



VILLAGE OF THIENSVILLE
Committee of the Whole
MINUTES

DATE: Monday, September 25, 2023

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

In accordance with open meetings laws: A quorum of members of the Plan Commission and Historic Preservation Commission may be in attendance at this special Committee of the Whole. No formal action or discussion by these commissions will occur.

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:	COLLEEN LANDISCH-HANSEN
ATTORNEY:	TIM SCHOONENBERG
STAFF:	DIRECTOR OF COMMUNITY SERVICES/PUBLIC WORKS ANDY LAFOND POLICE CHIEF CURT KLEPPIN

III. BUSINESS

A. Thiensville Crossing TID District and Retail/Commercial Market Study Presentation By Staff

Director LaFond provided a review of the Tax Incremental District #2 project plan approved back in 2020, and an update of the District's progress. An overview of the Tracy Cross retail market study also was presented by Director LaFond.

Director LaFond urged residents to focus comments on what they would like to see developed

in Thiensville Crossing, how does that compare to the study, how aggressive should the Village be in pursuing appropriate development and how should the Village address properties it doesn't control.

B. Comments From Anyone Present Requesting to Be Heard

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

George Coulter, 240 Williamsburg Drive, noted the Village needs to be specific about what it wants and then go get it. The Village can't sit back and wait. Destination locations, such as a brew pub, are preferable to convenience businesses.

Marianne Bovee, 542 Rosedale Drive, suggested a community center that would provide a gathering space for various community events.

Dawn Bobb, 314 N. Main Street, suggested a community center where young and old can gather, along with businesses such as Sendiks to Go, a florist or a bakery.

Jan Grendenwald, who lives on Freistadt Road in Mequon, loves the quaint feel of Thiensville. Adding a hotel or high-density housing would look more like Brookfield than Thiensville. Three or four-story buildings should not take over the current charm of the community.

Tom Mezera, 120 Linden Lane, noted the blight of the area is sad. He would like to see apartment development that brings more people in the community to support businesses. A butcher or local boutique stores would be good additions.

Judy Aigner owns the portion of the strip mall at 217-227 North Main Street that previously included Haus of Prime. She is impressed with the planning and the ideas are wonderful. Ms. Aigner inquired how it will be implemented and about next steps.

Scott Shully, owner of Shully's Cuisine & Events, 146 Green Bay Road, likes the boutique hotel idea. The hotel would not only benefit area businesses, but also Concordia University Wisconsin and other entities in the region. Thiensville will become more of a destination than it already is. There have been many positive developments in the Village in the last 10 years. The Village is continuing to grow in positive ways.

James Reilly, 231 Riverview Drive, praised the foresight to think creatively. The boutique hotel is a wonderful idea. Chipotle would be a popular addition, especially with younger people and there is nothing similar nearby. This is a huge undertaking. Mr. Reilly asked about Village resources to undertake this and inquired about the Village's dependence on the Hawthorne Square development.

Michael Kilas, 612 Alta Loma Drive, started Discover Mequon-Thiensville. People should know what is going on here and advertise it. A Thiensville app would provide prospective visitors with information about activities. The area is great with planning summer activities and there could be more things taking place during the winter.

Anna Bakalinsky, the former owner of Mila's Bakery, 239 North Main Street, supported the addition of a community center.

Debbie Michalski, 111 Ellenbecker Road, moved to Thiensville for the small community atmosphere. The rent will be pricey for retail space. Fresh food and a play cafe have been popular with younger families in other areas.

Joe Ullrich noted his father-in-law has already spent more than \$1 million toward potential development of the Hawthorne Square site. Construction costs and interest rates have increased significantly. These are challenging times to proceed with the project.

Tom Zabjek, developer of the Two Hundred Green homes, applauds the Board and President Mobley for their work on Thiensville Crossing. This is a wonderful plan. The plan needs focus. The Board should consider hiring a group that can help make the proposal a reality. It will not happen by itself.

IV. ADJOURNMENT

MOTION by Trustee Lange, **SECONDED** by Trustee Kucharski to adjourn the Meeting at 7:14 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,

Gary Achterberg
Administrative Assistant

Signed by,

Colleen Landisch-Hansen
Village Administrator/Interim Village Clerk