

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, July 13, 2021

LOCATION: Village of Thiensville
Fire Department Training Room
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chair:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni (excused)	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. CITIZENS TO BE HEARD

Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you **must** pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

Deborah Michalski - 111 Ellenbecker Road: Ms. Michalski noted the minutes from the November 2020 Committee of the Whole meeting state that Ellenbecker Road needs repair due to recent construction; this will be a mill-and-overlay project within a year. Ms. Michalski stated that she was told the work would occur in the next three years. Construction and parking from the cheel have put wear and tear on the street and provided photos of the road and potholes. Another reason the roads are bad is because it is a no-thru-street and there is nowhere to turn around.

Chair Mobley thanked Ms. Michalski for bringing the issue to his attention and encouraged her to attend the budget workshop in October.

Ms. Michalski mentioned drainage in the backyards that abut the new development on Orchard Street and hopes steps are taken so runoff does not flow into the yards of homes on Ellenbecker Road.

Commissioner Chimenti shared that when he was campaigning, the condition of the road was the top concern he heard from residents on Ellenbecker Road.

IV. BUSINESS

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

- A. Approval of Minutes
 - 1. June 8, 2021

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to approve the June 8, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

Item F. was taken up first.

- B. Review and action regarding 30' x 40' Temporary Tent, Shully's Across the Street, Scott and Beth Shully, 143 Green Bay Road

Scott Shully was in attendance. The Shully's are seeking permission for a tent to be put at the back end of Shully's Across the Street, 143 Green Bay Road. Plans are to keep the tent up until the end of October or early November.

Planner Censky noted that tents and similar requests had been approved at the staff level for the past year due to COVID. Starting next year, they will be processed as a Conditional Use which will require a public hearing. Commissioner Chimenti noted that an October 31, 2021 deadline was set for removal of the tents at Glaze and Daily Taco.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to approve 30' x 40' Temporary Tent, Shully's Across the Street, Scott and Beth Shully, 143 Green Bay Road, to be Removed by October 31, 2021. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and action regarding Pole Sign, Cousins Subs, John Stewart, 253 North Main Street

John Stewart, Cousins Subs, 253 North Main Street, is seeking approval for a new street sign. The sign will be lowered to comply with the Sign Code. Cousins' corporate office had asked if the sign could be back-lit. Planner Censky stated that having the face back-lit complies with the Sign Code if the background is opaque or dark and also confirmed that the sign complies with the Sign Code.

Commissioner Hughes was under the impression there was going to be a broader discussion with the property owner about making the entire area look nicer. Director LaFond shared that the Village Board saw a presentation at its June 2021 meeting with landscape designs and renderings for the Tax Incremental District. This includes greening of the area and creating a small plaza on the corner. Some of this is on private property and would take the cooperation of the owner. Commissioner Kucharski noted a more immediate step would be for the property owner to trim some of the bushes on the property. Mr. Stewart noted such a step could occur after the sign is installed.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to approve Pole Sign, Cousins Subs, John Stewart, 253 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

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D. Review and action regarding New Single-Family Home, Lot 4, Orchard Street, Hillcrest Builders

Fred Bersch was in attendance representing Bonnilake Orchard Street and Hillcrest Builders and presented plans for a new spec house on Lot 4, Orchard Street. This will be the sixth of ten planned new homes on the Orchard Street site.

Mr. Bersch indicated that the developer is allowing full customization, and home buyers can choose paint colors. Commissioner Gengler inquired about landscaping in the back yards. Mr. Bersch shared the transition house is on Lot 6; everything above that will have no exposure. There will be full exposure on the lots closer to the church.

Chair Mobley inquired about drainage in the back toward the properties on Ellenbecker Road. Mr. Bersch noted there is significantly less impervious area than previously on the site with the school building. The water was collected through the storm sewer system which has been retained for the homes. This was televised to ensure that it was in good long-term condition.

At their request, the developers left in a sliver of asphalt behind the shed on the Michalski property. There is no water that drains from the Orchard Street development to the east. There also is wood-chip mulch along the east property line. There is a significant grade differential. There is more than adequate storm sewer drainage according to Mr. Bersch. Director LaFond added that the temporary erosion control and permanent drainage plan were approved by the Village engineer. When the site is completed, the inspector will compare the site conditions with the permanent plan. This will occur at the final close-out after grading all of the lots.

John Grau was in attendance. Mr. Grau is building a home on Lot 10 of the Orchard Street development. The proposed house on Lot 4 is going to be 14½ inches higher than the home now being built next door to it and stated the change in elevation is going to deprive homes of fill on the lower end of the project.

Planner Censky noted that from a zoning standpoint, the homes meet the height limitations and setbacks.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve New Single-Family Home, Lot 4, Orchard Street, Hillcrest Builders. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding Architectural Changes, Addition of Vestibule, Windows, Dog-Run, Parking, Landscaping, NVA Thiensville, Thiensville-Mequon Small Animal Clinic, Pete Schneider, 425 North Main Street

Mr. Schneider's firm has been working with the Thiensville-Mequon Small Animal Clinic since the summer of 2020 on this project. The clinic engaged the firm to look at options for a building that has been added onto multiple times. One motivation for the project is to adapt the building to changing business needs i.e. the business no longer offers boarding. The new entry/reception area will be on the south side where grooming facilities had been. A need for additional parking also is being addressed as well as enhanced landscaping and lighting.

Planner Censky stated that the exterior changes are cosmetic and improve the look of the building's exterior. The back parking lot is changing to a one-way traffic pattern and all proposed changes comply with zoning.

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Commissioner Gengler inquired about the dog run. This will be in the back with artificial grass specially designed for this purpose.

Assistant Fire Chief Joel Deutsch was in attendance and noted there will be fire alarm implications related to the project. Mr. Schneider stated they have not completed their full code compliance review. Mr. Schneider obtained contact information for Assistant Chief Deutsch so plans can be shown to him before they are submitted to the state.

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Gengler to approve Architectural Changes, Addition of Vestibule, Windows, Dog-Run, Parking, Landscaping, NVA Thiensville, Thiensville-Mequon Small Animal Clinic, Pete Schneider, 425 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding Shed, Maxwell Udell, 200 Madero Drive

Maxwell Udell, 200 Madero Drive presented plans for a shed. The shed is a 7.5' x 7.5' plastic shed with a floor purchased from Costco. The shed will be placed 3' from the lot line. The shed is gray in color and will be erected on concrete blocks with wood framing.

Planner Censky noted the shed is fully compliant with Village Code.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to approve Shed, Maxwell Udell, 200 Madero Drive. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

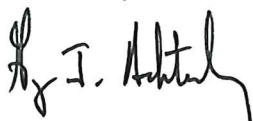
The staff report was presented by Director LaFond.

Commissioner Hughes expressed concerns regarding arbor vitae along the sidewalk on Green Bay Road, use of tape on sidewalks, uniform street signs, tree maintenance and the status of the development at Green Bay Road and Riverview Drive. Chair Mobley discussed the need to have garbage cans and recycling bins removed from public view. Commissioner Kucharski discussed yard signs. He noted a resident contacted him with concerns about the number in the Village. Director LaFond noted there is an ordinance that covers the timely removal of political signs after an election. Commissioner Gengler inquired about plans for the Junior Tire Property. Director LaFond reported he has heard the property has been purchased by Boucher Automotive and added that activity with the property had been held up due to environmental issues.

VI. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Hughes to adjourn the Meeting at 6:58 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Gary Achterberg
Administrative Assistant

Approved by,



Amy L. Langlois
Village Clerk/Deputy Treasurer