VILLAGE OF THIENSVILLE
SPECIAL PLAN COMMISSION
MINUTES

DATE: **Tuesday, September 22, 2020** **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:	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni	Ken Kucharski
	Carol Gengler (excused)	Douglas Chimenti
Planner:	Jon Censky (excused)	
Director of Community Services/Public Works:	Andy LaFond	

The Commission welcomed Commissioner Douglas Chimenti.

III. BUSINESS

A. Review and recommendation regarding cheel Pavilion, Return Widow's Walk to cheel Structure and Erect Hitching Post Patio, Jesse Daily, cheel, llc, 105 South Main Street

The applicants Jesse Daily and Matthew Buerosse, cheel, llc, 105 South Main Street, as well as architect Anna Burns, were in attendance. Mr. Daily shared that back in the day the cheel had at the very top of the building a widow's peak. This is no longer on the building. Mr. Daily would like to erect a railing around the top of the building emulating the widow's walk. The railing will be wrought iron.

Mr. Daily also shared proposed plans for a cheel pavilion and a hitching post rooftop patio and the following:

- In early June, the cheel has seen diners seated come back substantially – now down 57% compared to pre-pandemic levels.
- According to Yelp there has been permanent closures at about 35% for retail, for restaurants about 53%, beauty and spas at 24% and fitness at about 26%. Those businesses that cannot expand onto their parking lots with outdoor seating are really taking a hit. The cheel customer seating preference ratio of indoor seating to outdoor seating is about 90/10 (90% wishing to dine outdoors and 10% wishing to dine inside).
- The cheel's capacity is 49 on the inside and 49 on the patio. As a result of Covid, the seating has been reduced to 25 inside, 25 on the patio and the proposed pavilion will hold about 40. Capacity has been reduced about 10% overall with the expanded footprint.
- 52% of Americans would feel uncomfortable dining in a restaurant/bar throughout the next season (Forbes/iAuditoe). This is as of August, 2020.
- 85% of independent restaurants nationwide could permanently close by the end of the year (The Independent Restaurant Coalition).
- The cheel has seen a 70% loss of revenue 2019 vs 2020, March through May.
- Socially distance dining was instituted in June, 2020 using tents.
- Much revenue was lost prior to reopening; lost inventory was about 70%. It cost about $30,000 to repurchase inventory. This was not applicable for the PPP Loan.
- Solutions shared: selling peace of mind, keeping socially distance dining, perception of outdoor dining and keeping the current number of tables while maintaining social distancing. The goal is for capacity to be 100 after the pavilion is complete.

- A UV hospital grade air purification system was installed at cheel allowing the inside air to be circulated and sanitized every 10 minutes. Even with this, only about 10% of patrons are willing to dine inside.
- The proposed pavilion is an homage to the old Firehouse and the Fiddleheads pavilion. The same architect from the Fiddleheads' pavilion, Anna Burns, will be used for the cheel pavilion.
- The design is 100% non-combustible construction with all egress using garage doors when open.

The idea of the proposed pavilion will mimic the footprint in the tent while adding a rooftop patio. Currently, there are two tents installed; one for overflow for the baaree and one for overflow for the cheel. By adding this, only three parking spaces will be lost. The parking lot is owned and maintained by the Core building, 107 Buntrock Avenue.

The pavilion has stairs to a patio on top, the doors facing the west open up like a scissors and to the right there is a garage door that slides up along with a wall that goes around the perimeter of the building.

In regards to parking, required parking per capacity is 56. Currently, there is parking available for 54 guests north of the Firehouse, the lot on Buntrock, the lot by Molyneux Park and on the street. Eight spots will be available once the tents are removed in the cheel parking lot. Mr. Daily also shared that he has an Agreement with Boucher where Boucher has leased the cheel 12 spots in their parking lot adjacent to the cheel for staff to park.

There are currently two bathrooms at the cheel, two at the baaree and two at the Core building available to customers. Four of these are handicap accessible.

As far as the noise, the cheel is following the Village noise ordinance. Beams and fabrics will be been added to absorb sounds. There are no plans to have music in the pavilion.

Neighbors have been contacted regarding these plans and there has been no opposition.

Hopes are to begin construction by end of October taking about 2-3 weeks to construct. This is being constructed offsite. There is a floor to the pavilion.

Mr. Daily would like to create a safe, and cool, environment for his customers.

Director of Community Services/Public Works Andy LaFond shared that the structure is 46' x 32' in size and includes architectural elements that mimic features of the hitching post building that was formerly on the site. It is open on all sides but primarily accessed through the northeast corner. 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 Zoning Code Sec. 17.0205 states: all principal structures shall be located on a lot and only one principal structures shall be located, erected or moved onto a lot in the single-family and two-family residential districts. The Plan Commission may permit more than one structure per lot in other districts where more than one principal structures is needed.

This is a "L" shaped property as the parking lot belongs to 107 Buntrock Avenue. The cheel is on its own parcel, 105 South Main Street. Because the two properties are contiguous, this allows for the liquor license to be used at both properties. There are no setback requirements from Main Street in the B-1 District; this is also at the Plan Commission discretion. Proposed is 8.5'. Proposed is a traffic circulation change with a one-way entrance on Main Street exiting on Buntrock Avenue. The proposal removes three parking spaces from the site. The B-1 District is not subject to the parking requirements of the Zoning Code. If the Zoning Code was applied for the cheel, baaree and Core, 56 parking spots are required (which includes the new structure). Section 17.0503 excludes the B-1 District from parking requirements.

The Historic Preservation Commission unanimously approved the project, appreciated the throwback to the previous structure and supported the architectural variety.

This property is not in the flood plain.

It was communicated by staff to Mr. Daily not to totally rely solely on public parking.

Director LaFond recommends the following upon approval:
1. The applicant provides sample materials and a color scheme with specific colors identified at the meeting.
2. The proposed structure shall include adequate drainage facilities for surface and storm waters as to prevent icing on public sidewalks.
3. Building Inspector and Fire Marshal approval.
4. All temporary tents must be removed upon occupancy of the new structure.
5. If the private parking agreement expires or is cancelled, the owners are responsible for reporting that to the Village and present a new parking plan. Existing parking be converted to angle parking.

Commissioner Chimenti inquired about traffic flow and how to address those turning from Green Bay onto South Main Street and making an immediate stop to turn into cheel. There is not a lot of space between the traffic light and the entrance into cheel. Mr. Daily has signs showing the flow of traffic and is unaware if there have been any accidents entering on South Main Street. It was mentioned to possibly think about entering on Buntrock Avenue and exiting on Main Street. Director LaFond suggested angling the parking spots. Mr. Daily shared that after construction when the parking lot is sealed that all the spots will be angled. Commissioner Gattoni suggested using arrows to direct the flow of traffic.

Commissioner Gattoni inquired about the airflow in the pavilion. Radiant heating with exhaust fans around the perimeter will be installed. This creates a natural air flow.

Mr. Daily stated that there will not be anyone on the second floor past midnight and inquired how the pavilion is classified in the new noise ordinance as far as patio vs. outdoor seating. Director LaFond stated that the new ordinance would cover the outside or when the doors are open and there is a separate ordinance for indoor noise.

Commissioner Kucharski's biggest question/obstacle pertains to parking stating that the public lots are used by other Village businesses and are not solely for the cheel. Commissioner Kucharski does not want to run into a situation where there is no parking available for Village businesses. Mr. Daily would like to look at other areas in the Village that parking could be added. Mr. Buerosse also noted that there are many Village businesses that are daytime only businesses and not open in the evenings. The cheel is not open on Mondays and no longer serves lunch.

Chairman Mobley inquired about transporting the food from the kitchen to the pavilion. In the winter, plastic vestibules will be installed.

Commissioner Kucharski inquired that because this is a new permanent structure, will the property be required to become completely handicap accessible. Director LaFond stated that this would be a commercial plan review determination. Ms. Burns stated that the pavilion is independent of the cheel structure, and the pavilion does not harm the accessibility of the cheel. If the structure does not comply, a permit will not be granted.

Deputy Chief Joel Deutsch shared that he had met with Ms. Burns a few weeks ago. Some of the same concerns of the Fire Department were shared this evening i.e. parking and occupancy. Deputy Chief Deutsch is working with Ms. Burns regarding a sprinkler system.

The proposed colors are gray pillars with red trim. The red trim matches the old firehouse.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve cheel Pavilion, Return Widow's Walk to cheel Structure and Erect Hitching Post Rooftop Patio, Jesse Daily, cheel, llc, 105 South Main Street, With the Following Stipulations: 1. The applicant provides sample materials and a color scheme with specific colors identified at the meeting; 2. The proposed structure shall include adequate drainage facilities for surface and storm waters as to prevent icing on public sidewalks; 3. Building Inspector and Fire Marshal approval; 4. All temporary tents must be removed upon occupancy of the new structure; and 5. If the private parking agreement expires or is cancelled, the owners are responsible for reporting that to the Village and present a new parking plan. Existing parking be converted to angle parking.

Ayes: Commissioners Chimenti, Dyer, Gattoni and Chairman Mobley
Naes: None
Abstain: Commissioner Kucharski
MOTION CARRIED.

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

IV. STAFF REPORT

Director LaFond reported two items approved by staff: 1) a fence for Christopher Stewart at 335 Grand Avenue and 2) a playset for Sarah Hughes at 225 Riverview Drive.

The temporary measures established and set in place during the Covid pandemic originally were to be reviewed at the end of September, however, with continued restrictions, staff will extend this to the end of October. A letter will be sent to businesses in mid-October asking if any of these measures will be permanent and, if so, the correct permits must be then applied for.

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 Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 6:54 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,

Amy L. Langlois
Village Clerk

Approved by,

Andy LaFond
Director of Community Services/
Public Works

Signed by,

Colleen Landisch-Hansen
Administrator