



VILLAGE OF THIENSVILLE  
Committee of the Whole  
MINUTES

DATE: Monday, October 6, 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

**Staff**

Director of Community Services/Public Works Andy LaFond

Police Chief Curt Kleppin

Deputy Village Clerk/Administrative Coordinator Ben Honeck

**Board of Trustees**

Jennifer Abraham

Angelina Apostolos

Kristina Eckert

Nick Ernster

David Lange

Richard Longabaugh

**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@thiensville.gov](mailto:clandisch@thiensville.gov) by 4:00 PM on the day of the meeting or by signing in immediately prior to the meeting.

None.

## **IV. BUSINESS**

### **A. Presentation and Discussion Regarding TIF #2 Development at 301 N Main Street (att)**

Joe Lak of Heimat Group, LLC, presented the plan for the development at 601 N Main Street and thanked the Board for the opportunity. The intent was to provide transparency and have an initial discussion with the Board in advance of the formal action.

Mr. Lak gave a synopsis of the project timeline up to this point. The proposed project included a three-story, 80-unit, mixed-use building with 7,000 sq ft of commercial space, including 4,600 sq feet of leaseable retail/commercial.

The residential unit mix consists of 26 2-bedrooms, 51 1-bedrooms, and 3 studio units, consistent with current market trends and fills the current demand in the area for one-bedroom units.

The anticipated approval schedule includes action by the Plan Commission on October 14th and by the Village Board on October 20th. November and December will be used to finalize the developer agreement, with construction targeted for March or April 2026.

Trustee Longabaugh inquired if every unit has outdoor space. Mr. Lak replied that each unit does.

Trustee Apostolos asked what the target date is for completion if everything is on schedule. Mr. Lak answered that the construction estimate is a 15 months according to the contractor, with completion targeted for the 2027 leasing season.

Director LaFond stated the required Public Hearing regarding the rezoning of the site will be on October 20th at the Village Board meeting.

The Board expressed appreciation for the presentation.

Mark Doedens, a member of the Village Estates Condominium Board, spoke and stated that the Village Estates Board and a majority of Village Estates residents support the proposed project and appreciate the collaboration with The Heimat Group.

### **B. Discussion Regarding Implementation of Room Tax (att)**

Village Attorney Tim Schoonenberg presented a memo regarding implementation of a Village room tax, including research of surrounding municipalities. Establishment of a room tax could generate additional revenue; however, state statute require 70% of this tax revenue to be allocated to tourism.

Funds must be administered by a tourism commission or by a qualifying non-profit tourism entity, with more than 50% of the expenditures used towards tourism promotion. A tourism

commission must include one representative from the lodging industry.

Trustee Eckert supported further exploring the room tax and reaching out to rental owners to gauge interest in committee involvement.

The Board directed staff to contact local rental owners for input.

C. Review and Recommendation Regarding Resolution 2025-11 Adopting the Southern Ozaukee Fire & EMS Department 2026 Budget (att)

Administrator Landisch-Hansen noted that this budget adds personnel to increase coverage.

**MOTION** to Recommend Resolution 2025-11 Adopting the Southern Ozaukee Fire & EMS Department 2026 Budget by Trustee Longabaugh **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 7

**No:** 0

**Abstain:** 0

D. Review and Recommendation Regarding Resolution 2025-12 Authorizing an Exception to the Levy Limits for Charges for the Southern Ozaukee Fire and Emergency Medical Services Department Pursuant to Wis. Stat. 66.0602(3)(h) for the 2026 Fiscal Year (att)

**MOTION** to Recommend Resolution 2025-12 Authorizing an Exception to the Levy Limits for Charges for the Southern Ozaukee Fire and Emergency Medical Services Department Pursuant to Wis. Stat. 66.0602(3)(h) for the 2026 Fiscal Year by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 7

**No:** 0

**Abstain:** 0

E. Review and Recommendation Regarding Resolution 2025-13 Confirming the 2026 Village of Thiensville Fee Schedule (att)

Administrator Landisch-Hansen noted that the main change is an increase in the gate card fees from \$20 to \$25 for new cards and from \$15 to \$20 for renewals, to offset the rising operating costs. The Village does not make any profit from gate cards; it is purely to keep up with maintenance.

There is a new fee proposed for pickleball court rentals for tournaments or similar events.

Trustee Apostolos inquired whether it would be necessary to rent all courts, or just a portion.

Director LaFond explained that a policy would need to be created for this if this new fee is passed.

**MOTION** to Recommend Resolution 2025-13 Confirming the 2026 Village of Thiensville Fee Schedule by Trustee Apostolos **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

**Aye:** 7

**No:** 0

**Abstain:** 0

F. Review and Discussion Regarding Resolution 2025-14 Adopting the Sewer Utility Budget (att)

The item was listed in the agenda as a discussion; thus, no action will be taken until the November Committee of the Whole meeting.

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

A. Tax Incremental District NO. 2

Director LaFond shared that a meeting with the Hawthorne Square group was scheduled for October 7 in an effort to move forward with a project there as well as share the new zoning possibilities available.

B. Review Meeting Date Schedule

1. October 20, 2025 - Public Hearing at 6:00 PM
2. October 20, 2025 - Board of Trustees at 6:00 PM
3. November 3, 2025 - Committee of the Whole at 6:00 PM
4. November 17, 2025 - Board of Trustees at 6:00 PM
5. December 1, 2025 - Committee of the Whole at 6:00 PM

## **VI. ADJOURNMENT**

**MOTION** to Adjourn at 7:00 PM by Trustee Eckert **SECONDED** by Trustee Apostolos. **MOTION CARRIED UNANIMOUSLY.**

**Aye: 7**

**No: 0**

**Abstain: 0**

Submitted by,

Ben Honeck  
Deputy clerk

Signed by,

Colleen Landisch-Hansen  
Village Administrator/Clerk