



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, May 13, 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

David Lange

Rebecca Holyoke-
Odeja

Vacant

Joe Nelson (Excused)

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)

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

Aye: 5

No: 0

Abstain: 0

V. BUSINESS

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

Planner Perks explained the two proposed mixed-use districts: central mixed-use and neighborhood mixed-use.

The proposed text amendments would allow individuals to make a request for rezoning, which would allow the Village to review proposals for rezoning on a case-by-case basis rather than being required to rezone entire areas of the Village.

Planner Perks further highlighted the text edits made from the March meeting to the current proposal.

The central mixed-use district now includes a definition for two-flat use, similar to a duplex, but rather than side-by-side, it would be top and bottom units.

Maximum building heights in both districts have been increased by 5 feet.

The neighborhood mixed-use district's maximum building length has been extended by 25 feet.

Commissioner Lange asked if there is a definition of "active" in the documentation.

Planner Perks explained that active use means non-residential use, such as retail or office space with transparency and windows.

Commissioner Lange inquired if most municipalities use similar language to the proposed definitions to have some control over what kind of building will be constructed and where.

Planner Perks responded that yes, many municipalities use similar language. Planner Perks elaborated, stating that this language allows a municipality an opportunity to negotiate details on a building project, whereas pre-emptive zoning would limit the municipality's input.

Planner Perks further continued, stating that the PDO process would still be an option if a particular building process calls for it.

Director LaFond explained that the density numbers in the proposed districts were the top end

of what is possible.

Director LaFond then noted some factors that could limit density, such as parking requirements, green space requirements, and storm water requirements. These limitations and requirements are another tool the Village can use in negotiating with prospective developers.

Commissioner Pasternak inquired about the parking availability for new developments.

Director LaFond stated that parking requirements would vary depending on type of retail, for example, and that underground parking is an option if above ground does not offer enough space to meet requirements. This is another example of a natural limiter on the density in the proposed districts.

Commissioner Pasternak questioned if the Village had the opportunity to create more parking.

Director LaFond replied that there are opportunities, particularly along Freistadt Rd. to add dedicated street parking and that some projects have already included those opportunities in the concept stage.

Director LaFond explained the concurrent processes for the comprehensive plan amendment and the mixed-use zoning amendment.

The public hearing for the comprehensive plan amendment will be held on May 19 in a joint meeting of the Plan Commission and the Village Board.

The Planning Commission will make a recommendation regarding the comprehensive plan change to the Village Board.

MOTION to Recommend to the Village Board Regarding Mixed Use Zoning Text Amendment by Commissioner Schmitz **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

VI. STAFF REPORT

A. April, 2025 (att)

VII. ADJOURNMENT

MOTION to Adjourn at 6:35 PM by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk