



VILLAGE OF THIENSVILLE
Plan Commission
AGENDA

DATE: Tuesday, July 12, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

CHAIRMAN: VAN MOBLEY
COMMISSIONERS: DOUGLAS CHIMENTI
MIKE DYER (EXCUSED)
RICK GATTONI
CAROL GENGLER
JEFF HERSHBERGER
KEN KUCHARSKI
PLANNER: JON CENSKY
DIRECTOR OF ANDY LAFOND
COMMUNITY
SERVICES/PUBLIC
WORKS:

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 alanglois@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

IV. BUSINESS

A. Approval of Minutes

1. May 10, 2022 (att)

B. Review and possible recommendation to the Village Board to adopt Ordinance 2022-01 Creating Section 17.03018 Creating a Premier Economic Development District Within the TID#2 Boundaries (att)

C. Review and discussion regarding Thiensville Crossing RFP (att)

V. STAFF REPORT

A. Staff Report (att)

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk

July 8, 2022

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, May 10, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

Chair Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

CHAIRMAN:	VAN MOBLEY
COMMISSIONERS:	DOUGLAS CHIMENTI
	MIKE DYER
	RICK GATTONI
	CAROL GENGLER
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There were no citizens present to be heard or correspondence received.

IV. BUSINESS

A. Approval of Minutes

1. April 19, 2022 (att)

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Gattoni to approve the April 19, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and action regarding Addition to Family Room and Garage, Dan and Kristine Uttech, 342 Riverview Drive (att)

Dan and Kristine Uttech were present. The proposed addition will add a family room and additional garage space which will take the place of an existing breezeway and single-car garage. The exterior will be improved with a new roof and new siding.

Planner Censky reported the project fully complies with the Village Code.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Addition to Family Room and Garage, Dan and Kristine Uttech, 342 Riverview Drive. **MOTION CARRIED UNANIMOUSLY.**

C. Discussion Regarding Amending the Sign Code to Regulate Feather and Flag Banners

Director LaFond distributed a handout depicting a sampling of feather banners. Village Code does not specifically regulate feather banners. They are now addressed under the general banner code. There are five or six locations in the Village with one to four feather banners. Some are out all the time and have become faded and do not stand up straight. Others are taken in every night - those have crisp colors and stand straight. There are other communities where feather banners are more prevalent. Some municipalities allow up to five feather banners per business; others allow none. Prior to proposing changes to the Village Code, Director LaFond is seeking input from the Plan Commission. Village Code currently regulates sandwich board signs. Director LaFond suggested using that as a guide.

Director LaFond reviewed ordinances in other municipalities and suggested that regulations on feather banners and flags:

1. Are prohibited unless the business has a permanent sign.
2. One per business would be permitted.
3. There should be a limit on the height.
4. Only be placed in the linear frontage of the business.
5. Only represent that business.
6. Only be displayed during open business hours.
7. They have to be built in a professional manner and be free of defects, tears and fading.
8. Cannot block entrances, exits, sidewalks or right-of-way on private property.

9. Must be weighted and anchored.
10. Cannot be displayed if there also is a sandwich board sign.
11. Feather banners also will not be allowed if there is a permitted horizontal banner for the business.

Commissioner Chimenti noted that feather banners are useful, but should be limited. The regulations should require that feather banners do not block motorists' view of traffic. Commissioner Dyer recalled that the cheel was permitted to place A-frame signs on the sidewalk because there was no suitable private property in front of the business. Director LaFond replied that feather banners would only be allowed on private property and added that feather banners would be permitted on both sides of businesses on corner properties.

Commissioner Hershberger likes Director LaFond's proposal and noted that the requirement to bring in the banners every night requires a commitment on the part of the business and added a maximum height of 12 feet is a good limit. Commissioner Chimenti noted that individuals would know the business is open if they see the banner. Commissioner Dyer suggested requirements related to the display of banners in adverse weather conditions.

Commissioner Kucharski is not in favor of feather banners and does not believe they should be permitted at all.

Commissioner Gattoni noted it is a very inexpensive way for a business owner to put up a sign without much commitment. Commissioner Gengler is part of an organization that puts up a feather banner for a once-a-year event. Commissioner Gattoni favored limitations so the banners are not up all the time.

Planner Censky added that Commissioners might want to consider restricting feather banners from the Historic District. Most communities with historic areas do not allow feather banners in those districts. Commissioner Hershberger noted restrictions in the Historic District would allow some businesses to display feather banners while others could not.

Director LaFond noted that A-frame signs have a more-quiet feel and also permit a business to advertise a daily special or an event. Chair Mobley noted the Village does not allow neon signs or flashing signs.

Commissioner Chimenti shared that he has mixed opinions. Not allowing feather banners in the Historic District will preserve the image of that area. The signs are useful in some instances, including events that may be taking place in Village Park and suggested that the signs could be restricted to certain areas.

Chair Mobley clarified that if the Plan Commission approves changing the Village Code, that action then would go to the Village Board for review and possible action.

Members discussed how exceptions could be made if feather banners were prohibited. Planner Censky noted that applicants could seek a variance to Village Code.

Chair Mobley suggested staff prepare an option with a total ban and a second version allowing feather banners with restrictions, including the total number of days the banners

would be allowed in a year or during any quarter.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond detailed three recent staff-approved items: 1) a four-foot backyard fence at the property line, 221 West Alta Loma Circle; 2) modifications of a 6-foot fence to a 4-foot fence that complies with Village Code, 517 Alta Loma Drive; and 3) an attached deck on the rear of the garage and a portion of the home, 325 East Freistadt Road. Staff also followed up on a deteriorating garage that prompted a letter several months ago. The garage at 208 South Highland Avenue has been razed. Village staff and the Police Department also have been having conversations with a resident who is running a car-flipping business out of the garage and driveway at 427 Green Bay Road.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Chimenti to adjourn the meeting at 6:30 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,
Gary Achterberg
Administrative Assistant

Signed by,
Amy L. Langlois
Village Clerk/Deputy Treasurer

**VILLAGE OF THIENSVILLE
OZAUKEE COUNTY, WISCONSIN
ORDINANCE NO. 2022-01
AN ORDINANCE CREATING A PREMIER ECONOMIC DEVELOPMENT DISTRICT
CHAPTER 17 VILLAGE ZONING CODE**

WHEREAS, the Village Board desires to facilitate growth and development in the Village of Thiensville by establishing a Premier Economic Development District (the “District”); and

WHEREAS, the establishment of the District will provide a positive economic impact on the Village while also ensuring compliance with the basic intent of the zoning ordinance and general plan for community development.

THEREFORE, the Village Board of the Village of Thiensville do ordain as follows:

SECTION 1. Section 17.03018 of the Zoning Code of the Village of Thiensville is hereby created as follows:

SECTION 17.03018 Premier Economic Development District

The Premier Economic Development District (the "District") is intended to facilitate the growth of development in the Village of Thiensville that will have a significant positive economic impact by allowing for greater freedom, imagination and flexibility in the development of land while ensuring substantial compliance with the basic intent of the zoning ordinance and the general plan for community development. The District allows diversification and variation in the relationship of uses, structures, open spaces and heights of structures in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development in regard to public services and encourage and facilitate preservation of open land.

- (1) Geographical Area. The geographical area of the District is described as attached as Exhibit A-TID #2 Boundary Legal Description.
- (2) The District does not exceed 40 acres.
- (3) No part of the geographic area is physically separated from the rest of the geographic area so that, except for public streets, similar community infrastructure, and rivers and other waterways, each portion of the geographic area is contiguous with some other portion of the geographic area.
- (4) The geographic area does not include any land that is zoned exclusively for industrial use or zoned exclusively for single-family or two-family residences.
- (5) This is the only premier economic development district within the Village of Thiensville.

(6) "Economic development project" means a project or projects within the District that, alone or together, have an estimated comprehensive new construction assessed valuation increase of at least \$20,000,000, as established and certified by an independent third-party appraiser or market research firm that provides a written report regarding the estimated value to be created by the project or projects.

SECTION 3. Severability. If any provision of this ordinance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions of this ordinance.

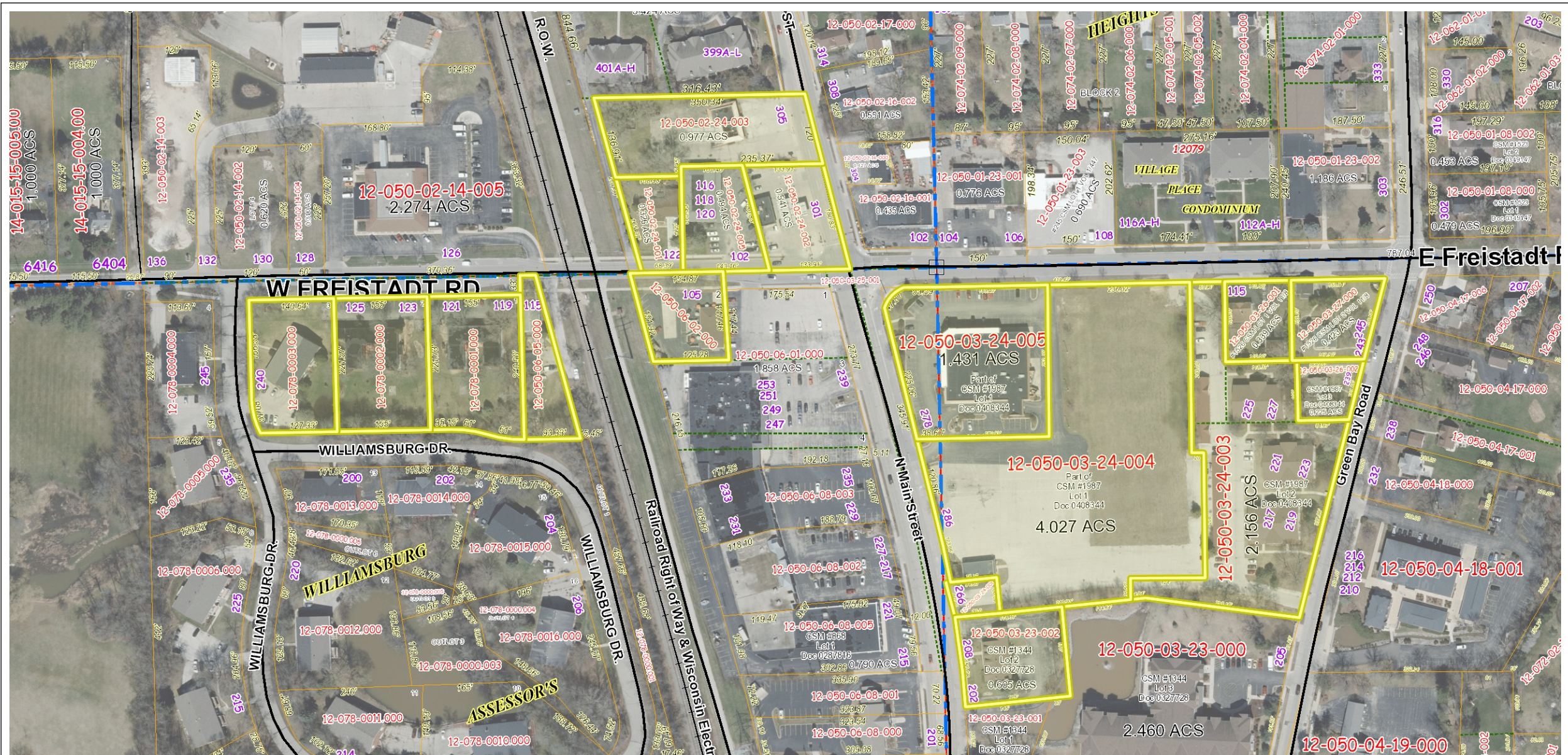
SECTION 4. Effective Date. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this _____ day of _____, 2022.

Van A. Mobley, Village President

Attested to:

Amy L. Langlois, Village Clerk



Village of Thiensville

DISCLAIMER: The Village of Thiensville does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 200'



Village of Thiensville

250 Elm Street
Thiensville, WI 53092
262-242-3720

Print Date: 7/22/2020

REQUEST FOR PROPOSAL
Thiensville Crossing
“The Corner”
Development Opportunity
Thiensville, Wisconsin



The Village of Thiensville Village Board invites proposals for the purchase and development of a prime real estate parcel along the Main Street and Freistadt corridor in the Village’s downtown. The parcel is within the Village’s Thiensville Crossing District (Thiensville TID #2) allowing various incentive opportunities including a very low purchase price option.

Village of Thiensville
250 Elm Street
Thiensville, WI 53150-0749
alafond@village.thiensville.wi.us
(262) 292-3373

More Information and Videos: [Thiensville Crossing](#)

Intro

The Village of Thiensville is soliciting proposals for the purchase and development of a prime real estate parcel located on the northwest corner of Main Street and Freistadt Road. The site offers a unique opportunity to create innovative commercial or mixed-use development within “Thiensville Crossing”, an approved 15-acre Redevelopment and TIF District. Situated in a thriving community less than 20 miles north of Milwaukee, this cohesive, mixed-use development will offer business owners and developers a rare opportunity to expand within a charming, historic downtown district. To expand the property tax base and support economic growth in the community, the Village is using Tax Incremental Financing (TIF) to assist with funding improvements. The Main Street corridor is the central thoroughfare housing many of the community’s commercial and mixed-use properties. The parcel within this RFP is on a prime corner of the Village’s downtown. Furthermore, the parcel is centrally located in the area where the Village plans to significantly invest in infrastructure, streetscaping, beautification and pedestrian improvements. A development of thoughtful architecture and design that is built within 18 months of approval is desired. Since the parcel is in a TIF District, the Village has the ability to aid in financing and provide incentives for development.

Property

The parcel consists of approximately 81,027 square feet (1.86 acres) and is located on the northwest corner of Main Street and Freistadt Road in an established commercial area of Thiensville. The vacant site contains flat topography, provides over 264 feet of frontage along Main Street and another 295 + feet of frontage on Freistadt Road. See the map and overview of the property in the attachments to this document.

The site is build-ready with Village sanitary, storm sewer and municipal water service available in early 2023. The Village has confirmed with MMSD that pre-demolition impervious conditions can be utilized in stormwater calculations for redevelopment. The portion of the site labeled 301 N Main was a former gas station and has since been successfully remediated (inquire with Staff for more information).. The site allows an excellent opportunity for a development to have instant equity as the land was formally assessed at over \$475,000 when it was fully utilized.

Purchase Price

The Village is prepared to sell the land at a price not to exceed their expenses in order to promote a quality development. A development proposal should state a threshold cost they are willing to pay (inquire with Director of Community Services for Village cost-to-date information). See incentives and remediation sections below for other factors related to reimbursements the Village is willing to give during development. No brokerage fees will be paid.

Incentives

This parcel resides in the Village’s Tax Incremental Finance District #2. Development incentives may be available to ensure the development is the best fit for the village and of the highest possible quality. Incentive possibilities include, low purchase price, municipal water service contribution, incentives, or PayGo TID payments. An applicant wishing to utilize a new or existing incentive as part of their proposal should first outline their intent with Director of Community Services Andy LaFond prior to submittal. Depending on the type of assistance requested, the selected development may be subject to a proforma and gap analysis performed by a Village financial consultant.

Proposal Process

Proposals will be reviewed on a first come first serve basis, submit your proposal to the Director of Community Services at Village Hall, 250 Elm Street by 4pm ??/??/2022

Submitted items must include:

- Project narrative discussing the details of the proposed project
- Development team background and experience
- Preliminary architectural plans, elevations, and site plan
- Business description and narrative of how operations will occur on site
- Offering Price, Financing Strategy, and any requests Village incentives
- Project Schedule

Preferred Use

The property is zoned B-4 Highway Business District which opens up a variety of commercial uses for the parcel under the B-4 District as well as the B-2 and B-1 zoning districts. The “B” zoning districts permit general uses such as commercial, professional, retail, service, food, and healthcare uses. PDO (PLANNED DEVELOPMENT OVERLAY DISTRICT) zoning is an additional tool available. The PDO Planned Development Overlay District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types and/or mixing of compatible uses. This option will allow for flexibility of overall development design with benefits to be derived by both the developer and the community, to accommodate development, redevelopment and/or rehabilitation of property that will serve the best interests of the Village.

In establishing the district, The Village envisioned high quality retail or mixed use residential/commercial.

Market Trends:

The village is especially interested in proposals that incorporate recent trends in housing and market demands with consideration for innovative and unique concepts that fit within the overall aesthetics and character of the Village. The Village is especially interested in housing that caters to young people and empty nesters. However, the Village does require strict adherence to the Fair Housing Act and any other law related to housing discrimination.

Bicycles and Pedestrians:

The proposal should also consider the proximity of the Ozaukee Interurban trail and the recreational users and commuters that utilize the trail. The projects should also consider proximity to other pedestrian amenities such as the river walk, walking paths, crosswalks, and other pedestrian connections.

Serve as a Gateway:

The project uses architectural and art elements to signify arrival and invite people into the downtown area.

Connect to the Outdoors and Street:

The project provides pedestrian-friendly features and green spaces in the site design; possibly through the use of outdoor gathering spaces such as outdoor dining, gardens, water feature(s) and gathering spaces.

Desired Uses:

The project takes advantage of gaps in the downtown retail and office mix. Currently lacking within the downtown are uses such as a grocery/market establishment, gas station/market, brew pub, sporting goods, pet supplies, and boutique shopping. A full list of business gaps is available for review. The Village would like to see a development orientated toward general merchandising, service, restaurant, office, or community and customer service establishments.

Technology:

The project design incorporates smart city technologies. The project will provide high speed internet to tenant and visitors. The project will provide electric vehicle charging stations.

Although it is not a requirement that the proposals meet these suggestions, they will be used as a guide for evaluating the proposals. The Village will look at the proposed use of the property, the impact on the neighborhood, and the overall benefits to the community when evaluating the development proposals.

Redevelopment Plan Design Criteria**Design Character**

- Buildings squarely facing the street
- Pedestrian scale – walkable, accented storefronts
- Variable roof-lines.
- Transitional massing blending with surrounding architecture
- Sense of place/identity Use Mix
- Upper end condos and apartments above retail/office (millennials, professionals & empty nesters)
- Destination and convenience retail
- Orientation to service industries such as insurance offices, salons, and restaurants
- Shared parking
- Multiple purpose trips
- Convenience
- Density
- Mid-Rise
- Built-in consumer market for downtown businesses
- More efficient public services/utilities
- Interconnected activity centers

Zoning Criteria

As previously stated, the zoning of the parcel is B-4 Highway Business District which opens up a variety of commercial uses for the parcel under the B-4 District as well as the B-2 and B-1 zoning districts. PDO (PDO PLANNED DEVELOPMENT OVERLAY DISTRICT) zoning is an additional tool available. The PDO district may be desirable to an applicant due a few more uses that are allowed (including mixed use residential) and the less restrictive setbacks that are required. An applicant can feel free to propose a development utilizing the auspices of the PDO zoning district if they desire, however they must be aware that a future approval would be contingent on getting a rezoning approval as part of the process. For reference, the Village zoning code can be found here:

<http://www.VillageofThiensville.org/DocumentCenter/View/240>

Review

Proposals will be reviewed in terms of:

- Completeness of submittal
- Proposed use
- Quality and appropriateness of the building design and site improvements
- Feasibility of the project
- Offering price
- Needs for incentives and remediation costs
- Contribution to the Village's tax base
- Developer's expertise
- Adaptability to Redevelopment Plan and Village's Downtown visions

Village staff will initially review all proposals and forward them to the Village Board for review and approval along with a possible recommendation based on the criteria above. Applicant will then proceed to the Plan Commission and Village Board for approval of a developer's agreement outlining the requirements needed to get a development started. Planning Commission approval will be needed for a building, Site, and operation Plan as well as formal building permits. The Village reserves all rights to deny any proposal at any time prior to any express agreement and no agreements shall be created by mere submission and Village review. By submitting a proposal, the Applicant is waiving and holding the Village harmless from any and all damages related to costs and consequences involved in preparing the submission.

The proposals will likely be evaluated using the following criteria:

- Degree to which the proposal meets the preferred use criteria for the site (100 points).
- Estimated total project costs and estimated tax base to be generated from the project (50 points).
- Developer's expertise, experience, and financial capacity (40 points).
- The purchase price to be offered for the site and desired incentive package (20 points).
- Proposed development schedule (10 points).
- Other benefits to the community (80 points).

Closing

The Closing will be subject to conditions and contingencies in purchase agreement between Village and Applicant. It is likely that one such contingency will be that the applicant will have five months after the execution of the purchase agreement to obtain final plans and financing. Closing will also be contingent on the Planning Commission's final approval the Building, Site, and Operation Plan and other necessary governmental approvals. Information on the option to purchase and closing can be found in Attachment A. Closing will occur once all project elements (final plan approval, developer's agreement, building permits, and financing) are in place. The Village will then convey title by Special or Limited Warranty Deed and will provide the buyer with a title commitment. The buyer will be expected to commence construction within 90 days of closing and be finished within 18 months.

Attachments The following documents are included for additional information:

- A. Submittal Requirements and Sale Process
- B. Overview Map
- C. Pictures of Parcel
- D. Current Environmental Assessment

Questions

The Village assumes that questions and requests for further information and clarifications will be needed depending on the type of development proposed. All questions should be directed to Andy LaFond at alafond@village.thiensville.wi.us or (262) 292-3373.

Notwithstanding any statement in this RFP to the contrary, the Village of Thiensville will conduct fair and extensive evaluation based on the criteria listed as part of the RFP. The Village reserves the right to modify and waive any and all informalities or technicalities or to reject any and all proposals and/or parts thereof, and to accept any proposal which it deems most favorable for the Village. The Village reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary. The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses. The Village will honor confidentiality requests to the extent possible. If portions of your proposal are proprietary, please mark items as such.

Note: Unauthorized contact regarding this Request for Proposals with any Village staff, Elected Officials, Community Development Authority, or Planning Commission may result in disqualification (This statement relates to contact used to gain a competitive advantage).



ATTACHMENT A: Submittal Requirements and Sale Process

Step 1: Prepare a Proposal Package with the Following Items:

- Project narrative discussing the details of the proposed project and how the project relates to
- The various adopted Village documents discussed herein
- Development team background and experience
- Preliminary architectural plans, elevations, and site plan
- Business description and narrative of how operations will occur on site
- Offering Price, financing Strategy, and any requests for aid in financing or remediation cost
- Reimbursement needs.
- Project Schedule

Step 2: Proposal Submission

Address and deliver, or drop-off, to the Thiensville Director of Community Services at 250 Elm Street, Thiensville, WI 53092 by 4pm ??/??/2022. Please deliver two hard copy originals and a digital form of the submittal.

Step 3: Proposal Review and Buyer Selection

Village staff will initially review all proposals and forward them to the Village Board for review and approval along with a possible recommendation based on the criteria herein. Applicant will then proceed to the Village Board for approval of a developer's agreement outlining the requirements needed to get a development started.

Step 4: Plan Preparation

A developer's deposit will be required to be submitted if an applicant is awarded the RFP. The deposit will go towards costs associated with the formal development approval process with the Village's Planning Commission. A bond of some sort, outlined in the developer's agreement, may be required so that the Village has some surety that the development will be completed as originally proposed.

Step 5: Closing

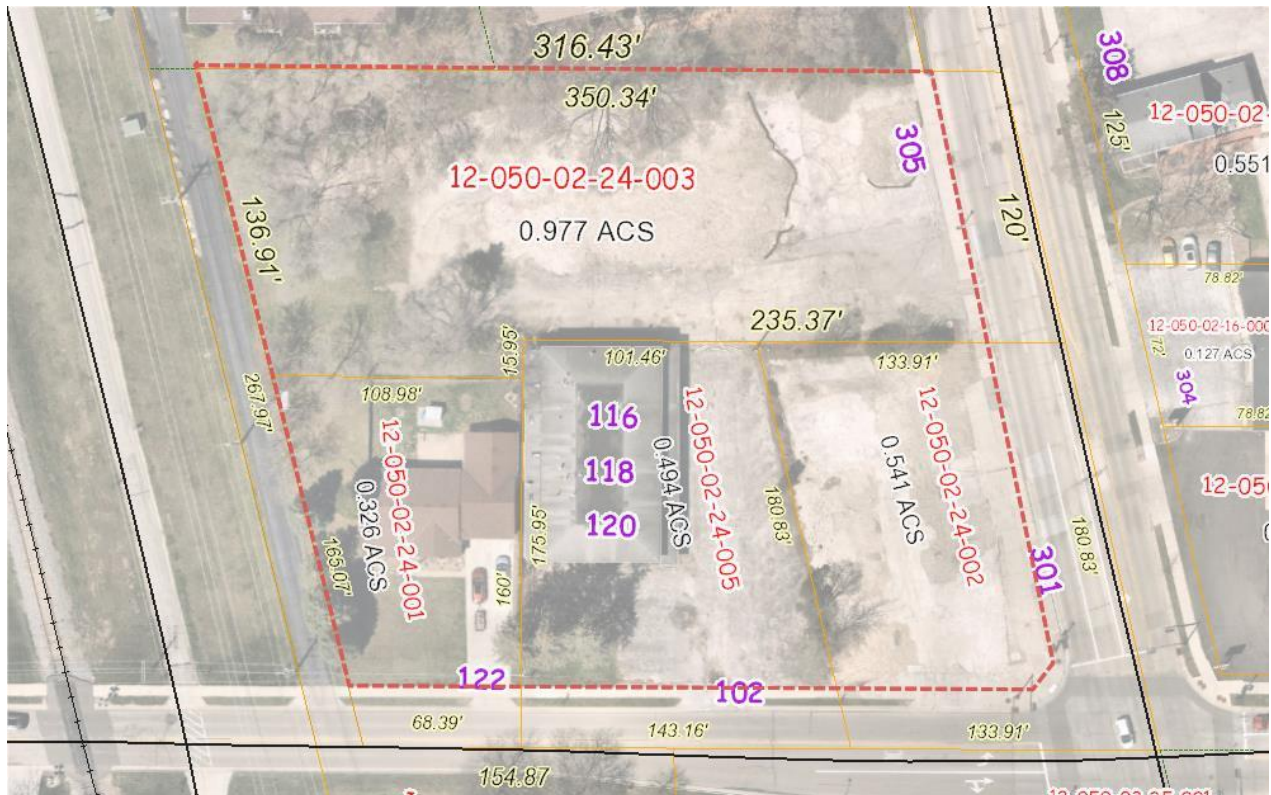
To buy the property, a buyer will need to:

- Submit final Building, Site, and Operation Plans for approval by the Village's Planning Commission. Final plans must be consistent with the preliminary drawings and concepts approved by the Community Development Authority RFP process. The appropriate fees, including developer's deposits must all be paid.
- Execute a Purchase Agreement
- Provide evidence of firm financing and/or equity
- Execute a Developer's Agreement outlining Approved Plans
- Submit a bond to guarantee satisfactory completion
- Pay the purchase price
- Submit for applicable building permits
- Be ready to start construction within forty-five days of closing

The Village will convey property by Special or Limited Warranty Deed. Tax, building inspection, and court records may be checked prior to closing to ensure the buyer is not violating the Village's sales policies for tax delinquent, code violations, etc.

ATTACHMENT B: Overview Map

NOTE: Property lines on this map are former property lines and a Plat of Survey will be created with combined parcels prior to property transfer.

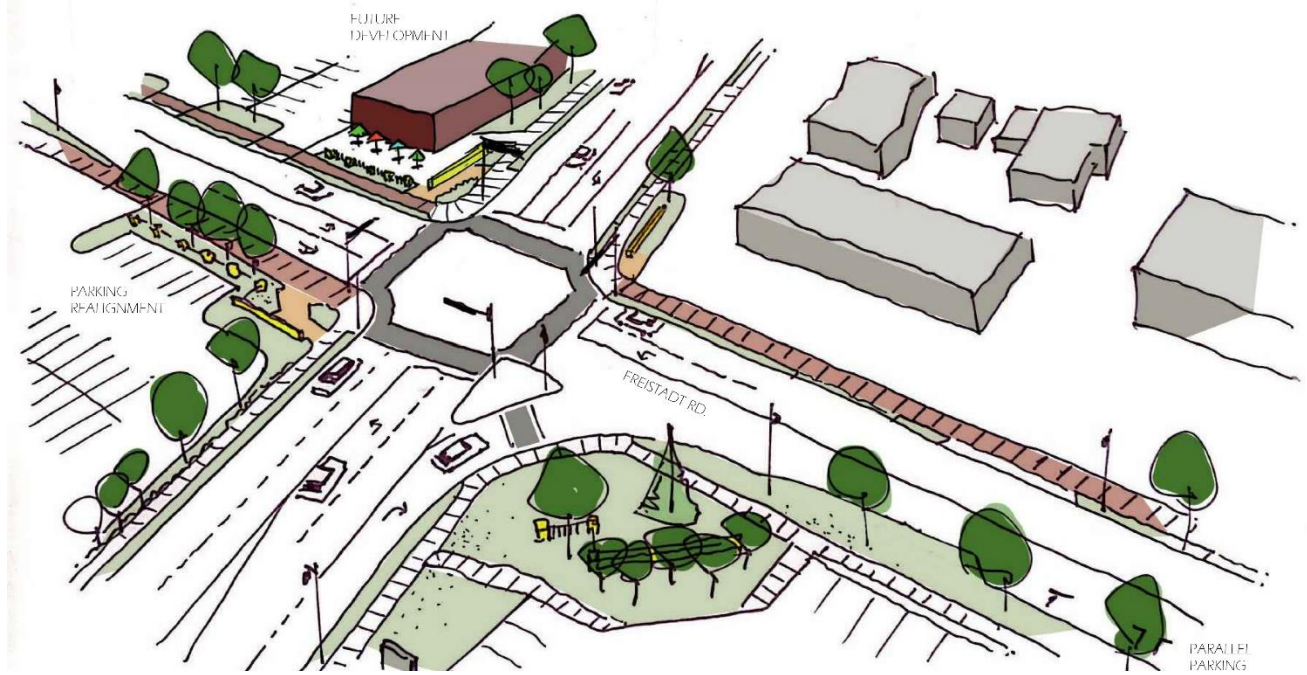


ATTACHMENT C: Pictures of Parcel/Surroundings





ATTACHMENT D: Streetscape Rendering



Thiensville Plan Commission Staff Report

Staff Approved Projects May & June 2022

Date	Address	Applicant	Project	Staff Approval	ZBOA	Approved	Denied
5/9/2022	608 Green Bay Road	Debra Martin	Backyard fence	5/23/2022		xx	
5/17/2022	208 Park Crest Drive	Heather and Kevin Sibley	Backyard fence	5/23/2022		xx	
5/17/2022	313 Riverview Drive	John Kukla	Replace/remodel front porch	5/23/2022		xx	
5/19/2022	311 Park Crest Drive	Elissa and John Elser	Expand driveway; modify front walk and back patio	5/23/2022		xx	
5/20/2022	202 Woodside Lane	Jessica and Glenn Heim	Approval of shed moved by prior property owner		xx		xx
6/3/2022	416 Park Crest Drive	Renee Harmon	4-foot fence at portion of rear property line	6/6/2022		xx	
6/8/2022	409 Susan Lane	Mary Giuliani	Backyard fence	6/22/2022		xx	
6/8/2022	325 E. Freistadt Road	Carl Johnson	Privacy fence on deck				xx
6/15/2022	121 Ellenbecker Road	Jim Desmond	Driveway modifications	6/22/2022		xx	

Code Compliance May & June 2022

Community Services

Address	Owner	Complaint	Action
400 Laurel Drive	Corey Short	Diggers Hotline: Unapproved fence	Contacted and working with homeowner on application
421 Bel Aire Drive	Chun Chang	Sump pump draining on neighbor's property	Certified letter to correct within 5 days

NOTE: Police Chief Kleppin conducted drive-by inspection of entire Village on 6/6 and identified 21 properties with grass violating Ordinance. Letters sent 6/6/22. Spreadsheet attached.

Police Department May & June 2022

Date	Location	Complaint
NOTHING TO REPORT		

Grass Maintenance

ADDRESS	OWNER	MAILING ADDRESS (IF DIFFERENT)	LETTER 1	NOTES
1 102 N. Highland Ave.	James Grinwald		6/6/2022	TPD: Grass cut 6/9/22
2 118 Ellenbecker Road	Steven W. Scott		6/6/2022	TPD: Grass cut 6/15/22
3 213 Williamsburg Drive	UMEL8 LLC	1665 N. Water St., Milwaukee 53202	6/6/2022	TPD: Grass cut 6/15/22
4 209 Williamsburg Drive	SEDES LLC	4771 N. Santa Monica Blvd., Milwaukee 53211	6/6/2022	TPD: Grass cut 6/15/22
5 202 Williamsburg Drive	Williamsburg Apartment Holdings	833 E. Michigan St. #540, Milwaukee 53202	6/6/2022	Phone message 6/8: Grass cut yesterday.
6 200 Williamsburg Drive	John F. Arps III	PO Box 5051, Elm Grove 53122	6/6/2022	TPD: Grass cut 6/15/22
7 313 Sunny Lane	Elena K. Gorske		6/6/2022	TPD: Grass cut 6/9/22
8 404 Park Crest Drive	Shirley A. Warber Living Trust		No letter	TPD: Grass cut 6/6/22 (Letter not sent)
9 404 Park Crest Drive	Robert M. & Carla J. Heiden Rev. Trust		6/6/2022	TPD: Grass cut 6/9/22
10 500 E. Freistadt Road	Clay & Rebekah Buie		6/6/2022	TPD: Grass cut 6/9/22
11 507 Bel Aire Drive	Carolyn L. Gettelfinger Rev. Trust		6/6/2022	TPD: Grass cut 6/9/22
12 605 Grand Avenue	Kevin T. Lee & Nicholas K. Vang		6/6/2022	TPD: Grass cut 6/8/22
13 605 Madero Drive	Steven T. & Alison Wolfe		6/6/2022	TPD: Grass cut 6/9/22
14 212 Madero Drive	Margarita Polyak		6/6/2022	TPD: Grass cut 6/9/22
15 204 Park Crest Drive	Jon M. & Nicole M. Lenk		6/6/2022	TPD: Grass cut 6/15/22
16 332 Washington Court	Jon T. Franken & Joanne L. Schmidbauer		6/6/2022	TPD: Grass cut 6/9/22
17 301 Washington Court	Karl E. Schmidt		6/6/2022	TPD: Grass cut 6/10/22
18 325 Riverview Drive	Deborah E. Knuth		6/6/2022	TPD: Grass cut 6/9/22
19 226 E. Alta Loma Circle	Alfred J. Heyer		6/6/2022	Resident stopped in 6/15. Grass cut apx 6/6.
20 234 Vernon Avenue	Steven G. & Anna M. Hackbarth		6/6/2022	TPD: Grass cut 6/9/22
21 303 Grand Avenue	Daniel & Jennifer Johnston		6/6/2022	TPD: Grass cut 6/9/22
22 215 E. Freistadt Road	Serghei Ialama		No letter	Side grass long 6/10. TPD: Cut 6/15.
23 213 Vernon Avenue	Leo K. Sage		No letter	Neighbor complaint. Checked 6/10. Cut 6/15
24 610 Oakwood Drive	Benjamin & Stephanie Bensman		6/28/2022	TPD report;