



VILLAGE OF THIENSVILLE
Board of Trustees
MINUTES

DATE: Monday, May 19, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

President Rosing called the meeting to order at 6:21 PM

II. ROLL CALL

President

John Rosing

Administrator

Colleen Landisch-Hansen

Staff

Director of Community Services/Public Works Andy LaFond

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

Board of Trustees

Jennifer Abraham

Angelina Apostolos

Kristina Eckert

Vacant

David Lange

Richard Longabaugh

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARING FOR THE PURPOSE OF SEEKING PUBLIC INPUT TO CONSIDER AMENDING CHAPTER 17.0300 TO CREATE CENTRAL MIXED USE AND NEIGHBORHOOD MIXED USE ZONING DISTRICTS

A. Motion to Open Public Hearing

MOTION to Open the Public Hearing at 6:21 PM by Trustee Longabaugh **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

1. Administrator to Read and Explain Notice (att)

Administrator Landisch-Hansen read and explained the notice.

2. Village Planner and Village Staff to Give Brief Explanation of Proposed Amendment to Section 17.0300 To Create Central Mixed Use and Neighborhood Mixed-Use Zoning Districts

Planner Perks explained that the goal of the amendment is to add two new zoning districts.

The new zoning districts would allow the Village to set certain requirements and ground rules in the district without using the Planned Development process.

The districts are not mutually exclusive with the Planned Development process, but allow the Village more control and flexibility on new construction coming into the proposed districts.

Planner Perks shared that the proposed districts would address stated goals found within the 2035 Comprehensive Plan.

The Central Mixed Use District would be used to create a denser, more downtown area within the Village and the Neighborhood Mixed Use District would be used in areas of the Village that transition from more commercial use to more residential areas.

Planner Perks explained that one of the intentions of the amendments is to allow the Village Board and Plan Commission to have more input than would be possible with pre-emptive zoning changes.

Trustee Apostolos asked if an area is re-zoned, if that is then a permanent change.

Planner Perks answered that the re-zoning would remain unless another change to the zoning is made.

Director LaFond emphasized the improved flexibility allowed by the proposed amendments as compared to the Planned Development process.

Planner Perks shared some rendering examples of a mixed use zone for the Board to view.

3. Comments Present from Anyone to be Heard

Stephanie Theisen of 205 Luisita Road asked if there were specific areas in the Village that were being thought of for Neighborhood Mixed Use Zoning.

Director LaFond answered that there were no specific areas of the Village in mind, but that creating the district prepares the Village for any future possibilities.

4. Administrator to Read any Correspondence Received Related to Proposed Amendment to Section 17.0300 To Create Central Mixed-Use and Neighborhood Mixed Use Zoning Districts

None Received.

5. Comments from the Village Board

None.

B. Motion to Close Public Hearing

MOTION to Close the Public Hearing at 6:35 PM by Trustee Apostolos **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

CONSENT AGENDA

Upon request of any Trustee, any item may be removed from the Consent Agenda for special consideration.

MOTION to Approve Consent Agenda by Trustee Lange **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

V. APPROVAL OF MINUTES

A. Board of Trustees

1. April 21, 2025 (att)

VI. DEPARTMENT REPORTS

A. Police Department

1. April, 2025 (att)

B. Public Works Department

VII. COMMITTEE REPORTS

A. Committee of the Whole

1. May 5, 2025 (att)

B. Southern Ozaukee Fire & EMS Board

1. March 12, 2025 (att)

C. Southern Ozaukee Fire & EMS Commission

1. March 12, 2025 (att)

2. May 2, 2025 (att)

D. Plan Commission

1. April 15, 2025 (att)

E. Historic Preservation Commission

1. March 4, 2025 (att)

VIII. REPORTS AND COMMUNICATIONS

A. Capital Expenditures

1. April, 2025 (att)

BUSINESS AGENDA

IX. FINANCIAL REPORTS AND ACCOUNTS PAYABLE

A. Accounts Payable

1. April 19, 2025 through May 16, 2025 (att)

Administrator Landisch-Hansen mentioned that big ticket items were the payments for the Village Park construction.

Director LaFond noted that the equipment ordered for the splash pad was ordered from a Canadian company and that the agreed upon price was not changed.

MOTION to Approve Accounts Payable from April 19, 2025 through May 16, 2025 by Trustee Ekert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

B. Financial Report

1. April, 2025 (att)

X. PRESIDENT'S REPORT

A. Appointments

1. Review and Action Regarding the Following Citizen Appointments

Item	Name	Board/Commission	End of Term
a.	Dan Daly	Plan Commission	May, 2028
b.	Mark (Randy) Pasternak	Plan Commission	May, 2028
c.	Rebecca Holyoke-Odeja	Plan Commission	May, 2028
d.	Kim Hausworth	Historic Preservation Commission	May, 2028
e.	George Coulter	Zoning Board of Appeals	May, 2028
f.	Laura Davis	Zoning Board of Appeals	May, 2028
g.	Philip Konrath	Zoning Board of Appeals	May, 2028
h.	John Treffert	Joint Review Board	May, 2028

MOTION to Approve Table Line Items a. through h. by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

2. Review and Action Regarding the Following Staff Appointments

Item	Name	Board/Commission	End of Term
a.	Mike Smigielski, Catalis Tax & CMA Inc.	Assessor	May, 2027
b.	Robert L. Feind, Jr., Houseman & Feind LLP	Attorney	May, 2027
c.	Jerad Wegner, Ruckert & Mielke, Inc.	Engineer	May, 2027
d.	Paul Mortimer, SAFEBuilt	Building Inspector	May, 2027
e.	Wendi Unger, CPA, Baker Tilly US LLP	Auditor	May, 2026
f.	Meredith Perks, Vandewalle & Associates Inc.	Planner	May, 2026
g.	Curt Kleppin	Emergency Government Director	May, 2027

MOTION to Approve Table Line Items a. through g. by Trustee Apostolos **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0
Abstain: 0

3. Review and Action Regarding the Following Board Appointments

Item	Name	Board/Commission	End of Term
a.	John Rosing (President)	Plan Commission	May, 2026
b.	David Lange (Temporary)	Plan Commission	May, 2026
c.	Richard Longabaugh (Chair)	Historic Preservation Commission	May, 2026
d.	Angelina Apostolos	Historic Preservation Commission	May, 2026
e.	John Rosing	Southern Ozaukee Fire & EMS Board	May, 2026
f.	Kristina Eckert	Southern Ozaukee Fire & EMS Board	May, 2026
g.	David Lange (Alternate)	Southern Ozaukee Fire & EMS Board	May, 2026
h.	Jennifer Abraham	Weyenberg Library Board	May, 2026
i.	David Lange	Mid-Moraine Municipal Association Representative	May, 2026

MOTION to Approve Table Line Items a. through i. by Trustee Lange **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

4. Review and Action Regarding the Following Temporary Class B Beer and Class B Wine License Approvals:

Item	Name	Event(s)	Address	License(s)
a.	Thiensville Business Association (d/b/a Downtown Thiensville)	Thiensville Blues Fest, 9/12 + 9/13, 2025	PO Box 185	Class B Beer, Class B Wine
b.	Thiensville Business Association (d/b/a Downtown Thiensville)	Eats and Beats: 5-22, 6-19, 7-17, 8-21 & 9-11, 2025 Kids Fest: 7-26, 2025 Nightmare on Elm St: 10-30, 2025	PO Box 185	Class B Beer, Class B Wine

MOTION to Approve Table Line Items a. and b. by Trustee Eckert **SECONDED** by Trustee

Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

5. Review and Action Regarding the Following Operator License Renewals

Item	Name	Address	New or Renewal
a.	Amy M Ollman	Remington's River Inn, 130 S Main St.	Renewal
b.	David B Olmhausen	Remington's River Inn, 130 S Main St.	Renewal
c.	Basu D Joshi	Maa Maalika Petroleum, Village BP, 246 S. Main ST.	Renewal

MOTION to Approve Table Line Items a. through c. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XI. ADMINISTRATOR'S REPORT

A. Administrator's Report (att)

Administrator Landisch-Hansen summarized the Administrator's Report.

Reminder that the Board of Review is Thursday, May 22 from 9 AM to 11AM.

The Gala in the Park is on June 7, 2025 and tickets are still available.

The Kucharski family sent thank you for flowers and the donation to the Thiensville-Mequon Lion's Club in honor of Ken Kucharski. Administrator Landisch-Hansen read out the letter from the family.

B. Building Inspection Report

1. April, 2025 (att)

XII. ATTORNEY'S REPORT

XIII. COMMITTEE REPORTS

A. Review and Approve Ordinance 2025-05 Regarding Amending Chapter 17.0300 to Create Central Mixed Use and Neighborhood Mixed Use Zoning Districts (att)

MOTION to Approve Ordinance 2025-05 Regarding Amending Chapter 17.0300 to Create Central Mixed Use and Neighborhood Mixed Use Zoning Districts by Trustee Apostolos **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

B. Review and Action Regarding Award of the Pigeon Creek Restoration Project to HGS, LLC in the Amount of \$427,058.50 (att)

Director LaFond explained that there were two bids for the Pigeon Creek Project.

There was an expectation there would be few bids, as creek work is specialized and there are certain qualifications that are needed.

The winning bid was closely aligned with the project estimate.

Director LaFond stated that the majority of the cost, around 90%, will be covered by grants and the project will start in the Fall when the water levels are lower.

Trustee Lange asked who discovered the grants.

Director LaFond answered that it was Ruekert & Mielke.

MOTION to Approve Award of the Pigeon Creek Restoration Project to HGS, LLC in the Amount of \$427,058.50 by Trustee Lange **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

C. Review and Action Regarding Nominations for the Vacant Village Trustee Position

The Trustees were given the resume and cover letter of both prospective nominees.

Administrator Landisch-Hansen clarified that if the nominees are confirmed a questionnaire will be sent to the nominees that will need to be submitted back ahead of the Committee of the Whole meeting on June 2, 2025.

Trustee Eckert stated a desire to plan a special session of the Board immediately following the Committee of the Whole meeting on June 2, 2025.

MOTION to Approve Nominations of Elmer Prenzlou and Nick Ernster for the Vacant Village Trustee Position by Trustee Lange **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

MOTION to Amend Motion of Approval for Nominations to include the names of the nominees by Trustee Lange **SECONDED** by Trustee Aposotlos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XIV. REPORTS AND COMMUNICATIONS

XV. UNFINISHED BUSINESS

XVI. ANY OTHER MISCELLANEOUS BUSINESS BY THE TRUSTEES AS MAY BE BROUGHT BEFORE THE BOARD, OR CARRIED OVER FROM THE PREVIOUS VILLAGE BOARD MEETING.

A. Acceptance/Report Of Gifts Received

1. \$1,000 to the Thiensville Police Department Bike Safety Program from the Thiensville-Mequon Lion's Club

MOTION to Accept with Gratitude by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

2. \$1,000 to the Thiensville Police Department Auxillary Program from the Thiensville-Mequon Lion's Club

MOTION to Accept with Gratitude by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XVII. MOTION TO ADJOURN TO CLOSED SESSION

MOTION to Adjourn to Closed Session at 6:50 PM by Trustee Longabaugh **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Roll Call Vote

Aye: (Rosing, Abraham, Apostolos, Lange, Eckert, Longabaugh)

No:

MOTION CARRIED UNANIMOUSLY

A. Pursuant to Chapter 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility in regard to Thiensville Police Department personnel.

Pursuant to Wis. Stats. 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

XVIII. RECONVENE IN OPEN SESSION

MOTION to Reconvene in Open Session at 7:17 PM by Trustee Apostolos **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Roll Call Vote

Aye: (Rosing, Abraham, Apostolos, Lange, Eckert, Longabaugh)

No:

MOTION CARRIED UNANIMOUSLY

A. Possible Action Regarding Closed Session Topic - Thiensville Police Department Personnel

MOTION to approve Adjustment to Lieutenant Brian Neumann's salary by Trustee Lange **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XIX. ADJOURNMENT

MOTION to Adjourn at 7:19 PM by Trustee Eckert **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk