

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, July 21, 2015

LOCATION: Village of Thiensville
250 Elm Street

TIME: Immediately following a public
Hearing scheduled at 6:00PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 7:23PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer	Ken Kucharski
	Rick Gattoni	Dan Luedtke
Administrator:	Dianne Robertson	
Assist. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

III. BUSINESS

A. Review concept project plans for 200 Green Bay Road

Mr. Hoff and his architect were in attendance to present the Project Plan for 200 Green Bay Road.

The plan was presented. The architect explained that looking at the neighborhood, it seemed logical to convert this property at 200 Green Bay Road to residential to help spur additional commercial development along Main Street. Two level apartment complexes over parking are unusual; three levels would not fit into this neighborhood.

Demographics have changed over the years. Apartments give housing options to people whether it is empty-nesters or those looking to gain some upward mobility in their housing options. This project was given much thought as far as the style and how to fit into the current neighborhood. The height of the proposed building does not exceed the existing structure and is below the current zoning. This is designed with an urban feel with a front porch that is covered. The set back is double of that which is on Thiensville Village Homes on Elm Street, about 20+ feet in order to line up with the other homes in the area. Stone, not brick, and high quality siding will be used.

The townhomes will be fronting on Green Bay Road and Riverview Drive and the only stacked flat is on the corner of Green Bay Road the rear of the building. There will be one access drive that will be located north of the project on Green Bay Road. The underground parking garage has 77 spaces which is based on the number of bedrooms plus a few visitor spots. Additionally, there is some visitor parking outside. Because there will only be one entrance, this allows for more street parking available.

Commissioner Gengler inquired as to what the rent is proposed to be. Mr. Hoff reported that the development is 40% one bedroom, 30% two bedroom and 30% townhomes. The one bedroom is not just one bedroom, half of them are one bedroom plus den or additional space and the townhouses have three bedrooms or two bedrooms plus a loft. The smallest one bedroom apartment would rent for \$1,100, two bedroom apartments for \$1,600 and the townhouses for \$2,000.

Commissioner Gengler inquired as to the likelihood of converting these apartments into condos. Mr. Hoff reported that condos carry a different expectation than this project and does not believe in apartment condos. If Mr. Hoff were to develop this as condos it would look very similar to what is presented but would take off the back development, and instead of underground parking the garages with the driveway would be in the back. The current site would fit about 12 townhouse condos and would have to be in the neighborhood of \$400,000 per condo to make sense moving forward with this project.

Chairman Mobley inquired as to a different design to make better use of the site with 20 condos. Mr. Hoff has not researched the condo market for years and would have to do some research and feels that maybe 20-24 units could fit creatively.

Commissioner Kucharski questioned why apartments were proposed as opposed to condos. Mr. Hoff responded that he has not touched a condo project in the suburban area for 8-10 years and does not believe there is a market for that product and states that what are being seen are apartments. He hired a market research firm to analyze apartments and they did a demand study that showed that apartments were favored. The market study did not identify a specific demographic; it just identified supply and demand as well as the size of the apartments. Mr. Hoff reported that all the bedrooms have windows.

Chairman Mobley stated that the demographic here in Thiensville is for an owner-occupied product with two or three bedroom homes ranging between \$190,000-\$240,000 and inquired as to having condos at this site. Mr. Hoff responded that a small single family home is not something that can be recreated as a condo. Condos by definition have a party wall and less of a yard.

The square footage of the townhomes is 1,500 square feet, the two bedroom apartments are 1,100 square feet and the one bedroom apartments without the den are about 760 square feet and the one bedroom apartments with den are about 900 square feet.

It is very common for buildings the age of the current M&I building to contain hazardous materials. Part of the cost of developing this property is demolition and hazardous abatement. The hazardous abatement for this site is anticipated to be more costly than the demolition.

There is simplicity to the design of this project that has been carefully thought of; it is not wholly historic and not wholly contemporary.

Chairman Mobley explained that if this project moves forward, it will do so with Village involvement and that the zoning would need to be altered and stated that the Developer would be actively paying and participating. Chairman Mobley would like to see plans for condos on the site to verify if that would work and feels that condos should be carefully considered.

Mr. Hoff shared that it is not by mistake that the proposed project is 44 units and feels good about the underground parking. The numbers do not work without participation from the Village and balances at 44 units; anything under 40 units is not viable to pursue. Mr. Hoff believes that he could not sell condos for enough to break even so this would require a TID as well. Mr. Hoff inquired as to if he changed the development to a condo project, would a TID still be available.

Chairman Kucharski appreciated all the comments from the public and believes that the Plan Commission and the Village Board will take this seriously. We must be responsible to the Village and take the concerns to heart. The property has been neglected over the past several years.

Administrator Robertson shared that the next meeting for the Plan Commission is scheduled for August 4, 2015 where more detailed plans will be shared and a Resolution will be adopted to recommend or not recommend approval to the Village Board as to whether or not to proceed.

Chairman Mobley shared that young families want to move to Thiensville and that housing in the range of \$190,000-\$240,000 seem appropriate. Mr. Hoff shared that the assessed value of the property is \$750,000 because there is an improvement, and that the current building on the site is a liability to the developer.

It was confirmed that the Plan Commission would like to see costs from Mr. Hoff for a development of 14-20 condos on the site for comparison purposes. Underground parking is not a requirement.

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.

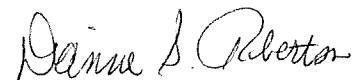
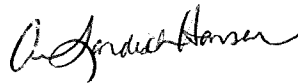
V. ADJOURNMENT

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to adjourn the meeting at 8:33PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Approved by,

Signed by,



Amy L. Langlois
Village Clerk

Colleen Landisch-Hansen
Assistant Administrator

Dianne Robertson
Administrator