



VILLAGE OF THIENSVILLE

REQUEST FOR PROPOSAL:

DOWNTOWN REDEVELOPMENT OF TWO PARCELS

February 2013



COMMERCIAL/BUSINESS PROPERTY FOR SALE

Located in the heart of Downtown Historic Thiensville, this property consists of two parcels (128-134 and 136 Main Street) which when combined has 1/2 acre of developable land with 163' of frontage on busy Main Street (more than 15,000 cars/day). The Village has purchased the property with the intention of demolishing the existing buildings and offering the cleared land for business development. (See attached property surveys) The land is zoned B-1 (Central Business) which allows a variety of permitted users. The B-1 Zoning also allows for maximum lot coverage as there are no side yard or front yard setbacks. (See attached data sheet) Two potential building lot layouts are shown on Exhibits 1 and 2.

The property backs up to the Pigeon Creek which has recently been improved and naturalized, offering a wonderful scenic view. (See attached photo)

Flooding was an issue until 2009 when the Pigeon Creek Project was completed. Now the land is able to be filled and a dry land access provided through adjacent redeveloped property. In fact, the neighboring parcel was filled and developed by "Fiddleheads" which shows the business potential that can be achieved.

The Village has proven its commitment to redevelopment along this stretch of Main Street by also purchasing one of the properties south of Reuters. The ground breaking on the Reuters building, adjacent to the Fiddleheads building, has occurred and a new municipal parking lot will be built between the Historic Fire House at the intersection of Green Bay Road and Main Street and Fiddleheads as shown on Exhibit 5. In addition, the Village originally purchased the Fiddleheads property and worked with the developer to create what is now Fiddleheads.

It is anticipated that the tenant will be out of the building on the site by the end of April and the razing should take place in early May. In addition to making these sites available for redevelopment the Village understands that the two properties north of the site are potentially available for redevelopment.

To further the development of the downtown the Village is requesting proposals for a development on the newly acquired properties. The Village is committed to working with a developer to site a new business that will further the improvement of the business climate in Thiensville, and is willing to offer incentives to aid in the development of this property.

In evaluating any proposals the Village will take into consideration the creativity and flexibility of the development proposal. The parcels will be sold either together or separately depending on the development proposed.

For more information please feel free to contact:

Dianne Robertson, Administrator
Village of Thiensville
250 Elm Street
Thiensville, WI 53092
(262) 242-3720

William Mielke
Ruekert/Mielke
(262) 542-5733





PROPOSAL REQUIREMENTS

Proposals are due by **May 15, 2013** and should be submitted to the Village of Thiensville to the attention of Dianne Robertson. The proposal should contain the name of the developer, a description of the specific development proposed for the site and the timetable proposed for development of the site, along with the price the developer is offering for the site.

The proposals will be evaluated based on the following:

- Creativity and flexibility of approach
- Compatibility with the downtown vision
- Value to the Village
- Amount of jobs created
- Past performance of the developer

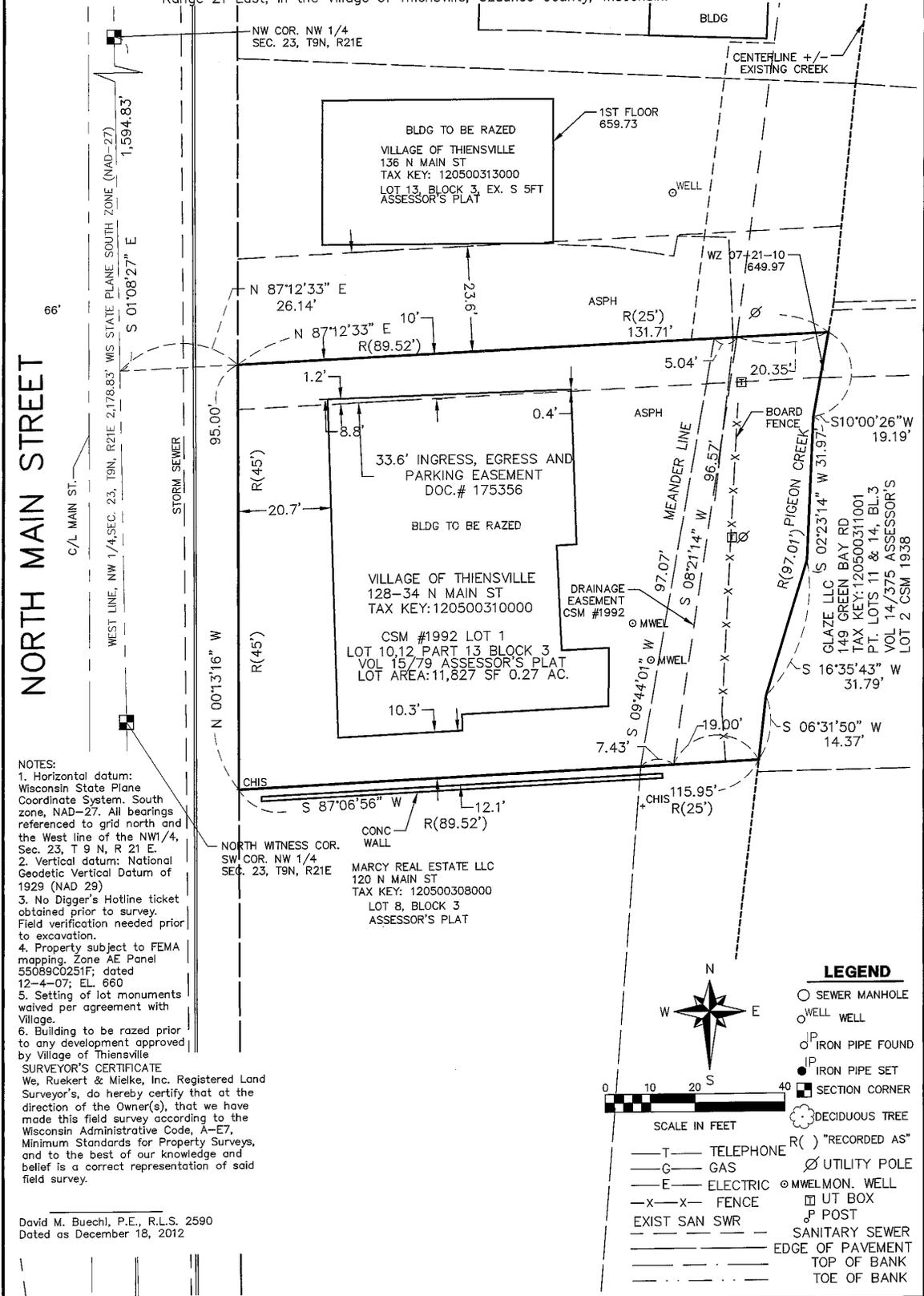
The Village reserves the right to negotiate with the developer whose proposal is determined to be in the best interest of the downtown redevelopment effort.

PREPARED FOR:
 Village of Thiensville
 250 Elm Street
 Thiensville, WI 53092

PROPERTY SURVEY

PREPARED BY:
 Ruekert & Mielke, Inc.
 W233 N2080 Ridgeview Pkwy
 Waukesha, WI 53188

LEGAL DESCRIPTION: Lot 1, Certified Survey Map 1992, and Lot 10 & 12, Part 13, Block 3, Assessor's Plat of the Village of Thiensville, located in part Waukesha, WI 53188 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Town 9 North, Range 21 East, in the Village of Thiensville, Ozaukee County, Wisconsin.



THIS INSTRUMENT WAS DRAFTED BY: DAVID M. BUECHL, P.E., R.L.S. (12/20/12) CHECKED BY: BKC (12/20/12)





MAIN ST. PROPERTIES DATA SHEET

17.0308

B-1 Central Business District

The B-1 Business District is intended to provide for the orderly appropriate regulations to ensure the compatibility of the diverse uses typical of the “downtown” area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the “heart” of the Village. This district is intended to enhance and promote traditional design elements as stated in Section 17.1210 and the Village’s Architectural Guideline. This district is also encouraging the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures. One hundred percent of the floor area of the first floor of buildings in B-1 District shall be used for commercial use only.

A. Permitted Uses:

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| (1) Antique and collectors stores | (22) Fruit stores |
| (2) Art galleries | (23) Furniture stores |
| (3) Bakeries | (24) Furriers and fur apparel |
| (4) Banks, savings and loan associations, and other financial institutions | (25) Gift stores |
| (5) Barber shops | (26) Hardware stores |
| (6) Bars and taverns | (27) Hobby and craft stores |
| (7) Beauty shops | (28) Hotels |
| (8) Book or stationery stores | (29) Insurance sales offices |
| (9) Business offices | (30) Interior decorator/design |
| (10) Camera and photographic supply stores | (31) Jewelry stores |
| (11) Clinics | (32) Law offices |
| (12) Clothing stores | (33) Medical clinics |
| (13) Commercial daycare centers | (34) Music stores |
| (14) Confectioneries | (35) Newspaper and magazine stores |
| (15) Delicatessens | (36) Office supplies and business machine stores |
| (16) Dental clinics | (37) Optical stores |
| (17) Department stores | (38) Packaged beverage stores |
| (18) Drug stores | (39) Paint, glass, and wallpaper stores |
| (19) Electronic equipment sales, service and repair | (40) Parking lots |
| (20) Fish markets | (41) Physical fitness centers |
| (21) Florists | (42) Plumbing and heating supplies |
| | (43) Professional offices |



MAIN ST. PROPERTIES DATA SHEET

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|---|----------------------------------|
| (44) Real estate sales offices | (50) Stationery stores |
| (45) Restaurants, not including restaurants with drive in and drive through lanes | (51) Tailor or dressmaking shops |
| (46) Self-service laundries and dry cleaning establishments | (52) Tobacco stores |
| (47) Shoe stores and leather goods stores | (53) Travel agency |
| (48) Soda fountains and ice cream stores | (54) Variety stores |
| (49) Sporting goods stores | (55) Vegetable stores |
| | (56) Videotape sales and rental |

B. Permitted Accessory Uses

- (1) Garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Off street parking and loading areas.
- (3) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business!
- (4) Rental efficiency and one bedroom apartments on a non-ground level provided there shall be a minimum floor area of 350 square feet for an efficiency apartment, and 450 square feet for a one bedroom apartment.
- (5) Essential services.
- (6) Private swimming pools provided that such pool construction is in compliance with Section 14.433 of the Village of Thiensville Building Code.

C. Conditional Uses

- (1) Utilities.
- (2) Satellite dish antennas.
- (3) Solar collectors.
- (4) Outdoor display of retail merchandise.
- (5) Accessory walk-in cooler for retail use.
- (6) Apartment units located above the primary business, which may be rented to persons other than those specified in Section 17.0308 B.(3) above.
- (7) Banks with a drive in and drive through lanes.
- (8) Restaurants with drive in and drive through lanes.
- (9) All structures containing over 20,000 square feet of area.
- (10) Structures containing over 17,000 square feet of area for the wholesale and retail sale of clothing motorcycle accessories and motorcycle parts, the display of motorcycles as part of the accessory sales process, the assembly of motorcycles prior to delivery, the dry storage of motorcycles and minor repair of small engines not involving the



MAIN ST. PROPERTIES DATA SHEET

manufacture of motorcycle parts. The minor repair of small engines may be performed within no more than five percent (5%) of the total land area subject to this section.

- (11) Temporary tent structures, not exceeding 4,500 square feet, immediately adjacent to a permanent structure holding a catering business for use as a temporary event facility.
- (12) Roasting of coffee beans in conjunction with a retail operation.
- (13) A landscape business in an existing off-street metal storage building and enclosed, screened parking area, overnight storage and minor maintenance of licensed vehicles and equipment and limited material samples used in a functioning landscape business whose corporate offices, retail store and product display area are located at another site.

D. Lot Area and Width

- (1) Lots shall be a minimum of 7,200 square feet in area and shall not be less than 60 feet in width.

E. Building Height

- (1) No principal building or part of a principal building shall exceed 45 feet in height.

F. Setback and Yards

- (1) When remodeling existing buildings, the setback from the street right-of-way will be at the discretion of the Plan Commission as necessary to maintain or enhance the architectural and/or historical character of the building concerned.
 - a. No minimum side yard is required for all new construction, however, where a side yard is provided, it shall not be less than 10 feet in width.
 - b. All new construction will require a minimum rear yard of not less than 25 feet.

G. Site Plans to be Submitted to Plan Commission

- (1) Every builder of any building hereafter erected or structurally altered for use in the central business district shall, before a building permit is issued, present detailed plans pertaining to the proposed structures to the Village Plan Commission, subject to submittal requirements stated in Section 17.1208, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, will comply with Sections 17.1208 Site Plan Requirements, Section 17.1209 Criteria for Review and Approval and Section 17.1210 Architectural Review.

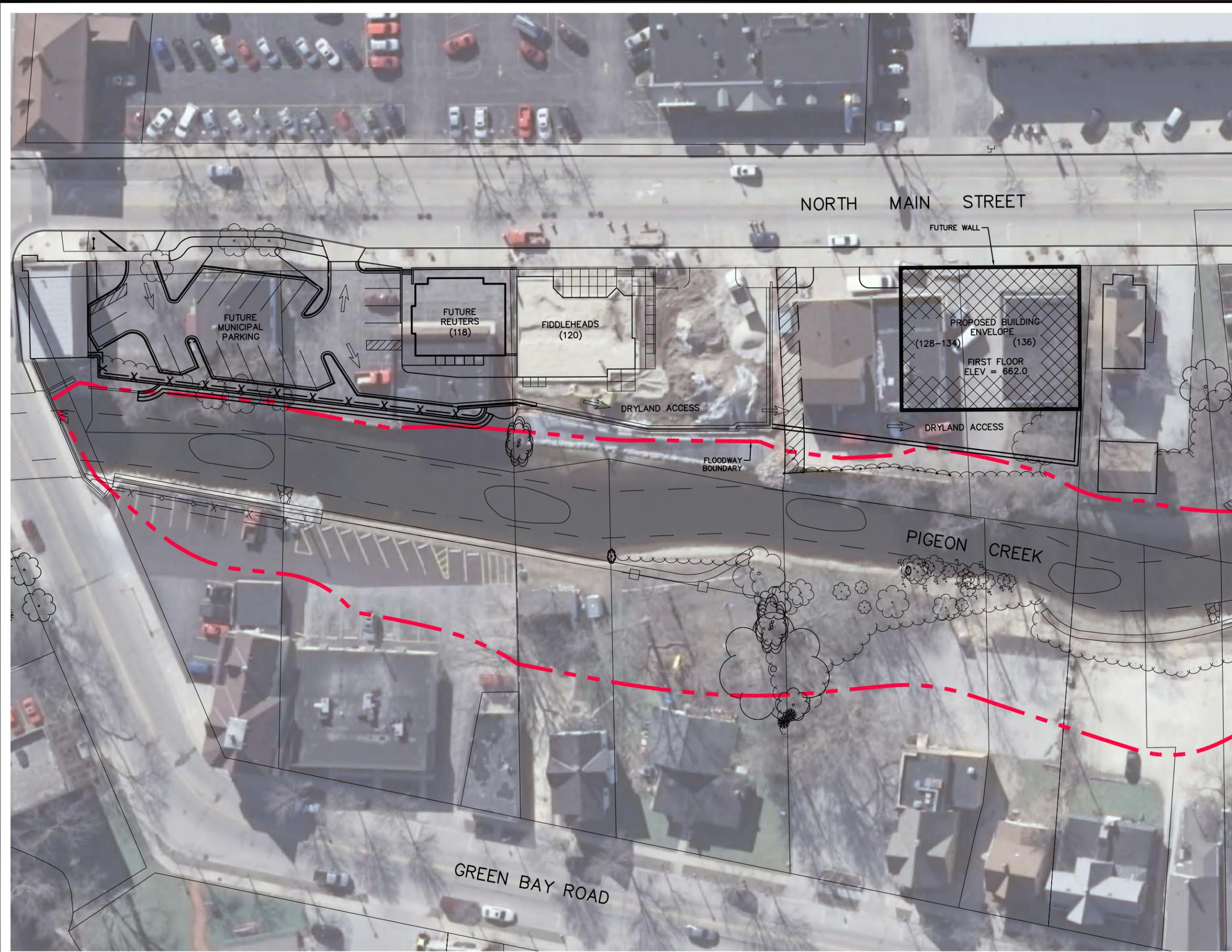
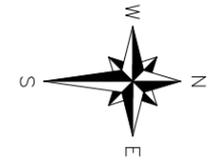


EXHIBIT 4
OPTION 2
NORTH MAIN STREET PROPERTIES
VILLAGE OF THIENSVILLE
OZAUKEE COUNTY, WISCONSIN



SCALE IN FEET
 DATE: JANUARY, 2013

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SOURCE:
 BASEMAP SOURCE:

EXHIBIT 5



Exhibit 5A: Pigeon Creek looking south. Redevelopment parcels are on the right.



Exhibit 5B: Existing Fiddleheads building on the left and Reuter's building which is under construction on the right.