

**VILLAGE OF THIENSVILLE  
PLAN COMMISSION  
MINUTES**

**DATE:** Tuesday, July 2, 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 (excused)	Carol Gengler
	Mike Dyer	Ken Kucharski (excused)
	Rick Gattoni (excused)	Dan Luedtke
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

**III. BUSINESS**

- A.** Approval of Minutes  
1. June 4, 2019

**MOTION** by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the June 4, 2019 Minutes.  
**MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of a Variance Extension to Sign Code for Temporary  
“For Sale or Lease” Sign, MSP Real Estate, Inc., 200 Green Bay Road

Mark Hammond, MSP Real Estate, Inc., shared with the Commission that there has not been any interest in 200 Green Bay Road since last summer. The “For Sale” sign has been altered to include “or Lease”. MSP would consider making some improvements to make it work for someone interested in leasing.

Chairman Mobley inquired of Mr. Hammond his perspective regarding the development of apartments. Mr. Hammond is not that familiar with the apartment market and typically handles larger projects. MSP’s initial plans for 200 Green Bay Road included about 26 units.

Mr. Hammond feels that this is a great site, is walkable and is located in a stable neighborhood. Pocket neighborhoods have been looked into for this site i.e. smaller cottage homes from 800 to 1,600 square feet in total all with common green space. However, Mr. Hammond does not believe that the per square foot sales price was higher than what other smaller homes are selling for per square foot in Thiensville. For these numbers to work, Mr. Hammond believes that \$170-\$180 per square foot for the sale price would be needed, but when comparable sales were looked at, it was topping out at about \$150-\$160 per square foot.

Chairman Mobley stated that clearly there is a great deal of interest in the existing three-bedroom ranch style home in this area. If there is a product similar to this, or even maybe slightly smaller, Chairman Mobley believes there would be a great deal of interest. Three-bedroom ranches in the Village are selling for about \$275-\$325,000.

Mr. Hammond believes that these homes would be suitable for younger families or empty-nesters. In regards to pocket neighborhoods, Mr. Hammond inquired if this would require a zoning change or a PUD. Planner Censky stated that the way the PUD has been adjusted makes it very flexible and is guessing that a PUD could be used, however, rezoning would be required to place the PUD over the underlying zoning and the base district would need to be rezoned. Either way, a zoning change is required.

Chairman Mobley shared that there are neighbors that have suggested looking into a pocket neighborhood at 200 Green Bay Road and asked Mr. Hammond to consider looking into this type of development.

Planner Censky suggested getting an update regarding the property annually and, also, indicated that once the site is sold or leased, then the sign must come down.

**MOTION** by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve Variance Extension for one Year to Sign Code for Temporary "For Sale or Lease" Sign, MSP Real Estate, Inc., 200 Green Bay Road.  
**MOTION CARRIED UNANIMOUSLY.**

**C.** Review and approval of Garden Shed, Brad Heintz, 520 Alta Loma Drive

Brad Heintz, 520 Alta Loma Drive presented plans for a 10' x 15' shed. The shed will be constructed out of wood painted to match the home (tan with a lighter tan trim) with a dimensional shingled roof. Mr. Heintz would like to install the shed on a wood floor.

Planner Censky indicated that the proposed garden shed is in full compliance with the dimensional requirements and the shed must be placed at least three (3) feet from the lot line.

**MOTION** by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve Garden Shed, Brad Heintz, 520 Alta Loma Drive. **MOTION CARRIED UNANIMOUSLY.**

**D.** Review and approval of Front Door Entryway Remodel, Francine Kuklinski, 612 East Freistadt Road

Francine Kuklinski, 612 East Freistadt Road, is seeking approval for a new front entryway to her home. Plans are to replace a double door with a single door and extend the entryway out three feet. The door is white metal with a window on top.

The proposed door is smaller than the double door that will be replaced. The entryway will be finished with siding to match the house.

Planner Censky indicated that the proposed front entryway door is code compliant.

**MOTION** by Commissioner Dyer, **SECONDED** by Commissioner Gengler to approve Front Door Entryway Remodel, Francine Kuklinski, 612 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

**E.** Review and approval of Shed, Francine Kuklinski, 612 East Freistadt Rod

Francine Kuklinski, 612 East Freistadt Road presented plans for an 8' x 10' shed, constructed out of wood with vinyl siding, the roof will be the same gray color to match the house. Plans show the shed 5' 6" from the existing building. Planner Censky suggested verifying with the Village Building Inspector as to placement of the shed. The building code indicates a 10' distance from an existing building.

Planner Censky stated that the proposed shed complies from a dimensional standpoint.

**MOTION** by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve Shed, Francine Kuklinski, 612 East Freistadt Road Conditionally on Building Inspector Approval of Setback From Primary Structure.  
**MOTION CARRIED UNANIMOUSLY.**

**F. Review and approval of Shed, Craig Walters, 607 Green Bay Road**

Craig Walters is requesting approval for a pre-cut 8' x 10' shed, 4' off north property line and 65' from the west property line. Mr. Walters has contacted the neighbor.

Planner Censky indicated that the shed is in full compliance with the dimensional requirements of the code.

**MOTION** by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve Shed, Craig Walters, 607 Green Bay Road. **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 Dyer, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:27 PM.  
**MOTION CARRIED UNANIMOUSLY.**

Submitted by,



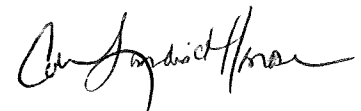
Amy L. Langlois  
Village Clerk

Approved by,



Andy LaFond  
Director of Community Services/  
Public Works

Signed by,



Colleen Landisch-Hansen  
Administrator