



VILLAGE OF THIENSVILLE
Committee of the Whole
AGENDA

DATE: Monday, March 4, 2024

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
	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. 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.

IV. BUSINESS

A. Review and recommendation regarding a Professional Services Agreement with Vandewalle & Associates for Municipal Planning and TIF Services (att)

B. Review and recommendation regarding Resolution 2024-03 Rejecting All Bids for Private Property Sanitary Sewage Sump Crock and Pump Installation (att)

C. Review and recommendation regarding frequent widespread power outages (Trustee Apostolos) (att)

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

1. cheel/baaree, 105 S. Main Street

a. Michelle Lynn Lozoff

b. Dante Threats

c. Alexander Wiedmeyer

E. Review and recommendation regarding the following gifts:

1. \$100 to Village Park Relmaged Splashpad in memory of Margot Griesbach, Gary Mudra

2. \$1,378.65 to Village Park Relmaged, cheelabration

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

A. Review Meeting Date Schedule:

1. March 18, 2024 - Board of Trustees at 6:00 PM

2. April 15, 2024 - Combined Committee of the Whole and Board of Trustees

3. May 6, 2024 - Committee of the Whole

4. May 20, 2024 - Board of Trustees

5. June 3, 2024 - Committee of the Whole

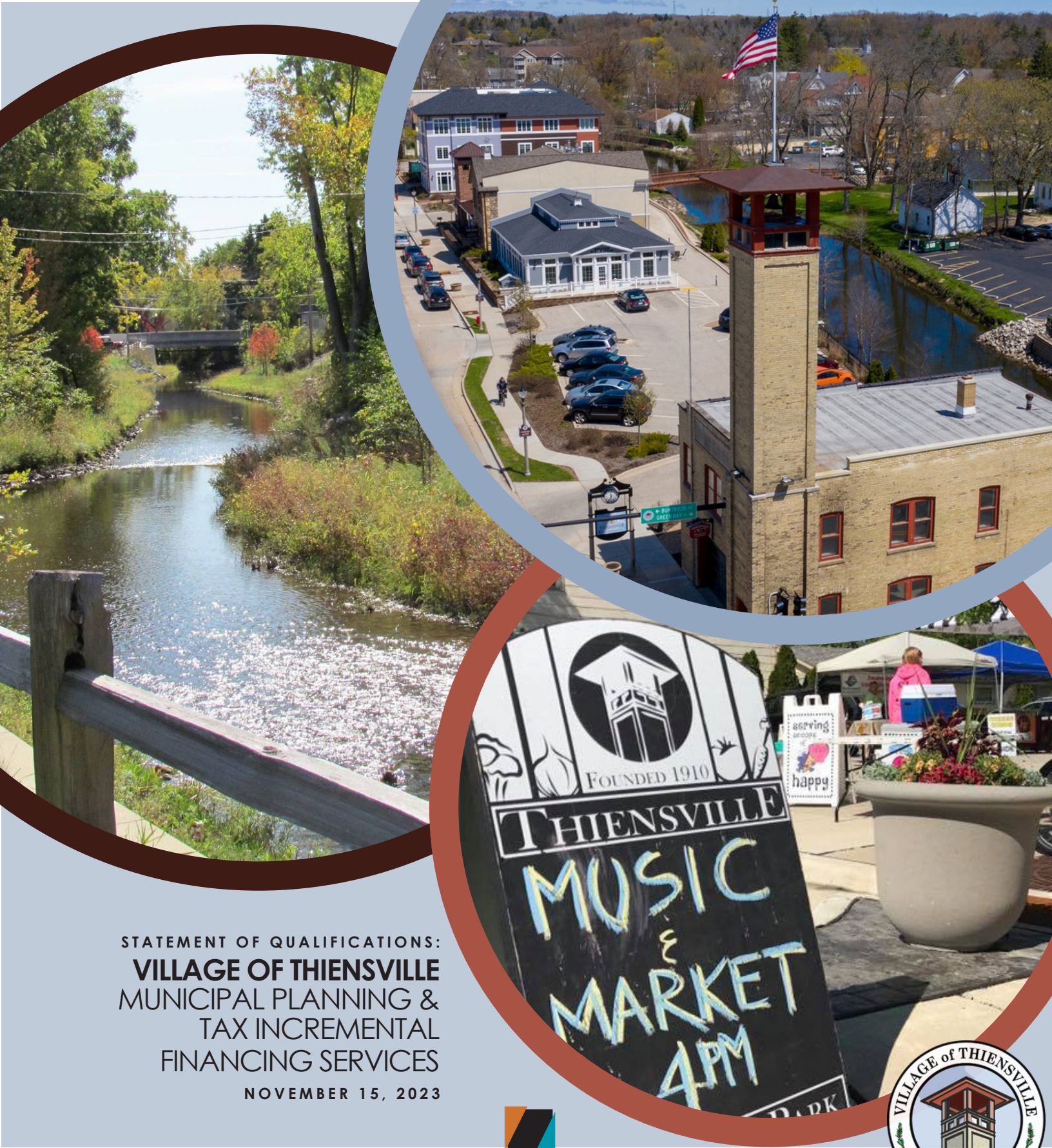
6. June 17, 2024 - Board of Trustees

VI. ADJOURNMENT

Colleen Landisch-Hansen, Interim Village Clerk

March 1, 2024

Please advise the Thiensville Municipal Hall, 250 Elm Street (262-242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.



STATEMENT OF QUALIFICATIONS:
VILLAGE OF THIENSVILLE
MUNICIPAL PLANNING &
TAX INCREMENTAL
FINANCING SERVICES
NOVEMBER 15, 2023



VANDEWALLE &
ASSOCIATES INC.



MILWAUKEE OFFICE: Global Water Center, 247 Freshwater Way, Milwaukee, WI 53204 | P: 414.988.8654
MADISON OFFICE: 120 E. Lakeside Street, Madison, WI 53715 | P: 608.255.3988 | vandewalle.com
PROJECT CONTACT: Jackie Mich, AICP, Project Manager | Email: jmich@vandewalle.com

LETTER OF TRANSMITTAL

Andy LaFond, Director of Community Services/Public Works
Village of Thiensville
250 Elm Street | Thiensville, WI 53092
alafond@village.thiensville.wi.us

RE: Proposal for Municipal Planning Services and TIF Assistance

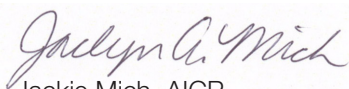
Dear Andy:

Vandewalle & Associates is pleased to submit this proposal to share our on-demand planning services. Working with a planning consultant is a cost-effective way to provide services on an as-needed basis. The services the Village desires are precisely the type of work we execute daily. It also provides the Village with access to Vandewalle & Associates' multidisciplinary planning and economic development team comprised of talented community planners, economic development specialists, urban designers, landscape architects, and GIS mapping specialists. Vandewalle & Associates provides on-call planning and zoning review services to more than 20 municipalities in southcentral and southeastern Wisconsin. Through these partnerships, we work seamlessly alongside municipal staff and engineering consultants. Our work covers a full range of topics from handling development reviews, ordinance creation, and implementation to complex neighborhood development, redevelopment, and long-range planning efforts.

Given that the level of effort and specific client needs evolve over time, we are offering a team of planners with a diverse skill set to ensure we can cover the full spectrum of whatever may be required. Our team will be led by myself, Jackie Mich, as the Village's primary contact. Additional Vandewalle staff that will comprise the project team include Principal Planner Scott Harrington, Associate Planner Meredith Perks, and Assistant Planner Elias Vareldzis. For several years, this team has led various municipal on-call current planning services for clients across Wisconsin, as well as developing numerous comprehensive plans, zoning ordinance updates, TIF Project Plans, comprehensive outdoor recreation plans, redevelopment plans, and development concepts. Additionally, Scott Harrington brings experience in city management, and he will be available to advise on complex development concerns and TIF strategy.

In total, our firm's local knowledge, experience and proven methods will provide the Village with a reliable, trusted, and responsive planning staff. Thank you for the invitation to submit our proposal and for your consideration of our services. We look forward to the possibility of building a strong working relationship with the Village of Thiensville.

Sincerely,



Jackie Mich, AICP
Vandewalle & Associates
Lead Associate Planner

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FIRM PROFILE: VANDEWALLE & ASSOCIATES



VANDEWALLE & ASSOCIATES: WHO WE ARE TOP-LEVEL TEAMS TURNING ASSETS INTO ECONOMIC OPPORTUNITIES, TRANSFORMATIONAL PROJECTS, AND IMPACTFUL SOLUTIONS

Vandewalle & Associates is a collection of passionate professionals with expertise in disciplines that converge to best impact change and make places work better for people.

Tools we use:

- Community planning and zoning
- Comprehensive Planning
- Urban design and land use planning
- Park and open space facility planning
- Multi-layered asset analysis
- Economic strategy
- TIF planning and assistance
- Development financial analysis
- Market analysis
- Redevelopment and revitalization
- Design and architecture
- Marketing
- Project & community branding
- Real estate expertise
- Public-private partnerships
- Graphic storytelling
- Multilingual community outreach

Established in 1976, V&A has been a Midwest leader in place-based analysis, economic strategies, visioning, planning, and implementation for more than four decades. We work in partnership with our clients to identify core, place-based opportunities and translate them into strategic plans and innovative projects.

Please visit our website for more information on our firm: www.vandewalle.com.



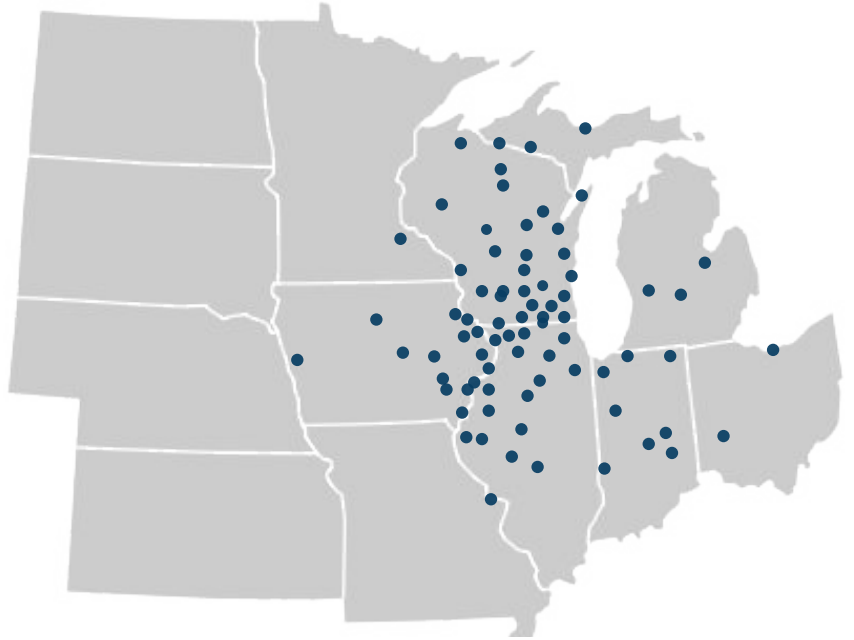
2 offices
40+ years



V&A PLANNING EFFORTS AND AREAS OF EXPERTISE

KEY WAYS V&A HELPS CREATE IMPACT

Having a Midwestern heart and focus. We have worked to assess, position, and transform some of the Midwest's largest metropolitan regions as well as its smallest towns and villages, and worked with its global corporations.



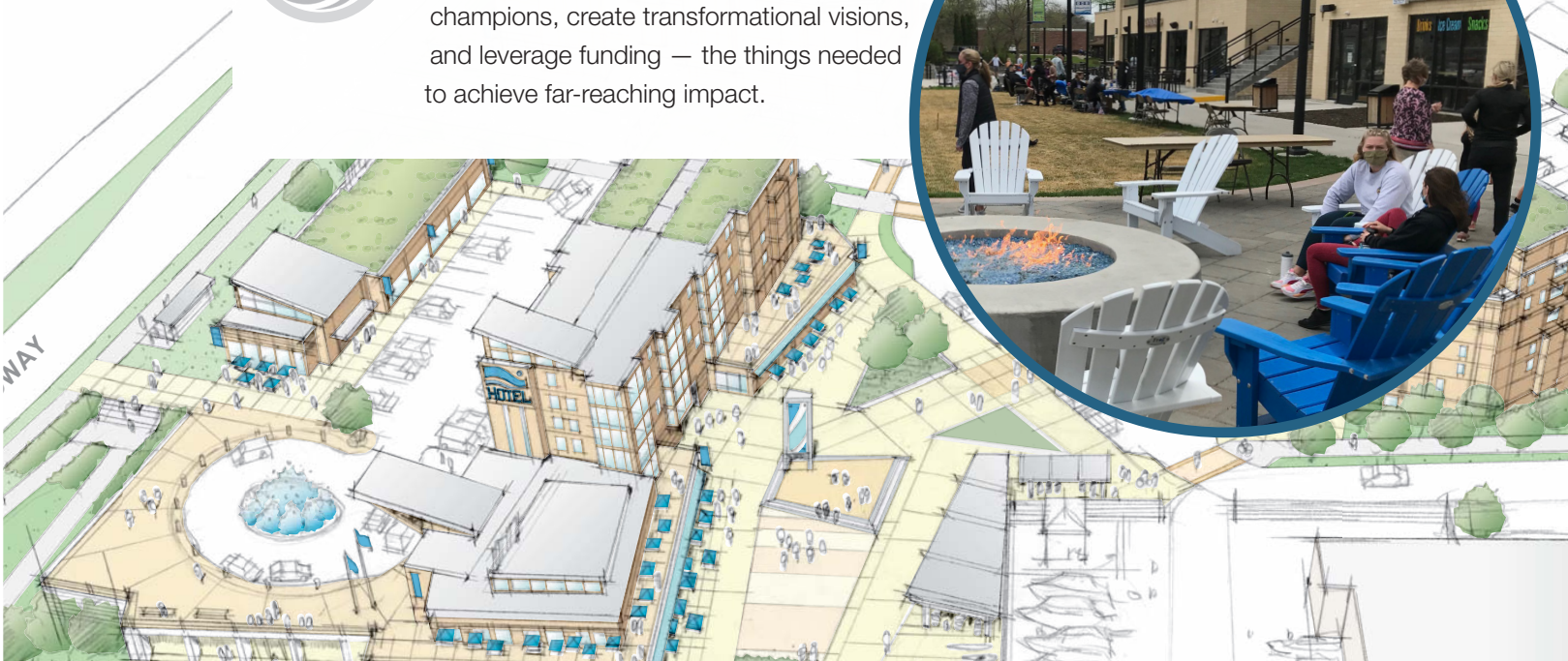
Innovation is what we do best. Our professionals have worked together for decades to solve complex problems, forge and test new processes, and grow areas of expertise.



Building communities and impacting lives. We are here to make places work better for people — with the insights, project management, and market expertise needed to create and advance complex plans that set a clear course for the future.



Creating projects that transform. We are adept at helping our clients discover hidden opportunities, secure project champions, create transformational visions, and leverage funding — the things needed to achieve far-reaching impact.



V&A PLANNING EFFORTS AND AREAS OF EXPERTISE

Vandewalle & Associates is a Wisconsin leader in providing outstanding and cost-effective community planning services.

Our objective with our municipal planning services practice is to provide our municipal clients with carefully customized personnel and services to best meet their needs.

Municipal Planning. Our approach for municipal planning services has several components:

- Working in many communities as their on-call planner for years and even decades has provided our firm with unparalleled consistency in service, institutional knowledge, and a true connection to the community.
- Ongoing work is allocated between the local team to be as cost-effective as possible – providing a best-fit or blend between experience and billing rates.
- When specialized assignments arise, our local team is able to call on Vandewalle & Associates' team of more than twenty professional planners and designers. These include our company core of eight principals and president – each of whom has been with us for more than twenty years, and have a combination of almost 200 years of professional experience. This approach gives our municipal clients immediate access to the most experienced and diversely-skilled planning firm in the Midwest.

Our service model works well. We have been serving many of our municipal clients for more than 15 to 25 years. These clients include Fontana, Lake Geneva, Delavan, Bayside, Edgerton, Cross Plains, Jefferson, Johnson Creek, Watertown, Oregon, Mount Horeb, Fort Atkinson, Middleton, Monroe, and Shawano. In growing communities where planning needs are expanding, we are often the last on-call planning consultant before a community hires in-house planning staff.

Recognized for Excellence. Vandewalle & Associates has received both state and national recognition for developing a system of planning and development for small and mid-sized communities. In 2004, the firm was recognized by the Wisconsin Chapter of the American Planning Association (APA-WI) for Outstanding Contribution to Planning in Wisconsin. Vandewalle & Associates' approach to community planning services is based on this award-winning approach. In 2017, Vandewalle & Associates was recognized by APA-WI for two projects – the Village of Oregon Sign Code and the Madison Metropolitan School District Enrollment Projections Study – that both received the Excellence in Planning Award from the Wisconsin Chapter of the American Planning Association. In 2020, Vandewalle & Associates received the Excellence in Planning Award from APA-Wisconsin for the City of Wausau Zoning Code and Zoning Map. We also regularly present at the APA-Wisconsin Planning Conference - which we did twice in 2022.

Virtual Meetings: *Using Technology Effectively*

With companies, institutions, and workers striving to keep the momentum going while handling business remotely, Vandewalle & Associates has ready access to a diverse array of web tools to keep projects moving, information flowing freely, and all team members on the same page:

Online Public Engagement. As the ability to hold public meetings will be limited for the foreseeable future, Vandewalle & Associates is able to provide interactive virtual options, which offer advantages over in-person meetings. We have access to tools such as:

- Online surveys through SurveyMonkey or Polco
- PowerPoint presentations recorded with full audio and the option to auto advance, which can be distributed electronically
- Digital interactive mapping through Map.Social
- Interactive webinars held through Adobe Connect
- Broadcast announcements through an email blast

Client Communication and Project Management. As alternatives to face-to-face communication, we have several options available that allow the exchange of ideas, documents, and more. These options are immediately available and regularly used by V&A staff:

- Microsoft Teams
- GoToMeeting
- Zoom / Webex
- Adobe Connect
- ESRI Crowdsense Reporter

V&A PLANNING EFFORTS AND AREAS OF EXPERTISE

Development Review. We provide outstanding on-call development review services. Typically, these services include attending monthly development review staff meetings and plan commission meetings, preparing and presenting reports and recommendations on development proposals, and site inspections to ensure compliance with approved site plans, architectural details, landscaping, lighting, signage, and conditions of operation. Where development activity is sporadic, we reserve dates for all the above, and then attend as requested by the municipality.

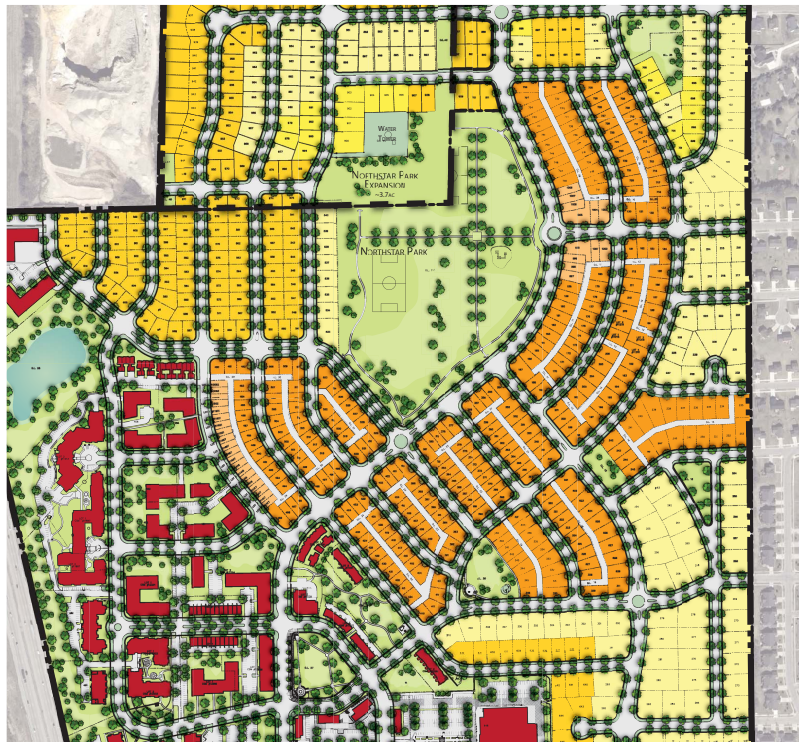
Our firm prides itself on a tradition of building and sustaining the confidence of the plan commission, elected officials, zoning board of appeals, and other municipal bodies to review development in an effective and predictable manner, with an efficient process that yields improved results for the community, nearby properties, and the applicant.

Our experience is particularly deep in communities where redevelopment is predominant, and projects must achieve a win-win balance on tight sites with challenging economics and where the preservation and enhancement of community and neighborhood character is a high priority.

Local Regulations. Vandewalle & Associates is Wisconsin's leader in customizing zoning, subdivision, official mapping, urban design, landscaping, and sign regulations to effectively implement local objectives.

Our ordinances are carefully designed to work in communities that have limited staff resources by providing:

- Regulations that are crafted to attain community objectives while responding to the economics of development specific to the municipality
- Zoning districts that are fully customized for each community, with clear relationship to municipal plans
- Complete descriptions of all procedures
- Detailed application checklists
- Complete code definitions, including effective land use descriptions which can accommodate evolving and new forms of development and commerce, and specific examples of such uses
- Effective graphics to convey information
- Tables to enable quick reference
- Clear cross-relationships between zoning, subdivision, and official mapping requirements.



Grandview Commons Compiled Plan - Madison, WI

V&A PLANNING EFFORTS AND AREAS OF EXPERTISE

Comprehensive Plans. Vandewalle & Associates has more than 40 years of experience in preparing comprehensive plans that are designed to become a reality.

Because of our broad range of expertise, our comprehensive and neighborhood plans are firmly grounded in the specific economic realities of the community, and seek to leverage each community's unique assets to accomplish municipal priorities and community benefits. We firmly believe that a strong vision for the planning area is essential to enhance community character, economic development, environmental protection, and the quality of life.

Our plans guide future growth and redevelopment to create vibrant neighborhoods and downtowns, expand the mix of community services and housing choices, address long-term public safety and environmental objectives, and enhance the community's ability to attract a more diverse and sustainable tax base.

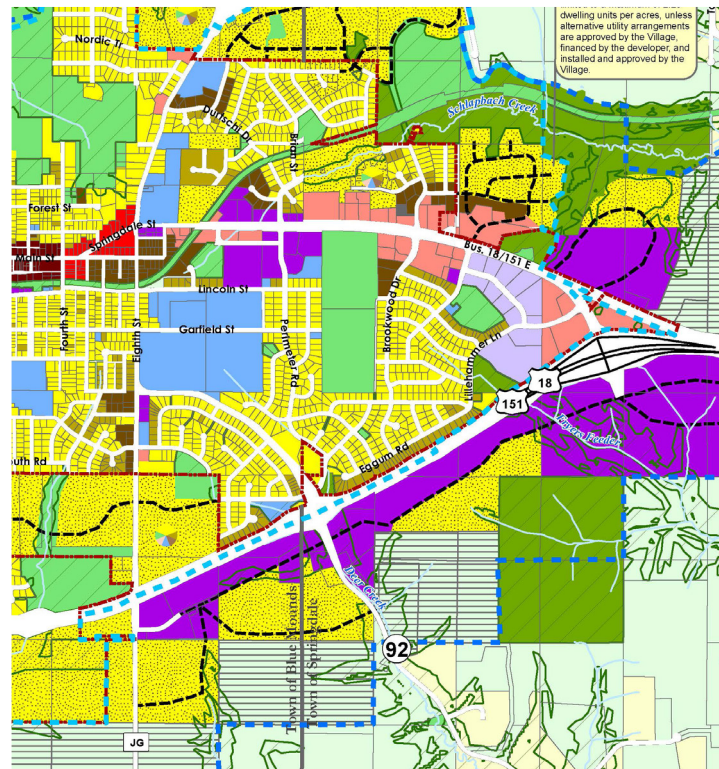
Our plans are committed to meaningful public participation. Our planning processes use diverse cost-effective participation techniques to prioritize public input at the beginning of the planning effort, and clear communication to shepherd the plan through adoption.

Finally, our plans are often designed to assist with subsequent grant applications and fundraising efforts by communicating key concepts with visually-compelling graphics and maps.

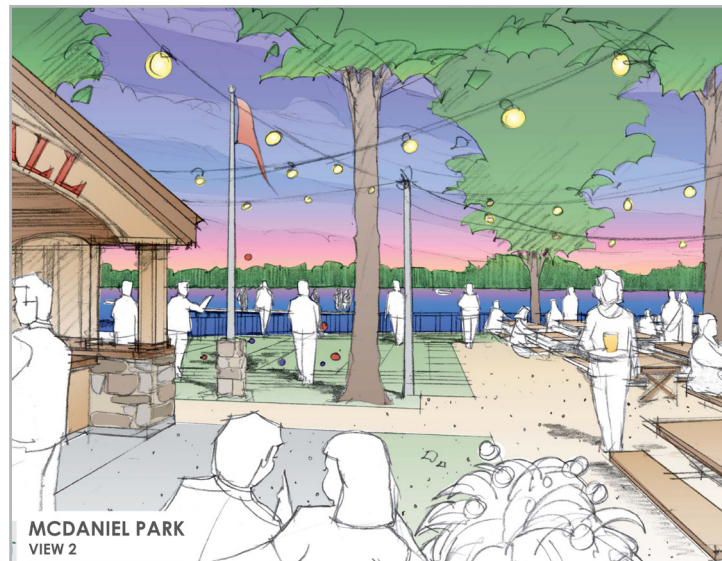
Redevelopment & Revitalization Planning.

Vandewalle & Associates prides itself on getting projects built. Our success in the field has been our ability to balance creative and visionary planning with pragmatic attention to project execution. Our projects are designed to be 'market driven' and based on an in-depth understanding of the local economic as well as physical landscape. Most of our principal staff, in addition to having solid city planning and design credentials, have additional training in urban economics, economic-geography, or real estate.

Most of our large redevelopment projects have involved upfront market analysis to determine the depth and direction of the local real estate market, and the absorption potential of various types of space. This work provides an early "reality check" to help provide direction to the planning process, and can help identify any unfulfilled market niches within the locality or region. Vandewalle & Associates' success in the redevelopment arena is also attributed to our ability to identify specialized niches for urban sites for which no historic market may be known to exist. In real estate parlance, this is known as "making the market" or "positioning" a site through a careful selection of mutually supporting land uses or economic



Mount Horeb Comprehensive Plan Future Land Use Map



McDaniel Park Concept - McFarland, WI

V&A PLANNING EFFORTS AND AREAS OF EXPERTISE

activities that have the potential to take advantage of unusual land use synergies and/or local/regional economic development initiatives. In all of our projects we seek to leverage local economic development opportunities to capitalize on a community's unique assets.

Zoning & Subdivision Ordinance Preparation.

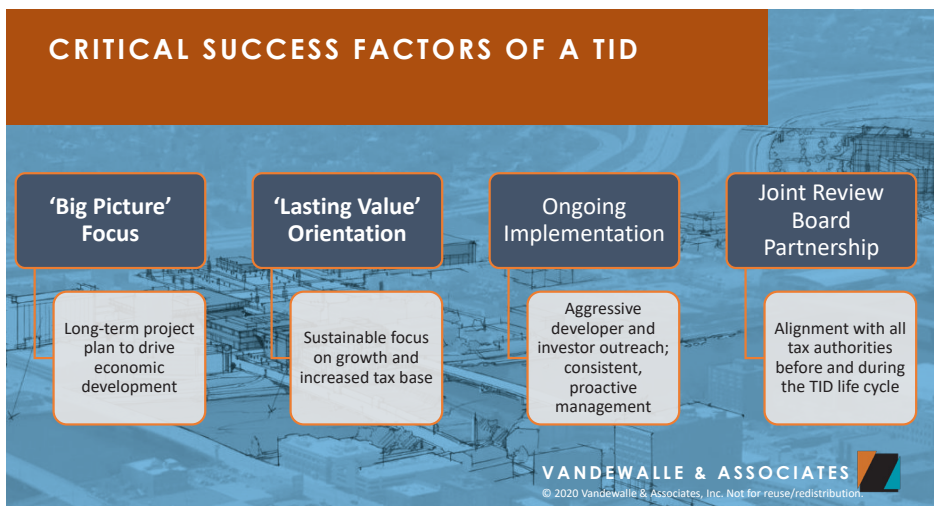
Vandewalle & Associates staff takes great pride in our ability to implement our client communities' goals and objectives through ordinance preparation. More directly, our firm includes regionally recognized experts in zoning and subdivision regulations. Our expertise and knowledge in both time-tested and cutting edge regulatory techniques enables us to create ordinances to both be easily administered and match changing development trends. Zoning and subdivision regulation can be complicated and controversial. Without proper project management, a sound working strategy, and ongoing local involvement, regulatory rewrites by consultants often fail and local officials are left to deal with the mess. Our experience has taught us that the most effective approach arranges the process in a series of steps, organized around working sessions with local officials and other interested parties. Our proven approach builds strong working relationships with key local staff and officials who have been and will be on the "front lines" of zoning and subdivision decisions.



South River Loop Revitalization - Racine, WI

Tax Incremental Financing Plans.

Vandewalle & Associates plays a critical role in establishing the economic development goals and boundaries for each Tax Incremental Financing Plan. We place special emphasis on ensuring that each district plays a complementary role in economic development, rather than competing with one another. We have developed a unique and proven approach for successful planning, optimization, and implementation of a TID.



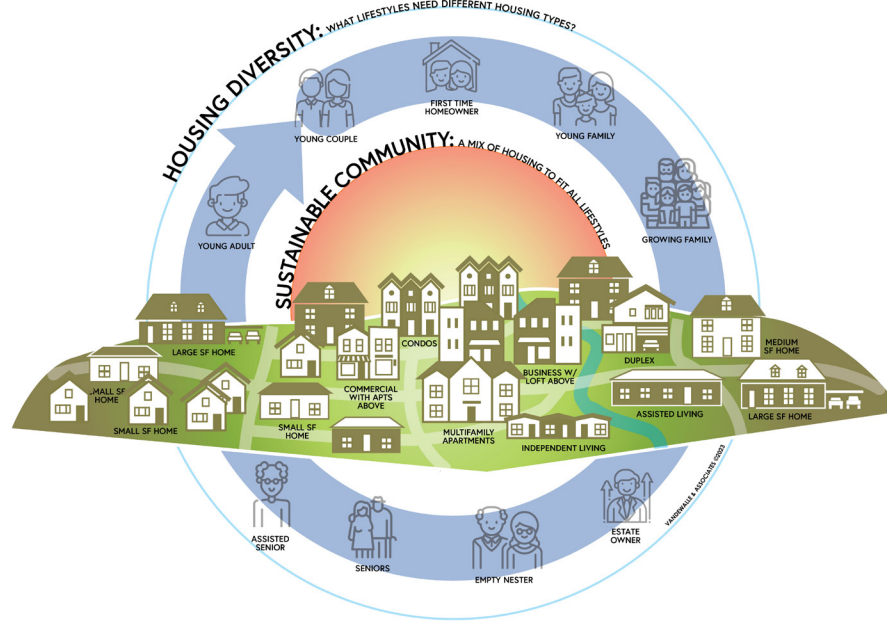
V&A PLANNING EFFORTS AND AREAS OF EXPERTISE

Grant Writing Experience and Success.

Vandewalle & Associates understands that municipal budgets are tight, now more than ever. The firm has documented success in the preparation of implementation-related grant applications. Vandewalle & Associates has been successful in assisting our clients in securing more than \$93 million in state and federal grants and assistance for brownfield assessment, reuse planning, remediation, regulatory closure, and redevelopment. The firm has also successfully obtained grants for other purposes such as housing improvements, energy initiatives, recreational facilities, comprehensive planning, and detailed planning initiatives in a variety of communities. The firm develops relationships with key state and federal agencies and tracks opportunities within the context of frequently-changing state and federal programs and fiscal priorities.

As an example of our successful grant writing work, Vandewalle & Associates assisted the City of Lake Geneva on their Grant submittal for TAP Grant Funding. The City was awarded \$835,316 in TAP grant funding to develop a new bike/ped trail connecting a State Park, schools, and other community assets to Geneva Lake.

Housing. Planning and building cities and townscapes that are both functional and exciting lies at the heart of Vandewalle & Associates' professional practice. We excel in designing timeless and memorable urban environments that are tailored to local conditions and are rich in local character. We bring our skills to a variety of complex challenges, including comprehensive planning; downtowns, special districts, transit-oriented, mixed-use developments; urban corridor redevelopment plans; brownfield site reuse planning; neighborhood redevelopment projects; market and economic impact analysis; and architectural design guidelines. Within all of this work, housing is often a cornerstone component. We utilize the following practices, on a regular basis, for client communities across Wisconsin. See below for more details.



BE PROACTIVE ABOUT YOUR COMMUNITY'S HOUSING SUPPLY.



VANDEWALLE & ASSOCIATES INC.
shaping places, shaping change

A COMPREHENSIVE APPROACH TO HOUSING AFFORDABILITY, SUSTAINABILITY, EQUITY, AND MIX



IN THE 1950S THE AVERAGE NEW HOME IN WISCONSIN WAS 2X THE AVERAGE INCOME. TODAY A NEW HOME COSTS NEARLY 9X THE AVERAGE INCOME.



FROM SMALL TOWNS TO MAJOR METROPOLITAN CITIES, housing challenges consistently rank as one of the top concerns of Midwestern communities today. The housing crisis may not look quite the same everywhere, but the crunch poses very real challenges in varying proportion and order of urgency:

- Shortage of attainable housing for workforce attraction
- Lack of affordable single-family homes for first-time buyers
- Racial inequity in housing
- Gentrification and displacement of low-income residents
- Lack of housing options from rental to single family to senior housing
- Zoning code restrictions



A SUCCESSFUL STRATEGY FOR THE COMPLEX HOUSING PROBLEM REQUIRES A FIVE-SIDED APPROACH.

1. COMPREHENSIVE PLANNING AND ZONING
2. NEEDS ANALYSIS
3. SUBDIVISION AND LAND PLANNING
4. FINANCING STRATEGY
5. DEVELOPMENT MANAGEMENT

A STRATEGIC PLAN TAILORED FOR EACH COMMUNITY. Consider that Vandewalle & Associates is the only Midwest planning partner with deep experience assisting with all five angles on housing success. V&A offers the most comprehensive package of housing planning tools and services available. From urban centers to rural communities, we can help assess and address a complex set of issues with a strategic housing plan that answers your community's unique needs, helps bring needed development and financing, and minimizes development risks.

V&A 5 PILLAR HOUSING STRATEGY

TODAY'S HOUSING PICTURE:
**WITH ATTAINABLE
HOUSING NOW
OUT OF REACH FOR
TEACHERS, NURSES AND
FIREFIGHTERS, THOSE
ESSENTIAL JOBS CAN BE
HARD TO FILL.**

1. COMPREHENSIVE PLANNING AND ZONING:

- Comprehensive Planning Framework
 - Setting up housing goals and needs
 - Identification of land uses
 - Planning for public facilities such as schools and water towers

2. HOUSING ELEMENT NEEDS ANALYSIS

- Updating the comprehensive plan to establish housing needs and goals and identify sites
- Market studies and detailed needs analysis of number of housing units and households served
- Zoning and subdivision regs
 - Ensuring zoning regulations align with housing needs and that it can facilitate development in areas most appropriate
 - Facilitating housing diversity and encouraging an appropriate mix of unit types
 - Boundary agreements, urban service area amendments

3. SUBDIVISION AND LAND PLANNING:

- Site identification and acquisition
 - Proactively talking to landowners within or adjacent to boundary to understand intent
 - Evaluate existing needs including utilities and infrastructure capacity
 - Identify funding sources to help alleviate burden for creating new units
- Concept planning and cost estimating
- Rehab and neighborhood improvement and infill

4. FINANCING STRATEGIES:

- TIF
 - Affordable housing fund/extend life of TIF
 - (Identify funding sources to help alleviate burden for creating new units)
- Tax credits
- ARPA and Bipartisan Infrastructure Legislation (BIL) funds and programs
- Private/corporate partnerships and contributions
- CDIs and non-profits
- Federal and state grants
- Special assessments

5. DEVELOPMENT MANAGEMENT:

- Developer RFPs and recruitment
- Project review and negotiations
 - Zoning and design
 - Financial assistance
- Project management
 - Phasing and coordinating public improvements with private development
 - Ongoing housing implementation and monitoring
 - Regional collaboration

THREE MORE REASONS OUR URBAN HOUSING APPROACH WORKS



**PROVEN RESULTS
CREATING A MIX
OF HOUSING
OPTIONS WHERE
MARKET FORCES
ARE NOT.** Our
expertise has been
hard at work shaping

a new wave of welcome neighborhood development in communities such as Eau Claire, Waupaca, and Altoona.



**THE ORIGINAL
ZONING
EXPERTS.** We
work throughout
Wisconsin and
the Midwest on
comprehensive
zoning rewrites

that help add needed flexibility and address housing challenges. We have created zoning codes like these for places like Middleton, Wisconsin utilize some of the most progressive zoning codes in the state.



**PARTNERS WITH
WISCONSIN'S
LARGEST HOME-
BUILDERS.** With decades
of experience
designing housing
developments for

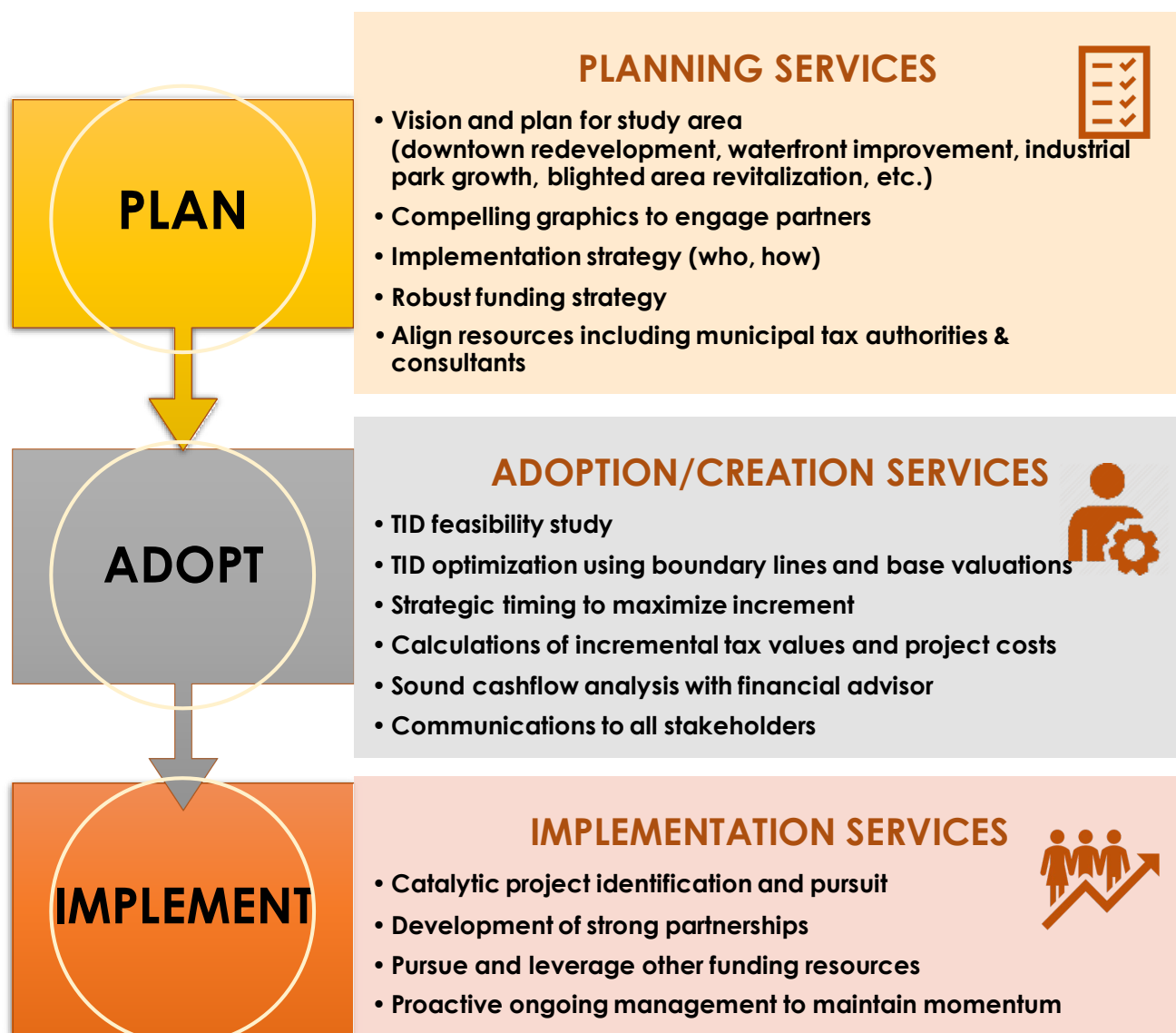
some of Wisconsin's most successful and innovative home builders, we can help bring the right developer for the project. This includes traditional neighborhood designs with features like small lots, alleys, front porches, wetlands, trails, and walkable mixed-use hubs.



TIF PLANNING: WHAT SETS US APART

TIF IS THE MOST POWERFUL ECONOMIC DEVELOPMENT TOOL MUNICIPALITIES HAVE. BUT USING IT EFFECTIVELY TAKES A WELL-DEFINED AND SUSTAINED STRATEGY.

THE PROVEN VANDEWALLE PROCESS - PLAN, ADOPT, IMPLEMENT.



REFERENCES

MUNICIPAL PLANNING CLIENTS.

City of Lake Geneva, Wisconsin

Dave Nord, City Administrator

P: (262) 249-4098 | E: cityadmin@cityoflakegeneva.com

Village of Bayside, Wisconsin

Andy Pederson, Village Administrator

P: (414) 206-3925 | E: apederson@vaysidewi.gov

City of Delavan, Wisconsin

Mark Wendorf, Director of Public Works

P: (262) 728-5585, ext. 120 | E: delavandpw@ci.delavan.wi.us



TIF PLANNING CLIENTS.

City of Oak Creek, WI

Andrew J. Vickers, City Administrator

8040 South 6th Street | Oak Creek, WI 53154

(414) 766-7060 | avickers@oakcreekwi.gov

City of Middleton, WI

Bill Burns, CPFO, Assistant City Administrator/Finance Director

7426 Hubbard Avenue | Middleton, WI 53562

(608) 821-8356 | bburns@cityofmiddleton.us

City of Monona, WI

William Cole, Attorney | Axley Attorneys

2 E Mifflin Street, Suite 200 | Madison, WI 53703

(608) 283-6766 | wcole@axley.com

Village of Shorewood Hills, WI

Dave Benforado, Village President

810 Shorewood Boulevard | Madison, WI 53705

(608) 535-2960 | dbenforado@shorewood-hills.org



V&A TIF CLIENTS



Wisconsin:

City of Antigo
Village of Arlington
City of Baraboo
City of Beloit
Village of Butler
Village of Cambridge
Village of Cottage Grove
City of Cudahy
City of Darlington
Village of Deerfield
Village of DeForest
City of Edgerton
Village of Fontana
City of Fitchburg
Village of Fort Atkinson
City of Fox Lake
Village of Gays Mills
Village of Grafton
Village of Hales Corners
City of Hartford
City of Horicon
City of Jefferson
Village of Johnson Creek

Village of Kohler
City of LaCrosse
City of Lake Geneva
City of Lake Mills
City of Lancaster
City of Madison
City of Marshfield
Village of Mazomanie
Village of McFarland
Village of Menomonee Falls
City of Merrill
City of Middleton
City of Milton
City of Monona
Village of Monticello
Village of Mount Horeb
City of Oak Creek
Village of Oregon
City of Platteville
Village of Port Edwards
Village of Poynette
City of Racine
City of Ripon
Village of Shorewood Hills

City of Sturgeon Bay
City of Sun Prairie
City of Tomah
City of Verona
Village of Viola
City of Watertown
City of Wauwatosa
Village of Wauzeka
City of Whitewater
Village of Williams Bay

Illinois:

City of Belvidere
City of Canton
City of Chicago Heights
Village of East Dundee
City of East Moline
City of East Peoria
City of Freeport
Village of Hillside
City of Moline
City of Rock Falls
Village of Rockton
City of Waukegan

Missouri:

City of Olivette

Ohio:

City of Lorain

Iowa:

City of Davenport
City of Waterloo

Colorado:

City of Rifle

PROJECT TEAM

Vandewalle & Associates. With offices in Madison and Milwaukee, our firm is comprised of nearly 20 talented professionals including community and regional planners; urban designers; housing, economic development, land use, and real estate specialists; and redevelopment experts. Our team brings a depth and breadth of experience, knowledge, skills, and perspective to the Village of Thiensville.

Our firm's approach to overall management is guided through the designation of a project manager to oversee all aspects of the project - within the firm and directly with the client. Jackie Mich will serve as the Project Managers for the Village of Thiensville and be the face of the project, Scott Harrington will serve as the Principal-in-Charge and Financial and Economic Development Specialist.

PROJECT ORGANIZATION

JACKIE MICH



ROLE: Project Manager, Client Communication, and Document Author

SCOTT HARRINGTON



ROLE: Principal-in-Charge, Economic Development, Market Assessment

MEREDITH PERKS



ROLE: Associate Planner, Strategic Planning Expertise, Public Engagement,

ELIAS VARELDZIS



ROLE: Assistant Planner, Research, Planning Assistance

PROJECT TEAM



Jackie Mich is the Lead Associate Planner with Vandewalle & Associates; she brings her experience in project management, park and open space planning, Spanish, transportation planning, comprehensive planning, zoning, local government planning, and redevelopment implementation. Jackie has led or authored more than 14 ten-year Comprehensive Plan updates in her ten years with the firm. Jackie completed a Bicycle and Pedestrian Plan for the City of Lake Geneva and has led park and open space plans in Sun Prairie, Slinger, Fontana, Delavan, and Cross Plains. She also played a strong role in the development of the City of Glendale Bicycle and Pedestrian Plan. She also served as project manager for park master planning projects for several of these clients.

A Wauwatosa native, Jackie also works on redevelopment and implementation projects in the Greater Milwaukee area. She brings her project management skills to implementation projects in the Village of Slinger; and to ongoing efforts in Washington County, including the Washington County Brownfield Site Remediation Program and Washington County Next Generation Housing initiative. She also serves as the on-call city planner for the City of Lake Geneva and the City of Delavan.

Jackie also has worked on a number of complex projects as part of the consultant team on the Madison Beltline Planning and Environmental Linkages Corridor Study, the Highway 51 EIS, and Stoughton Road EIS. Her work in transportation planning also has included visioning and public participation efforts in support of Madison in Motion: The Sustainable Madison Transportation Master Plan.

Prior to joining Vandewalle & Associates, Jackie worked at the Midtown Greenway Coalition. The Midtown Greenway is a 5.5-mile long former railroad corridor in south Minneapolis which runs through some of the most diverse neighborhoods in the City, home to significant populations of Somali and Latino residents. There, she gained immeasurable experience with engaging with diverse communities around bicycling and transportation, and encouraging local residents to ride bicycles and use the Greenway. Jackie also worked as a Green Building Intern for the University of Wisconsin-Extension, and she researched the economic impacts of interpretive centers as a graduate student in the University of Wisconsin's Department.



Jackie Mich, AICP
Lead Associate Planner
Phone: 414.988.8654
jmich@vandewalle.com

EDUCATION

- M.S. Urban and Regional Planning
University of Wisconsin - Madison, Wisconsin
- B.A. History / Spanish
University of Wisconsin - Madison, Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Institute of Certified Planners
- Member, American Planning Association (APA) & Wisconsin Chapter (APA-WI)
- Excellence in Planning Award for "Village of Oregon Sign Code" – APA-WI Chapter, 2017
- American Institute of Certified Planners Outstanding Planning Student Award (2013)
- American Planning Association-Wisconsin Chapter Scholarship (2011-2013)

PROJECT TEAM



Scott Harrington is a Principal Planner and project manager at Vandewalle & Associates, contributing special expertise in the creation and implementation of urban redevelopment initiatives. Since 1986, Scott has worked on the front lines in a number of cities in the Midwest, Southern and Western U.S. He is well-versed in the complex processes of management, community participation, financing and negotiations required to craft and implement long-range planning and large-scale revitalization efforts. His ease among elected bodies, plan commissions, the public, and government finance is second to none.

Given his diverse background, Scott leads and assists with a wide variety of projects at Vandewalle & Associates including everything from regional economic positioning initiatives, to municipal comprehensive plans and zoning regulations, to redevelopment strategies for downtowns, corridors and sites. Recently, Scott has served as the principal in charge of several projects focused on revitalizing urban corridors and neighborhoods. These include “The Current”, a \$45-million riverfront redevelopment in Monona; the visioning and master planning for the Alliant Energy Center and surrounding “Destination District” in Madison; the East Washington Capital Gateway Corridor in Madison; Northwest Gateway in Downtown Fayetteville, North Carolina; Downtown and North Division Street Corridor in Stevens Point; Janesville Town Square; Downtown Mount Horeb; and Downtown Slinger. His projects have included a wide range of interactive methods and forums for engaging the public – including pop-up events, keypad polling, online surveys, charrettes, and visual preference surveys – as well as engaging historically under-represented communities through bi-lingual staff and by partnering with community organizations.



Scott Harrington, AICP
Principal Planner
Phone: 608.255.3988
sharrington@vandewalle.com

EDUCATION

- M.U.P. Urban Planning
University of Michigan - Ann Arbor, Michigan
- B.S. Natural Resources
University of Michigan - Ann Arbor, Michigan

PROJECT AWARDS

- Outstanding Urban Design from the Wisconsin Chapter of the American Planning Association in 2010 – for the City of Madison East Washington Avenue Capitol Gateway Corridor Plan
- Award of Merit from the American Society of Landscape Architects for Urban Planning and Design – for the Gulf Stream, Florida Design Manual

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Institute of Certified Planners
- Member, American Planning Association, National, Wisconsin, and Illinois Chapters
- Former Member, Technical Advisory Committee to Legislature on Intergovernmental Coordination, Florida Department of Community Affairs
- Former Board Member, Colorado Chapter of the American Planning Association
- Presenter, “Market-Ready Redevelopment” American Planning Association Upper Midwest Conference (2015)
- Presenter, “Using Charrettes as a Planning Tool” WCCMA & WAMCAM Annual Conference (2010)
- Presenter, “Content Sensitive Design and Corridor Planning” Innovations in Transportation Conference (2008)
- Presenter, “Preserving Neighborhood Character” American Planning Association National Conference (1996 and 2002)
- Co-author, “Innovative Water Conservation Ratemaking,” Florida Water Resources Journal (August 1995)

PROJECT TEAM



Meredith Perks is an Associate Planner at Vandewalle & Associates. As part of our Milwaukee team, she brings a unique combination of professional experience along with an avid interest in planning, public service, local community and economic development, downtown redevelopment, active transportation plans, and a deep love of her city.

Meredith works on Comprehensive Plans with clients across Southeast Wisconsin and beyond, including the Village of West Milwaukee, City of Glendale, City of Jefferson, and City of Sturgeon Bay, Hancock County, IN, as well as the implementation of the City of Jefferson's Downtown and Economic Recovery Plans. Meredith is also actively engaged, on behalf of Vandewalle and Associates, with emerging planning trends and grant and financing resources, in order to better serve clients and connect them with new opportunities.

Having worked in the past as Regional Director for Senator Joe Donnelly, Meredith traveled to communities across Indiana and learned about their unique assets and character as well as the innovative approaches they were taking to face their challenges. These interactions provided valuable perspective on the constraints that communities of all sizes experience. At Vandewalle & Associates, Meredith aims to assist Midwest communities like these in overcoming such barriers. Meredith is excited by the opportunities Midwest communities have to grow and reinvent themselves using the tools of effective planning that can prepare their economies, residents, and institutions for the future. Active transportation is a particular passion for Meredith; she has worked on Complete Streets research projects in Chicago, reviewing policies and their connections to public health and equity. She also worked with the Chicago Department of Transportation Bike Program in the implementation of their Streets for Cycling Plan 2020. Her work included bike facility mapping, data analysis, and public engagement and communication.

Applying her experience with community outreach and public speaking, Meredith is skilled at effectively facilitating an inclusive planning process that is meaningful to a wide range of stakeholders and clients, including elected officials, non-profit advocacy groups, and community residents. She is excited by opportunities to engage with communities in a variety of innovative ways that foster communication, dialogue, and understanding. She has proven herself to be an active and engaged listener who can consider diverse viewpoints while developing targeted alternatives to address interrelated economic development, land use, and transportation priorities.



Meredith Perks

Associate Planner

Phone: 608.988.8632

mperks@vandewalle.com

EDUCATION

- M.U.P.P. Urban Planning and Policy
University of Illinois at Chicago -
Chicago, IL
- B.A. Political Science
The Hesburgh Program
of Public Service
University of Notre Dame -
Notre Dame, IN

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Planning Association, National, Wisconsin, and Chicago Chapters
- Member, Women in Planning & Development – Chicago
- Phi Kappa Phi Honor Society
- Leadership South Bend Mishawaka Emerging Leaders Program

PROJECT TEAM



Elias Vareldzis is an Assistant Planner with Vandewalle & Associates, working to provide research, analysis, and other project assistance to a variety of community planning projects stemming from the Milwaukee-office team.

Environmental issues are an area of keen interest for Elias. Prior to joining the company, Elias worked as Assistant Planner and Floodplain Manager for the City of Glendale, Wisconsin. There he gained valuable experience in planning and design review, preparing reports, and providing subject area expertise and recommendations to community stakeholders. He also honed his public engagement skills by assisting residents and developers in understanding and navigating local, state, and federal floodplain regulations in ways that both ensured safety from flood damage while minimizing environmental impacts. Elias has experience in navigating the complex relationships between public and private sector partners and regulatory policy systems, coordinating and implementing federal grant and regulatory programs, administering local zoning ordinances, site selection, and implementing land use planning at the local level.

Since joining V&A, Elias has completed several Park and Open Space Plan updates, two full Comprehensive Plan updates, supported ongoing planning services in client communities, assisted on multiple small area and downtown revitalization plans, redevelopment, and implementation planning efforts, among other projects. He has a strong interest in creative placemaking, infill redevelopment projects and neighborhood area planning, sustainability and equity in planning and design, local and regional economic development, and bicycle and pedestrian planning.

Elias is passionate about the potential of planning to help communities identify and recognize their unique assets, values, and characteristics through authentic, equitable, and inclusive community engagement practices. Working with community members and colleagues, Elias aims to use planning as a tool to create collaborative and innovative solutions that meet the needs and desires of the local population and help communities grow and reinvent themselves in response to the challenges they are facing today.



Elias Vareldzis
Assistant Planner
Phone: 414.988.8631
evareldzis@vandewalle.com

EDUCATION

- M.U.P. Urban Planning
University of Wisconsin - Milwaukee, Wisconsin
School of Architecture & Urban Planning
- B.S. Cum Laude
History / Middle/Secondary Education
Minor: Political Science
Marquette University - Milwaukee, Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Planning Association National and Wisconsin Chapters
- Volunteer, Milwaukee Habitat for Humanity
- Volunteer, River Revitalization Foundation

V&A FEE SCHEDULE

V&A FEE SCHEDULE

2023 Billing Rates			
Principal	\$190 to \$300	Other Charges: Invoice charges to the client consist of (1) Professional fees rendered at current billing rates (2) Reimbursable expenses billed at cost multiplied by 1.1 (3) Technology/Software expenses billed at \$50/month	
Associate	\$120 to \$150		
Assistant	\$85 to \$100		
GIS Technician/Specialist	\$100 to \$110	Expense	Cost
Communications Specialist	\$65 to \$150	Mileage	IRS Rate
Project Assistant	\$55 to \$80	Printing and Postage	Cost plus 10%





February 28, 2024

Agreement for Thiensville Consulting Services

THIS AGREEMENT is made and entered into by and between the “Client” Village of Thiensville, Wisconsin, and VANDEWALLE & ASSOCIATES, Madison, Wisconsin, a professional planning and design firm.

Article I Scope of Work

- A. VANDEWALLE & ASSOCIATES agrees to provide the following “Services”:

WORK ELEMENT ONE: CURRENT PLANNING ASSISTANCE

- 1.1. Provide guidance and assistance to the Plan Commission, Village Board, other Village committees and Village Staff.
- 1.2. Prepare staff reports for Plan Commission, Village Board, Zoning Board of Appeals and other Village and related committees.
- 1.3. Attend Plan Commission meetings and other related public meetings and hearings. When appropriate, VANDEWALLE & ASSOCIATES will make presentations at these meetings.
- 1.4. Review, analyze, and write reports on, site plans, planned unit developments and other zoning requests, subdivision plats, conditional use permits, and other related petitions to determine their conformance with Village Ordinances and adopted Plans and Policies. VANDEWALLE & ASSOCIATES will be available to meet with developers and petitioners,

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988-8631
www.vandewalle.com

Shaping places, shaping change

in Client's offices, per a regular or as needed schedule, set by the Client. In order to achieve maximum cost-effectiveness, these meetings would typically be held on the same day as a regularly scheduled Plan Commission meeting. Additional meetings could be arranged if necessary. The Client can pass on these costs to the applicant.

- 1.5. Complete any necessary community speaking engagements.
- 1.6. Provide expert witness testimony on an as needed basis.
- 1.7. Review existing community development related ordinances, including but not limited to the Village's Zoning Ordinance, Subdivision Ordinance, sign regulations, site plan standards and landscaping standards. Where deemed necessary by the Client, Vandewalle & Associates will make recommendations, in memorandum form, regarding revisions needed to make the existing codes and ordinances more effective at achieving a high-quality development pattern. Requests for time intensive ordinance and map amendments may be beyond the scope of this contract and in such instance would be completed under a Work Order Agreement or separate contract. (See Article I.B.)
- 1.8. Provide information related to interpretation of the Village's Zoning and Subdivision Ordinances.
- 1.9. Review and make recommendations for changes to the Comprehensive Plan and detailed plans, where appropriate.
- 1.10. Assist the Client in preparing updates of existing Plans and Studies. Significant Plan updates and revisions would be completed as projects under separate Work Order Agreement. (See Article I.B.)
- 1.11. Prepare public communications materials to educate, inform, and update the public on development and policy activity and progress in the Village.

WORK ELEMENT TWO: REDEVELOPMENT IMPLEMENTATION ASSISTANCE

Task 2.1: Project Management and Coordination

VANDEWALLE & ASSOCIATES will lead overall project management and the preparation and execution of a detailed Implementation Action Plan focused on the Priority Projects within TID No. 2 and surrounding area, with assistance from Village Staff.

The Project Management Team (PMT) is a leadership group comprised of VANDEWALLE & ASSOCIATES and representatives from the Village that will guide the direction of VANDEWALLE & ASSOCIATES and Village Staff as appropriate. The Village will be responsible for assigning appropriate representatives to Staff the PMT.

Specifically, VANDEWALLE & ASSOCIATES will:

- a. Lead the Project Management Team (PMT). The PMT will meet virtually on a regular schedule, typically once or twice a month;
- b. Prepare agendas and meeting summaries for PMT meetings;
- c. Prepare an Implementation Action Plan and track project action steps, timelines, and budgets and provide progress reports of same to the PMT, Community Development Authority (CDA, and Village Board as requested;
- d. Prepare agenda items for CDA meetings, as needed;
- e. Attend and participate in meetings with the CDA, as needed, to report on progress of previous assignments, discuss current needs and issues, and receive direction on next assignments;
- f. Prepare reports for and conduct periodic meetings with the Village Board and Plan Commission, as needed, to discuss issues, evaluate options, and receive direction;
- g. Coordinate with Village Staff and other Village consultants – including but not limited to financial analysts, civil engineers, environmental engineers, and attorneys – and review and comment on project designs and preliminary cost estimates, environmental site analyses, specifications of site amenities, site access and circulation, architectural programming, and project schedules as related to Priority Projects;
- h. Identify tasks requiring additional outside consultant

services, define their scopes of work, and assist with consultant solicitation and selection;

- i. Prepare project status reports and public communications materials and participate in community meetings as requested.

Task 2.2: Advance Redevelopment of Catalytic Sites (Hawthorne Square and the Corner)

For TID No.2 Catalytic Redevelopment Sites VANDEWALLE & ASSOCIATES will:

- a. Meet with property owners to understand their future plans and interest in redevelopment of key sites in TID No. 2. This step may occur concurrently with Task 1.3;
- b. Meet with existing businesses in the Village and surrounding area to determine their expansion potential and to identify potential suppliers or customers that would benefit from closer proximity to them. This step may occur concurrently with Task 1.3;
- c. Review and implement the TID No. 2 Thiensville Crossing Redevelopment Plan and update the Plan as necessary;
- d. Identify needed public improvements and/or programs to attract new businesses/development and prepare funding and implementation strategies accordingly.

Task 2.3: Property Owner & Business Outreach

In consultation with the PMT, VANDEWALLE & ASSOCIATES will:

- a. Meet one-on-one with key property owners in to understand their future plans and discuss potential development projects;

- b. Convene stakeholder groups such as small businesses, real estate and development professionals, and representatives from development organizations, etc. to determine market viability of redevelopment concepts;
- c. Prepare public communications materials to educate, inform, and update the public on development and policy activity and progress in the Village;
- d. Meet with existing businesses in the Village and surrounding area to determine their expansion potential and to identify potential suppliers or customers that would benefit from closer proximity to them;
- e. Evaluate the mix of businesses in the TID and TID plan and conduct other research to identify potential types of businesses that would benefit from a Thiensville location;
- f. Prepare marketing and promotional materials in print and electronic formats;
- g. Identify needed public improvements and/or programs to attract new businesses/development and prepare funding and implementation strategies accordingly;
- h. Prepare requests for proposals/qualifications and assist in the developer selection process (may require a work order depending on the level of effort required).

Task 2.4: Project Evaluation and Negotiation Assistance

VANDEWALLE & ASSOCIATES will assist in evaluating individual development proposals for consistency with the Implementation Action Plan and other adopted Village plans and codes. Specific tasks may include:

- a. Assist prospective businesses and developers in determining space needs, project concept plans and project costs;
- b. Review and comment on proposed project designs,

proformas, and assistance requests for financial feasibility and compatibility with surroundings;

- c. Prepare pre-development agreement “term sheets” and assist with developer agreement documents;
- d. Advise and assist in negotiating development agreements;
- e. Coordinate project site improvements in concert with developers and their design team including schematic design and preliminary;
- f. cost estimates, environmental site analysis, specification of site amenities, site access and circulation, and architectural programming.

Task 2.5: Concept Planning Assistance

VANDEWALLE & ASSOCIATES will assist with preparing more detailed concept plans for catalytic sites to further describe potential private and public improvements and needs:

- a. Prepare area concept plans, which also may include construction cost estimates, valuation projections, and public improvements needs and costs (may require a work order depending on the level of effort required);
- b. Prepare concept and schematic plans and economic impact expectations for potential public and private development projects;
- c. Work with PMT to identify and prioritize parcels for site control and advise on potential Village or CDA land acquisitions.

Task 2.6: Public Improvement Design & Construction Coordination

VANDEWALLE & ASSOCIATES will assist with preparing more detailed designs and specifications for proposed public improvements and work with Village-selected engineers,

architects and artists through final plan preparation and construction. This may include:

- a. Prepare more detailed public space and streetscape improvement plans and cost estimates;
- b. Assist the Village in selecting qualified engineers, architects, artists, and other design professionals to prepare construction plans and documents and oversee construction;
- c. Assist the Village in guiding the selected engineers, architects and artists including the review and comment on proposed space programming, designs, cost estimates, specification of site amenities, materials, colors, etc.;
- d. Coordinate with state, and federal regulatory agencies regarding public improvement options and permitting requirements;
- e. Advise on public parking investments, parking structures, and potential public-private partnerships.

Task 2.7: Resource Identification and Procurement

At the direction of the PMT, VANDEWALLE & ASSOCIATES will develop robust funding strategies for projects and coordinate public/private financing with the Village financial advisor. Activities may include:

- a. Identify and prioritize funding sources/grant programs and the tracking and distribution of funds;
- b. Work with local, state, and federal agencies and private organizations to identify economic development grant opportunities;
- c. Prepare grant applications (may require a separate Work Order Agreement depending on the application requirements; see Article I.B.);

- d. Assist with grant administration, reporting and close-out.

Task 2.8: TID Management, Analysis, Creation, and Amendments

At the direction of the PMT, VANDEWALLE & ASSOCIATES will manage and evaluate the health and administration of the TID. Activities will include:

- a. Reviewing and analyzing zoning within TID No. 2 and provide recommendations for new or updated districts, particularly at key redevelopment sites;
- b. Conducting an annual review of preliminary assessments on a parcel by parcel basis to ensure accuracy;
- c. Advising on the eligibility of proposed project costs for TID funding;
- d. Conduct an annual review of TID finances, updating increment and expenditure projections, and evaluating the need for potential project plan amendments (the preparation of TID boundary or project plan amendments or creation of a new district may require a separate Work Order Agreement; see Article I.B.);
- e. Preparing value benchmarks for potential new development with the TIDs;
- f. Preparing TID financial projections for use by the City's financial advisor in structuring TID borrowing;
- g. Reviewing outstanding development agreements and making recommendations for potential amendments;
- h. Completing TID annual reports required by the DOR;
- i. Conducting TID feasibility analyses;
- j. Evaluating the feasibility of establishing additional TIDs;

Advise on the timing of TID creation, project schedule, and conceptual TID boundaries, working with the Village financial advisor as needed. TID creation services will require a separate Work Order Agreement. (See Article I.B.).

- B. Additional Services, beyond those stated in Article I.A., may be provided through a “Work Order”.
- C. VANDEWALLE & ASSOCIATES agrees to provide its professional Services in accordance with generally accepted standards of its profession.

Article II Client’s Responsibilities

- A. Client agrees to provide VANDEWALLE & ASSOCIATES with all base maps, blueprints, aerial photos, studies, reports, and ordinances needed to complete these Services. VANDEWALLE & ASSOCIATES may reasonably rely on the accuracy and completeness of these items. Client agrees to provide these items and to render decisions in a timely manner so as not to delay the orderly and sequential progress of VANDEWALLE & ASSOCIATES Services.
- B. The administrative liaison between VANDEWALLE & ASSOCIATES and the Client will be Andy LaFond, Director of Community Services/Public Works.
- C. Client agrees that the following individuals are approved to authorize Additional Services via a Work Order:

Name

Title

Name

Title

- D. Client understands that any work product delivered in electronic form under this Agreement may require Client to use certain third-party hardware and/or software products. Client shall be solely responsible for obtaining licenses to use such third-party software. VANDEWALLE & ASSOCIATES makes no warranties or representations as to the quality, capabilities, operations, performance or suitability of any third-party hardware or software including the ability to integrate with any software currently in use by the Client. Client acknowledges that the quality, capabilities, operations, performance, and suitability of any third-party hardware or software lies solely with Client and the vendor or supplier of that hardware or software.
- E. If Client makes any modifications to Deliverables, Client shall either 1) obtain the prior written consent of VANDEWALLE & ASSOCIATES; or 2) remove VANDEWALLE & ASSOCIATES name from the Deliverables. In the event that Client selects option #2, VANDEWALLE & ASSOCIATES shall not be liable or otherwise responsible for such modifications or their effect on the results of the implementation of the recommendations contained in such Deliverables.

Article III Estimated Schedule

- A. Services in this Agreement shall commence from the date of execution and be in effect until terminated per Article V, below.
- B. VANDEWALLE & ASSOCIATES shall render its Services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact the Project schedule and VANDEWALLE & ASSOCIATES shall not be responsible for any delays caused by factors beyond its reasonable control.

Article IV Costs and Payment

- A. All work will be completed on a time and materials basis, at the direction of the Client. There is no fixed budget for this project. Client acknowledges that significant changes to the Project schedule, budget or Project's scope may

require Additional Services for which the parties may (but are not required to) enter into a separate Work Order (see Article I.B.).

B. Invoice charges to the Client are divided into these two elements:

1. Professional Fees.

Charged for all Services rendered at current billing rates as listed in Attachment One.

2. Reimbursable Expenses.

a. Most will be invoiced at cost, including travel and all in-house charges.

b. Some Reimbursable Expenses will be charged at cost multiplied by 1.1. These are limited to items charged through a third-party vendor. Examples of these would include printing, reproduction, and delivery charges.

C. VANDEWALLE & ASSOCIATES shall send Client an invoice for Professional Fees and Reimbursable Expenses once a month. Client shall pay VANDEWALLE & ASSOCIATES the amounts due under such invoice upon receipt of such invoice. A service charge of 1% per month may be charged on all amounts more than 30 days after date of invoice.

Article V Termination

A. Either Client or VANDEWALLE & ASSOCIATES may terminate this Agreement upon seven days written notice.

B. If terminated, Client agrees to pay VANDEWALLE & ASSOCIATES the hourly rates for all Services rendered and Reimbursable Expenses incurred, up to the date of termination.

C. Upon not less than seven days' written notice, VANDEWALLE & ASSOCIATES may suspend the performance of its Services if Client fails to pay VANDEWALLE & ASSOCIATES in full for Services rendered or Reimbursable

Expenses incurred. VANDEWALLE & ASSOCIATES shall have no liability because of such suspension of service or termination due to nonpayment.

Article VI Dispute Resolution

VANDEWALLE & ASSOCIATES and Client agree to mediate claims or disputes arising out of or relating to the Agreement. The mediation shall be conducted by a mediation service acceptable to the parties. A demand for mediation shall be made within a reasonable time after a claim or dispute arises. In no event shall any demand for mediation be made after such claim or dispute would be barred by the applicable law.

Article VII Intellectual Property; Confidentiality

- A. Except as otherwise provided by law: upon payment in full by Client to VANDEWALLE & ASSOCIATES for Services rendered and Reimbursable Expenses incurred pursuant to this Agreement, VANDEWALLE & ASSOCIATES shall grant Client a non-transferable, non-exclusive, perpetual license to use any and all Work Product developed or produced by VANDEWALLE & ASSOCIATES pursuant to this Agreement. As used in this Agreement, “Work Product” means all inventions, processes, data, documents, drawings, records, and works of authorship, whether or not copyrightable or patentable, that are originated or prepared by VANDEWALLE & ASSOCIATES in the course of rendering the Services under this Agreement. Until Client pays VANDEWALLE & ASSOCIATES in full for Services rendered and expenses incurred pursuant to this Agreement, Client may not use any Work Product to complete the Project with others unless VANDEWALLE & ASSOCIATES is in material breach of this Agreement.
- B. Except as otherwise provided by law: Client shall not communicate, publish, or otherwise disclose to a third party or authorize or induce anyone else to use, communicate, publish, or otherwise disclose, any nonpublic information pertaining to VANDEWALLE & ASSOCIATES, including, without limitation, any information relating to pricing, products, or ideas of VANDEWALLE & ASSOCIATES. Until VANDEWALLE & ASSOCIATES is paid in full by Client for

Services rendered and expenses incurred pursuant to this Agreement, Client shall not communicate, publish, or otherwise disclose to any third party, any information pertaining to or summaries of the Work Product.

Article VIII Miscellaneous Provisions

- A. Wisconsin law governs this Agreement (without regard to its conflict of law principles or rules of construction concerning the draftsman hereof).
- B. This Agreement is the entire and integrated agreement between the Client and VANDEWALLE & ASSOCIATES, and supersedes all prior negotiations, statements or agreements, either written or oral, with regard to its subject matter. This Agreement may be amended only by written instrument signed by both Client and VANDEWALLE & ASSOCIATES. Neither party can assign this Agreement without the other party's prior written permission.
- C. Notwithstanding any other term in this Agreement, VANDEWALLE & ASSOCIATES shall not control or be responsible for another party's means, methods, techniques, schedules, sequences or procedures, or for construction safety or any other related programs.
- D. The parties acknowledge that society has become more and more litigious over the years. Despite having done everything right and fulfilling its obligations under this Agreement, VANDEWALLE & ASSOCIATES may be brought into a lawsuit or other action regarding the Project or other activities of the Client. To avoid VANDEWALLE & ASSOCIATES from incurring significant financial obligations when it has properly performed under this Agreement, Client agrees to indemnify, defend and hold VANDEWALLE & ASSOCIATES, its agents and employees harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses (including reasonable attorneys' fees), arising out of the Project or the performance or non-performance of obligations under this Agreement, except to the extent the same are directly caused by VANDEWALLE & ASSOCIATES' negligence or willful misconduct related to this Agreement.

- E. In the event that any suit or action is instituted to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees (including legal and accounting fees), costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, all costs of appeals. For purposes of this provision, “prevailing party” shall include a party that dismisses an action in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.
- F. VANDEWALLE & ASSOCIATES reserves the right to include representations of the Project in its promotional and professional materials.
- G. In order for VANDEWALLE & ASSOCIATES’ to provide cost effective services, the parties agree that VANDEWALLE & ASSOCIATES shall not be liable to client or any third party for any losses, lost profits, lost data, consequential, special, incidental, or punitive damages, delays, or interruptions arising out of or related to this Agreement, regardless of the basis of the claim. VANDEWALLE & ASSOCIATES’ aggregate liability (including attorneys’ fees) to Client shall not exceed the amount of fees actually paid to VANDEWALLE & ASSOCIATES by Client with regard to the Services or the Work Order for which liability has been asserted.

IN WITNESS WHEREOF, the parties hereto entered into this Agreement as of the latest date noted, below.

Village of Thiensville

By:

Signature of Authorized Representative

Date

Printed Name

Title

VANDEWALLE & ASSOCIATES

By:

Nonna Anderson

Nonna Anderson, Business Manager

Date

ATTACHMENT ONE
FEE SCHEDULE

	<u>Hourly Rates</u>
Company President	\$250 to \$300
Principal	\$200 to \$275
Associate	\$110 to \$150
Assistant	\$85 to \$100
Cartographer	\$110 to \$125
Communications Specialist	\$65 to \$150
Project Assistant	\$45 to \$70

Rates are subject to change with a 30-day notice.

WHO TO CONTACT

Scott Harrington, AICP is a Principal Planner/Redevelopment Specialist and the Interim Director of the V&A Milwaukee Office. He has over 30 years of experience working in long-range planning and redevelopment all over the country. In his past 15 years with V&A, Scott has led successful planning and redevelopment projects throughout three states, as well as greater Milwaukee area locations.

Lead Associate Jackie Mich, AICP provides top-notch project management, zoning and sign ordinance rewrites, transportation planning, comprehensive planning, local government planning, park and open space planning, and redevelopment implementation expertise to the Milwaukee area. Jackie's public engagement strategies include identifying unique strategies for connecting with underrepresented communities.



Jeff Maloney, is a Principal Urban Designer specializing in urban redevelopment, mixed-use neighborhood design, and streetscape/riverwalk design. Jeff works closely with municipal staff to implement projects including development recruitment, TIF District establishment, and grant funding procurement. He also has experience guiding private projects through the entitlement process, focusing on site design, landscape architecture, and site rezoning.

Associate Meredith Perks is part of our Milwaukee team, she brings a unique combination of professional experience along with an avid interest in planning, public service, local community and economic development, downtown redevelopment, active transportation plans, and a deep love of cities.

Rob Gottschalk, AICP, is a Principal Planner and Economic Development Specialist. Rob has 25 years of experience in community planning and helping reposition the economies of large and small communities and regions. He is an expert in multi-jurisdictional collaborative economic planning efforts and leading implementation of complex development projects.



BY PHONE:

608.255.3099 in Madison
414.988.8631 in Milwaukee

BY EMAIL:

Scott Harrington: sharrington@vandewalle.com
Jackie Mich: jmich@vandewalle.com
Jeff Maloney: jmaloney@vandewalle.com
Meredith Perks: mperks@vandewalle.com
Rob Gottschalk: rgottschalk@vandewalle.com

MILWAUKEE: 247 W. Freshwater Way . Milwaukee, WI 53204 . Phone: 414-988-8631
MADISON: 120 E. Lakeside Street . Madison, WI 53715 . Phone: 608-255-3988

VANDEWALLE & ASSOCIATES

WHO WE ARE:

Top-level teams turning assets into economic opportunities, transformational projects, and impactful solutions

Shaping places, shaping change



MADISON
MILWAUKEE



TOOLS WE USE:

- Multi-layered asset analysis
- Community planning
- Economic strategy
- Market analysis
- Redevelopment
- Development financial analysis
- Urban design
- Marketing
- Project & community branding
- Real estate expertise
- Public-private partnerships
- Project management and implementation

- Having a Midwestern heart and focus
working, testing and refining solutions here for decades

KEY WAYS V&A HELPS CREATE IMPACT

- Creating projects that transform
discovering hidden opportunities and delivering on bold visions



- Building communities and impacting lives
market expertise to make the right things happen so places work better for people



VANDEWALLE & ASSOCIATES: SHAPING PLACES, SHAPING CHANGE

V&A SELECT PROJECTS

EXAMPLES AT MULTIPLE SCALES INCLUDING REGIONAL, CITY, NEIGHBORHOOD, AND SITE

ASSET & ECONOMIC OPPORTUNITY ANALYSIS

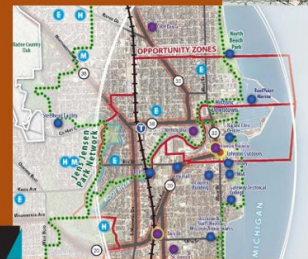
MILWAUKEE 7 - REGIONAL ASSET & OPPORTUNITY ANALYSIS

V&A Role beginning in 2005:

- Lead analyst of primary and secondary studies covering region's indigenous economic, human and physical assets, global economic trends analysis, and synthesis
- Lead author defining key opportunities to grow emerging clusters, build innovation capacity and enhance regional economic culture
- Outline of key next steps as a framework for region's new economic development



RACINE, WI - CITYWIDE ECONOMIC ASSET & OPPORTUNITY ANALYSIS



V&A Role beginning in 2011:

- Analyze city's economic, human and physical assets
- Determine key sites for redevelopment
- Define list of projects to meet community goals for sense of place, economic growth, public access and interaction, and water quality
- Define key catalytic projects including:
 - West Bluff Overlook Area
 - Belle Harbor District
 - East Bluff Overlook Area
 - North River Boardwalk
 - Water Street Pedestrian Loop

ECONOMIC STRATEGY

WATER COUNCIL – BUSINESS CLUSTER DEVELOPMENT

Vandewalle & Associates helped shine the light on the freshwater technology industry sector for the Milwaukee Region during the 2005 Milwaukee 7 Regional Asset and Opportunity Analysis.

V&A Role:

- Define the economic opportunity
- Created an economic positioning framework to position Milwaukee in the international marketplace
- Lead author and strategist for several successful grants that helped advance the accelerator and workforce initiatives



MARKET ANALYSIS

CITY OF MILWAUKEE / LISC (LOCAL INITIATIVES SUPPORT COALITION) MARKET ANALYSIS

In 2019, V&A helped the City of Milwaukee with commercial market and land use analysis to support launch of LISC's Brew City Match business accelerator. V&A's role has included:

- Lead consultant on GIS mapping and data analysis
- Stakeholder interviews and roundtables
- Neighborhood-level data and asset/opportunity analysis within two specific neighborhoods/planning areas in Milwaukee's urban core
- Compiling and synthesizing a variety of census, ESRI, City, and business data into reports for the Fond du Lac & North Plan Area on the city's northwest side, and the Clarke Square Neighborhood on the near south side
- User-friendly report with a series of builder maps and key data points for use by key decision makers and the general public for future planning and business recruitment.



NEIGHBORHOOD REVITALIZATION

MADISON, WI - ALLIANT ENERGY CENTER DESTINATION DISTRICT

The Destination District and Strategy is part of a broad effort to transform the property into a catalyst for economic development by attracting more visitors, creating a destination district, and providing new opportunities for the adjacent neighborhoods in south Madison.

V&A's role has included:

- Lead author of vision for the Alliant Energy Center
- Conducted public meetings
- Authored the Destination Vision and Strategy
- Vision and mapping graphics



WATERFRONT REDEVELOPMENT

WATERLOO, IA – DOWNTOWN OPPORTUNITY ANALYSIS & IMPLEMENTATION

For over two decades V&A has worked with the City of Waterloo to identify and implement key opportunities to transform its downtown. V&A's role has included:

- Asset and opportunity analysis
- Identification of key redevelopment sites
- Shaping a powerful vision
- Devising catalytic projects, including repurposing former Deere manufacturing buildings
- Forging public-private partnerships
- Helping procure over \$20 million in project funding
- Managing project implementation including:
 - TechWorks Campus
 - John Deere Tractor and Engine Museum
 - Riverloop Expo, Amphitheater, Public Market, Trails
 - Cedar Valley Sportsplex
 - Waterloo Arts Mall and Arts District
 - Single-Speed Brewery
 - Hawkeye Community College
 - Courtyard Marriott Hotel



EXPERIENCE DESIGN

JANESVILLE, WI – DOWNTOWN & RIVERFRONT REDEVELOPMENT

In 2009 Vandewalle & Associates began working with the City of Janesville on a variety of projects including:

- Downtown Plan
- Central City Neighborhoods Plan
- Brownfields program
- Secured a grant to do a riverfront plan
- Implemented plan with design for downtown's award-winning Town Square riverfront project



The Town Square is a catalyst for the other revitalization. Removing a parking plaza that spans the river, the Town Square includes a new great lawn and central river feature, event space, an expanded riverwalk, pedestrian bridge, and other walking and biking enhancements.



IMPLEMENTATION

MONONA, WI - RIVERFRONT REDEVELOPMENT IMPLEMENTATION



V&A's role in design and implementation has included:

- Master Plan
- Statutory Redevelopment Plan
- TIF creation
- Brownfields strategy
- Detailed financial strategy
- Grant writing
- Project phasing
- Developer recruitment
- Project management
- Experience design and public space programming



CORPORATE ASSET DISPOSITION

CORPORATE ASSET DISPOSITION

DEERE & COMPANY – Waterloo, Iowa and Moline, Illinois

RAYOVAC/SPECTRUM – Madison, Wis. and Bridgeport, Conn.

ROCKWELL INTERNATIONAL – Allegan, Mich.

Working with corporations throughout the Midwest, we help physically and economically revitalize excess corporate land via utilizing our unique understanding of real estate dynamics, strategic planning, market opportunities, and city rebuilding expertise.

We help add value to the land assets that has a positive and lasting impact for the community using:

- Asset analysis
- Identification of economic opportunities
- Developing strategies that create added value for the site
- Negotiation of asset transfer

PROJECTS AROUND THE MIDWEST FOR:





VANDEWALLE & ASSOCIATES



TIF OPTIMIZATION PLAYBOOK

**A proven approach to optimizing and managing
your new or existing TIF Districts (TID)**

THE MIDWEST TIF EXPERTS

www.vandewalle.com

TIF is the most powerful economic development tool municipalities have.

But using it effectively requires a well-defined, sustained strategy.



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COMMON TID ASSUMPTION:

“If you build it, they will come”

- Creating a TID does NOT automatically drive growth
- To be successful, a TID must be the vehicle of a broader plan to drive growth, improve a community and achieve sustainable increases in the tax base
 - 17%* of Wisconsin TIDs are underperforming or in a ‘negative increment’ state
- 18%** of Wisconsin municipalities can’t create a new TID because they have reached the statutory limit on TIF without getting the results they expected

A SUCCESSFUL TID NEEDS A PLAN

*At least 5 years old as of 2019, and incremental growth of less than 30% of base value.

**2019 TIF Value Limitation Report Wisconsin Department of Revenue



THE PROVEN VANDEWALLE PROCESS – PLAN, ADOPT, IMPLEMENT

**UNPARALLELED EXPERIENCE
DRIVING ECONOMIC
DEVELOPMENT THROUGH
STRATEGIC VISION AND
DISTRICT PLANNING**

PLAN



PROJECT PLAN AND STRATEGY FOR COMMUNITY VISION AND GOALS



MULTIFACETED FUNDING STRATEGY



FEASIBILITY STUDY



FINANCIAL ANALYSIS



COMMUNICATION AND ADOPTION



DEVELOPMENT AND INVESTMENT



COORDINATION WITH ALL CONSULTANTS



PRIORITIZATION AND MANAGEMENT

**DESIGN, POSITION and TIME
the TID FOR THE HIGHEST RATE
OF DEVELOPMENT SUCCESS**

ADOPT

**DRIVE HIGHEST LEVEL OF
SUCCESS BY AGGRESSIVELY
RECRUITING DEVELOPMENT
AND DRIVING INVESTMENT**

IMPLEMENT



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OUR COMPREHENSIVE AND FLEXIBLE TIF AND TID SERVICES

PLAN

- Vision and plan for study area (downtown redevelopment, waterfront improvement, industrial park growth, blighted area revitalization, etc.)
- Compelling graphics to engage partners
- Implementation strategy (who, how)
- Robust funding strategy
- Align resources including municipal tax authorities & consultants



ADOPT

- TID feasibility study
- TID optimization using boundary lines and base valuations
- Strategic timing to maximize increment
- Calculations of incremental tax values and project costs
- Sound cashflow analysis with financial advisor
- Communications to all stakeholders



IMPLEMENT

- Catalytic project identification and pursuit
- Development of strong partnerships
- Pursue and leverage other funding resources
- Proactive ongoing management to maintain momentum



IMPLEMENTATION SERVICES

ADOPTION/CREATION SERVICES

WHAT SETS US APART: WE BUILD COMMUNITIES

WE CREATE HOLISTIC PROJECT PLANS THAT DRIVE ECONOMIC DEVELOPMENT
PLUS WE HAVE THE EXTENSIVE EXPERIENCE TO BRING THE PLANS TO LIFE

PLAN

Do you need a downtown revitalization plan? A corridor plan? A brownfield redevelopment plan? A new business park? A mixed-use development?

ADOPT

Do you need a TIF established? Evaluated? Amended? Recreated? Extended? Restructured?

IMPLEMENT

Do you need to maintain your TIF momentum? Prioritize a TIF project? Recruit and negotiate with developers? Find additional funding sources? Coordinate the TID and report to the taxing authorities?

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Our services
PAY FOR THEMSELVES
through increased TID revenues

**Whether you need one service or
a comprehensive solution ...**

**... choose the services that are needed
in your community**

- **Full engagement**
- **Partial engagement**



**DELIVER
STRONG ROI
FOR THE
COMMUNITY**



CASE STUDIES

Municipalities using V&A for *partial or full* TIF engagements

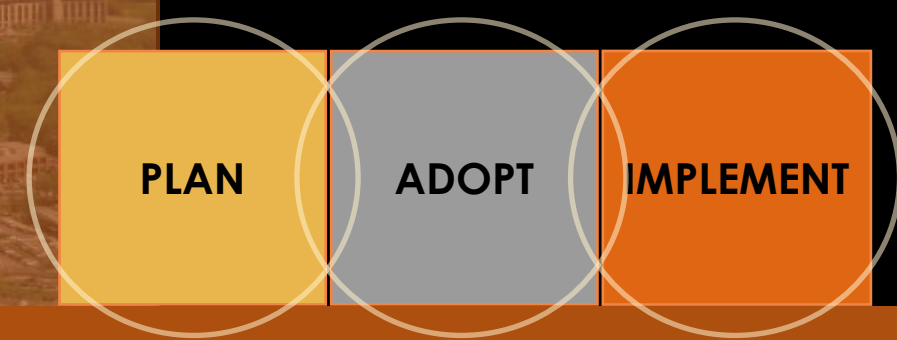


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MOST SUCCESSFUL TID IN WISCONSIN

MIDDLETON, WI



Situation Analysis: Over our ongoing 30-year relationship, V&A has served as the redevelopment planning, design, and economic restructuring consultant for the City.

Details: This TID District has been a model in downtown reinvestment, greenfield development, and proactive community planning for 3 decades. V&A created and has regularly updated the TID project plan that has revitalized the downtown and established an entire West Side employment and retail center – maximizing tax base and positive impact on the school district and City services. The TID spending plan addresses environmental, recreational, and stormwater concerns as well promoting affordable housing, sustainability, energy conservation, environmental preservation, job creation, and livability.

V&A developed the plan, created the TID and has actively implemented the it through a city staff team approach, driving its long-term impact and success for the community.

Results:

- **\$920 million:** Development value (over 45X the average TID value in Wisconsin!)
- **Over 8000:** # of jobs brought to Middleton
- **\$65 million:** Public improvements paid by the TID for roadway, stormwater management, bike/ped infrastructure, and public utilities

Summary: V&A provides ongoing project management of the TID including such services as amendments, subtractions, overlays, new districts, and donations between districts.

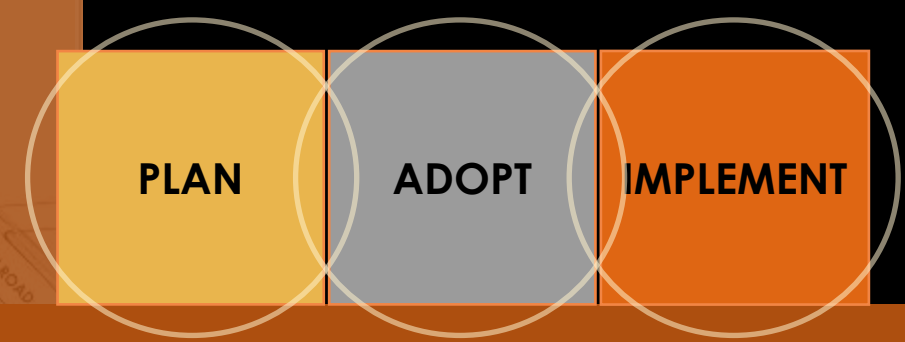
Money Magazine
named Middleton the best
small town in America.



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REDEVELOPMENT OF A BLIGHTED RIVERFRONT MONONA, WI



Situation Analysis: V&A helped the community turn a long-struggling and blighted 8-acre underperforming area into a dynamic community destination.

Details: Monona's redevelopment project in the Yahara River includes residential units, restaurant, office and retail spaces, plus a hotel – adding jobs and significant economic impact. The project, known as "The Current," flanks the new riverfront city park (also designed by us), which offers an ice rink, fire pit, stage, kayak/canoe launch, and 23 power boat slips while connecting to the highly popular Madison area lake loop bike trail.

V&A played a key role in developing and executing a bold vision for this remarkable project.

Results:

- **\$65 million:** Estimated total construction cost
- **400% increase:** In assessed value
- **\$14 million Phase 1:** 100 residential units, 25,000 SF commercial space with anchor restaurant, office and retail spaces
- **Phase 2 & 3:** 92-room hotel, 150 residential units and public improvements to area roads and park

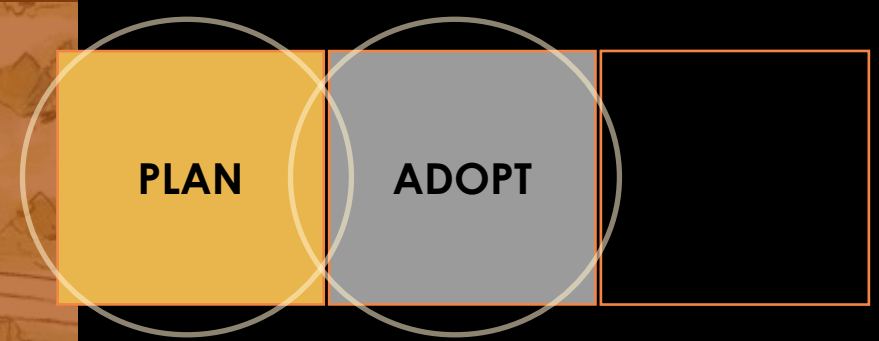
Summary: Monona's formerly blighted area now boasts riverfront living and dining for hundreds of residents and patrons, the addition of new job-creating businesses, new public access to the river, and an improved tax base for a land-locked community.

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PLANNING FOR A USEFUL AND BEAUTIFUL LAKEFRONT OAK CREEK, WI



Situation Analysis:

Oak Creek lies between Lake Michigan the I-94 corridor, 12 miles from downtown Milwaukee. V&A helped the City create TID #13 and prepare a vision for a dynamic public waterfront and private development, including establishing optimum boundaries and identifying the right balance of land uses to eliminate blight and maximize the TID's financial success.

Details:

Historically heavily industrial, these uses left environmental complexities requiring years of investigation and cleanup. V&A conducted a conditions analysis and qualified the area as a Blighted TID, creating a district with 27 years of life to help the City stimulate catalytic site redevelopment, provide financing for lakefront improvements, and increase the tax base. V&A also amended TID #6 to provide donations of surplus revenues to help jumpstart development within TID #13.

Results for TID #13:

- **\$172.7 million:** Development value goal
- **\$36.4 million:** Authorized City investments in capital costs, environmental clean-up, and development incentives over life of the District

Other Oak Creek TIDs with V&A:

- TID #12: IKEA TID with \$125 million from new development along Drexel Avenue corridor adjacent to I-94
- TID #14: Industrial park redevelopment
- TID #15: ALDI/retail strip redevelopment
- TID #16: Ryan Road Business Park including \$100 million Amazon logistics hub

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RESTRUCTURING TIDS FOR MORE IMPACT PLATTEVILLE, WI

ADOPT

Situation Analysis: Platteville had 5 open TIDs and needed to better leverage them to achieve its immediate and long-term economic development goals.

Details: Most of the TIDs were initially opened to pay for infrastructure without much focus on attracting new development. As the City neared the State TID value limitation – but still had new projects needing TIF assistance – it needed to act quickly and turned to V&A. Acting on our analysis and recommendations, the City coalesced its development partners and JRB members to achieve unanimous support for amending 3 TIDs to include:

- 1) Restructuring the downtown TID spending plan to shift the focus from infrastructure to creating tax increment.
- 2) Restructuring the interchange TID spending plan and obligations to immediately free up \$2M for needed improvements.
- 3) Adding a newly vacated building in the industrial park TID to encourage reuse

Results:

- **\$133.4 million:** Value of all TIDs representing a 40% value increase since adopting the recommended amendments
- **Critical change:** TIF dollars used to promote and assist implementation of new development
- **Note:** A TIF can fund relevant costs such as a comprehensive development plan, developer incentives, site acquisition, site clearance, and marketing for attracting development.

Summary: Platteville adopted the V&A TID restructuring recommendations and has continued to significantly increase their economic impacts.

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COMMERCIAL CORRIDOR TRANSFORMATION MADISON, WI

PLAN

IMPLEMENT

Situation Analysis: The Capitol East District was a significantly underutilized corridor in the heart of Madison. The goal was to create a major urban employment center with a lively pulse.

Details: V&A worked with city staff, the private sector and neighborhoods to prepare an award-winning vision and plan for the corridor. We then led a reposit-ionic strategy and implementation project prioritization with development projections. Working as a team with city staff, we actively guided TIF implementation including land acquisition and developer selection.

Results:

- Additional Tax Value \$328 million
- New city destination and commercial hub
 - Residential Units: ~1,400
 - Commercial: ~620,000
 - Parking Stalls: ~2,900
 - Hotel Rooms: ~140

Summary: The Capitol East District is a game-changing economic and high-density living epicenter that has attracted small, medium and large businesses and become an entertainment destination with a fresh vibe.



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WHAT IF MY TID ISN'T WORKING?

TYPICAL CAUSES OF A LANGUISHING TID

- Momentum of TID was lost
- TID plan was more focused on costs than growth or revenue creation
- TID plan did not include a strategy for implementation
- TID plan was not actively managed to optimize opportunities

SOLUTIONS TO CORRECT A LANGUISHING TID

- Re-evaluate development potential and focus on catalytic sites
- Evaluate alternate funding sources, potential time extensions and overlays
- Create and implement an aggressive action plan
- Stay ahead of the trends and work the TID every day!



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CRITICAL SUCCESS FACTORS OF A TID

'Big Picture' Focus

Long-term project plan to drive economic development

'Lasting Value' Orientation

Sustainable focus on growth and increased tax base

Ongoing Implementation

Aggressive developer and investor outreach; consistent, proactive management

Joint Review Board Partnership

Alignment with all tax authorities before and during the TID life cycle

VANDEWALLE & ASSOCIATES



- The Midwest Experts **at TIF design, creation and implementation**
- Decades of experience **delivering successful and impactful districts**
- **Planning, adopting and implementing the most successful TID in Wisconsin**

**Optimize the benefits of your tax base while you drive sustainable,
long-term community improvements and growth**

Email us: va@vandewalle.com

Visit us: www.vandewalle.com/TIF



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February 28, 2024

Mr. Andy LaFond
Director of Community Services/Public Works
Village of Thiensville
250 Elm Street
Thiensville, Wisconsin 53092

RE: Private Property Sanitary Sewage Sump Crock and Pump Installation

Dear Mr. LaFond:

Bids for the above project were opened January 9, 2024, at 10:00 a.m. at Village and were as follows:

	BIDDER	BASE BID
1.	<u>Mid City Corporation</u>	<u>\$173,900.00</u>

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. The bid amount was significantly over the Engineer's estimate for construction.

On these bases, we recommend that Mid City Corporation not be awarded the Private Property Sanitary Sewage Sump Crock and Pump Installation contract in the amount of \$173,900.00.

Respectfully,

RUEKERT & MIELKE, INC.

 Digitally signed by
Michael J Blazejovsky
Date: 2024.02.28
15:59:06 -06'00'

Mike J. Blazejovsky, E.I.T.
Project Manager
mblazejovsky@ruekert-mielke.com

MJB:sjs

cc: Jerad J. Wegner, P.E., Ruekert & Mielke, Inc.

**VILLAGE OF THIENSVILLE
RESOLUTION NO. 2024-03**

**A RESOLUTION REJECTING ALL BIDS FOR PRIVATE PROPERTY
SANITARY SEWAGE SUMP CROCK AND PUMP INSTALLATION**

WHEREAS, on December 18, 2023, the Village Board of the Village of Thiensville (“Village Board”) reviewed bids for private property sanitary sewage sump crock and pump installation (the “Project”); and

WHEREAS, the Village Board determined that the Project bid received was excessive and/or against the best interests of the Village due to lack of funding and budget available for the project; and

WHEREAS, the Village of Thiensville expressly preserved their rights to reject any and all bids in the bidding documents; and

WHEREAS, the Village Board has decided to reject any and all bid(s) related to the Project pursuant to Wis Stat. 62.15(b) and directs staff to reevaluate project scope and rebid the project accordingly.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Thiensville hereby adopts the above recitals as findings and rejects any and all bids related to the Project.

PASSED and **ADOPTED** by the Village Board of the Village of Thiensville, County of Ozaukee, State of Wisconsin on this 18th day of March 2024.

Van A. Mobley, Village President

Colleen Landisch-Hansen, Interim Village Clerk



250 Elm Street Thiensville WI, 53092

WWW.VILLAGE.THIENSVILLE.WI.US

WE Energies
Scott J. Lauber, President and CEO
PO Box 2046
Milwaukee, WI 53201-2046

Subject: Concerns and Frustrations Regarding Recent Electrical Service Disruptions

Dear Mr. Lauber,

We are writing on behalf of the Village of Thiensville Board of Trustees to bring to your attention the growing concerns and frustrations of our constituents regarding the recent disruptions in electrical service and reliability within our community. As you are aware, We Energies plays a critical role in ensuring the consistent and reliable delivery of power to our residents, and it is with this in mind that we address the following issues.

Over the past few years, our community has experienced notable challenges during severe weather events and on warm weather days, where outages seem to affect larger portions of the Village. The situation has become particularly pronounced since the decommissioning of the Cairdel Lane substation in the City of Mequon.

Our residents have expressed deep dissatisfaction with the frequency and duration of outages, and the impact on their daily lives and business operations is significant. The lack of reliable power supply poses risks to public safety, disrupts essential services, and has financial implications for local businesses.

We understand the complexities associated with maintaining a reliable power grid, especially during extreme weather conditions. However, we urge We Energies to thoroughly investigate the root causes of the recent disruptions and to implement measures that will enhance the resilience of the electrical infrastructure serving the Village of Thiensville.

We request that We Energies provide the Village with a comprehensive plan outlining the steps being taken to address these concerns, improve reliability, and minimize future disruptions. Additionally, we would appreciate regular updates on the progress of these initiatives.

The Village of Thiensville Board of Trustees values its longstanding relationship with We Energies, and we believe that by working collaboratively, we can find effective solutions to ensure a more reliable and resilient electrical service for our community.

Thank you for your attention to this matter. We look forward to your prompt response and to working together to address these pressing concerns.

Sincerely,

Colleen Landisch- Hansen
Village Administrator

Van Mobley
Village President