



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, September 13, 2022

LOCATION: 250 Elm Street, Thiensville, WI

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:	DOUGLAS CHIMENTI
	MIKE DYER
	RICK GATTONI
	CAROL GENGLER
	JEFF HERSHBERGER
	KEN KUCHARSKI
PLANNER:	JON CENSKY
DIRECTOR OF	ANDY LAFOND
COMMUNITY	
SERVICES/PUBLIC	
WORKS:	

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.

Kristina Eckert, owner of glaze, 149 Green Bay Road, noted that the business displays a feather banner that costs approximately \$75 to \$100. The feather banner is put out when the business opens, is taken inside at the end of every day and is replaced every six to eight months due to fading. The 11-foot by 3-foot ice cream flag has had a positive impact

on sales. Ms. Eckert is not in favor of the added expense of adding her logo because the flag is clearly for the business it is placed in front of. Ms. Eckert believes flags also should not be banned in the historic district because there are many vital businesses in the district, nor should a sandwich board sign be prohibited if there is a flag. Ms. Eckert discussed the matter with other members of the Thiensville Business Association who agree with these views.

Jesse Daily, owner of the cheel and the baaree at 105 South Main Street and Daily Taco + Cantina at 105 West Freistadt Road, noted feather flags draw attention to businesses that are set back from the road. Mr. Daily agreed with the proposal to bring the flags in at night and ensuring that they are not worn or faded.

IV. BUSINESS

A. Approval of Minutes

1. August 9, 2022 (att)

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve the August 9, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road (att)

Jill Goldberg was present. Boz's Clozet has relocated to 229 South Main Street from 105 West Freistadt Road. Ms. Goldberg has requested moving the sign to the new location.

Planner Censky noted that the existing sign was previously approved. The Sign Code has changed; the sign meets size requirements but does not meet the requirements for interior lighting. The current Code requires that signs have a dark background where the light shines through the letters. The Plan Commission can consider a waiver.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve Sign Code Waiver and Sign Plan, Boz's Clozet, Jill Goldberg/Lance McTrusty, 229 South Main Street, Relocated from 105 West Freistadt Road, Sign Was Previously Approved by the Plan Commission.

Ayes: Commissioners Chimenti, Gengler, Hershberger, Kucharski and Chairman Mobley

Naes: Commissioner Dyer

Abstain: Commissioner Gattoni

MOTION CARRIED.

C. Review and action regarding Free-Standing Monument Sign, Curated Home Decor,

Melanie Devorkin, 193 Green Bay Road (att)

Stephanie Lawhorn from Signarama was present. Ms. Devorkin is opening a home decor shop and is requesting a free-standing monument sign for that business and a tenant at 193 Green Bay Road. The sign will be externally illuminated.

Planner Censky noted the sign is attractive and meets all setback and size requirements. Director LaFond requested that any motion be contingent on approval by the Historic Preservation Commission at their next meeting scheduled for October 4, 2022.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Free-Standing Monument Sign, Curated Home Decor, Melanie Devorkin, 193 Green Bay Road, Contingent on Approval by the Historic Preservation Commission on October 4, 2022.

MOTION CARRIED UNANIMOUSLY.

D. Review and action regarding Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road (att)

Stephanie Lawhorn from Signarama was present. Mr. Koritzinsky's current sign for the Thiensville Professional Park is approximately 20 years old. The proposed sign is similar.

Planner Censky noted the sign fully complies with Village Code.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to approve Free-Standing Monument Sign, Thiensville Professional Park, Sydney Koritzinsky, 210-216 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding New Single-Family Home, Lot 2, 104 North Orchard Street (att)

Fred Bersch of Bonnilake Real Estate LLC presented plans for Lot 2 at 104 North Orchard Street. Lot 2 is adjacent to the church building and will be a model home. The home will have two bedrooms on the first floor. The home on Lot 2 is a bit wider than the home on Lot 3 because the lot is 6 feet wider at the front. It is anticipated that the homes on Lots 2 and 3 will be built at the same time.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Chimenti, to approve New Single-Family Home, Lot 2, 104 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

F. Review and action regarding New Single-Family Home, Lot 3, 106 North Orchard Street (att)

Fred Bersch of Bonnilake Realty LLC presented plans for Lot 3 at 106 North Orchard Street. Lot 3 will have three bedrooms on the first floor with an exposed lower level. Commissioner Kucharski inquired about the timeline to complete the homes. Mr. Bersch replied that each home would take about seven months to build. Commissioner Gengler

inquired about water runoff from the lots. Director LaFond noted the design intends that no water leaves the site and flows into storm drainage.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Chimenti to approve New Single-Family Home, Lot 3, 106 North Orchard Street. **MOTION CARRIED UNANIMOUSLY.**

G. Discussion and consultation regarding Razing House/Garage and Rebuilding, Michael Koepke, 127 South Main Street (att)

Michael Koepke was present and is seeking feedback from the Plan Commission about what would be permitted if he were to raze his house and garage at 127 South Main Street and rebuild. Mr. Koepke inquired what building code requirements must be followed because the building is partially a business.

Director LaFond noted this is a consultation prior to an architect developing plans. The building code provisions would be up to the architect to propose to the building inspector and the code reviewer. The property is in the B-1 Central Business District. The code recently was amended to require that 30% of first-floor space must be business; the previous requirement was 100%. All of the frontage must be business.

Planner Censky added the property is in the Historic District, which is critical to the Village. If this is approved, the new building should have some historic flavor. Director LaFond noted that the Historic Preservation Commission must issue a raze permit and Certificate of Appropriateness and approve a new design.

Mr. Koepke is considering a two-story farmhouse-style house. The existing garage would be demolished. The footprint of the new structure would be similar. Mr. Koepke wants to demolish the building because of the layout and the cost of remodeling would be more than new construction.

Commissioner Chimenti noted the new building would maintain the historic feel of the district in a new, energy efficient building. Commissioner Hershberger noted that it makes more sense to do what Mr. Koepke is proposing than to keep an old building that cannot be utilized in the way the owner wants. Commissioner Kucharski shared support of Mr. Koepke's plans, provided that the Historic Preservation Commission approves them. Chairman Mobley agreed that the plans first must be considered by the Historic Preservation Commission.

H. Review and recommendation to the Village Board to Amend the Sign Code to Regulate Feather and Flag Banners (att)

Director LaFond provided a fourth version of potential regulations of feather banners based on discussion at the previous Plan Commission meeting. This version adds feather banners to the list of prohibited signs. Feather banners would be allowed at special events and festivals without a permit and would be allowed from the start of an event and must be removed at the end of the last day of the event. Any action by the Plan Commission would be a recommendation to the Village Board.

Commissioner Gengler appreciated the remarks at the outset of the meeting from two business owners and inquired which version should be considered if the Commission wants to accommodate those requests. Director LaFond noted Version 1 treats feather banners in a similar manner to sandwich boards and would be allowed if the business has a permanent sign, receives a permit, the banners are brought in every night and are under the maximum size. There are other places in the Village Code that restrict banners to a certain number of days in a year.

Commissioner Gattoni favors the fourth version that prohibits feather banners except for special events. Commissioner Kucharski noted that Ms. Eckert made a good presentation regarding the ice cream sign attracting customers to glaze. Commissioner Kucharski prefers Version 4. Commissioner Chimenti has mixed feelings after hearing Ms. Eckert and Mr. Daily speak about how flag banners benefit their businesses. Commissioner Hershberger favored Version 1 which would permit feather banners. There are restrictions, such as having to take the banners in every night, that require a commitment from the business owner. Commissioner Gattoni noted allowing feather banners would place enforcement responsibility on the Village.

This item was tabled to be considered at the next meeting in October.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported there were staff-approved fences at 217 Bel Aire Court and 513 Heidel Road. A non-complaint shed at 202 Woodside Lane will be considered by the Zoning Board of Appeals. Planner Censky noted the homeowners will have to prove a hardship in order to keep the shed in the existing location. Police handled complaints regarding long grass at 136 North Orchard Street and 214 Heidel Road, signs in the right-of-way at Main Street and Freistadt Road and the 100 block of West Freistadt Road and contacted a resident at 521 Laurel Drive regarding a boat stored on grass.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 7:06 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer

