

**VILLAGE OF THIENSVILLE  
PLAN COMMISSION  
MINUTES**

**DATE:** Tuesday, May 7, 2019

**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 (excused)
	Rick Gattoni (excused)	Dan Luedtke
Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

**III. BUSINESS**

- A.** Approval of Minutes  
1. December 4, 2018

Commissioner Luedtke indicated a correction to Page 4 suggesting adding the word “be” to paragraph 6 under III. BUSINESS E.

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the December 4, 2018 Minutes with the Correction to Page 4, Paragraph 6, Adding the Word “be”. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Shed, Brian Guerin, 517 Bel Aire Drive

Mr. Brian Guerin, 517 Bel Aire Drive presented plans for a shed from Costco to be located in the northwest corner of his property. The shed measures 8’ x 12’ totaling 96 total square feet, will have a wall height of 7’ and a height of 10’ at the peak.

Mr. Guerin’s house is white with green shutters and is planning to have the shed painted forest green with white trim to match.

Planner Censky indicated that this shed is totally code compliant and recommends approval.

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Gengler to approve Shed, Brian Guerin, 517 Bel Aire Drive. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Garage Plans, Michael Koepke, 127 South Main Street  
(this does not require a staff report)

Chairman Mobley shared that Mr. Koepke had presented new garage plans to the Plan Commission and then to the Zoning Board of Appeals. The Zoning Board of Appeals findings on January 9, 2019 include having Mr. Koepke submit new plans to the Plan Commission and Historic Preservation Commission for architectural approval for the opening on the west side of the building to be filled with a faux door, window or continued siding.

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Mr. Koepke stated that in March, Administrator Robertson sent a letter which states the Mr. Koepke is supposed to use his property to access the leased lot. Mr. Koepke stated that one of the ways he can access it is with a garage door and is confused as to Administrator Robertson's explanation of ingress and egress from his own property. Mr. Koepke indicated his confusion is that first she said that he can't have an ingress or egress from his own property and now she says that he has to have ingress and egress from his own property.

Chairman Mobley indicated that his understanding of Administrator Robertson's letter is that Mr. Koepke has to use his driveway off Main Street as ingress and egress. Mr. Koepke asked if Administrator Robertson and the Board has changed their position on this. Chairman Mobley asked that at this time the Plan Commission will address the Zoning Board of Appeals findings.

Planner Censky stated that the Zoning Board of Appeals asked that the garage door facing the parking lot be secured and not operable. Chairman Mobley stated that it is his understanding that the new plans presented include a faux door. Mr. Koepke indicated that he submitted two sets of plans and is asking which direction to go. Chairman Mobley indicated the garage door on the west side should be a faux door.

Mr. Koepke still questioned where he can access his property. Planner Censky clarified that access to Mr. Koepke's property can only be from the Main Street driveway. Mr. Koepke does have a 10 foot easement next to the driveway to get to his garage and asked if that is what he is supposed to be using. It was restated that Mr. Koepke is supposed to use the driveway off Main Street for ingress and egress. It was then stated by Mr. Koepke that this driveway is not his driveway – part of it is his and part of it is an easement. Planner Censky indicated that this easement is for Mr. Koepke to access the back end of his lot so he has his own property and an adjacent easement so Mr. Koepke has the right to ingress and egress across the entire driveway. This is how the Board of Appeals granted approval to use that driveway and the garage door on the west side is to be inoperable. Mr. Koepke confirmed that this is reflected in the plans submitted.

Planner Censky suggested that part of this approval should be a condition that the Building Inspector verify that the door is, in fact, inoperable. It was then clarified by Mr. Koepke that it will be built with 2" x 4"s and referred to the plans circled in green on the submitted plans.

Another concern brought up by Planner Censky is that as part of the original approval process in 2016, Mr. Koepke was to have the existing garage removed at the time the new garage was constructed. Mr. Koepke replied by stating, "it didn't say that. It said to remove the garage. It didn't say when, and I will remove the garage." One of Planner Censky's conditions at that time was to have the existing garage removed immediately following the construction of the new garage. Typically this stipulation is included in the minutes.

Mr. Koepke inquired if he can have two garages if one is attached to the house and also stated that he is considering converting the existing garage into a three-season room or as an additional garage. Plans are to redo the whole house. Planner Censky indicated that new plans will need to be submitted to the Plan Commission.

Mr. Koepke stated that the old garage is only 10 feet away and would like to put in a breezeway and either keep it as a garage or turn into a three-season room and is in the process of working with an architect. Chairman Mobley reminded Mr. Koepke that these plans will need to be presented to the Historical Preservation Commission as well.

Mr. Koepke will be before the Historic Preservation Commission tomorrow (Wednesday, May 8, 2019) evening and asked if he can resume building if approval is granted from HPC. Chairman Mobley clarified that Mr. Koepke would have to come back before the Plan Commission for the breezeway and believes Mr. Koepke can continue construction after HPC approval tomorrow evening. Planner Censky mentioned to not hold off long to submit the breezeway plans.

**MOTION** by Commissioner Cabaniss, **SECONDED** by Commissioner Luedtke to accept the New Garage Plans Submitted by Mr. Koepke, 127 South Main Street, (Plans Circled in Green As Submitted) as well as the Stipulations Provided by the Zoning Board of Appeals Which Indicate that the Opening on the West Side of the Building be Filled with a Faux Door, Window or Continued Siding Subject to Plan Commission and Historic Preservation Commission Architectural Approval. **MOTION CARRIED UNANIMOUSLY.**

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

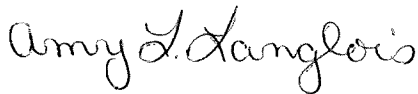
**IV. BUSINESS FROM THE FLOOR**

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**

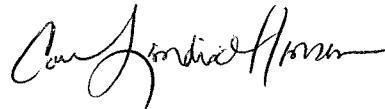
**MOTION** by Commissioner Gengler, **SECONDED** by Commissioner Cabaniss to adjourn the meeting at 6:10 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois  
Village Clerk

Approved by,



Colleen Landisch-Hansen  
Administrator