

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Monday, April 1, 2013

**LOCATION: Village of Thiensville
250 Elm Street**

TIME: 5:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

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

III. BUSINESS

A. Approval of Minutes

1. February 5, 2013

MOTION by Commission Luedtke, **SECONDED** by Commissioner Gattoni to approve the minutes from February 5, 2013. **MOTION CARRIED UNANIMOUSLY.**

**B. Review and approval of a Building Permit
Application for Art and Jean Liebau, 715 Riverview
Drive for remodeling of the home**

Mr. Bruce Stern from Inland Construction was in attendance and has been working with the Liebau's on the remodel of this home. The structure will be razed to the ground level. The new house will be a two story structure encompassing a total of 4,400 to 4,500 square feet and will have a three car garage with an auxiliary garage behind the garage for seasonal sporting equipment. The front of the house will have natural stone elements with sliced veneer elements. The balance of the house will be sided with a hardy plank or equivalent type cement siding in a cedar green finish. Everything will be trimmed off with a composite trim in the same finish. Light tan and light gray are being considered for the remaining exterior colors. The roof will be asphalt shingles and it will have casement windows and fixed prefinished windows. The grading will not impede on the floodplain and the re-grading will blend in the side and back yard with the existing grades. The hope is to start construction in late Spring, or early Summer and complete the project by the end of the year.

Mr. Censky reported that this project has met all aspects of the Zoning Code including all setbacks. Commissioner Gattoni feels this proposal fits in with what the other property owners have done to their houses in the area. The colors discussed are proposed colors so the applicant will come back with actual colors when they are known. The best practices will be used in regards to grading and the Village engineer will approve final grading, drainage and erosion control plans.

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The following is Mr. Censky's report:

Proposal:

The applicant has recently purchased the single-family home at 715 Riverview Drive and is proposing a second story addition with a new garage before he takes occupancy. According to plans the home will be 4,725 square feet in size and have a 1,635 square foot garage when this project is complete.

This property is located at a bend in Riverview Drive and fronts on the Milwaukee River where a good portion of the rear yard is in the Floodway District. As Commissioners may know, no building encroachment is allowed in the floodplain area during and/or after construction and my review indicates that the site designer has taken that into consideration and avoids any encroachment thereof all together. The plans are code compliant with respect to the 40 foot front setback, the 10 foot side yard and the 25 foot rear yard requirements.

Architecturally, the existing single-story ranch home will be converted into a two-story home that takes on a completely different character and is much larger than many homes in the area. However, while many single-family ranch homes exist along this stretch of Riverview drive, there are a number of newer two-story homes to the west of the applicant's site as well as behind and to the east. The applicant's proposed home will be 31'8 1/2" high which is within the 35 foot maximum height limit and it exceeds the minimum size limit of 1,200 square foot. The roof will be covered with dimensional asphalt shingles and the siding will be of long lasting Hardi-plank material. A decorative stone veneer is proposed along the front elevation which gives a quality look to that facade.

Planners Comments:

It's my understanding that the applicant has already appeared before you for concept review and received preliminary approval and therefore I am reporting that the plans before you here are code compliant and consistent with the Comprehensive Land Use Plan. Furthermore, in my opinion, the design of this home will not detract from the character of the neighborhood as there is a two-story home directly to the west and other newer two-story homes a few doors down the street. This Planner has no reason to object subject to:

- The applicant securing a building permit prior to construction.
- Village Engineer review and approval of the grading, drainage and erosion control plans.
- No construction activity is allowed in the floodplain area.
- Storage of construction material and equipment shall be located outside the floodplain area.

MOTION by Commissioner Cutler, **SECONDED** by Commissioner Luedtke to approve the Building Permit application for Art and Jean Liebau, 715 Riverview Drive for remodel of the home subject to Mr. Censky's recommendations and the added stipulation to come back to the Plan Commission with actual colors. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and recommendation of revisions to the Sign Code specifically pertaining to the B-1 Historic District versus the B-1 Business District

Trustee Heinritz was in attendance who is also Chairman of the Historic Preservation Commission. Mr. Censky reported that the newly created Sign Code separates the Historic District from the B-1 Business District. The decision was made to use the Main Street Historic District and the Green Bay Road Historic District where the new highly restrictive code would be applied and not have it necessarily apply to the B-1 District. The code created in 2011 allowed a 16 square foot projecting sign in this district and it is now being changed to a maximum of 12 square feet in Section 16.7(d)(3a).

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The HPC in January reviewed the changes that came from the January Plan Commission and were in agreement with all the changes except for the size of the projecting signs. They felt that 16 square feet was too large and proposed that it be decreased to 12 square feet. Trustee Heinritz provided visuals for the Plan Commission to review with the different sizes and reported that none of the existing signs in the Historic District are larger than 12 square feet. If there are problems the Plan Commission can issue a variance in a particular circumstance. Commissioner Kucharski commented that the Fiddleheads sign is 12 square feet but this sign has an additional hanger that reads "coffee roaster" which makes the sign a little over 14 square feet.

Commissioner Kucharski is not opposed to this change. Commissioner Cutler feels that prior to any sign code amendments the Mequon-Thiensville Chamber of Commerce should be made aware of the changes.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to recommend to the Village Board approval of the projecting sign size of a maximum of 12 square feet in the Historic District. **MOTION CARRIED UNANIMOUSLY.**

**D. Review and recommendation to adopt Ordinance 2013-02
the Pigeon Creek Flood Plain Map**

Administrator Robertson reported that this will bring quite a few properties out of the floodplain. In order to adopt the floodplain this must have a Public Hearing and by recommendation of the Plan Commission. The Public Hearing is set for April 15, 2013 before the Village Board. This has been approved by the DNR.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gattoni to recommend to the Village Board to adopt Ordinance 2013-02 the Pigeon Creek Flood Plain Map. **MOTION CARRIED UNANIMOUSLY.**

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

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.

There is an RFP (request for proposal) out for future development and Commissioner Gattoni had a name of Armen Aiken. Administrator Robertson will send an RFP packet to him when Commissioner Gattoni gets her the information. Anyone interested in developing in Thiensville should contact President Mobley or Administrator Robertson. Mr. Censky commented that there may a custard stand company interested in Thiensville.

MOTION by Commissioner Cutler, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 5:36PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Susan R. Conway
Administrative Assistant

Dianne S. Robertson
Village Clerk