



VILLAGE OF THIENSVILLE
Committee of the Whole
MINUTES

DATE: Monday, April 7, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

President

John Rosing

Administrator

Colleen Landisch-Hansen

Board of Trustees

Jennifer Abraham

Angelina Apostolos

Kristina Eckert

Kenneth Kucharski (Excused)

David Lange

Richard Longabaugh
(Excused)

Staff

Director of Community Services/Public Works Andy LaFond

Police Chief Curt Kleppin (Excused)

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.

John Grau, 120 N Orchard St. spoke in opposition to the garbage cart screening ordinance. Mr. Grau was opposed on the grounds that the carts are not owned by the homeowners but were instead purchased and given to the homeowners by the Village and stated that it should not therefore be the homeowners' responsibility to screen the carts.

Mr. Grau also questioned why he was denied a 6-foot fence when the business at 207 S Main St. was permitted to have a 6-foot fence.

Administrator Landisch-Hansen explained that the zoning ordinances governing residential properties are different in some cases than the ordinances governing commercial properties.

IV. BUSINESS

A. Review and Recommendation Regarding a Parade/Street Closing Application for The Village Table on September 16, 2025 from 2:00 PM to 9:00 PM (att)

Traci Cain from the Thiensville Business Association introduced the Village Table event, a new ticketed event aimed at showcasing local food and beverage partners.

The event will feature 10 local restaurant partners, with a unique dining experience set up as a giant harvest table on Green Bay Road.

The event aims to give exposure to downtown businesses, with minimal impact on traffic flow.

The organizers of the event will be responsible for notifying the businesses impacted by the road closure and plan to do so multiple times ahead of the event date.

Trustee Abraham asked if the event is considered a fundraiser.

Traci Cain explained that the goal in the first year of the event was simply to break even.

MOTION to Recommend Acceptance of the Parade Street Closing Application for The Village Table on September 16, 2025 from 2:00 PM to 9:00 PM by Trustee Lange **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 1 (Eckert)

B. Review and Recommendation of Award of the 2024 Sanitary Sewer Rehabilitation Program to Visu-Sewer, LLC in the Amount of \$223,283.25 (att)

MOTION to Recommend Award of the 2024 Sanitary Sewer Rehabilitation Program to Visu-Sewer, LLC in the Amount of \$223,283.25 by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

C. Review and Recommendation of Award of the Williamsburg Drive Sanitary Siphon Replacement to Advance Construction, Inc. in the Amount of \$153,951.30 (att)

MOTION to Recommend Award of the Williamsburg Drive Sanitary Siphon Replacement to Advance Construction, Inc. in the Amount of \$153,951.30 by Trustee Eckert **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

D. Review and Recommendation Regarding Acceptance of Annual Municipal Separate Storm Sewer System (MS4) Report (att)

MOTION to Recommend the Acceptance of the Annual Municipal Separate Storm Sewer System (MS4) Report by Trustee Lange **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

E. Review and Recommendation Regarding Resolution 2025-03 Authorizing the Designation of Public Depositories for the Village of Thiensville (att)

MOTION to Recommend Resolution 2025-03 Authorizing the Designation of Public Depositories for the Village of Thiensville by Trustee Lange **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

F. Review and Recommendation Regarding Ordinance 2025-01 Regarding Screening Fences Screening Walls, and Architectural Screenings for Refuse Containers (att)

Director LaFond explained the existing ordinance, which requires refuse containers to be hidden from view. The proposed ordinance proposes a limited-size structure for screening without requiring a permit. The benefit of this ordinance is that it allows residents to erect a screening fence or wall without being required to go through the fence permit process.

Trustee Abraham asked if a roof could be included on the screening structure.

Director LaFond answered that the Board could choose to amend the language of the ordinance to be more explicit in regard to the screening structure having a roof.

Trustee Apostolos was opposed to a roof being involved as that would make the structure too close to a shed, which would need to be approved by the Plan Commission.

MOTION to Recommend Ordinance 2025-01 Regarding Screening Fences, Screening Walls, and Architectural Screenings for Refuse Containers by Trustee Apostolos **SECONDED** by Trustee Lange. **MOTION CARRIED.**

Aye: 4

No: 1 (Abraham)

Abstain: 0

G. Discussion Regarding the Addition of a Mixed-Use Zoning District (att)

Director LaFond explained the need for a mixed-use zoning district to support development in the Village, referencing the TIF #2 Plan and the Village's Comprehensive Plan adopted in 2008.

The proposed district would include both central and neighborhood mixed-use areas, with specific development standards and regulations.

Director LaFond also highlighted the potential impact of the district on future development and the importance of maintaining high-quality standards.

Trustee Lange stated that the Mixed-Use Zoning District would make sense for the Village to utilize.

Trustee Apostolos clarified that this district would not be immediately applied to the zoning map of the Village, but rather that the zoning district could be applied for approval on a case-by-case basis.

Trustee Abraham asked about "wood products" in the materials section of the proposal and whether actual wood would be included.

Director LaFond answered that in higher quality builds true wood is now rarely used as it is not as durable or long-lasting as other "wood-like" materials. However, the Board will be able to discuss the materials used in future discussions.

Trustee Abraham asked about rental properties in the district such as VRBO or Air BnB.

Director LaFond responded that Wisconsin State Law prohibits the Village from regulating anything longer than a 7-day rental.

Trustee Abraham asked if there was any way for the Village to control types of uses that may not be desired in the district.

Director LaFond explained that the district could be restricted in such a way that certain uses may not be banned from the district, but wouldn't be able to meet the requirements to be located within the district and would have to be located elsewhere in the Village.

H. Discussion and Recommendation Regarding FEMA Floodplain Map Revision
 Administrator Landisch-Hansen explained the collaboration with the City of Mequon and the potential benefits of the revision.

The Village's share of the \$75,000 cost would be approximately \$4,700, with the possibility of additional municipalities joining for future phases. The Village's portion is based on a formula using the Village's river frontage.

Director LaFond discussed the potential impact of the revision on floodplain mapping and the benefits of participating in the initial phase.

MOTION to Recommend Cooperation With the City of Mequon Not to Exceed \$5,000 as per a Formula Based on the Total River Frontage in the Village of Thiensville for the FEMA Floodplain Map Revision by Trustee Lange **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

I. Review and Recommendation Regarding the Following Operator's Licenses

1. Renewal

Item	Name	Address	New or Renewal
a.	Gregory F Kickbush	Thiensville-Mequon Lion's Club	Renewal
c.	John R Kos	Thiensville Business Association, PO Box 185	Renewal

MOTION to Recommend Approval of Operator License Renewals for Table Line items a. & b. Pending Correction to Name in Table Line Item b. to Robert John Kos by Trustee Eckert **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

2. New

Item	Name	Address	New or Renewal
a.	Celeste D Bean	Skippy's Burger Bar, 113 Green Bay Rd	New

MOTION to Recommend Approval of New Operator License for Table Line Item a. by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

J. Review and Recommendation Regarding the Following License Approvals

1. Temporary Class B Beer and Wine

Item	Name	Agent	Address	License(s)	Type
a.	Thiensville-Mequon Lion's Club	Don Schmidt	PO Box 131, Thiensville	Class B Beer, Class B Wine	Temporary

MOTION to Recommend Approval of Temporary Class B Beer and Wine License for Table Line Item a. by Trustee Apostolos **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

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

President Rosing shared a resignation letter received from Trustee Kucharski.

President Rosing expressed gratitude for Trustee Kucharski's years of service and suggested writing a proclamation regarding that service to be presented at the April Board meeting.

President Rosing also recommended that the Board appoint Rebecca Holyoke-Odeja at the April Board to fill the Trustee seat, as Ms. Holyoke-Odeja was the runner-up in the Board selection process in 2024.

Trustee Apostolos felt that a process similar to the 2024 appointment would be preferable.

Trustee Abraham echoed Trustee Apostolos' opinion and would prefer a process be utilized, as did Trustee Lange.

The Board agreed to have an item on the April Board agenda to discuss and decide on the process that will be followed to fill the vacant seat.

VI. ADJOURNMENT

MOTION to Adjourn at 7:17 PM by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk