



**Village of Thiensville
Plan Commission
AGENDA**

Date:
Tuesday, May 13, 2025

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

Chairman

John Rosing

**Director of Community
Services/Public Works**

Andy LaFond

Village Planner

Meredith Perks

Commissioners

David Lange

Rebecca Holyoke-
Odeja

Vacant

Joe Nelson

M. Randy Pasternak

Jerry Schmitz

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. APPROVAL OF MINUTES

A. April, 15 2025 (att)

V. BUSINESS

A. Review and Recommendation to the Village Board Regarding Mixed Use Zoning Text Amendment (att)

VI. STAFF REPORT

A. April, 2025 (att)

VII. ADJOURNMENT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, April 15, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Rosing called the meeting to order at 6:03 PM

II. ROLL CALL

Chairman

John Rosing

Director of Community Services/Public Works

Andy LaFond

Village Planner

Meredith Perks

Commissioners

Jeff Hershberger Joe Nelson

Rebecca Holyoke- M. Randy Pasternak
Odeja

Vacant Jerry Schmitz (Excused)

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. APPROVAL OF MINUTES

A. March 11, 2025 (att)

MOTION to Approve by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

V. BUSINESS

A. Review and Approve Backyard Shed at 610 Laurel Drive (att)

Commissioner Pasternak inquired if the foundation needed separate approval.

Director LaFond stated that the building inspector will review the application.

MOTION to Approve Backyard Shed at 610 Laurel Drive by Commissioner Nelson **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED.**

Aye: 4

No: 1 (Hershberger)

Abstain: 0

B. Review and Recommendation Regarding Resolution 2025-04 the Adoption of A Public Participation Plan for the Update of the Comprehensive Plan (att)

Director LaFond explained the need for updates to the village comprehensive plan, which was adopted in 2008 and requires amendments every 10 years.

The adoption of a public participation plan is necessary to make the amendment process open to the public and collect public input.

The participation plan outlines steps for public awareness, review, and comment, and will apply to all future amendments of the 2008 plan.

Director LaFond elaborated on the public participation plan, emphasizing its compliance with state statutes and the importance of public input.

The plan includes using existing planning, plan commission, and village board trustees meetings for public participation.

Prior to adoption, a public hearing will be held to meet state statutes and provide an official space for comments.

The Plan Commission needs to adopt the public participation plan by resolution, which will then

be recommended to the village board for adoption.

MOTION to Recommend Resolution 2025-04 the Adoption of A Public Participation Plan for the Update of the Comprehensive Plan by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

C. Consultation Regarding Rezoning and Expansion of Christ Alone Evangelical Church and School (att)

President Rosing introduced the planned expansion of Christ Alone Evangelical Church and School.

Planner Perks outlined the project, which includes demolition of existing structures, additions to the church and school, and updates to the site area and site plan.

The project Land Use Plan amendment requires a 30-day public participation waiting period and will be discussed in multiple procedural steps.

The comprehensive plan amendment process will update future land use categories to institutional, and the rezoning will follow.

Nat Stein of Ramlow & Stein introduced the application team comprised of members representing Christ Alone as well as members of the engineering and architectural team.

The team has had multiple meetings and phone calls with the village staff to navigate the procedural steps.

The team has also met with the condo association of White Coach Condominiums to address concerns and work towards being good neighbors.

Commissioner Holyoke-Odeja expressed concern about the proposed Main Street parking entrance and questioned how it would affect Main Street traffic.

The Christ Alone team explained the intent to use Division Street in conjunction with Main to form a circular path in regard to school pick-up and drop-off. Representatives from the project team believe that the Main Street entrance will actually help improve Main Street traffic as the longer loop allows smoother access than the current short turn onto Division Street which currently serves as the only access.

Commissioner Pasternak asked how many students are generally involved in pick-up and drop-off.

There are 95 students currently, but the expansion would make the goal around 200.

Commissioner Holyoke-Odeja inquired if a stop sign would be placed at the exit onto Division Street.

Yes, stop signs would be utilized throughout.

The Christ Alone team presented the site plan, including the new entrance, parking, and accessible parking grading.

The team has considered stormwater management and included retention underneath the parking lot.

The architectural design aims to match existing buildings in materials and style.

The Christ Alone team presented the landscaping plan, focusing on low-profile street yard buffers and appropriate foundation plant material.

The team plans to leave some green space open for passive play and snow storage and will consider the impact of playground surfaces on stormwater calculations.

In attendance, Kristina Eckert, 120 Riverview Drive, shared that Christ Alone Lutheran has been a good neighbor, offering other community groups space for events and planning throughout the years.

The commission provided feedback on the site plan, including the need for more visual representation of queuing and car count capacity.

Additional landscaping will be considered to enhance the view from the bike path and pedestrian trail.

The commission expressed support for the project and the need for childcare in the community.

The Christ Alone team will return with more detailed plans and address any additional concerns raised by the commission.

VI. STAFF REPORT

A. March 2025 (att)

VII. ADJOURNMENT

MOTION to Adjourn at 7: 14 PM by Commissioner ? **SECONDED** by Commissioner ? **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

[MIN_SIGNATURES]

ZONING TEXT AMENDMENT RECOMMENDATION CENTRAL MIXED USE AND NEIGHBORHOOD MIXED USE

To: Thiensville Plan Commission

Prepared by: Meredith Perks, Village Planner

Date: May 13, 2025

General Information

Applicant:

Village of Thiensville

Requested Action:

Review & Recommend Zoning Text
Amendment

Report:

There are numerous areas within the Village that could support mixed-use development. The Thiensville Crossing TID Plan recommends a blend of residential, commercial, and employment uses. Additionally, the 2005 Mequon-Thiensville Town Center Guidelines advocate for mixed-use development. The Village of Thiensville's 2035 Comprehensive Plan, adopted in 2008 as part of the Ozaukee County Multi-Jurisdictional Comprehensive Plan, calls for the development of mixed-use areas, particularly within the Town Center, proposing an integration of residential, commercial, and civic spaces to create a vibrant, pedestrian-friendly environment. The plan also recommends updating zoning regulations to facilitate such development, with the goal of enhancing community engagement and economic vitality.

However, the Village has not yet established a zoning district to support this type of development. Currently, in the village our only zoning tool used to achieve this is the Planned Development Overlay (PDO). Adopting a mixed-use district would better define our goals and regulations for implementing such developments. Mixed-use zoning is a critical next step in advancing the Thiensville Crossing TID District. The Village has explored various options for creating mixed-use districts with regulations that promote the desired development while being sensitive to specific contexts, surrounding uses, and the scale of development within the Village.

The Village is proposing to update the Thiensville Code Section 17.0300 Zoning Districts to create two new Mixed Use Districts. These districts are Central Mixed Use and Neighborhood Mixed Use. The Village is not recommending Zoning Map amendments to include the new Mixed Use Districts at this time. Instead, rezonings will be considered on a case-by-case basis as applications are received.

The Central Mixed-Use District would be applied to areas designated for higher density, fostering a vibrant business or downtown-style district. As described in the proposed zoning text, “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.”

The Neighborhood Mixed-Use District would be used in areas capable of accommodating a mix of uses but located in transitional zones from more residential areas, ensuring compatibility with surrounding lower-intensity uses. As described in the proposed text, “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.”

Both proposed zoning districts include land use and site regulations to manage the use, site layout, height, and scale of proposed projects. Additionally, the text language includes development regulations that guide the design, materials, and activation of the projects. Both districts emphasize the activation of the first floor, particularly for projects on key corners or intersections.

Staff Comments:

Creation of the Central Mixed Use and Neighborhood Mixed Use Districts will advance key Village plans, including Thiensville Crossing, and will help the Village attract and regulate desirable development that can help keep the community vibrant and competitive for modern development styles. Staff recommends that Commissioners recommend the proposed text amendment to Section 17.0300 establishing the Central Mixed Use and Neighborhood Mixed Use Zoning Districts to the Village Board for a public hearing and adoption.

ZONING TEXT AMENDMENT – SECTION 17.0300 ZONING DISTRICTS

CENTRAL MIXED USE AND NEIGHBORHOOD MIXED USE

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.

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.
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 NMU 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 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.
8. Bicycle Parking. For properties within 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 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.

ZONING TEXT AMENDMENT RECOMMENDATION CENTRAL MIXED USE AND NEIGHBORHOOD MIXED USE

To: Thiensville Plan Commission

Prepared by: Meredith Perks, Village Planner

Date: May 13, 2025

General Information

Applicant:

Village of Thiensville

Requested Action:

Review & Recommend Zoning Text
Amendment

Report:

There are numerous areas within the Village that could support mixed-use development. The Thiensville Crossing TID Plan recommends a blend of residential, commercial, and employment uses. Additionally, the 2005 Mequon-Thiensville Town Center Guidelines advocate for mixed-use development. The Village of Thiensville's 2035 Comprehensive Plan, adopted in 2008 as part of the Ozaukee County Multi-Jurisdictional Comprehensive Plan, calls for the development of mixed-use areas, particularly within the Town Center, proposing an integration of residential, commercial, and civic spaces to create a vibrant, pedestrian-friendly environment. The plan also recommends updating zoning regulations to facilitate such development, with the goal of enhancing community engagement and economic vitality.

However, the Village has not yet established a zoning district to support this type of development. Currently, in the village our only zoning tool used to achieve this is the Planned Development Overlay (PDO). Adopting a mixed-use district would better define our goals and regulations for implementing such developments. Mixed-use zoning is a critical next step in advancing the Thiensville Crossing TID District. The Village has explored various options for creating mixed-use districts with regulations that promote the desired development while being sensitive to specific contexts, surrounding uses, and the scale of development within the Village.

The Village is proposing to update the Thiensville Code Section 17.0300 Zoning Districts to create two new Mixed Use Districts. These districts are Central Mixed Use and Neighborhood Mixed Use. The Village is not recommending Zoning Map amendments to include the new Mixed Use Districts at this time. Instead, rezonings will be considered on a case-by-case basis as applications are received.

The Central Mixed-Use District would be applied to areas designated for higher density, fostering a vibrant business or downtown-style district. As described in the proposed zoning text, “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.”

The Neighborhood Mixed-Use District would be used in areas capable of accommodating a mix of uses but located in transitional zones from more residential areas, ensuring compatibility with surrounding lower-intensity uses. As described in the proposed text, “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.”

Both proposed zoning districts include land use and site regulations to manage the use, site layout, height, and scale of proposed projects. Additionally, the text language includes development regulations that guide the design, materials, and activation of the projects. Both districts emphasize the activation of the first floor, particularly for projects on key corners or intersections.

Staff Comments:

Creation of the Central Mixed Use and Neighborhood Mixed Use Districts will advance key Village plans, including Thiensville Crossing, and will help the Village attract and regulate desirable development that can help keep the community vibrant and competitive for modern development styles. Staff recommends that Commissioners recommend the proposed text amendment to Section 17.0300 establishing the Central Mixed Use and Neighborhood Mixed Use Zoning Districts to the Village Board for a public hearing and adoption.