

**VILLAGE OF THIENSVILLE
PLAN COMMISSION &
SPECIAL COMMITTEE OF THE WHOLE
& SPECIAL HISTORIC PRESERVATION COMMISSION
MINUTES**

DATE: Tuesday, August 6, 2013

LOCATION: Fire Dept. Training Room
250 Elm Street (north side)
Thiensville, WI

TIME: 6:00PM-Plan Commission
6:30PM-Special COW and Special Historic Preservation Commission

I. CALL TO ORDER

Chairman/President Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Plan Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler (6:05PM)
	Michael Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
President:	Van Mobley	
Trustees:	Kim Beck (7:55PM)	Kenneth Kucharski
	Ronald Heinritz	David Lange
	Rob Holyoke	John Treffert
HPC Chairman:	Ronald Heinritz	
Commissioners:	Robert Blazich	Gordon Meier
	Mary Giuliani	Joseph Miller
	Henry Kolbeck	Judy Ziebell
Administrator:	Dianne Robertson	
Attorney:	Robert Feind and Tim Schoonenberg	
Staff:	Director of Public Works Andy LaFond, Fire Chief Brian Reiels	
	Police Chief Scott Nicholson, Planner Jon Censky	

III. BUSINESS-PLAN COMMISSION

A. Review approval of July 2, 2013 meeting minutes

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the minutes from July 2, 2013. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of a Sign Permit for Dennis Russell, 108 E. Freistadt Road for a new sign, Natural Cleaners

The applicant did not appear so there was no action taken.

III. BUSINESS-PLAN COMMISSION CONTINUED

- C.** Review and approval of a Building Permit for Rafael Elejalde, 120 N. Highland Avenue for a replacement fence

Rafael Elejalde was in attendance. The style option he prefers out of the two choices is the Woodbridge Privacy style fence. The fence will be 4' in height.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Cabaniss to approve the Building Permit for Rafael Elejalde, 120 N. Highland Avenue for a replacement fence. **MOTION CARRIED UNANIMOUSLY.**

- D.** Review and approval of a Building Permit for Ken Kucharski, 113 Green Bay Road for window replacement

Ken Kucharski who owns Skippy's with his wife Jan would like to replace some windows on his building. They have replaced the other windows in segments due to the expense. This request is for three double hung windows and the big picture window in front. Window World will be doing the replacements. They are energy efficient windows and qualify for a government rebate program. They are custom vinyl windows because the building is so old. The colors will match the outside of the building. The big picture window will have a prairie grid look.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve a Building Permit for Ken Kucharski, 113 Green Bay Road for window replacement.

Ayes: Commissioners Cabaniss, Dyer, Gattoni, Gengler, Luedtke and Chairman Mobley

Abstain: Commissioners Kucharski

MOTION CARRIED.

- E.** Review and approval of a Building Permit for Kelly Dobberfuhl, 522 Rosedale Drive for a shed

Kelly Dobberfuhl was in attendance. Ms. Dobberfuhl reported that the garden shed will be 10' x 12' and placed towards the back of the lot. The abutting neighbors are okay with the shed, they were not able to reach the neighbor to the east of the property. There will be a 4" concrete slab under the shed. There will be a 10' setback and the required setback is 3'. The color of the shed will match the house.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve a Building Permit for Kelly Dobberfuhl, 522 Rosedale Drive for a shed. **MOTION CARRIED UNANIMOUSLY.**

- F.** Review and conceptual approval of a sign design for Material Matters, 217 N. Main Street

Anne Books was in attendance. The packet provided included a few different options for the sign. Ms. Books is looking to put up a box sign with a printed façade on the building. The plantings were covering the sign area but since then the landlord has moved the plantings. Figure 3 is the preferred option which reflects the name and what the business does. Ms. Brooks also offers sewing classes for both youth and adults. Ms. Books would like to have the logo on the sign and to have it internally lit. Mr. Censky did meet with the applicant and this sign is conforming with the rest of the shopping center uniform plan even though there is no master plan for the shopping center itself.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Cabaniss to conceptually approve figure #3 for Material Matters, 217 N. Main Street. **MOTION CARRIED UNANIMOUSLY.**

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- G.** Review and approval of a Sign Permit for Barkha Daily, 163 Green Bay Road, Ascent, for a hanging tenant sign

Barkha Daily was in attendance. This will be a tenant sign hanging under the CORE sign and will be a three color sign with a white background. This complies with the sign code.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve a Sign Permit for Barkha Daily, 163 Green Bay Road, Ascent, for a hanging tenant sign. **MOTION CARRIED UNANIMOUSLY.**

Plan Commission ended at 6:24PM.

IV. BUSINESS-PLAN COMMISSION & COMMITTEE OF THE WHOLE

- A.** Review of Development Plan submitted by Matthew Buerosse & Jesse Daily of CORE Consulting, LLC (approximately 6:30PM)

Matthew Buerosse and Jesse Daily were in attendance from CORE Consulting, LLC along with their architect Steve Jeske from Haag Muller Architects. CORE was established in 2007 and is an award winning organization. CORE has been a member of the community since 2008 and employs over 60 full-time employees. They are looking to construct a 12,000 to 14,000 square foot multi-purpose corporate facility. The building will be 1-3 stories on the east side of N. Main Street and north of the Fiddleheads location. CORE would like to have this development built within the next three years. CORE offices would be located on the third level with retail/office rental units on the 1st and 2nd levels. There will be a 14 stall parking lot on the northeast side of the building along and underneath the building.

The architect Steve Jeske from Haag Muller Architects reported on the design. High quality materials will be used like brick, stone, and limestone, etc. The idea is to have a restaurant, ice cream shop, insurance office, cigar bar or brewery and engineering company. CORE would like to have municipal water on Main Street before they build. They are looking at construction in 3+ years because of the water issue. A liquor license will be needed. The value of the building will be anywhere from \$1.5 to \$3.5 million and will be all brick.

Trustee Treffert asked if there will be an elevator and Jesse Daily answered yes. Trustee Treffert also asked about constructing in 3+ years and Jesse Daily responded that they would like to have municipal water first before they begin construction. Trustee Heinritz asked about the street side elevation. The building would have to be raised up three feet above the sidewalk due to the floodplain elevation issue of 662'. The building cannot be at the sidewalk level. There will be no rooftop mechanicals. Commissioner Gattoni asked about parking with 60 full-time employees and Jesse Daily responded that most of the employees work outside the business since CORE is an engineering consulting firm. The parking issues were discussed briefly.

- B.** Review of Development Plan submitted by Jonathan R. Nelson, AIA of Knobloch Nelson Architects (approximately 6:45PM)

Jonathan Nelson and Leona Knobloch-Nelson from Knobloch Nelson Architects were in attendance. They are presenting the "Thiensville Main Street Commons". They are proposing a building that is multi-functional and pedestrian friendly with the size having an approximate 4,620 square feet foot print with an upper floor of approximately 5,015 square feet. The building will be stone with many windows. There will be a sculpture garden in the back of the building. There will be food service, retail/mercantile and office space on the first floor. They are proposing a two-story building that will include an elevator. There will be offices on the second floor and a community conference center. The timeline would be starting construction in March of 2014 with a 6 month construction period and substantial completion by September 2014.

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Commissioner Cabaniss verified that the sculpture garden will be different artists showing their work at different times. Trustee Treffert asked about parking spaces and there will be 6 parking spaces with 2 handicapped spots and the municipal parking lot south of Reuters will have 12-15 spots. Commissioner Gengler asked about the importance of main street water and this is not a big issue for them. They will use the existing wells contingent upon the condition of the wells. Commissioner Dyer asked how many employees will there potentially be and the answer is 14.

**C. Review of Development Plan submitted by Dr. Gary Lewis & Andrea Mayerson
of Thiensville Family Health Care Clinic (approximately 7:00PM)**

Dr. Gary Lewis and Andrea Mayerson were in attendance. The architect is Shawn Maher from SL Maher. Andrea Mayerson explained that the proposed building will be a 12,000 square foot, three-story building with each floor having about 4,000 square feet. There will be elevators. The first floor will consist of rental space for retail with a possible nutrition store. The second floor will be for medical health offices (Thiensville Family Health Care) and Allied Medical Practice, chiropractic, weight management and nutrition, physical therapy, psychotherapy, massage and exercise classes and the third floor will be a conference center with the intent of bringing local and out-of-town experts to inform and educate on health and wellness.

Thiensville has been a really great place for Dr. Lewis's practice and he needs to expand. They do have preliminary drawings but these are not set in stone and they would like to work with the Village to make the building as nice as possible to go along with the revitalization of Main Street. They also want to develop green space to go along with the Riverwalk project.

Dr. Lewis is planning on merging practices with Dr. Sweeney from Mequon which is the need for a larger facility. All of the medical health offices will complement each other and it will be good to have them under the same roof. Dr. Lewis wants to draw people to Thiensville and he plans to have retail on the first floor. Dr. Lewis has financing in place for this proposal.

Shawn Maher reported that there will be 19 parking stalls and this site lends itself to Dr. Lewis's practice and occupancy type. The design of the building is a classical style that fits within the Village. President Mobley asked about their need for municipal water and if the applicant could deal with well water. They can deal with well water but would like the expertise of an engineer to evaluate the wells.

Administrator Robertson asked about the potential value of the building and Mr. Maher responded that the value would be \$700,000 to a little over \$1 million. Trustee Treffert asked about the ballpark cost figure per square footage for construction and for the medical offices it would be \$150 to \$200 per square foot and for the retail it would be a little less at \$100 to \$150 per square foot. Originally, Dr. Lewis had hoped to complete the project by the end of the year. Now, they hope to complete construction within a 9 month to 1 year timeframe. Dr. Lewis would like to start as soon as they can but they are waiting on the Village and the DNR. The elevation will be built up above the floodplain and will not be even with the sidewalk. There will be a retaining wall in front and hopefully a deck in the back of the building.

There will be approximately 8-10 retail spaces and Allied Medical will have 10-12 spaces.

V. BUSINESS FROM THE FLOOR

A. Citizens to be Heard

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

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Bill Hoppe – 224 Woodside Lane

He is in favor of Dr. Lewis's proposal and feels that this is a unique facility that is being proposed and is needed for the area. The marriage of western medicine and the complimentary alternative practices is a valued business that is needed here. Mr. Hoppe speaks from personal experiences with some of the medical issues he has had over the years and how nice it would be to have them under one roof with all qualified individuals. Dr. Lewis has been a business member of the community for years and won the "Business of the Year" award a few years ago. This business will be fully equipped and functional from day one if Dr. Lewis gets the agreements that he needs. There will be minimal impact on the infrastructure within the Village. This will be a nice asset to the Village.

Julie Johnson – 225 Riverview Drive

She feels that all three plans are good but specifically likes Dr. Lewis' plan and she also has had health issues that require both western medicine and alternative practices. She does not understand the parking aspect.

Lyn Falk – 129 Grand Avenue

She feels that all three proposals are exciting. Ms. Falk does a lot of work with downtown revitalization and her concern is the overall plan for Main Street and to make sure that the projects really do fit in with long-term visions. Because there are several potential areas in the Village she would like to find homes for all three projects. President Mobley responded that yes, we are trying to find homes for all three projects! The timing of the project and which project will bring in repeat customers plus new customers is important to Ms. Falk. The new Outpost Foods in Mequon will be a nice complement.

Eric Knuth – 180 S. Main Street (Unified Body Wellness)

He receives a lot of referrals from Dr. Lewis and feels that Dr. Lewis brings a real positive message to Thiensville. The integrated medicine is a wonderful thing for the community.

Jim Bradley – 12561 N. La Belle, Mequon, WI

He has been a patient of Dr. Lewis's for six years and can speak of his exquisite medical care personally. Mr. Bradley's background is in medical sales and great doctors inspire confidence in patients as does Dr. Lewis. This integrated medicine is the wave of the future.

William Schulte – Mequon Resident

He has been a patient of Dr. Lewis's for the past four or five years. One of the things important to him is that if Dr. Lewis stays in the community he wants to stay in the community.

Don Olson – Physical Therapist

He has worked with Dr. Lewis for the last four or five years. They are in need of more space which will accommodate more patients.

Greg Mueller – 121 S. Main (Mueller Upholstery)

He also is in favor Dr. Lewis's proposal and he and his wife are patients. All three of the proposals are good and he would like to accommodate all three proposals somewhere in the Village.

Chris Bucholtz – 527 Green Bay

He is in favor of Dr. Lewis's proposal.

Kelly Hurta – Bayside Resident

She is in favor of Dr. Lewis's proposal and commented that many patients come from all over the north shore area.

Russell Gnant – 129 Grand Avenue

He would like to support Dr. Lewis's proposal, having different practices in one location and having educational speakers/seminars in Thiensville.

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Susan Stockton – 190 S. Main Street

She feels that all three proposals are wonderful. Ms. Stockton wants the Plan Commission to really look at the architecture and she feels that the Knobloch Nelson proposal fits the downtown area the best.

Laura Goss – 226 S. Main Street

Dr. Lewis is her physician. She feels that Dr. Lewis can bring people from all over. She also feels that all three proposals are great and the Village should find space for all three of them.

Ed Ogden – 300 Crescent

He has never heard of Dr. Gary Lewis until tonight. He feels that all three are the wrong buildings for the lot and that parking will be an issue.

Recess at 7:40PM.

VI. MOTION TO ADJOURN TO CLOSED SESSION

MOTION by Trustee Holyoke, **SECONDED** by Trustee Lange to adjourn to closed session at 7:45PM deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding property sale and purchase with the Plan Commission in attendance.

1. Roll Call Vote

Ayes: Trustees Heinritz, Holyoke, Kucharski, Lange, Treffert and President Mobley

Naes: None

MOTION CARRIED.

MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Board to reconvene.

MOTION by Trustee Heinritz, **SECONDED** by Trustee Kucharski to reconvene in open session at 8:09PM.

MOTION CARRIED UNANIMOUSLY.

2. Discussion and possible recommendation on Closed Session.

None

VII. BUSINESS-PLAN COMMISSION & COMMITTEE OF THE WHOLE & SPECIAL HPC

- A.** Review and receipt of development plans from Jacob Klein, MSP Real Estate, Inc. for a development proposal for 200 Green Bay Road (approximately 7:45PM)

The actual presentation began at 8:20 PM. Mr. Jacob Klein was in attendance from MSP Real Estate, Inc. Mr. Klein gave a brief overview. The project is being called Rivers Edge Apartments. There will be 60 luxury market rate rental units located at 200 Green Bay Road. The current old M & I bank building has been vacant for over 6 years. The Willowbrook complex across the street has about the same size buildable lot as 200 Green Bay Road. Mr. Klein showed an aerial site plan. The exterior will consist of two different colors of brick, there will be granite countertops, nine foot ceilings, and stainless steel appliances. There will be a lounge area, the building will be wired for Internet and Wifi, and there is a community room. There will also be a fitness center. Washers and dryers are included as is underground parking. Mr. Klein reported on all the new developments that MSP has done over the past few years. MSP has their own construction company so they have more control on the building process.

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The architect stated that there were a lot of different building placement options that were looked at. The underground parking will be accessed on the southeast side of the building. The surface parking lot will have 32 spaces. The underground parking will consist of 1 parking spot per bedroom and there is a mix of 1, 2 and 3 bedroom units. This is pretty standard for the current market rate on the parking ratio. MSP is currently exploring having an entrance off of Green Bay Road. The balconies will be 10 to 12 feet off the property line which is roughly where the sidewalk is. The elevation of the first floor will be raised 3-4 feet to generate a separation level from the sidewalk. The main entrance will be off the parking lot side on the east.

MSP had proposed an assisted living complex at this site back in 2009. This project was not favored by the majority of the Thiensville residents.

There will be (31) one bedrooms, (3) three bedrooms and (26) two bedrooms. Trustee Treffert asked about the target rental rate and the one bedroom's would be \$1,050-\$1,250, the two bedrooms would be \$1,325-\$1,550 and the three bedrooms would be \$1,800.

Susan Sonneborn – 343 Riverview Drive

She feels this is too big of a building on too little space with too many units and too close to the road. The Village has such nice sidewalks and she feels the building would be too close to the sidewalk. This project is way too urban. What is the life of this building projected to be? Ms. Sonneborn has a huge concern with the traffic at Riverview Drive and Green Bay Road.

Mr. Klein responded that he heard the traffic issue a lot the other night at Shully's during the public presentation. They had their engineer do an ITE trip generation guide to look at different uses. The traffic generated from the bank when it was in existence with 3 drive-thru lanes was 418 daily trips. The report on a 60 unit apartment building was 395 daily trips.

Randy Short – 217 Riverview Drive

He asked if there will be an on-site manager or will there be a management company located off-site? Mr. Klein responded that this will be offered as an incentive to someone that lives there if they wish but is too early to tell. Mr. Short managed a 47 unit townhouse apartment complex as an on-site manager and his experience with off-site managers is not good in regards to emergencies. Mr. Short does not have a problem with an apartment complex going in but stated this is not "Manhattan." We do not need a high density complex on a postage stamp size piece of land. This should be done on a lower scale not an industrial scale. Mr. Short feels that MSP is low balling the traffic. The bank was not open at night or all weekend or holidays. People renting will be coming and going to and from work at about the same time. There is a solid line of cars now between Buntrock Avenue and Mequon Road during rush hour traffic.

William Schultz – 411 Mary Lane

He has lived here for 39 years and he was here when MSP presented the previous assisted living project and was opposed to that project due to density issues. He agrees with Randy Short. He asked how was Thiensville selected and who are the investors? This is too large a housing project and does not belong on that corner. Thiensville should preserve its historical identity.

Dean Johnson – 225 Riverview Drive

He feels this is too dense a project. Is this the best we can do for this property? Mr. Johnson feels that there are other people who would like to buy this property and he does not want to change the zoning at this location.

Ann Brownfield – 600 Park Crest

She feels the Village is pedestrian friendly which sets us apart from other communities. She understands that they may add another entrance off of Green Bay Road. She is curious as to how the project looks from adjacent homes and businesses from an aerial view and a site-line view. At first blush it seems like a lot of bodies packed into a small site.

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Stephanie Farrell – 333 Riverview Drive

She loves the Village feel and the pedestrian friendly environment and she has two small kids. This seems like a giant project for this piece of land. She agrees with a lot of things people have said. She wants to retain the small town feel. The traffic on Green Bay Road is bad now.

Jeffrey Perez – 218 Riverview Drive

He moved here because of the family environment. He likes living in a community with homeowners and likes this community. This is a good financial prospect for the developer and the Village but is not good for the neighbors and should not be in this area.

Tom Daub – 339 Grand Avenue

He feels there are too many one bedroom apartments in Thiensville and does not feel that a 750 square foot apartment is a luxury apartment. He feels this should be downsized and there should be more 2 and 3 bedroom units to create true luxury apartments.

Patricia Miller – 307 Riverview Drive

She and her husband Joe Miller love the small and quaint feel of Thiensville. Her husband Joe is on the Historic Preservation Commission and they are proud of the history here. This is a small close knit community and their friends and neighbors maintain their property. They are concerned about the size and density of the proposed so called luxury apartments on a small piece of land. Ms. Miller defined luxury and feels that luxury mean less density with high quality materials. Ms. Miller wants the Village Board to negotiate for residents and what the residents want since it is they that voted in the existing Village Board.

Andrew Dumann – 119 Riverview Drive

He lives very close to the proposed project and he can't believe we are going through this again. In 2009 when the sewers were at their capacity due to flooding he had three feet of raw sewage in his basement. Mr. Dumann does not want an additional 60 toilets flushing and using his home as a holding tank. This project does not fit the small town charm. Mr. Dumann has been here for 52 years and he feels this will drop his property value significantly.

Steve O'Brien – 222 Riverview Drive

He feels that density is the issue.

Jim Reilly – 231 Riverview Drive

He and his wife are excited about possible development at the old bank site. It has been vacant for too long. He and his wife also have density concerns and this is 140% more units than what the code allows. The new properties that are going in the new Mequon Town Center in Mequon will have 40 units with 60 underground parking stalls. Where will the guests park at this proposed development? The parking math is wrong for this development and the density should be significantly reduced.

Julie Johnson – 225 Riverview Drive

She asked if dogs will be allowed and if they are that will be a concern. Originally when she received the invitation for the presentation at Shully's she thought this was a great idea because eventually she and her husband could potentially move there when they decided not to own a home any longer. Again the density issue is a concern but she is happy about redevelopment. The traffic will be a safety concern. Ms. Johnson would like to see condos versus apartments where there are owners instead of renters and less density.

Randy Short – 217 Riverview Drive

The 47 unit apartment complex that he managed was spread out over an entire city block. The number of units that would be more acceptable to him would be 14-20 units. Condo owners would have a stake in the community versus renters.

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John Nelson – Mequon

He asked if there was a backup plan. Mr. Klein was not at liberty to discuss this at this time. This meeting was to receive feedback from the residents regarding the current proposal.

John Brodie – 132 Riverview Drive

He asked Administrator Robertson if the phone was ringing off the hook for luxury apartments. She answered no.

Cindy Reilly – 231 Riverview Drive

She asked about the zoning and thought this property was zoned an R-2 Residential but it is actually zoned a B-3, Office Professional Business District.

VIII. ADJOURNMENT

MOTION by Trustee Treffert, **SECONDED** by Trustee Kucharski to adjourn the meeting at 9:22PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway
Administrative Assistant

Dianne S. Robertson
Village Clerk