

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

DATE: Monday, January 21, 2019

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

President Mobley called the Public Hearing to order at 6:00 PM.

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 (excused)	
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.

The Public Hearing Notice was read and explained. There are two Public Hearings this evening. The first is to amend the land use element of the Village's Comprehensive Plan. The land use is not changing the use of the land, it is increasing the land use that is residential to high density residential and slightly reducing the commercial aspect. This is for the parcels at 286 North Main Street, 266 North Main Street, 217-227 Green Bay Road, 278 North Main Street and 239 Green Bay Road. This will ultimately change the footprint of this site.

B. Comments from anyone present requesting to be heard.

Architect Greg Uhen, CEO and Design Partner with Design at Eppstein Architects, Inc., also representing Nextgen Real Estate, presented to the Board the proposed project for these sites. The name of the project is Hawthorne Square. The idea with Hawthorne Square is to create a planned development with a mix of uses. Those uses would be residential and retail with greenspace.

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There are four new buildings proposed with the current Walgreen's remaining. All the buildings are planned to work together in a cohesive development that provides for not only residents to live but also for residents in the community to come for services, retail and to gather.

Buildings A and B are both three-story residential buildings with approximately 90-98 units. The first floors would have some common areas with floors 2 and 3 all residential. The parking is below the buildings in a lower level with visitor parking to the east side of the buildings off Green Bay Road. The lower level parking can be entered into between the two buildings. There is a good amount of green space in front of the buildings.

Buildings C and D are retail buildings along Main Street. Building C is meant to have the scale of a 2-story look building and building D would be a smaller building of about 1-1½ stories in height. These are relatively small buildings. The first building next to Walgreens measures about 6,000-8,000 square feet and the building on the south is about 10,000 square feet.

The buildings' character include sloped roof with materials that are indigenous to this area in Wisconsin with parking that allows for easy access to the various retail buildings. In regards to the architectural concept, good quality materials, mill architecture, simple, stone, clapboard siding, window patterns, with a straightforward and high quality look of today. The siding will more than likely be hardi-plank as this is a good quality product and low maintenance.

The materials include stone, dark clapboard siding, zinc kind of look on the low metal roofs and then a series of brick pavers for the courtyard areas.

A public space with a pavilion is also being considered in-between the buildings.

There will be no change to the Bonnywell Village Apartments to the east of the development and the single family home to the north of the apartments; they will remain.

The residential units will be rentals with parking underground with an elevator to the upper floors. The only entrance and exit to the parking structure is between the two buildings. There will be surface parking between the Bonnywell Village garages and the new apartment buildings. This will not affect the current parking for those at the Bonnywell Village Apartments. There are 1½ stalls per unit planned.

Administrator Robertson stated that this Public Hearing is only for the land use; no plans have been before or approved by the Plan Commission. This is the first step. From here, plans will need to be submitted to the Plan Commission.

Trustee Prenzlou inquired about signage for the retail businesses. Village Planner Jon Censky stated that this is really up to the developer to get those plans before the Plan Commission. It will be up to the developer as to when this will be before the Plan Commission. All agendas are posted to the Village's website. Those that are interested can check the website or call the Village Hall for agenda items. It may take several months until this is before the Plan Commission for review.

Ron Shuster, 246-248 Green Bay Road, inquired as to what is before the Board for consideration this evening as well as the final design approval process stating that when the Bonnywell Apartments were approved it was his understanding that the final product was not what was approved. Mr. Uhen stated that the presentation this evening is as far as they are in the process. There are no plans further developed at this time. Presented is a concept of scale with an intent of what the development will look like. No approvals of what the buildings look like is being requested this evening.

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Administrator Robertson shared that this evening the only thing before the Village Board for consideration is to change the footprint of the land use. There will be less commercial land and more residential land.

Planner Censky also shared that this is all a process leading to an ultimate approval. This process is a two-step process. The first step is to amend the Comprehensive Land Use Plan. State law requires that before a rezoning can take place, the proposed zoning and the Land Use Plan must be consistent with each other. Before us tonight is a request to amend the Land Use Plan. Once this is done, then the developer will get a sort of nod of the head to go ahead with better detailed plans to take through the Plan Commission and Village Board. The second step is a rezoning process which involves a Public Hearing as well.

Megan Borland, 266 North Main Street, State Farm Insurance, inquired about the timeline on each of the four buildings and questioned when construction might begin. This is unknown at this time. Rezoning takes about 6 weeks and plans need to be submitted and reviewed by the Village Planner.

Mr. Shuster, 246 Green Bay Road, inquired as to who owns this property. The current owner of these properties are Leander Jennings and his family. Mr. Phil Jennings no longer owns any part of this property. Trish Jennings Ullrich and her sister Maggie Jennings Beach were present and shared that Lee Jennings is their father and is the sole owner of this property. It is Mr. Jennings' desire to pursue development of this property.

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

There was no correspondence received relating to this request.

D. Comments from the Village Board.

Trustee Lange is excited that the Mr. Jennings is looking at developing this land and believes that the more commercial, the better. Trustee Lange also mentioned that there will be a Spring Primary in the City of Mequon for the mayoral race and stated that the single biggest issue before them is the number of apartments constructed. Trustee Lange suggested there may be a request for some studies regarding how many apartments can be reasonably constructed. Ms. Trish Ullrich stated that there has been a feasibility study conducted already which did include the new development in the City of Mequon and stated that this market can still support the proposed project.

The unit sizes are at about 600-1,200 square feet.

Trustee Azinger questions if there is enough available parking for the retail units and stated that it sounds like there is no objection to having the proposed scale on this site. Trustee Azinger likes the proposal, thinks it is the perfect place for this project and supports the movement thus far, however, does have concerns for the State Farm Insurance business. Ms. Trish Ullrich understands the concern for parking and wants the tenants to know that they have addressed this and understands that parking can make or break a business.

Trustee Heinritz likes the look of the project and likes the fact that it picks up the roofline of some of the architecture in the Village and believes the proposal is done very nicely. Trustee Heinritz stated that this is worth pursuing.

Ms. Trish Ullrich stated that positive feedback has been given by possible tenants and are excited about a community centered development in this walkable Village.

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Trustee Prenzlou likes the concept of the development and believes the height is appropriate because the plans call for residents on the second and third floors. Trustee Prenzlou's one concern is parking.

Trustee Kucharski stated that changing the footprint of the land use is a good idea and looks forward to step two of the process.

Trustee Holyoke likes the proposal and believes that this will add to the walkability of the Village.

President Mobley echoed that making sure there is enough parking is important for good tenants and the aesthetics are very important for the Village as a whole.

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

A. Administrator to read and explain Notice.

Administrator Robertson shared that the second Public Hearing this evening is to amend the Planned Unit Development Ordinance Amendment. This allows the Plan Commission to have some flexibility on density, design and the look of the building.

Planner Censky stated the PDO is an overlay district. It is laid over a baseline district. The base zoning district is applied to the site to reflect the uses of the project, it sets forth the requirements for the building size, height, location on the site and establishes the overall density for the project. The PDO is an overlay zoning that is a second zoning to the site. As drafted herein, it allows flexibility to the Board to adjust those standards on a case-by-case basis and those standards are addressed based on a recommendation from the Plan Commission and then the Village Board makes a decision. Planner Censky believes that this change provides the community with a little more control over a planned project. Every aspect of this project comes before the Village Board for approval with a recommendation from the Plan Commission.

B. Comments from anyone present requesting to be heard.

There were no comments from anyone present.

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

There was no correspondence received relating to this request.

D. Comments from the Village Board.

Trustee Azinger shared his support of the PDO.

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Trustee Heinritz asked for clarification of the proposed Ordinance in regards to density. Planner Censky indicated that the current zoning was established at a different time and the idea here is rather than handcuffing your hands to the Ordinance, it allows the Board to take into consideration other factors. It gets down to if you have a quality project before you but it exceeds the density requirements of the current basic use district, you would not be allowed to approve it. For a project like this, which seems to be a nice project, it allows the Board to have the option to approve. Density requirements are indicated in the Ordinance.

Trustee Heinritz also inquired about storm water management and wondered if that should be addressed in the Ordinance. Planner Censky indicated that this is part of the submittal requirements during the review process.

V. ADJOURNMENT

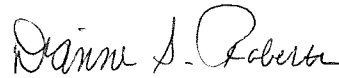
MOTION by Trustee Holyoke, **SECONDED** by Trustee Lange to adjourn the Public Hearing at 6:45 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Dianne S. Robertson
Administrator