



**Village of Thiensville
Committee of the Whole
AGENDA**

Date:
Monday, May 5, 2025

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

President

John Rosing

Board of Trustees

Jennifer Abraham

Vacant

Administrator

Colleen Landisch-Hansen

Angelina Apostolos

David Lange

Kristina Eckert (Excused)

Richard Longabaugh

Staff

Director of Community Services/Public Works Andy LaFond (Excused)

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

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 clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. BUSINESS

A. State Representative Deb Andraca to Discuss State Budgeting Process

B. Discussion Regarding Amendment to Comprehensive Plan (att)

C. Review and Recommendation Regarding the Following Citizen Appointments

Item	Name	Board/Commission	End of Term
a.	Mark (Randy) Pasternak	Plan Commission	May 5, 2028
b.	Rebecca Holyoke-Odeja	Plan Commission	May 5, 2028
c.	Vacant	Plan Commission	May 5, 2028
d.	Vacant	Historic Preservation Commission	May 5, 2028
e.	Laura Davis	Zoning Board of Appeals	May 5, 2028
f.	George Coulter	Zoning Board of Appeals	May 5, 2028
g.	Philip Konrath	Zoning Board of Appeals	May 5, 2028

D. Review and Recommendation Regarding the Following Board Appointments

Item	Name	Board/Commission	End of Term
a.	John Rosing (President)	Plan Commission	May 5, 2026
b.	David Lange (Temporary)	Plan Commission	May 5, 2026
c.	Richard Longabaugh (Chair)	Historic Preservation Commission	May 5, 2026
d.	Angelina Apostolos	Historic Preservation Commission	May 5, 2026
e.	John Rosing	Southern Ozaukee Fire & EMS Board	May 5, 2026
f.	Kristina Eckert	Southern Ozaukee Fire & EMS Board	May 5, 2026
g.	David Lange (Alternate)	Southern Ozaukee Fire & EMS Board	May 5, 2026
h.	Jennifer Abraham	Weyenberg Library Board	May 5, 2026
i.	David Lange	Mid-Moraine Representative	May 5, 2026

E. Review and Recommendation Regarding the Following Temporary Class B Beer and Class B Wine License Approvals:

Item	Name	Event(s)	Address	License(s)
a.	Thiensville Business Association (d/b/a Downtown Thiensville)	Thiensville Blues Fest, 9/12 + 9/13, 2025	PO Box 185	Class B Beer, Class B Wine
b.	Thiensville Business Association (d/b/a Downtown Thiensville)	Eats and Beats: 5-22, 6-19, 7-17, 8-21 & 9-11, 2025 Kids Fest: 7-26, 2025 Nightmare on Elm St: 10-30, 2025	PO Box 185	Class B Beer, Class B Wine

V. MISCELLANEOUS BUSINESS BY TRUSTEES AS MAY PROPERLY BE BROUGHT BEFORE THE BOARD

A. Review and Recommendation Regarding the Following Gifts

1. \$1,000 to the Thiensville Police Department Bike Safety Program from the Thiensville-Mequon Lion's Club
2. \$1,000 to the Thiensville Police Department Auxillary Program from the Thiensville-Mequon Lion's Club

B. Review Meeting Date Schedule

1. May 19th, 2025 - Board of Trustees at 6:00 PM
2. May 22, 2025 - Board of Review at 9:00 AM
3. June 2, 2025 - Committee of the Whole at 6:00 PM
4. June 16, 2025 - Board of Trustees at 6:00 PM
5. July 7, 2025 - Committee of the Whole at 6:00 PM

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

May 2, 2025

Please advise the Thiensville Municipal Hall, 250 Elm Street (262-242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

(Publish 4/17/2025)

Village of Thiensville
Public Hearing on Amendment to Comprehensive Plan

Notice is hereby given that the Village of Thiensville Village Board and Plan Commission will hold a public hearing on **Monday, May 19, 2025 at 6:00 PM**. The public hearing will take place at a special joint meeting of the Village Board and Plan Commission.

The public hearing will be held to gather public input on a proposed amendment to the “Comprehensive Plan of the Village of Thiensville.” The Comprehensive Plan sets the policy for the growth, development, and preservation of the community.

The proposed amendments would affect the Planned Land Use Map (Map VII-8) of the Plan document. The proposed amendment will update the Plan text to include new “Central Mixed Use” and “Neighborhood Mixed Use” Planned Land Use Categories. The proposed amendments also involve changing the Planned Land Use designation for parcel number 120500713002 located at 221-224 South Main Street from “Commercial” to “Institutional”; parcel number 120500713004 located at 247 South Main Street from “Multi-Family Residential and Mobile Home” to “Institutional”; and tax parcels 120500224003, 120500224005, and 120500224002 from “Commercial” to “Central Mixed Use”; and tax parcel 120500224001 from “Single-Family Residential” to “Central Mixed Use.” The map will amend the parcel boundaries of tax parcel 120500711000 and show the entire parcel as “Institutional” Planned Land Use category.

The Comprehensive Plan and the proposed amendment will be available for review online at www.village.thiensville.wi.us prior to the public hearing. Written comments on the proposed amendment to the Comprehensive Plan should be submitted before the public hearing date to the Village Clerk (clandisch@village.thiensville.wi.us). All written comments will be forwarded to the Village Board and Plan Commission.

Dated this 17th day of April 2025.

Colleen Landisch-Hansen
Village Clerk

Memorandum

Village of Thiensville Plan Commission

Date: April 28, 2024

Re: Mixed Use Zoning Districts for Village of Thiensville Zoning Code

There are numerous areas of the Village that could support mixed use development. The Thiensville Crossing TID Plan recommends mixed development that includes residential, commercial, and employment uses. However, the Village does not currently have a zoning district that permits this type of development. The Village has reviewed options for creating mixed use districts that include regulations shape the development it would like to see and are sensitive to specific contexts, surrounding uses, and scales within the Village.

In the document below, the Village has introduced regulations to create a Central Mixed Use District and a Neighborhood Mixed Use District. The Central Mixed Use District would be used in areas promoting higher density and creating a vibrant business or downtown-style district. The Neighborhood Mixed Use District would be used in areas that can accommodate a mix of uses but are in transitional areas from other more residential uses and are sensitive to its lower intensity surrounding areas.

CMU – Central Mixed Use District

This district is intended to permit downtown commercial and mixed-use development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development in a modern urban downtown development pattern that is compatible with traditional characteristics of Thiensville. Residential uses are intended to occur at a density of 50 units per acre.

A. Permitted Uses:

1. Townhouse.
2. Two Flats.
3. Apartments.
4. Mixed-Use Building.
5. Live/Work Unit.
6. Office.
7. Personal or Professional Service.
8. Indoor Sales or Service.
9. Restaurants, Taverns, and Indoor Commercial Entertainment.
10. Commercial Indoor Lodging.
11. Indoor Maintenance Service (Non-Residential, Non-Vehicle).

12. Indoor Institutional.
 13. Passive Outdoor Recreation.
 14. Active Outdoor Recreation.
- B. Permitted Accessory Uses:
1. Electric Vehicle Charging.
 2. Home Occupation.
 3. Communication Antenna.
 4. On-Site Parking Lot.
 5. On-Site Structured Parking.
 6. Short-Term Residential Rental.
 7. Small Solar Energy System.
 8. Accessory Residential Structure.
 9. Accessory Nonresidential Structure.
- C. Primary Uses Permitted Only as Conditional Uses:
1. Boarding House Living.
 2. Artisan Production Shop.
 3. Physical Activity Studio.
 4. Outdoor Commercial Entertainment.
 5. Community Living Arrangement (9 to 15 Residents).
 6. Community Living Arrangement (16+ residents).
 7. Communication Tower.
 8. Off-Site Parking Lot.
 9. Off-Site Parking Structure.
 10. Coffee Roasting for On-Premises Sales.
 11. Commercial Kitchen.
 12. Drive Through & In-Vehicle Sales or Service for banks or financial institutions only.
- D. Accessory Uses Permitted Only as Conditional Uses:
1. Incidental Outdoor Sales and Display.
 2. Incidental Outdoor Storage.
- E. Temporary Uses:
1. Farmers' Market.
 2. Garage Sale.
 3. Temporary On-Site Construction Storage, Project Office, and Real Estate Sales.
 4. Temporary Outdoor Assembly.
 5. Temporary Outdoor Sales.
 6. Temporary Refuse Container.
 7. Temporary Relocatable Building/Structure.
- F. Use Regulations

1. Buildings with frontage on Freistadt Road and/or Main Street must be mixed use.
 - i. Based on the design of the proposed development and parcel, a Primary and Secondary street will be determined by the Zoning Administrator.
 - ii. The building frontage adjacent to the Primary street must contain 100% of the first floor frontage as active, non-residential use.
 - iii. An active use must be present at the corner of the development, and extend at least 24 feet along the first floor building frontage adjacent to the Secondary street.

G. Lot Area and Width:

1. Minimum Lot Area: 6,000 square feet
2. Minimum Lot Width: 50 feet
3. Minimum Lot Depth: 120 feet
4. Maximum Lot Coverage: 90% of Lot Area
5. Minimum Greenspace/Impervious Coverage: 10% of Lot Area

H. Building Height & Dimensions:

1. Maximum Principal Building Height: 55 feet and not more than 4 stories
2. Minimum Principal Building Height: 25 feet and not less than 2 stories
3. Maximum Principal Building Length at Street Frontage: 275 feet
4. Maximum Accessory Structure Height: 20 feet

I. Setback and Yards:

1. Front Setback
 - i. Minimum: 0 feet
 - ii. Maximum: 15 feet
2. Minimum Side Setback: 0 feet
3. Minimum Rear Setback: 10 feet
4. Street Side Setback (Corner Lots)
 - i. Minimum: 0 feet
 - ii. Maximum: 15 feet

J. Development Standards Applicable to the CMU District

Any development occurring within a CMU District must comply with the lot area, height, and setback standards set forth in this district, new construction must conform to the following design standards

1. Windows. All public street facing façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street. The minimum percentage of windows or doors shall include trim but exclude gables.

- i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 40 percent of the ground floor façade area containing the nonresidential use.
 - ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 20 percent of the ground floor façade area containing the residential use.
 - iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 20 percent of the total façade area above the ground floor.
2. Building Facades. Buildings must either:
 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band around the building, and the addition of a roof element such as a cornice
 - ii. Create an undulating and articulated building façade that provides visual interest and variation across all elevations. All rooflines must complement the façade by including distinct design elements, such as gables, cornices, parapets, or slopes, to avoid monotony. Façades shall not exceed 40 feet in length without architectural articulation, which may include:
 1. Recesses or projections that step back or project a portion of the main façade plane.
 2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 5. Roof form variations such as the inclusion of dormers, change in roof lines, or change in roof type.
3. Primary Entrances.
 - i. Primary entrances shall be oriented with the following hierarchy:
 1. If located along Main Street, the primary entrance shall be oriented towards Main Street.
 2. If located along Freistadt Road, the primary entrance shall be oriented towards Freistadt Road.
 3. If located along Green Bay Road, the primary entrance shall be oriented towards Green Bay Road.
 4. If located along any other street, the primary entrance may be oriented toward the front yard of the property.

- ii. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
 - iii. Façades on multiple-tenant buildings should be broken into design elements that reflect individual tenant spaces through staggering of vertical façade planes, window/door groupings, and awnings.
4. Building Materials.
- i. All façade elevations visible from a public right-of-way in the CMU District must be comprised of high quality materials as defined in this chapter.
 - ii. High quality materials are defined as:
 - 1. Brick;
 - 2. Stone;
 - 3. Stucco;
 - 4. Brick Veneer;
 - 5. Stone Veneer;
 - 6. Metal paneling that imitates stucco siding.
 - 7. Engineered wood-look panels
 - 8. Decorative metal paneling
 - 9. Fiber cement or similar composite wood siding
 - a. Fiber cement or similar products are only permitted on residential buildings or the upper floors of mixed use.
5. Screening is required for mechanical equipment, loading docks, and waste receptacles.
6. Sidewalk and pedestrian access shall be provided from the main entrance to parking areas and the public sidewalk.
7. Parking. Developments in Central Mixed Use districts must adhere to Section 17.0503 Parking Requirements or submit a parking demand justification to the Zoning Administrator for approval.
- i. On-site parking should be located either behind the primary building and screened from the street by the primary building or built underground where feasible. If on-site parking is located in the side yard, it must be adequately screened as deemed by the Zoning Administrator. On-site parking is prohibited in the front yard between the building façade and public street.
8. Bicycle Parking. For properties within the CMU and NMU districts, designated bicycle parking spaces shall be provided in accordance with the requirements of this subsection. Bicycle facilities shall be of high quality and reflect the architecture of the primary structure.

- i. Minimum required spaces.
 1. Commercial uses. Bicycle parking facilities should be provided a minimum of two spaces, with additional spaces provided at a rate of one bicycle space per 12 vehicle parking spaces.
 2. Multifamily residential uses. Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of four bicycle spaces shall be provided.
 3. Mixed uses. Bicycle parking facilities should be provided at a rate of one bicycle space per residential unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
 4. For buildings adjacent to the Ozaukee Interurban Trail with frontage on Freistadt Road, Buntrock Avenue, or Division Street, must provide an additional five bicycle parking spaces per principal building.
 - ii. Location. Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the entry point providing primary access to the building is set back no more than 20 feet from the front lot line.
 - iii. Facility. Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential spaces is required for residential or mixed-use development and residents must be provided 24-hour access to bicycle parking areas.
9. Landscaping. For properties within the CMU District, these landscape standards exist independently of other standards this Code.
- i. Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.
 1. At least 50 percent of the foundation of the building must include some kind of planting or landscaping feature.
 2. Plantings cannot include canopy trees or large evergreen trees.

K. Site Plans to Be Submitted to Plan Commission

1. Every builder of any building hereafter erected or structurally altered for use in the CMU district must meet with the Village Zoning Administrator prior to submitting required documents to the Village Plan Commission
2. Every builder of any building hereafter erected or structurally altered for use in the CMU District shall, before a building permit is issued, present detailed plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.

DRAFT

NMU – Neighborhood Mixed Use District

This district is intended to provide for a variety of commercial, retail, and community service opportunities in a small-scale setting while allowing some residential uses to occur at a density of 15 units per acre.

A. Permitted Uses:

1. Townhouse.
2. Duplex.
3. Two Flat.
4. Apartments.
5. Mixed-Use Building.
6. Live/Work Unit.
7. Office.
8. Personal or Professional Service.
9. Indoor Sales or Service.
10. Restaurants, Taverns, and Indoor Commercial Entertainment.
11. Boutique Commercial Indoor Lodging.
12. Indoor Maintenance Service (Non-Residential, Non-Vehicle).
13. Indoor Institutional.
14. Passive Outdoor Recreation.
15. Active Outdoor Recreation.

B. Permitted Accessory Uses:

1. Electric Vehicle Charging.
2. Home Occupation.
3. Communication Antenna.
4. On-Site Parking Lot.
5. On-Site Structured Parking.
6. Short-Term Residential Rental.
7. Small Solar Energy System.
8. Accessory Residential Structure.
9. Accessory Nonresidential Structure.

C. Primary Uses Permitted Only as Conditional Uses:

1. Boarding House Living.
2. Artisan Production Shop.
3. Physical Activity Studio.
4. Outdoor Commercial Entertainment.
5. Community Living Arrangement (9 to 15 Residents).
6. Communication Tower.
7. Off-Site Parking Lot.
8. Off-Site Parking Structure.
9. Coffee Roasting for On-Premises Sales.

10. Commercial Kitchen.

11. Drive Through & In-Vehicle Sales or Service for banks or financial institutions only.

D. Accessory Uses Permitted Only as Conditional Uses:

1. Incidental Outdoor Sales and Display.
2. Incidental Outdoor Storage.

E. Temporary Uses:

1. Farmers' Market.
2. Garage Sale.
3. Temporary On-Site Construction Storage, Project Office, and Real Estate Sales.
4. Temporary Outdoor Assembly.
5. Temporary Outdoor Sales.
6. Temporary Refuse Container.
7. Temporary Relocatable Building/Structure.

F. Use Regulations

1. Buildings with frontage on Main Street/Cedarburg Road must be mixed use.
 - i. Based on the design of the proposed development and parcel, a Primary and Secondary street will be determined by the Zoning Administrator.
 - ii. The building frontage adjacent to the Primary street must contain 100% of the first floor frontage as active, non-residential use.
 - iii. An active use must be present at the corner of the development, and extend at least 24 feet along the first floor building frontage adjacent to the Secondary street.

G. Lot Area and Width:

1. Minimum Lot Area: 7,200 square feet
2. Minimum Lot Width: 60 feet
3. Minimum Lot Depth: 120 feet
4. Maximum Lot Coverage: 75% of Lot Area
5. Minimum Greenspace/Impervious Coverage: 25% of Lot Area

H. Building Height & Dimensions:

1. Maximum Principal Building Height: 40 feet and not more than 3 stories
2. Minimum Principal Building Height: 25 feet and not less than 2 stories
3. Maximum Principal Building Length: 120 feet
 - i. Façade lengths shall not be greater than 40 feet without articulation (recess, projection, vertical division by building materials, division of façade into individual components with architectural elements, roof variation, public art).
4. Maximum Accessory Structure Height: 20 feet

I. Setback and Yards:

1. Front Setback
 - i. Minimum: 10 feet
 - ii. Maximum: 20 feet
2. Minimum Side Setback: 10 feet
3. Minimum Rear Setback: 20 feet
4. Street Side Setback (Corner Lots)
 - i. Minimum: 10 feet
 - ii. Maximum: 20 feet

J. Development Standards Applicable to the NMU District

Any development occurring within a NMU District must comply with the lot area, height, and setback standards set forth in this district, new construction must conform to the following design standards

1. Windows. All façades shall consist of a minimum percentage of windows or doors to allow views into and out of the building's interior and to promote a visual connection to the street. The minimum percentage of windows or doors shall include trim but exclude gables.
 - i. Ground floor, nonresidential uses: The total area of windows and doors shall comprise a minimum of 40 percent of the ground floor façade area containing the nonresidential use.
 - ii. Ground floor, residential uses: The total area of windows and doors shall comprise a minimum of 20 percent of the ground floor façade area containing the residential use.
 - iii. Upper floors, all uses: The total area of windows and doors shall comprise a minimum of 20 percent of the total façade area above the ground floor.
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 - i. Utilize a building style that clearly creates a base, mid-section, and top element. This can be done with elements such as, but not limited to: change of material, creating bump-out sections for the base, installation of a band around the building, and the addition of a roof element such as a cornice.
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2. Recesses or projections of upper floors from the ground floor façade plane.
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 3. If located along Green Bay Road, the primary entrance shall be oriented towards Green Bay Road.
 4. If located along any other street, the primary entrance may be oriented toward the front yard of the property.
 - ii. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
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 1. Brick;
 2. Stone;
 3. Stucco;
 4. Brick Veneer;
 5. Stone Veneer;
 6. Metal paneling that imitates stucco siding.
 7. Engineered wood-look panels
 8. Decorative metal paneling
 9. Fiber cement or similar composite wood siding

- a. Fiber cement or similar products are only permitted on residential buildings or the upper floors of mixed use.
5. Screening is required for mechanical equipment, loading docks, and waste receptacles.
6. Sidewalk and pedestrian access shall be provided from the main entrance to parking areas and the public sidewalk.
7. Parking. Developments in Neighborhood Mixed Use district must adhere to Section 17.0503 Parking Requirements or submit a parking demand justification to the Zoning Administrator for approval.
 - i. On-site parking should be located either behind the primary building and screened from the street by the primary building or built underground where feasible. If on-site parking is located in the side yard, it must be adequately screened as deemed by the Zoning Administrator. On-site parking is prohibited in the front yard between the building façade and public street.
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 - i. Minimum required spaces.
 1. Commercial uses. Bicycle parking facilities should be provided a minimum of two spaces, with additional spaces provided at a rate of one bicycle space per 12 vehicle parking spaces.
 2. Multifamily residential uses. Bicycle parking facilities should be provided at a rate of one bicycle space per ten dwelling units. A minimum of four bicycle spaces shall be provided.
 3. Mixed uses. Bicycle parking facilities should be provided at a rate of one bicycle space per residential unit. A minimum of four bicycle spaces shall be provided for each principal nonresidential use.
 4. For buildings adjacent to the Ozaukee Interurban Trail with frontage on Freistadt Road, Buntrock Avenue, or Division Street, must provide an additional five bicycle parking spaces per principal building.
 - ii. Location. Bicycle parking shall be conveniently located near building entry points. Bicycle parking placement shall not conflict with pedestrian travel. Bicycle facilities provided in the public right-of-way may be used in parking calculations, so long as the

entry point providing primary access to the building is set back no more than 20 feet from the front lot line.

- iii. Facility. Bicycle parking shall be provided using bicycle rack or locker-type parking facilities and shall be designed to allow a bicycle frame to be locked to a structure attached to the pavement or the building. Indoor bicycle parking for residential spaces is required for residential or mixed-use development and residents must be provided 24-hour access to bicycle parking areas.

9. Landscaping. For properties within the NMU District, these landscape standards exist independently of other standards this Code.

- i. Building foundation landscape requirements. Buildings shall meet the following standards around the foundation of buildings and structures.

- 1. At least 50 percent of the foundation of the building must include some kind of planting or landscaping feature.
- 2. Plantings cannot include canopy trees or large evergreen trees.

K. Site Plans to Be Submitted to Plan Commission

- 1. Every builder of any building hereafter erected or structurally altered for use in the NMU District must meet with the Village Zoning Administrator prior to submitting required documents to the Village Plan Commission
- 2. Every builder of any building hereafter erected or structurally altered for use in the NMU District shall, before a building permit is issued, present detailed plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Town Village City of Thiensville

Application Date: 1/20/25

County of Ozaukee

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning _____ and ending _____ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- Bona fide Club
- Church
- Lodge/Society
- Chamber of Commerce or similar Civic or Trade Organization
- Veteran's Organization
- Fair Association

(a) Name Thiensville Business Association, Inc. d/b/a Downtown Thiensville

(b) Address PO Box 185, Thiensville, WI 53092
(Street)

(c) Date organized 5/7/86 Town Village City

(d) If corporation, give date of incorporation 39-1740729

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Katherine Egelhoff, 205 E. Silver Spring Dr. Whitefish Bay, WI

Vice President Kristina Eckert, 149 Green Bay Rd., Thiensville, WI 53092

Secretary Nancy Egelhoff, 102 E. Freistadt Rd., Thiensville, WI 53092

Treasurer Dan Umhoefer, 230 S. Orchard St., Thiensville, WI 53092

(g) Name and address of manager or person in charge of affair: Robert Kos
NS4 W 16315 Westwind Dr, Menomonee Falls, WI 53051

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Village Park, 250 Elm St, Thiensville, WI 53092

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

Eats + Beats; May 22, June 19, July 17, Aug. 21, Sept. 11, 2025
Kids Frits: July 26, 2025
Nightmare on Elm St: Oct. 30, 2025

3. Name of Event

(a) List name of the event A

(b) Dates of event _____

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer Nancy Egelhoff
(Signature/date)

Officer Katherine Egelhoff
(Signature/date)

Date Filed with Clerk _____

Date Granted by Council _____

Thiensville Business Association
(Name of Organization)

Officer Kristina Eckert
(Signature/date)

Officer D. Kos 29 JAN 25
(Signature/date)

Date Reported to Council or Board _____

License No. _____

1/15/25

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: 1/20/25

Town Village City of _____

County of Ozaukee

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Sept. 12 and ending Sept. 13 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →
- Bona fide Club
 - Church
 - Lodge/Society
 - Chamber of Commerce or similar Civic or Trade Organization
 - Veteran's Organization
 - Fair Association

(a) Name Thiensville Business Association, Inc. d/b/a Downtown Thiensville

(b) Address Po Box 185 Thiensville, WI 53092
(Street) Town Village City

(c) Date organized 5/7/86

(d) If corporation, give date of incorporation 39-1740729

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Katherine Egelhoff, 205 E. Silver Spring Dr, Whitefish Bay, WI

Vice President Kristina Eckert, 149 Green Bay Rd, Thiensville, WI 53092

Secretary Nancy Egelhoff, 102 E. Freistatt Rd, Thiensville, WI 53092

Treasurer Dan Umhoefer, 230 S. Orchard St, Thiensville, WI 53092

(g) Name and address of manager or person in charge of affair: Robert Kos
NS4W16315 Westwing DR, Menomonee Falls, WI 53051

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Village Park, 250 Elm St. Thiensville, WI 53092

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Yes

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Thiensville Blues Fest

(b) Dates of event Sept. 12 + 13, 2025

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer Nancy Egelhoff
(Signature/date)

Officer Katherine Egelhoff
(Signature/date)

Thiensville Business Association
(Name of Organization)

Officer Kristina Eckert
(Signature/date)

Officer D. Umhoefer 29 JAN 25
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____