



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, March 11, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Rosing called the meeting to order at 6:00 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

Ken Kucharski 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. February 11, 2025 (att)

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

Aye: 7

No: 0

Abstain: 0

V. BUSINESS

A. Review and Action Regarding Front Porch Replacement at 225 Riverview Drive (att)

Mr. John Konop from John's Custom Carpentry, LLC explained the project involves rebuilding the porch to the same dimensions as the existing porch. The project will reuse three posts on each corner and will include changes to the railing, using aluminum banisters and cedar railing.

Director LaFond points out a discrepancy between the existing roof-line and the provided drawings.

Mr. Konop explained that was an issue with the software rendering, the actual plan will not change the roof-line.

MOTION to Approve Front Porch Replacement at 225 Riverview Drive by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Review and Recommendation Regarding Amending the Zoning Code to Allow for the Keeping of Domesticated Chickens as an Accessory use in the R1 and R2 Zoning Districts (att)

Director LaFond re-introduced the amendment to allow for the keeping of domesticated chickens in R1 and R2 zoning districts and explained of the procedural steps required by the zoning code, including a recommendation from the plan commission.

Commissioner Kucharski stated that at the public hearing regarding the amendment there were 12 speakers from the public and eight of the twelve speakers were against the amendment. Commissioner Kucharski requested that this be recorded in the minutes for the record.

Director LaFond went through the restrictions and guidelines laid out in the draft amendment and explained that the Village Board had requested this amendment be drafted for review.

MOTION to Recommend to the Village Board the Keeping of Domesticated Chickens by

Commissioner Holyoke-Odeja **SECONDED** by Commissioner Schmitz. **MOTION FAILED.**
Aye: Schmitz, Holyoke-Odeja, Rosing
No: Hershberger, Kucharski, Nelson, Pasternak
Abstain: None

MOTION to Recommend to the Village Board not Amending the Zoning Code to Allow for the Keeping of Domesticated Chickens by Commissioner Hershberger **SECONDED** by Commissioner Schmitz. **MOTION PASSED.**
Aye: Hershberger, Kucharski, Nelson, Pasternak
No: Schmitz, Holyoke-Odeja, Rosing
Abstain: None

C. Review and Discussion Regarding the Addition of a Mixed-Use Zoning District (att)
Director LaFond Introduced the proposal to add mixed-use zoning districts

Director LaFond explained the need for a modern zoning framework to support economic growth and enhance community character and detailed the current reliance on Planned Development Overlays (PDOs) and the cumbersome nature of that process.

Director LaFond further explained the the Town Center Plan, Village Center Plan, and the Thiensville TID Plan call for a Mixed-Use Zoning District as an economic development tool.

Planner Perks made a presentation of the drafted Downtown Mixed-Use Zoning District.

MOTION to Recommend the Addition of a Mixed-Use Zoning District by Commissioner Hershberger **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**
Aye: 7
No: 0
Abstain: 0

VI. STAFF REPORT

A. February, 2025 (att)

VII. ADJOURNMENT

MOTION to Adjourn at 7:19 PM by Commissioner Pasternak **SECONDED** by Commissioner Kucharski. **MOTION CARRIED UNANIMOUSLY.**
Aye: 7
No: 0
Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk