



VILLAGE OF THIENSVILLE  
Plan Commission  
MINUTES

DATE: Tuesday, August 8, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

## **I. CALL TO ORDER**

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

## **II. ROLL CALL**

|                                                       |                         |
|-------------------------------------------------------|-------------------------|
| CHAIRMAN:                                             | VAN MOBLEY              |
| COMMISSIONERS:                                        | VACANT                  |
|                                                       | RICK GATTONI (EXCUSED)  |
|                                                       | JEFF HERSHBERGER        |
|                                                       | REBECCA HOLYOKE-ODEJA   |
|                                                       | KEN KUCHARSKI           |
|                                                       | JOE NELSON              |
| PLANNER:                                              | JON CENSKY              |
| DIRECTOR OF<br>COMMUNITY<br>SERVICES/PUBLIC<br>WORKS: | ANDY LAFOND (EXCUSED)   |
| VILLAGE<br>ADMINISTRATOR                              | COLLEEN LANDISCH-HANSEN |

## **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 [clandisch@village.thiensville.wi.us](mailto:clandisch@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 to be heard.

## IV. BUSINESS

### A. Approval of Minutes

#### 1. June 13, 2023 (att)

**MOTION** by Commissioner Kucharski, **SECONDED** by Commissioner Hershberger to approve the June 13, 2023, Minutes. **MOTION CARRIED UNANIMOUSLY.**

### B. Review and action regarding Shed, Tony and Sarah Johnson, 315 E. Freistadt Road (att)

Planner Censky noted the shed complies with Village requirements. Mr. Johnson, the applicant, was present and explained the shed will be used to store lawn equipment. Mr. Johnson noted he was not aware he needed to apply for permission for the shed until he received a letter from the Village.

**MOTION** by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Kucharski to approve Shed, Tony and Sarah Johnson, 315 E. Freistadt Road.

Commissioner Hershberger asked if this is an existing shed. Mr. Johnson responded that the shed was delivered June 8 and has since been moved further from the property line than where it initially was placed. There is a plastic shed that has been on the property for approximately 20 years. There is another shed attached to the back of the detached garage that was there when the property was purchased 23 years ago. There is a smokehouse on the property that has been there since the 1800s. Commissioner Hershberger noted the Staff Report indicates the Village received a complaint regarding multiple sheds on the property. Mr. Hershberger noted he is concerned about three sheds on the property and also that he does not have details of what the shed looks like. Mr. Johnson provided a photo of the shed.

Chair Mobley noted the Village does not want to see sheds on properties that exceed what is allowed. Planner Censky noted that the shed attached to the garage should be considered a single structure. Chair Mobley suggested tabling the matter so Director LaFond can provide an accurate representation of where everything is on the property. Planner Censky asked Mr. Johnson to submit a site plan that shows the property line, the house, the garage with the attached shed and the location of the other sheds. The additional structure may require consideration by the Zoning Board of Appeals.

**MOTION** by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Kucharski to table action regarding Shed, Tony and Sarah Johnson, 315 E. Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

### C. Review and action regarding Sign Plan, BMO Bank, 201 North Main Street (att)

Jeff White from Lemberg Electric was present. BMO is rebranding and updating signage to reflect a change from BMO Harris Bank to BMO Bank. In addition to changing sign faces to reflect the name change, the submission includes an additional sign on the building above the entry facing North Main Street. Planner Censky noted the signs meet Village Code requirements. Commissioner Kucharski asked if the new proposed sign on the building is allowed in addition to the monument sign. Planner Censky noted it is allowed.

**MOTION** by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Hershberger to approve Sign Plan, BMO Bank, 201 North Main Street.

**Ayes:** Commissioners Hershberger, Holyoke-Odeja, Nelson and Chair Mobley

**Naes:** Commissioner Kucharski

**MOTION CARRIED.**

D. Review and Action regarding Single-Family Home Construction, 636 Green Bay Road, Victory Homes of Wisconsin (att)

David Klein from Victory Homes of Wisconsin was present. Chair Mobley noted the Commission is considering updated plans to a home that was previously approved. Administrator Landisch-Hansen noted it is a new design from a different builder for a new home on the same lot. The home will be 2,600 square feet.

**MOTION** by Commissioner Hershberger, **SECONDED** by Commissioner Holyoke-Odeja to approve Single-Family Home Construction, 636 Green Bay Road, Victory Homes of Wisconsin. **MOTION CARRIED UNANIMOUSLY.**

## **V. STAFF REPORT**

A. June-July 2023 (att)

Staff approved a deck at 136 Grand Avenue and fences at 215 Heidel Road, 600 Bel Aire Drive, 106 N. Orchard Street and 140 Grand Avenue. Certified letters were mailed to the property owner at 315 E. Freistadt Road regarding multiple sheds on the property and 609 Oakwood Drive regarding an improper pool fence, weeds on the property and other maintenance issues. The owner of 278 N. Main Street was contacted by email regarding a sign on the ground and parking violations on the property. Police contacted property owners at 718 Coronada Avenue, 234 Vernon Avenue and 116 N. Highland Avenue regarding long grass. The property owner was contacted regarding vehicles parked on the grass at 116 N. Highland Avenue.

Commissioner Kucharski noted that now that the ordinance related to feather banners and A-frame signs has been adopted and business owners have been notified by mail that the Village must enforce the new rules.

B. Thank you to Mike Dyer for service to Plan Commission

Commissioners thanked Mike Dyer for his many years of service to the Plan Commission.

## **VI. ADJOURNMENT**

**MOTION** by Commissioner Hershberger, **SECONDED** by Commissioner Holyoke-Odeja to adjourn the meeting at 6:39 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg  
Administrative Assistant

Signed by,

Andy LaFond  
Director of Community Services/Public Works