DOCUMENT NUMBER	CONDITIONAL USE PERMIT

Before the Plan Commission of the Village of Thiensville, Ozaukee County, Wisconsin, in regard to the premises at 107 Buntrock Avenue, located in Section 23, Town 9 North, Range 21 East, Ozaukee County, State of Wisconsin, further described as follows:

8 3 4 0 5 3 5
Tx:4293526
1063380
RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
04/26/2018 03:32 PM
REC FEE: 30.00
TRANS FEE:
PAGES: 10
EXEMPT #:

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

Parcel Identification No. 12-050-07-23-000

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

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

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

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

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

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

1. The CUP shall not be transferrable to another location.

2. The use shall be constructed and operated in conformity with the Owners' written description and the full-scale architectural, site and exterior lighting plans on file in the Village Planning Department attached as Exhibit A, except as may be limited or restricted herein.

3. The hours of operation of the Outdoor Beer Garden shall be: Tuesday - Sunday = 11:00 AM to 10:00 PM
   Monday = Closed

4. All amplified music or sound associated with the Outdoor Beer Garden shall comply with Village of Thiensville Ordinances.

5. The serving of alcohol in this Outdoor Beer Garden shall be subject to the rules and regulations of the applicants' approved liquor license associated with the cheel restaurant.

6. Any glare resulting from use of proposed light fixtures shall be eliminated to the satisfaction of the Village of Thiensville.

7. Signage to be approved by the Plan Commission.

8. The Property Owners are required to sign below, before a notary, to approve the issuance of this CUP and to indicate their acceptance of the terms and conditions of this CUP.

9. Prior to the operation of the use granted herein, the Owners shall apply and obtain an Occupancy Permit and/or a Building Permit as required by the Village of Thiensville's Building and Zoning Codes.

10

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

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

SIGNATURES OF PROPERTY OWNERS AND PERMITTEE(S):

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

Jesse Daily, Owner

Matthew Buerosse, Owner

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

NOTARY PUBLIC AMY LOUISE LANGLOIS STATE OF WISCONSIN

SIGNATURES – VILLAGE OF THIENSVILLE

Van Mobley, Village President

Dianne Robertson, Village Administrator

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

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

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

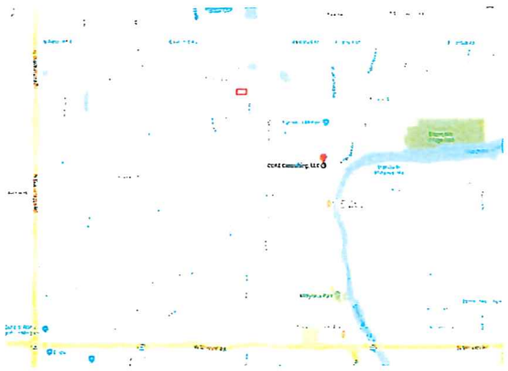
NOTARY PUBLIC AMY LOUISE LANGLOIS STATE OF WISCONSIN

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

EXHIBIT A

THE BAAREE

A DIVISION OF CHEEL
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092



PLAN SHEET INDEX

A-1 PROJECT INFORMATION

A-2 OVERALL SITE PLAN

A-3 NORTH SITE PLAN ENLARGED

A-4 SOUTH SITE PLAN ENLARGED

A-5 SITE PLAN DETAILS

A-6 BAR BUILDING DETAILS

A-7 RESTROOM BUILDING DETAILS

INSTRUCTIONS TO BIDDERS

BIDS CAN BE FAXED TO (888) 597-1494 OR EMAIL TO thebrookwatergroup@gmail.com

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

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

ALL BID DOCUMENTS ARE SUBJECT TO CHANGE.
PLEASE FEEL FREE TO OFFER SUGGESTIONS OR QUALIFICATIONS IN YOUR BID TO ALTER THE DESIGN TO BE COST EFFECTIVE OR IMPROVE DESIGN. THIS WILL BE A BASIS OF AWARD.

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

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

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

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

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

BROOKWATER GROUP
A DIVISION OF BROOKWATER GROUP INC

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PROJECT INFORMATION

PROJECT DESCRIPTION: THE BAAREE
A DIVISION OF CHEEL
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY: BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 203-5014 - www.thebrookwatergroup.com

DATE: 4/3/2018

SCALE:

SHEET: A-1

2 STORY BRICK
BUILDING #107
EXISTING PARKING LOT
2 STORY
6 BOARD CEDAR FENCE
5 BOARD CEDAR FENCE
8' DOG EAR PRIVACY FENCE
CONCRETE FLATWORK
CONCRETE BENCH
440 SF COMPACTED STONE
1,000 SF COMPACTED STONE
CEDAR PERGOLA
CHAIR / TABLE STORAGE
BBQ COOLER
WE ENERGIES TRANSFORMER
POND/FEATURE
WATER FEATURE
DRAWINGS PROVIDED BY:
BROOKWATER GROUP
DATE:
4/3/2018
SCALE:
1/8" = 1'-0"
SHEET:
A-2
PROJECT DESCRIPTION:
THE BAAREE
SHEET TITLE:
OVERALL SITE PLAN
NO.
DESCRIPTION
BY
DATE

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(920) 373-5684 • www.thebrookwatergroup.com

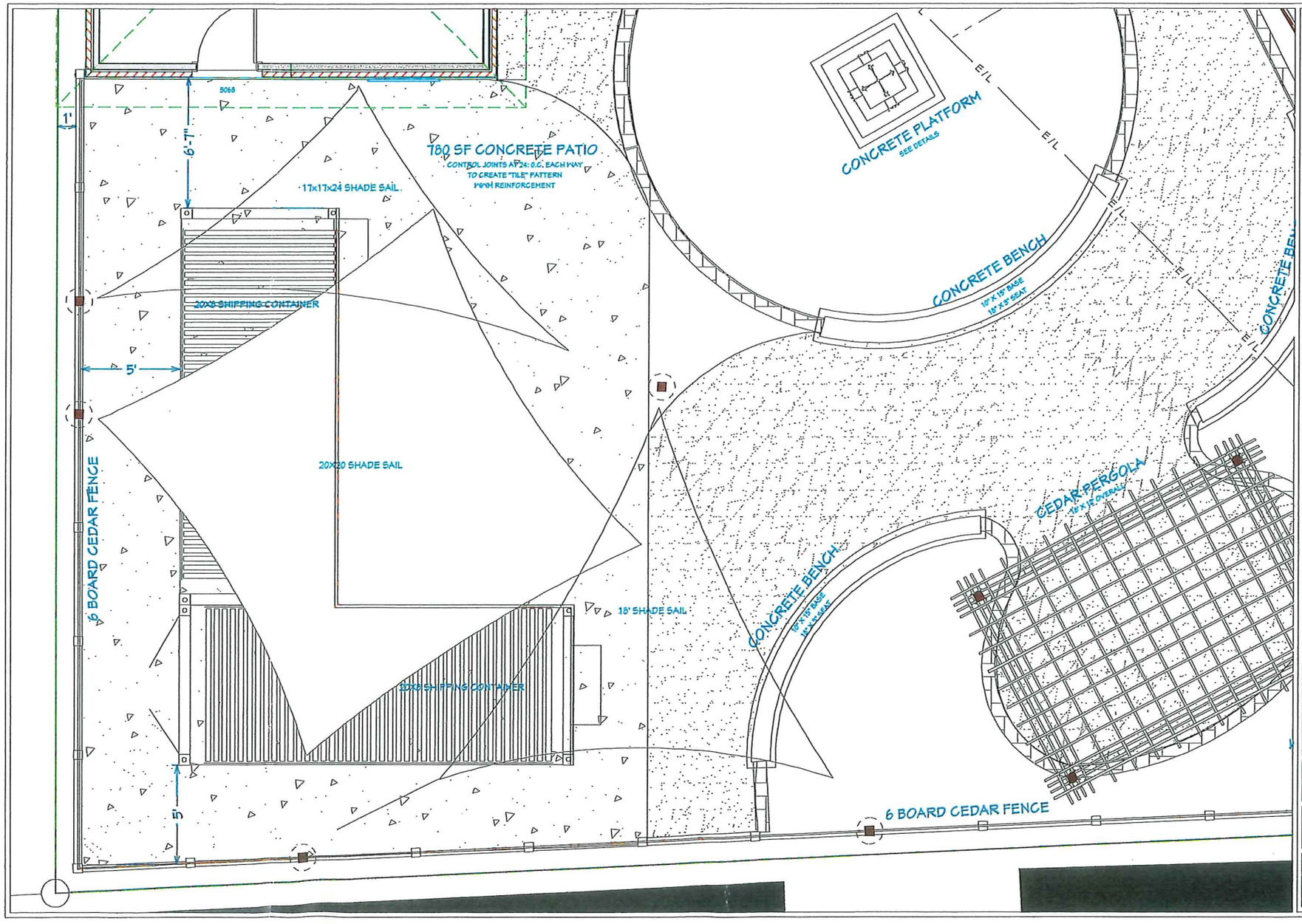
PROJECT DESCRIPTION:
THE BAAREE
A DIVISION OF CHIEL
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092

SHEET TITLE:
NORTH SITE PLAN

NO.	DESCRIPTION	BY	DATE

BROOKWATER GROUP
A DIVISION OF

DATE: 4/3/2018
SCALE: 1/4" = 1'-0"
SHEET: A-3



BROOKWATER DESIGN
A DIVISION OF BROOKWATER GROUP

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SOUTH SITE PLAN

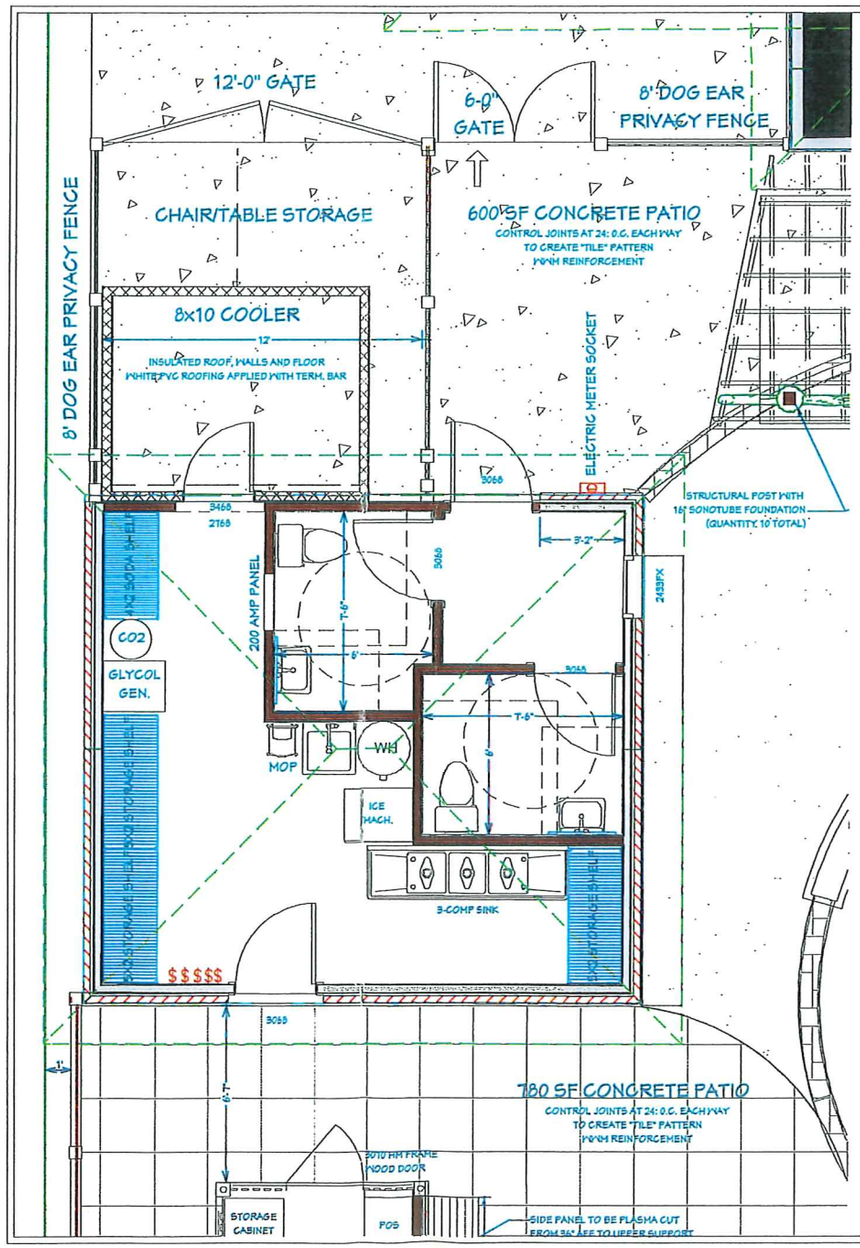
PROJECT DESCRIPTION:
THE BAAREE
A DIVISION OF CHEEL
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 333-5884 • www.thebrookwatergroup.com

DATE:
4/3/2018

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

SHEET:
A-4



BROOKWATER DESIGN
A DIVISION OF BROOKWATER GROUP

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: RESTROOM BUILDING DETAILS

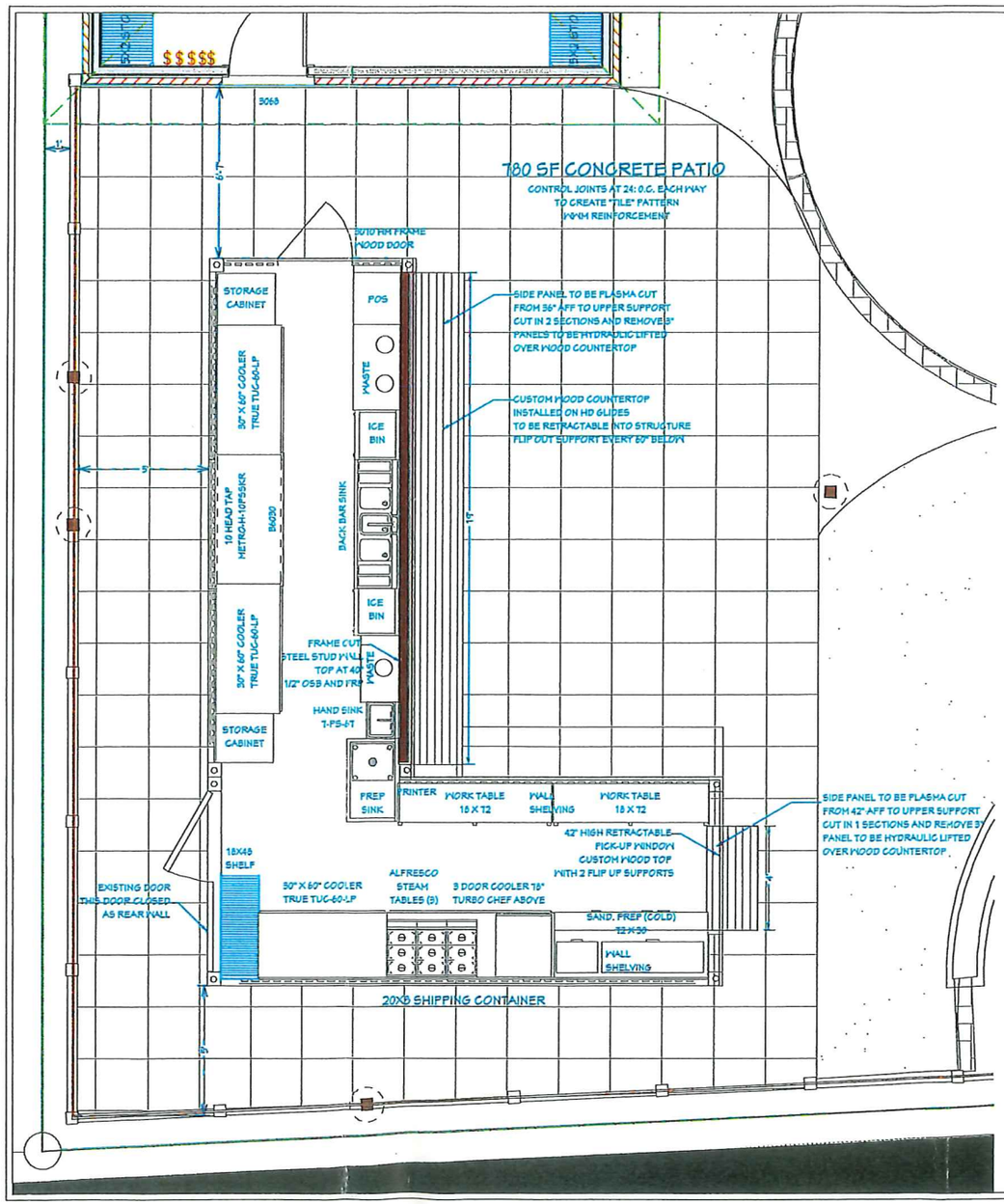
PROJECT DESCRIPTION: THE BAAREE
A DIVISION OF CHEEL
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY: BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 253-5084 • www.thebrookwatergroup.com

DATE: 4/3/2018

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

SHEET: A-7



BROOKWATER DESIGN
A DIVISION OF BROOKWATER REALTY INC

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: BAR BUILDING DETAILS

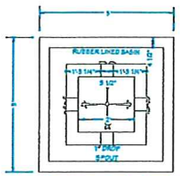
PROJECT DESCRIPTION:
THE BAAREE
A DIVISION OF CHERI,
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 303-5084 - www.thebrookwatergroup.com

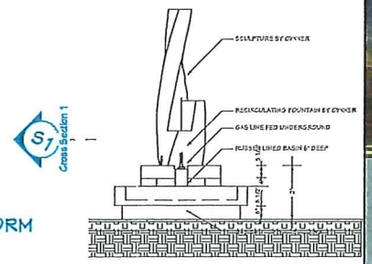
DATE: 4/3/2018

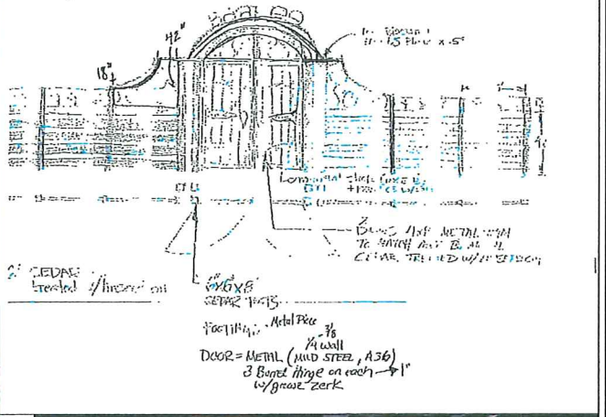
SCALE: 1/4" = 1'-0"

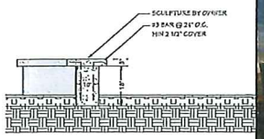
SHEET: A-6

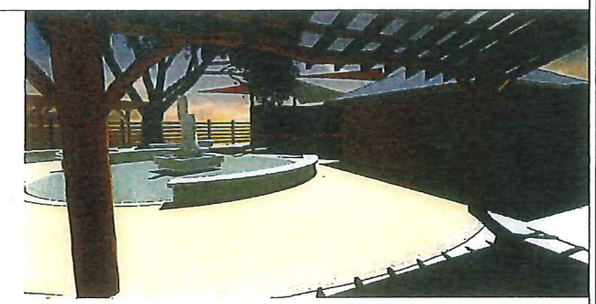


CONCRETE PLATFORM



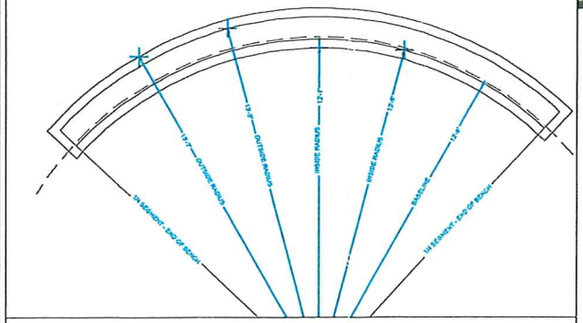




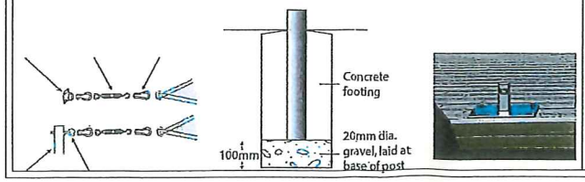


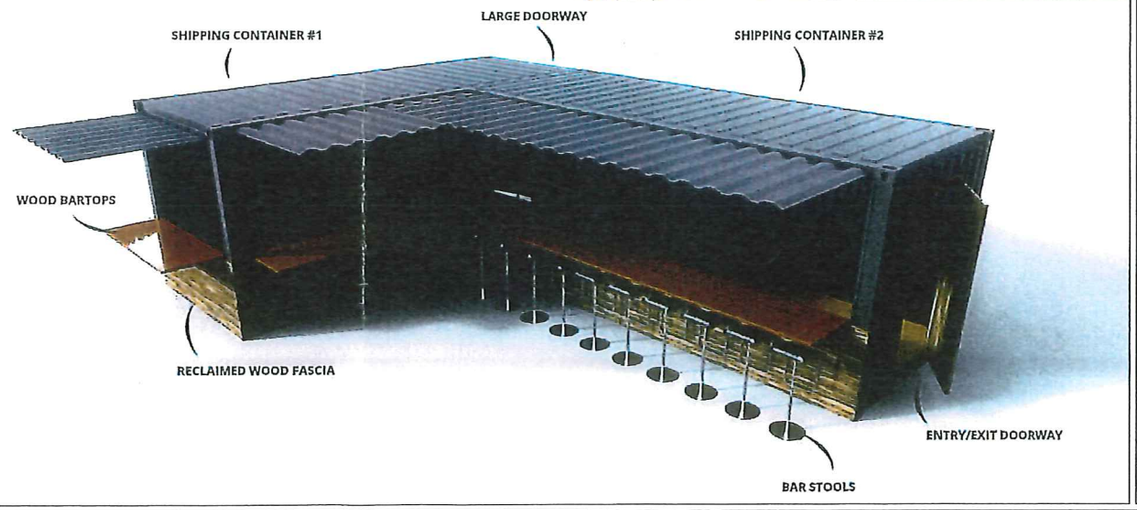
CURVED CONCRETE BENCHES

(TYPICAL)



SHADE SAIL CONNECTION DETAILS





BROOKWATER Design
A DIVISION OF BROOKWATER GROUP INC

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: SITE PLAN PROJECT DETAILS

PROJECT DESCRIPTION: THE BAAREE
A DIVISION OF CHEEL
107 BUNTROCK AVENUE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY: BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 353-5684 • www.thebrookwatergroup.com

DATE: 4/3/2018

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

SHEET: A-5