

**VILLAGE OF THIENSVILLE  
PUBLIC HEARING  
ZONING BOARD OF APPEALS  
MINUTES**

**DATE:** March 25, 2019

**LOCATION:** 250 Elm Street  
Thiensville, WI

**TIME:** 6:00 PM

**I. PUBLIC HEARING CALLED TO ORDER**

Administrator Landisch-Hansen called the meeting to order at 6:00 PM.

**II. ROLL CALL**

Chairman:	Jesse Daily (excused)	
Members:	William Davis	Andrew Match
	James (Tony) Engle (excused)	M. Randy Pasternak
Alternate:	Carole Olkowski	
Administrator:	Colleen Landisch-Hansen	
Staff:	Andy J. LaFond	

**III. PUBLIC HEARING FOR THE PURPOSE OF GRANTING A ZONING CODE VARIANCE TO ALLOW THE RIVER STAGE TO BE CONSTRUCTED IN THE FLOODPLAIN, VILLAGE PARK, 251 ELM STREET, AND ALLOWING THE STRUCTURE AS A PERMITTED USE**

**A. Administrator to read notice and explain the requested variance**

Administrator Landisch-Hansen read and explained the notice. This is a Public Hearing for the purpose of granting a Zoning Code variance to allow the River Stage to be constructed in the floodplain at Village Park, 251 Elm Street.

**a. Board reviews particular section of the Code**

Section 17.0314 A. of the Zoning Code was reviewed. The plan is to erect a stage structure in the floodway in Village Park, 251 Elm Street. This variance is requested because the Village needs a variance for the structure to be built in the floodplain.

**b. Applicant or representative presents their position**

**i. Why variance is requested**

Director of Community Services/Public Works Andy LaFond shared that FEMA and the DNR have both signed off on this project. The base elevation of the stage, which is concrete, is 2 feet above the existing elevation now. The Village Park ReImagined Committee purposefully selected a four-post stage to minimize the impact of water and also to preserve views of the river. This is an unoccupied structure with 4 x 4 posts with a concrete floor. The front of the stage is curved to deflect any water, and all the electrical facilities will be 4 feet above grade. Any outlets would start at least two feet above the 100 year floodplain. A soil analysis has been obtained from the Village Engineer, and the building manufacturer is aware of the location and challenges that may be encountered. The base that the concrete is on is a granular material so water can come in and out.

A "No-Rise/No-Impact" Certification has been issued which certifies that the River Stage will not impact the base flood elevations, floodway elevations and floodway widths on the Milwaukee River in the FEMA Flood Insurance Study for Ozaukee County.

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Director of Community Services/Public Works LaFond shared that at the worst of times with flooding, the water level at this location may have been a foot high. Construction is scheduled to begin the first week of April, 2019 with completion by Family Fun Before the 4<sup>th</sup> which is on Saturday, June 29, 2019.

ii. Other possible solutions

No other possible solutions were presented.

c. Comments from anyone present requesting to be heard

There was nobody present to be heard.

d. Other communications received pertaining to this request

There has been no communication received regarding this request.

**IV. CLOSED SESSION**

Motion to adjourn to Closed Session pursuant to Chapter 19.85(1)(a) deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body and to reconvene into open session at the conclusion of that deliberation.

No Closed Session was held.

**V. ROLL CALL TO BE TAKEN**

**VI. CLOSED SESSION**

**VII. RECONVENE IN OPEN SESSION**

**VIII. MOTION AND ROLL CALL VOTE ON APPEAL**

**MOTION** by Member Match, **SECONDED** by Member Davis to Grant Zoning Code Variance to Allow the River Stage to be Constructed in the Floodplain, Village Park, 251 Elm Street and Allow the Structure as a Permitted Use. **MOTION CARRIED UNANIMOUSLY.**

**IX. ADJOURNMENT**

**MOTION** by Member Match, **SECONDED** by Member Davis to adjourn the meeting at 6:09 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois  
Village Clerk

Approved by,



Colleen Landisch-Hansen  
Administrator