

May 14, 2013

Diana Robertson, Administrator
Village of Thiensville, WI 53092

RE: Redevelopment of parcels 128-134 and 136 Man Street Thiensville, WI.

Attached please find our proposal prepared by Knobloch Nelson Architects LLC (KNA), for the Redevelopment of Property parcels (128-134 and 136 Man Street). Our intent is to develop these parcels into retail, food service, office space and apartments. The building will have an approximate foot print of 6,500 square feet with an upper floor of approximately 6,000.

Our proposed design will follow the Mequon/Thiensville Town Center Design Guidelines and Phase I Concept Designs. We feel by proposing a multi-functional concept in lieu of a one owner/user concept, is consistent with what the Village of Thiensville is striving for.

We sincerely hope this information and proposal will assist you in determining the steps you want to take to proceed. We look forward to presenting our design on June 4th.

Sincerely,

Jonathan R. Nelson

Jonathan R. Nelson, Architect, Partner

cc: -Leona S. Knobloch-Nelson, LEED-AP, NCIDQ® Certificate No.16118
(Partner, Knobloch Nelson Architects LLC)
-KNA File (Proposal # 1311)
-enclosure

Project Information:

Village of Thiensville
Proposed Redevelopment of Parcels 128-134 and 136 Main Street
Thiensville, Wisconsin
KNA Proposal #1311

Proposal #:	1311.00
Date:	05-15-13

Proposal

Knobloch Nelson Architects LLC (KNA) is pleased to prepare the follow proposal for the Redevelopment of parcels (128-134 and 136 Man Street) in Downtown Thiensville. Our intent is to develop these parcels into retail, food service, office space and apartments. The building will have an approximate foot print of 6,750 square feet with an upper floor of approximately 6,000 square feet.

Creativity and Flexibility, Compatibility with the Downtown Vision, and Value to the Village

Our proposed design will follow the Mequon/Thiensville Town Center Design Guidelines and Phase I Concept Designs. We feel by proposing a multi-functional concept in lieu of a one owner/user concept is consistent with what the Village of Thiensville is striving for.

Refer to Attached conceptual plan and elevation Exhibit A.

Amount of Jobs Created

- Food Service:
 - PITA PIT Sandwich Shop and or ATHENS Greek Food: 2 full time and 5 to 7 part time employs for each food service. Total of 4 full time and 14 part time employees potential.
 - Ice Cream and Confectionary shop: 1 full time and 3 to 4 part time employees.
- Insurance Office:
 - STATE FARM: 3 to 4 full time employees and one part time employee.
- Architects Office:
 - Knobloch Nelson Architects, LLC: 2 full time employees and 2 part time employees.
- Retail:
 - Gift shop: 1 full time and 2 part time employees.
- Conference Space:
 - Conference Room coordinator: One part timer employee. Conference Room would be rented out to home based, cottage industries, or regional businesses as an alternative to meeting at home or traveling to another part of town or state. This would invite people to the area and consequently increase local food service, retail, and accommodation sales.
- Apartment maintenance
 - One full time on call manager to oversee 6 unit apartment units on Second floor.

Timetable:

- Anticipated Ground breaking in early July, 2013, with a 6 month construction time. Substantial completion in January, 2014

Project Team:

- Architect/Construction Manager: Knobloch Nelson Architects, LLC- www.knarchitects.com
- General Contractor: Tim OBrien Homes – www.TimOBrienHomes.com
- Small Business Consulting: North Coast Consulting Group - Northcoast4biz.com
- Wells Fargo Bank: B.R.Bucholtz@wellsfargo.com

We look forward to presenting our design proposal on June 4.

Thank you

Jonathan R. Nelson

Jonathan R. Nelson, Architect, Partner

cc: -Leona S. Knobloch-Nelson, LEED-AP, NCIDQ® Certificate No.16118
(Partner, Knobloch Nelson Architects LLC)
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Exhibit A:

