



VILLAGE OF THIENSVILLE
Board of Trustees
MINUTES

DATE: Monday, October 20, 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. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARING FOR THE PURPOSE OF SEEKING PUBLIC INPUT ON A ZONING MAP AMENDMENT APPLICATION FILED BY HEIMAT CAPITAL, LLC, FOR A REQUEST TO CHANGE THE ZONING OF PARCEL NUMBER 120500224007 (FORMERLY NUMBERS 120500224001, 120500224002, 120500224003, AND 120500224005), FROM B-4 HIGHWAY BUSINESS DISTRICT TO CMU CENTRAL MIXED USE

A. Motion to Open Public Hearing

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

Aye: 7

No: 0

Abstain: 0

1. Administrator to Read and Explain Notice (att)

Administrator Landisch-Hansen read the public hearing notice and noted that land use was previously approved.

2. Village Planner and Village Staff to Give Brief Explanation of Proposed Zoning Map Amendment Application Filed by Heimat Capital, LLC

Joe Lak of Heimat Group, LLC presented the proposed site plan to the Board, including elevations, exterior materials, and the project timeline.

President Rosing thanked Mr. Lak for the presentation.

Planner Perks reviewed the proposed site plan in relation to the requirements for the new Central Mixed Use District, noting that this will be the first application of the new zoning. Action regarding the rezone is on the agenda later in this meeting.

The Plan Commission recommended approval with minor adjustments.

The proposal meets all the Central Mixed Use requirements and aligns with the Village Comprehensive Plan.

Staff recommends approval of the rezoning.

3. Comments from Anyone Present to be Heard

Susan Tatreau, 399 N Main Street, commended the new layout, particularly the updated design which screens the public parking and recreation area from the view of the Village Estates Condominiums residents. Ms. Tatreau expressed appreciation for the site plan adjustments and voiced general support for the proposed development.

President Rosing thanked Ms. Tatreau for the comments.

Dennis Casey, 401 N. Main Street, expressed concern regarding an address error on the mailed notice of the public hearing, noting that this error may have caused confusion among nearby residents.

Mr. Casey also raised concerns about the size of parking spaces for larger vehicles and the impact of elevation changes on the views of first-floor condo units. An additional concern was raised regarding what information had been shared with Village Estates residents by the Village Estates Board during the development of the revised site plan.

Administrator Landisch-Hansen clarified that the mailed notice is not required, but is done out of

courtesy to notify nearby property owners. The Board also noted that the parcel numbers are correctly listed on the mailed notice.

President Rosing thanked Mr. Casey for the comments.

4. Administrator to Read any Correspondence Received Related to the Proposed Zoning Map Amendment Application Filed by Heimat Capital, LLC

None.

5. Comments from the Village Board

None.

B. Motion to Close Public Hearing

MOTION to Close the Public Hearing at 6:31 PM by Trustee Longabaugh **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

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 by Trustee Abraham **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

V. APPROVAL OF MINUTES

A. Board of Trustees

1. September 22, 2025 (att)

VI. DEPARTMENT REPORTS

A. Police Department

1. September, 2025 (att)

B. Public Works Department

VII. COMMITTEE REPORTS

A. Committee of the Whole

1. October 6, 2025 (att)

B. 2026 Budget Workshop

1. October 6, 2025 (att)

C. Plan Commission

1. September 9, 2025 (att)

VIII. REPORTS AND COMMUNICATIONS

A. Capital Expenditures

1. September, 2025 (att)

BUSINESS AGENDA

IX. FINANCIAL REPORTS AND ACCOUNTS PAYABLE

A. Accounts Payable

1. September 20, 2025 through October 17, 2025 (att)

MOTION to Approve Accounts Payable for September 20, 2025 through October 17, 2025 by Trustee Apostolos **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Financial Report

1. September, 2025 (att)

X. PRESIDENT'S REPORT

A. Appointments

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

a. New

Item	Name	Address	New or Renewal
a.	Gautam Sharma	Maa Maalike Petroleum, Village BP, 246 S Main Street	New
b.	Sean J Seyfer	Skippy's Burger Bar, 113 Green Bay Road	New

MOTION to Approve Table Line Items a. & b. by Trustee Eckert **SECONDED** by Trustee Longabaugh. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

XI. ADMINISTRATOR'S REPORT

A. Administrator's Report (att)

Administrator Landisch-Hansen summarized the administrator's report (*see attached file "Administrator's Report" for reference*)

B. Building Inspection Report

1. September, 2025 (att)

XII. ATTORNEY'S REPORT

XIII. COMMITTEE REPORTS

A. Review and Action Regarding Request to Change the Zoning of Parcel Number 120500224007 from B-4 Highway Business District to CMU Central Mixed Use for the TIF #2 Development at 301 N. Main Street - Heimat Capital, LLC (att)

MOTION to Approve Request to Change the Zoning of Parcel Number 120500224007 from B-4 Highway Business District to CMU Central Mixed Use for the TIF #2 Development at 301 N. Main Street - Heimat Capital, LLC by Trustee Eckert **SECONDED** by Trustee Lange. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

B. Review and Action Regarding a Certified Survey Map to Split Parcel at 112 Ellenbecker Road (att)

Planner Perks explained the request, which involves splitting one parcel into two. The existing parcel contains a single-family home, and the division would create one new vacant lot. The proposed lot meets zoning standards and complies with the zoning code. Plan Commission previously recommended approval, and staff also recommends approval.

Trustee Abraham inquired about water service, noting the existing well on the property. Director LaFond replied that a shared well could be arranged, but typically, a new well would be installed.

MOTION to approve by Trustee Lange **SECONDED** by Trustee Ernster. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

C. Discussion and Acknowledgement of Tennis/Pickleball Court Project Completion (Eckert)

Trustee Eckert introduced Mr. James Riley, 231 Riverview Dr., to speak about the Court Sports project.

Mr. Riley thanked the Board for completing the court project and for the Board's openness to considering the project over the last several years. Mr. Riley also noted that the end result was better than could have been expected.

Mr. Riley also directly thanked Administrator Landisch-Hansen and Director LaFond for their involvement and leadership in regard to the project.

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

Administrator Landisch-Hansen noted that the details of the resolution were previously discussed at the October Committee of the Whole meeting.

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

Aye: 7

No: 0

Abstain: 0

E. Review and Action 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 Approve 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 Longabaugh **SECONDED** by Trustee Eckert. **MOTION CARRIED UNANIMOUSLY.**

Aye: 7

No: 0

Abstain: 0

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

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

Aye: 7

No: 0

Abstain: 0

G. Discussion Regarding 2026 Proposed Budget and the Issuance of Bonds for Transportation Program

Administrator Landisch-Hansen outlined the differences between bonding for the \$1.5 million amount versus the \$1.05 million, including the annual cost impact of each option. The established impact per resident is based on a \$300,000 home and does not include future net new construction or any continuation of the levy limit exemption for the joint fire department.

Trustee Eckert expressed a preference for \$1.5 million amount.

Trustee Abraham inquired about the annual expenditure under the \$1.5 million model and whether it would align with the previously estimated \$350,000 per year.

Administrator Landisch-Hansen clarified that the \$350,000 per year figure was an estimated amount needed to maintain the current road condition rating and is not a fixed annual expenditure. The three-year bond period allows flexibility, for example, allocating \$1 million in spending in one year, and the remaining \$500,000 over the next two years.

Administrator Landisch-Hansen emphasized that the bond would be restricted to transportation-related projects such as roads, curb and gutter work, and any other related infrastructure.

Trustee Lange expressed opposition to the \$1.5 million amount, citing uncertainty regarding upcoming building projects expected for the joint fire department.

Trustee Longabaugh inquired about which roads would be prioritized. Administrator Landisch-Hansen clarified that specific roads have not been identified at this time. Village staff are working with the Village engineer, but there is a concentrated effort by Staff to minimize consulting costs.

President Rosing stated that the \$1.5 million amount gives more flexibility and guarantees that any of the possible road projects could be completed in full.

Trustee Abraham inquired how bonding could affect the Village's credit rating.

Administrator Landisch-Hansen replied that the current concern is that continued reliance on reserves could negatively impact the Village's rating and interest rates. The proposed bond schedule keeps levels under the 20% debt limit.

Trustee Apostolos preferred the \$1.5 million amount and noted that several years have passed since the last cost estimate. With rising construction costs, the larger amount is a prudent choice.

President Rosing reminded the Board that action will take place in November with the budget.

Abraham inquired about how the two possible bond amounts were determined.

Administrator Landisch-Hansen explained that there was a request for two options: one with the annual cost estimate for road work only, and the higher amount includes the estimated cost of a potential pedestrian path on Freistadt Road. However, the path does not need to be included as a project funded by bond proceeds.

Trustee Ernster clarified that the bond proceeds must be used for transportation-related purposes.

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

None.

XVII. ADJOURNMENT

MOTION to Adjourn at 6:54 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