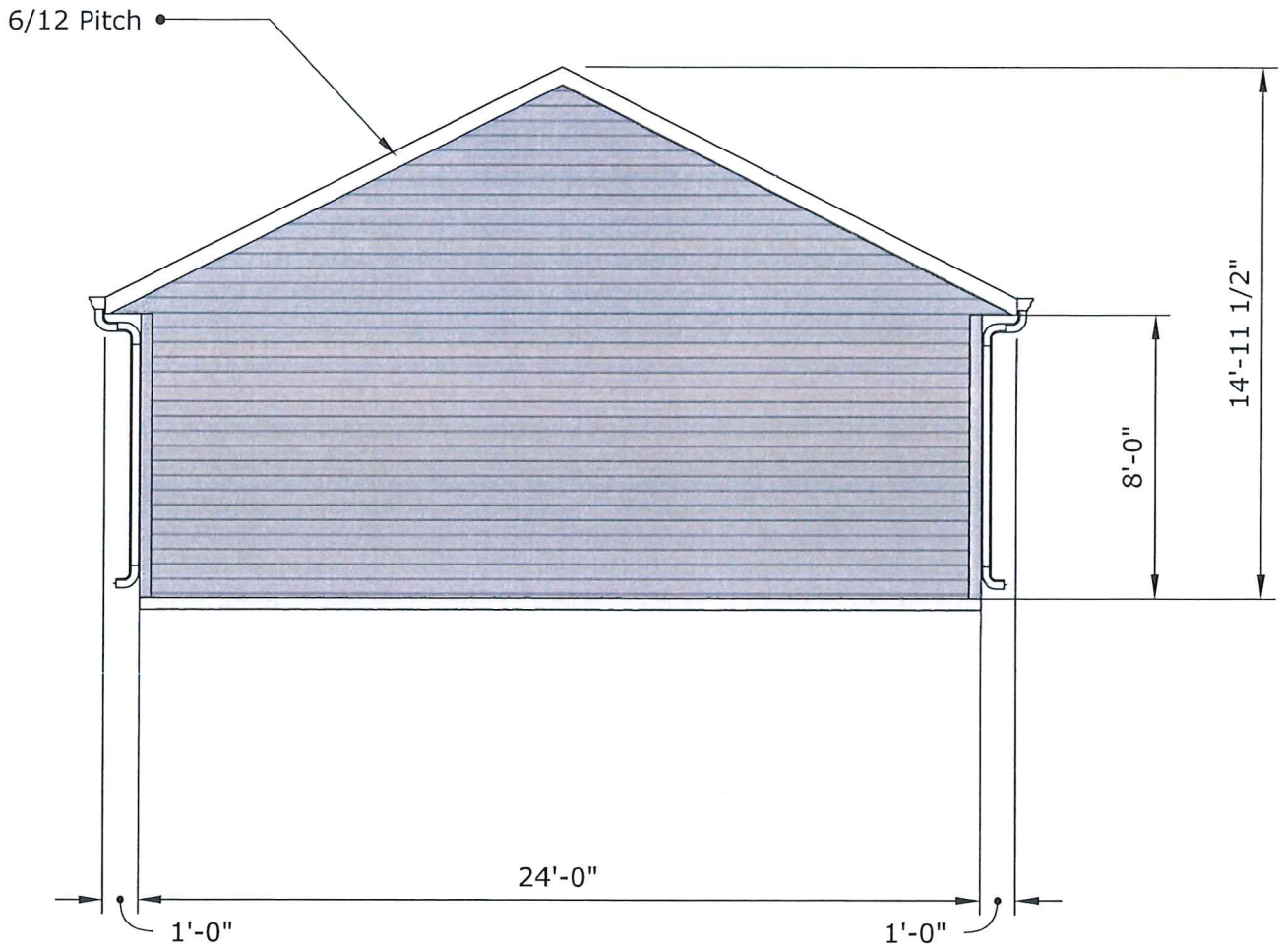


VIEW : Right Side

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES • DOORS • SERVICE



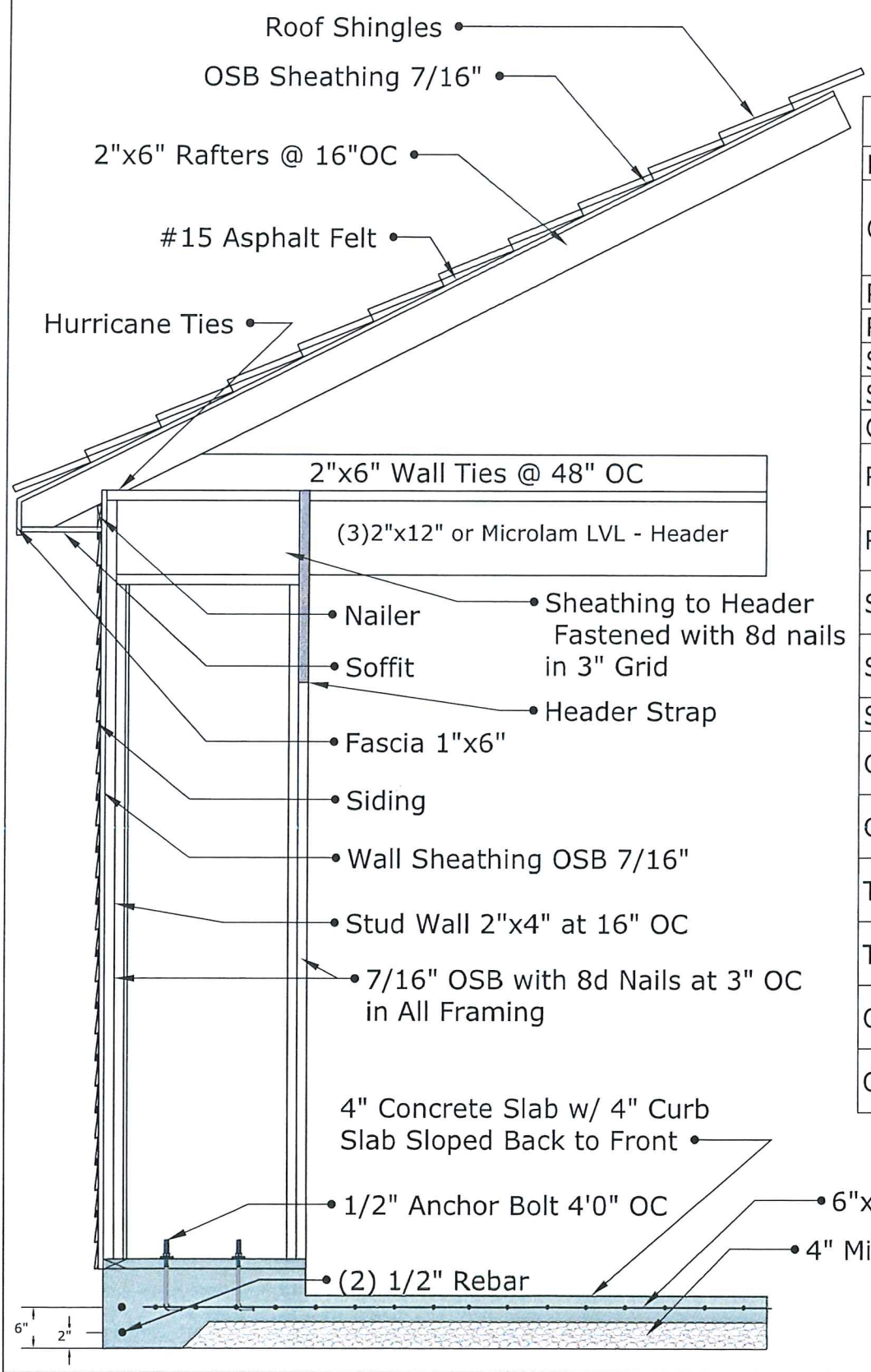
VIEW : Back

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

TYPICAL CROSS SECTION



NEW GARAGE	
Date	2/21/2020
Owner	Jim and Paula Gibson
Phone #	414-218-7998
Roof Pitch	6/12
Size	24x22
Style	Gable
Overhang	12" All
Roof	OC Oakridge
Roof Color	Onyx Black
Siding	Norandex D4
Siding Color	Granite
Serv Door	36" 6P
Gutters	Yes Both
Gutter Color	Frost
Trim Type	Prefinished LP
Trim Color	White
OH Door	CHI 5983
OHD Color	White

SCALE: 1/2"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS GARAGES · DOORS · SERVICE

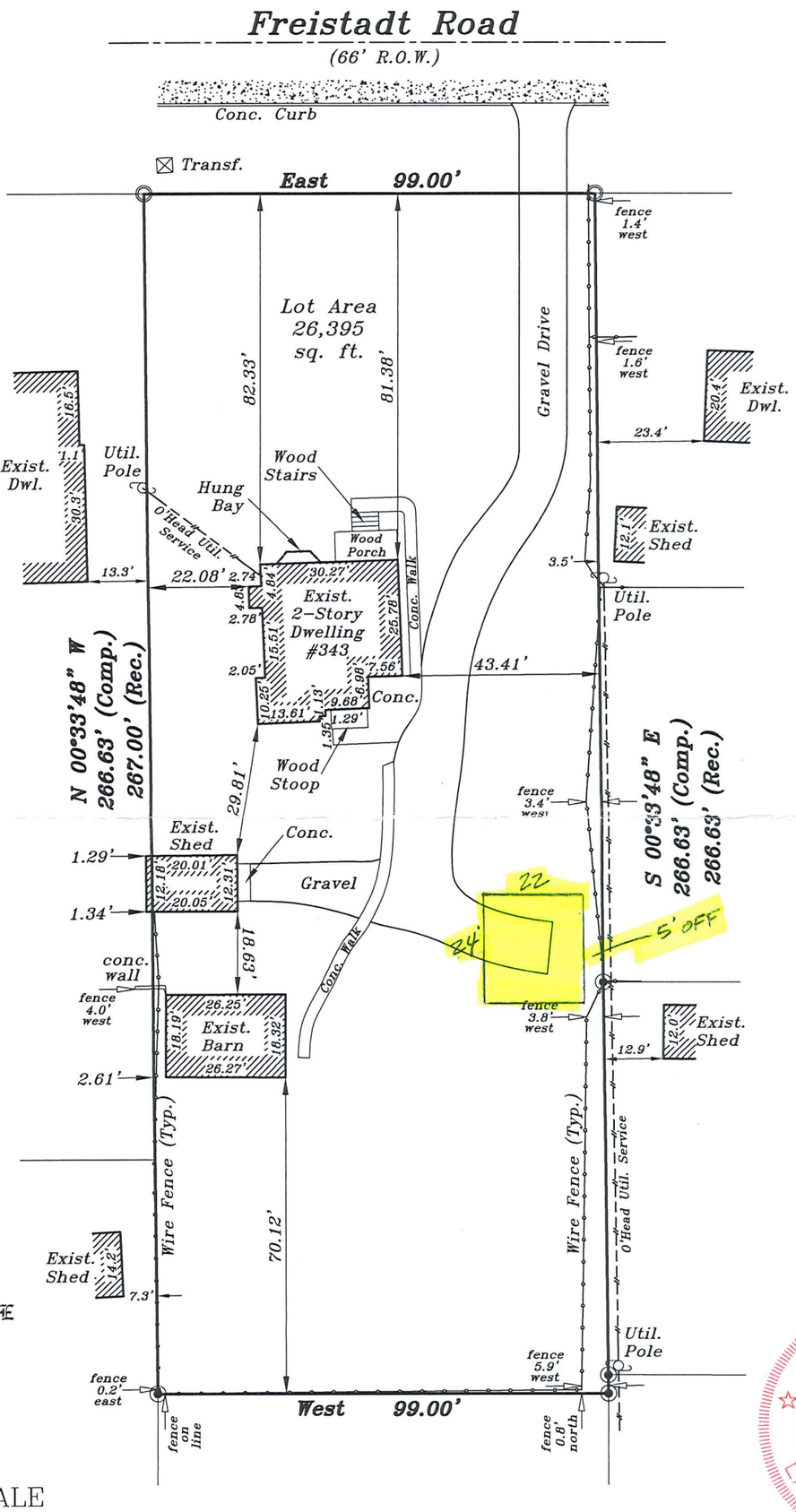
JD Griffiths/Gibson

PLAT OF SURVEY

LOCATION: 343 East Freistadt Road, Thiensville, Wisconsin

LEGAL DESCRIPTION:
The North 300 feet of Lot 7, Block 4, **ASSESSORS' PLAT OF THE VILLAGE OF THIENSVILLE**, in the Village of Thiensville, Ozaukee County, Wisconsin, in the Northwest 1/4 of Section 23, Township 9 North, Range 21 East.

February 25, 2020 Survey No. 111272-S



Proposed 24'x22' Det Garage As Shown.

WISCONSIN DENNIS C. SAUER S-2421 Franklin, WI LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

GIBSON HOME ADDITION

To: The Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: June 10, 2020

Item # III. F & G

General Information

Applicant:	James and Paula Gibson
Status of Applicant:	Property Owner
Requested Action:	Approval Addition
Zoning	R-2 Single Family Residential District
Proposed Zoning:	No Change
Location:	343 East Freistadt Road
Land Use Plan Designation:	Single Family Residential
Existing Land Use:	Single Family Residential

Proposal:

The applicant is requesting approval of an addition off the back side of their home at 343 East Freistadt Road. This addition will extend 19' back from the south elevation on the same plane of the west elevation. Access to the new home addition will be from the south side through patio doors from a new wood porch with stairs to the back yard. The plans provide a secondary access to the existing home at the east corner of the south elevation where an existing window will be replaced with a new door and two new windows will be added to the existing north elevation. The new addition will be of smart siding with 4" exposure to match that of the existing siding.

Planners Comments:

This addition is designed to complement the look of the home in terms of color, material, and roof slope. The applicant will have sample siding material for your review at the meeting. The design is in keeping with the look of the existing building and will be attractive to the character of the neighborhood. My review indicates full compliance with the dimensional requirements of the zoning code. Accordingly, this Planner as no reason to object subject to:

- Siding exposure and color to be the same as that of the existing structure.
- The applicant securing a building permit prior to construction.

Garage:

As part of this renovation project, the applicant will be constructing a new garage in the rear yard southeast of the home. This garage measures 24' X 22' and be 15' tall at the peak with a 6/12 roof pitch. The siding will be Granite colored Norandex D4 with white trim color and the roof will be black asphalt shingles.

While the plans show two existing accessory buildings in the back yard, the applicant has indicated that the existing barn will be razed as part of this project. To be code compliant, the garage will need to meet the required 3-foot setback. Accordingly, staff recommends approval subject to the following:

- No building permit shall be issue for the garage until the razing permit to remove the garage is secured.
- The proposed garage shall be setback from the adjacent property line by 3'
- The applicant securing a building permit prior to construction.

done underground per Ordinance 1995-07.

262-346-4577
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAXKEY#

ISSUING MUNICIPALITY: ☐ TOWN ☒ VILLAGE ☐ CITY OF THIENSVILLE COUNTY: OZAUKEE

PROJECT LOCATION (Building Address): 343 E. FRIESTAT RD. THIENSVILLE, WI 53092

PROJECT DESCRIPTION: ADDITION TO HOME ☐ COMMERCIAL ☒ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: JAMES AND PAULA GIBSON	SAME AS ABOVE	414-218-7998
Construction Contractor (DC Lic No.): DC 049500031 HENDERSON GROUP, INC	6510 W. MEQUON RD., MEQUON, WI 53092	414-630-6340
Dwelling Contractor Qualifier (DCQ Lic No.): DCQ 090701184 · ROBERT HENDERSON (Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor)		414-630-6340
Plumbing Contractor (Lic No.) 224588: DICKENSCHRAUF PLBG SOLUTIONS	120 N. 120TH ST, WAUWATOSA, WI	414-258-9703
Electrical Contractor (Lic No.) 1108668: CHASE ELECTRIC, LLC.	P.O. BOX 8 RICHFIELD, WI 53076	262-644-4200
HVAC Contractor (Lic No.) 4132: LK HEATING + AC, LLC	357 MAIN ST., KEWASKUM, WI 53040	262-626-4342

PROJECT INFORMATION

Subdivision Name: N/A | Lot No. | Block No.

Zoning District	Lot Area	N.S.E.W. Setbacks	Front	Rear	Left	Right
	26,395 Sq. Ft.		82 Ft.	130 Ft.	43 Ft.	22 Ft.

1a. PROJECT: ☐ New ☒ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other

1b. GARAGE N/A: ☐ Attached ☐ Detached

2. AREA: Basement 500 Sq. Ft.; Living Area 875 Sq. Ft.; Garage ___ Sq. Ft.; Other ___ Sq. Ft.; TOTAL 1375

3. TYPE: ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial

4. CONST. TYPE: ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL: Entrance Panel Size: 200 amp Service: ___New ___Rewire ___Phase ___Volts ✓ Underground ___ Overhead Power Company: WE ENERGIES

6. STORIES: ☒ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other

8. USE: ☐ Seasonal ☒ Permanent ☐ Other

9. HVAC EQUIPMENT: ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☒ Central Air Conditioning ☐ Other

10. PLUMBING: Sewer ☒ Municipal ☐ Septic No.

11. WATER: ☐ Municipal Utility ☒ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec.*	Solid	Solar
Space Htg	☒	☐	☐	☐	☐	☐
Water Htg	☒	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity. N/A

13. HEAT LOSS (Calculated): Total ___ BTU//HR

14. ESTIMATED COST: $ 160,000.00

I understand that I: am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

☐ **I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.**

APPLICANT (PRINT): ROBERT HENDERSON **SIGN:** [signature] **DATE:** 5/14/20

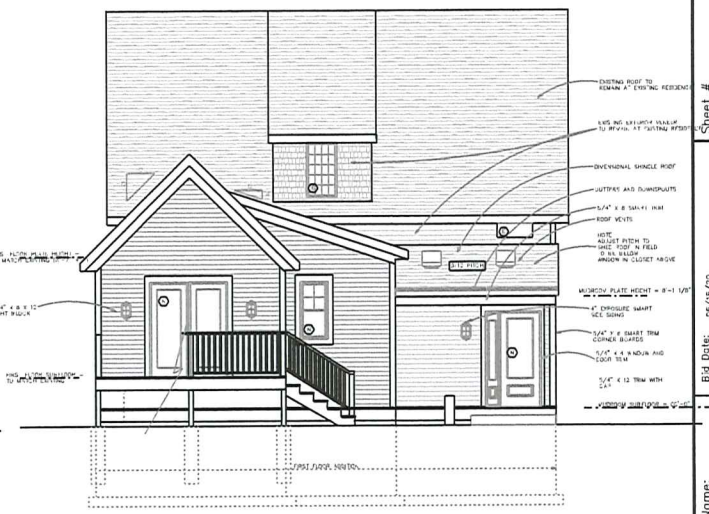
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

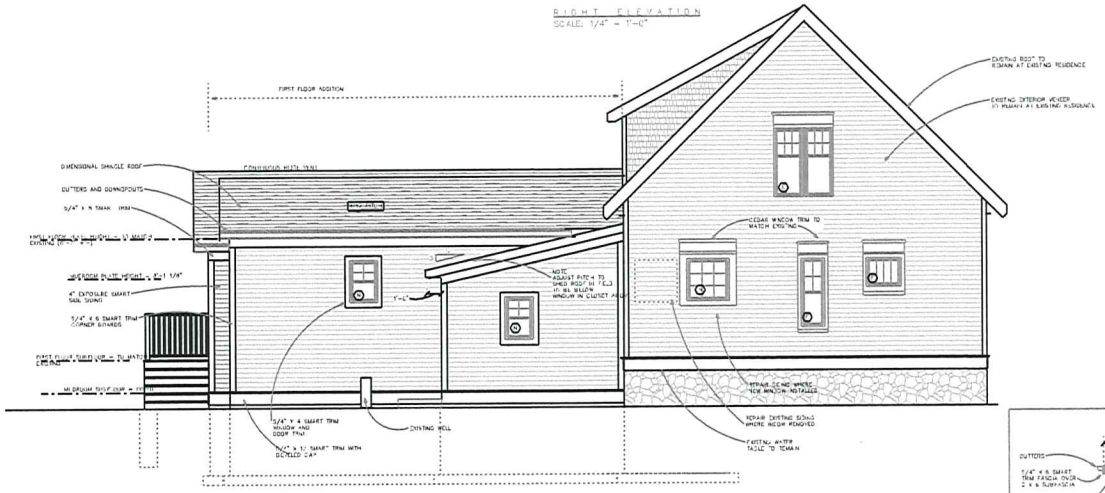
INSPECTIONS NEEDED **Building** ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final
Electric ☐ Rough ☐ Service ☐ Final **Plumbing** ☐ Rough ☐ Underfloor ☐ Final **HVAC** ☐ Rough ☐ Final

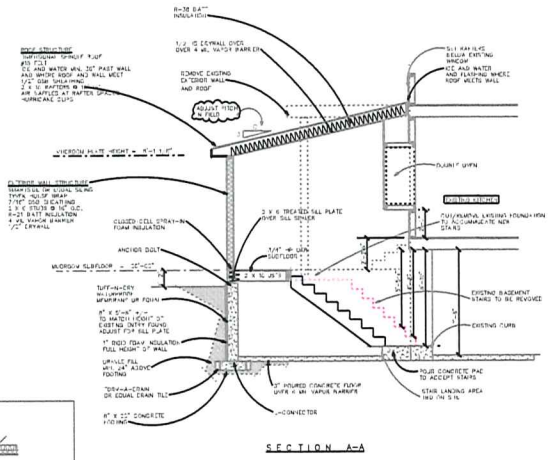
FEES:	PERMIT(S) ISSUED	SEAL NO. ___	Municipality No. ___ - ___
Building Fee	Bldg. # At top of form	**RECEIPT**	**PERMIT EXPIRATION:** / **PERMIT ISSUED BY MUNICIPAL AGENT:**
Zoning Fee	Zoning #	CK #	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal	Elec. #	Amount $	Name
Electric Fee	Plmb. #	Date	Date
Plumbing Fee	HVAC #	From	Certification No.
HVAC Fee		Rec By.	
Adm. Fee			
Other			
Total			

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

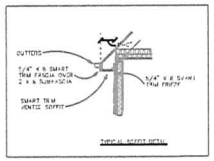
Wisconsin Uniform 05/16







SECTION A-A



TYPICAL SOFFIT DETAIL

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 1 OF 4

Revisions

Bid Date: 05/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: CASSON RESIDENCE

Job Address: 343 E FRESTADT ROAD MEQUON, WI

Henderson Group INC.
DESIGN • BUILD • REMODEL
6510 W. MEQUON ROAD, MEQUON WISCONSIN 53092 262-242-0999

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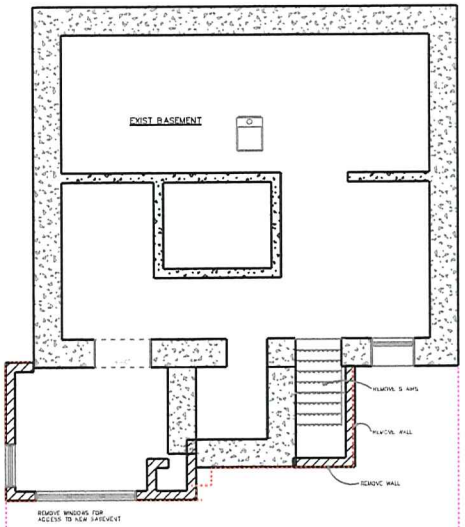
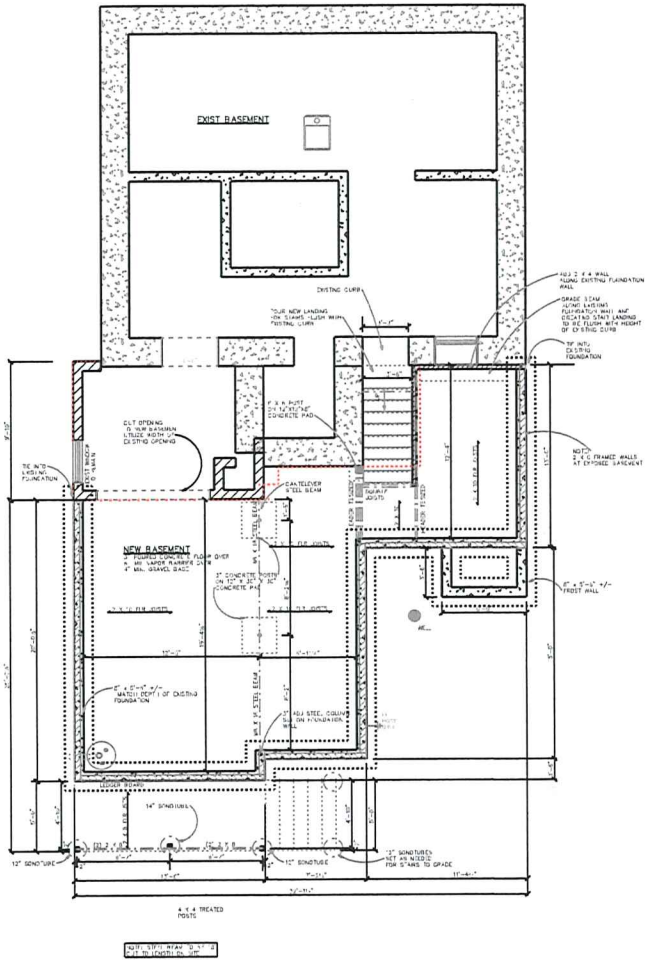


FOUNDATION DEMO PLAN
SCALE: 1/4" = 1'-0"



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

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 2 OF 4

Bid Date: 05/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: GIBSON RESIDENCE

Job Address: 333 E FRESHMOT ROAD MEQUON, WI

Revisions

Henderson Group INC.
DESIGN • BUILD • REMODEL
6510 W. MEQUON ROAD, MEQUON WISCONSIN 53092 262-242-0999

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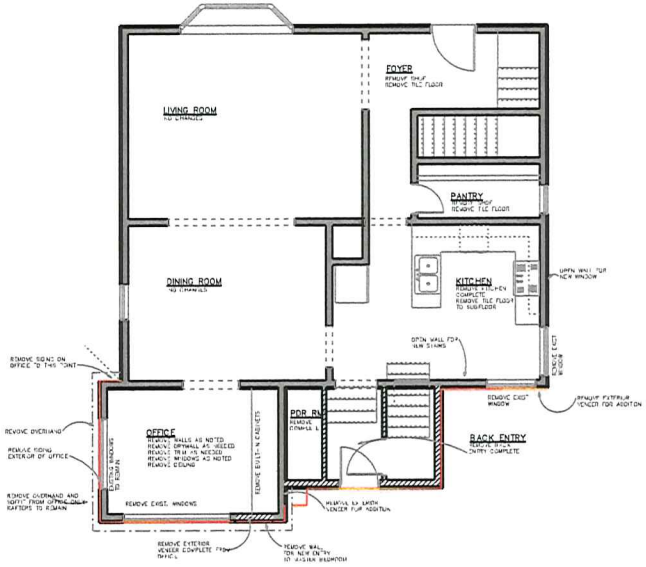
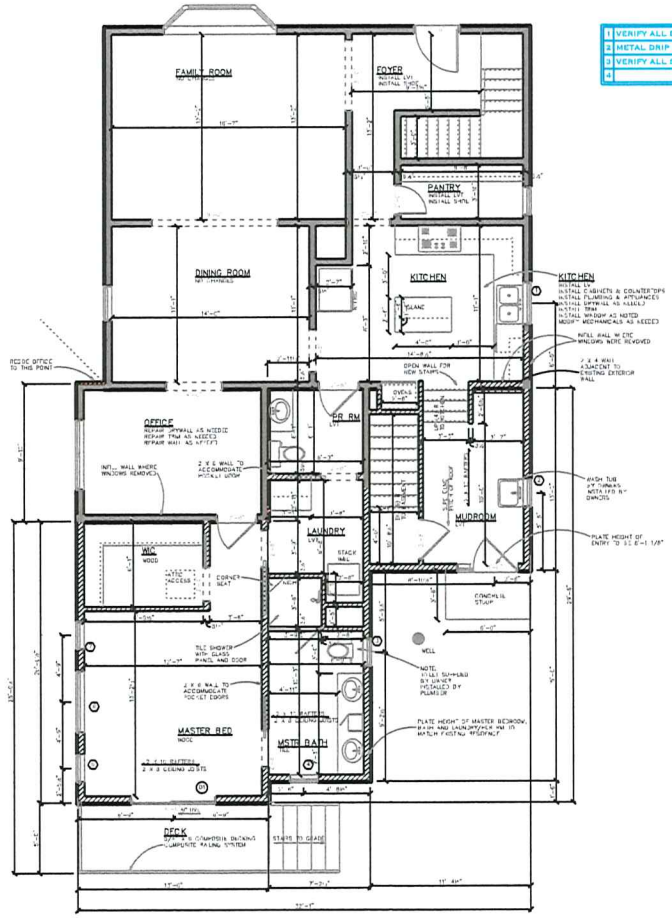


DEMO FIRST FLOOR

NOTE: OPTION 350 SERIES

WIND MANUFACT.	PELLA
WIND. SERIRES	450
WIND. TYPE	DOUBLE HUNGE / AWNING
EXTERIOR	CLAD - COLOR TBD
INTERIOR	WOOD
GRILLES	PER ELEVATION
WINDOW HARDWARE	TBD
DOOR HARDWARE	TBD

WIND #	UNIT #	SWING	NOTES
1	AWN 3535	OPER	
2	DBL HNG 2535		
3	DBL HNG 2535		
4	DBL HNG 2547		
5	DBL HNG 2559		
6	AWN 5323	FIXED	
7	DBL HNG 2559		
D1	SLIDER 7262		RIGHT PANEL ACTIVE FROM EXT.



FIRST FLOOR REMODEL
SCALE: 1/4" = 1'-0"

1 VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
2 METAL DRIP CAPS AT ALL OPENINGS
3 VERIFY ALL SELECTIONS WITH OWNER PRIOR TO ORDERING
4

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Project For: GIBSON RESIDENCE

Project Name: FIRST FLOOR ADDITION

Job Address: 343 E FREYDAHT ROAD MEQUON, WI

Bid Date: 05/15/20

Final Date:

Sheet # 3 OF 4

Revisions

Henderson Group INC.
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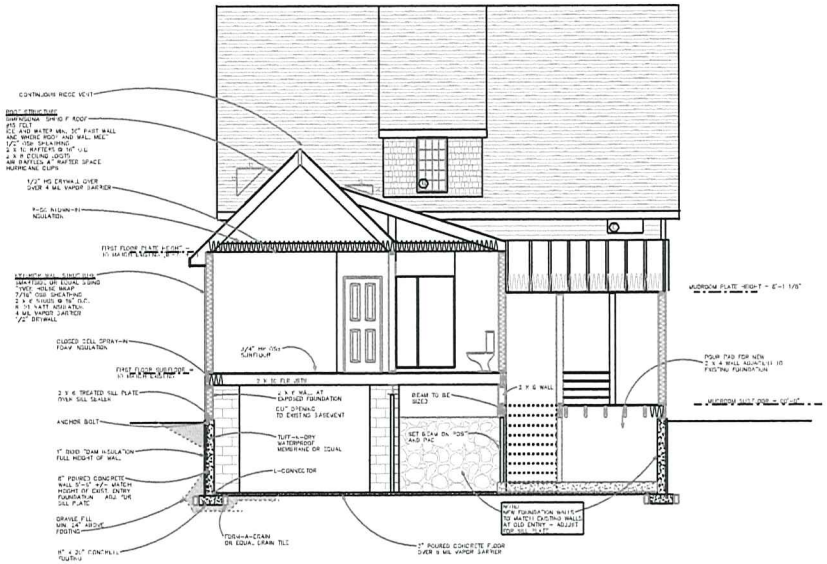
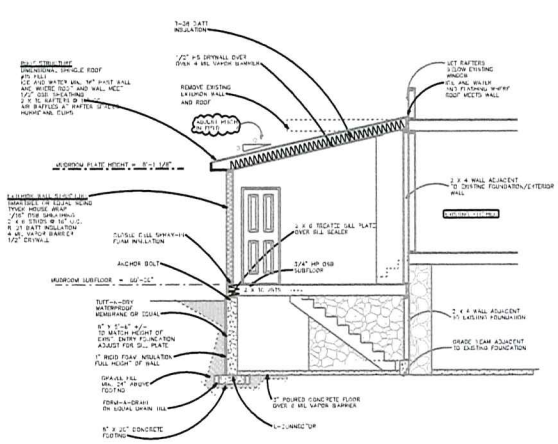


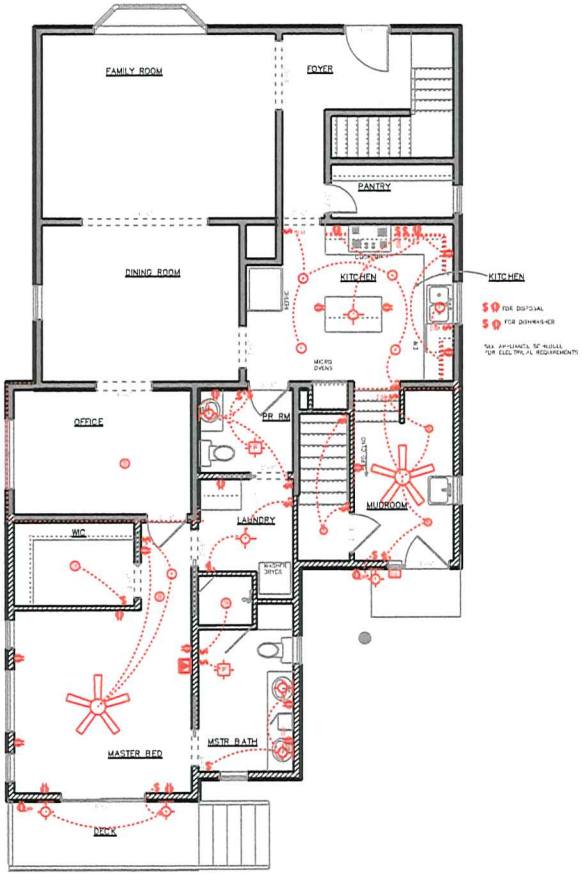
SECTION B-B



SECTION C-C

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
CEILING FAN 5 BLADED 04	
3-WAY SWITCH	$3
6 INCH RECESSED	
6 INCH RECESSED SLOPED	
BATH FAN	
CEILING MOUNTED LIGHT	
DOOR BELL	
OUTLET	
OUTLET GFI	GFI
OUTLET WATERPROOF	WP
RECESS SHOWER RATED	
SMOKE DETECTOR	
STRUCTURED WIRE	W
SWITCH	$
SWITCH DIMMER	$
UNDER CABINET LIGHT	
WALL SCONCE	

NOTE:
VERIFY ALL APPLIANCE REQUIREMENTS WITH SPECIFICATIONS.



FIRST FLOOR ELECTRICAL
SCALE: 1/4" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
04/20/20

Sheet # 4 OF 4

Revisions

Bid Date: 06/15/20

Final Date:

Project Name: FIRST FLOOR ADDITION

Project For: CABSON RESIDENCE

Job Address: 343 E. FIRESTOPOT ROAD MEQUON, WI

Henderson Group INC.
DESIGN • BUILD • REMODEL
6510 W. MEQUON ROAD, MEQUON WISCONSIN 53092 262-242-0999

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JD Griffiths/Gibson

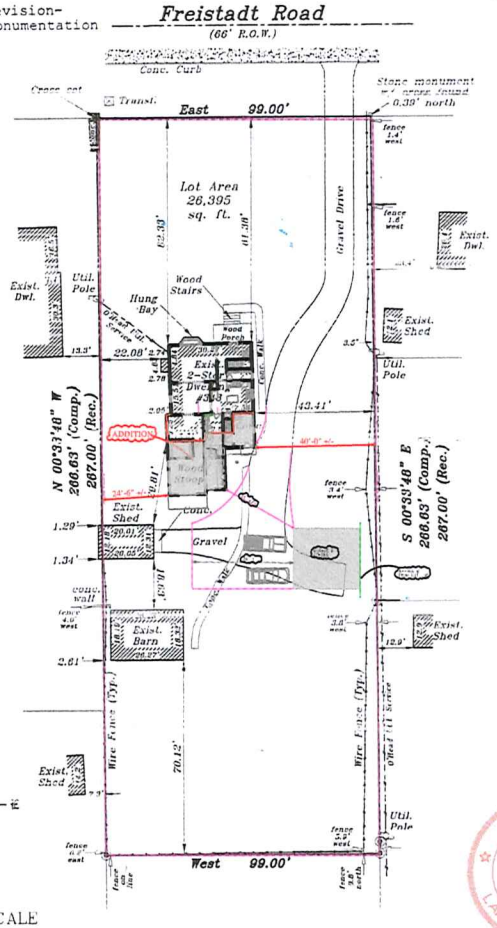
PLAT OF SURVEY

LOCATION: 343 East Freistadt Road, Thiensville, Wisconsin

LEGAL DESCRIPTION:
The North 300 feet of Lot 7, Block 4, **ASSESSORS' PLAT OF THE VILLAGE OF THIENSVILLE**, in the Village of Thiensville, Ozaukee County, Wisconsin, in the Northwest 1/4 of Section 23, Township 9 North, Range 21 East.

February 25, 2020
February 28, 2020 Revision-monumentation

Survey No. 111272-S



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

WISCONSIN DENNIS C. SAUER S-2421 Franklin, WI LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

done underground per Ordinance 1995-07.

262-346-4577
SAFEbuilt

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

Inspections need to be called in by 4 pm for next business day inspections.

PERMIT NO.

TAX KEY#

ISSUING MUNICIPALITY: ☐ TOWN ☒ VILLAGE ☐ CITY of Thiensville, COUNTY: Ozaukee

PROJECT LOCATION (Building Address): 343 E. Freistadt Rd.

PROJECT DESCRIPTION: Build New 24'x22' Det. Garage

☐ COMMERCIAL ☐ ONE & TWO FAMILY

	Mailing Address - Include City & Zip	Telephone - Include Area Code
Owner's Name: Jim + Paula Gibson	343 E. Freistadt Rd. Thiensville, WI 53092	414/218-7998
Construction Contractor (DC Lic No.): J.D. Griffiths G.	8401 W. Calumet Rd. Milwaukee WI 53224	414/362-7222
Dwelling Contractor Qualifier (DCQ Lic No.): 12107 Lic# Qual # DCQ	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor: 081900898	414/362-7222
Plumbing Contractor (Lic No.)		
Electrical Contractor (Lic No.)		
HVAC Contractor (Lic No.)		

PROJECT INFORMATION

Subdivision Name: Assessors Plat of the Village of Thiensville; Lot No. 7; Block No. 4

Zoning District	Lot Area Sq. Ft.	N.S.E.W. Setbacks	Front	Rear	Left	Right
			100'+ Ft.	70'+ Ft.	5' (E) Ft.	70' Ft.

1a. PROJECT: ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other

1b. GARAGE: ☐ Attached ☒ Detached

2. AREA: Basement ___ Sq. Ft.; Living Area ___ Sq. Ft.; Garage 528 Sq. Ft.; Other ___ Sq. Ft.; TOTAL 528

3. TYPE: ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial

4. CONST. TYPE: ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD

5. ELECTRICAL: Entrance Panel Size: ___ amp; Service: ___ New ___ Rewire; ___ Phase ___ Volts; ___ Underground; ___ Overhead; Power Company:

6. STORIES: ☒ 1-Story ☐ 2-Story ☐ Other

7. FOUNDATION: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other

8. USE: ☐ Seasonal ☒ Permanent ☐ Other

9. HVAC EQUIPMENT: ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other

10. PLUMBING: Sewer ☐ Municipal ☐ Septic No.

11. WATER: ☐ Municipal Utility ☐ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

*☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.

13. HEAT LOSS (Calculated): Total ___ BTU//HR

14. ESTIMATED COST: $23,000

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): Steve Schuyler Agent of J.D. Griffiths **SIGN:** [signature] **DATE:** 2/28/20

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	PERMIT EXPIRATION:
Zoning Fee	Zoning #	CK #	Permit expires two years from date issued unless municipal ordinance is more restrictive.
WI Seal	Elec. #	Amount $	
Electric Fee	Plmb. #	Date	
Plumbing Fee	HVAC #	From	
HVAC Fee		Rec By.	
Adm. Fee			
Other			
Total			

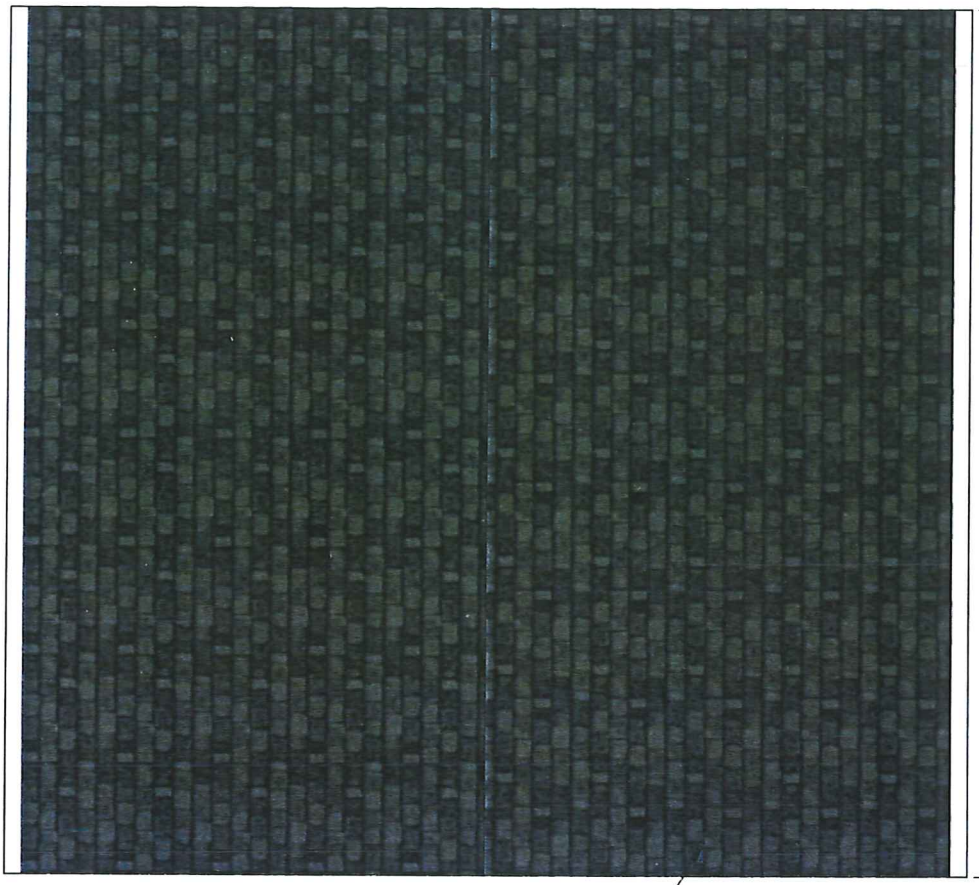
PERMIT ISSUED BY MUNICIPAL AGENT: Name ___ Date ___ Certification No. ___

White - Municipal Files Yellow - Applicant Pink - Clerk/Assessor

Wisconsin Uniform 05/16

Back

26'-0"



Left Side

24'-0"

Right Side

6/12 Pitch

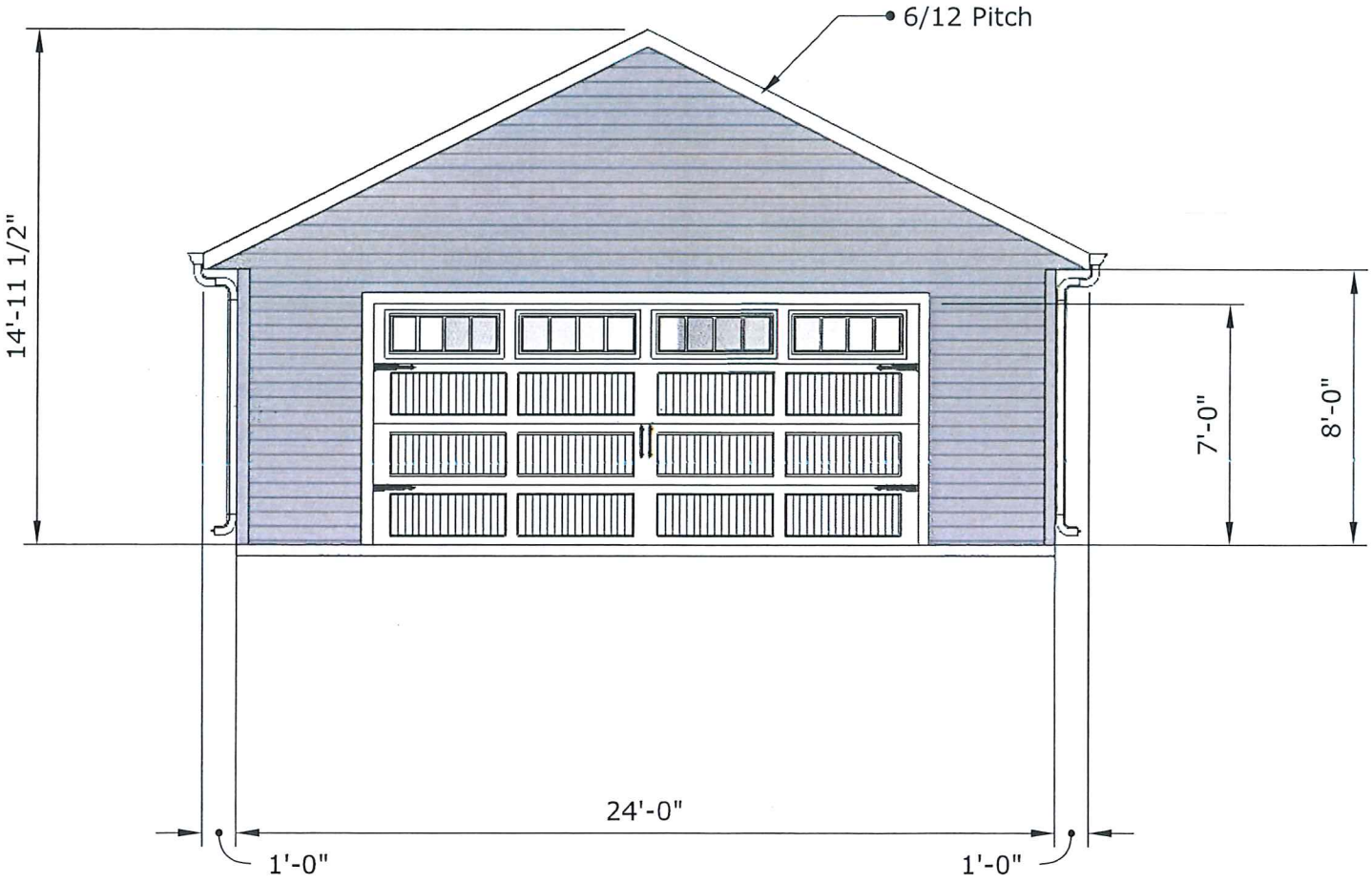
Front

VIEW : TOP

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

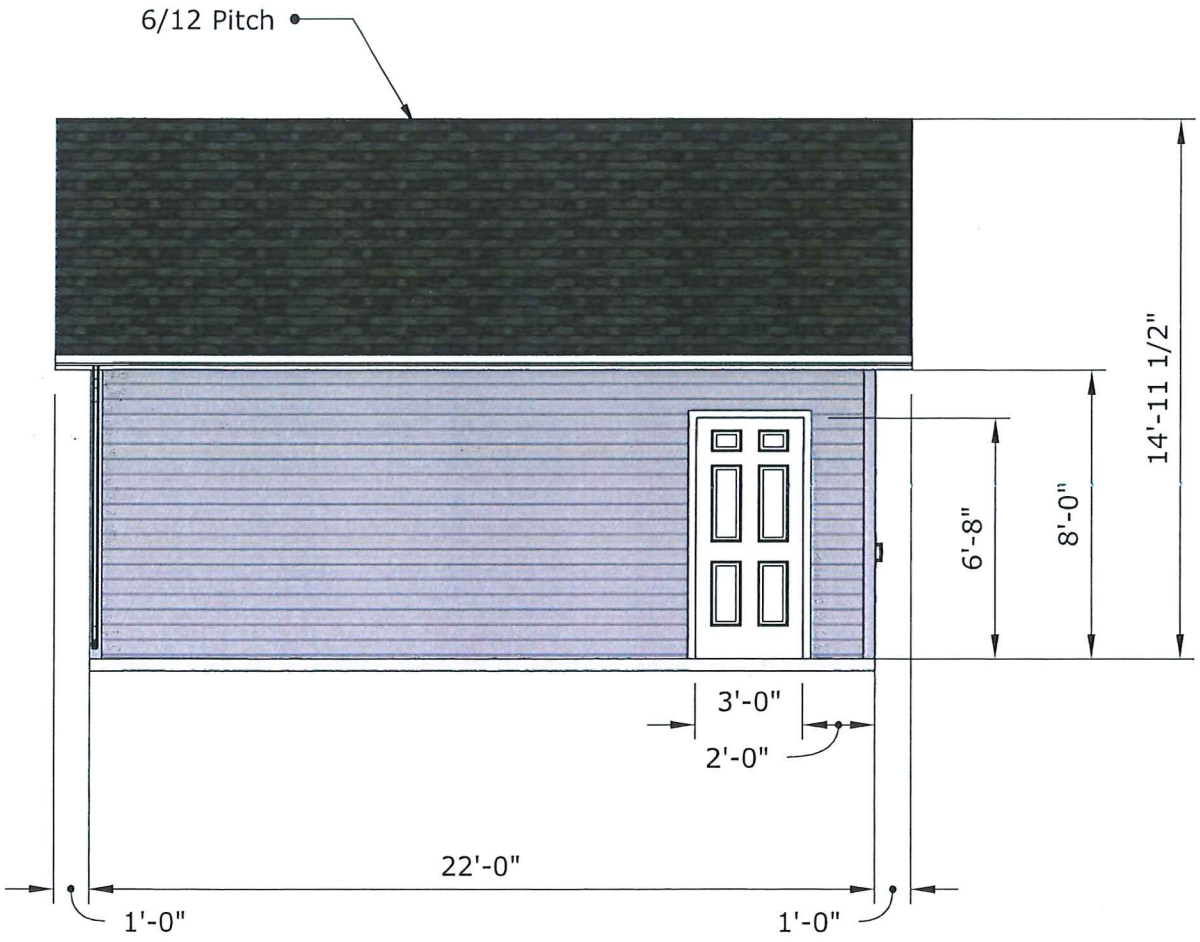


VIEW : FRONT

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

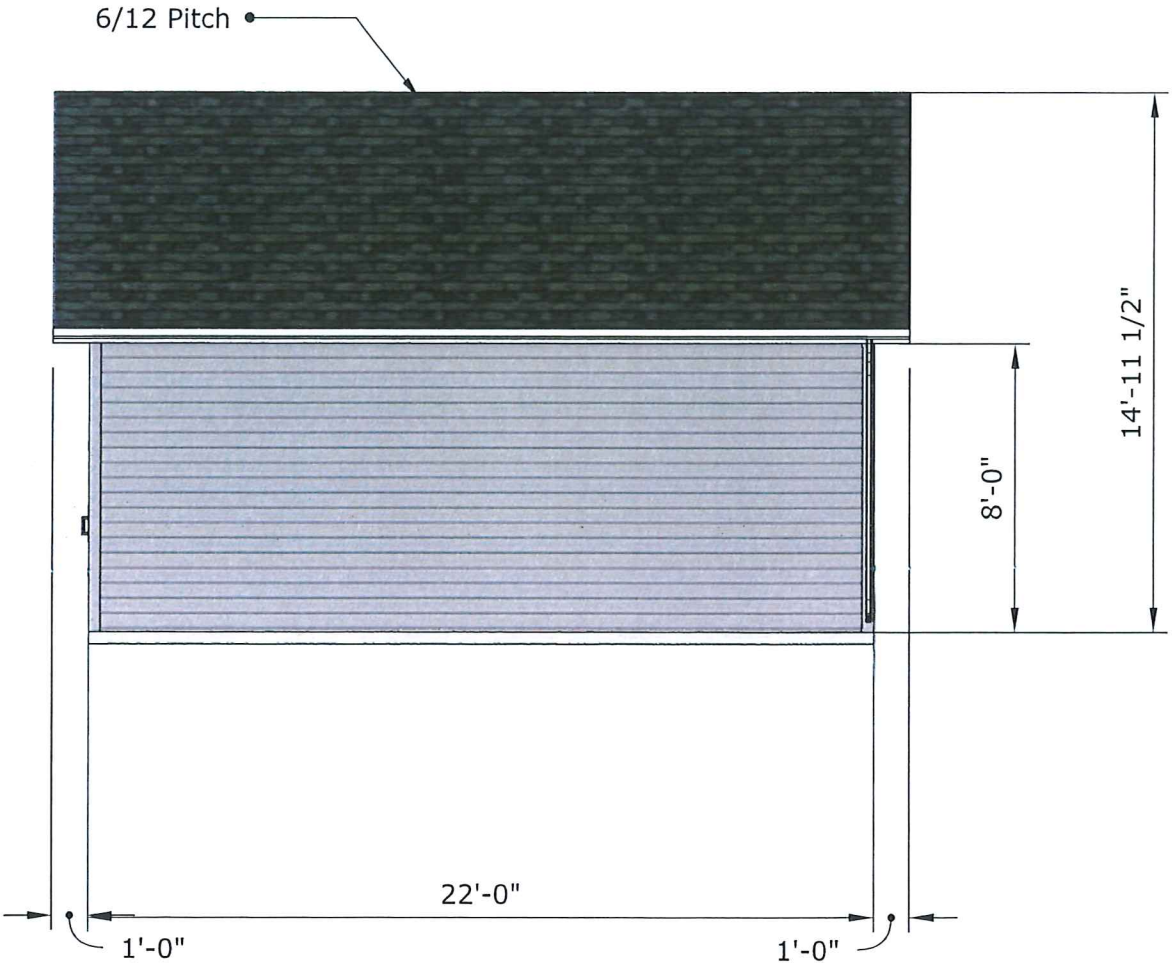


VIEW : Left Side

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

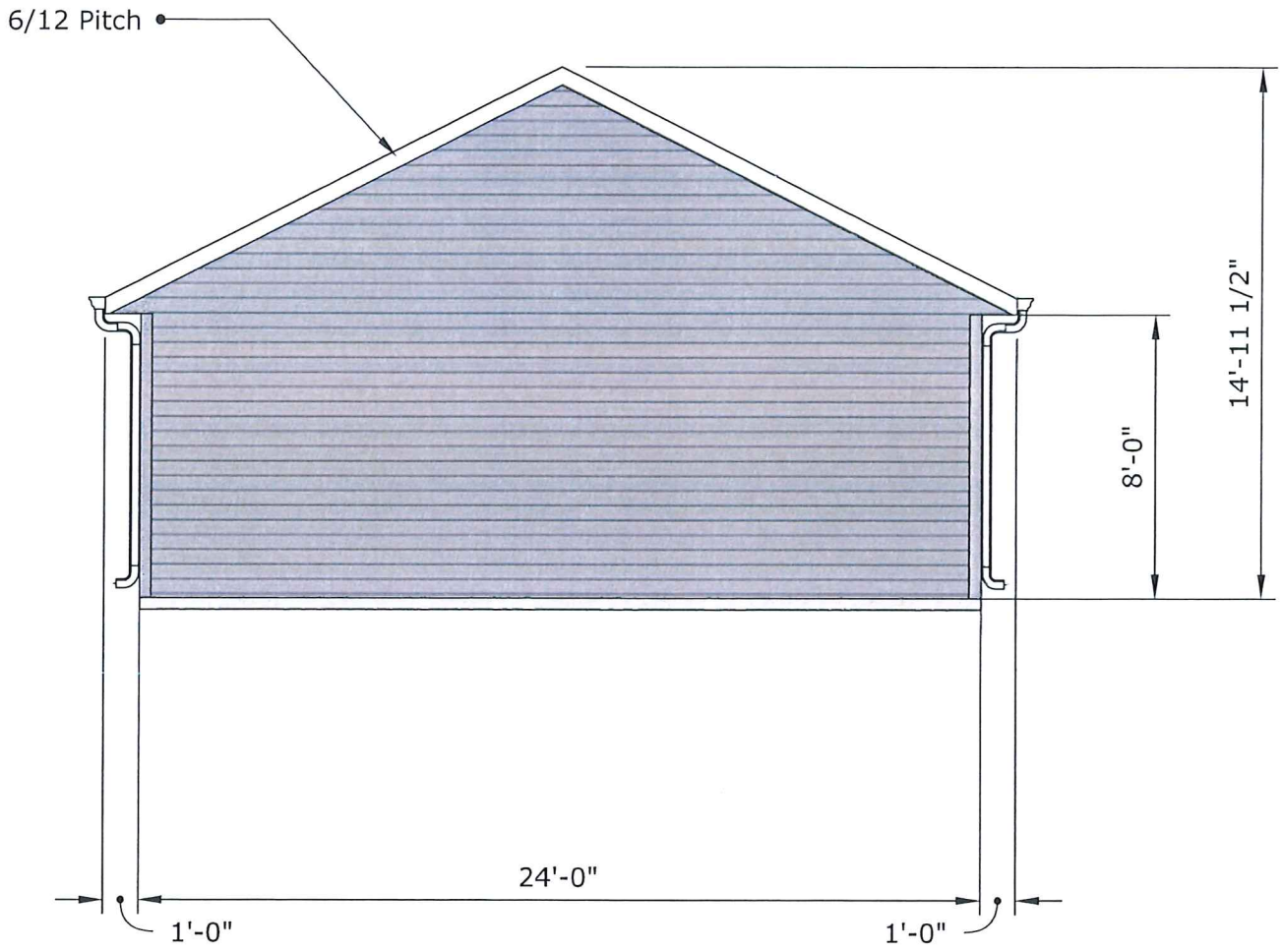


VIEW : Right Side

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES • DOORS • SERVICE



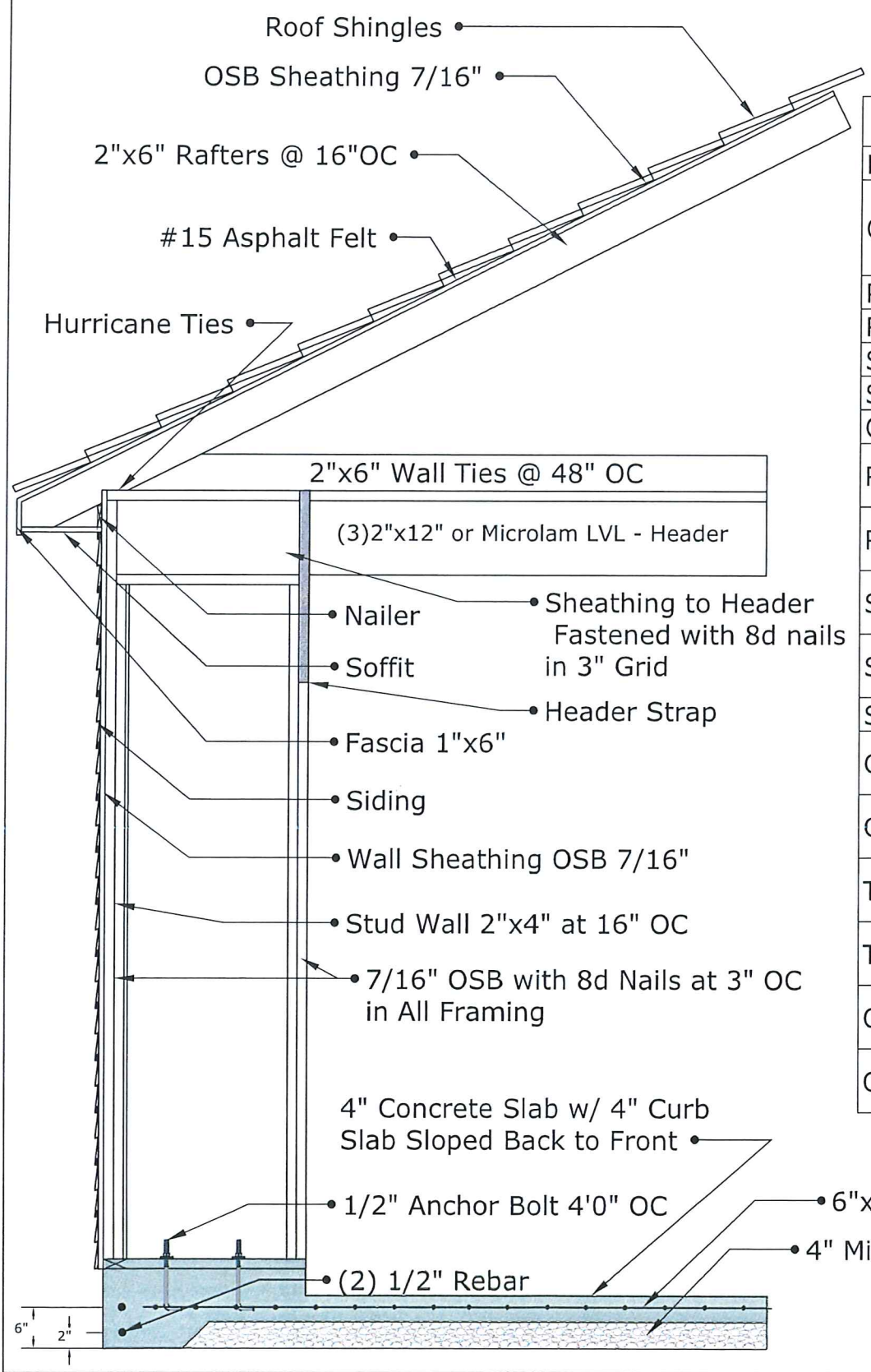
VIEW : Back

SCALE: 3/16"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS
GARAGES · DOORS · SERVICE

TYPICAL CROSS SECTION



NEW GARAGE	
Date	2/21/2020
Owner	Jim and Paula Gibson
Phone #	414-218-7998
Roof Pitch	6/12
Size	24x22
Style	Gable
Overhang	12" All
Roof	OC Oakridge
Roof Color	Onyx Black
Siding	Norandex D4
Siding Color	Granite
Serv Door	36" 6P
Gutters	Yes Both
Gutter Color	Frost
Trim Type	Prefinished LP
Trim Color	White
OH Door	CHI 5983
OHD Color	White

SCALE: 1/2"=1'0"

Owner:	Jim and Paula Gibson
Address:	343 E. Freistadt Rd. Thiensville, WI 53092
Garage Size:	24x22
Garage Style:	Gable

J.D. GRIFFITHS GARAGES · DOORS · SERVICE

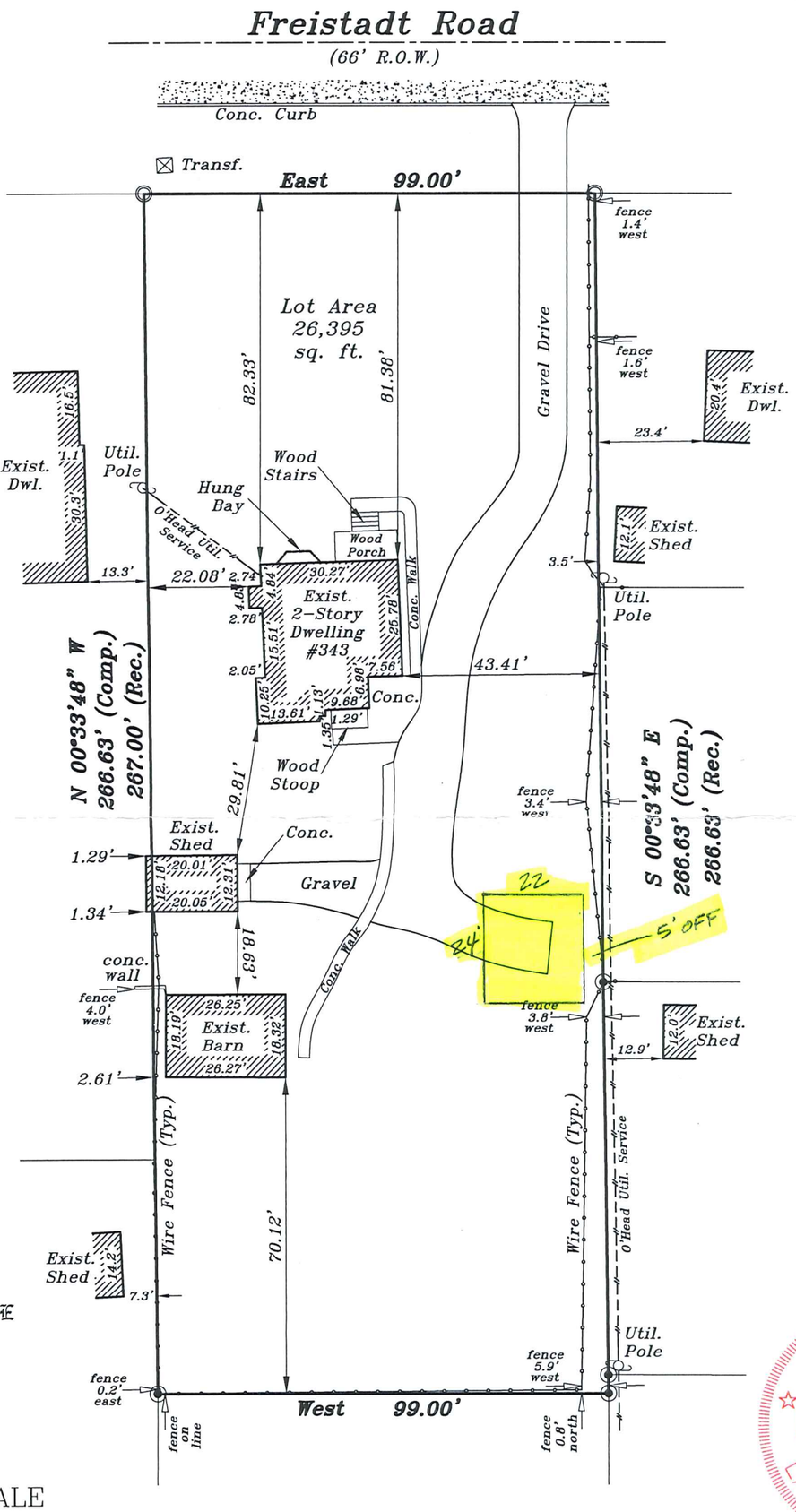
JD Griffiths/Gibson

PLAT OF SURVEY

LOCATION: 343 East Freistadt Road, Thiensville, Wisconsin

LEGAL DESCRIPTION:
The North 300 feet of Lot 7, Block 4, **ASSESSORS' PLAT OF THE VILLAGE OF THIENSVILLE**, in the Village of Thiensville, Ozaukee County, Wisconsin, in the Northwest 1/4 of Section 23, Township 9 North, Range 21 East.

February 25, 2020 Survey No. 111272-S



Proposed 24'x22' Det Garage As Shown.

WISCONSIN DENNIS C. SAUER S-2421 Franklin, WI LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
◎ — *Denotes Iron Pipe Set*

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

STAFF REPORT

Date	Project	Applicant	Address	Staff Approval	Zoning Board of Appeals	Approved	Denied
5/27/2020	Deck	Kim Clark	774 Grand	x	n/a	x	
5/29/2020	Sign	Greg Devorkin	138 Buntrock	x	n/a	x	