



VILLAGE OF THIENSVILLE
Committee of the Whole
AGENDA

DATE: Monday, July 11, 2022

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

II. ROLL CALL

PRESIDENT:	VAN MOBLEY
TRUSTEES:	JENNIFER ABRAHAM ANGELINA APOSTOLOS KRISTINA ECKERT ROB HOLYOKE KENNETH KUCHARSKI DAVID LANGE
ADMINISTRATOR:	COLLEEN LANDISCH-HANSEN
ATTORNEY:	AMBER HOLLRITH
STAFF:	POLICE CHIEF CURT KLEPPIN DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND VILLAGE CLERK AMY LANGLOIS

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. Discussion regarding National Night Out, August 2, 2022, Thiensville Police Department, Village Park, 251 Elm Street

B. Discussion regarding Proposed Ordinance 2022-01 Creating Section 17.03018 Creating a Premier Economic Development District Within the TID#2 Boundaries - Public Hearing Scheduled for Monday, July 25, 2022 (att)

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

D. Review and recommendation regarding the following Operator's License Renewal:

1. Skippy's Burger Bar, 113 Green Bay Road
Alexander John Tarantino

E. Review and recommendation regarding the following New Operator's License:

1. Remington's River Inn, 130 South Main Street
Lauryn Taylor Mohr

V. MISCELLANEOUS BUSINESS BY TRUSTEES AS MAY PROPERLY BE BROUGHT BEFORE THE BOARD

A. Acceptance/Report of Gifts Received:

1. \$40.00 to the Thiensville Fire Department for a Car Seat Installation, Anonymous
2. \$50.00 to the Thiensville Fire Department from Kevin and Nancy Leith in Memory of Bonnie Luedtke

B. Discussion regarding Thiensville Fire Department

C. Review meeting date schedule:

1. July 25, 2022 - Public Hearing and Board of Trustees at 6:00 PM
2. August 1, 2022 - Committee of the Whole at 6:00 PM
3. August 15, 2022 - Board of Trustees at 6:00 PM
4. September 12, 2022 - Committee of the Whole at 6:00 PM
5. September 26, 2022 - Board of Trustees at 6:00 PM

6. October 3, 2022 - Budget Workshop and Committee of the Whole at 6:00 PM

7. October 17, 2022 - Board of Trustees at 6:00 PM

8. November 7, 2022 - Budget Public Hearing and Committee of the Whole at 6:00 PM

9. November 21, 2022 - Board of Trustees at 6:00 PM

10. December 5, 2022 - Committee of the Whole at 6:00 PM

11. December 19, 2022 - Board of Trustees at 6:00 PM

VI. MOTION TO ADJOURN TO CLOSED SESSION

A. Deliberating about the investment of public funds in future Village properties requiring a Closed Session due to the competitive nature and bargaining positions at risk if conducted in a public meeting. Such Closed Session is authorized pursuant to Wis. Stats. Article 19.85(1)(e); and Pursuant to Chapter 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding Fire Department personnel.

1. Roll Call Vote

MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Board to reconvene into Open Session.
2. Review and possible action regarding Closed Session topics.

VII. 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.

**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.

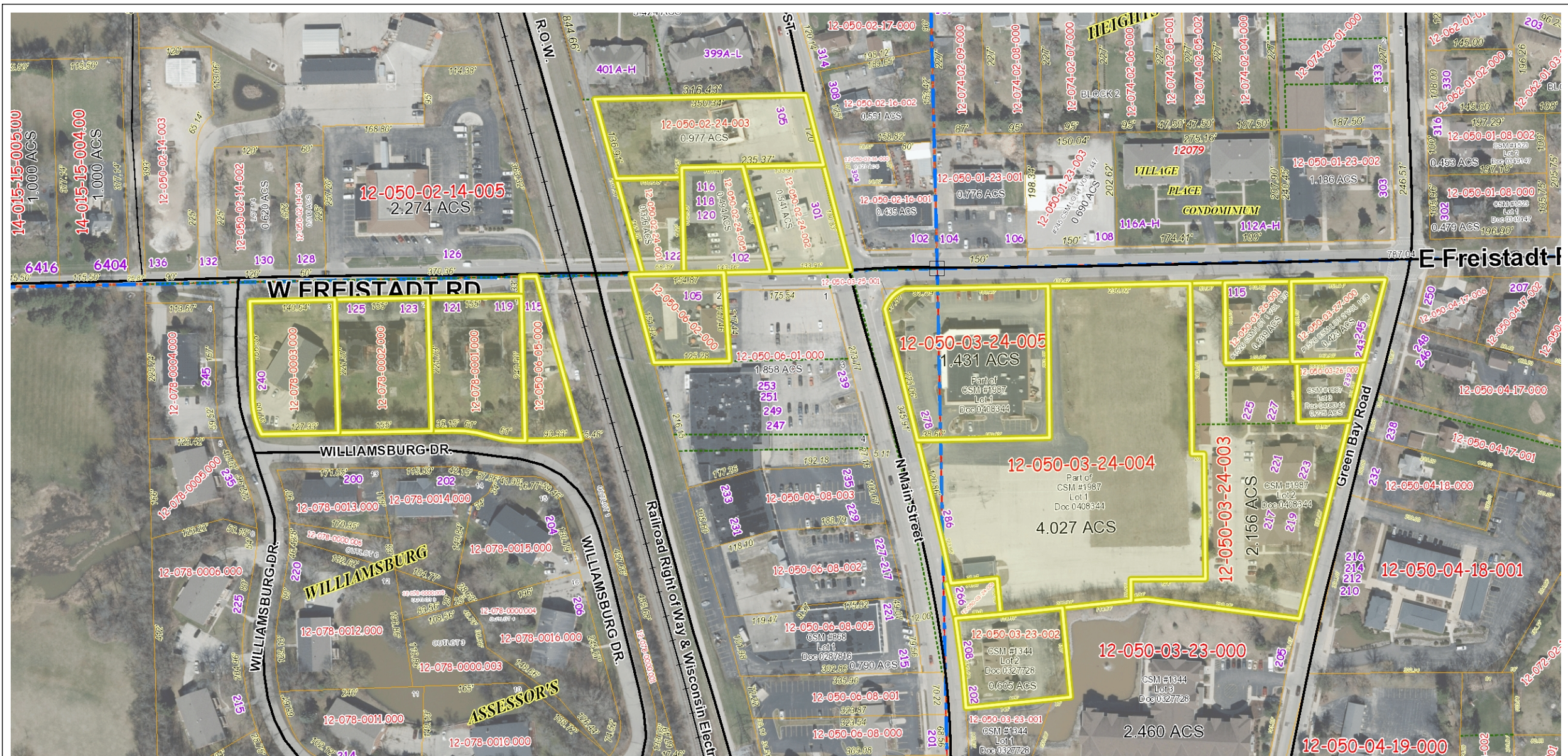
SECTION 4. Effective Date. This ordinance shall take effect upon its passage and publication as provided by law.

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

VILLAGE OF THIENSVILLE
OFFICIAL PUBLIC NOTICE
OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Village Board of the Village of Thiensville that will meet on Monday, July 25, 2022, at 6:00 PM at the Village of Thiensville Municipal Building, Board Room, 250 Elm Street, Thiensville, Wisconsin, to consider creating Section 17.03018 of the Village of Thiensville Zoning Code creating a Premier Economic Development District within the TID#2 boundaries.

All interested persons wishing to be heard are invited to attend and offer comments. If you are unable to attend and would like to submit written comments, please direct them to the Village Clerk's office by mail, 250 Elm Street, Thiensville, WI 53092 or at alanglois@village.thiensville.wi.us by 4:00 PM on Monday, July 25, 2022. Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities by contacting the Village Hall at (262) 242-3720.

Dated this 24th day of June, 2022.

Published: July 7, 2022
July 14, 2022

Amy L. Langlois
Village Clerk

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.

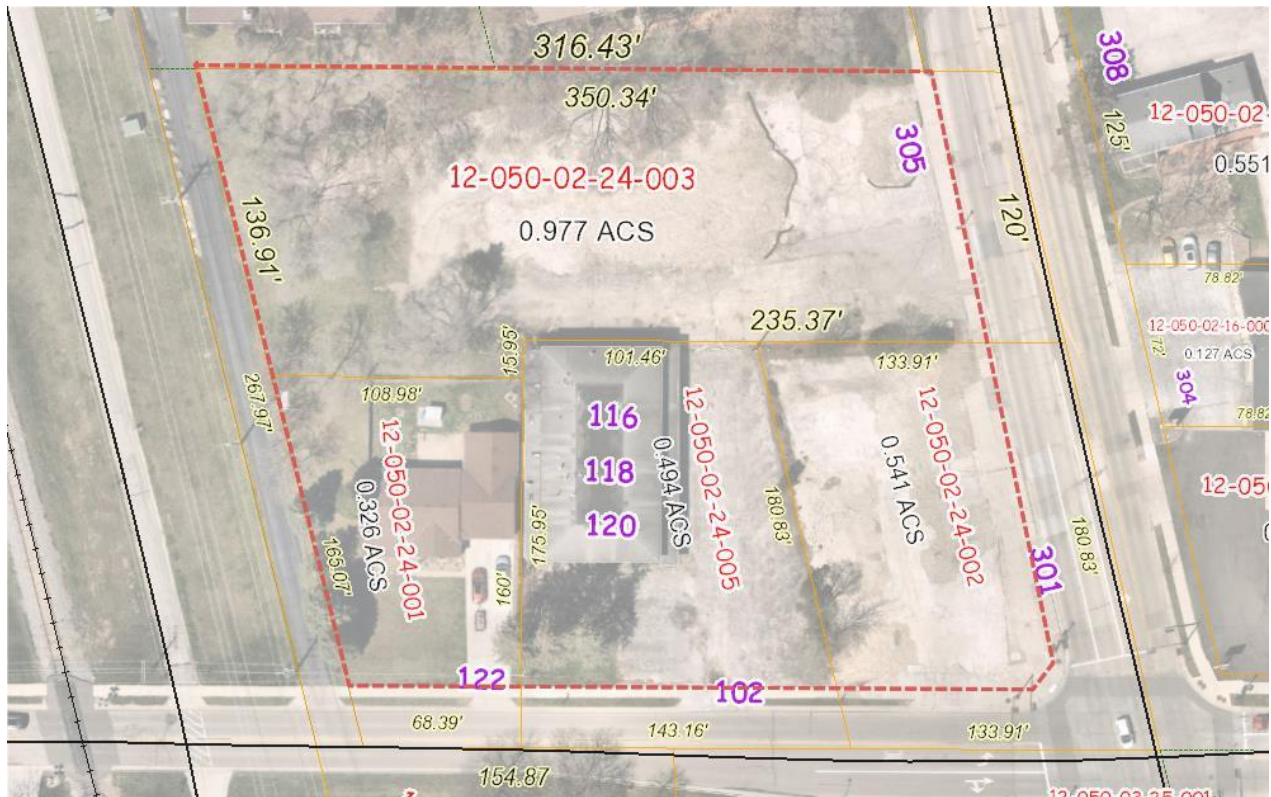
Step 5: Closing

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.

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

