

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, June 7, 2016

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

III. BUSINESS

- A.** Approval of Minutes
1. May 3, 2016

Commissioner Gengler suggested changes to the Minutes. Item F. referenced the “homeowner” next to Ms. Azinger’s property at 163 Green Bay Road. Identifying this property as a “business” and “business owner” is more accurate.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the May 3, 2016 Minutes with the Changes of “Homeowner” to “Business” and “Business Owner” on Item F. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Sign for Wealth Freedom Advisors
122 Green Bay Road

Mr. Tim Gerds of Wealth Freedom Advisors shared sign plans for his business at 122 Green Bay Road. The sign will be on top of the Pro Health Chiropractic sign on the side of the building and will be the same size which is 42” x 24”. Pro Health Chiropractic is no longer at 122 Green Bay Road. The colors of the sign are blue and gray and was approved by the Historic Preservation Commission on May 11, 2016. Parking signs on posts were also proposed.

Planner Censky shared that this fully complies with the Sign Code and approval is recommended subject to the applicant securing a sign permit.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the Signs for Wealth Freedom Advisors, 122 Green Bay Road. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and approval of Garage for Fred Dahms, Jr.
206 East Freistadt Road

Mr. Fred Dahms, Jr. lives on Freistadt Road. Mr. Dahms is seeking approval for an attached garage. This will match the home with the same siding, roof and garage doors.

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Planner Censky inquired as to whether the plans indicate that this is an actual attached garage or a separate garage attached by a pergola. The proposed plans work well with the design of the home. One could easily determine that this is attached because of the design and style of house. If it is determined that this is not attached, the additional garage is not permitted.

The question of how the garage is attached was presented to Mr. Dahms. It will be attached by trusses that are 24" or 18" deep and are attached to either side and wrapped with the same material that is on the home. At some point it may be covered but that is not the intention at the moment.

Commissioner Gengler shared that the plans look very nice and would consider this attached. Commissioner Kucharski agreed. Commissioner Dyer shared that he had looked into the Wisconsin Building Codes and confirmed that a breezeway constitutes an attached garage.

Chairman Mobley inquired as to if windows were considered on the south side. The proposed plans mimic the current garage on the other side which does not include windows.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Luedtke to approve the Garage for Fred Dahms, Jr., 206 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

- D.** Review and approval of Fence for Lon and Susannah Roesselet
340 Heidel Road

Mr. Lon Roesselet indicated that he and his wife Susannah are new residents in Thiensville. They are owners of a golden retriever and would like to install a fence in the backyard to enclose about two-thirds of the yard. Neighbors on both sides of the property have been contacted and have shown no opposition to the fence. The fence is 4' high black aluminum with three gates.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the Fence for Lon and Susannah Roesselet, 340 Heidel Road. **MOTION CARRIED UNANIMOUSLY.**

- E.** Review and approval of Shed for Yuepeng and Katie Soung
316 Woodside Lane

Mr. Yuepeng Soung shared plans for an 8' x 10' shed in the backyard to be utilized as a utility shed for storage. Neighbors have been contacted and are in support of the shed.

Mr. Soung inquired as to the required type of foundation and is willing to install what is required. Mr. Soung suggested a concrete foundation footing or using a timber frame. Personally, Mr. Soung would like to use concrete. Using a wooden foundation would be similar to building a deck.

It was confirmed that either foundation that is decided by the homeowner would be acceptable. Assistant Administrator Landisch-Hansen suggested contacting the Village Building Inspector for his recommendation.

Planner Censky indicated that regardless of the foundation that is used, the shed dimensionally complies with code.

The roof and siding will match the home as well.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the Shed for Yuepeng and Katie Soung, 316 Woodside Lane. **MOTION CARRIED UNANIMOUSLY.**

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**F. Review and approval of Sign Code Waiver for Victoria Gerard
Ivana's Trunk, 227 North Main Street**

Ms. Victoria Gerard of Ivana's Trunk is seeking to display a sandwich board sign. Many businesses in the Village utilize these signs and Ms. Gerard hopes to do the same.

Planner Censky indicated that A-Frame/Sandwich Board Signs are only permitted after a permanent sign has been installed. Planner Censky did convey to the applicant that a waiver to the Sign Code could be requested. Because of this Code language, Planner Censky cautions against approving this as it could easily set a precedent where businesses will try to get away without installing a permanent sign.

Ms. Gerard indicated that she has a one-year lease and is looking to purchase a building. Ms. Gerard suggested that her request be granted and then she come back before the Plan Commission if she renews her lease, which is on March 1, 2017, and at this point a permanent sign must be installed. Ms. Gerard has been looking for a permanent building for years. There are four tenants in the strip mall now that utilize the marquee sign where these four businesses advertise on a rotation basis for one month at a time.

Assistant Administrator Landisch-Hansen inquired as to how visible a sandwich sign actually would be from the street. Upon a site inspection, the sign is not visible from Main Street. Ms. Gerard indicated that she would like the sign to be near the street just off the parking lot so it would be more visible.

There are a couple businesses that do not have permanent signage at the strip mall.

Chairman Mobley quoted from the Sign Code that no A-Frame/Sandwich Board Sign is permitted until a permanent sign is secured. This is the Code that is enforced.

Commissioner Kucharski clarified that the Sign Code states that a sign needs to be installed before an A-Frame/Sandwich Board Sign is allowed and is not in support of this request.

Commissioner Gengler inquired as to if any of the other businesses in the strip mall have more than a one-year lease. Ms. Gerard was not aware. It was also mentioned that the Ivana's Trunk truck parked in the parking lot is used as signage.

The Village wishes Ms. Gerard success but must adhere to the Sign Code. The Sign Code waiver is not supported.

Planner Censky inquired as to if the shopping center owner required interior lit red signage. Ms. Gerard indicated that this is not required and that the cost of a sign is about \$3,500-\$4,000. This sign may not be appropriate for the next place of business if she were to move her business. Planner Censky inquired as to if a sign could be designed to accommodate both this current space and possibly a future building. Ms. Gerard did not believe so.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to Deny Sign Code Waiver for Victoria Gerard, Ivana's Trunk, 227 North Main Street. **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 Luedtke, **SECONDED** by Commissioner Dyer to adjourn the meeting at 6:30 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator