

**VILLAGE OF THIENSVILLE
PUBLIC HEARINGS BEFORE THE VILLAGE BOARD
AGENDA**

DATE: Monday, January 21, 2019

**LOCATION: 250 Elm Street
Thiensville, WI**

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

President:	Van Mobley	
Trustees:	Sam Azinger	Kenneth Kucharski
	Ronald Heinritz	David Lange
	Rob Holyoke	Elmer Prenzlów
Administrator:	Dianne Robertson	
Attorney:	Robert Feind	
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Staff:	Director of Public Works Andy LaFond	
	Clerk Amy Langlois	

III. PUBLIC HEARING #1: TO AMEND THE LAND USE ELEMENT OF THE VILLAGE'S COMPREHENSIVE PLAN TO CHANGE THE RECOMMENDED LAND USE FOR THE PARCEL OF LAND TO INCLUDE 286 NORTH MAIN STREET, 266 NORTH MAIN STREET, 217-227 GREEN BAY ROAD, 278 NORTH MAIN STREET AND 239 GREEN BAY ROAD TO A MIXED USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL. THE USES ARE NOT CHANGING BUT THE FOOTPRINT IS REQUESTED TO BE AMENDED.

- A. President or Administrator to read and explain Notice. att

- B. Comments from anyone present requesting to be heard.

- C. Administrator reads any correspondence received related to the request.

- D. Comments from the Village Board.

**Public Hearings Before the Village Board
January 21, 2019
Page two of two**

IV. PUBLIC HEARING #2: TO AMEND THE PLANNED UNIT DEVELOPMENT ORDINANCE AMENDMENT.

- A. Administrator to read and explain Notice. att

- B. Comments from anyone present requesting to be heard.

- C. Administrator reads any correspondence received related to the request.

- D. Comments from the Village Board.

V. ADJOURNMENT



Amy L. Langlois, Village Clerk
January 18, 2019

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

**VILLAGE OF THIENSVILLE – VILLAGE BOARD
OFFICIAL NOTICE OF PUBLIC HEARINGS ON A LAND USE PLAN
AMENDMENT AND A PDO ORDINANCE AMENDMENT**

NOTICE IS HEREBY GIVEN that the Village Board of the Village of Thiensville, Wisconsin, will hold a PUBLIC HEARING to consider a request related to the parcels located at 266-286 N. Main Street and 217-239 Green Bay Road. The property owners are LRJ BONNYWELL VILLAGE I LLC, BONNYWELL VILLAGE II LLC, LRJ BONNYWELL VILLAGE III LLC, and LRJ BONNYWELL VILLAGE IV LLC are making these requests in preparation for plans to develop the property as mixed use residential and commercial located at 266-286 N. Main Street and 217-239 Green Bay Road.

A PUBLIC HEARING will also be held to consider an Amendment to the PDO Ordinance.

Rezoning legal description:

1059626 1059625 1059624 0938358 0944682 PART LOT 24 BLOCK 3 PART NW NE & NE NW 4.027 AC COMM 33 FT S & 183 FT E OF NW COR NW NE TH E 236 FT S 284 FT E 20 FT S 208 FT W 124 FT S 36 FT SW 218 FT N 60 FT SW 77 FT NW 124 FT NW 121 FT E 220 FT N 252 FT POB PART CSM #1987 LOT 1 DOC 0408344 ASSESSOR'S PLAT; 286 N. Main Street Tax Key#12-050-03-24-004

0993683 0993682 0993681 710/769 PRT LOT 24 BLK 3 COMM 583.87 FT S & 14.33 FT E OF NW COR NW 1/4 SEC 23 T 9 R 21 TH E 80 FT N 60 FT W 84.5 FT TO E LN HWY 57 S 60.21 FT POB ASSESSOR'S PLAT; 266 N. Main Street Tax Key #12-050-03-24-001

1059624 0944683 0938359 0938356 0800449 1212/300 244/535 & 537 256/29 224/554 PART LOT 24 THRU 26 BLOCK 3 COMM 33 FT S & 419 FT E OF NW COR NW SEC 23 BEING 2.16 ACS #1987 CSM LOT 2 VOL 15/64 ASSESSOR'S PLAT; 217-227 Green Bay Road Tax Key #12-050-03-24-003

1066730 1059624 0938357 0944681 PART LOT 24 BLOCK 3 PART NW NE & NE NW 1.4310 AC COMM 33 FT S TH E 183 FT S 252 FT W 220 FT NW 225 FT NE'LY 48 FT E 60 FT POB PART CSM #1987 LOT 1 DOC 0408344 ASSESSOR'S PLAT; 278 N. Main Street Tax Key#12-050-03-24-005

1059624 0944680 0938355 0938354 0800450 224/554 PART LOT 26 BLOCK 3 COMM 167 FT S & 477 FT E OF NW COR NW SEC 23 BEING .22 ACS #1987 CSM LOT 3 VOL 15/64 ASSESSOR'S PLAT, 239 Green Bay Road Tax Key# 12-050-03-26-002

Public Hearing No. 1: This request is to amend the Land Use element of the Village's Comprehensive Plan to change the recommended land use for the parcels of land located at 266-286 N. Main Street and 217-239 Green Bay Road to a mixed use Commercial and Multi-Family Residential. The uses are not changing but the footprint is requested to be amended.

Public Hearing No. 2: This is to amend the PDO Ordinance Amendment.

Said PUBLIC HEARINGS will be held at the Thiensville Village Hall, Located at 250 Elm Street, on **Monday, January 21, 2019 at 6PM.**

More detailed information on the proposed Land Use Plan and Zoning Map amendments are available for review in the Village Administrator's Office during regular business hours. This information includes a detailed Land Use Plan Map and Map Amendment as requested by the owner and developer Bonnywell Village I, II, III and IV LLC. The PDO Ordinance is also available for public inspection.

All interested persons wishing to be heard are invited to attend and offer comments. If you are unable to attend and would like to submit written comments, please direct them to the Village Administrator's Office prior to the hearing. Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities. Please contact the Village Administrator's Office at (262) 242-3720.

Dated this 27th day of December, 2018

Dianne S. Robertson
Village Administrator

Published: December 27, 2018

January 3, 2019

Amy L. Langlois
Village Clerk

ZONING TEXT AMENDMENT – PDO

To: Thiensville Village Board

Prepared by: Jonathan Censky, Planner

Date: December 10, 2018

Report:

The Planned Development Overlay District (PDO) is an Overlay Zoning intended to provide flexibility in applying the regulations and standards of the basic use underlying district to achieve a unified and planned development of a site in single, partnership or corporate ownership. The PDO type development typically encompasses one or more principal uses and/or structures where strict compliance with the regulations and standards of the underlying basic zoning district would prevent such development. The PDO Overlay District is a tool that allows the Village Board, following a recommendation from the Plan Commission, to consider modifications for such things as lot size and width requirements, yard and setback standards and density requirements to a maximum of 22 units/acre. Since the existing PDO language limits such things as residential density and building height to only that which is permitted in the underlying basic zoning district, these changes are necessary for the Village decision makers to consider the Ullrich/Jennings proposal at the corner of Main Street and Freistadt Road.

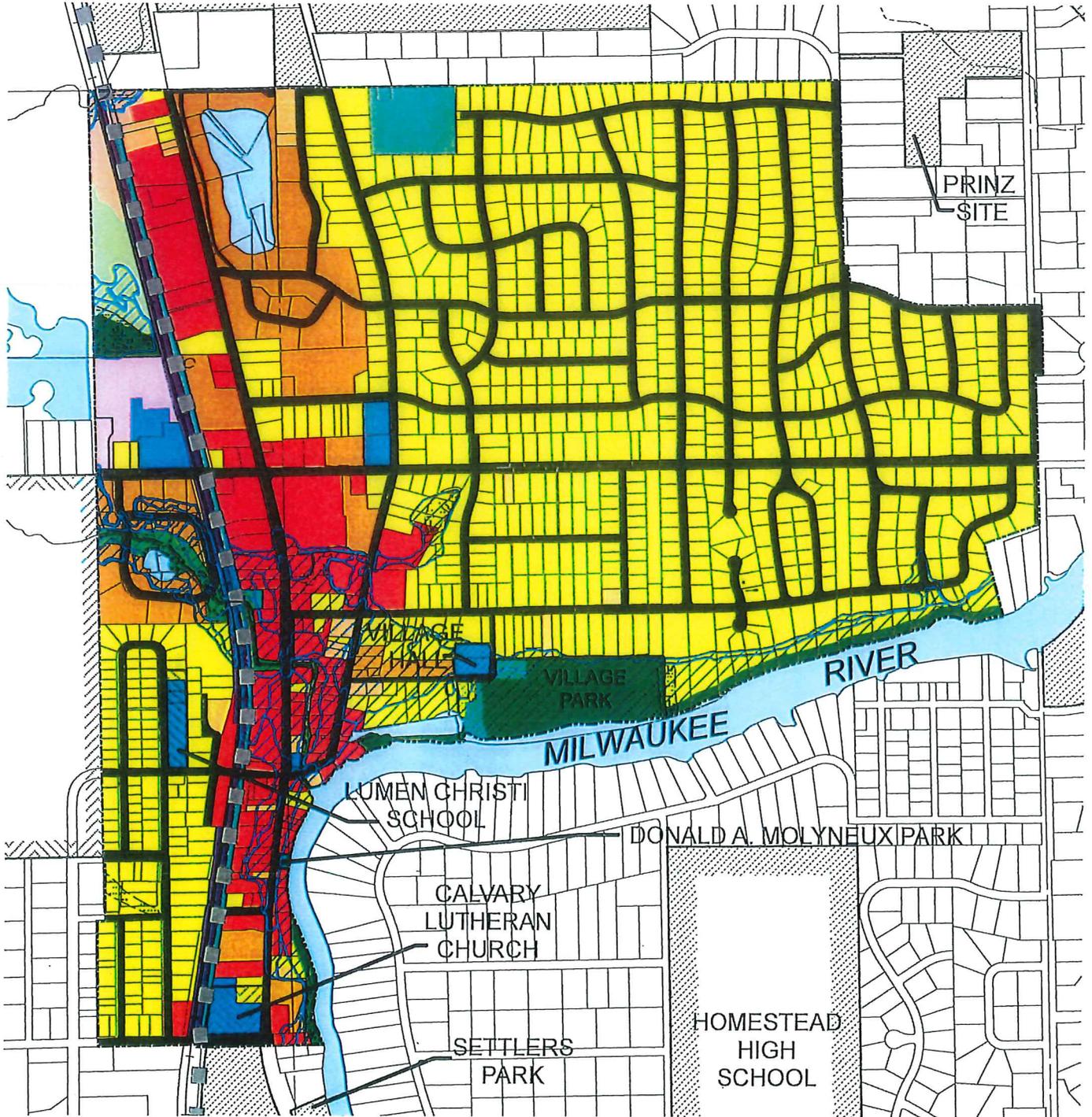
Accordingly, the intent of this change is to allow for modifications to such things as density, setbacks, building height etc., on a case-by-case basis, where it can be justified and where the quality of the project meets Thiensville's standards. These changes also establish the requirement that a development agreement be entered into between the Village and the applicant which sets forth the terms and conditions of the project. Furthermore, the approval process will provide for up front review by all Village Departments to assess the feasibility and impacts on Village infrastructure and resources and to allow for discussion and feedback about the nature and scope of the proposed project.

Following is the summary of the significant changes being proposed to the PDO Ordinance:

- All proposed modifications to the regulations of the basic use district would be made on a case-by-case basis by the Village Board following review and recommendation by the Plan Commission.

- Increased density would be allowed in recognition of a project of exceptionally high overall quality where exterior and interior materials, design details, workmanship and features are comparable to the highest quality of Thiensville's current housing stock or its best commercial structures.
- Increased building height and area would be allowed if it is determined that such increase is warranted to support the public benefit likely to result from the proposed project.
- Lot area and width requirements of the underlying zoning district may be modified if deemed appropriate by the Village Board following recommendation by the Plan Commission, provided that the lot sizes are adequate to accommodate all proposed buildings and site features.
- Setbacks and yards required by the underlying base zoning district may be modified in a PDO if it is determined appropriate by the Village Board following recommendation by the Plan Commission.
- A development agreement will now be required to be signed by the applicant and the Village Board identifying all terms and conditions of the specific project and any terms of implementation recommendation to the Village Board.

VILLAGE OF THIENSVILLE PLANNED LAND USE MAP: 2035



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| SINGLE - FAMILY RESIDENTIAL | RECREATIONAL |
| TWO - FAMILY RESIDENTIAL | OTHER CONSERVANCY LANDS TO BE PRESERVED |
| MULTI - FAMILY RESIDENTIAL AND MOBILE HOME | PRIMARY ENVIRONMENTAL CORRIDOR |
| COMMERCIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| STREETS AND HIGHWAYS | ISOLATED NATURAL RESOURCE AREA |
| RAILWAY | SURFACE WATER |
| COMMUNICATIONS, UTILITIES AND OTHER TRANSPORTATION | WISCONSIN WETLAND INVENTORY: 2007 (OVERLAY) |
| GOVERNMENTAL AND INSTITUTIONAL | MAP MODERNIZATION FLOODPLAIN: 2007 (OVERLAY) |

Source: Village of Thiensville, Ozaukee County, and SEWRPC.

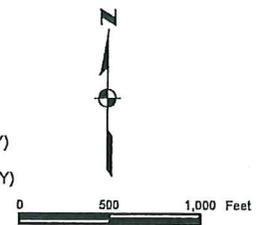
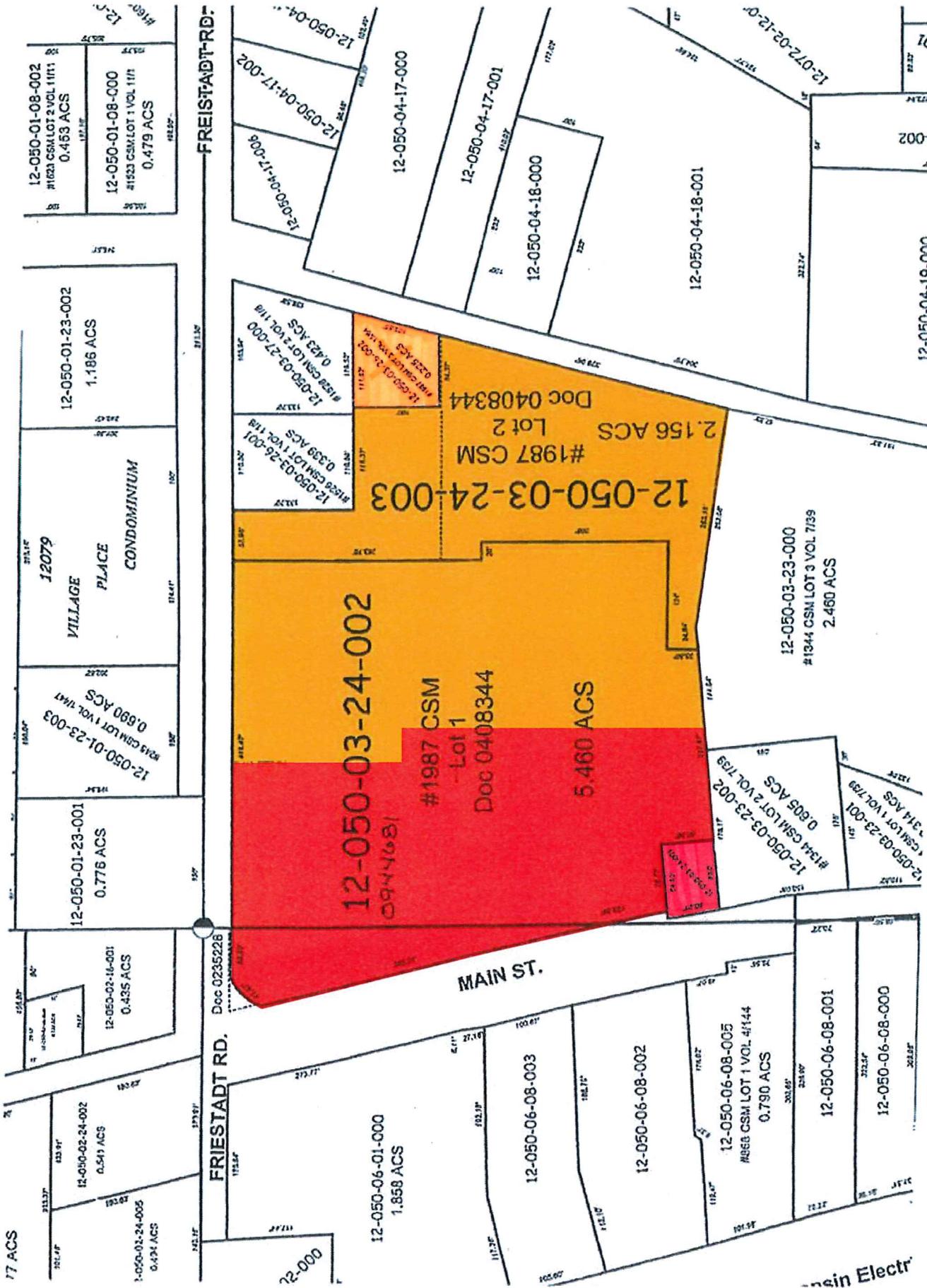


EXHIBIT A



Village of Thiensville Planned Land Use Map PROPOSED

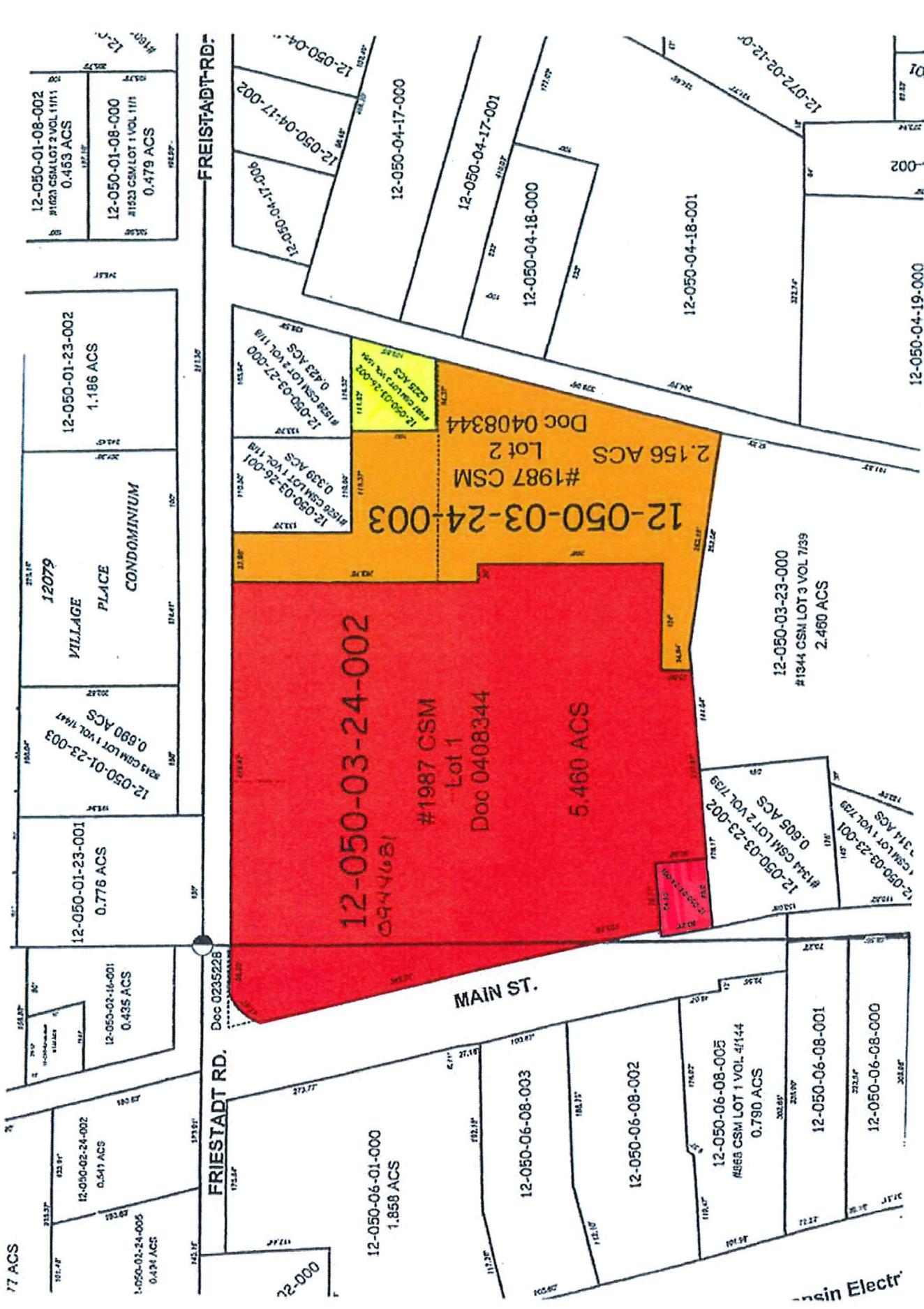
Hawthorne Square 18187 11/29/2018



epstein uben : architects



EXHIBIT A (continued)



Village of Thiensville Planned Land Use Map EXISTING

Hawthorne Square 11/29/2018



epstein umen : architects

