



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, February 8, 2022

LOCATION: 250 Elm Street, Thiensville, WI

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

MICHAEL DYER

RICK GATTONI

CAROL GENGLER (EXCUSED)

KEN KUCHARSKI

VACANT

VILLAGE PLANNER: JON CENSKY

STAFF: DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND

III. CITIZENS TO BE HEARD

A. 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. January 11, 2022 (att)

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer to approve the January 11, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding New Sign, A Floral Affair, 184 North Main Street (att)

The applicant was not present. The matter will be considered at the next meeting on March 8, 2022.

C. Review and action regarding New Sign, Fifth-Main Home, 180 South Main Street, E-Collectique, LLC d.b.a. Fifth-Main Home (att)

Owner Mikelle Flanner was present. The proposed sign will be located on a wrought-iron bracket above the door at 180 South Main Street and will be chained to the building so it does not move excessively in the wind.

Planner Censky noted the sign fully complies with the Sign Code and recommends approval.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti to approve New Sign, Fifth-Main Home, 180 South Main Street, E-Collectique, LLC d.b.a. Fifth-Main Home. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reviewed the Staff Report distributed to Commissioners. Staff-approved items include a new deck at 310 Crescent Lane and replacement of a driveway at 216 Kenwood Drive. Letters have been sent to owners of several properties seeking removal of abandoned business signs. In addition, letters were mailed regarding work that occurred at several properties in the Historic District without a Certificate of Appropriateness. The report includes issues addressed by police officers during the past month. One involved a home with numerous dogs, pigeons and cats. The homeowner complied quickly.

Chair Mobley requested an update on modifications to the Two Hundred Green project. Director LaFond noted the Plan Commission approved the landscape plan which included removing the private sidewalk on the north side due to walking paths the Developer is placing between the houses. The Board of Trustees last night approved an amendment to the Development Agreement to reflect this change. The Board of Trustees also amended the deadline for Phase 2 completion. There have been some delays with the utility connections. The Developer is also waiting on DNR sewer approvals and intends to begin

work within the next two weeks on sewer and water. We Energies will begin installing electrical service on April 1, 2022. Work on foundations will begin at about the same time.

Director LaFond also reviewed work occurring at the site of the old Mobil station and Chinese restaurant at the northwest corner of North Main Street and Freistadt Road. Contractors started removing gas tanks at the Mobil station today. The demolition of the Mobil station will occur shortly thereafter.

Chair Mobley noted the last time the Village had a similar piece of property, it resulted in construction of the Thiensville Health Alliance. Director LaFond shared the goal for the Tax Incremental District is to find a development with a value at least three times what was previously at the location. Chair Mobley would like to see the corporate headquarters for a small- to medium-size business locate somewhere in the TID which would create employment in the Village and also generate activity for other businesses in the community.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the Meeting at 6:17 PM. **MOTION CARRIED UNANIMOUSLY.**

Prepared by,
Gary Achterberg
Administrative Assistant

Submitted by,
Amy L. Langlois
Village Clerk/Deputy Treasurer