



VILLAGE OF THIENSVILLE
Committee of the Whole
MINUTES

DATE: Monday, June 5, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

PRESIDENT: VAN MOBLEY

TRUSTEES: JENNIFER ABRAHAM
ANGELINA APOSTOLOS
JESSE DAILY
KRISTINA ECKERT
KENNETH KUCHARSKI
DAVID LANGE

ADMINISTRATOR/INTERIM COLLEEN LANDISCH-HANSEN
VILLAGE CLERK

ATTORNEY: TIM SCHOONENBERG

STAFF: DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS
ANDY LAFOND
POLICE CHIEF CURT KLEPPIN

III. CITIZENS TO BE HEARD

A. Open to any resident or taxpayer on items not subject to a public hearing: Please be advised per §19.84(2), information will be received from the public. Village policy limits a three (3) minute time period per person, with time extension by the presiding official's discretion or a vote of 2/3 of the Board or Committee; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. Written comments on agenda items are encouraged to be sent and addressed to the intended body by noon on the day of the meeting. Comments received timely will be forwarded to all members of the body. If you wish to speak, you must pre-register by emailing the Village Clerk at clandisch@village.thiensville.wi.us by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

Lon Roesselet, 340 Heidel Road, addressed the plans to hire a consultant for a retail market study. Mr. Roesselet does not believe the Village will be able to attract a full-service grocery store or a large boutique grocery store. That type of business also will not attract individuals

from outside of the community to stay for a portion of the day. The Village should focus on attracting unique businesses that will draw people into the Village.

IV. BUSINESS

A. Review and Recommendation Regarding a Professional Service Agreement for a Retail Market Study for the Thiensville Crossing TID, Tracy Cross & Associates (att)

Director LaFond noted the \$8,250 proposal is for a retail market study for a grocery or boutique grocery store. The study can be expanded for a total fee of \$12,750 to study all retail, restaurant and service categories. The study would involve in-person work, including visiting surrounding grocery stores. This study will determine the feasibility and has a timeline for completion of seven weeks.

President Mobley suggested that the study could be a component of a community meeting in September to discuss plans for the TID. Trustee Daily added that when he was campaigning for Village Board, many residents said they wanted a grocery alternative to Walgreens. The study will likely indicate there is not sufficient population density for a full-size grocery store. Trustee Kucharski noted he has been vocal about getting a grocery in the Village. That would likely be a smaller Sendik's To Go-type of store, rather than Pick 'n Save. Trustee Apostolos added that a study could attract a smaller business that might not commission such a study on its own. Trustee Daily agreed the study would be a great recruitment tool.

Trustee Lange asked what the next step is after the study is completed. Administrator Landisch-Hansen noted the Village has already met with many developers. The results would be shared with them and, if determined feasible, used to attract a grocer. Trustee Eckert noted there was a listening session seven or eight years ago. At that time, a grocery store was at the top of the list of businesses residents would like in the Village. The study will help educate Trustees about what is viable. Trustee Daily added the study is a crucial step that will ensure that whatever the Village decides is done right. Trustee Lange suggested waiting to do the study until after the listening session.

MOTION by Trustee Daily, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve a Professional Service Agreement for a Retail Market Study for the Thiensville Crossing TID at \$12,750, Tracy Cross & Associates.

Aye: Trustees Abraham, Apostolos, Daily, Eckert and President Mobley

Naes: Trustees Lange and Kucharski

MOTION CARRIED.

B. Review and Recommendation Regarding Professional Service Agreement for 2023 Capital Financing Plan Related to the Village Road Program (att)

Director LaFond noted there have been ongoing discussions about road repairs in the Village. The study will prepare models for funding sources based on the Village capital improvement plans. Discussions about the plan's alternatives, which include bonding, can take place prior to the October budget workshop. Trustee Lange noted the study is critical and will be very helpful

with planning going forward.

MOTION by Trustee Eckert, **SECONDED** by Trustee Kucharski to recommend to the Village Board to approve Professional Service Agreement for 2023 Capital Financing Plan Related to the Village Road Program. **MOTION CARRIED UNANIMOUSLY.**

C. Review 2022 Mid-Moraine Municipal Court Summary Memo (att)

The Village is a member of the Mid-Moraine Municipal Court System. The annual report provides a summary of overall fine revenue and expenses, compared to budget. It is broken down by municipality.

D. Review and recommendation regarding the following Operator's Licenses - New

1. cheel LLC/baaree/Daily Taco, 107 Buntrock Avenue/105 West Freistadt Road

a. Drew Philip Kassner

MOTION by Trustee Apostolos, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve Operators License - New: cheel/baaree/Daily Taco, 107 Buntrock Avenue/105 West Freistadt Road, Drew Philip Kasner

Ayes: Trustees Abraham, Apostolos, Eckert, Kucharski, Lange and President Mobley

Naes: None

Abstain: Trustee Daily

MOTION CARRIED.

2. Skippy's Burger Bar, 113 Green Bay Road

a. Jacquelyn Rose Harris

MOTION by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve Operator's License - New: Skippy's Burger Bar, 113 Green Bay Road, Jacquelyn Rose Harris

Ayes: Trustees Abraham, Apostolos, Daily, Eckert, Lange and President Mobley

Naes: None

Abstain: Trustee Kucharski

MOTION CARRIED.

E. Review and recommendation regarding the following Operator's Licenses - Renewal

1. Chuck's Place, 406 North Main Street

a. Heidi M. Anderson

2. Grace Lutheran Church, 303 Green Bay Road

a. Steven M. Mussatti

3. Remington's River Inn, 130 South Main Street

a. Kayla L. Klinski

4. Shully's Cuisine & Events, 146 Green Bay Road

a. Melissa B. Kerhin

b. Lizbeth Ann Leder-Shein

5. Thiensville-Mequon Lions Club (Lionfest)

a. Gregory Fred Kickbush

6. Walgreens, 278 North Main Street

a. Jennifer Kay Bandt

b. Vasilea Chatziandreou

c. Alyssa Joanne Scalone

d. Jonah Vernon Stoehr

MOTION by Trustee Daily, **SECONDED** by Trustee Kucharski to recommend to the Village Board to approve Operator's Licenses - Renewal: Chuck's Place, 406 North Main Street, Heidi M. Anderson; Grace Lutheran Church, 303 Green Bay Road, Steven M. Mussatti; Remington's River Inn, 130 South Main Street, Kayla L. Klinski; Shully's Cuisine & Events, 146 Green Bay Road, Melissa B. Kerhin and Lizbeth Ann Leder-Shein; Thiensville-Mequon Lions Club (Lionfest), Gregory Fred Kickbush; and Walgreens, 278 North Main Street, Jennifer Kay Bandt, Vasilea Chatziandreou, Alyssa Joanne Scalone and Jonah Vernon Stoehr. **MOTION CARRIED UNANIMOUSLY.**

7. cheel LLC/baaree/Daily Taco, 107 Buntrock Avenue/105 West Freistadt Road

a. Joshua David Herman

MOTION by Trustee Kucharski, **SECONDED** by Trustee Apostolos to recommend to the Village Board to approve Operator's License - Renewal, cheel LLC/baaree/Daily Taco, 107 Buntrock Avenue/105 West Freistadt Road, Joshua David Herman

Ayes: Trustees Abraham, Apostolos, Eckert, Kucharski, Lange and President Mobley

Naes: None

Abstain: Trustee Daily

MOTION CARRIED.

8. glaze, LLC, 149 Green Bay Road

a. Philip Gerald Eckert

b. Jazi Selena Manetti Hampel

c. Megan Kathleen Waack

MOTION by Trustee Lange, **SECONDED** by Trustee Kucharski to recommend to the Village Board to approve Operator's Licenses - Renewal: glaze LLC, 149 Green Bay Road, Philp Gerald Eckert, Jazi Selena Manetti-Hampel and Megan Kathleen Waack.

Ayes: Trustees Abraham, Apostolos, Daily, Kucharski, Lange and President Mobley

Naes: None

Abstain: Trustee Eckert

MOTION CARRIED.

9. Skippy's Burger Bar, 113 Green Bay Road

a. Cassie Marie Haugen

b. Adam Karl Korte

c. Melissa Lee Kuehn

d. Samantha Rose Luedtke

e. Lindsey Mariel Maier

f. Alexander John Tarantino

g. Jake Andrew Tarantino

MOTION by Trustee Lange, **SECONDED** by Trustee Eckert to recommend to the Village Board to approve Operators Licenses - Renewal: Skippy's Burger Bar, 113 Green Bay Road, Cassie Marie Haugen, Adam Karl Korte, Melissa Lee Kuehn, Samantha Rose Luedtke, Lindsey Mariel Maier, Alexander John Tarantino and Jake Andrew Tarantino.

Ayes: Trustees Abraham, Apostolos, Daily, Eckert, Lange and President Mobley

Naes: None

Abstain: Trustee Kucharski

MOTION CARRIED.

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

Trustee Apostolos asked about the timeline for delivery of the new garbage truck. Director LaFond replied there is one remaining item that must be installed prior to delivery.

Trustee Daily has been approached by several residents asking about the rules regarding bikes on sidewalks. Bikes are allowed on sidewalks in the downtown area. Trustee Eckert noted there are several buildings where it would be helpful to have a mirror so vehicles pulling out of a driveway can see oncoming traffic on the street and sidewalk.

Trustee Daily also inquired if there are signs that indicate the closing time for the park. There are signs in some locations and areas such as the boat launch that are not subject to the regular park hours. Additional signage will be studied.

Trustee Eckert noted that there were many customers at the baaree over the past weekend and nearby parking was available.

Trustee Eckert also noted that Gala in the Park was successful and thanked everyone on the committee for their hard work.

Trustee Abraham asked about social media related to the Southern Ozaukee Fire & EMS Department. Administrator Landisch-Hansen replied the next SOFD Board meeting will be in July and it can be addressed there.

Trustee Eckert noted that Village trustees, staff and members of several committees have nametags to wear at public appearances. President Mobley added that Village trustees will be in the Family Fun Before the Fourth parade on Saturday, July 1.

VI. MOTION TO ADJOURN TO CLOSED SESSION

A. Pursuant to Wis. Stats 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governing body has jurisdiction or exercises responsibility regarding the Police Department and employment contracts; and Pursuant to Wis. Stats 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

MOTION by Trustee Lange, **SECONDED** by Trustee Daily to adjourn to Closed Session at 7:17 PM.

1. Roll Call Vote

Ayes: Trustees Abraham, Apostolos, Daily, Eckert, Kucharski, Lange and President Mobley

Naes: None

MOTION CARRIED UNANIMOUSLY.

VII. MOTION TO RECONVENE IN OPEN SESSION

A. Vote of Committee to Reconvene

MOTION by Trustee Lange, **SECONDED** by Trustee Kucharski to Reconvene in Open Session at 8:58 PM. **MOTION CARRIED UNANIMOUSLY.**

B. Review and possible recommendation regarding closed session topics

No action.

VIII. ADJOURNMENT

MOTION by Trustee Lange, **SECONDED** by Trustee Apostolos to adjourn the Meeting at 8:59 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Colleen Landisch-Hansen
Administrator/Interim Village Clerk