

MAY 15, 2013



Village of Thiensville Request for Proposal:  
Downtown Development of Two Parcels  
128-134 & 136 Main Street, Thiensville, WI 53092

**THIENSVILLE FAMILY HEALTH CARE**

**And**

**ANDREA MAYERSON**

May 15, 2013

Mrs. Dianne Robertson  
Village Administrator  
Village of Thiensville  
250 Elm Street  
Thiensville, WI 53092-1602

LETTER OF INTENT

Dear Ms. Robertson:

We want to thank you for this opportunity and are pleased to submit our response to your request for proposals.

We feel that our proposed usage and development of the site would create an invaluable asset to the Village of Thiensville, to its tenants, and to the community as a whole.

In addition it would provide aesthetic value to the Village, create extensive foot traffic on Main Street and generate revenue for all the surrounding business, tenants and Village alike.

Due to the growth of Dr. Lewis' practice and our desire to expand our health care services has motivated us to offer the best quality of health and wellness to benefit the whole community.

We look forward to the opportunity to work with you and the Village throughout the process.

Sincerely,



Gary Lewis MD.  
Andrea Mayerson.



## BIOGRAPHICAL SKETCHES

### ❖ Gary Lewis MD.

I emigrated from South Africa in 1987 to the United States. I obtained my green card in 1991 and became an American citizen in 1997.

I have two children Patricia age 23 and Keith aged 21, both born in the US. They are currently involved in postgraduate education.

I was trained as a physician in South Africa and obtained my medical degree at the University of the Witwatersrand in Johannesburg, South Africa.

I completed a family practice residency at St. Michael Hospital in Milwaukee from 1991-1993. (This is a requirement for medical practice in the United States). After graduation I established a successful independent family practice in Brown Deer, Wisconsin and practiced from January 1994 until May of 2002. In June of 2002 St. Michael Hospital and Covenant Health Care recruited me to become the medical director of the Center for Complementary Medicine Program in Mequon, Wisconsin and as part of the process, purchased my practice.

I resigned from that position in December of 2005 and elected to return to independent Family Practice. I purchased the building of 140 S Main Street in Thiensville in November of 2005 and remodeled this into my current office, whereupon I now continue to practice family medicine. Due to the successful expansion of my practice the current offices have become too small and I would like to relocate to a bigger practice site. Hence my interest in the new Thiensville land parcels. I also own another building at 1178-180 S Main Street which has rented to tenants involved in the health care industry since 2008.

### ❖ Andrea Mayerson

I am a resident of River Hills and have 4 children, the youngest of which is a middle school student at University school, the same school which I attended and graduated from.

Currently I am President of a family holding company which is involved in real estate and financial investments. This 50 year old holding company is based in Milwaukee.

I have been involved in the exercise and physical fitness field for over 25 years. I am currently an exercise consultant for Form and Fitness Health club based in Grafton, Wisconsin.

I am also a medical receptionist and office consultant for Thiensville Family Health Care over the past four years.

## GRATUITY TO VILLAGE

Due to the bank lending facilities requirement for a 20% down payment, and the substantial investment in the cost of the building construction, we would appreciate the offer of the land for development. If the village feels differently about payment for the lot, then we would kindly request an amount suggested so we could negotiate on this.

## VISION/FUNCTION OF SITE DEVELOPMENT

The proposed vision for the project development is primarily the construction of a health care facility which incorporates at least three primary care physicians as the core, with allied health professionals

complementing the therapies. The proposed primary care physicians would be Dr's Gary Lewis, Anthony Sweeney and Norman Schwarz. The Allied Health Professional practices would include Physical therapy, Massage therapy, Chiropractic, Psychotherapy and Nutritional services, among others. There would also be space allocated for:

- ❖ A Retail Health Food shop, including vitamins and supplements, which would be supported by the above practitioners and tenants.
- ❖ A workshop/conference/exercise facility.
- ❖ Retail tenants not restricted to the medical field, such as American family insurance, who have expressed interest, or any other compatible business which will be located on the ground floor.

#### PLAYERS

- ❖ Developers: Andrea Mayerson and Dr. Gary Lewis
- ❖ Architect: Madisen Maher Architects (Sean Maher)
- ❖ General Contractor: Interspace LLC (Randy Scoville)
- ❖ Tenants who has expressed intent to lease/rent: Dr. Gary Lewis, Dr. Anthony Sweeney, Dr. Norman Schwarz; North Shore physical therapy (Don Olson); Behrens psychotherapy services (Jenna Behrens); Massage therapy LLC (Michael Mayerson); State Farm insurance (Megan Borland).
- ❖ Bank finance; Park bank, Loan officer Heather Baylor, Bank owner Mike Kelly.
- ❖ Real estate attorney; Robert Carroll.

#### CONSTRUCTION COMPLETION DATE

The proposed building construction goal for completion is 4-6 months once project is initiated. Hopefully by December 1<sup>st</sup> or January 1<sup>st</sup>

#### COST OF CONSTRUCTION

The cost of the construction would be based on a either a two or three story space allocation. The medical offices would nevertheless be located on the second floor and retail allocated to the ground level for easy street access. The floors would be linked by a stairwell and elevator for wheelchair dependent patients. We would like a third story,(as shown on architectural attachments) for a potential complementary tenant, however this is dependent on the final budget.

Cost Estimate Range:

\$700,000 to \$900,000

---

#### SITE PLAN & ELEVATIONS

See attached document.

**THIENSVILLE HEALTH  
ALLIANCE**

# DEVELOPERS

Andrea Mayerson

*President family corporation; Eilcar  
Health and exercise consultant*

Gary Lewis MD

*Family Practice physician Thiensoille*

# Personal Profile

- Former practice in Brown Deer for 13 years
- Commercial resident of Thiensville since 2005.
- Thiensville Family Health Care; Runner up business of the year 2009.
- Won Mequon-Thiensville Town center Award for development of 178-182 S. Main street 2009.
- Voted and recognized as one of the top 4 integrative medical physicians in Wisconsin by peers in Milwaukee magazine 2002 and 2011.

**Small Schools Tragedy**  
by John Roudy

**Pop Stars Chester French**  
by Cristina Douglas

**A New Downtown Dud**  
by Tom Benninger

**Really High-Speed Rail**  
by Steve Prosk

# Milwaukee

MAGAZINE

FEBRUARY 2011 \$3.00

# THE NEW HEALERS

**43 BEST COMPLEMENTARY MEDICINE SPECIALISTS**  
in 14 areas, including acupuncture, chiropractic, herbal, massage & yoga therapy.  
by Corinne Kopf Daubhine



BERNARD J. ROSEN, Editor and Designer

Dr. David J. Rosen, MD, PhD, is a physician in Milwaukee, Wisconsin.

# **BRIEF HISTORY OF EXPANSION**

- Growth of current practice and approach of Dr. Sweeney.
- Expansion negated of current facility 140 S. Main street.
- John Censki phone call and proposal of village of two parcels under discussion.



# COMPONENTS OF BUILDING

- Three stories
- Elevator connection
- Physician practices on the second floor.
- Retail section on the ground floor
- Conference / workshop / exercise on top floor.



# PROPOSED SITE DEVELOPMENT

## THIENSVILLE HEALTH ALLIANCE

1. Family practice physicians; Dr. Gary Lewis, Dr. Anthony Sweeney and Dr. Norman Schwarz.-  
second floor
2. Allied Health Professionals-ground and second floor
3. Retail Supplement and health food shop- ground floor
4. Conference and lecture facility- third floor
5. Exercise and work out gym.-third floor
6. Miscellaneous space for rent-ground floor

## **FIRST LEVEL**

- ❖ **Retail floor**
- ❖ **Health shop (vitamins and supplements)**
- ❖ **State farm Insurance**

# RETAIL HEALTH FOOD STORE

- Similar to GNC, Elite nutrition, In good Health, Outpost, Slowpokes
- Purchase vitamins, supplements, health foods and other related items.
- Supported by the various tenants

# SECOND FLOOR

- ▣ MEDICAL OFFICES OF FAMILY PHYSICIANS

- ▣ Large panel of patients in excess of 3,000 for each physician.

- ▣ ALLIED MEDICAL THERAPISTS (see next slide)

## **FAMILY PHYSICIANS**

❖ **Gary Lewis MD**

❖ **Anthony Sweeney MD**

❖ **Norman Schwarz MD**

# ALLIED HEALTH PROFESSIONALS

- Physical therapy
- Massage
- Chiropractic
- Psychotherapy
- Nutrition
- acupuncture

# THIRD FLOOR

CONFERENCE FACILITY AND ADDITIONAL RENTAL

## USES

- Lecture room
- Exercise classes
- Weekend workshops
- Additional rental space;  
miscellaneous

# **MISCELLANEOUS RENTAL**

*Allied health care related businesses,  
activities or therapies.*

# TEAM

- ▣ Developers; Andrea Mayerson and Dr. Gary Lewis
- ▣ Architect; Madisen Architecture (Sean Maher)
- ▣ General Builder/ Contractor; Two current builders; Interspace and Earthrite LLC.
- ▣ Bank finance; Park bank. Loan officer Heather Baylor-Loan officer , Bank owner Mike Kelly.
- ▣ Tenants who has expressed intent to lease/ rent; Dr. Gary Lewis, Dr. Anthony Sweeney, Dr. Norman Schwarz; North Shore physical therapy (Don Olson); Behrens psychotherapy services (Jenna Behrens); Massage therapy LLC (Michael Mayerson); State Farm Insurance ( Megan Borland).

# **TIMETABLE**

The proposed building construction  
goal for completion by  
November / December 2013.

# SUMMARY

- ▣ Developer is a current resident of Thiensville with an established practice and reputation. Well known to the village and community alike.
- ▣ History of prior building developments.
- ▣ Approximately 8-10 retail/business spaces with equivalent job opportunities.
- ▣ Concept of a large health complex which has the potential for national awareness.
- ▣ Compatible with the downtown Thiensville vision for value, the increase of downtown traffic and the availability of a needed community service.

# CLOSURE

- ▣ If we are fortunate enough to be given the opportunity to be able to develop this site we would have no doubt, that we will be a successful business, that will enrich the village of Thiensville and make all involved and the community alike very proud.