



Village of Thiensville
Board of Trustees
AGENDA
Special Session

Date:
Friday, July 31, 2026

LOCATION: 250 Elm Street, Thiensville, WI

Time: 1:00 PM

I. CALL TO ORDER

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 (Excused)

David Lange

Daniel Weber

III. PLEDGE OF ALLEGIANCE

IV. COMMITTEE REPORTS

A. Review and Action Regarding Resolution 2026-14 A Resolution Authorizing the Termination of the Village's Right of First Refusal for Property Located at 105 South Main Street (att)

V. ADJOURNMENT

Colleen Landisch-Hansen, Village Clerk

July 30, 2026

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.



250 Elm Street

Thiensville, WI 53092

262-242-3720

www.village.thiensville.wi.us

TO: Village President
Village Board
FROM: Colleen Landisch-Hansen, Village Administrator
SUBJECT: Resolution 2026-14 – Termination of Right of First Refusal for 105 South Main Street
DATE: July 31, 2026

Included in the agenda packet is Resolution 2026-14, which authorizes the termination and release of the Village's Right of First Refusal (ROFR) for the property located at 105 South Main Street.

In 2014, the Village obtained a Right of First Refusal (ROFR) as a condition of providing financial assistance for the redevelopment of the property. The Village's loan has been repaid in full, and a Satisfaction of Mortgage was recorded on November 17, 2022. The Right of First Refusal, however, remained of record.

The current property owner has requested that the Village execute the attached Termination of Right of First Refusal. The document has been reviewed by the Village Attorney. Due to the time-sensitive nature of the request, a special meeting has been scheduled. Approval of the resolution will authorize the Village President to execute the attached document, with the Village Administrator/Clerk attesting the document and recording the executed instrument with the Ozaukee County Register of Deeds.

VILLAGE OF THIENSVILLE
RESOLUTION 2026-14

A RESOLUTION AUTHORIZING
THE TERMINATION OF THE VILLAGE'S RIGHT OF FIRST REFUSAL
FOR PROPERTY LOCATED AT 105 SOUTH MAIN STREET

WHEREAS, the Village of Thiensville is the holder of a Continuing Right of First Refusal dated September 9, 2014, recorded with the Ozaukee County Register of Deeds as Document No. 1041779 on November 9, 2016, against property located at 105 South Main Street; and

WHEREAS, the Right of First Refusal was obtained in connection with Village financing previously provided for redevelopment of the property, and the Village recorded a Satisfaction of Mortgage on November 17, 2022, confirming that the Village's loan has been fully repaid; and

WHEREAS, the Village Board has determined that the Right of First Refusal has fulfilled its original purpose and that terminating and releasing the Right of First Refusal is in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Thiensville that it authorizes the termination and release of the Continuing Right of First Refusal recorded as Document No. 1041779. The Village President is authorized to execute the Termination of Right of First Refusal in substantially the form presented to the Village Board, together with such non-substantive or ministerial revisions as may be necessary to facilitate recording or completion of the document. The Village Administrator/Clerk is authorized to attest the document and take all actions necessary to record the executed instrument with the Ozaukee County Register of Deeds.

PASSED AND ADOPTED by the Village Board of the Village of Thiensville, County of Ozaukee, State of Wisconsin on this 31st day of July 2026.

John Rosing, Village President

Colleen Landisch-Hansen, Village Administrator/Clerk

TERMINATION OF RIGHT OF FIRST REFUSAL

Document Number

Title of Document

NOTICE OF TERMINATION OF RIGHT OF FIRST REFUSAL

This Termination of Right of First Refusal is dated this ____ day of July, 2026 by the Village of Thiensville, a Wisconsin municipal corporation (hereinafter "Village").

RECITALS

Whereas, the Village is the present owner and holder of a Right of First Refusal (hereinafter "ROFR") by and between Core Consulting, LLC, a Wisconsin limited liability company and the Village of Thiensville, a Wisconsin municipal corporation dated September 9, 2014 and recorded in the office of the Register of Deeds for Ozaukee County on November 9, 2016 as Document No. 1041779; and

Whereas, the ROFR affects part of the following described property:

Lot Twenty-Three (23) in Block Seven (7) in Assessor's Plat of the Village of Thiensville, in the Northeast one-quarter (1/4) of Section Twenty-Two (22), in Township Nine (9) North, Range Twenty-One (21) East, in the Village of Thiensville, Ozaukee County, Wisconsin.

and;

Whereas, the Village desires to release and terminate said ROFR.

AGREEMENT

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Village of Thiensville hereby terminates and releases the above-described Right of First Refusal.

Dated at Thiensville, Wisconsin, the day and year first written above.

VILLAGE OF THIENSVILLE

Attest:

John Rosing, Village President

Colleen Landisch-Hansen, Village Administrator/Clerk

STATE OF WISCONSIN)

:SS

OZAUKEE COUNTY)

Personally came before me on this ____ day of _____, 2026, the above named John Rosing, Village President, and Colleen Landisch-Hansen, Village Administrator/Clerk, to me known to be the persons who executed the foregoing instrument and as acknowledge the same.

Printed Name _____
Notary Public, State of Wisconsin.
My Commission Expires _____.

Record this document with the Register of Deeds

Name and Return Address:

Tri City National Bank
Attn: Robert J. Riegelman
6400 S. 27th Street
Oak Creek, WI 53154

12-050-07-23.002
(Parcel Identification Number)

This Document Drafted By:

Robert J. Riegelman
State Bar No. 1027946



8 1 6 1 5 7 1

Tx:4123141

1041779**RONALD A. VOIGT
OZAUKEE COUNTY****REGISTER OF DEEDS****RECORDED ON****11/09/2016 10:01 AM****REC FEE: 30.00****PAGES: 3****EXEMPT #:**

CONTINUING RIGHT OF FIRST REFUSAL AGREEMENT

THIS RIGHT OF FIRST REFUSAL AGREEMENT
("Agreement") is entered into this 9th day of September, 2014
by and between **Core Consulting, LLC** a Wisconsin limited
liability company ("Core") and **Village of Thiensville**, a Wisconsin
municipal corporation ("Village").

