

TICCIONI GARAGE

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: August 4, 2020

General Information

Applicant:	Andrew and Molly Ticcioni
Status of Applicant:	Property Owner
Requested Action:	Garage Plan Approval
Zoning	R-2 Single Family District
Proposed Zoning:	No Change
Location:	105 Kieker Road
Land Use Plan Designation:	Single family
Existing Land Use:	Residential

Proposal:

The applicant is requesting approval of a detached garage to be located off the southwest corner of his house at 105 Kieker Road. The proposed garage measures 25' X 25' for a total of 625 square feet and will be 19' 4" high. Two overhead garage doors will face the front (east elevation) and a pedestrian door faces their home (north elevation). The plans indicate that the applicant will use fiber cement lap siding on the first story painted Dried Thyme to complement the color of the house. The gables will be of fiber cement shake siding painted Rock Garden to also reflect the color scheme of the house and the roof shingles will be of IKO Cambridge AR in weatherwood color.

According to **Section 17.0603 F. 1. & 2. Of the Zoning Code, Detached accessory buildings shall be placed in the rear yard. Subject to Plan Commission approval, one detached private garage not to exceed 625 square feet in area may be placed in the side yard on any property having a residence without an attached garage provided no such garage structure shall be closer than five (5) feet to the principle structure, no detached garage shall exceed twenty (20) feet in height nor shall it be closer than three (3) feet to any lot line. Detached garages may not be sited in front of an existing residence or in such other location as shall unreasonable affect or adversely impact the beauty and general enjoyment of existing residence or adjoining properties, as determined by the Village of Thiensville Plan Commission.**

My review of these plans indicates full compliance with the location and dimensional requirements of the code and, therefore, approval is recommended subject to the applicant securing a building permit prior to construction.

done underground per Ordinance 1995-07.

RECEIVED

262-346-4577

SAFEbuilt

JUL 17 2020

WI UNIFORM PERMIT APPLICATION

hartfordinspections@safebuilt.com

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

PERMIT NO.

TAXKEY# 12-060-01-12-001

ISSUING MUNICIPALITY

BY:

TOWN VILLAGE CITY

PROJECT LOCATION (Building Address)

105 Kieker Road

PROJECT DESCRIPTION

Detached Garage

COMMERCIAL ONE & TWO FAMILY

Owner's Name Andrew + Molly Ticcioni Mailing Address - Include City & Zip 105 Kieker Rd Thiensville WI 53092 Telephone - Include Area Code 414-803-5656

Construction Contractor (DC Lic No.) 15984 Mailing Address - Include City & Zip 3801 THOMA PARK Dr WEST BEND 53095 Telephone - Include Area Code 262-719-0548

Dwelling Contractor Qualifier (DCQ Lic No.) 259153 Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code 262-573-3345

Plumbing Contractor (Lic No.) N/A Mailing Address - Include City & Zip Telephone - Include Area Code

Electrical Contractor (Lic No.) 1114859 Mailing Address - Include City & Zip 331 E. Rawson Av. PAIC CREEK 53154 Telephone - Include Area Code 414-640-2347

HVAC Contractor (Lic No.) N/A Mailing Address - Include City & Zip Telephone - Include Area Code

PROJECT INFORMATION

Zoning District		Lot Area	Sq. Ft.	Subdivision Name		Lot No.	Block No.
1a. PROJECT		3. TYPE		6. STORIES		12. ENERGY SOURCE	
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other		<input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input type="checkbox"/> Commercial		<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other		Fuel: <input type="checkbox"/> Nat. Gas <input type="checkbox"/> L.P. <input type="checkbox"/> Oil <input type="checkbox"/> Elec. <input type="checkbox"/> Solid <input type="checkbox"/> Solar Space Htg: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Water Htg: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
1b. GARAGE		4. CONST. TYPE		7. FOUNDATION		10. PLUMBING	
<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		<input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD		<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other		Sewer: <input type="checkbox"/> Municipal <input type="checkbox"/> Septic No. <input type="checkbox"/> Other	
2. AREA		5. ELECTRICAL		8. USE		11. WATER	
Basement _____ Sq. Ft. Living Area 625 Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		Entrance Panel Size: _____ Service: <input type="checkbox"/> New <input type="checkbox"/> Rewire _____ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company: _____		<input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other		<input type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well	
						13. HEAT LOSS (Calculated)	
						Total _____ BTU/HR	
						14. ESTIMATED COST	
						\$ 50,000	

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): Andrew Ticcioni SIGN: [Signature] DATE: 7/16/20

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

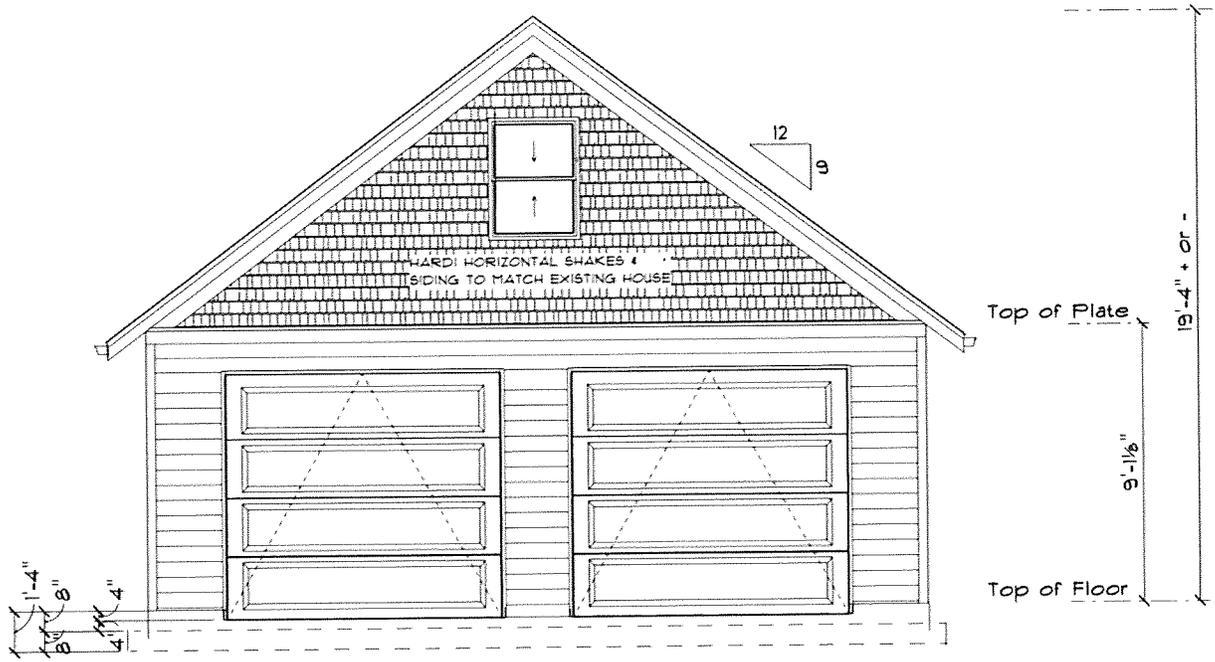
Ticcioni Detached Garage Project

105 Kieker Rd., Thiensville, WI 53092

Project Description:

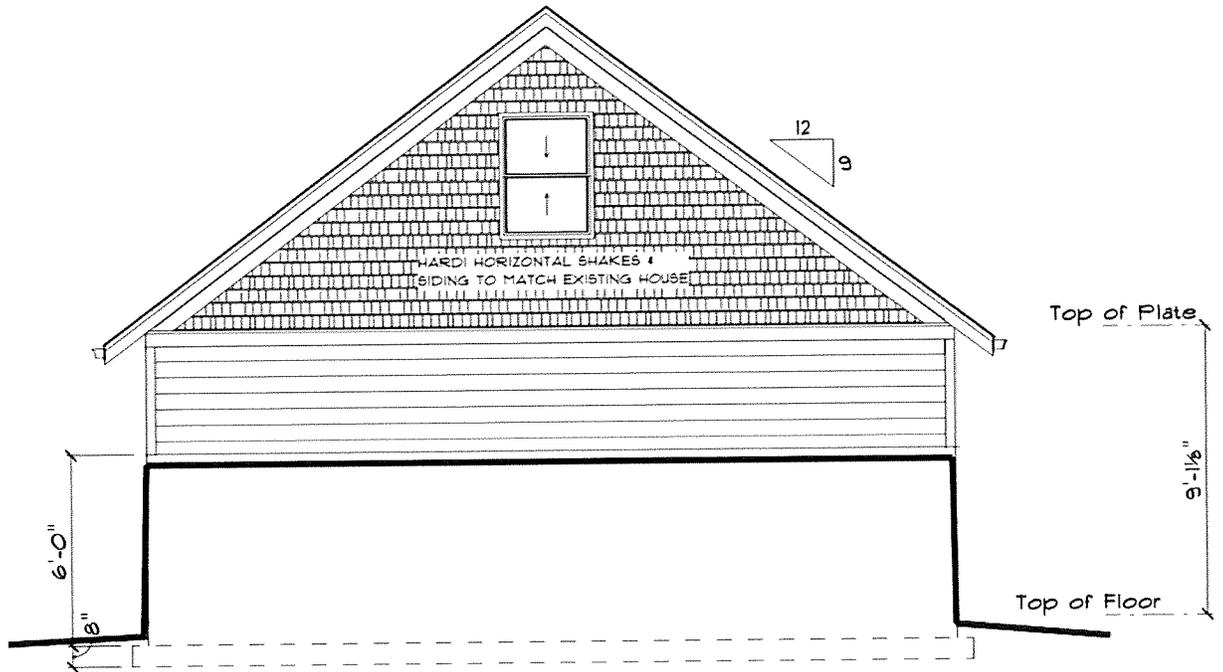
- Detached garage
 - 25' wide by 25' deep (625 square feet)
- Poured cement floor and graduated 6' tall perimeter wall (garage is built into a small hill)
- 9' tall walls
- Two 9' wide x 8' high garage doors on east exposure
- 36" wide service door on northeast corner
- Double hung window centered on east and west gable exposures
 - Red aluminum clad exterior to match house
- Window on north and south exposure of lower level
 - Red aluminum clad exterior to match house
- Lap siding (fiber cement, primed for paint) on first story
 - Sherwin Williams color: Dried Thyme to match house
- Shake siding (fiber cement, primed for paint) on the east and west gable
 - Sherwin Williams color: Rock Garden to match house
- Exposed rafter tails with overhang to match the house
 - Sherwin Williams color: Restrained Gold to match house
- Window, door, freeze boards, corner, and other decorative trim to match house
- Roof and gutters to match house
 - IKO Cambridge AR shingle in Weatherwood color
- Electrical service
 - Wall-mounted exterior lights on east exposure corners

EAST EXPOSURE



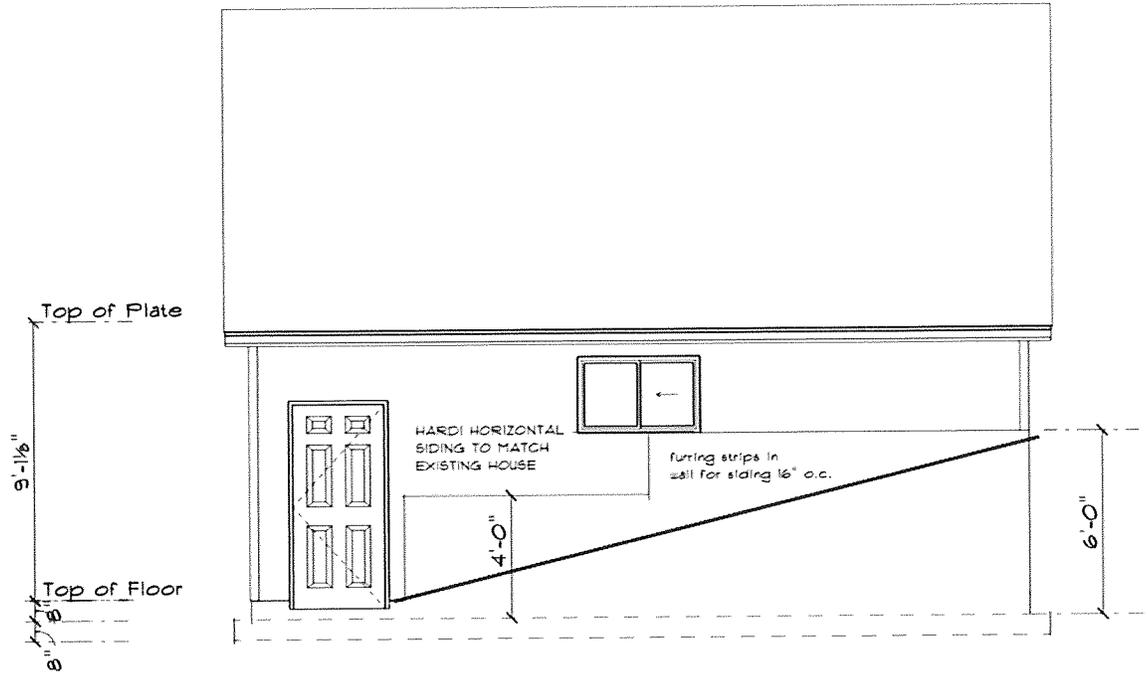
FRONT ELEVATION

WEST EXPOSURE



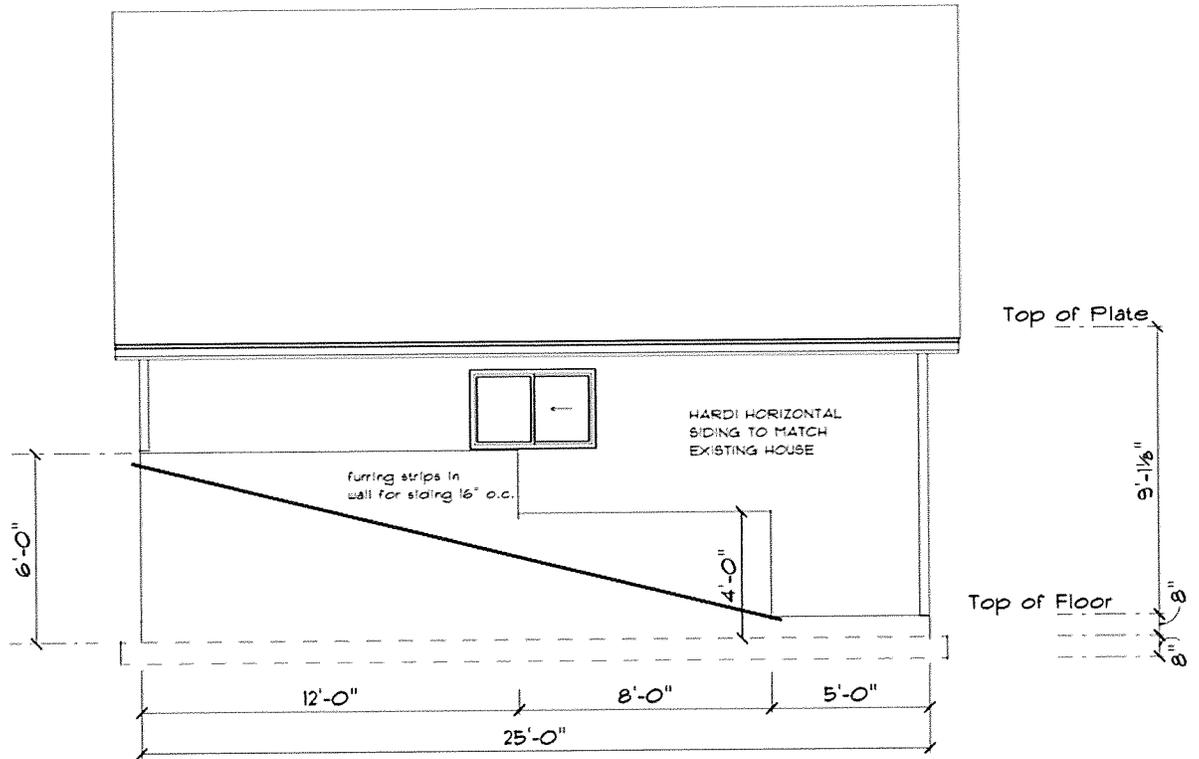
REAR ELEVATION

NORTH EXPOSURE



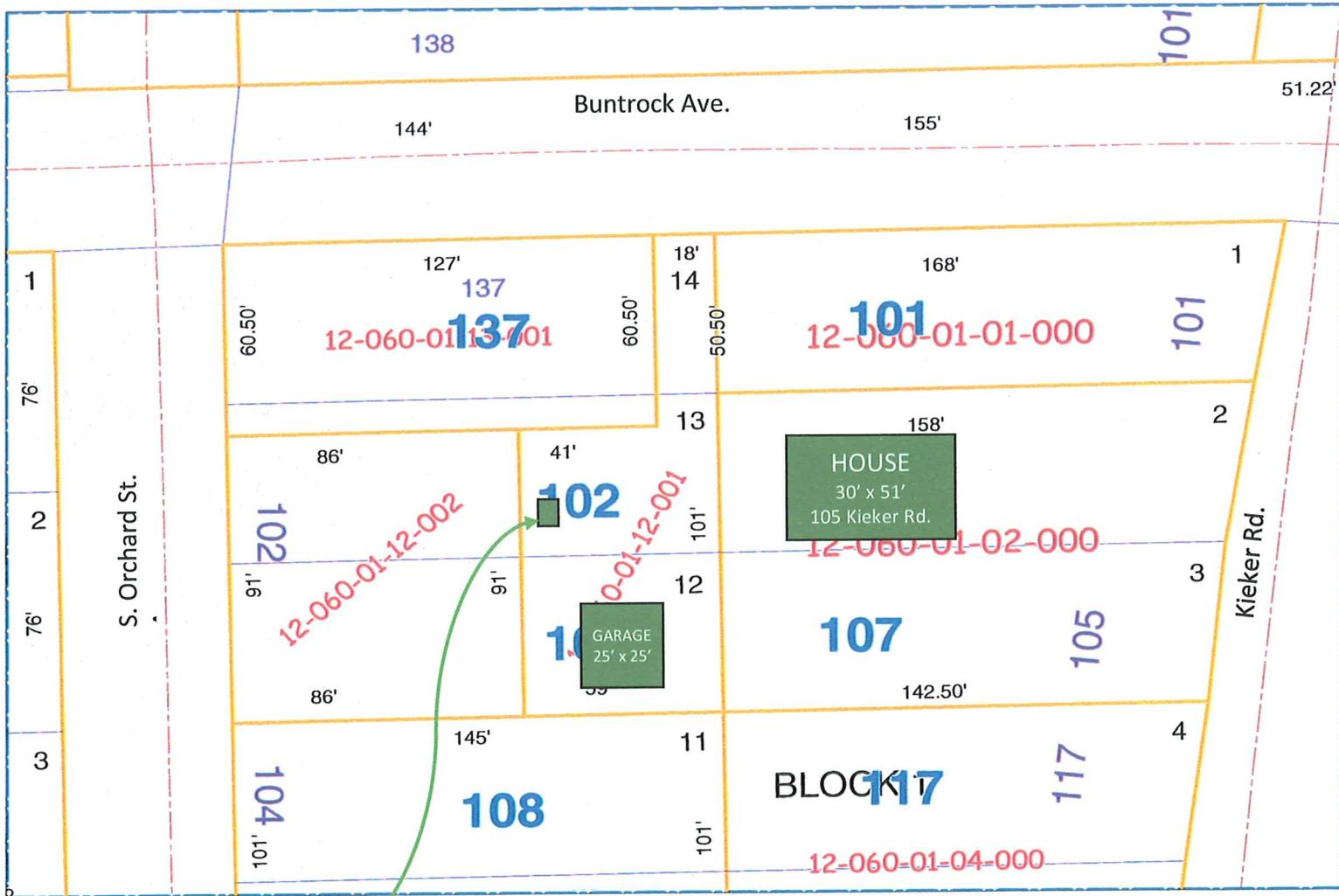
RIGHT ELEVATION

SOUTH EXPOSURE



LEFT ELEVATION

Kieker's Subdivision
Thiensville, Wisconsin
 Building Permit Request - Garage
 Andrew & Molly Ticcioni
 105 Kieker Rd.
 July 2020



GARDEN SHED (8' x 6')

Scale (approx.): 0.5" = 25'
 Garage dimensions: 25' x 25'
 Garage height: 19' 4"

Garage location:
 Southwest corner of the rear yard
 20' from the west property line
 10' from the south property line
 40' from the west exposure of the house

Request to Combine Tax Parcels

Step I This section to be completed by property owner:

Tax Parcel Numbers Involved:
12-060-01-02-000 & 12-060-01-12-001

Requested by: Andrew Ticcioni

Email: andrew.ticcioni@gmail.com

Phone Number: 414-803-5656

Reason For Combination Request:

Need to build an accessory structure (garage) on parcel 12-060-01-12-001. Village of Thiensville requires parcels to be combined to proceed.

Recording area

Request to Combine Tax Parcels.
This is an Internal Document

Andrew Ticcioni Owners signature 7/21/20 Date

As separate lots, are these properties buildable? Yes No

Are there any landlocked parcels involved? Yes No

Have deed restrictions been recorded in the Register of Deeds Office:

Yes No If yes list Document # _____ Vol _____ Page _____

Is building(s) location situated across multiple lots? Yes No

under minimum square feet to build

Step II It is the responsibility of the property owner to have this section completed by the Municipal Clerk/Treasurer and the Municipal Assessor:

Combination approved by Municipal Clerk and/or Treasurer (Does this combination affect special assessment billing? If yes, combination cannot be completed.):

Signed: Amy L. Langlois Date: 7/22/2020

Combination approved by Municipal Assessor:

Signed: Robert G. Langlois Date: 7/22/2020

Step III It is the responsibility of the property owner to have this section completed by the County Treasurer

Combination approved by County Treasurer (Any outstanding real estate taxes owed? If yes, combination cannot be completed.):

Signed: John A. Langlois Date: 7/22/2020

Return COMPLETED form to: Register of Deeds
PO Box 994
Port Washington WI 53074-0994

L.G. Kieker's Subdivision

Thiensville, Wisconsin

Building Permit Request - Garage

Andrew & Molly Ticcioni

105 Kieker Rd.

July 2020

** Updated with combined parcels **



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Garage height: 19' 4"

Garage location:
Southwest corner of the rear yard
20' from the west property line
10' from the south property line
40' from the west exposure of the house

