

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, October 12, 2021

LOCATION: Village of Thiensville
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

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni (absent)	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 present to be heard or correspondence received.

IV. BUSINESS

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

- A. Approval of Minutes
 - 1. September 14, 2021

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve the September 14, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B. Review and action regarding Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road for Extension to October 31, 2021 Deadline to Remove Temporary Tent

Jesse and Barkha Daily were present and shared that the tent is necessary for survival of the business. Having enough space to support customer demand is critical. The tent area will be maintained through the winter.

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Commissioner Hughes has no objections to the request. Commissioner Chimenti noted that the Plan Commission put restrictions on two other businesses with the same date to remove a temporary tent. Three businesses agreed to the date of October 31st to remove their tent. Commissioner Gengler inquired if the other businesses who were originally given a similar deadline are able to keep their tents up without coming to the Plan Commission that had a similar request. Director LaFond stated that these were each individual approvals and would need to make separate requests to keep their tent up past the October 31st deadline. Commissioner Kucharski has no objection to this request. The Village does have an Ordinance and at some point businesses will be required to comply with the Code. Mrs. Daily does not want to keep the tent up when the weather gets nicer.

Mr. Daily noted there are several restaurants in Cedarburg that are continuing to have seating in tents for their customers all winter long. Planner Censky noted that Cedarburg allows temporary tents and that, subject to staff approval, are allowed until the end of the year. After that point, businesses must obtain Plan Commission approval and Fire Inspector review. If a tent is heated, it should be reviewed and approved by a Fire Inspector.

Chair Mobley questioned if it is safe to eat outside in winter in a tent and does not want requests for tents to be just to provide more seating.

Commissioner Kucharski noted there was discussion yesterday at the Village Board meeting. Two concerns that came up were concerns regarding heavy snow and if the tent would be heated and vented properly. Fire Chief Reiels noted that any type of heating of the tent would have to be approved by the Fire Department. Mrs. Daily agreed about Fire Department approval and added that they will consult with the Fire Chief.

Commissioner Chimenti noted that when this tent was initially applied for, that it was for four or five tables; they now are requesting 10 tables. Mr. Daily noted there are currently six tables in the tent. Some of the additional tables would be seating for two customers. Commissioner Chimenti noted he has skied all over the United States, including large resorts in Colorado and has never seen a tent for outdoor dining. Mr. Daily suspects many of those venues are serving food that guests grab and go and their customers are a different demographic and dressed differently.

Commissioner Dyer views this as a permanent, flexible structure. Commissioner Kucharski noted he would favor approval if there is an expiration date set.

MOTION by Commissioner Hughes, **SECONDED** by Commissioner Gengler to approve Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road for Extension to October 31, 2021 Deadline to Remove Temporary Tent, Deadline Extended to March 20, 2022, Contingent on Fire Inspection.

Ayes: Commissioners Gengler, Hughes and Kucharski and Chair Mobley

Naes: Commissioners Dyer and Chimenti.

MOTION CARRIED.

- C. Review and action regarding Architectural, Site, Landscaping, Exterior Lighting Plans Approval, Hawthorne Square, NexJenn Real Estate, LLC, 286-266 North Main Street & 217-227 Green Bay Road

Trish Ullrich, NexJenn Real Estate, and T.J. Moore, Eppstein Uhen Architects were present. The proposed project includes three buildings that will be located between Walgreens and the existing apartments to the east on Green Bay Road. There will be two retail buildings along North Main Street and a three-story multi-family residential building in the center with surface and below-grade parking. The retail buildings along North Main Street will have a pedestrian-friendly design compatible with Thiensville's historic character. Mr. Moore displayed and discussed the stone, shingles, paneling and other exterior products.

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Commissioner Gengler inquired what the back side of the retail buildings would look like. Mr. Moore noted the appearance will be similar to the front. There will be parking on the back sides of the buildings.

Chair Mobley asked Mr. Moore to review the trees that will be planted as part of the landscaping plan. The parking area will consist predominantly of locust trees with some flowering trees. The trees will be relatively substantial when planted; some of the maples could grow to be 40 to 60 feet tall.

Mr. Moore noted there will be 104 stalls of underground parking for the 89 apartment units.

Director LaFond noted several changes that have occurred since the initial design of the project. There are walk-outs on either end from the townhomes, stone walls have been added along Freistadt Road (an architectural element that buffers the development from the street), part of the courtyards are designed to accommodate stormwater with infiltration ponds for the roof drains and there will be a large-capacity storage for stormwater under the parking lot.

Mr. Moore noted that the plans are intended to integrate the development with the wider plans for improvements along North Main Street.

Commissioner Kucharski likes the looks of the project and that there appears to be adequate parking.

Ms. Ullrich shared that there is a marketing plan for the commercial space that will be pursued after plans are approved.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve Architectural, Site, Landscaping, Exterior Lighting Plans Approval, Hawthorne Square, NexJenn Real Estate, LLC, 286-266 North Main Street & 217-227 Green Bay Road, Approval is Contingent on Complying with all Staff Recommendations in Planner Censky's Report: the building will need to be equipped with a sprinkler system approved by the Fire Department, the applicant will need to meet with the Fire Department to discuss location of fire protection equipment and to verify that the driveway has sufficient turning radius for fire trucks, the light structures being reduced to a height of 20', the applicant shall correct any problems with light glare should a problem arise and be verified once installed and approval should be contingent on the execution of the Development Agreement. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Architectural and Landscape Plan Approvals, Two Hundred Green, Lakeside Development Co., 200 Green Bay Road

Director LaFond shared that this development has already received rezoning and a PDO that set the number of structures as well as setbacks and deviations from Village Code. This is a review of detailed architectural and landscape plans. The initial proposal included four individual house elevations; there are now eight options. The plans now include recognition of the historic nature of the parcel and corner that will include the cornerstone, a historic plaque, a bench and some other hardscaping on the corner. The developer is requesting approval of all 16 house styles at one time.

Tom Zabjek of Lakeside Development Co. noted that the first five homes now being built in the Foxtown development in Mequon are similar. There has been great interest in those homes and are getting numerous phone calls from individuals interested in the Two Hundred Green development in Thiensville.

Director LaFond noted that the Developer's Agreement calls for four distinct designs and requires that similar homes and similar paint schemes cannot be next to each other.

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Mr. Zabjek noted that Lakeside Development has been using engineered wood with a coating that has worked better than cement board.

Commissioner Chimenti inquired if the homes will be pre-constructed spec homes or if the Developer is selling a lot and the buyer gets to choose the elevation. Mr. Zabjek noted it will be a combination. The plan is to build the house and install the drywall. The interior work, including cabinetry and flooring, can be selected by the buyer. Jill Ridley from Lakeside Development shared that the experience with the Foxtown Homes is that buyers have included upgrades that are beyond what was initially anticipated.

Commissioner Hughes noted that some of the shades of green are similar and should not be allowed next to each other even though they are technically different colors. Mr. Zabjek noted that one of the advantages to the Village is that Lakeside Development is building all of the homes and will have control over details such as this. The colors of the homes will complement each other.

Director LaFond shared that the homes facing Riverview Drive will have bay windows and there will be trellis-type structures along Riverview Drive to buffer the development.

Director LaFond noted that Commissioners are considering a landscape plan for the common areas of the site – the area adjacent to Riverview Drive as well as the eastern and northern sides of the property. There will be a homeowner's association agreement that requires all landscaping to be done by one vendor so it will be cohesive and maintained. Mr. Zabjek added there is a maintenance easement between each home.

Planner Censky believes this will be a beautiful project for Thiensville and fully complies with the PDO.

Commissioner Hughes inquired about the timeline for groundbreaking. Mr. Zabjek shared that the plan is to take the ground-up concrete and use it for the road base and use the ground-up asphalt as the binder course for the road. The plan for home construction is to start from the north and work to the south.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve Architectural and Landscape Plan Approvals, Two Hundred Green, Lakeside Development Co., 200 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

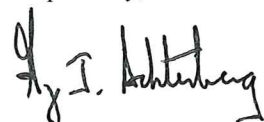
V. STAFF REPORT

Director LaFond noted there were no staff-approved projects in the prior month. There are four code-enforcement activities that were shared. Commissioner Kucharski and Director LaFond discussed Village Board consideration of a proposed ordinance that will limit parking at a home to one commercial vehicle no longer than 21 feet and 10,000 pounds gross vehicle weight. This received initial consideration at the Village Board meeting and will receive final action at November's Board meeting. Director LaFond also encouraged Commissioners to look at the Thrive in Thiensville materials related to the Tax Incremental District now on the Village website.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the Meeting at 7:33 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy L. Langlois
Village Clerk/Deputy Treasurer