

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, February 9, 2021

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:	Douglas Chimenti	Carol Gengler
	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. January 12, 2021

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve the January 12, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding 3-Season Room, Philip and Kristina Eckert,
120 Riverview Drive

Philip Eckert shared that they are looking to expand about 16 feet out on the east side of their house where the existing deck is and wrap around to the rear. It is intended to be a large open area with a lot of windows. The intent of the design is to make it look like it always has been there. They are copying the railing detail from the front porch and staying with the same scale of windows. The same siding will be used. The column design from the front porch will be carried into the 3-season room.

Village Planner Jon Censky said the home is classified as a legal, nonconforming structure because single-family homes are not permitted in the B-4 zoning district. While that limits what can be done, the Village Code has flexibility when dealing with decks. Village Planner shared that this complies, the plans were professionally drawn and look great, they are consistent with the architecture of the house and recommends approval.

Director LaFond said the property is in the flood fringe. A motion should include a contingency that the Village Engineer has determined that it complies with the requirements of the floodplain ordinance. Village staff have already met with the architect regarding those steps.

Commissioner Kucharski said the proposal is a great use of open space on the property.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Kucharski to approve 3-Season Room, Philip and Kristina Eckert, 120 Riverview Drive, with Stipulation that it Complies with Requirements of the Floodplain Ordinance. **MOTION CARRIED UNANIMOUSLY.**

IV. STAFF REPORT

No report.

V. BUSINESS FROM THE FLOOR

Bob Ollman of Remington's River Inn, 130 South Main Street, addressed the proposed 10,000-square-foot new cheel building at South Main Street and Buntrock Avenue. Prior to COVID-19, sales at Remington's have increased every year since Jesse and Barkha Daily renovated the building and opened the cheel. As the site has expanded, it has put pressure on an already-challenging parking situation. The available parking is less than is needed. There should be one parking space for every 75 square feet of business space in the area. The reality is more like 200 square feet. In addition to customers, parking is needed for employees. Mr. Ollman said they have made substantial investments in acquiring property for parking. Mr. Ollman inquired what is the plan going to be for parking with the new cheel building and stated there can't be a "catastrophic situation" like what occurred with phase one of the Town Center in Mequon. Remington's previously was approved for a second-story addition and they determined there was not adequate parking to support it. We have to understand what it is going to take to get adequate parking in the area if there is going to be such a large venue. The building likely will need about 100 parking spaces. An asset to the community can't become a liability.

Mr. Ollman also questioned setbacks for the cheel project. Planner Censky said the setbacks are zero for the cheel project. Planner Censky added that parking was discussed when Village staff initially met with the Daily's on the cheel project. They will have to show the Village their parking plan.

Chairman Mobley told Mr. Ollman that he welcomes ideas on addressing parking in the area.

Mr. Ollman said he purchased 140 South Main Street – Dr. Gary Lewis' former clinic building – in early December. That provides a bigger footprint on the river. He already has been approached by multiple developers. He is interested in seeing what works and wants to see the same rules applied if they develop their property in the future.

Chairman Mobley said there are state Department of Natural Resources rules that apply to properties along the river, but he encourages development in the area.

Mr. Ollman asked if municipal lots and street spaces are part of the parking plan. Planner Censky said with many sites in the area, including the Ollmans', "we're going to have to be creative." Director LaFond added parking requirements in the B-1 zoning district are at the discretion of the Plan Commission.

Chairman Mobley told Mr. Ollman that the Village Board will be aware of his concerns. There also is an area across the railroad tracks that could be explored for potential parking. Chairman Mobley noted that Director LaFond conducted a parking study in the area. Chairman Mobley asked that it be forwarded to the Ollmans. He added the Village does not want to turn the downtown area into an ocean of parking lots.

Mr. Ollman stated that when you have successful businesses that are close to each other, that is a good problem to have – if you can solve it. The Ollman's have not enforced the use of others using their lot across the street from Remington's, but they may have to if their customers cannot find parking.

Commissioner Kucharski said parking in the area has been discussed in the past. There is a parking problem. Since the Mequon Town Center development that includes Café Hollander has been built, parking in the area has been a problem. In our community, we can't have a Café Hollander parking problem. As a business owner, Commissioner Kucharski has seen people park in his lot at Skippy's and walk elsewhere. When it is addressed, people became angry. It is a problem for his business as well and it is something that needs to be looked into.

Mr. Ollman shared that other business owners appreciate that their customers have been able to park in the Remington's lot. What is good for the community is good for their business. If the problem becomes serious, Mr. Ollman said "we're going to do what we've got to do."

Chairman Mobley thanked Mr. Ollman for attending and sharing his concerns. Chairman Mobley shared that this item will be placed on an agenda for discussion and elevate it to the Village Board "with an urgency mark on it."

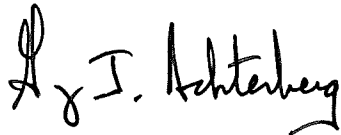
Planner Censky said they have met with the owners of the cheel and said the Village's top issue is how they plan to address parking.

In another matter, Commissioner Kucharski inquired about the insurance sign at Riverview Drive and Main Street. Director LaFond said it has been communicated to the business that the sign has not been approved by the Plan Commission and they must submit plans. The Village has been informed they are working on it. At some point, the next step is enforcement action.

VI. ADJOURNMENT

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to adjourn the meeting at 6:29 PM.
MOTION CARRIED UNANIMOUSLY.

Prepared by,



Gary Achterberg
Administrative Assistant

Submitted by,



Amy Langlois
Village Clerk