

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, September 3, 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:	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. August 6, 2019

Commissioner Luedtke indicated a correction to Item C. of the minutes. The proposed shed should be noted to be 5 feet from the "east" property line instead of the "north" property line.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gattoni to approve the August 6, 2019 Minutes with the Correction of Changing "north" to "east" to Item C. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of 140 Square Foot Shed, Robert and Jackie Bohn,
501 Crescent Lane

Planner Censky stated that after reviewing the plans, this proposed shed is in full compliance with the zoning requirements and recommends approval.

An email was submitted today from neighbor Richard Jerzak, 507 Crescent Lane, inquiring about footing and foundation plans. Planner Censky indicated that those are plans that are typically submitted after Plan Commission approval and are part of the construction plans submitted to the building inspector for his review and approval. In the case of a shed, typically there are no footings or foundation associated with this type of structure. That requirement is for a principal building and site. No footings and/or foundation plans are required for a shed. The plans before the Commission this evening comply, and Planner Censky recommends approval. If the building inspector believes that footings and foundation are warranted, the building inspector will require those before a building permit is issued.

Since the last meeting, Director of Community Services/Public Works Andy LaFond has visited 501 Crescent Lane and has confirmed that the proposed location of the structure will not impede with the drainage/swale.

Also, the building inspector reviewed deck boxes and has opined that a deck box does not constitute a backyard shed.

Commissioner Gengler understands the need for the shed, however, does believe the proposed shed is too large for the yard. Planner Censky restated that the proposed shed does comply with the dimensional requirements of the Zoning Code. In order to deny this request, there must be reasons for the denial.

Commissioner Kucharski inquired if the shed will match the home in color and style. Mr. Bohn indicated that the roll-up door will be white, the shingles will be black and the shed color match the house.

Commissioner Gattoni feels that the roll-up steel door looks industrial and suggested that having two swinging doors would fit more in with the neighborhood.

Mr. Bohn is unsure if the boards on the outside of the shed will be vertical or horizontal, there will be a window on each side and the shed will have a floor. The shed will be delivered to his property assembled.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve 140 Square Foot Shed, Robert and Jackie Bohn, 501 Crescent Lane.

Ayes: Commissioners Dyer, Gengler, Hughes and Luedtke and Chairman Mobley

Naes: Commissioners Gattoni and Kucharski

MOTION CARRIED.

C. Review and approval of 488 Square Foot Garage Addition, Thomas Pranica, 413 Oakwood Drive

Thomas Pranica's parents were in attendance. Mr. Pranica's garage is a 1½-car garage and would like to extend it another 6½ feet to make the garage a 2-car garage. New siding would be installed on the garage as well as the breezeway. The lot has been professional surveyed by North Shore Engineering.

Planner Censky shared that the proposed garage addition fully complies with the requirements of the Zoning Code. Planner Censky stressed that the setback will need to be verified with the building inspector and shared that North Shore Engineering is a very reputable company.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve 488 Square Foot Garage Addition, Thomas Pranica, 413 Oakwood Drive. **MOTION CARRIED UNANIMOUSLY.**

D. Discussion regarding Pocket Neighborhoods

Chairman Mobley shared that there is no proposal before the Village for a pocket neighborhood at this time but would like to discuss this as a possible option. What works in the Village are single family, owner-occupied homes somewhere in the range of \$275,000-\$350,000.

Director of Community Services/Public Works LaFond stated that often times with proposals that are brought before the Village the feedback is "why don't you just build single-family houses?" If there is a large building taken down, a single-family home is not feasible because of the size of the lot. There is some reluctance to build large apartment buildings and retail spaces are downsizing. Pocket neighborhoods are different from tiny homes.

Director LaFond shared an informational video about pocket neighborhoods. Pocket neighborhoods are a throwback to an era when people knew their neighbors. This concept has been around for a long time and generally have popped up on the west and northwest coast and is all about taking a small amount of land and living close providing a sense of community. The market for this type of house include empty nesters, single parents or couples just getting started. Often times there is a central common space but are designed to provide privacy between individual homes.

Director LaFond questioned if the Commission could see pocket neighborhoods on any vacant Village site as an option. The homes can range anywhere between 1,000 square feet to 1,800 square feet; this is similar to the size homes selling in the Village at this time. A range of 8-12 homes could be in a cluster, and there could be more than one cluster on a property.

Attached parking would be preferred as opposed to apartment style parking.

Planner Censky indicated that these neighborhoods could be developed as a condominium where you own the structure and the outlot is cared for by the association.

Commissioner Hughes likes the look but does not feel like this would fit in Thiensville aesthetically and suggested having the neighborhoods look more historic. Commissioner Hughes believes the vacant lot on North Main instead of 200 Green Bay Road would be more suited for this type of neighborhood.

Commissioner Gattoni believes the concept of pocket neighborhoods would fit very well in the Village. Commissioner Gengler feels as though the community up on Buntrock and Orchard could be viewed as a pocket neighborhood and stated that the Lumen Christi site would be a nice location for this type of neighborhood. This location would also be great for walkability to downtown.

Commissioner Luedtke questioned if there would be restrictions as to how large the group of homes would be. Planner Censky indicated that this is within the Village's control. Fire protection is also a concern brought up by Commissioner Luedtke. Chairman Mobley responded that these are types of things to consider.

Commissioner Dyer likes the concept of pocket neighborhoods and only has concerns about where the garages would be located.

Commissioner Kucharski likes the concept as well and suggested that this could be an extension of what people would like if downsizing their home. These types of homes offer an alternative to condo living.

Commissioner Dyer wondered how the Village could help developers who want to improve the area. There has not been a new single-family project in the Village since the project on Elm Street.

Commissioner Hughes inquired about how these new neighborhoods would affect property values. Planner Censky believes that this would improve property values if developed properly and believes pocket neighborhoods would work very well in Thiensville.

Planner Censky explained the concept of pay-as-you-go projects. A developer would get approval for plans with an agreement that they have to create a certain amount of value. Once that value starts to create taxes, the developer get a portion of that tax back.

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.

John Treffert, 184 Riveredge Court – Mr. Treffert stated that the Elm Street condos would never be there if the Village had “agreed” with the neighbors.

Also, a catalyst for infrastructure for the revitalization of Main Street was municipal water and suggested having the location of municipal water be a guide as to where to develop.

V. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:50 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



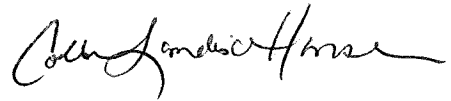
Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator