



VILLAGE OF THIENSVILLE
Committee of the Whole
AGENDA

DATE: Monday, September 12, 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:	TIM SCHOONENBERG
STAFF:	ASSISTANT CHIEF JOEL DEUTSCH DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND POLICE CHIEF CURT KLEPPIN 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. Review Capital Expenditures List (att)

B. Frank L. Weyenberg Library Update, Rachel Muchin Young, Library Director

C. Discussion regarding Village Park Parking, Rob Kos, Executive Director, Thiensville Business Association

D. Discussion regarding Pickleball (Trustee Eckert) (att)

E. Discussion regarding Village Sidewalk Policy (att)

F. Review and recommendation regarding Amended Temporary Class B Beer and Class B Wine License, Thiensville-Mequon Lions Club, To Include Applefest, Sunday, October 2, 2022, 11:00 AM to 5:00 PM, Village Park, 251 Elm Street

G. Discussion regarding Public Hearings scheduled for September 26, 2022 at 6:00 PM, Request from Scott Gad, 500 Lake Bluff Road, Recommendation from Plan Commission to Amend the Comprehensive Land Use Plan from Single-Family Residential Classification to the Multi-Family Residential Classification and Rezone the Property from R-1 Single-Family Residence District to R-4 Multiple-Family Residence District (att)

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

A. Acceptance/Reports of Gifts Received:

1. \$220.00 to the Thiensville Fire Department from the Depies Family
2. \$13,000.00 from Robert Blazich for Music in the Park, Village Park
3. \$2,500.00 from Gathering on the Green, Inc. for Music in the Park, Village Park

B. Discussion regarding Thiensville Fire Department

C. Review Meeting Date Schedule:

1. September 26, 2022 - Public Hearings and Board of Trustees at 6:00 PM
2. October 3, 2022 - Budget Work Session at 5:00 PM, Committee of the Whole at 6:00 PM
3. October 17, 2022 - Board of Trustees at 6:00 PM

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

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

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

7. 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).

1. Roll Call Vote

B. MOTION TO RECONVENE IN OPEN SESSION

1. Vote of Board to Reconvene in Open Session

VII. ADJOURNMENT

Amy L. Langlois, Village Clerk

September 9, 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.

<u>DEPARTMENT</u>	<u>AMOUNT IN RESERVES</u>	<u>AMOUNT BUDGETED</u>	<u>AMOUNT REQUESTED</u>	<u>ITEM DESCRIPTION</u>
DPW	\$ 3,566.05	\$ -	\$ 3,500.00	Emerald Ash Borer
DPW	\$ 12,000.00	\$ -	\$ 12,000.00	Sidewalk Maintenance
PARK	\$ 8,700.00	\$ -	\$ 4,400.00	Pigeon Creek Maintenance
PARK	\$ 14,000.00	\$ -	\$ 26,000.00	Park Lights (remainder coming from remaining Boat Launch reserves)
PARK	\$ -	\$ 5,000.00	\$ 5,000.00	Parade and Special Event Barricades
SEWER	\$ -	\$ 5,000.00	\$ 5,000.00	Crowd Control/Street Barricades

TOTAL	\$	38,266.05	\$	10,000.00	\$	55,900.00
-------	----	-----------	----	-----------	----	-----------

PICKLEBALL

Pickleball (PB). If you are like many folks you think “what the heck is that?” or “that is a game for old people!”. Here are a few facts about the game:

- PB was founded on Bainbridge Island, WA in 1965 by Joel Prichard, Bill Bell and Barney McCallum as a game to entertain their grandchildren. PB just became the official sport of the state of Washington!
- PB was the fastest growing sport two years in a row experiencing 39.3% growth with over 4.8 million players (53% men and 47% women). *
- Architectural Digest says that “Pickleball has replaced golf as the most coveted sports amenity in luxury rental developments” in their recent feature covering luxury real estate developments.
- Wisconsin boasts several professionally ranked players including Dave “The Badger” Weinbach (#1 Senior Mixed Doubles, #4 Senior Men’s Doubles), Zane Navratil (#4 Singles, #8 Mixed Doubles, #20 Men’s Doubles) and Gina Cilento (#22 Senior Mixed Doubles).
- The average age of all players as of 2020 was 43.5 years old with almost half of all players between the 18-54 years old.
- An Association of Pickleball Players (APP) tournament in Highland Park, IL recently hosted over 700 players (professional and amateur) and hundreds of fans.
- Lifetime Fitness plans to have over 600 PB courts in their facilities by the end of 2023, up from 250 courts today. **
- PB is attracting major sponsors and investors such as RW Baird and Marc Lasry who stated in 2021 “I think you’re going to be shocked by where this sport is in 5 years.”

While the numbers are difficult to quantify in Wisconsin, we have also experienced an explosion of play. The University of Wisconsin Madison is hosting two events with the Amateur Pickleball Association in 2022. Tournaments can be found all over the state, both indoor and outdoor. Many municipalities and social clubs are hiring pickleball professionals to run programs for residents and members. Tennis clubs are modifying their courts to embrace the surge in pickleball play. New facilities are being built everywhere including Wausau, Oconomowoc and New Berlin to name a few. People in all corners of the state are jumping on the bandwagon because the game is very easy to pick-up, there are low barriers to entry, it is inexpensive to play and can be played by all ages.

The challenge is very clearly the lack of places to play, both indoor and outdoor, particularly on the North Shore. Pickleball courts would be a fantastic amenity to provide in a community where parks are plentiful and completely supported by residents. We are presenting a list of over 100 Mequon/Thiensville residents who support courts in our community.

Respectfully submitted,

Christine Korjenek, ckorjenek@gmail.com, 414.507.2326

USA Pickleball Ambassador, Ozaukee County

Attachments:

A-List of Mequon and Thiensville supporters

B-Potential Locations

C-Financial Information for Various Projects

D-Existing Outdoor Venues (not comprehensive)

*Source: Sports, Fitness & Leisure Activities Topline Participation Report 2022

**Source: Fortune Magazine July 15, 2022

Attachment A-Mequon Thiensville Pickleball Supporters

Mequon and Thiensville Pickleball Supporters

Susan	Anderson	Mequon		Sandra	Haselow	Mequon
Anna	Bakalinsky	Mequon		William	Haselow	Mequon
Roman	Bakalinsky	Mequon		Barb	Hennick	Mequon
Karen	Baker	Mequon		Jandell	Herum	Mequon
Lowell	Barkan	Mequon		Scott	Herum	Mequon
Karen	Barnes	Mequon		William	Hess	Mequon
Marty	Barnes	Mequon		Karry	Hill	Mequon
Jake	Behrens	Mequon		Rob	Hogevorst	Mequon
Cara	Bern	Mequon		Jenne	Hohn	Mequon
Scott	Bern	Mequon		Debra	Holmes	Mequon
Bob	Blazich	Mequon		Michong	Hoots	Mequon
Cynthia	Boock	Mequon		James	Hoots	Mequon
Merla	Borth	Mequon		Linda	Horne	Mequon
Bob	Borth	Mequon		David	Horne	Mequon
Bob	Bradley	Mequon		Kamal	Irani	Mequon
Susan	Bratt	Mequon		Mehraboon	Irani	Mequon
Brad	Brogan	Mequon		Jill	Johnson	Mequon
Kerri	Brogan	Mequon		Mike	Jordan	Mequon
Rick	Brown	Mequon		Mary	Jordan	Mequon
Lisa	Bruce Lantzdorf	Mequon		Tricia	Kane	Mequon
Barb	Charlton	Mequon		Chris	Korjenek	Mequon
Mark	Charlton	Mequon		Dennis	Korjenek	Mequon
Jung Ki (Kay)	Cho	Mequon		Jodi	Kostal	Mequon
Jim	Clemons	Mequon		Scott	Krueger	Mequon
Lynn	Connolly	Mequon		Becky	Krueger	Mequon
Mark	Czerwinski	Mequon		Rick	Lamb	Mequon
Joanne	Davidson	Mequon		Patrick	Laske	Mequon
Brian	Davidson	Mequon		Patty	LePak	Mequon
Claire	Davidson	Mequon		Diana	Levy	Mequon
Adam	Davidson	Mequon		Stan	Lind	Mequon
Todd	Davis	Mequon		Laura	Livermore	Mequon
Laura	Deguire	Mequon		Jim	Lopina	Mequon
Linda	Dindzans	Mequon		Jennifer	Lukach	Mequon
Vincents	Dindzans	Mequon		Paula	Lukach	Mequon
Deb	Doughty	Mequon		Chris	Lukach	Mequon
Maria	Douglas	Mequon		Linda	Lundeen	Mequon
Jennifer	Feldman	Mequon		Jodi	Lurie	Mequon
Gary	Feldman	Mequon		Jim	Lysaught	Mequon
Kate	Flood	Mequon		Debbie	Mackman	Mequon
Tammy	Fricker	Mequon		Linda	Maly	Mequon
Andrew	Gingrasso	Mequon		Paul	Maly	Mequon
John	Gustafson	Mequon		Sue	Martin	Mequon
Carrie	Gustafson	Mequon		Steve	Mayer	Mequon
Chris	Hale	Mequon		Rick	Mayer	Mequon
Lee	Hansen	Mequon		Jim	McCardle	Mequon

Teri	McCardle	Mequon		Bob	Wells	Mequon
Brooke	Meyers	Mequon		Jeff	Wenzler	Mequon
Charlie	Munkwitz	Mequon		Brittany	White	Mequon
Susan	Nakas	Mequon		Kevin	White	Mequon
Janet	Nelson	Mequon		Jason	Wier	Mequon
Rusty	Nelson	Mequon		Jonathan	Wier	Mequon
Therese	Nelson	Mequon		Carri	Wittenberg	Mequon
Margaret	O'Leary	Mequon		Mary	Wurzburg	Mequon
Ann	Olson	Mequon		Steve	Wypiszynski	Mequon
Jeffrey	Olson	Mequon		Julie	Wypiszynski	Mequon
Barb	Osmon	Mequon		Denise	Zantow	Milwaukee
Carol	Ott	Mequon		Nancy	Berg	Thiensville
Jim	Ott	Mequon		Karen Alice	Brown	Thiensville
John	Peck	Mequon		Kim	Butcher	Thiensville
Laura	Peck	Mequon		Amy	Evans	Thiensville
Suzy	Pohle	Mequon		Peggy	Knorr	Thiensville
Mark	Presti	Mequon		Jim	Knorr	Thiensville
Mary	Raddatz	Mequon		Rich	Longabaugh	Thiensville
Craig	Raddatz	Mequon		Jim	Reilly	Thiensville
Lorraine	Radtke	Mequon				
David	Raphael	Mequon				
Nina	Raphael	Mequon				
Diane	Redman	Mequon				
Scott	Reed	Mequon				
Sheryl	Reed	Mequon				
John	Rice	Mequon				
Diane	Rosenberg	Mequon				
Laura	Rowe	Mequon				
Kris	Rozran	Mequon				
Dick	Rozran	Mequon				
Ann	Scherzinger	Mequon				
Rosine	Schmitt	Mequon				
Judy	Schmitz	Mequon				
Tera	Shapiro	Mequon				
Dan	Shapiro	Mequon				
Archie	Shew	Mequon				
Stan	Smith	Mequon				
Joelle	Stadler	Mequon				
Cathy	Stolz	Mequon				
Lori	Thomas	Mequon				
Todd	Thomas	Mequon				
Amy	Vandamme	Mequon				
Ada	Vogel	Mequon				
Nadia	Voght	Mequon				
Greg	Von Roenn	Mequon				
CeCe	Wells	Mequon				

Attachment B-Mequon Thiensville Outdoor 8-10 Pickleball Courts

Potential Locations

Public Locations

1. Mequon Rotary Park-City of Mequon Parks and Open Space Department.
2. Virmond Park-managed by Ozaukee County. A supporter did contact the county and they didn't seem interested.
3. Red Barn Park-through City of Mequon Parks and Open Space Department.
4. Lemke Park-City of Mequon Parks and Open Space Department.
5. Thiensville Park-existing courts could be resurfaced and converted into six dedicated pickleball courts or resurfaced and used for tennis and pickleball.
6. Range Line Recreation field-two existing baseball diamonds with plans from MTSD to add 8 pickleball courts, a basketball court and restrooms.

Private Locations

1. Concordia University
2. Athlete Performance-the owners have been allowing pickleball players to convert three indoor basketball courts into nine pickleball courts during the winter.

Attachment C-Financial Information for Various Projects

Wausau

Marathon PB courts. Six new courts (nine total). Cost \$105k. City paid for the first 3 courts. New six 100% funded by donations and self-performed.

Private Home

Single court on a private lot. Grading and drainage needed. Cost \$40k from Frank Armstrong, Butler, WI

Adlai

No information provided. Site required environmental clean-up.

