

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, September 14, 2021

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni	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.

There were no citizens to be heard or correspondence received.

IV. BUSINESS

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

- A.** Approval of Minutes
1. August 10, 2021

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to Approve the August 10, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding Shed, Tom Porter, 307 Washington Court

Tom Porter, 307 Washington Court presented plans for a shed purchased from Costco. Mr. Porter has spoken to his neighbors to the east who will be able to see the shed from their property, and they have no concerns with the shed.

Planner Censky reported that the shed fully complies with Village Code.

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MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to Approve Shed, Tom Porter, 307 Washington Court. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and action regarding Exterior Remodel, Painting Brick, Addition of Decorative Elements, Lap Metal Awnings and New Windows, Dr. Suzanne Lux, 108 East Freistadt Road

K. C. Dietz, Primus Companies, will be doing the renovation of 108 East Freistadt Road into a dental office. Mr. Dietz, a designer for Primus, provided renderings of the building that show what was initially proposed and a backup option due to potential cost overruns. The existing building is red brick, has an awning that is mostly contiguous and has cedar shingles. The original plan calls for removing the awning and installing a parapet, leaving the majority of the brick exposed, a metal awning will be added, all of the windows will be replaced and eight windows will be added, there will be a new entry door on the south side for Edward Jones & Co. and the existing awning will be painted.

The plan is to start with a scaled-back plan and eventually move to the original proposal due to budget constraints. Dr. Lux has money in contingency for the project, but there are potential unknowns because it is an existing building. At a minimum, the entire building will be painted, the window work will be completed, the parking lot will be sealed and striped and there will be a new roof. The only thing that potentially is not being completed is the parapet, the metal awning and some wood enhancements. Dr. Lux's plan is that if it is within the budget, the work will be completed immediately. If not, it will be completed within a year.

Commissioner Kucharski asked if the plans for sealing and striping the parking lot include the back lot. Mr. Dietz was unsure and will check with the project manager.

Planner Censky noted that either option offers a welcome update from the current condition of the building and noted that a building permit is typically good for two years. Planner Censky suggested approving the project as proposed with two years to complete. If an extension is needed, the applicant can return. Commissioner Kucharski inquired what happens if work is approved, but never completed. Mr. Dietz noted many of the improvements will occur initially. Dr. Lux is putting down roots in the community and wants a modern look to the building. While it may not be totally in grasp immediately, completing the full project is the intent. Commissioner Dyer noted that the interior of the building is being gutted and that is where the majority of the cost lies, as well as potential unknown expenses. Mr. Dietz noted that if there are no cost overruns, the intent is to complete the full exterior project now.

Director LaFond asked Mr. Dietz to make Dr. Lux aware of an available \$10,000 Main Street Bounceback Grant which is something new from the state related to COVID relief. This is designed for businesses moving into currently vacant downtown buildings. There also is potential for a low-interest loan for \$50,000 through Port Washington State Bank.

Director LaFond shared that a sign plan would have to come back to Plan Commission. Chair Mobley added that the Village would prefer to have a monument sign rather than the existing pole sign.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to Approve Exterior Remodel, Painting Brick, Addition of Decorative Elements, Lap Metal Awnings and New Windows, Dr. Suzanne Lux, 108 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

Director LaFond reported on maintenance issues being pursued and also noted that issues related to garbage containers was discussed at the Committee of the Whole meeting on September 13, 2021. Staff and the Police Department received direction and will continue working toward enforcement.

Director LaFond also added that he and Police Chief Kleppin have produced a draft of an Ordinance to address commercial vehicles. This has been sent to the Village Attorney for review. The current Ordinance is not specific about what is allowed, size and use.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the Meeting at 6:22 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer