



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, June 11, 2024

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

CHAIRMAN:	JOHN ROSING
COMMISSIONERS:	RICK GATTONI
	JEFF HERSHBERGER
	REBECCA HOLYOKE-ODEJA
	KEN KUCHARSKI
	JOE NELSON
	M. RANDY PASTERNAK
PLANNER:	MEREDITH PERKS
DIRECTOR OF	ANDY LAFOND
COMMUNITY	
SERVICES/PUBLIC	
WORKS:	

Meredith Perks from Vandewalle & Associates was introduced as the new Village Planner. Ms. Perks made brief remarks.

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 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. May 14, 2024 (att)

MOTION by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Kucharski to approve the May 14, 2024, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Shed Application, Sara Gilman, 413 Oakwood Drive (att)

A representative from Tuff Shed was present. The proposed shed will use LP composite siding with a steel base. The shed is expected to last at least 25 years. It will be anchored and installed on top of a gravel base. Director La Fond noted that the shed will be 7 feet from one backyard lot line and 15 feet from the other, which complies with setback requirements. Staff recommends approval.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Pasternak to approve Shed Application, Sara Gilman, 413 Oakwood Drive. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Shed Application, Donald J. Demerath Jr., 335 Heidel Road (att)

The applicant, Donald J. Demerath Jr., described plans to build a 10' x 14' shed. The height will be 12'. The shed will be placed in a gravel-filled retainer ring. The shed will be anchored. There will be a plywood deck and vinyl siding. There are no windows. The deck will match the garage and house. President Rosing asked if the applicant was building the shed himself and when he anticipated it being complete. Mr. Demerath is building the shed and wants to complete it by September. The shed will be 3 to 4 feet from the rear property line.

MOTION by Commissioner Holyoke-Odeja, **SECONDED** by Commissioner Nelson to approve Shed Application, Donald J. Demerath Jr., 335 Heidel Road. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Vestibule Addition/Alteration, Cody & Danielle Wade, 408 E. Freistadt Road (att)

Applicant Cody Wade outlined plans to demolish the existing vestibule and rebuild it. The roof will be similar to the existing roof. The siding will be LP Smartside. Director LaFond noted the porch complements the home and is within setbacks. Staff recommends approval.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Pasternak to approve Vestibule Addition/Alteration, Cody & Danielle Wade, 408 E. Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

E. Review and action regarding New Home Construction, Victory Homes of Wisconsin, 624 Green Bay Road (att)

Brian Andaloro, representing Victory Homes of Wisconsin, was present. One home has already been completed on the three lots on the north end of the Village on Green Bay Road. This is intended to be a spec home. Village Planner Perks noted the lot has been rezoned to R-1 and the design meets the yard and height requirements. There will be a three-car garage with two front-facing garage doors. The materials and design align with guidelines. The landscape plans will be submitted after there is a buyer for the home. Staff recommends approval.

MOTION by Commissioner Nelson, **SECONDED** by Commissioner Holyoke-Odeja to approve New Home Construction, Victory Homes of Wisconsin, 624 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. Staff Report (att)

Director LaFond outlined staff-approved applications for a fence at 517 Park Crest Drive and 334 Woodside Lane. A deck application for 623 Lake Bluff Road is pending until the applicant or contractor submits information on the rear setback. Staff worked with the owner of Village BP, 246 S. Main Street, regarding landscaping at the base of a new price sign at the gas station to bring it into compliance with Village height restrictions. Police removed signs on Village Property in the 200, 400 and 500 blocks of North Main Street and the 100 block of East Freistadt Road.

VI. ADJOURNMENT

MOTION by Commissioner Pasternak, **SECONDED** by Commissioner Nelson to adjourn the meeting at 6:27 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Andy LaFond
Director of Community Services/Public Works