



VILLAGE OF THIENSVILLE  
Plan Commission  
MINUTES

DATE: Tuesday, June 10, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

**I. CALL TO ORDER**

President 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**

Dan Daly

Rebecca Holyoke-  
Odeja

David Lange  
(Absent)

Joe Nelson (Excused)

M. Randy Pasternak

Jerry Schmitz

President Rosing asked Commissioner Daly to give a brief introduction.

Commissioner Daly has been a resident since 2002, parishioner at Lumen Christi Church, and worked for Morgan Stanley for 40 years, retiring in July 2024.

**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](mailto:clandisch@village.thiensville.wi.us) by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

None.

#### **IV. APPROVAL OF MINUTES**

A. May, 13 2025 (att)

B. Joint Meeting May 19, 2025 (att)

**MOTION** to Approve Plan Commission Minutes May, 13, 2025 & Joint Meeting Minutes May 19, 2025 by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

**Aye: 5**

**No: 0**

**Abstain: 0**

#### **V. BUSINESS**

A. Presentation and Discussion Regarding Christ Alone Church and School Expansion Project

Andrew Petzold of Concord Development Company presented the updated Christ Alone project plan.

The Christ Alone team presented before the Commission in April, but as there have been new Commissioners appointed since that time, Mr. Petzold wanted to give a brief summary of the scope of project.

Mr. Petzold explained that the project involves two major components. The first is an expansion of the church itself, along with addressing some mechanical issues within the existing church.

The second component of the project is the school addition, which has two pieces of its own. These include an expansion of classrooms and administrative offices as well as an expanded gymnasium. The existing gym would be re-purposed as a STEM classroom and a smaller indoor rec area for students.

Mr. Petzold further also noted that a 750 square foot garage and an expanded parking lot are also included in the project.

The project is being considered as a whole rather than piecemeal at this time. However, it's

possible that the gym will come at a later time due to fundraising.

At the last meeting in April, the Christ Alone team received feedback from the commission and has since attempted to address the concerns raised at that time. The Christ Alone team believes that the changes made to the project plan adequately meet this need.

Mr. Petzold shared that the Christ Alone team is pleased with the recommendations included in both the engineering and staff reports.

John Bieberitz, of Traffic Analysis & Design Inc., presented the traffic flow plan designed to address prior concerns.

Director LaFond asked for clarification on the amount of traffic based on pupil count and/or number seated in the church.

Geoff Grossman of the Christ Alone team answered that currently there are 95 students. Projected to be the same as of now for next year. With the addition, Christ Alone is hoping to grow to 200, with 65 students in the early learning center, which will have staggered dismissal throughout the day.

Currently, the experience is a departure at three but then later departures due to after-school activities.

The Christ Alone team shared that Main Street access would be inbound only in the afternoon timeframe, and would then be routed through the parking lot in a double-wide arrangement in order to allow two lines at a time. This arrangement will split the traffic flow with an inbound route on Main Street and an outbound route on Division Street, with Division Street allowing cars to exit either left or right.

The Christ Alone team believe this is an improvement over the current traffic flow in which only Division Street is accessible as an entrance. The proposed plan allows 60 vehicles at a time, and the Christ Alone team doesn't anticipate it will ever reach this many at one time.

Commissioner Paternak asked for clarity about the Main Street exit, and why there are two other avenues on Main Street shown for exit in the plan.

Mr. Bieberitz answered that this was intended for lesser volume instances such as after-school events.

Commissioner Pasternak inquired how vehicles would be prevented from using the additional Main Street exits during pickup hours.

Mr. Grossman, of Christ Alone, replied that the use of the Main Street exits would be restricted by the traffic flow within the parking lot, making the use of the Main Street exits at that time impossible..

Chairman Rosing inquired if there would only be one Main Street entrance, regardless of which direction vehicles are coming from.

Mr. Bieberitz explained that yes, there would only be one Main Street entrance, but the middle

turn lane present on Main Street would make that arrangement a preferable solution to the current very short turn lane onto Division Street.

Commissioner Daly asked if there was any data on which direction cars typically need to go when exiting the parking lot.

Mr. Bieberitz replied that there was not any data, but conditions are expected to be considerably different than the current traffic flow.

Commissioner Pasternak wondered what could be done if the plan is approved and later the Commission realizes it's causing unexpected congestion.

Mr. Petzold explained that at that point Christ Alone would need to address it operationally with different planning, something that is seen at other schools and churches.

Director LaFond opined that the congestion issue exists with or without the school change, and is due to the nature of that intersection.

Director LaFond also explained that Traffic Analysis & Design Inc. is one of the top traffic firms, and if they believe the plan is the most effective solution it would be hard to find a different firm to challenge it.

Mr. Bieberitz shared that the Christ Alone team tried to see if the intersection justified a traffic signal, but found there is not enough traffic flow to justify a signal.

Commissioner Holyoke-Odeja felt that the concerns regarding traffic are alleviated by this plan adjustment and appreciated the clarity from the Christ Alone team.

Chairman Rosing expressed a concern regarding siding in the peaks of the church matching and complimenting the existing stone.

Mr. Petzold stated that this has been addressed in the updated plan.

Planner Perks further explained that the material in the updated plan is the same material that will also be used in the new garage to create some visual consistency. The change to material, along with landscaping updates, were asked for in the April meeting and have now been addressed.

## STAFF COMMENTS

Planner Perks pointed out some items to note with regard to variations.

Planner Perks stated that Staff are comfortable with some landscaping being slightly off code due to safety conditions and specific needs of a school

The comment in the engineering report regarding the main entry being a bit wider than code would ask for is acceptable, given that in this specific use it improves safety.

The setbacks are meeting the existing building setbacks, rather than zoning code due to consistency being valued higher in this instance.

Planner Perks highlighted some expected work to be done moving forward.

The landscaping in front of Main Street parking area would normally have certain requirements, but Staff will work with the Christ alone team to find a solution that softens that work and enhances the safety of the entrance.

The Village sign code typically requires certain landscaping around the sign once moved. Again, Staff will work with the Christ Alone team to soften this area.

Planner Perks does not see these landscaping items as a cause for delay at this time.

Planner Perks also noted that the required zoning amendment for the project had already been passed by Plan Commission and the Village Board.

Staff recommend approval of site plan with conditions mentioned in staff report.

1. Review and Action Regarding Certified Survey Map (att)

**MOTION** to Recommend Certified Survey Map by Commissioner Schmitz **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 5

**No:** 0

**Abstain:** 0

2. Review and Recommendation Regarding Re-Zoning Parcel 120500713004 from R5-PDO Multi Family Residential to I1-Institutional and Parcel 120500713002 from B4 Highway Business District to I1-Institutional (att)

**MOTION** to Recommend Re-Zoning Parcel 120500713004 from R5-PDO Multi-Family Residential to I1-Institutional and Parcel 120500713002 from B4 Highway Business District to I1-Institutional by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Schmitz.

**MOTION CARRIED UNANIMOUSLY.**

**Aye:** 5

**No:** 0

**Abstain:** 0

3. Review and Action Regarding Architectural and Site Plan

**MOTION** to Approve Architectural and Site Plan with Conditions as Outlined by Staff Report by Commissioner Pasternak **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 5

**No: 0**

**Abstain: 0**

Chairman Rosing thanked the Christ Alone Team for their time and willingness to work with the Village Staff.

## **VI. STAFF REPORT**

A. May, 2025 (att)

Director LaFond explained the purpose of the Staff Report and highlighted some of the projects in this month's report.

Commissioner Schmitz asked if Dr. Dawg will use the existing drive-thru.

Director LaFond replied that the window will be walk up, not drive up.

Commissioner Pasternak asked about a property on Woodside Lane that is consistently overgrown, and if the Village could address it.

Director LaFond shared that the Village is actively working on rectifying the issue, and that the property has been vacant for 30 years and is starting to show serious damage.

Chairman Rosing inquired as to what could be done by the Police Department to intervene in instances such as the property on Woodside Lane.

Director LaFond explained that usually Village Staff would start with code enforcement as more of an education measure. If a warning fails, police would be the enforcement arm.

Commissioner Pasternak inquired what ordinances or rules there are regarding work trucks in private driveways.

Director LaFond answered that it was allowed, but gross vehicle weight and max length both have limitations.

Chairman Rosing asked about private plants that block public view of roads/traffic, and who is responsible for maintenance.

Director LaFond stated that there are ordinances governing overgrown plants in specific areas such as vision corners, and that maintenance is a homeowner responsibility.

## **VII. ADJOURNMENT**

**MOTION** to Adjourn at 6:45 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