



VILLAGE OF THIENSVILLE  
Plan Commission  
MINUTES

DATE: Tuesday, November 11, 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 (Not  
Present)

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@thiensville.gov](mailto:clandisch@thiensville.gov) 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. October 14, 2025 (att)

**MOTION** to Approve by Commissioner Pasternak **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 5

**No:** 0

**Abstain:** 0

#### V. BUSINESS

A. Review and Action Regarding Front Stoop Removal and the Addition of a Front Porch and Deck at 517 Bel Aire Dr. (att)

Eric Brown, of Siding Unlimited, described the project, which includes removing the front stoop and constructing a covered front porch with a roof that extends from the garage roof across the front of the house.

Director LaFond further detailed the proposed project, including the materials and design, and stated that the proposal is consistent with zoning and design standards and is recommended for approval.

**MOTION** to Approve Front Stoop Removal and the Addition of a Front Porch and Deck at 517 Bel Aire Dr. by Commissioner Pasternak **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 5

**No:** 0

**Abstain:** 0

B. Review and action regarding proposed floorplan and elevation updates and that the updated floorplan and elevation be added to the pre-approved housing styles subject to the Development Agreement at the Two Hundred Green subdivision (Lakeside Development), with the following conditions: (att)

1. The proposed floor plan and elevation may only be permitted on Lots 11, 12, and 13 as illustrated by the developer.

2. The developer must construct more than one of the proposed floorplans to avoid a one-off anomaly in the development.

Ryan Zabjek of Lakeside Development presented the proposed changes to the pre-approved housing styles for the Two Hundred Green development.

Mr. Zabjek explained that the focus of the change was relocating the patio to a more central location, and that the belief is that the exterior changes would be minor and unnoticeable from most vantage points.

Planner Perks noted that there are some exterior changes to the design, particularly along the roofline, which staff believed constituted a significant change, and should therefore be reviewed by the Plan Commission. Staff recommended approval of the design, provided the following caveats were met.

One: that the proposed floor plan and elevation may be permitted only on Lots 11, 12, and 13, as illustrated by the developer, and two, that the developer must construct more than one of the proposed floor plans to avoid a one-off anomaly in the development.

**MOTION** to Approve Proposed Floorplan and Elevation Updates and that the Updated Floorplan and Elevation be Added to the Pre-approved Housing Styles Subject to the Development Agreement at the Two Hundred Green Subdivision (Lakeside Development), with the Following Conditions: The proposed Floor Plan and Elevation May Only be Permitted on Lots 11, 12, and 13 as Illustrated by the Developer & The Developer Must Construct More than One of the Proposed Floorplans to Avoid a One-Off Anomaly in the Development by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

**Aye: 5**

**No: 0**

**Abstain: 0**

## **VI. STAFF REPORT**

A. October, 2025 (att)

Director LaFond shared the staff report for October.

## **VII. ADJOURNMENT**

**MOTION** to Adjourn at 6:23 PM by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Schmitz. **MOTION CARRIED UNANIMOUSLY.**

**Aye: 5**

**No: 0**

**Abstain: 0**

Submitted by,

Ben Honeck  
Deputy clerk

Signed by,

Colleen Landisch-Hansen  
Village Administrator/Clerk