

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Wednesday, August 10, 2016

LOCATION: Village of Thiensville
250 Elm Street

TIME: Immediately following Public Hearing
at 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:03 PM.

II. ROLL CALL

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

III. BUSINESS

- A.** Approval of Minutes
1. Public Hearing Before the Plan Commission, July 12, 2016
 2. Plan Commission, July 12, 2016

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gengler to approve the July 12, 2016 Public Hearing Before the Plan Commission Minutes and the July 12, 2016 Plan Commission Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of a Conditional Use Request Pertaining to a Bank With Drive In and Drive Through Lanes for Port Washington State Bank, 197 South Main Street

Village Planner Jon Censky reported that his review of the plan indicates full compliance and feels that the architectural design is wonderful. The dumpster enclosure is consistent with what the Village requires in regards to the design and materials used. The eight parking stalls indicated on the site plan are within the public right-of way. A Franchise Agreement with the Village will go before the Village Board on Monday, August 15, 2016 to address the eight parking stalls and the four bumpouts that are on the Village right-of-way. The exterior lighting is consistent with Code and the landscaping is nice.

As far as signage, the sign on the west elevation is not permitted by Code. Buildings on a corner lot are permitted wall signs on each street frontage side; on the west façade, there is no street. The main entrance is on the west. Planner Censky understands that this is critical signage and indicated that a variance would need to be granted for this sign on the west façade.

Commissioner Kucharski inquired as to if this sign on the west could be considered a directional sign. Planner Censky indicated that directional signs are limited to two square feet and the proposed sign exceeds this. Either way a variance would need to be granted for this sign. No objections were expressed in regards to approving this sign.

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Chairman Mobley mentioned the bike path access from Spring Street. Administrator Robertson shared that Port Washington State Bank has proposed allowing the Village to make a connection to the Interurban Trail. What will be presented to the Village Board on Monday, August 15, 2016 is the Village grant this use of public right-of-way in return for access to the Interurban Trail.

The fence along the Interurban Trail was also discussed. Chairman Mobley questioned to whom does the fence belong. Administrator Robertson shared that this can be looked into and that it may belong to We Energies. Chairman Mobley would like for the fence to be addressed and cleaned up. If this belongs to the Village, Chairman Mobley would like money budgeted to take care of the fence.

With respect to the signage, Planner Censky indicated that it appears that there is no opposition to the sign on the west façade and feels that it would be proper to grant a variance indicating that granting this variance on the west façade is because it is critical for directing customers to the main entrance of the financial facility.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve the Conditional Use Request Pertaining to a Bank with Drive In and Drive Through Lanes for Port Washington State Bank, 197 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

- C. Review and approval of Certified Survey Map, Port Washington State Bank
197 South Main Street

Assistant Administrator Landisch-Hansen indicated that the Certified Survey Map combines the two properties purchased by Port Washington State Bank. Those properties are 197 South Main Street and 104 Spring Street.

Planner Censky explained that this is simply combining two lots into one. This fully complies.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve the Certified Survey Map, Port Washington State Bank, 197 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

- D. Review and approval of Site Plans for Port Washington State Bank,
197 South Main Street

Commissioner Gengler likes the proposed facility and inquired about the landscaping between Main Street and the neighboring property to the north. There is about five feet between the road and the next door property. Ms. Lepich of The Redmond Company indicated that there is opportunity to do some landscaping or to put up a fence. Ordinance states that a fence can only be four feet high. Port Washington State Bank is open to beautifying this space.

Commissioner Kucharski indicated that he likes the design as well and questioned what the address of the facility will be. Administrator Robertson reported that this financial facility will have a South Main Street address. Mr. Steven Schowalter of Port Washington State Bank and Ms. Lepich confirmed that the address will be 197 South Main Street.

Planner Censky reported that if introducing landscaping or a fence that snow removal should be considered. It appears that this is the only space to place the snow. Ms. Lepich shared that generally the snow is removed off-site.

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MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve the following: Site Plans for Port Washington State Bank, 197 South Main Street with a Variance for the Sign on the West Façade Due to This Being the Main Entrance Into the Facility; a Franchise Agreement Between the Village of Thiensville and Port Washington State Bank Approved by the Village Board for the Use of Public Right-of-Way for Eight Parking Spaces and Four Bumpouts in Exchange for Access to the Interurban Bike Path; and for Port Washington State Bank to Maintain the Fence toward the back of the Property if this is Confirmed that this is on Bank Property. **MOTION CARRIED UNANIMOUSLY.**

- E. Review and approval of Deck Enlargement and Storage Shed for Paul Makiya, 546 Rosedale Drive

Mr. Paul Makiya presented plans to enlarge his deck. Recently a patio door was installed and the current deck does not cover the new door. Mr. Makiya would like to enlarge his deck by about 4 feet to the west at 546 Rosedale Drive. The deck materials used would be synthetic material. According to zoning, the deck must be set back from the side property line a minimum distance of 10 feet and from the rear property line a minimum distance of 25 feet.

Mr. Makiya also submitted plans for a shed. The shed measures 6' x 8' and will stand 7' high at the peak. The shed will be of resin material with access doors on the south elevation. The location of the shed cannot be located closer than 3 feet to any property line. A concrete slab will be poured for the foundation of the shed.

The driveway will also be replaced. The footprint of the driveway will remain the same and will be concrete.

It was clarified that Mr. Makiya is not required to plant arborvitae on the south side of his property to shield his shed from the road.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to approve the Deck Enlargement, Storage Shed, New Driveway and Concrete Slab for a Shed for Paul Makiya, 546 Rosedale Drive. **MOTION CARRIED UNANIMOUSLY.**

- F. Review and approval of Certified Survey Map for White Coach Condominium Association, Inc., 211-213 South Main Street

Attorney Robert B. Moodie of Hippenmeyer, Reilly, Moodie & Blum, S.C. was in attendance representing the White Coach Condominium Association. Attorney Moodie indicated that the goal is to resurrect what was approved by the Village in 2004. There was somewhat of a unique law that existed at that time that said that if the developer did not build the condominium within 10 years, they had to deed the open space back to the Condominium Association. That law is no longer on the books and the Association is now working with Mr. Curtis Podd to resurrect the remaining project. The property at 211-213 South Main Street needs to be divided in order to get a second lot that will eventually be sold to Mr. Podd for development, similar to what was originally approved by the Village in 2004.

Presented this evening is a Certified Survey Map (CSM) for approval. The purpose of the proposed CSM is to divide the current lot into two lots for the purpose of building an additional sixteen unit or less condominium building and to provide an easement for access to both parcels. Chairman Mobley expressed his appreciation for the project and wished Mr. Podd well.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gengler to approve the Certified Survey Map for White Coach Condominium Association, Inc., 211-213 South Main Street. **MOTION CARRIED UNANIMOUSLY.**

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- G. Review and approval of Garden Shed for Andrew and Molly Ticcioni,
105 Kieker Road

Andrew Ticcioni stated that there currently is no outbuilding or storage at his residence at 105 Kieker Road and is planning to build a 6' x 8' garden shed. The proposed shed will be set 60' from the south property line, 6' from the west line and 25' from the north property line. The shed will be of prefabricated vinyl material and will be blue slate with white doors and trim. This fully complies with Code.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Gengler to approve the Garden Shed for Andrew and Molly Ticcioni, 105 Kieker Road. **MOTION CARRIED UNANIMOUSLY.**

- H. Approval/Waiver for Signs for Gordie Boucher Village Ford,
121 North Main Street

Ms. Rebecca Waters from the Boucher Group presented to the Plan Commission a sign package proposal for Gordie Boucher. The Thiensville space is uniquely different from any of the other Boucher facilities in that it is comprised of different buildings. Replacing the existing signage is proposed.

Planner Censky shared that the existing signage far exceeds what is permitted by Code. Technically, one façade sign is allowed per building and what is proposed is two signs on the service building and three on the main building. A waiver would be necessary to allow the proposed signage as only one sign is permitted per building with street frontage.

Planner Censky indicated that technically the two lots could be combined and viewed as one lot. Planner Censky reported that if the two lots were combined, the main building would be allowed one sign per street frontage. The north sign on the corner building would need a variance as there is no street frontage on the north side. If this is viewed as a corner lot, the signage presented complies except for the north wall of the main building.

As far as the pylon signs, one is protected by a variance that was issued years ago and the other one is non-conforming. Ms. Waters clarified that those signs are dictated by the manufacturer and not much can be altered on those.

Commissioner Kucharski believes that the whole property should be viewed as a corner lot even though the buildings are separate; it is still the property of Boucher Group. Chairman Mobley agreed. Commissioner Dyer inquired as to if there are any challenges associated with combining the two buildings and considering this one lot. The lots would be viewed as combined because the Boucher Group owns both lots, and all the signs are used for basically the same purpose. In fact, the asphalt does connect the two.

If viewed as a corner lot, a variance is required to allow the sign on the north wall of the corner building (Buntrock Avenue and North Main Street).

The directional signage complies and none of the signs are internally lit.

Commissioner Gengler believes the signage is appropriate for the layout and in relation to their neighbor, Suburban Motors Harley Davidson.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to approve Viewing this Property as a Corner Lot by Combining the Two Lots, Approving the Sign Package and Granting a Variance for a Sign on the North Wall of the Building on the Corner of Buntrock Avenue and North Main Street. **MOTION CARRIED UNANIMOUSLY.**

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In regards to the lot at Main Street and Riverview, this lot will be used for vehicle storage and new car parking. There will be salespeople on this lot as well; it is not an overflow lot. The intent of the Boucher Group is to keep things the same as when Schmit Ford was in business.

Planner Censky shared that this sign requires a variance and it is in the public interest to maintain cohesion between this lot and the lot across the street. Commissioner Kucharski feels that this sign helps to define what is on this lot.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gengler to approve the Variance for the Sign on the Lot at Main Street and Riverview Drive to Aid in Cohesion with the Dealer Lot Across the Street and That All Existing Signs Be Maintained. **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

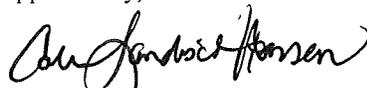
MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 6:38 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



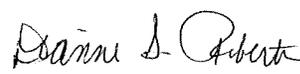
Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Assistant Administrator

Signed by,



Dianne S. Robertson
Administrator