

CHEEL PAVILION 107 W. BUNTROCK

To: Village of Thiensville, Plan Commission

Prepared by: Andy LaFond, Director of
Community Services

Date: September 22, 2020

General Information

Applicant:	Jesse Daily, cheel llc
Status of Applicant:	Owner
Requested Action:	New Commercial Structure (Pavilion)
Zoning	B-1 Central Business District
Proposed Zoning:	No Change
Location:	107 W Buntrock
Land Use Plan Designation:	Business
Existing Land Use:	Beer Garden, Professional Offices, Restaurant

Background:

The applicant is proposing a covered and enclosed patio/pavilion to be constructed directly south of their cheel restaurant on the 107 W Buntrock parcel which they own and currently operate the baaree beer garden and Core Consulting LLC. The proposed use of the structure is additional restaurant seating.

Architectural Plans:

The proposed pavilion will be constructed primarily of non-combustible materials. The building will be painted to compliment the neighboring cheel restaurant and nearby historic structures. The proposal includes architectural elements that mimic features of the hitching post building that was formerly on this site. The pavilion will be constructed on the existing parking lot surface with a decorative flooring over-layment inside. The pavilion measures 46' X 32' in size and will be covered by a flat roof with a deck and decorative railings. The pavilion sides are made of glass doors separated by decorative posts. Access into the pavilion will primarily be through a door and reception area on the northeast corner. Access to the second level is a staircase also on the northeast corner.

Site Plan:

In the commercial district the amount of principal structures is not limited and allows for more than one commercial structure for the betterment of the site. The amount of principal structures is at the discretion of the Plan Commission. The proposed structure is located on the same parcel as the baaree and Core Consulting. The proposed structure would not be physically connected to any other structure. The B-1 Central Business District has no minimum setback requirements. Setbacks in the B-1 District are at the discretion of the Plan Commission. The proposed setback is 8.5 feet. Traffic circulation will be changed to one way, with the entrance on Main Street and the exit on Buntrock Ave. The proposal removes three parking spaces from the site. The B-1 District is not subject to the parking requirements in the Zoning Code.

Sign Plan:

The plan includes no additional signage.

Historic Preservation Commission's Action:

At their September 9, 2020 meeting, the Historic Preservation Commission unanimously recommended a Certificate of Appropriateness for the project.

Staff Comments:

During the consultation meeting, staff brought up parking concerns in the District. Staff encouraged the applicant to seek additional private parking to supplement their parking lot and the municipal parking used by patrons. After that meeting the applicant provided a signed lease for additional parking at Boucher Ford. Staff recommends approval subject to the following

- The applicant providing sample materials and a color scheme with specific colors identified at the meeting.
- The proposed structure shall include adequate drainage facilities for surface and storm waters as to prevent icing on public sidewalks.
- Building Inspector and Fire Marshal approval.