

Village of Thiensville

250 Elm Street  
Thiensville, WI 53092  
(262) 242-3720  
Fax: (262) 242-4743

DEVELOPMENT APPLICATION FORM

(Required to be submitted for all zoning related applications - see attached list)

Project Name: Orchard Street Subdivision Date: 10/31/2019

Submittal deadline for next Plan Commission meeting: 11/4/2019

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

12-050-06-22-007  
12-075-02-14-002

Property Information:

Tax key Number(s) 12-050-06-20-001, 12-075-02-17-000, 12-075-02-16-000

Property Address 116 N Orchard St, 124 N Orchard St,

Current Zoning: I-1 Proposed Zoning: R-2 PDC, B-3

Present Use: Institutional Proposed Use: Residential, Office + Professional

Business District

APPLICANT If the applicant is not the owner of record, all owner(s) of record sign the application must submit a signed letter of authorization along with the application.

Name: Thiensville Enterprises LLC

Address: 11518 N Port Washington Rd #103

City Mequon State WI Zipcode 53092

CONTACT PERSON FOR THE PROJECT

Name: Greg Devorkin

Company: Devo Management Company LLC

Address: 11518 N Port Washington Rd #103

City Mequon State WI Zipcode 53092

Phone: 262-240-1500 Fax: \_\_\_\_\_

E-mail address: gide@devooftices.com

By the execution of this Application, the Owner(s) authorizes the Village of Thiensville or its agents, to enter upon the property between 7:00 a.m. and 7:00 p.m. daily for the purposes of inspection. Owner(s) grants this authorization even if Owner(s) has/have posted this property against trespassing pursuant to §943.13 Wis Stats.

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

Applicant: owner Thiensville Enterprises LLC Date: 10/30/2019

Owner: [Signature] mgr Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

(If more than two owners of record, please submit a letter of authorization signed by the remaining owners of record. That letter will also serve as certification that all owners have read and understand the information in this form.)

## VILLAGE OF THIENSVILLE DEVELOPMENT APPLICATION FEE SCHEDULE

*Check each box that applies to your submittal*

TYPE OF REQUEST	BASE FEE	DEPOSIT FEE IF REQUIRED FOR PROFESSIONAL REVIEW	✓	Receipt
Pre-Application – Phone Consultation	\$25.00			
Pre-Application Conference/ Conceptual approval before Plan Commission		\$150.00		
* Rezoning Requests*/Parcel Splitting	\$400.00 + \$95/hr over 4 hrs.	\$1,000.00	✓	10/31/19
Site Plan Review				
Minor Requests (no construction)	\$150.00 + \$95/hr. over 6 hrs.	\$250.00		
Minor Site Plan Request		\$250.00		
Zoning Code Research/Review		\$250.00		
BSOP Construction <10,000sf	\$150.00	\$1,000.00		
BSOP Construction 10,000sf – 50,000sf	\$900.00 + \$95/hr over 9 hrs.	\$1,000.00		
Certified Survey Map	\$300.00 + \$95/hr over 3 hrs.	\$1,000.00		
Amendment to the Zoning Ordinance (Map or Text)*	\$250.00 + \$95/hr over 2 hrs.	\$1,000.00		
* Planned Unit Development Overlay*	\$835.00 + \$95/hr over 2 hrs.	\$1,000.00	✓	10/31/19
Request for Variance*	\$150.00	\$1,000.00		
Conditional Use Permit*	\$350.00 + \$95/hr over 4 hrs. + PH	\$1,000.00		
Special Exception Request	\$275 + \$95/hr over 4 hours	\$1,000.00		
Certificate of Appropriateness – Historic Preservation, Residential or Commercial Historic Preservation District	No charge	No Charge		
Plan Commission Review (Residential)	No charge	No Charge		

DATE: 10/30/2019 TOTAL DEPOSIT/APPLICATION FEE(S): 2000 + 1235 = \$3235

\*Public Hearing required. The costs of Mailing/Delivering and Publication of Notice, Drafting of Ordinance/Resolution to be billed separately by Village Clerk's Office.

The village will invoice monthly with deposits refunded (if applicable) upon payment of all invoices. Until ALL application fees and the cost of additional review time is paid in full, no rezoning ordinance will take effect, no Plat nor Certified Survey Map will be released for recording, no building permit will be issued nor will any deposits be refunded

**REVIEW SUBMITTAL BY CONSULTANT:** 4 full sets of plans, owners statement, related exhibits, application and fees due 14 days prior to Plan Commission meeting.

**PLAN COMMISSION SUBMITTAL:** 12 full sets of Revised Plans 6 days prior to the Plan Commission meeting.

Devo Management Company, LLC  
11518 North Port Washington Road, Suite 103  
Mequon, WI 53092

October 30, 2019

Plan Commission  
Village of Thiensville  
250 Elm Street  
Thiensville, WI 53092

Re: Orchard Street Subdivision/ Former Lumen Christi School

Dear Ladies and Gentleman:

The proposed Orchard Street Subdivision includes ten (10) residential lots. The attached site plan shows that the existing church on the south end of the property will remain.

By way of background, in May 2018, the Village held a public hearing to consider a land use amendment for the subject properties changing the use to Multi-Family Residential. The meeting was well attended by the neighbors. The neighbors opposed changing the use to Multi-Family.

After that meeting, we acquired an additional property at 121 Ellenbecker Road. Then in March 2019, we held an informal neighborhood meeting. At that meeting, we showed a new proposed condominium development that consisted of 40 units plus 12 private garages. The proposed buildings were three stories. The proposed plan incorporated both 121 Ellenbecker and the existing home at 124 N. Orchard Court (i.e. both homes would have been demolished).

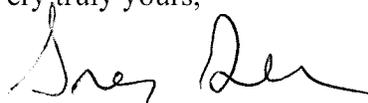
The March 2019 meeting was also well attended by the neighbors. The neighbors opposed the proposed development. The neighbors were concerned that the proposed development didn't fit into the neighborhood.

As a result of these meetings with the neighbors, we are proposing ten (10) single family lots. The future homes would blend in with the neighborhood and include a two car detached garage.

The existing church office on the south end would remain. The homes at 121 Ellenbecker and 124 N. Orchard Court would also remain.

Thank you for your consideration of the above requested site plan for the Orchard Street Subdivision. Please contact me with any questions.

Very truly yours,



Gregory I. Devorkin.  
Manager