

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, January 12, 2021

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler (arrived at 6:10 PM)
	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A. Approval of Minutes
1. December 15, 2020

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the December 15, 2020 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B. Review and action regarding Sign, The Wellness Way, Andrew McGuire, 122 Green Bay Road

Mr. McGuire withdrew his application for a new sign, The Wellness Way, 122 Green Bay Road, at this time.

- C. Review and action regarding Proposed Outdoor Pavilion, The Watermark, Scott and Beth Shully, 146 Green Bay Road

Scott and Beth Shully are withdrawing their proposal for the proposed outdoor pavilion at the Watermark, 146 Green Bay Road at this time due to additional engineering work that needs to be completed. What is proposed is adding a 20' x 40' foot extension to the existing slab of concrete currently covered by a tent. The current slab is 20' x 50'. The problems with the extension at this time are elevations and engineering. The proposed structure will have garage doors, and on one end they close while on the other end there is a 3"-4" gap because of how the current slab is pitched. Mr. Shully mentioned that he will be meeting with Pinno Construction to finalize plans and will submit plans when are complete.

The existing slab was poured to shed water, not to put a building on and it slants slightly. The new slab would be further downhill.

Mr. Shully shared that the trend now is for outdoor and open air space. The pavilion would promote a healthy community space for River Sounds and additional fundraisers. When Shully's is rented for an event, the entire area is rented i.e. the Watermark, pavilion and outdoor green space.

Planner Censky clarified that Code does state that any offsite parking must be within 400 feet of the business. Thiensville is a walkable community. Mr. Shully stated that currently there are 52 spaces at Shully's for parking; not including the 6 stalls that their trucks are parked in. Staff park at the old M&I site and walk so guests can park at Shully's.

Commissioner Gengler inquired where cars are parked when valet parking is available. Those cars are parked in the Village parking lot if not used and then the M&I site and Walgreens lot. The Shully's also own property across from M&I that could possibly be turned into parking at some time.

Directly to the south of the ATS building is a duplex, 139-141 Green Bay Road, recently purchased by the Shully's with the intent to raze the building and put in a parking lot for additional parking for events at ATS as well as additional parking for events at the Watermark; 15-18 additional parking spots would be available. The duplex currently has a tenant. Approval for razing the duplex has already been granted by the Historic Preservation Commission.

Mr. Shully shared that a survey will be completed by Ruekert & Mielke of the entire property.

The structure will be up year-round, however, most likely will not be used year-round.

The overall capacity will not be increased; capacity is tied to the amount of bathrooms available. Mrs. Shully shared that they are zoned for 425 sit-down inside and 500 standing.

Commissioner Dyer inquired who removes the snow on the path from the Village parking lot to Shully's. Director LaFond stated that Village staff plows the path, however, only during normal Village hours – not on weekends.

The Shully's will return with final plans. The Commission was supportive of the 20' x 40' additional slab. Commissioner Kucharski shared his support of the presented plans.

All applicants or their contractors must be present for any approvals.

IV. STAFF REPORT

No report.

V. 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.

VI. ADJOURNMENT

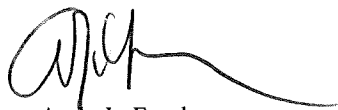
MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to adjourn the meeting at 6:25 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works