

VILLAGE OF THIENSVILLE
PLAN COMMISSION & SPECIAL COMMITTEE OF THE WHOLE & SPECIAL HISTORIC PRESERVATION
COMMISSION
AGENDA

DATE: Tuesday, August 6, 2013

LOCATION: Fire Dept. Training Room

TIME: 6:00 PM - Plan Commission
6:30 PM - Special COW and Special Historic
Preservation Commission

250 Elm Street (north side)
Thiensville, WI

I. CALL TO ORDER

II. ROLL CALL

Plan Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
President:	Van Mobley	
Trustees:	Kim Beck	Kenneth Kucharski
	Ronald Heinritz	David Lange
	Rob Holyoke	John Treffert
HPC Chairman:	Ronald Heinritz	
Commissioners:	Robert Blazich	Gordon Meier
	Mary Giuliani	Joseph Miller
	Henry Kolbeck	Judy Ziebell
Administrator:	Dianne Robertson	
Staff:	Director of Public Works Andy LaFond, Fire Chief Brian Reiels	
	Police Chief Scott Nicholson, Planner Jon Censky	

III. BUSINESS-PAN COMMISSION

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

A. Review And Approval Of July 2, 2013 Meeting Minutes

Documents: [PLAN JULY 2013 MINUTES.DOC](#)

- B. Review And Approval Of A Sign Permit For Dennis Russell, 108 E. Freistadt Road For A New Sign, Natural Cleaners
- C. Review And Approval Of A Building Permit For Rafael Elejalde, 120 N. Highland Avenue For A Replacement Fence
- D. Review And Approval Of A Building Permit For Ken Kucharski, 113 Green Bay Road For Window Replacement
- E. Review And Approval Of A Building Permit For Kelly Dobberfuhl, 522 Rosedale Drive For A Shed
- F. Review And Conceptual Approval Of A Sign Design For Material Matters, 217 N. Main Street
- G. Review And Approval Of A Sign Permit For Barkha Daily, 163 Green Bay Road, Ascent, For A Hanging Tenant Sign

IV. BUSINESS-PAN COMMISSION & COMMITTEE OF THE WHOLE

- A. Review Of Development Plan Submitted By Matthew Buerosse & Jesse Daily Of CORE Consulting, LLC (Approximately 6:30 PM)
- B. Review Of Development Plan Submitted By Jonathan R. Nelson, AIA Of Knobloch Nelson Architects (Approximately 6:45 PM)
- C. Review Of Development Plan Submitted By Dr. Gary Lewis & Andrea Mayerson Of Thiensville Family Health Care Clinic (Approximately 7:00 PM)

V. BUSINESS FROM THE FLOOR

A. Citizens to be Heard

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.

VI. MOTION TO ADJOURN TO CLOSED SESSION

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding property sale and purchase.

1. Roll Call Vote

MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Board to reconvene

2. Discussion and possible recommendation on Closed Session.

VII. BUSINESS-PLAN COMMISSION & COMMITTEE OF THE WHOLE & SPECIAL HPC

A. Review And Receipt Of Development Plans From Jacob Klein, MSP Real Estate, Inc. For A Development Proposal For 200 Green Bay Road (Approximately 7:45 PM)

VIII. ADJOURNMENT

Dianne S. Robertson, Village Clerk

August 2, 2013

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, July 2, 2013

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Sam Cutler (excused)	Ken Kucharski
	Rick Gattoni (excused)	Dan Luedtke
Administrator:	Dianne Robertson	
Planner:	Jon Censky	

III. BUSINESS

A. Approval of Minutes

1. June 3, 2013
2. June 4, 2013 (Special Plan Commission)

There were changes on page four to the June 3, 2013. Ms. Gengler's business address is 100 S. Main Street and the sentence in the first paragraph should be changed to "when winter comes".

MOTION by Commissioner Luedtke and **SECONDED** by Commissioner Gengler to approve the minutes from June 3, 2013 and June 4, 2013 with the above changes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and approval of a Building Permit for Jim Kile,
116 S. Orchard Street for a new deck

Mr. Kurk Denoyer from Woodcraft Specialties was in attendance. The finishes on the deck will match the house.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve a Building Permit for Jim Kile, 116 S. Orchard Street for a new deck with the finish to match the house. **MOTION CARRIED UNANIMOUSLY.**

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- C. Review and approval of a Building Permit for Svetlana Dobrinin, 302 E. Freistadt for a new garage and second story addition

Mr. Alexander Dobrinin and Mr. Svetlana Dobrinin were in attendance. The applicants are raising the elevation on the west side of the house and adding another room. They are keeping the existing three bedrooms and adding another bath upstairs. The addition will be 5' higher than the existing structure which will then have a height of 27' which is well within the code maximum height requirement of 35'.

The driveway will be concrete or asphalt but more likely concrete. The existing concrete pad will remain as an additional parking spot. The existing siding will remain and the new siding will match the house.

MOTION by Commissioner Luedtke, and **SECONDED** by Commissioner Cabaniss to approve the Building Permit for Svetlana Dobrinin, 302 E. Freistadt Road for a new garage, new driveway and a second story addition with a setback from Vernon Avenue of at least 32.45'. **MOTION CARRIED UNANIMOUSLY.**

- D. Review and approval of a Building Permit for Nadine O'Kane, 516 Park Crest Drive for a fence

Ms. Nadine O'Kane was in attendance. The fence will be 4' high in the rear yard and the neighbors all approve.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Cabaniss to approve a Building Permit for Nadine O'Kane, 516 Park Crest Drive for a fence. **MOTION CARRIED UNANIMOUSLY.**

- E. Review and recommendation on Ordinance No. 2013-05 An Ordinance Amending Section 16.17a and 16.17b of the Village Sign Code Pertaining to Sign Location Requirements

This was brought up because of Reuter's Insurance new monument sign at their new building on N. Main Street. This ordinance will provide flexibility without always requiring a variance in certain situations.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to recommend to the Board Ordinance No. 2013-05 An Ordinance Amending Section 16.17a and 16.17b of the Village Sign Code Pertaining to Sign Location Requirements. **MOTION CARRIED UNANIMOUSLY.**

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

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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.

MSP, the company that purchased 200 Green Bay Road will be submitting development plans hopefully by July 8, 2013 for some sort of apartment complex. This will require a PDO (Planned Development Overlay) with a developer's agreement.

The update on the three proposals for N. Main Street will come back on August 6, 2013 before the Plan Commission and the Board of Trustees.

V. ADJOURNMENT

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gengler at 6:37PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway
Administrative Assistant

Dianne S. Robertson
Village Clerk