

# HILLCREST BUILDERS SINGLE-FAMILY HOME

To: Thiensville Planning Commission

Prepared by: Jon Censky, Village Planner

Date: April 14, 2020

Item No. **IV. D.**

## General Information

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

## Proposal:

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

## **Planners Comments:**

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

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

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



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

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

3-13-2020

Thiensville Village Hall  
250 Elm Street  
Thiensville, WI 53092

Hello,

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

Please feel free to call me directly with any questions.

Sincerely,

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

John A. Ader  
Hillcrest Builders

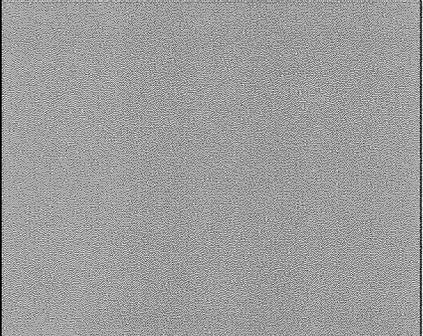
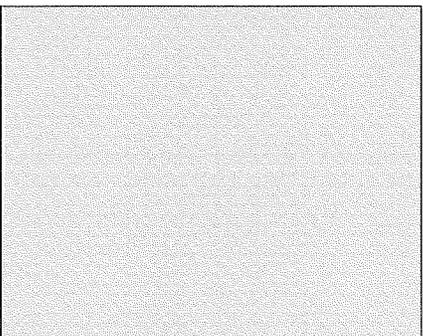




## Exterior Color Selections

**Customer:** Thiensville Spec

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

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



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