VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES

DATE: **Tuesday, December 3, 2013** **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	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke (excused)
Administrator:	Dianne Robertson	
Planner:	Jon Censky	

III. BUSINESS

A. Approval of Minutes

1. November 5, 2013

MOTION by Commissioner Kucharksi, **SECONDED** by Commissioner Gattoni to approve the minutes from November 5, 2013. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval regarding Ordinance Amendment for Corner Lots

Planner Jon Censky reported that the intent was to change the setback requirement for side and rear yards of corner lots and this new ordinance does do that. It does not reflect the existing language with regard to the second street frontage. What use to be classified as a rear yard and had a 25 foot setback for rear yards is now reclassified with this change to a side yard and the side yard setback is now reduced to either 5 or 10 feet depending on the zoning district. There can be two street yards. The new ordinance reads as follows: lots having a frontage on two or more public streets shall be considered "corner lots" and shall have street or "front yards on that side of the principal structure abutting a street and any other yard shall be designated a "side yard". Structure and use setbacks from streets and property boundaries on such corner lot shall be regulated as set forth in the district where the corner lot is located.

This will come back to the January Plan Commission with changes made by the Planner to include previous language.

C. Review and approval of building design for Dr. Gary Lewis on N. Main Street

Mr. Sean Maher from Madisen Maher Architects was in attendance. Chairman Mobley reported that this parcel was originally two parcels that the Village purchased and demolished. The Village has made a considerable investment into this lot because of its location in the middle of the downtown area. Chairman Mobley wants this new building to finish off the developments that have already taken place in this area on N. Main Street from the Old Village Hall to this location. The Village will be bringing in fill to raise the elevation to alleviate floodplain issues.

Mr. Maher reported that there will be two dumpster enclosures on the property. Administrator Robertson would like the enclosure on the north side of the property so it does not impede the view of the building from the Green Bay Road Bridge. Mr. Maher reported that there will be a 12' driveway for access for fire trucks. There will be a raised concrete patio that will enter into the main lobby and then to the upper floors. Because of the size of the site the existing layout will work best and is the most efficient.

One of the things Chairman Mobley likes about the building is the windows. Chairman asked if there was any consideration of putting the building on the south side of the lot rather than the north side of the lot so as to not have two large parking lots adjacent to one another. Mr. Maher responded that because of the configuration of the lot the north side gives them more room on the back side (creek side) due to the width of the building. If the building were moved to the south the building would definitely get longer north to south and would have to shrink in size and lose a row of parking. This would also put more pressure on getting too close to the property line. The floodplain regulations call for 15' on each side accept on the front of the building so a variance is needed for all three sides. This process is in the works. Commissioner Kucharski feels that with these two parking lots together this is going to look like one giant parking lot since it would be almost 100 feet of parking.

Jon Censky, Village Planner commented that this proposal is actually short of parking because of the zoning requirement of 31 stalls and there are only 19 stalls proposed. Reuters Insurance parking lot to the south is a public parking lot. Chairman Mobley stated that if there is a need a POD (Planned Overlay Development) could be created to get the project done. Commissioner Gattoni commented that if there was a walkway between the two parking lots that were landscaped that would be very acceptable to him and would be in favor of the two lots to be as close together as they can.

This is a three level building with retail and professional offices. Mr. Maher explained the materials that will be used. The Commissioners really like the look of the building but Commissioner Gengler does not particularly like the look of the tan brick portion on the front of the building. Chairman Mobley asked about adding more external lighting around the building and this could be done. Administrator Robertson likes the idea of an awning similar to McNabb & Risley and to even have identification on the awning. The signage at Fiddleheads on S. Main Street is the type of signage they would like to have. Chairman Mobley also likes the stairway in the middle of the building to allow maximum viewing from the inside to the outside. Jon Censky stated that with the street parking available and the Reuter's lot there should be enough parking to meet the zoning code but he will verify this. There is also parking on Buntrock Avenue.

The architect will come back with plans to show the breaking up of the parking lots or move the building to the south. The Chapter 30 permit was also obtained.

All applicants <u>or</u> 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.

Commissioner Gattoni asked about how satellite dishes are managed in the Village. There is something in the Ordinance regarding satellite dishes. Plann Jon Censky will check into this.

V. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Dyer to adjourn the meeting at 7:19 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,	Approved by,
Susan R. Conway Administrative Assistant	Dianne S. Robertson Village Clerk