

**VILLAGE OF THIENSVILLE  
PLAN COMMISSION  
MINUTES**

**DATE:** Tuesday, December 4, 2018

**LOCATION:** Village of Thiensville  
250 Elm Street

**TIME:** 6:00 PM

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

**III. BUSINESS**

- A.** Approval of Minutes  
1. November 13, 2018

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Cabaniss to approve the November 13, 2018 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Sign Permit for Willms-O'Leary S.C., 414 North Main Street

Maureen O'Leary, 414 North Main Street, partner with Willms S.C. shared with the Commission that there will be a name change to the firm on January 1, 2019 from Willms S.C. to Willms-O'Leary S.C. and would like to update the sign accordingly. There is no change to the size or colors and the term "The Milwaukee Company" will also be added.

Planner Censky inquired if it will be externally lit. Ms. O'Leary clarified that it will be externally lit and will use the same lighting that is currently used. There is a post that the sign hangs from with a light on each side.

Planner Censky indicated that the sign is in full compliance.

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Cabaniss to approve the Sign Permit for Willms-O'Leary S.C., 414 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Hydro Pool Swim Spa Plans Located on Side of Residence (South), Alice Bush, 410 Green Bay Road

Alice Bush, 410 Green Bay Road, is requesting to have a hydro pool swim spa on the side of her home as opposed to the back due to avoid buried electrical power lines, and this area gets the best sun exposure.

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Ms. Bush also mentioned that the existing fence will be replaced in spring with a 4' solid white vinyl maintenance-free fence. The landscape architect is also suggesting to install some cedar trees and tall grasses for privacy. The pool will be inside the fence.

The plans submitted indicate a hot tub and a hydro pool swim spa, however, Ms. Bush may install only one unit as opposed to the two.

Planner Censky stated that pools are typically located in the rear yard although the Code does not speak to that issue. When proposed on the side of a residence, they have been permitted subject to Plan Commission approval.

Chairman Mobley inquired if Ms. Bush had shared her plans with the neighbors. Ms. Bush stated that she would be happy to contact them.

Commissioner Kucharski believes it is important to get an opinion from the neighbors regarding the pool and stated that the fence will need to get approval from Planner Censky. Commissioner Cabaniss agreed with Commissioner Kucharski in regards to notifying the neighbors.

Planner Censky suggested approving with the condition Ms. Bush submits a letter indicating that there are no objections from the neighbors.

**MOTION** by Commissioner Dyer, **SECONDED** by Commissioner Cabaniss to approve Hyrdro Pool Swim Spa Plans Located on Side of Residence (South), Alice Bush, 410 Green Bay Road With the Condition That a Letter of Support is Submitted to the Village Hall from the Neighbors. **MOTION CARRIED UNANIMOUSLY.**

**D. Review and approval of Sign Permit for Valley Creek Associates, LLC,  
240 Williamsburg Drive**

Curt Podd, owner of Valley Creek Associates, LLC, is requesting to replace the existing apartment complex sign at 240 Williamsburg Drive due to ownership change. The existing 4" x 4" posts are painted white and the new two-sided sign face has the same dimensions as the old sign. The sign has been installed.

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve the Sign Permit for Valley Creek Associates, LLC, 240 Williamsburg Drive. **MOTION CARRIED UNANIMOUSLY.**

**E. Review and approval of Architectural, Site Plan and Exterior Lighting Plan,  
White Coach Condominiums Second Building, 211 South Main Street**

Curt Podd, White Coach Condominiums, came before the Plan Commission in September with conceptual plans seeking feedback on design, use of materials and general site layout. Mr. Podd is now seeking approval of architectural plans for 211 South Main Street.

A color rendering was shared that included more stone instead of block. The rear elevation has the same stone treatment. A landscape plan will be provided after the architectural has been approved. It is hoped to get the landscape plans moving while the architectural plans are being reviewed by the state.

Commissioner Gattoni likes the new proposal. The roof will have asphalt shingles, however, the roof over the front entryway will have a steel roof as an accent. The siding is LP Smart Siding which is equivalent to hardiplank siding throughout the whole building. The gables on the front elevation will be of cedar shake siding.

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Planner Censky recommends approval of the plans as submitted subject to the Village Engineer review and approval of the stormwater management plans, Village Engineer review and approval of the grading, drainage and erosion control plans, Village Building Inspector and/or state review and approval of the complete set of working plans, the applicant securing a Building Permit prior to construction and submittal of a landscaping and lighting plan to be reviewed at a later date.

Mr. Podd indicated that the existing site originally was engineered for two buildings and does not anticipate any issues with the addition of the second building.

Mr. Podd clarified that there will four 1-bedroom units and twelve 2-bedroom units. This was done partially to help accommodate the parking.

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve Architectural Plans, White Coach Condominiums Second Building, 211 South Main Street, Contingent on Village Engineer Review and Approval of the Stormwater Management Plans, Village Engineer Review and Approval of the Grading, Drainage and Erosion Control Plans, Village Building Inspector and/or State Review and Approval of the Complete Set of Working Plans, the Applicant Securing a Building Permit Prior to Construction and Submittal of a Landscaping and Lighting Plan to be Reviewed at a Later Date. **MOTION CARRIED UNANIMOUSLY.**

**F. Review and recommendation to the Village Board to Amend the Land Use Plan for 266-278 North Main Street**

Trish Ullrich, NexJenn Real Estate, is before the Commission this evening seeking approval for a recommendation to the Village Board to amend the Land Use Plan for 266-278 North Main Street.

Planner Censky indicated that this is the first step in the approval process for the project that was presented the Commission in November. Before any Land Use decisions can be made, state law requires that the Land Use Plan and the Zoning be consistent with each other. This step will serve to amend the Land Use Plan to reflect the various mixture of uses proposed for this site. If the Plan Commission recommends to the Village Board to amend the Land Use Plan, a Public Hearing before the Village Board will be scheduled to change the Land Use Plan. The next step, once the development plans are received, will be to pursue rezoning to reflect the Land Use Plan.

The existing State Farm building will be razed.

This recommendation is to change the actual use proposed to be reflected in the Land Use Plan. Once the plans are submitted, then the various base zoning districts will be introduced and the overall PUD zoning district. Most of this site will be commercial and includes some multi-family.

Commissioner Gattoni inquired if some of the commercial will have residential above it? Ms. Ullrich shared that it may or may not. They are still trying to figure out what to do with the retail environment and may develop this as office space instead. The proposed Land Use Plan Amendment is simply reflecting the main use of the site. The proposed residential is permitted in the Zoning Code in the Business District.

Planner Censky stated that, for example, in Commercial Districts where there are residential uses above, the Land Use Plan is simply indicated as Commercial. What is requested is to create more of a multi-family area. Residential use in Commercial is an Accessory Use.

**MOTION** by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to Recommend to the Village Board to Amend the Land Use Plan for 266-278 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

All applicants or their contractors must be present for any approvals.

**IV. BUSINESS FROM THE FLOOR**

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.

**V. ADJOURNMENT**


**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to adjourn the meeting at 6:26 PM.  
**MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois  
Village Clerk

Approved by,



Colleen Landisch-Hansen  
Administrator