WHEREAS, Core is a vendee under land contract of the real
property located at 105 S. Main St., Wisconsin, 53092, also known by
tax key number 12-050-07-23-001 attached hereto and incorporated
herein by reference, ("Property"); and

WHEREAS, the Property is legally described as:

That part of Lot Twenty-three (23) in Block Seven (7) ASSESSOR'S PLAT of the Village of Thiensville, Ozaukee County, Wisconsin, in the Northeast One-quarter (NE 1/4) of Section Twenty-two (22), Township Nine (9) North, Range Twenty-one (21) East, bounded and described as follows: Commencing at a point in the West side of the so-called Milwaukee Cedarburg Plank Road, now Highway 57, and 472.80 feet Northeasterly of the South line of the Northeast One-quarter (NE 1/4) of Section Twenty-two (22), when measured along the West line of above mentioned Highway 57; running thence West 82.25 feet on a line which is 15 feet South of and parallel to the South line of an existing building on the property herein described to a point; running thence North 2° West 48.40 feet to a point in the South line of the so-called Depot Road, now Wisconsin Street, said point being 68.70 feet (measured along the South line of said Wisconsin Street) Easterly from an iron pin marking the Northeast corner of Lot Twenty-four (24); thence East 85.04 feet along the South line of said Wisconsin Street to a point; thence South 1° 14 minutes West along the West line of said Highway 57, 48.45 feet to the point of beginning.

WHEREAS, one of the express conditions for Village assistance for financing is that Core must grant a right of first refusal to purchase the interest Core has in the Property.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Core grants to Village a continuing right of first refusal to purchase the interest it has in the Property and it is mutually agreed Core shall not sell, transfer, convey or otherwise dispose of any interest in the property except as follows:

1. If Core receives a bona fide Offer to Purchase the Property, or a portion thereof, on terms acceptable to Core, Core shall forward a copy of said Offer to Purchase to Village forthwith. Within thirty (30) days of Village receiving said Offer to Purchase, Village shall notify Core, in writing, whether or not Village is willing to purchase the Property on the same terms and conditions as contained in said third party Offer to Purchase.

NAME AND RETURN ADDRESS

Attorney Timothy S. Schoonenberg
Houseman & Feind, LLP
P. O. Box 104
Grafton, WI 53024-104

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2. If the terms are rejected by Village, then Core may thereafter sell and convey the Property, or a portion thereof, as provided in the third party Offer to Purchase. If said transaction fails to close, this Right of First Refusal shall continue unaffected.

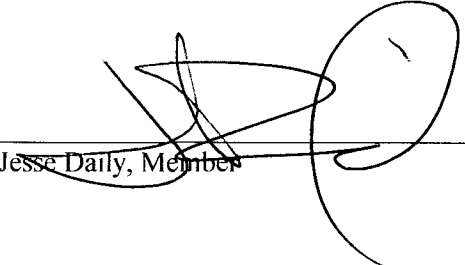
3. If the terms of the third party Offer to Purchase are acceptable to Village, Village shall prepare an Offer to Purchase on the same terms and conditions as contained in the third party Offer to Purchase on such other terms as may be satisfactory to Core and Village and shall forward same to Core for acceptance. Core shall, within twenty-four (24) hours following receipt thereof, accept said Offer to Purchase.

4. This Right of First Refusal shall be binding upon Core, its successors in title, heirs and assigns.

5. This Right of First Refusal Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

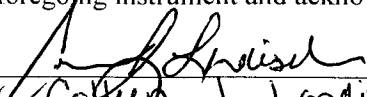
Dated the day and year first above written.

CORE CONSULTING LLC

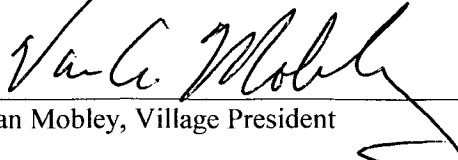

Jesse Daily, Member

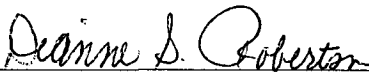
STATE OF WISCONSIN)
 :SS
OZAUKEE COUNTY)

Personally came before me on this 4th day of September, 2014, the above named Jesse Daily known as the person who executed the foregoing instrument and acknowledge the same.


Colleen J. Landisch
Notary Public, State of Wisconsin.
My Commission 4/8/2018

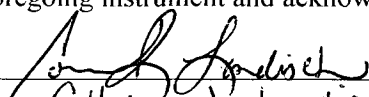
Village of Thiensville

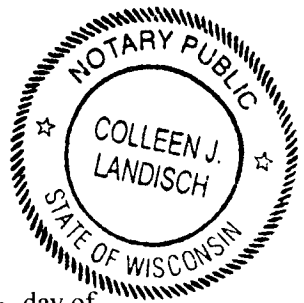

Van Mobley, Village President


Dianne Robertson, Village Administrator/Clerk

STATE OF WISCONSIN)
 :SS
Ozaukee COUNTY)

Personally came before me on this 9th day of September, 2014, the above named Van Mobley known as the persons who executed the foregoing instrument and acknowledge the same.


Colleen J. Landisch
Notary Public, State of Wisconsin.
My Commission 4/8/2018



This instrument was drafted by:
Timothy S. Schoonenberg, Attorney at Law
Houseman & Feind, LLP
1650 Ninth Ave.
Grafton, WI 53024