Lake County

10 courts \$375k to start in June/July 2022. Contact MSI General.
Craig Hoeppner, choeppner@oconomowoc-wi.gov

Bob Duffy, City of Oconomowoc, City donating land, LC fundraising.

Port Washington

Budgeting \$60k for 3 courts at Coal Dock Park. Part of PW Planning, not a grassroots effort.

Looking for sponsors for nets to assist with cost.

A significant amount of work, grading, asphalt will be done by the city keeping costs down.

Contact Kiley Scherer

North Shore Country Club

Four new courts in 2021

Attachment D-Current Pickleball Locations-Outdoor

CITY	ADDRESS	CONTACT	DATES
OZAUKEE COUNTY			
BELGIUM	COMMUNITY PARK Beech St 4 dedicated pickleball courts		First come first served
CEDARBURG	ADLAI HORN PARK N62W5865 Columbia Rd 4 dedicated pickleball courts	Park & Rec Office, 262-375-7611 Contacts: Sandy psbeck1527@sbcglobal.net, Dan dangianson@gmail.com, Lowell lowbar1942@yahoo.com	2-4 courts available for open play. 2 of the 4 courts may be rented through Cedarburg Park & Rec Dept. Limit Play to 2 matches if others are waiting beginners/non-competitive players tend to show up Tuesday & Thursday 8 to 10 AM & 5 to 7 PM & Sat at 8 AM. Intermediate/advanced players tend to show up on Monday, Wednesday & Friday 8 to 10 AM & 5 to 7 PM.
CEDARBURG	ZEUNERT PARK N28 W5600 Lincoln Boulevard 2 tennis/pickleball courts	Park & Rec Office 262-375-7611	Senior tennis program has the courts on Friday am. All other days/times are first come first serve.
GRAFTON	WOODVIEW ELEM SCHOOL 600 5th Ave 2 tennis/pickleball courts	Park & Rec Office 262-375-5310	Open play when school is not in session, First come first serve
PORT WASHINGTON*	ANTOINE PARK 365 E. Norport Drive 3 pickleball courts	Park & Rec Office 262-284-5881	Thursdays 6-8 p.m. \$3 fee
SAUKVILLE	GRADY PARK 100 E. Dekora Street 2 tennis/pickleball courts	Dave Schigoda schig5c@gmail.com (262) 424-3582	Wednesdays Under the Lights 6:30 - 8:30 p.m.
SAUKVILLE	QUADE PARK 657 Parkside Lane 2 tennis/pickleball courts	Dave Schigoda schig5c@gmail.com (262) 424-3581	Mondays 8-10 a.m.
THIENSVILLE	RIVERSIDE VILLAGE PARK 250 Elm St 2 tennis/pickleball courts	Village Park & Rec Office 262-242-3720	First come, first served.
WAUKESHA COUNTY			
GERMANTOWN	HAUPT STRASS PARK N116 W16952 Main St 4 dedicated pickleball courts	Park & Rec Office 262-250-4710	Open Play 6 am to 9 pm Planned Play Wednesdays 6:30 to 8:30 PM
HARTFORD	WILLOWBROOK PARK 774 E Sumner St (Hwy 60) 2 courts	Park & Rec Office 262-670-3730	Open Play except when Parks and Rec has programs in session. Program schedule TBD
WEST BEND	QUAAS CREEK PARK 2500 Country Creek Cir 5 dedicated pickleball courts	Mark Schuster markojazz2000@yahoo.com Cell 262-483-8026.	Open Play Monday through Friday 8:30 to 11:30 AM and 1 to 4 PM
WEST BEND	REGNER PARK 800 N Main St 3 Tennis/Pickleball courts	City Park & Rec Office 262-335-5080	Courts are lighted
MILWAUKEE COUNTY			
GLENDALE	GOOD HOPE COURTS 2205 W Good Hope Rd 3 tennis/pickleball courts	Diane Schmitt dschmitt04301952@gmail.com cell 414-690-4689.	Most mornings at 9:00 a.m.
SHOREWOOD	ATWATER SCHOOL N. Maryland Ave. & E. Kenmore Pl. 2 tennis/4 pickleball courts	School Rec Office 414-963-6913 ext. 4 Dale Van Scoyk CoachDale@prime-pickleball.com (414) 406-1548	Tuesdays: 4:30 - 6:30 Thursdays: 4:30-6:30 Fridays: Youth classes Saturdays: 8-10 Beginners Saturdays: 10-12 Intermediate/Advanced Contact Coach Dale for more specifics
WHITEFISH BAY	KLODE PARK 5900 N Lake Dr 2 tennis/pickleball court	Village Hall 414-962-6690 or Judi Keenan judiekeen@att.net 414-429-3592	Open play daily at 10 a.m. and Monday/Wednesday at 4:00 p.m. Planned Play Mondays, Wednesdays, Saturdays at 9:30 a.m. or 3 p.m. if it rains. Fridays at 3:30 - bring beverage and snack.
*Port Washington is adding three more courts at Coal Dock Park in 2022			

VILLAGE OF THIENSVILLE

RESOLUTION NO. 2007-02

A RESOLUTION ADOPTING THE SIDEWALK,
DRIVEWAY APPROACH AND
CURB & GUTTER IMPROVEMENTS

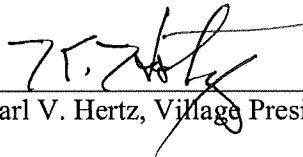
WHEREAS, the Village Board of the Village of Thiensville sees a benefit in establishing a written policy regarding sidewalk, driveway approach and curb & gutter improvements; and

WHEREAS, the policy will give guidance to the Director of Public Works in determining whether public improvements are needed; and

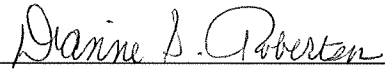
WHEREAS, the property owners will have assurance that needed improvements are being completed following a review of the written policy.

NOW THEREFORE BE IT RESOLVED, that the Village Board of the Village of Thiensville adopts the attached Sidewalk, Driveway Approach and Curb & Gutter Improvement Policy.

PASSED AND ADOPTED by the Village Board of the Village of Thiensville, County of Ozaukee, State of Wisconsin on this 19th day of March, 2007.



Karl V. Hertz, Village President



Dianne S. Robertson, Village Clerk

VILLAGE OF THIENSVILLE
DEPARTMENT OF PUBLIC WORKS
POLICY REGARDING SIDEWALK, DRIVEWAY APPROACH AND
CURB & GUTTER IMPROVEMENTS

MARCH 19, 2007

In order to reduce pedestrian falls and subsequent claims against the Village of Thiensville, the following policies have been formulated as criteria for sidewalk, driveway approaches and curb & gutter improvements. This criteria is based on reviewing other communities policies, consulting the villages insurance carrier, the village engineer and previous Village policies. The property owner is required to replace the damaged sidewalks, driveway approaches and curb & gutters that abut their property.

SIDEWALKS

1. All sidewalk slabs, including carriage walks and private walks located partially or fully within the Village R.O.W. which are out of vertical alignment by an average of 1/2" or more, or are out of alignment by 1" or more at any location on the slab at the time of inspection are candidates for repair mudjacking or replacement.
2. All sidewalk slabs are first examined as candidates for mudjacking. Sidewalk slabs which have visible surface defects, or in the opinion of the Director of Public Works cannot be mudjacked for any reason, will be removed and replaced.
3. In addition to the criteria from paragraph 1 above, defects that necessitate replacement include:
 - a) Cracks running through the slab of 1/2" width or greater.
 - b) Severe scaling, spalling or popouts of the surface is defined in the Pavement Surface and Evaluations Rating (PASER) system.
 - c) Surface delaminations of greater than 1/2".
 - d) Other defects which may, in the opinion of the Director of Public Works, confirmed by the Village Administrator, pose a trip hazard.
4. All sidewalk improvements shall be made in order to eliminate trip hazards as defined above as a first priority. Efforts shall be made in every possible case to improve drainage when replacing or mudjacking sidewalks. Sidewalk improvements will not be made for the sole purpose of correcting drainage problems except in circumstances where drainage problems are deemed obvious, significant, and potentially hazardous to pedestrians as determined by the Director of Public Works.
5. Property owners may request that their carriage walk be replaced with grass.
6. The Village will systematically perform sidewalk improvements in various sections of the Village, however, improvements will be made outside of those sections at the request of individual homeowners, and in areas where pedestrian falls are reported over sidewalk meeting the criteria outlined in paragraphs 1 & 3.

DRIVEWAY APPROACHES

1. Driveway approach improvements are not performed in areas with culverts and ditches unless a road improvement project is underway.
2. All driveway approaches located partially or fully within the Village R.O.W. which are out of vertical alignment by an average of $\frac{1}{2}$ " or more, or are out of alignment by 1" or more at any location on the approach at the time of inspection are candidates for repair mudjacking or replacement.
3. All driveway approaches are first examined as candidates for mudjacking. Driveway approaches which have visible surface defects, or in the opinion of the Director of Public Works cannot be mudjacked for any reason, will be removed and replaced.
4. In addition to the criteria from paragraph 2 above, defects that necessitate replacement include:
 - a. Cracks running through the slab of $\frac{1}{2}$ " width or greater.
 - b. Severe scaling, spalling or popouts of the surface is defined in the Pavement Surface and Evaluations Rating (PASER) system.
 - c. Surface delaminations of greater than $\frac{1}{2}$ ".
 - d. Other defects which may, in the opinion of the Director of Public Works, confirmed by the Village Administrator, pose a trip hazard.
5. All driveway approach improvements shall be made in order to eliminate trip hazards as defined above as a first priority. Efforts shall be made in every possible case to improve drainage when replacing or mudjacking driveway approaches. Driveway approach improvements will not be made for the sole purpose of correcting drainage problems except in circumstances where drainage problems are deemed obvious, significant, and potentially hazardous to pedestrians or cracks so severe that water can penetrate beneath the road surface and will cause damage to the road due to freezing as determined by the Director of Public Works.
6. The Village will systematically perform driveway approach improvements in various sections of the Village, however, improvements will be made outside of those sections at the request of individual homeowners, and in areas where pedestrian falls are reported over driveway approaches meeting the criteria outlined in paragraphs 2 & 4.

CURB AND GUTTER

1. Curb and gutter improvements are not performed in areas with culverts and ditches unless a road improvement project is underway.
2. All curbs and gutters located partially or fully within the Village R.O.W. which are out of vertical alignment by an average of ½" or more, or are out of alignment by 1" or more at any location on the approach at the time of inspection are candidates for repair mudjacking or replacement.
3. All curbs and gutters are first examined as candidates for mudjacking. Curbs and gutters which have visible surface defects, or in the opinion of the Director of Public Works cannot be mudjacked for any reason, will be removed and replaced.
4. In addition to the criteria from paragraph 2 above, defects that necessitate replacement include:
 - a. Cracks so severe that water can penetrate beneath the road surface and will cause damage to the road due to freezing.
 - b. Cracks running through the curb & gutter of 1/2" width or greater.
 - c. Severe scaling, spalling or popouts of the surface is defined in the Pavement Surface and Evaluations Rating (PASER) system.
 - d. Surface delaminations of greater than ½".
 - e. Other defects which may, in the opinion of the Director of Public Works, confirmed by the Village Administrator, pose a trip hazard.
5. All curb and gutter improvements shall be made in order to eliminate trip hazards as defined above as a first priority. Efforts shall be made in every possible case to improve drainage when replacing or mudjacking curbs and gutters. Curb and gutter improvements will not be made for the sole purpose of correcting drainage problems except in circumstances where drainage problems are deemed obvious, significant, and potentially hazardous to pedestrians or cracks so severe that water can penetrate beneath the road surface and will cause damage to the road due to freezing as determined by the Director of Public Works.
6. The Village will systematically perform curb and gutter improvements in various sections of the Village, however, improvements will be made outside of those sections at the request of individual homeowners, and in areas where pedestrian falls are reported over curbs and gutters meeting the criteria outlined in paragraphs 2 & 4 as determined by the Director of Public Works.

As a courtesy the Village will attempt to:

- Work closely with the property owner to identify potential hazards and schedule the replacement work with a qualified contractor selected through the Village bidding process.
- Inspect the construction work to ensure a quality-finished product.
- Every other year the Village is inspected to identify areas in need of replacement and marked with paint and recorded.
- Once marked, an estimate is sent to the property owner by US mail advising that replacement is necessary. If replacement is not made by the deadline date stated in the letter, the Village will cause the replacement to be made by its contractor.

Following completion of the work, the owner will be billed by the Village. Property owners have 30 days in which to pay the bill for replacement. If the property owner chooses not to pay, an assessment will be applied against the tax bill and collected as an addition to the property taxes. A nominal interest charge on any unpaid balance will be added to the amount of assessment when certified to the county for collection with property taxes.

Property owners who have sidewalks that need replacement may choose to use the Village's contractor; make the necessary replacement themselves; or hire a contractor of their choice.

Despite who performs the replacement, all work must be completed according to the Village's standards and requires inspection by the Village.

The successful bidder for the Village's concrete contract will be insured or bonded, the Director of Public Works will check all work performed by the contractor prior to payment.

Guidelines for Proper Sidewalk Replacement

1. Use Class C concrete with air entrainment
2. Broom or swirl finish must be used
3. Landscape must be replaced if disturbed during installation
4. Curing compound must be applied the same day the concrete is placed
5. Expansion joints must be placed every 40 feet of new placed, continuous concrete sidewalk
6. Work must be performed according to Village standards:
 - Sidewalks are to be 4 inches thick
 - Sidewalks between driveways and aprons are to be 7 inches thick
 - Aprons also are to be 7 inches thick
 - Curbs & Gutters also to be 7 inches thick

500 LAKE BLUFF ROAD – LAND USE PLAN AMENDMENT AND REZONING

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Date: August 9, 2022

General Information

Applicant:

Scott Gad and George Colter

Status of Applicant:

Developer

Location:

500 Lake Bluff Road

Requested Action:

Land Use Plan Amendment & Rezoning

Existing Zoning:

R-1 Single-Family Residential District

Proposed Zoning

R-4 Multiple-Family Residential

Existing Use

Vacant

Report:

The applicants are requesting a Land Use Plan amendment and rezoning recommendation for the 18,238 square foot vacant parcel located at the above referenced address which is directly behind 525 Green Bay Road. The site is currently zoned R-1 Single-Family Residence District and they proposed to have it rezoned the R-4 Multiple-Family Residence District.

As Commissioners are aware, State Law requires that before any land use change of this nature can be approved, the comprehensive land use plan and the zoning of the site must be consistent with each other. Accordingly, for this request to proceed, the comprehensive land use plan's classification for the site must be changed from the Single-Family designation to the Multiple-Family Classification. If you approve that change, the Village can then proceed to rezone the site as proposed. Upon your recommendation, staff will schedule the necessary public hearings before the Village Board at an upcoming meeting.

Staff Comments:

This lot access is to Lake Bluff Road, and it will be served by the municipal sewer and water facilities. Since this site is immediately adjacent to the Lake Bluff Two-Family Condominium development, staff feels it appropriate and sound planning and, therefore, approval is recommended.

DRAFT



VILLAGE OF THIENSVILLE
Plan Commission
MINUTES

DATE: Tuesday, August 9, 2022

LOCATION: 250 Elm Street, Thiensville, WI
FIRE DEPARTMENT TRAINING ROOM

TIME: 6:00 PM

I. CALL TO ORDER

Chairman 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
	JEFF HERSHBERGER (EXCUSED)
	KEN KUCHARSKI
PLANNER:	JON CENSKY
DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS:	ANDY LAFOND

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.

George Coulter provided comments on the Thiensville Crossing Request for Proposals, noting the corner of North Main Street and Freistadt Road should be marketed as the centerpiece of the project. Mr. Coulter suggested the Village give itself an adequate time

frame as it seeks development and projects move forward. Mr. Coulter believes proposals should be reviewed by the Village all at once rather than one at a time as they are submitted.

Commissioner Kucharski noted that when the Village selected the Thiensville Health Alliance from several RFP applicants, all three proposals were considered the same night with each applicant making a presentation to the Village Board.

IV. BUSINESS

A. Approval of Minutes

1. July 12, 2022 (att)

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Gattoni to approve the July 12, 2022, Minutes. **MOTION CARRIED UNANIMOUSLY.**

B. Review and recommendation to the Village Board for a Land Use Plan Amendment from the Single-Family Residential Classification to the Multi-Family Residential Classification and Rezone from R-1 Single-Family Residence District to R-4 Multiple-Family Residence District, Scott Gad, 500 Lake Bluff Road (att)

George Coulter represented property owner Scott Gad, 500 Lake Bluff Road. The property has been on the market for more than 900 days, is zoned R-1 and was divided from another lot approximately three years ago. Changing the zoning would allow the best and highest use of the property.

Planner Censky noted the property is adjacent to properties zoned R-4. State law requires the Land Use plan and zoning be consistent. The Village must amend the land use plan to change the classification from single-family to multiple-family. If that is approved, the Board can consider rezoning from R-1 to R-4. Since the property is adjacent to multi-family, this is an appropriate change.

Mr. Coulter noted the square-footage of the lot allows 4.8 units. Two duplexes or a four-unit building would be possible, but a four-unit building would require compliance with more-stringent commercial building code.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Dyer, to recommend to the Village Board Amending the Land Use Plan from the Single-Family Residential Classification to the Multi-Family Residential Classification and Rezone from R-1 Single-Family Residence District to R-4 Multiple-Family Residence District, Scott Gad, 500 Lake Bluff Road. **MOTION CARRIED UNANIMOUSLY.**

C. Review and recommendation to the Village Board to Amend the Sign Code to Regulate

DRAFT

Feather and Flag Banners (att)

This is a continuation of the discussion the Commission initiated in June. Director LaFond prepared several options based on that discussion. Current Village Code does not address feather banners; currently feather banners are being addressed with horizontal banners in the Code. Horizontal banners must be attached to a building. Banners for a community event can be by the road. One feather banner per business is now allowed on private property.

The first option is based off current sandwich board language: one banner is allowed by permit and can stand no more than 12 feet tall, the sign surface cannot exceed 24 square feet, it must be on private property along the frontage of the building, the banner may only be displayed during business hours and a business cannot have a feather banner if it already has a sandwich board or horizontal banner.

The second option is all of the same provisions from the first option with these changes: the feather banner may only be 10 feet tall, the banner may not be displayed in the Historic District and the banner must include the business name and/or logo on both sides.

The third option prohibits feather banners and flags and also would prohibit inflatable signs with or without advertising designed to move about or remain suspended in the air.

Commissioner Gengler inquired if there were provisions for special events. Director LaFond noted none of the options address that and added that he reviewed another community's ordinance that had provisions for a grand opening. Any ordinance adopted could limit the time frame that the feather banner is displayed.

Commissioner Gattoni noted businesses may put up the signs even if they are prohibited or restricted and may become a policing issue. Commissioner Kucharski noted that free-standing feather banners move around in the wind and lose their color when left outside and may not be the image that Thiensville wants.

Commissioner Chimenti spoke with several neighbors. Most do not like feather banners. If they are banned, an exception may be acceptable for special events or activities in Village Park, such as Village Market. Commissioner Dyer does not like feather banners, but understands allowing them for special events. Chairman Mobley noted a strong sentiment among Commissioners for banning feather banners other than limited permission for special events. Commissioner Gattoni added there should be a difference between allowing feather banners for an event and allowing them for advertising for a business.

Director LaFond will prepare a version of a proposed Ordinance for review at the next meeting that will incorporate a ban on feather banners for businesses with approval limited to special events.

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

Director LaFond noted all RFP submittals will be reviewed at the same time. Advance review by staff will be for completeness of the application and discussions about the nuances of available TIF incentives.

DRAFT

Chairman Mobley inquired if there should be language in the proposal to allow a developer to split a parcel. If the parcel were split, it would attract a different sort of developer for a different use. Director LaFond noted that the Village attorney has added language giving the Village the ability to accept, reject or modify any proposal or requirement.

Commissioner Gattoni asked if the RFP should be put together in a way that would attract small and large developers. Chairman Mobley added the marketing language should be drafted to maximize the number of interested developers. Commissioner Gattoni questioned if the goal of the Board is to get a big developer. Commissioner Kucharski noted the Board is likely interested in large and small developers.

Chairman Mobley noted the TIF includes three parcels: the area around Walgreens, the northwest corner of Main Street and Freistadt Road and the area across from the Post Office. Director LaFond noted that the entire process will take time.

V. STAFF REPORT

A. Staff Report (att)

Director LaFond reported staff has approved fence applications at 317 Riverview Drive, 413 Oakwood Drive, 205 West Alta Loma Circle and 325 East Freistadt Road. A complaint about garbage in the front yard at 136 North Orchard Street was addressed. Police addressed burning brush at 421 Bel Aire Drive; signs in the right-of-way in the 300 block of North Main Street; cars for sale at 102 East Freistadt Road and 501 North Main Street; and a visible garbage container at 226 West Alta Loma Circle.

VI. ADJOURNMENT

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to adjourn the meeting at 7:03 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Amy L. Langlois
Village Clerk/Deputy Treasurer