



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, April 14, 2026

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 (Not Present)

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. APPROVAL OF MINUTES

A. February 10, 2026 (att)

MOTION to Approve by Commissioner Lange **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

V. BUSINESS

A. Review and Action Regarding Shed Application for 571 Rosedale Drive (Att)

Applicant Todd Zimdars presented the shed project to the Commission. Commissioner Pasternak asked the applicant how the shed would be anchored. Mr. Zimdars stated it would be constructed on concrete blocks.

MOTION to Approve Shed Application for 571 Rosedale Drive by Commissioner Nelson **SECONDED** by Commissioner Pasternak. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

B. Review and Action Regarding Swimming Pool Application for 624 Green Bay Road (att)

Director LaFond explained that the applicant was unable to travel to the meeting due to severe weather. The commission agreed to take up the application without a representative in attendance. Director LaFond presented the pool and fence project and noted that the applicant's request to not soundproof the pool pump equipment due to the model selected already being a low-noise model.

MOTION to Approve Swimming Pool Application for 624 Green Bay Road by Commissioner Holyoke-Odeja **SECONDED** by Commissioner Nelson. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

C. Review and Action Regarding an Awning Sign Application for 215 N Main Street (att)

Chris Tock presented the request and introduced the business and concept to the Plan Commission.

Director LaFond explained that the request effectively involved changing the copy on the existing awning signs while maintaining the current awning structures and overall sign layout.

Director LaFond reviewed the applicable sign code standards and noted that the existing awnings predate the current code requirements. Staff further explained that the proposal did not expand the existing signage area and represented a less visually intense appearance than the prior tenant signage. Commissioners discussed the existing condition, the unified nature of the awning sign package, and the practical difficulty of requiring a complete awning replacement for a short-term lease.

MOTION to Approve the awning sign package for Tock Custom, LLC at 215 N. Main Street, with a waiver from the total sign area requirements of the Village Sign Code. by Commissioner Pasternak **SECONDED** by Commissioner Daly. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

D. Review and Recommendation Regarding Mixed Use Zoning Text Amendment (att)

Village Planner Meredith Perks presented the proposed zoning text amendment to the Neighborhood Mixed Use zoning district.

Planner Perks explained that the amendment would remove the requirement that development along Main Street or Freistadt Road must be mixed use when residential use is requested in the Neighborhood Mixed Use District.

The amendment would continue to allow mixed use developments while also permitting exclusively residential or commercial projects within the district. Ms. Perks further explained that the amendment was intended to provide additional flexibility while maintaining the transitional nature of the district between commercial corridors and surrounding residential neighborhoods.

Commissioners discussed the intent of the Neighborhood Mixed Use district, the distinction between the Central Mixed Use and Neighborhood Mixed Use districts, and the benefits of allowing a broader range of development types while still encouraging compatible design and development patterns.

MOTION to Recommend Approval to the Board of a Mixed Use Zoning Text Amendment by Commissioner Nelson **SECONDED** by Commissioner Holyoke-Odeja. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

E. Continued Discussion of Community and Institutional District Electronic Community Message Board Signs (att)

Director LaFond provided the Plan Commission with an update regarding prior discussions on electronic message board signs and summarized feedback received from the Village Attorney concerning potential First Amendment and content regulation considerations.

Director LaFond explained that the primary legal concern with electronic signs relates to regulating speech content and ensuring that sign regulations remain content-neutral. Director LaFond also noted that the attorney's opinion indicated that limiting electronic message signs through zoning or overlay regulations for community or institutional purposes could likely be legally defensible, provided the regulations do not attempt to regulate the specific content of speech displayed on the signs.

Commissioners discussed potential locations, the distinction between community-oriented signage and commercial advertising, and the possibility of future ordinance language or overlay districts to establish standards for electronic message signs. No formal action was taken.

VI. STAFF REPORT

A. February, 2026 (att)

B. March, 2026 (att)

VII. ADJOURNMENT

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

Aye: 6

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk