



VILLAGE OF THIENSVILLE
Board of Trustees
MINUTES

DATE: Monday, September 22, 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

Board of Trustees

Jennifer Abraham
(Excused)

Nick Ernster

Administrator

Colleen Landisch-Hansen

Angelina Apostolos
(Excused)

David Lange

Kristina Eckert

Richard Longabaugh

Staff

Director of Community Services/Public Works Andy LaFond

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

III. PLEDGE OF ALLEGIANCE

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 Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

IV. APPROVAL OF MINUTES

A. Combined Meeting of Board of Trustees & Committee of the Whole

1. August 18, 2025 (att)

V. DEPARTMENT REPORTS

A. Police Department

1. August, 2025 (att)

B. Public Works Department

VI. COMMITTEE REPORTS

A. Committee of the Whole

1. September 8, 2025 (att)

B. Historic Preservation Commission

1. June 3, 2025 (att)

C. Southern Ozaukee Fire & EMS Department Board

1. July 9, 2025 (att)

D. Southern Ozaukee Fire & EMS Department Commission

1. May 14, 2025 (att)

2. July 9, 2025 (att)

VII. REPORTS AND COMMUNICATIONS

A. Capital Expenditures

1. August, 2025 (att)

BUSINESS AGENDA

VIII. FINANCIAL REPORTS AND ACCOUNTS PAYABLE

A. Accounts Payable

1. August 16, 2025 through September 19, 2025 (att)

Administrator Landisch-Hansen summarized the accounts payable.

Trustee Lange inquired how often these payments are made, and Administrator Landisch-Hansen replied that the interest payment is made twice per year and the principal payment is made once per year.

MOTION to Approve Accounts Payable from August 16, 2025 through September 19, 2025 by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

B. Financial Report

1. August, 2025 (att)

IX. PRESIDENT'S REPORT

A. Appointments

1. Review and Action Regarding the Following License Approvals

a. Temporary Class B Beer and Wine

Item	Name	Agent	Address	License(s)	Event
a.	Thiensville-Mequon Lions Club	Joe Brown	PO Box 131	Class B Beer, Class B Wine	Applefest 10/5, 2025

MOTION to Approve Table Line Item a. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

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

a. Renewal

Item	Name	Address	New or Renewal
a.	Cassie M Haugen	Skippy's Burger Bar, 113 Green Bay Road	Renewal
b.	Jonah V Stoehr	Walgreens, 278 N Main Street	Renewal
c.	Vasilea Chatziandreou	Walgreens, 278 N Main Street	Renewal

MOTION to Approve Table Line Items a. through c. by Trustee Eckert **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

b. New

Item	Name	Address	New or Renewal
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a.	Isabella R Farina	Remingtons River Inn, 130 S Main Street	New
b.	Binod Shahi	Maa Maalika Petroleum - Village BP, 246 S Main Street	New
c.	Nikoleta Triantafillou	Prime Minister Restaurant & Catering, 517 N Main Street	New
d.	Markos Lomvardeas	Prime Minister Restaurant & Catering, 517 N Main Street	New
e.	Efthimios Triantafillou	Prime Minister Restaurant & Catering, 517 N Main Street	New

MOTION to Approve Table Line Items a. through e. by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

X. ADMINISTRATOR'S REPORT

A. Administrator's Report (att)

Administrator Landisch-Hansen summarized the Administrator's Report and noted that the 2024 Compliance Maintenance Annual Report had been received and accepted with an A grade as expected.

B. Building Inspection Report

1. August, 2025 (att)

XI. ATTORNEY'S REPORT

XII. COMMITTEE REPORTS

A. Review and Action Regarding Proclamation Congratulating Tres Jolie Solace on its 30th Anniversary (att)

Administrator Landisch-Hansen shared that the Village will coordinate with Tres Jolie Solace to present the proclamation at a later date.

MOTION to Approve Proclamation Congratulating Tres Jolie Solace on its 30th Anniversary by Trustee Longabaugh **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

B. Review and Action Regarding a Certified Survey Map (CSM) Combining Four Village-Owned Parcels at the corner of Freistadt Road and Main Street (Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005) into a Single Parcel and the Dedication of Right-of-Way (att)

Planner Perks introduced the item and explained that the certified survey map is intended to redraw and combine four parcels currently held by the Village into one unified parcel. This will make it easier to convey the parcels when the time comes as part of the TID District project.

The Certified Survey Map will also clarify the boundaries, easements, utilities, and the right-of-way related to the parcel.

Planner Perks further noted that the map had already been recommended for approval by the Plan Commission.

MOTION to Approve a Certified Survey Map (CSM) Combining Four Village-Owned Parcels at the corner of Freistadt Road and Main Street (Parcel Numbers 120500224001, 120500224002, 120500224003, and 120500224005) into a Single Parcel and the Dedication of Right-of-Way by Trustee Lange **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

C. 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)

Director LaFond shared that the process with the developer has been smooth, and the developer has been cooperative and easy to work with.

Director LaFond explained that the extension was due to an approximately 6-month delay caused by negotiations with the Village Estates Condominiums regarding the granting of an easement. The negotiations were worthwhile because the building plan greatly benefited from acquiring the easement.

A further delay has been caused by ongoing negotiations with WE Energies regarding the necessary relocation of utility lines.

Director LaFond further shared that this amendment to the Memorandum of Understanding was more than just an extension; it was also an overall update to the timetable. The extension was laid out to allow the Village to retain control of the parcels involved for as long as possible before ultimately conveying them to the developer.

Director LaFond also noted that there were natural motivating factors within the timetable that would incentivize the developer to meet the designated deadlines.

Trustee Longabaugh inquired about the May 1, 2027 target date and whether that was referencing the completion of the entire building or just partial completion.

Director LaFond answered that the intention was for what is referred to as "substantial" completion. This means that aspects like landscaping may be incomplete, but the building itself would be complete.

Trustee Longabaugh further inquired if any details regarding commercial space were included in the extension, and Director LaFond replied that they were not in this particular document. Administrator Landisch-Hansen added that there were details regarding commercial space within the original memorandum of understanding agreement.

Trustee Eckert inquired about the significance of the January 2028 target date.

Administrator Landisch-Hansen explained that the assessed value of the development must meet a certain amount at that time. If the value does not meet the designated amount, the developer must make up the difference. The January 2028 date is significant to the Village, as it marks the point at which the full assessment would have been completed.

MOTION to approve an 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 Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

D. Review and Action Regarding TID #2 Expenditure for the Relocation of WE Energies Infrastructure in the Amount of \$134,989.00 for the Thiensville Crossing Project Area at the Northwest Corner of Freistadt Road and Main Street (att)

Director LaFond explained that the Village currently holds these parcels, hence serving as the applicant. An item was included in the budget for utility movement, such as this, and the amount will eventually be paid back to the Village through the TID.

MOTION to Approve TID #2 Expenditure for the Relocation of WE Energies Infrastructure in the Amount of \$134,989.00 for the Thiensville Crossing Project Area at the Northwest Corner of Freistadt Road and Main Street by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0
Abstain: 0

E. Review and Action Regarding an Engineering, Bidding Services, and Construction Management Contract for the Alberta Water Trust Conversion to Mequon City Water in the Amount of \$67,550.00 with The Sigma Group (att)

Administrator LaFond noted that the 2024 Resolution is included in the agenda packet as a reminder of the agreement to assist the Alberta Water Trust with its conversion.

The Village has undertaken similar projects with water trusts in the past, but the difference in this instance is that the Alberta Water Trust is smaller, and pricing has increased. The cost per house is thus higher as a result. Since the 2024 resolution had been adopted, further discussions were had with the Village lawyer. After reviewing the Trust's finances, it became clear that they were not in a position to repay the Village if needed. They've now gone back to obtain an engineering deposit, and the village is comfortable proceeding with that deposit in place.

Motion should be to accept with the caveat that the engineering deposit is successful.

Director LaFond explained that the first contract on the agenda is for engineering, and the second one is for soil testing.

MOTION to Approve an Engineering, Bidding Services, and Construction Management Contract for the Alberta Water Trust Conversion to Mequon City Water in the Amount of \$67,550.00 with The Sigma Group Pending a Successful Engineering Deposit by Trustee Lange **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

F. Review and Action Regarding a Proposal for Geotechnical Engineering Services for the Alberta Water Trust Conversion to Mequon City Water in the Amount of \$5,825 with Gestra Engineering Inc. (att)

MOTION to Approve a Proposal for Geotechnical Engineering Services for the Alberta Water Trust Conversion to Mequon City Water in the Amount of \$5,825 with Gestra Engineering Inc. by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 5

No: 0

Abstain: 0

G. Review and Action Regarding the Following Street Closing Applications

1. Parade Application for Homestead High School Homecoming Parade on October 10, 2025 from 4:30 PM to 5:45 PM (att)

Trustee Lange was excused from the meeting at 6:25 PM

MOTION to Approve Parade Application for Homestead High School Homecoming Parade on October 10, 2025 from 4:30 PM to 5:45 PM by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

2. Review and Action Regarding Street Closing Application for the Turkey Trot 5k Race/Walk on November 27, 2025 from 8:30 AM to 10:30 AM (att)

MOTION to Approve Street Closing Application for the Turkey Trot 5k Race/Walk on November 27, 2025 from 8:30 AM to 10:30 AM by Trustee Eckert **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

XIII. REPORTS AND COMMUNICATIONS

XIV. UNFINISHED BUSINESS

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

Trustee Eckert observed that the date for the Village recognition dinner was the night before the Downtown Thiensville appreciation dinner. Due to the overlap in attendees, Trustee Eckert questioned whether combining the two events would be advantageous. Administrator Landisch-Hansen acknowledged the point, but felt that it may be too late to do so.

Trustee Eckert further inquired whether there would be a formal attendance by the Village Board at the Chamber Luncheon.

President Rosing and Trustee Eckert both planned to attend individually, but no formal plan was in place for the Board to attend as a group.

A. Acceptance/Report Of Gifts Received

1. \$300 Tree Donation from neighbors of Jim Kasum in his Memory

MOTION to Approve with Gratitude by Trustee Longabaugh **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

XVI. ADJOURNMENT

MOTION to Adjourn at 6:31 PM by Trustee Longabaugh **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 4

No: 0

Abstain: 0

Submitted by,

Ben Honeck
Deputy clerk

Signed by,

Colleen Landisch-Hansen
Village Administrator/Clerk