



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, March 8, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	DOUGLAS CHIMENTI
	CAROL GENGLER
	JEFF HERSHBERGER
	MIKE DYER
	KEN KUCHARSKI
	RICK GATTONI
PLANNER:	JON CENSKY
DIRECTOR OF	ANDY LAFOND
COMMUNITY	
SERVICES/PUBLIC	
WORKS:	

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

There were no citizens present to be heard or correspondence received.

IV. BUSINESS (ALL APPLICANTS OR THEIR CONTRACTORS MUST BE PRESENT FOR

ANY ACTION TO BE TAKEN)

A. Approval of Minutes

1. February 8, 2022 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the February 8, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding New Sign, A Floral Affair, 184 South Main Street, Joe Couto (att)

Joe Cuoto, owner of A Floral Affair, recently moved from 125 Green Bay Road to 184 South Main Street. The application is for a hanging sign and was granted a Certificate of Appropriateness from the Historic Preservation Commission. Director LaFond noted the Historic Preservation Commission commended the applicant on the design.

Planner Censky verified with the applicant that the sign meets the Code requirement that it be at least 8 feet above the sidewalk.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve New Sign, A Floral Affair, 184 South Main Street, Joe Couto. **MOTION CARRIED UNANIMOUSLY.**

C. Review and action regarding Sign Plan Approval for New Monument Sign, Thiensville Commons, and Monument Sign Setback Waiver, and New Wall Sign, LUX Dental, SCT Properties, LLC, Suzanne Tack, 108 East Freistadt Road (att)

Suzanne Tack of LUX Dental was present. The applicant proposed removing the pole sign and replacing it with a monument sign that will take up one spot in the parking lot at 108 East Freistadt Road. The sign will be surrounded by a curb and landscaping. In addition to Dr. Tack's dental practice, the sign will include Edward Jones and a future tenant (LCA will leave in May). The building includes approximately 5,000 square feet of space. The dental practice will occupy the space previously occupied by the scuba shop, the dry cleaner and Edward Jones; Edward Jones is moving one space to the west leaving about 750 square feet available.

Planner Censky noted that Village Code requires the monument sign be set back 4 feet from the public right of way. The plans submitted indicate that the sign is closer than 4 feet so a waiver is required. Dr. Tack noted that the site of the pole that is being removed will be used to support the new monument sign.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Kucharski to approve Sign Plan for New Monument Sign, Thiensville Commons, and Monument Sign Setback

Waiver and New Wall Sign, LUX Dental, SCT Properties, LLC, Suzanne Tack, 108 East Freistadt Road. **MOTION CARRIED UNANIMOUSLY.**

D. Review and action regarding Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road for Extension to March 20, 2022 Deadline to Remove Temporary Tent (att)

Jesse Daily, Daily Taco, 105 West Freistadt, addressed the Commission noting the tent has been beneficial over the winter months and through COVID. The cheel pop-up event at Daily Taco attracted 400 customers over two nights. The landlord has been reluctant to allow construction of an addition. There is seating for 35 to 40 customers inside the restaurant. The tent is necessary for the pop-up events and other times when there are more customers than can be seated inside. The current space is not large enough for the current volume of business.

Chair Mobley asked about the timetable for the cheel rebuild. Mr. Daily is hoping to begin work on the foundation within a few weeks. Mr. Daily added it is not yet possible to give a firm estimate of when the cheel will open due to construction scheduling and availability of materials. The baaree beer garden will be open for business this summer with construction taking place nearby.

Bill Conley addressed the Plan Commission and urged Commissioners to focus on the vitality that Daily Taco brings to the Village and supports extending permission to use the tent.

Anna Bakalinsky, representing owner Mila Kaufman, spoke and noted that her mother supports allowing the tent to remain. There is ample parking in front of Daily Taco, and the tent is well-maintained.

Commissioner Dyer noted that tents are temporary structures that should be down for a substantial part of the year. This tent has become more of a permanent structure. Mr. Daily is doing a nice job, but the tent sets a precedent. Mr. Daily noted the area will soon be a construction zone. There have been discussions with Ms. Bakalinsky and her family about a possible expansion of the building and making it more useful for the growth of Daily Taco.

Commissioner Kucharski noted that Mr. Daily is trying to do a balancing act between the two businesses. There are a lot of customers who want to patronize the cheel and Daily Taco. This business needs the space to stay relevant, stay busy and keep employees busy. If this is approved, the Commission needs to consider an end date.

Commissioner Chimenti noted the Daily Taco tent initially was approved due to COVID and now the request is based on density. Chair Mobley agreed with Commissioner Kucharski's remarks that there is a need to keep customers engaged and is happy to approve this request through the summer.

Mr. Daily shared that the tent has been very helpful and anticipates there will have been enough progress with the cheel building by this coming fall and winter that there is an end in sight. This has not been an ideal situation, but the tent afforded an opportunity to have events Mr. Daily otherwise would not have been able to host.

Commissioner Gengler agrees with Commissioner Kucharski. Commissioner Hershberger noted that the tent is well-maintained and has been beneficial to Daily Taco, but tents must come down at some point. Commissioner Chimenti recommended that the Plan Commission request the Village Board develop language pertaining to dates for the use of temporary tents by businesses. Chair Mobley agreed that the Village Board should discuss this issue.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gengler to approve Request from Daily Taco + Cantina, Jesse Daily, 105 West Freistadt Road, for Extension of Initial Deadline to Remove Temporary Tent by March 20, 2022 Until October 31, 2022. **MOTION CARRIED UNANIMOUSLY.**

V. STAFF REPORT

A. Staff Report (att)

Director LaFond noted there were no staff-approved projects in February. Work continues on a code-enforcement issue regarding a carport at 130 Green Bay Road that was put up without a permit. The owner has not responded. Police officers removed campaign signs in the public right-of-way on North Main Street. Officers also handled a complaint about too many vehicles parked on the road in the 300 block of Madero Drive.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 6:47 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,
Gary Achterberg
Administrative Assistant

Signed by,
Amy L. Langlois,
Village Clerk/Deputy Treasurer