



VILLAGE OF THIENSVILLE
Board of Trustees
MINUTES

DATE: Monday, June 16, 2025

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 6:00 PM

I. CALL TO ORDER

President Rosing called the meeting to order at 6:00 PM

II. ROLL CALL

President

John Rosing

Administrator

Colleen Landisch-Hansen

Board of Trustees

Jennifer Abraham

Angelina Apostolos
(Excused)

Kristina Eckert

Nick Ernster

David Lange

Richard Longabaugh

Staff

Director of Community Services/Public Works Andy LaFond (Excused)

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARING FOR THE PURPOSE OF SEEKING PUBLIC INPUT ON A ZONING MAP AMENDMENT APPLICATION FILED BY CHRIST ALONE EVANGELICAL CHURCH, FOR A REQUEST TO CHANGE THE ZONING OF PARCEL NUMBER 120500713002 FROM B4 HIGHWAY BUSINESS TO I-1 INSTITUTIONAL AND PARCEL NUMBER 120500713004 FROM PLANNED DEVELOPMENT OVERLAY TO I-1 INSTITUTIONAL.

A. Motion to Open Public Hearing

MOTION to Open Public Hearing at 6:01 PM by Trustee Eckert **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

1. Administrator to Read and Explain Notice (att)

Administrator Landisch-Hansen read the notice and explained the contents.

2. Village Planner and Village Staff to Give Brief Explanation of Proposed Zoning Map Amendment Application Filed by Christ Alone Evangelical Church

Planner Perks summarized the proposed Zoning Map Amendment, noting that the Amendment had been recommended for approval by the Plan Commission previously, and invited the Christ Alone team to present an overview of the project.

Andrew Petzold, of Concord Development Company, presented the Christ Alone plan to the Board.

Mr. Petzold explained that the Christ Alone team had been working with Village Staff for around 18 months at this point, and complimented Village Staff's responsiveness and helpfulness throughout the process.

Mr. Petzold noted, as planner Perks had previously stated, that the project had been reviewed by the Plan Commission twice and had been recommended for approval.

Mr. Petzold explained the possibility that the project will be completed in stages, depending on funding, and that the Christ Alone team understands that further Plan Commission approvals may be required in that instance.

Administrator Landisch-Hansen asked when the planned work was expected to begin.

Mr. Petzold responded that Fall of 2025 is the goal.

President Rosing asked if the demolition of the necessary buildings would be carried out first.

Mr. Petzold answered that yes, demolition would be done regardless of whether the project would be completed in stages or all at once.

Trustee Lange shared a concern about traffic and inquired if there was any more information on the number of vehicles expected at one time.

Mr. Petzold replied that there had been extensive consideration and that traffic flow had been discussed previously at the Plan Commission meetings.

John Bieberitz of Traffic Analysis and Design Inc. spoke regarding the traffic flow.

Mr. Bieberitz explained that currently all traffic entering and leaving the Christ Alone parking lot is through Division Street, and that a large part of the congestion is due to the rather short turn lane onto Division Street from Main Street. The effort to better manage traffic flow by adding an entrance from Main Street as well as a larger turn area that can accommodate additional vehicles without obstructing Main Street traffic. The traffic plan is for 200 students, which is more than double the current enrollment, and should be more than sufficient. The traffic flow is additionally helped by staggered pickup times. The Christ Alone team is confident that parking can be handled smoothly without obstructing Main Street traffic and that it will be more efficient than the traffic that currently exists.

Trustee Lange inquired if the design would allow vehicles to pass a different vehicle that is waiting to turn?

Mr. Bieberitz replied that yes, the middle lane on Main Street allows for passing, which prevents northbound traffic from being delayed.

Trustee Ernster asked to clarify when the planned queuing process would be taking place.

Mr. Bieberitz answered that the full queuing process would primarily take place during afternoon pickup when the majority of students leave, but explained that even at that time, after-school activities reduce that overall number.

Trustee Ernster inquired if the Christ Alone team anticipated any road closures during construction.

The Christ Alone team replied that during construction, the expectation was that traffic would operate as it does today, and that construction should not cause any issues with traffic flow.

Trustee Longabaugh inquired about how fundraising was going.

The Christ Alone team answered that it is going well, having started 18 months ago. About 75% of the needed funds have been raised 18 months into a 36-month plan.

Trustee Longabaugh inquired as to what the overall cost was going to be.

The Christ Alone team replied that it is too difficult to give a specific answer given the variables at play.

President Rosing thanked the Christ Alone team for their presentation.

3. Comments from Anyone Present to be Heard

Steve Borenstein 213 S Main St unit 202, speaking as a resident, not a representative of the condominium association. Mr. Borenstein expressed excitement about the project and its potential improvements. He inquired about the type of communication the Christ Alone team has had with White Coach Condominiums, potential noise issues caused by the project over time, and questions regarding green space, the proposed garage, and the potential landscaping of the green space.

John Radke 213 S Main, unit 306, also speaking as a resident and not a representative of White Coach Condominiums. Mr. Radke agreed that the appearance would be an upgrade to what is currently there. Mr. Radke expressed interest in the overall project, believing that having a school such as Christ Alone is a notable contribution to the community.

Mr. Petzold confirmed that the Christ Alone team has met with White Coach Condominiums management and board to review plans, and offered to speak with Mr. Borenstein after the meeting was concluded.

Mr. Petzold further explained that in the most recent Plan Commission meeting, revisions were made to address feedback regarding the landscaping of the project, and that the garage is in the most remote part of the site, hence the location.

Planner Perks further clarified that after the Plan Commission requested a building material update that the garage would be more consistent in appearance with the church. There will also be additional landscaping to screen the garage from Main Street.

President Rosing inquired if an easement will be granted to allow White Coach Condominium residents to reach the building's underground parking.

Mr. Petzold answered that yes, the land was technically not within the White Coach Condominium parcel; therefore, an easement will be granted so that parking can be utilized with no change.

4. Administrator to Read any Correspondence Received Related to the Proposed Zoning Map Amendment Application Filed by Christ Alone Evangelical Church

No correspondence was received.

5. Comments from the Village Board

No additional comments from the Board.

B. Motion to Close Public Hearing

MOTION to Close Public Hearing at 6:34 PM by Trustee Longabaugh **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

CONSENT AGENDA

Upon request of any Trustee, any item may be removed from the Consent Agenda for special consideration.

MOTION to Approve Consent Agenda by Trustee Abraham **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

V. APPROVAL OF MINUTES

A. Board of Trustees

1. May 19, 2025 (att)

VI. DEPARTMENT REPORTS

A. Police Department

1. May, 2025 (att)

B. Public Works Department

VII. COMMITTEE REPORTS

A. Committee of the Whole

1. June 2, 2025 (att)

B. Plan Commission

1. May 13, 2025 (att)

C. Joint Meeting of Plan Commission and Board of Trustees

1. May 19, 2025 (att)

D. Historic Preservation Commission

1. May 6, 2025 (att)

E. Board of Review

1. May 22, 2024 (att)

VIII. REPORTS AND COMMUNICATIONS

A. Capital Expenditures

1. May, 2025 (att)

B. Mequon Thiensville Bikeway 2024 Annual Report (att)

BUSINESS AGENDA

IX. FINANCIAL REPORTS AND ACCOUNTS PAYABLE

A. Accounts Payable

1. May 17, 2025 through June 13, 2025 (att)

Administrator Landisch-Hansen noted the higher than usual amount due to payments toward the ongoing park projects.

Big ticket items to highlight included the first quarter MMSD operations and maintenance, Porter Corp shade structures in the park, and the payment to Property Solutions, who is a contractor for the park project.

MOTION to Approve by Trustee Eckert **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Trustee Lange asked when the splash pad and pickleball would be ready to use.

Administrator Landisch-Hansen answered that those items will be discussed in the Administrator's report.

B. Financial Report

1. May, 2025 (att)

X. PRESIDENT'S REPORT

A. Appointments

1. Review and Action Regarding the Following License Approvals

a. Class A Beer & Class A Liquor Renewal

Item	Name	Agent	Address	License(s)	New or Renewal
a.	Maa Maalika Petroleum INC, Village BP	Basu D. Joshi	146 S Main Street	Class A Beer, Class A Liquor	Renewal
b.	Pigeon Creek Wine & Liquor	Jacob C Shully	144 Green Bay	Class A Beer,	Renewal

	LLC		Road	Class A Liquor	
c.	Walgreens co., Walgreens	Zachary M Cefalu	278 N Main Street	Class A Beer, Class A Liquor	Renewal

MOTION to Approve table line items a. through c. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain:

b. Class B Beer & Class B Liquor Renewal

Item	Name	Agent	Address	License(s)	New or Renewal
a.	Chuck's Place	Theodore J Hagen	406 N Main Street	Class B Beer, Class B Liquor	Renewal
b.	Dr. Dawg	Brooke Thomson	105 W Freistadt Road	Class B Beer, Class B Liquor	Renewal
c.	Prime Minister	Vasilike B Triantafillou	517 N Main Street	Class B Beer, Class B Liquor	Renewal
d.	Remington's River Inn	Robert J Ollman	130 S Main Street	Class B Beer, Class B Liquor	Renewal
e.	Shully Catering INC., Shully's Catering	Jacob C Shully	146 Green Bay Road	Class B Beer, Class B Liquor	Renewal
f.	Big Day LLC, Skippy's Burger Bar	Brett T Kucharski	113 Green Bay Road	Class B Beer, Class B Liquor	Renewal

MOTION to Approve table line items a. through f. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

c. Class B Beer & Class C Wine Renewal

Item	Name	Agent	Address	License(s)	New or Renewal
a.	Grace Lutheran Church	William C Beyer	303 Green Bay Road	Class B Beer, Class C Wine	Renewal
b.	Shully's Events LLC, Shully's Cuisine & Events	Jacob C Shully	143 Green Bay Road	Class B Beer, Class C Wine	Renewal
d.	Glaze, LLC	Kristina A Eckert	149 Green Bay Road	Class B Beer, Class C Wine	Renewal

MOTION to Approve table line items a. & b. by Trustee Longabaugh **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

MOTION to Approve table line item c. by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 1 (Eckert)

d. Coin Machine(s) Renewal

Item	Name	Agent	Agent Address	License(s)	New or Renewal
a.	Big Day LLC, Skippy's Burger Bar	Brett T Kucharski	113 Green Bay Road	Coin Machine(s)	Renewal
b.	Remington's River Inn	Robert J Ollman	130 S Main Street	Coin Machine(s)	Renewal

MOTION to Approve table line items a. & b. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

e. Cigarette Renewal

Item	Name	Agent	Address	License(s)	New or Renewal
a.	Maa Maalika Petroleum INC, Village BP	Basu D Joshi	146 S Main Street	Cigarette	Renewal
b.	Walgreens co., Walgreens	Zachary M Cefalu	278 N Main Street	Cigarette	Renewal

MOTION to Approve table line items a. & b. by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

f. Temporary Class B Beer and Wine

Item	Name	Agent	Address	License(s)	Event
a.	Thiensville Volunteer Fire Department Corporation	John Kukla	PO Box 45	Class B Beer, Class B Wine	TVFDC Brat Fry 9/27, 2025
b.	Thiensville Volunteer Fire Department Corporation	John Kukla	PO Box 45	Class B Beer, Class B Wine	TVFDC Suburban Harley Events 8/14, 9/17, 9/26, 10/18, 10/30, 11/26, 12/3, 12/10, 2025

MOTION to Approve table line items a. & b. by Trustee Eckert **SECONDED** by Trustee

Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

2. Review and Action Regarding the Following Operator's Licenses

a. New

Item	Name	Address	New or Renewal
a.	Hattie E Johnson	Skippy's Burger Bar, 113 Green Bay Road	New
b.	Nicholas A Erling	Skippy's Burger Bar, 113 Green Bay Road	New
c.	Timothy F Dorau	Shully's Catering, 146 Green Bay Road	New

MOTION to Approve table line items a. through c. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

b. Renewal

Item	Name	Business	New or Renewal
a.	William C Beyer	Grace Lutheran Church, 303 Green Bay Road	Renewal
b.	Heidi M Anderson	Chuck's Place, 406 N Main Street	Renewal
c.	Rehan D Dhala	Remington's River Inn, 130 S Main Street	Renewal
d.	Amy M Ollman	Remington's River Inn, 130 S Main Street	Renewal
e.	Julia L Ollman	Remington's River Inn, 130 S Main Street	Renewal
f.	Sarah V Lundberg	Remington's River Inn, 130 S Main Street	Renewal

g.	Kayla Klinski	Remington's River Inn, 130 S Main Street	Renewal
h.	Angela Habermann	Remington's River Inn, 130 S Main Street	Renewal
i.	Macklin S Ladd	Remington's River Inn, 130 S Main Street	Renewal
j.	David B Olmhausen	Remington's River Inn, 130 S Main Street	Renewal
k.	Alizah D Sutton	Remington's River Inn, 130 S Main Street	Renewal
l.	Basu D Joshi	Maa Maalika Petroleum, Village BP, 246 S Main Street	Renewal
m.	Daniel C Cenzoll	Maa Maalika Petroleum, Village BP, 246 S Main Street	Renewal
n.	James P Harder	Maa Maalika Petroleum, Village BP, 246 S Main Street	Renewal
o.	Ritu N Patel	Maa Maalika Petroleum, Village BP, 246 S Main Street	Renewal
p.	Melissa B Kerhin	Shully's Catering, 146 Green Bay Road	Renewal
q.	Pamela H Johnson	Shully's Catering, 146 Green Bay Road	Renewal
r.	Philip D Stockton	Shully's Catering, 146 Green Bay Road	Renewal
s.	Brett T Kucharski	Skippy's Burger Bar, 113 Green Bay Road	Renewal
t.	Katherine L Kucharski	Skippy's Burger Bar, 113 Green Bay Road	Renewal
u.	Samantha R Luedtke	Skippy's Burger Bar, 113 Green Bay Road	Renewal
v.	Alexander J Tarantino	Skippy's Burger Bar, 113 Green Bay Road	Renewal
w.	Philip G Eckert	glaze LLC, 149 Green Bay Road	Renewal
x.	Megan K Waack	glaze LLC, 149 Green Bay Road	Renewal

MOTION to Approve table line items a. through x. by Trustee Lange **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XI. ADMINISTRATOR'S REPORT

A. Administrator's Report (att)

Administrator Landisch-Hansen summarized the Administrator's report.

Board of Review was completed. The total assessed value in the Village increased by \$2,642,600 for 2025 and TID decreased by \$274,000.

The estimated equalized value ratio for 2025 is 88% compared to 94.5% in 2024. If the estimate is correct, this means the Village will be out of compliance.

Trustee Lange requested an explanation of the equalized value ratio.

Administrator Landisch-Hansen explained that Wisconsin municipalities are required to be within 10% of equalized value. Once out of compliance, a municipality has 5 years to correct it. Administrator Landisch-Hansen recommended addressing this sooner, so that when a revaluation is performed, it will not be as much of a shock as it will be a smaller change.

Administrator Landisch-Hansen noted that the equalized value ratio is an ongoing issue statewide and is not unique to the Village.

The park projects are wrapping up, substantial completion should be on time, June 28 for the splashpad.

Administrator Landisch-Hansen shared that the goal was to officially open the splash pad in the Village Park on Monday the 23rd.

Surfaces for the courts will be installed soon and then a 30-day curing period is required. The courts are on track to meet the July 28 contractual date.

Administrator Landisch-Hansen noted appreciation to the various donors towards the park projects.

Reminder of June 28 Fun Before the 4th parade and that Administrator Landisch-Hansen will be out of town. The plan is to use Director LaFond's truck in place of Administrator Landisch-Hansen's vehicle.

B. Building Inspection Report

1. May, 2025 (att)

XII. ATTORNEY'S REPORT

XIII. COMMITTEE REPORTS

A. Review and Action Regarding Re-Zoning Parcel 120500713002 from B4 Highway Business District to I1-Institutional and Parcel 120500713004 from Planned Development Overlay R5 Multi Family Residential to I1-Institutional (att)

(Item B was taken before Item A as per Planner Perks request)

MOTION to Approve Re-Zoning Parcel 120500713002 from B4 Highway Business District to I1-Institutional and Parcel 120500713004 from Planned Development Overlay R5 Multi Family Residential to I1-Institutional by Trustee Lange **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

B. Review and Action Regarding Christ Alone Lutheran Church and School Certified Survey Map (att)

Planner Perks noted that the existing three parcels are all owned by Christ Alone. Combining the three parcels into one parcel is in the interest of the Village as it cleans things up and is recommended.

MOTION to Approve Christ Alone Lutheran Church and School Certified Survey Map by Trustee Longabaugh **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Trustee Lange noted a remaining concern regarding the traffic flow.

Administrator Landisch-Hansen asked Chief Kleppin if there were any traffic concerns from the Police perspective.

Chief Kleppin responded that there are no concerns.

C. Review and discussion regarding Village Capital Financing Plan (Brian Roemer, Ehlers Inc.) (att)

Brian Roemer of Ehlers Inc. presented the Village Capital Financing Plan.

Administrator Landisch-Hansen noted that the Plan had been discussed in 2023 but with turnover, several Board members have not heard this information.

Trustee Lange asked if net new construction does apply to improvements, not just truly new construction.

Administrator Landisch-Hansen noted that net new construction does include improvements, but it also includes reductions in value. An example would be the demolition of a home.

President Rosing opined that debt for long-term projects like roads could make sense because future "users" then contribute to paying, not just current residents.

Trustee Lange agreed that for the right projects debt could make sense and asked from the Roemer perspective if there is a sweet spot or red zone for a Village the size of Thiensville.

Mr. Roemer replied that generally it is not advisable for communities to go over 50% of the 5% limit of total equalized value. For Thiensville, there is no reason to even get that close outside of legacy needs.

President Rosing thanked Mr. Roemer for the presentation.

D. Review and Action Regarding Acceptance of the 2024 Financial Statements Prepared by Baker Tilly US LLP (att)

MOTION to Approve the 2024 Financial Statements Prepared by Baker Tilly US LLP by Trustee Lange **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

E. Review and Action Regarding Resolution 2025-09 Wisconsin Department of Natural Resources NR 208 - Compliance Maintenance Resolution (att)

MOTION to Approve Resolution 2025-09 Wisconsin Department of Natural Resources NR 208 - Compliance Maintenance Resolution by Trustee Lange **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

F. Review and Action Regarding Proclamation Establishing Sunday, October 26, 2025 as Thiensville Trick-Or-Treat (Beggar's Night) for the year 2025 with Hours being from 3:00 PM Until 6:00 PM (att)

MOTION to Approve a Proclamation Establishing Sunday, October 26, 2025 as Thiensville Trick-Or-Treat (Beggar's Night) for the year 2025 with Hours being from 3:00 PM Until 6:00 PM by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

G. Review and Action Regarding Resolution 2025-10 Resolution for Line of Succession of Officers for Declaration of Emergency (att)

MOTION to Approve Resolution 2025-10 Resolution for the Line of Succession of Officers for Declaration of Emergency by Trustee Longabaugh **SECONDED** by Trustee Abraham. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

H. Review and Action Regarding Amendment to the Memorandum of Understanding with the Heimat Group for Development of a Mixed Use Project at 301 N Main Street (att)

President Rosing explained that there was nothing held up between Village and the Heimat Group. Extension was needed due to the multi-month easement negotiation with the Village Estates Condominiums. There is also a slight delay due to WE Energies infrastructure that crosses the property and that needs to be relocated due to underground parking. Progress is being made, but beholden to WE Energies schedule and needs.

Aiming for August Plan Commission and Committee of the Whole for draft developer's agreement with approvals in September. Hope is underground work begins in the Fall. None of these items delay the anticipated opening in Spring of 2027.

MOTION to Approve Amendment to the Memorandum of Understanding with the Heimat Group for Development of a Mixed Use Project at 301 N Main Street by Trustee Lange **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XIV. REPORTS AND COMMUNICATIONS

XV. UNFINISHED BUSINESS

XVI. ANY OTHER MISCELLANEOUS BUSINESS BY THE TRUSTEES AS MAY BE BROUGHT BEFORE THE BOARD, OR CARRIED OVER FROM THE PREVIOUS VILLAGE BOARD MEETING.

A. Acceptance/Report Of Gifts Received

1. \$2842.99 from Olsen's Piggly Wiggly for Village Park ReImagined

MOTION to Accept with Gratitude by Trustee Eckert **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

XVII. ADJOURNMENT

MOTION to approve at 7:45 PM by Trustee Abraham **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 6

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk