

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, July 18, 2017

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	John Cabaniss	Carol Gengler
	Mike Dyer (excused)	Ken Kucharski
	Rick Gattoni	Dan Luedtke
Asst. Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	

III. BUSINESS

- A.** Approval of Minutes
1. June 6, 2017

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gattoni to approve the June 6, 2017 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Sign Plan, LCA, 108 East Freistadt Road

David Florsheim of Signarama submitted sign plans for an illuminated sign for LCA, 108 East Freistadt Road. The proposed sign has been altered slightly in order to conform to Code. The white background has been changed to a darker color with only the letters lighting up and is similar in size to the Edward Jones sign that is located on the same building.

Village Planner Jon Censky indicated that the new proposed sign looks nice and fits within the Sign Code. Planner Censky suggested that the sign resemble the same shape and size of the Edward Jones sign for consistency. Mr. Florsheim shared that the same profile of the Edward Jones sign will be maintained as the roof is quite pitched.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the New Sign Plan, LCA, 108 East Freistadt Road, with the Newly Submitted Dark Background. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval to Amend the Covered Front Entrance Way on West Side and Add Door on North Side to Accommodate New Pharmacy, Dr. Lewis, 136 North Main Street

Dr. Lewis shared that originally when the stone façade at 136 North Main Street was installed, the idea was to have a balcony on top of the existing entrance. These plans were changed and do not include a balcony. In consideration of the Welltopia plans, Dr. Lewis believes that the proposed changes will be more aesthetically pleasing and is proposing to take out the façade up to the entrance, keeping the entrance frame. Another reason for taking down this part of the façade is a safety concern and believes that the changes will add a lot to the street view and whole look of the building.

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Planner Censky met with the owner of Welltopia a couple weeks ago and agrees that the stone façade does sacrifice the pharmacy's exposure for that space and does present a hardship for the business. Removing the façade will enable better exposure.

Also proposed is another entry door on the north side of the building. Planner Censky recommended that this door resemble the other doors on the building. A handicapped ramp is already installed.

Assistant Administrator Landisch-Hansen questioned if there would be a color change to the exterior as well. The color green is being proposed as well as new lighting to the front of the building. Signage will be presented to the Plan Commission in August.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Gattoni to approve the Plans as Presented, Dr. Lewis, 136 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

D. Review and approval of New Garage, New Front and Addition,
Michael and Linda Koepke, 127 South Main Street

Mrs. Linda Koepke, 127 South Main Street, shared plans for a proposed renovation to their building and a new three-car garage behind the residence.

Village Planner Censky shared that there will be an addition added to the back of the home and the front of the home will change from a bungalow to more of a farmhouse style.

The plans submitted to Planner Censky were not detailed enough to do a complete review and suggested that the Plan Commission could approve the plans based upon what is presented with approval contingent on his further review to determine code compliance in order to issue a building permit.

A variance was granted for a larger garage than Code allows about a year ago. The new proposed garage has been redesigned and reduced in size and it still exceeds the maximum permitted by Code but remains in the scope that the Board of Appeals had approved.

It was confirmed that the Historic Preservation Commission has approved this project to move forward. Planner Censky will review the detailed plans and make a recommendation to Administrator Robertson and the Building Inspector.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the New Garage, New Front and Addition, Michael and Linda Koepke, 127 South Main Street, as Presented Based on Planner Censky's Review of Detailed Plans to Ensure the Plans Are Code Compliant. **MOTION CARRIED UNANIMOUSLY.**

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- E.** Review and approval of New Driveway, James and Carole Stuckert,
229 South Orchard Street

Carol Stuckert, 229 South Orchard Street, presented plans to replace an existing gravel driveway with an expanded asphalt driveway. The current driveway is 19½ feet wide and are proposing a new driveway of 22½ feet wide with a 26 foot x 12 foot oval-squashed culvert.

Planner Censky suggested that Ms. Stuckert work with Director of Public Works Andy LaFond on the replacement of the culvert and indicated that the driveway should be set back from the common property line at least 3 feet. The driveway fully complies.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Cabaniss to approve the New Driveway, James and Carole Stuckert, 229 South Orchard Street Based on the Recommendation by Planner Censky to Consult with Director of Public Works Andy LaFond Regarding the Culvert. **MOTION CARRIED UNANIMOUSLY.**

- F.** Review and approval of the Landscaping Plan for 200 Green Bay Road
After Building is Razed, Mark Hammond, MSP Real Estate, Inc.

Mark Hammond, MSP Real Estate, Inc., presented a landscape plan for 200 Green Bay Road after razing the old M&I Building. All the trees currently on the property will stay and the rest of the lot will be graded and seeded. The well will be capped for any future development and the property will be maintained by MSP Real Estate.

MSP Real Estate would like to keep the "For Sale" sign and are proposing to keeping the aprons and the cuts with the hope that future development can utilize them.

Discussion was held regarding the possibility of having two "For Sale" signs on the property. Planner Censky stated that a variance would need to be granted. At this time only one sign will be used.

Mr. Hammond inquired as to how much of a role the Historic Preservation Commission (HPC) can play as to what is ultimately developed on the property. Planner Censky shared that typically in order to protect a district, a Zoning District is created. It was clarified that the HPC is a "recommending body" and the Village Board can overrule any decision by the HPC.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Cabaniss to approve the Landscaping Plan for 200 Green Bay Road After Building is Razed, Mark Hammond, MSP Real Estate, Inc. **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.

V. ADJOURNMENT

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:36 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator