



Village of Thiensville
Special Joint Meeting of
Plan Commission & Village
Board
AGENDA

Date:
Monday, May 19, 2025

LOCATION: 250 Elm Street, Thiensville, WI

Time: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

BOARD OF TRUSTEES

President

John Rosing

Administrator

Colleen Landisch-Hansen

Board of Trustees

Jennifer Abraham

Angelina Apostolos

Kristina Eckert

Vacant

David Lange

Richard Longabaugh

Staff

Director of Community Services/Public Works Andy LaFond

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

PLAN COMMISSION

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. PUBLIC HEARING FOR THE PURPOSE OF SEEKING PUBLIC INPUT TO CONSIDER AMENDMENTS TO THE VILLAGE OF THIENSVILLE 2035 COMPREHENSIVE PLAN

A. Motion to Open Public Hearing

1. Administrator to Read and Explain Notice (att)
 2. Village Planner and Village Staff to Give Brief Explanation of Proposed Comprehensive Plan Amendments (att)
 3. Comments from Anyone Present to be Heard
 4. Administrator to Read any Correspondence Received Related to Proposed Comprehensive Plan Amendments
 5. Comments from the Village Board and Plan Commission
- B. Motion to Close Public Hearing

IV. PLAN COMMISSION BUSINESS

- A. Review and Recommendation Regarding Resolution 2025-07 Resolution Recommending Amendments to the Village of Thiensville 2035 Comprehensive Plan - Village of Thiensville (att)
- B. Review and Recommendation Regarding Resolution 2025-08 Resolution Recommending Amendment to the Village of Thiensville 2035 Comprehensive Plan - Christ Alone Evangelical Lutheran Church (att)

V. BOARD OF TRUSTEES BUSINESS

- A. Review and Action Regarding Proposed Ordinance 2025-03 to Adopt Amendments to the Village of Thiensville Comprehensive Plan (Tax Parcels 120500224003, 120500224005, 120500224002, 120500224001) (att)
- B. Review and Action Regarding Proposed Ordinance 2025-04 to Adopt Amendments to the Village of Thiensville Comprehensive Plan (Tax Parcels 120500713002, 120500713004, 120500711000) (att)

VI. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

May 16, 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.

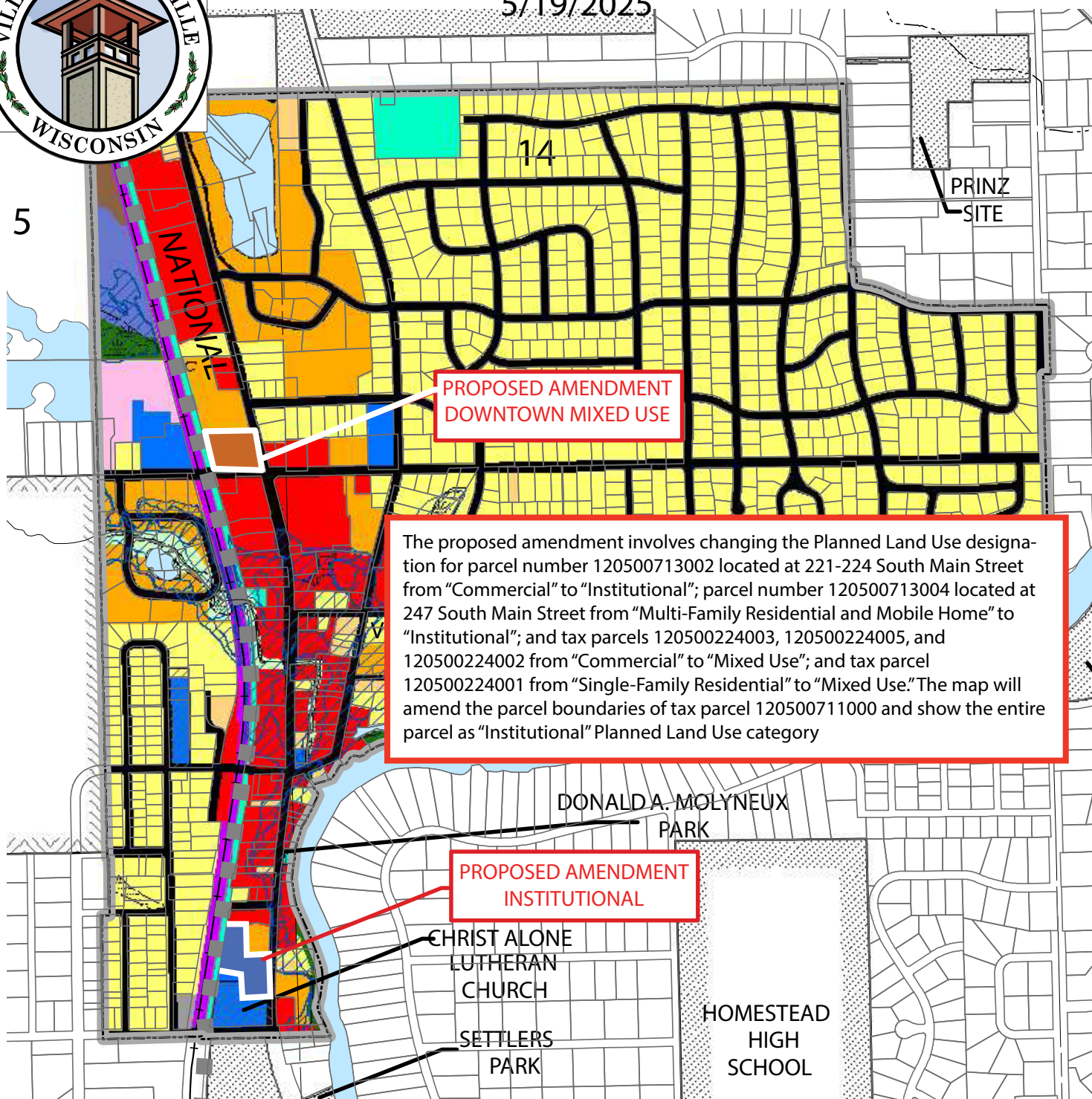
The Comprehensive Plan and the proposed amendment will be available for review online at www.village.thiensville.wi.us prior to the public hearing. Written comments on the proposed amendment to the Comprehensive Plan should be submitted before the public hearing date to the Village Clerk (clandisch@village.thiensville.wi.us).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

PLANNED LAND USE AMENDMENT

5/19/2025



- | | |
|--|--|
| SINGLE - FAMILY RESIDENTIAL | RECREATIONAL |
| TWO - FAMILY RESIDENTIAL | OTHER CONSERVANCY LANDS TO BE PRESERVED |
| MULTI - FAMILY RESIDENTIAL AND MOBILE HOME | PRIMARY ENVIRONMENTAL CORRIDOR |
| COMMERCIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| STREETS AND HIGHWAYS | ISOLATED NATURAL RESOURCE AREA |
| RAILWAY | SURFACE WATER |
| COMMUNICATIONS, UTILITIES AND OTHER TRANSPORTATION | WISCONSIN WETLAND INVENTORY: 2007 (OVERLAY) |
| GOVERNMENTAL AND INSTITUTIONAL | MAP MODERNIZATION FLOODPLAIN: 2007 (OVERLAY) |
| | DOWNTOWN MIXED USE |

Source: Village of Thiensville, Ozaukee County, and SEWRPC.

0 500 1,000 Feet

RESOLUTION NO. 2025-07

**RESOLUTION RECOMMENDING AMENDMENTS TO THE
VILLAGE OF THIENSVILLE 2035 COMPREHENSIVE PLAN – VILLAGE OF
THIENSVILLE**

PLAN COMMISSION OF THE VILLAGE OF THIENSVILLE, WISCONSIN

WHEREAS, the Village of Thiensville on October 7, 2008 adopted the Village of Thiensville 2035 Comprehensive Plan, (hereinafter “Plan”) as the Village’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Village of Thiensville Plan Commission has the authority and responsibility to recommend amendments to the Plan to the Village Board, under Section 66.1001(4)(b); and

WHEREAS, on May 19, 2025, the Plan Commission reviewed proposed amendments to the Comprehensive Plan text and Planned Land Use Map as requested by Village of Thiensville, which are described in the document provided by Vandewalle & Associates dated May 12, 2025, copies of which are attached hereto and incorporated by reference herein as Exhibit A; and,

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Thiensville hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendments to the Village of Thiensville Comprehensive Plan that the Plan Commission recommended for approval at its May 19, 2025, special Plan Commission Meeting.

This Resolution was adopted at a joint meeting of the Plan Commission of the Village of Thiensville on the 19th day of May, 2025.

PLAN COMMISSION

By: _____
John Rosing, Village President and Plan
Commission Chair

ATTEST:

Colleen Landisch-Hansen, Village Clerk

**COMPREHENSIVE PLAN AMENDMENTS –
CREATION OF CENTRAL MIXED USE AND NEIGHBORHOOD
MIXED USE PLANNED LAND USE CATEGORIES AND
AMENDMENT OF PLANNED LAND USE MAP**

To: Thiensville Plan Commission & Village Board

Prepared by: Meredith Perks, Village Planner

Date: May 12, 2025

General Information

Applicant:	Village of Thiensville
Location:	Tax Parcels 120500224003, 120500224005, 120500224002, 120500224001
Requested Action:	Amend 2035 Comprehensive Plan and Planned Land Use Map

Report:

Village Staff is requesting an amendment to the Village of Thiensville's 2035 Comprehensive Plan to create two new Planned Land Use Categories, Central Mixed Use and Neighborhood Mixed Use.

The Village of Thiensville's 2035 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. The Village has not yet created mixed use land use categories and is currently taking steps to amend the Zoning Code to create mixed use zoning districts that align with the proposed Planned Land Use categories.

The proposed Central Mixed Use Planned Land Use category text will update Chapter VIII to include:

“Central Mixed Use areas are intended for downtown-scale commercial and mixed-use development at an intensity which encourages infill development, redevelopment, and the continued economic viability of existing development in a modern building pattern that is compatible with traditional characteristics of Thiensville. Permitted uses in this land use include two-family residential, multi-

family/apartment residential, commercial, institutional, and recreational. Residential uses are intended to occur at a density of 50 units per acre.”

The proposed Neighborhood Mixed Use Planned Land Use category text will update Chapter VIII to include:

“Neighborhood Mixed Use areas are intended 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. Neighborhood Mixed Use will enable a modern development pattern that is also compatible with traditional characteristics of Thiensville. Permitted uses in this district include two-family residential, multi-family/apartment residential, commercial, institutional, and recreational.”

Village staff is also requesting the amendment of the Planned Land Use Map to change tax parcels 120500224003, 120500224005, and 120500224002 from “Commercial” to “Central Mixed Use”; and tax parcel 120500224001 from “Single-Family Residential” to “Central Mixed Use.” These parcels are located in TID #2 and the proposed land use categories align with the Thiensville Crossing plan for this area.

Staff Comments:

Adding the proposed Mixed Use Planned Land Use categories will permit the Village to advance the land use planning goals from the 2035 Comprehensive Plan, TID #2 Project Plan, Thiensville Crossing Plan, as well as the Mequon-Thiensville Town Center Guidelines. This text amendment and the amendment to the Planned Land Use map, along with the ongoing zoning text amendment process, will allow for the efficient consideration of rezoning requests.

Staff recommends:

1. The Plan Commission adopt a resolution recommending that the Village Board approve the proposed Comprehensive Plan Amendments requested by Village of Thiensville.
2. The Village Board adopt the ordinance approving the proposed amendments to the 2035 Comprehensive Plan.

RESOLUTION NO. 2025-08

**RESOLUTION RECOMMENDING AMENDMENTS TO THE
VILLAGE OF THIENSVILLE 2035 COMPREHENSIVE PLAN – CHRIST ALONE
EVANGELICAL LUTHERAN CHURCH**

PLAN COMMISSION OF THE VILLAGE OF THIENSVILLE, WISCONSIN

WHEREAS, the Village of Thiensville on October 7, 2008 adopted the Village of Thiensville 2035 Comprehensive Plan, (hereinafter “Plan”) as the Village’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the Village of Thiensville Plan Commission has the authority and responsibility to recommend amendments to the Plan to the Village Board, under Section 66.1001(4)(b); and

WHEREAS, on May 19, 2025, the Plan Commission reviewed proposed amendments to the Planned Land Use Map as requested by Christ Alone Evangelical Lutheran Church, which are described in the document provided by Vandewalle & Associates dated May 12, 2025, copies of which are attached hereto and incorporated by reference herein as Exhibit A; and,

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the Village of Thiensville hereby recommends that, following a public hearing, the Village Board adopt an ordinance to constitute official Village approval of the proposed amendments to the Village of Thiensville Comprehensive Plan that the Plan Commission recommended for approval at its May 19, 2025, special Plan Commission Meeting.

This Resolution was adopted at a joint meeting of the Plan Commission of the Village of Thiensville on the 19th day of May, 2025.

PLAN COMMISSION

By: _____
John Rosing, Village President and Plan
Commission Chair

ATTEST:

Colleen Landisch-Hansen, Village Clerk

COMPREHENSIVE PLAN AMENDMENTS – CHRIST ALONE EVANGELICAL LUTHERAN CHURCH

To: Thiensville Plan Commission & Village Board

Prepared by: Meredith Perks, Village Planner

Date: May 12, 2025

General Information

Applicant:	Christ Alone Evangelical Lutheran Church
Location:	247 South Main Street
Requested Action:	Amend 2035 Comprehensive Plan Planned Land Use Map

Report:

The Applicant is requesting an amendment to the Village of Thiensville's 2035 Comprehensive Plan Planned Land Use Map to advance their rezoning and building and site plan review application. Christ Alone is proposing the expansion of both the school and church buildings on their site at 247 South Main Street.

The Applicant is requesting to amend the planned use classification for Parcel Number 120500713002 “Commercial” to “Governmental and Institutional,” Parcel Number 120500713004 from “Multi-Family Residential and Mobile Home” to “Governmental and Institutional,” and amend the planned use classification of tax parcel 120500711000 to “Governmental and Institutional”.

Staff Comments:

The Planned Land Use Map is a very important policy document under Wisconsin law, in that all changes to the City Zoning Map must be consistent with the Planned Land Use Map. Subject to approval of the proposed Planned Land Use amendment, the property will need to undergo additional approvals, including a CSM to combine three parcels into a single parcel, building and site plan approval, and a rezoning to align with the new Planned Land Use category.

The three subject parcels are all owned by Christ Alone and parcel 120500711000 is already categorized as “Governmental and Institutional.” Amending the additional parcels to “Governmental and Institutional” will prepare the site for a consistent use

and potential future rezoning. The 2035 Village of Thiensville Comprehensive Plan Land Use Category description for “Governmental and Institutional” states “*The Governmental and Institutional land use category includes governmental and institutional buildings for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.*” The proposed future use aligns with this description.

Staff recommends:

1. The Plan Commission adopt a resolution recommending that the Village Board approve the proposed Comprehensive Plan Amendment requested by Christ Alone Evangelical Lutheran Church.
2. The Village Board adopt the ordinance approving the proposed amendments to the 2035 Comprehensive Plan.

ORDINANCE 2025-03

**ORDINANCE TO ADOPT AMENDMENTS TO THE
VILLAGE OF THIENSVILLE COMPREHENSIVE PLAN (Tax Parcels
120500224003, 120500224005, 120500224002, 120500224001)**

VILLAGE BOARD OF THE VILLAGE OF THIENSVILLE, WISCONSIN

The Village Board of the Village of Thiensville, Wisconsin, does ordain as follows:

WHEREAS, pursuant to sections 61.35 and 62.23(2) and (3) of Wisconsin Statutes, the Village of Thiensville is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Board adopted Village of Thiensville 2035 Comprehensive Plan on October 7, 2008; and

WHEREAS, as the Village adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan amendment as required by §66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission of the Village of Thiensville, by a majority vote of the entire Plan Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of amendments to the Planned Land Use Map which involve changing the future land use categories for four parcels in the Village and two text amendments creating two new Planned Land Use categories. The proposed amendments are described in the documents provided by the Village Planner dated May 12, 2025, copies of which are attached hereto and incorporated by reference herein as Exhibit A; and,

WHEREAS, the Village Board held a public hearing on the proposed amendments on May 19, 2025, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended amendments.

NOW, THEREFORE, the Village Board of Thiensville, Wisconsin, does ordain that the proposed amendments are hereby adopted as amendments to the Village's Comprehensive Plan pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

Enacted this 19th day of May, 2025.

VILLAGE OF THIENSVILLE

ATTEST:

By:

Colleen Landisch-Hansen, Village Clerk

John Rosing, Village President

ORDINANCE 2025-04

**ORDINANCE TO ADOPT AMENDMENTS TO THE
VILLAGE OF THIENSVILLE COMPREHENSIVE PLAN (Tax Parcels
120500713002, 120500713004, 120500711000)**

VILLAGE BOARD OF THE VILLAGE OF THIENSVILLE, WISCONSIN

The Village Board of the Village of Thiensville, Wisconsin, does ordain as follows:

WHEREAS, pursuant to sections 61.35 and 62.23(2) and (3) of Wisconsin Statutes, the Village of Thiensville is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Board adopted Village of Thiensville 2035 Comprehensive Plan on October 7, 2008; and

WHEREAS, as the Village adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan amendment as required by §66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission of the Village of Thiensville, by a majority vote of the entire Plan Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of amendments to the Planned Land Use Map which involve changing the future land use categories for three parcels in the Village. The proposed amendments are described in the documents provided by the Village Planner dated May 12, 2025, copies of which are attached hereto and incorporated by reference herein as Exhibit A; and,

WHEREAS, the Village Board held a public hearing on the proposed amendments on May 19, 2025, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended amendments.

NOW, THEREFORE, the Village Board of Thiensville, Wisconsin, does ordain that the proposed amendments are hereby adopted as amendments to the Village's Comprehensive Plan pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

Enacted this 19th day of May, 2025.

VILLAGE OF THIENSVILLE

By:

John Rosing, Village President

ATTEST:

Colleen Landisch-Hansen, Village Clerk