# SCHMECKPEPER SINGLE-FAMILY HOME

**To:** Thiensville Planning Commission

**Prepared by:** Jon Censky, Village Planner

**Date:** July 7, 2020

***General Information***

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|---|---|
| **Applicant:** | Bob Schmeckpeper |
| **Status of Applicant:** | Property Owner |
| **Requested Action:** | House Plan Approval |
| **Zoning** | R-2 Single-Family Residential |
| **Proposed Zoning:** | No Change |
| **Location:** | 125 Ellenbecker Lane |
| **Land Use Plan Designation:** | Residential |
| **Existing Land Use:** | Vacant |

***Proposal:***

The applicant is requesting approval of his architectural plans for a single-family home to be constructed on back lot of the recently approved Orchard Street Development with access to Ellenbecker Lane. Because Ellenbecker Lane was not constructed within a standard public road right-of-way, but rather is within an easement for public right-of-way for road and utilities purposes, the 25 foot front setback is measured from the edge of that easement.

The proposed home was designed by Bielinski Homes with a front entry utility garage and car garages, will be 1,860 square feet in size and is well within the 35 feet height maximum allowed by code. Exterior material will consist of vinyl lap siding on all four sides and stone veneer across the lower portion of the front elevation. All windows will be vinyl as well and the porch columns and door trim will be vinyl Trim Wrapped. Roof material will be dimensional shingles. Colors and a picture of the building materials are included in your packet and will be discussed at Tuesday's meeting.

***Planners Comments:***

My review indicates the plans are code compliant and the home design compliments the character of the neighborhood and therefore 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.

## Village of Thiensville - Amy Langlois

**From:** Village of Thiensville - Andy Lafond
**Sent:** Thursday, June 18, 2020 4:28 PM
**To:** Village of Thiensville - Amy Langlois
**Subject:** FW: Question, 125 Ellenbecker Rd (land)

Add to the submittal

**From:** Robert Schmeckpeper <Rschmeck1@yahoo.com>
**Sent:** Thursday, June 18, 2020 1:56 PM
**To:** Village of Thiensville - Andy Lafond <alafond@village.thiensville.wi.us>
**Cc:** Jon Censky <6954jpc@sbcglobal.net>
**Subject:** Re: Question, 125 Ellenbecker Rd (land)

Hi Andy and Jon, attached is a color photo of the exterior color selections, and below is the list of colors for the village to review.

**Schmeckpeper BOYLH0985**
Roof: Driftwood
Siding: Vinyl – English Wedgewood
Shakes: Vinyl – Walnut
Gutters/ Trim: White
Windows: White
Garage Door: Accents Woodtones – Dark Oak
Stone: Halquist – Rochester
Front Door: WBP Prefinished Exterior – Timely Autumn Brown

Sincerely,

**Bob Schmeckpeper**
**920-205-4559**

Shingles
Driftwood
HALQUIST
STONE
Factory America Since 1924