



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, September 9, 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

Dan Daly

Rebecca Holyoke-
Odeja

David Lange

Joe Nelson

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@thiensville.gov by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

None.

IV. BUSINESS

A. Review and Action Regarding Shed Project at 216 S Highland Avenue (att)

Applicant Eric Everson, 216 S Highland Avenue, introduced the plan to build a 10x12 shed in the backyard, detailing the materials and setbacks.

Director LaFond provided the staff report for the shed application, confirming the shed's compliance with R2 requirements and recommending approval.

MOTION to Approve the Shed Project at 216 S Highland Avenue by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Review and Recommendation to the Village board Regarding a Certified Survey Map (CSM) Combining Four Village-Owned Parcels at the corner of Freistadt Road and Main Street (Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005) into a Single Parcel and the Dedication of Right-of-Way (att)

Planner Perks provided background for the Certified Survey Map, explaining the Map's role in preparing for redevelopment and compliance with the TID2 project plan, and highlighted the importance of the combination in attracting the level of development the project plan calls for.

For the benefit of new members of the Commission, Director LaFond explained the nature of a certified survey map and its application.

Planner Perks informed the Commission that the timing for this combination is driven by the Memorandum of Understanding the Village has with the developer of the corner site project. Part of the agreement involved the Village completing this Certified Survey Map process. Additionally, the combination will make the parcel easier to convey to the developer when the time comes to do so.

President Rosing noted that the developer of the corner site will be in attendance at the October meeting of the Commission to provide the Commission with more details regarding the project.

MOTION to Recommend to the Village Board a Certified Survey Map (CSM) Combining Four Village-Owned Parcels at the corner of Freistadt Road and Main Street (Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005) into a Single Parcel and the Dedication of Right-of-Way by Commissioner Lange **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

V. STAFF REPORT

A. July, 2025 (att)

B. August, 2025 (att)

Director LaFond reviewed the July and August staff reports, listing approvals for fences, solar panels, and porch replacements.

Director LaFond shared details regarding the deteriorating property at 600 Oakwood Drive. The Village Police Department has been working with the property owner to correct violations and enforce the Village code.

Commissioner Schmitz inquired as to what damage had been caused to the Village from the recent flooding. Director LaFond replied that there were isolated cases of sump pump failure, but no widespread storm sewer or public sanitary sewer problems as had been seen in other communities.

VI. ADJOURNMENT

MOTION to Adjourn at 6:28 PM by Commissioner Lange **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk