

**VILLAGE OF THIENSVILLE  
SPECIAL COMMITTEE OF THE WHOLE  
& SPECIAL PLAN COMMISSION  
MINUTES**

**DATE: Tuesday, June 4, 2013**

**LOCATION: 250 Elm Street  
Thiensville, WI**

**TIME: 5:00PM-COW  
5:30PM-COW and Special Plan Commission**

**I. CALL TO ORDER**

President Mobley called the meeting to order at 5:00PM.

**II. ROLL CALL**

|                |                                                               |                   |
|----------------|---------------------------------------------------------------|-------------------|
| President:     | Van Mobley                                                    |                   |
| Trustees:      | Kim Beck (5:15PM)                                             | Kenneth Kucharski |
|                | Ronald Heinritz                                               | David Lange       |
|                | Rob Holyoke                                                   | John Treffert     |
| Chairman:      | Van Mobley                                                    |                   |
| Commissioners: | John Cabaniss                                                 | Carol Gengler     |
|                | Sam Cutler                                                    | Ken Kucharski     |
|                | Rick Gattoni (excused)                                        | Dan Luedtke       |
| Administrator: | Dianne Robertson                                              |                   |
| Staff:         | Director of Public Works Andy LaFond, Fire Chief Brian Reiels |                   |
|                | Police Chief Scott Nicholson, Planner Jon Censky              |                   |

**III. BUSINESS-COMMITTEE OF THE WHOLE**

**A.** Review Capital Expenditures List

**B.** Review and recommendation regarding new beverage operator's license for Aaron C. Baker, Walgreens

**MOTION** by Trustee Heinritz, **SECONDED** by Trustee Kucharski to recommend to the Board approval of a new beverage operator's license for Aaron C. Baker, Walgreens. **MOTION CARRIED UNANIMOUSLY.**

**C.** Review and recommendation regarding minimum setback requirements for corner lots (Trustee Holyoke)

Trustee Holyoke wants to install a covered porch on his home and the required setbacks on a corner lot do not allow a porch/structure to be installed. Mr. Holyoke feels this fosters bad will toward the planner and staff. When Mr. Holyoke installed his deck he was told the setbacks were 5 feet and now the setbacks are 25 feet but that is because he is installing a roof which now is considered a "structure".

Jon Censky stated that the difference between Mr. Holyoke's yard versus his neighbor's yard is the side yard versus the rear yard and the codes in other municipalities are very similar to Thiensville's in terms of corner lots. Rear yards are typically where you have your private activities and that is why there is a greater setback for rear yards. Typically they are much greater than 25 feet. The neighbor that abuts up to Mr. Holyoke's lot is his side yard where there is not much activity. Therefore the offset is much smaller. This comes to the definition of the side yard versus the rear yard and where most private activity takes place. Mr. Holyoke commented that there are a lot of nonconforming houses in Thiensville with their lot setbacks.

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Administrator Robertson commented that maybe the code could read “structures shall provide a street yard as required by this Ordinance”. Take out “on the street that the structure faces” so then this could be the side of the lot that faces Orchard. A second yard shall be provided on the side of the structure abutting a second public or private street. The second side could be West Street (address side). Then the setbacks of 5 feet could be on the north and the south side. Then in each case the Plan Commission could determine which side they want to measure the setback from.

Trustee Heinritz feels it would be better if there were a diagram of the house/property. There was one diagram provided to the office staff. Trustee Treffert feels that if the code is going to be changed the impacts on other properties would have to be looked at. Trustee Holyoke does not want to pay any fees for the planner to review the code or to go before the Zoning Board of Appeals. Administrator Robertson reported that the Village has costs associated with these requests such as publication fees and planner review and reports need to be created. Trustee Holyoke feels there are different interpretations being made regarding the code and the setbacks. The setback is 25 feet because now it becomes a permanent structure. Trustee Holyoke wants to put an enclosed porch with a roof over the porch.

The Village Board would like to have Planner Jon Censky review this further with a good diagram of the actual lot lines and dimensions.

**D. Review and recommendation regarding “Creekside Center” architectural theme  
(Trustee Treffert)**

Trustee Treffert stated that the old firehouse is the anchor point and to encourage similar architectural structures in this area. All the developments surrounding this area should have a common theme. Director of Public Works Andy LaFond provided drawings of the current layout. The architectural style on Main Street should be cohesive. Trustee Beck commented that the biggest mistake that the City of Milwaukee made architecturally was they began to design every new project after the City Hall. Things should be unique and not all buildings should look like each other. Trustee Heinritz agreed with Trustee Treffert and commented that we do have the Town Center guidelines for that area. The architectural guidelines also specify certain building products that should be used along with building requirements.

**IV. BUSINESS-COMMITTEE OF THE WHOLE & SPECIAL PLAN COMMISSION**

**A. Review of Development Plan submitted by Matthew Buerosse & Jesse Daily  
of CORE Consulting, LLC (5:30PM to 6:00PM)**

President Mobley stated that these existing building are scheduled to be demolished soon. Administrator Robertson stated the asbestos is being removed now so the demolition should be within the next two weeks. The Village has a long standing interest in this area. There are three groups that will be presenting their proposals.

Matthew Buerosse and Jesse Daily were in attendance and Mr. Daily gave his power point presentation of their development plan for 128, 134-136 N. Main Street. Mr. Daily and Mr. Buerosse currently rent a building on Green Bay Road (CORE) that is not in very good shape. CORE recruits engineers for large companies. The applicants are looking for a long term home for their business that they would like to own. Mr. Buerosse spoke of the size and architecture of what is being considered. The building will be one to two stories with an 11-14 stall parking lot on the north side of the building. They would like to offer some creek access as well. This would be a mixed use development and would complement the historic nature of the Village. CORE would hire an additional 15-20 internal employee’s for the business and have 50-100 project based contractors. This would bring more traffic into Thiensville and they would hold introductory lunches and meetings. The applicants would like to avoid any street repairs and would work with the Village on the retaining wall and proper permits.

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Trustee Heinritz stated that the basic footprint of the building is 6,000 square feet that would include 100 feet on the street side and 60 feet in depth for the proposed building. There is currently no concept design but Jesse Daily would like to follow the Fiddleheads design, this will be an anchor on Main Street. The second floor would be designed at the same time as the first floor and they would like to have retail on the first floor and offices on the second floor. Trustee Beck asked when the decision will be made for design and Mr. Daily responded when the Village is ready. President Mobley stated that the Village is looking for feedback on the general concept of these proposals. The Village wants to move faster rather than slower on any proposals. The Trustees feel that a two story building would be more suitable for the site. Trustee Lange likes the retail element of their proposal. The applicants have talked to retailers but do not have any committed retailers. Commissioner Cutler asked the applicants if they have ever built a commercial building and if they have ever been a landlord? Mr. Buerosse has built a commercial building in Pewaukee that was recently converted to residential. Mr. Daily is currently a landlord and has great tenants. The applicants have never constructed a building of this size. Remediation of the properties has been completed by the Village (soil borings, asbestos, etc.).

**B. Review of Development Plan submitted by Jonathan R. Nelson, AIA of  
Knobloch Nelson Architects (6:00PM to 6:30PM)**

Leona Knobloch Nelson, John Nelson are both partners of Knobloch Nelson Architects and Dave Blanchard, non-partner were in attendance. Mr. Blanchard is a consultant on the restaurant retail operation side. These applicants also gave a power point presentation. The applicants are calling the proposal the Thiensville Main Street Commons. The applicants are proposing to have food service, retail mercantile, office space and potential future apartments. The building will have an approximate footprint of 3,700 square feet with an upper floor of 3,500 square feet. With proposing mixed occupancy they are trying to meet the desires of the Village. There will be a maximum of six lease spaces on the first floor that would be 515-700 square feet each. There would be a walkway cut through the building. There will be a pedestrian easement to include a community area with a sculpture garden. They will have a retaining wall and are planning onannon stone as one material. The various tenants will be from various food service industries: paste' shop, pita pit sandwich shop, ice cream confectionary, and maybe a smoothie shop. Mr. Blanchard reported that he built the six Altera Coffee locations. The applicants have already secured some tenants which are: State Farm Insurance and North Coast Consultants. They are also offering a community conferencing area for other groups to rent. There can be space for advertising, for example Schumann Studios would do their gallery shows. Schumann Studios are basically demonstration offices with advertising.

On the 2<sup>nd</sup> floor, the applicants are initially proposing six office spaces for lease that could be converted to potential apartments. The applicants are looking to alternatives for energy. This may be solar or wind power energy to be placed in the rear of the building and could be integrated in with the sculpture garden. This is an incentive for renters. The timelines would be to have groundbreaking in September and completion for first renters in March.

Trustee Heinritz asked about the first floor square footage and the answer was it would be approximately 3,700 square feet and the length would be 100 feet long. President Mobley stated that the Village is aware that parking is a problem as is the applicant. The applicant stated that there is the possibility of adding an elevator for renters.

President Mobley does not care for apartments above. He likes the proposal of retail or office space. Trustee Kucharski wanted to know what materials would be used and they are proposing cladding siding. The applicants are hopeful that the Village will remediate the site. Commissioner Gengler asked if the applicant has built anything similar to this and the answer is no. The applicant has built a bed and breakfast. The consultant Dave Blanchard has been involved with building.

Trustee Kucharski asked what the approximate square footage is of the proposed six apartments on the second story and the answer is 450 to 580 square feet and they will be economical apartments. He also asked if the applicant has researched the existing retail that is here now in the Village and then try to match tenants that might be a different fit. The applicant has not researched this yet. Their proposed tenants need street frontage and this is the draw. Both consultants have children in the M-T School District.

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The building materials are not totally determined yet. The applicant would love to use Iannoni stone somewhere on the site. Trustee Treffert feels that the building should be required to have an elevator because of the second story which will also increase property value.

**C. Review of Development Plan submitted by Dr. Gary Lewis & Andrea Mayerson  
of Thiensville Family Health Care Clinic (6:30PM to 7:00PM)**

Dr. Gary Lewis and Andrea Mayerson were in attendance. Dr. Lewis and Ms. Mayerson are equal partners in this venture. Dr. Lewis has had a medical practice for 13 years and has had a Thiensville location at 140 S. Main Street since 2005. Dr. Lewis and Dr. Anthony Sweeney (practice in Mequon) are combining forces and Dr. Sweeney wants Dr. Lewis to come to Mequon and Dr. Lewis wants Dr. Sweeney to come to Thiensville.

The preliminary plans are a 12,000 square foot building with 3 stories to include outside patios on the backside of the building. The second floor will be physicians' offices. The third floor of the building will have conference rooms and an exercise facility. This building will have an elevator. The first floor will have some type of retail that hopefully will go along with health and wellness but this is not set in stone. State Farm Insurance is very interested in being a tenant on either the first or third floor. The second floor will be the physician's floor and there are three physicians including Dr. Schwartz. Dr. Lewis and Dr. Sweeney each have over 3,000 patients. North Shore Physical Therapy and a massage therapist will join the groups. They are also interested in getting a chiropractor, nutritionist, acupuncture and other health and wellness practices. The applicants have bank financing in place. The goal for completion is set for the end of 2013. Dr. Lewis is a current resident of the community and is well known. This large health complex is something that Dr. Lewis has dreamed about and believes his proposal is compatible with the downtown vision of Thiensville.

Trustee Treffert asked about parking and Ms. Mayerson answered there are 20 parking spaces. Parking will be an issue with any of the proposals that the Village receives. Trustee Heinritz asked about the footprint of the building. Dr. Lewis stated there will be 12,000 square feet of useable space and the percentage of unusable space is about 2,000 square feet. The frontage on the street side is not known at this time.

Commissioner Cutler asked if the applicant has built any other commercial buildings and if they have ever been a landlord and Ms. Mayerson answered that this would be the first building and yes they have been a residential landlord. Dr. Lewis has remodeled his building on S. Main Street.

**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.

Roland Runge – has concerns about 6 apartments with 6 parking spaces and does not really see this as a desire.

Ann Brownfield – are the documents available for viewing? Administrator Robertson responded that they are a public document now that the Board has reviewed them.

The documents may be put on the website.

Lyn Falk – has been part of the new Outpost building in Mequon and is in favor of Dr. Lewis's proposal.

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|                         |         |
|-------------------------|---------|
| NEXT RESOLUTION NUMBER: | 2013-13 |
| NEXT ORDINANCE NUMBER:  | 2013-05 |

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**MOTION** by Trustee Heinritz, **SECONDED** by Trustee Kucharski to recess the meeting at 7:08PM for a 5 minute break. **MOTION CARRIED UNANIMOUSLY.**

**VI. MISCELLANEOUS BUSINESS BY TRUSTEES AS MAY PROPERLY BE BROUGHT BEFORE THE BOARD.**

1. Inter-Governmental Committee with Mequon
2. Use of 101 Green Bay Road, Old Village Hall & Fire Station
3. Acceptance/Report of Gifts Received
4. Dialog with Mequon regarding water utility service
5. Review next month's meeting date schedule
6. Update on Village owned Main Street properties
7. Family Fun Before the Fourth Parade, June 29, 2013

**VII. MOTION TO ADJOURN TO CLOSED SESSION**

**MOTION** by Trustee Beck, **SECONDED** by Trustee Kucharski to adjourn to closed session with the Plan Commission at 7:15PM 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. The Plan Commission was invited to attend.

1. Roll Call Vote

**Ayes:** Trustees Beck, Heinritz, Holyoke, Kucharski, Lange, Treffert, President Mobley.

**Naes:** None

**MOTION CARRIED.**

Plan Commission left at 8:07PM.

**MOTION TO RECONVENE IN OPEN SESSION**

1. Vote of Board to reconvene.

**MOTION** by Trustee Holyoke, **SECONDED** by Trustee Lange to reconvene in open session at 8:16PM.

**MOTION CARRIED UNANIMOUSLY.**

2. Discussion and possible recommendation on Closed Session.

None

**VIII. ADJOURNMENT**

**MOTION** by Trustee Kucharski, **SECONDED** by Trustee Holyoke to adjourn the meeting at 8:17PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway  
Administrative Assistant

Dianne S. Robertson  
Village Clerk